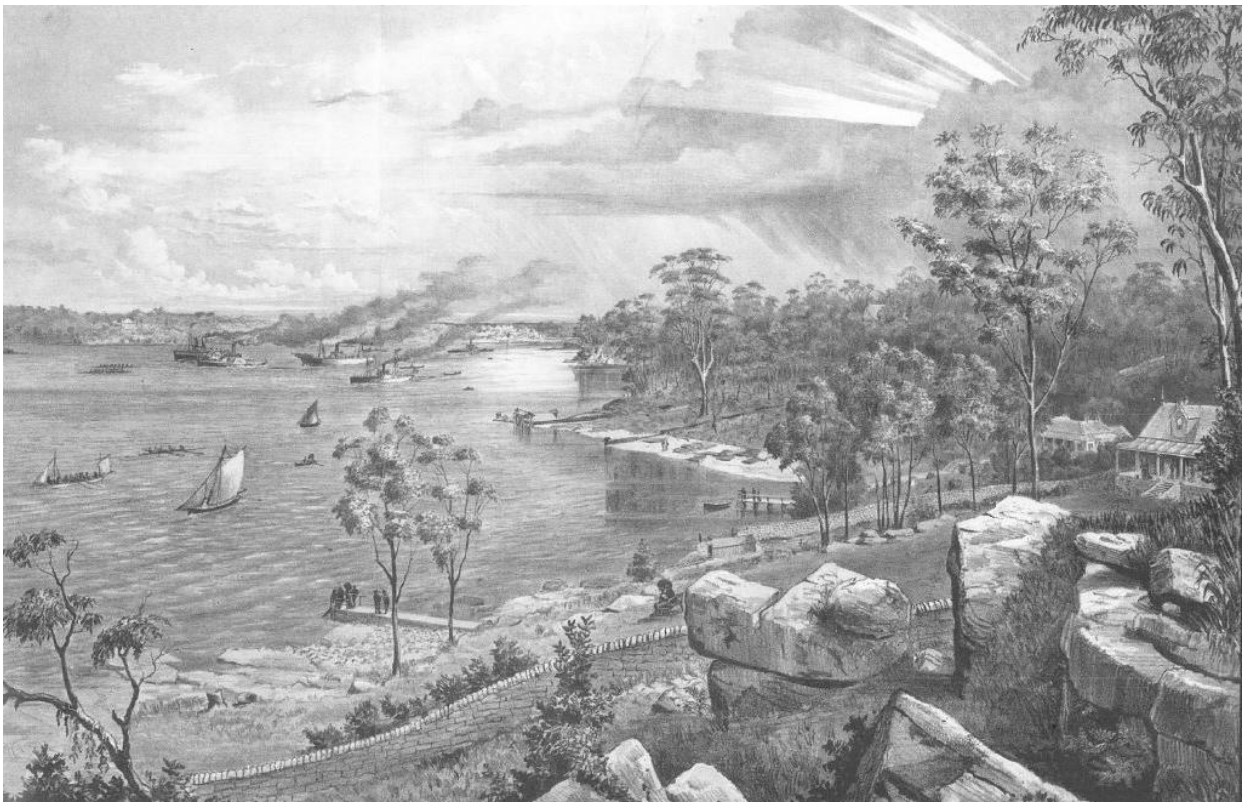
City of Ryde Heritage Review

Heritage Assessments and Inventory Sheets

Report prepared for City of Ryde Council

June 2019



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Report Register

The following report register documents the development and issue of the report entitled City of Ryde Heritage Review—Heritage Assessments and Inventory Sheets, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

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Quality Assurance

GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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Issue No.	2	**Issue No.**	2
Signature		**Signature**	
Position:	Associate	**Position:**	Chief Executive Officer
Date:	18 June 2019	**Date:**	18 June 2019

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Cover Image

Marine villas on the shores of Parramatta River between Looking Glass Bay and Glades Bay, *Illustrated Sydney News*, 1879. (Source: Megan Martin, *A Pictorial History of Ryde*, Kingsclear Books, 1998)

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Executive Summary

GML Heritage Pty Ltd (GML) has been engaged by City of Ryde Council (Council) to conduct a comprehensive heritage review of the City of Ryde Local Government Area (Ryde LGA). The review aims to identify approximately 60 new heritage items and five heritage conservation areas for inclusion on Schedule 5 of the *Ryde Local Environmental Plan 2014* (RLEP; Ryde LEP).

In November 2017 Council resolved to undertake a review of the City's heritage. The review will ensure that places of heritage significance are subject to statutory protection and that greater certainty is provided in the development process. Council's resolution was in response to community opposition to development proposals that involved demolition of buildings with heritage merit.

The brief for this study is limited to pre-1940 development and does not include places of Aboriginal cultural significance. Aboriginal cultural heritage is the subject of a separate Council study.

Following review of the background documentation provided by Council, a total of 136 sites within the Ryde LGA were investigated by GML between January and March 2019. After inspection of these sites, and discussions with Council, a shortlist of items with potential for listing as heritage items within Schedule 5 of the Ryde LEP has been compiled. The shortlist included 60 built items, eight landscape items, two archaeological sites and six heritage conservation areas. The key recommendations of the report are:

- that Council pursue the detailed heritage assessment of the 70 individual places from the shortlist of items and five potential heritage conservation areas identified for possible inclusion within the RLEP; and
- that Council consider a further study to include potential places of significance that were constructed post-1940, a Natural Heritage Study, and an Arboriculture Study.

Following discussions with Council, a shortlist of 72 potential heritage items and five potential heritage conservation areas was finalised. Several groups of municipal streets trees and a sixth potential conservation area were subsequently added to the list at the request of Council. Two shortlisted properties were also removed due to development approvals issued in the interim period.

This second stage of the project involves a detailed assessment of the heritage significance of each of these items and completion of State Heritage inventory sheets for each item and heritage conservation area, with recommendations for new listings within an amended Schedule 5 of the Ryde LEP.

The assessment of the significance of these places has determined that Schedule 5 of the Ryde LEP 2014 be amended to include several new heritage items and heritage conservation areas. The report concludes that:

- In total, 46 places have been assessed as having heritage significance at a local level and should be listed as heritage items within Schedule 5 of the Ryde LEP. This includes 35 built items, two archaeological sites and nine landscape items.
- Six Heritage Conservation Areas have been identified as having heritage significance at a local level and should be listed as heritage items within Schedule 5 of the Ryde LEP.
- Six current LEP descriptions are recommended to be modified.

- Eight places are not considered to reach the threshold for heritage listing at a local level and are not recommended for inclusion in the Ryde LEP.
- Sixteen places are recommended for inclusion as contributory items within the newly identified heritage conservation areas, to be identified within the *Ryde Development Control Plan 2014*. Should the heritage conservation areas not proceed they are recommended to be listed as heritage items within Schedule 5 of the Ryde LEP.

The full details of the places recommended for listing, and those that do not reach the threshold for listing, are included in Sections 2.0 and 3.0 of this report. Detailed inventory sheets for each place are included in Appendix A.

1.0 Introduction

GML Heritage Pty Ltd (GML) has been commissioned by City of Ryde Council (Council) to conduct a comprehensive heritage review of the Ryde Local Government Area (Ryde LGA). The review aims to identify new heritage items and heritage conservation areas (HCAs) for inclusion on Schedule 5 of the *Ryde Local Environmental Plan 2014* (RLEP; Ryde LEP). The review is limited to pre-1940 development and does not include places of Aboriginal cultural significance.

The Ryde Heritage Study was undertaken in 1988 and approximately 200 heritage items were identified and listed on RLEP Schedule 5. In 2010, a community-based Heritage Review identified an additional 71 sites with heritage significance. Only 26 of these sites were subsequently listed as heritage items on the Ryde LEP due to community concerns and lack of support from property owners. Given this, several sites identified as having heritage significance remained unlisted and unprotected.

In recent years, the Ryde LGA has experienced considerable growth and development, leading to proposals for the redevelopment of several sites with heritage significance. With community support, there have been Interim Heritage Orders (IHOs) placed on unlisted significant places. In November 2017, Council resolved to undertake a review of the City's post-settlement heritage to ensure that places of heritage significance were subject to statutory protection and greater certainty was provided in the development process. Council's resolution responded to community opposition to development proposals that involved demolition of buildings of heritage merit.

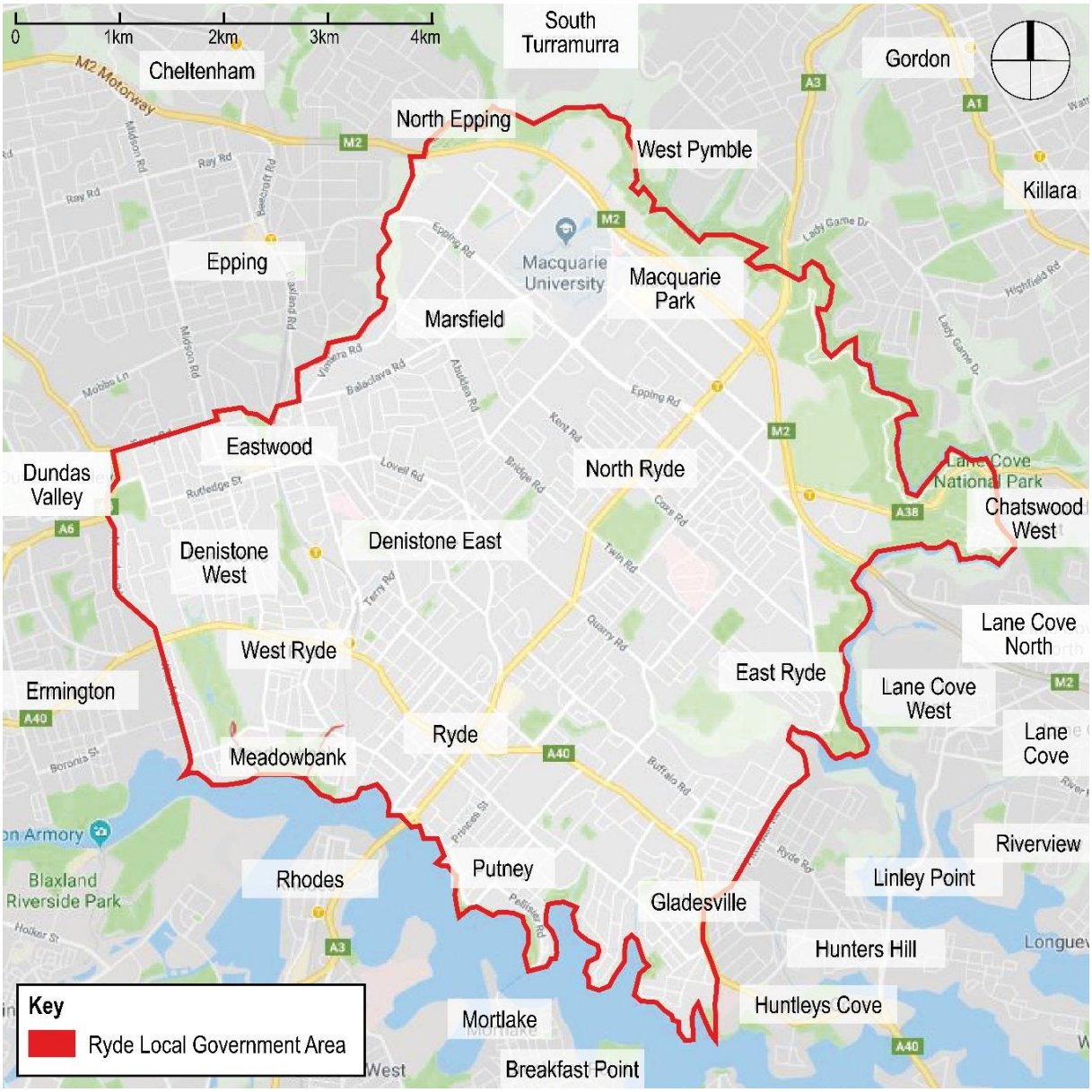


Figure 1.1 City of Ryde LGA. (Source: Google Maps with GML overlay)

Scope of Work

The scope of work for the City of Ryde Heritage Review is divided into the following stages.

Stage 1—Identification of New Heritage Places

- Review existing background documents, existing listings and potential items submitted by Council.
- Inspect all potential properties from the public domain and potential areas identified as having potential heritage significance.
- Broadly review the Ryde LGA for contextual environmental and historical understanding.
- Present key findings to the Ryde Heritage Advisory Committee.

- Submit a shortlist of potential heritage items and conservation areas to the Council project team for review and comment.

Stage 2—Assessments of Significance, Draft Inventory Sheets and Draft Review Report

- Complete the assessments against the NSW Heritage Office standard criteria including statements of significance and draft inventory sheets for the new heritage items and five new heritage conservation areas.
- Draft the review report, including inventory sheets for each potential item for inclusion on the State Heritage Inventory Database.

The submission of this report marks the completion of the assessment phase of the project. The following phases are outlined below.

Stage 3—Submission of Final Review Report

- Finalise the report with comprehensive recommendations for additional items for inclusion on Schedule 5 of the RLEP 2014.

Statutory Context and Heritage Listings

In NSW, items of heritage significance and archaeological remains (referred to as 'relics') are afforded statutory protection under the following legislation:

- the *Heritage Act 1977* (NSW) (the Heritage Act);
- the *National Parks and Wildlife Act 1974* (NSW) (the NPWS Act); and
- the *Environmental Planning and Assessment Act 1979* (NSW) (the EPA Act).

1.1.1 Heritage Act 1977

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It comprises a list of identified heritage items determined to be of significance to the people of NSW. The SHR includes items such as buildings, works, archaeological relics, landscapes, parks, movable objects or precincts.

1.1.2 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment and provides for the protection of local heritage items and conservation areas through listings on Local Environmental Plans (LEPs) which guide local councils in making planning decisions.

1.1.3 Ryde Local Environmental Plan 2014 and Ryde Development Control Plan 2014

The RLEP 2014 provides the local development and planning framework for the Ryde LGA. Part 5 Clause 10 provides objectives and requirements for the management of heritage items and archaeological sites in the LGA, including the ability of Council to request heritage assessments, conservation management plans and heritage impact assessments for proposed developments involving heritage items. The objectives of the clause are as follows:

(a) to conserve the environmental heritage of Ryde;

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views;

(c) to conserve archaeological sites;

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The RLEP 2014 contains a list of environmental heritage items referred to as Schedule 5.

The *Ryde Development Control Plan 2014* (Ryde DCP) aims to facilitate development that gives effect to the RLEP 2014, including the objectives for land use zones. It provides for the matters set out in s74C of the EPA Act (preparation of development control plans).

Methodology and Terminology

This report is informed by the principles contained in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter) and in the approach set out in *The Conservation Plan* by James Semple Kerr. The terminology used in this report is consistent with that used in the Burra Charter.

1.1.4 Heritage Assessment Methodology

The heritage significance assessments in this report draw upon the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance,* 2001. The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance. It also provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion.

The NSW Heritage Council has adapted specific criteria for heritage assessment pertinent to the Heritage Act. The seven criteria on which the significance assessments are based are outlined below:

***Criterion (a) Historic**—an item is important in the course, or pattern of NSW's cultural or natural history;*

***Criterion (b) Associative**—an item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;*

***Criterion (c) Aesthetic**—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;*

***Criterion (d) Social**—an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;*

***Criterion (e) Technical/Research**—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;*

***Criterion (f) Rarity**—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and*

***Criterion (g) Representativeness**—an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.*

An item is of state or local heritage significance if it meets one or more of the criteria at the relevant threshold.

1.1.5 Key Reference Material

A large quantity of background material was made available to GML during the preparation of this shortlist. Many of these reports have informed the identification of potential heritage items and have been collated in the table below.

Key References Reviewed in the Preparation of the City of Ryde Heritage Review—Shortlist of Potential Heritage Items
Previous Heritage Studies
Jonathan Falk Planning Consultants 1988, *Ryde Heritage Study*, report prepared for City of Ryde Council.
Godden Mackay Logan 2009, *Ryde Foreshore Natural and Cultural Heritage Study*, report prepared for City of Ryde Council.
City of Ryde 2010, *City of Ryde Heritage Study*.
City of Ryde 2016, *City of Ryde Heritage Study Submissions*.
Heritage Assessments
Paul Davies Pty Ltd 2004, *The Gladesville Shops—Heritage Assessment and Conservation Guidelines*, report prepared for City of Ryde Council.
Paul Davies Pty Ltd 2018, *330 Rowe Street, Eastwood—Heritage Assessment Report*, report prepared for City of Ryde Council.
Paul Davies Pty Ltd 2018, *68 Denistone Road, Denistone—Heritage Assessment Report*, report prepared for City of Ryde Council.
Planning Proposals
JBA Urban Planning Consultants 2013, *Planning Proposal—20 Waterview Street Putney.*
City of Ryde Strategic Planner 2016, *Planning Proposal—87 Bowden Street Ryde—Dellina Palms Cottage.*
Council Documentation
City of Ryde 2016, Mayoral Minute: Urgent Review of Heritage Items Not Listed Under the Ryde LEP.
City of Ryde 2017, Mayoral Minute: Heritage Protection—330 Rowe Street Eastwood.
City of Ryde 2017, Mayoral Minute: Heritage Protection—68 Denistone Road, Denistone.
Ryde Development Control Plan
Part 4.4—Ryde Town Centre.
Part 5.1—Coronation Avenue and Trelawney Street Eastwood Character Area.
Part 5.2—Eastwood House Estate Heritage Conservation Area.
Part 5.3—Tyrell Street Gladesville Character Area.
Part 5.4—Blenheim Road Small Centre.

Limitations

This report is subject to the following limitations:

- The scope of the study is limited to pre-1940 development and does not include places of Aboriginal cultural significance. This was a limitation of the project brief from Council.
- Properties were inspected from the public domain only and no internal inspections have been undertaken. This has limited the ability to determine the level of heritage significance of some properties.

- Some new historical research has been undertaken for the potential items, limited to records contained in the Ryde Local Studies Library. Historical information for each site was drawn from previously published information.
- Formal community consultation has not been undertaken in the preparation of this report but it will form the background to amendments to the Ryde LEP and DCP. The draft will be publicly exhibited and community feedback will be addressed before final endorsement.
- There was no formal assessment of archaeological potential undertaken as part of this report. Likewise, assessment of Aboriginal cultural heritage values and investigations into Aboriginal archaeological potential was outside the scope of this project.
- The properties that have been assessed include those identified in the first stage of the Ryde Heritage Review and outlined in the Shortlist of Potential Items report (GML, 2019). It does not assess all potential heritage items within the City of Ryde LGA.

Authorship

This report has been prepared by GML's Isabelle Rowlatt (Heritage Consultant) and Lisa Trueman (Associate). Inventory sheets and significance assessments were completed by Isabelle Rowlatt, Sam Kelly (Student Planner), Patrick Atkinson and Lara Tooby (Graduate Heritage Consultants). Sharon Veale (Chief Executive Officer) has reviewed the report and provided strategic overview. Ari Anderson (Insite Land Solutions) has provided specialist landscape input.

Acknowledgements

This report has been developed in consultation with City of Ryde planning officers, Angela Phippen, Local Studies Librarian, and Dr Peter Mitchell, Honorary Associate Professor of Physical Geography at Macquarie University. Members of the City of Ryde Heritage Advisory Committee provided input into the initial identification of potential items.

2.0 Assessments of Heritage Significance

Background

The initial review process and shortlist of potential heritage items, undertaken by GML in early 2019, identified 72 potential items and six potential heritage conservation areas. This report provides a detailed assessment of the heritage significance of each of these items and State Heritage Inventory Database inventory sheets for each item. The report also includes the detailed assessment and inventory sheets of the potential heritage conservation areas.

The recommendations of the Shortlist of Potential Items report were as follows:

> *A total of 72 individual places and five heritage conservation areas have been identified as having the potential for listing as heritage items within Schedule 5 of the Ryde LEP. It is recommended that Council:*
>
> - *pursue the detailed heritage assessment of the 72 individual places from the shortlist of items, to be nominated by Council for further progression, with the assistance of GML and Council's local studies librarian;*
> - *pursue the detailed assessment of the six potential heritage conservation areas identified for possible inclusion within the RLEP;*
> - *pursue the revision of current LEP descriptions for an additional 7 places currently listed in the RLEP;*
> - *consider a further study to include potential places of significance that were constructed post-1940;*
> - *consider a separate review of natural heritage places that dovetails into the Ryde Biodiversity Plan of 2016; and*
> - *consider an LGA-wide arboriculture study, which focuses on mature cultural plantings, and includes a review of Council's Significant Tree Register.*

Following discussions with Council, a shortlist of 72 potential heritage items and five potential HCAs was finalised. A number of sets of municipal street trees and a sixth potential HCA were later added to the list at the request of Council. Two shortlisted properties were also removed due to development approvals issued in the interim period.

Shortlist of Potential Items

The following places were identified in the Draft Shortlist of Potential Items report for further assessment:

No.	Address
Potential Heritage Items	
1	39 Wharf Road, Gladesville
2	36 Ashburn Place, Gladesville
3	74 Wharf Road, Gladesville
4	57 Meriton Street, Gladesville
5	99 Western Crescent, Gladesville
6	6 Monash Road, Gladesville
7	21 College Street, Gladesville

No.	Address
8	18 College Street, Gladesville
9	72 Eltham Street, Gladesville
10	16 Percy Street, Gladesville
11	18 Percy Street, Gladesville
12	14 Percy Street, Gladesville
13	17 Champion Road, Tennyson Point
14	43 Champion Road, Tennyson Point
15	63 Champion Road, Tennyson Point
16	72 Tennyson Road, Tennyson Point
17	14 Mitchell Street, Putney
18	21 Douglas Street, Putney
19	46 Frederick Street, Putney
20	17 Riverside Avenue, Putney
21	10 Storey Street, Putney
22	24 Gladstone Avenue, Putney
23	15 Waterview Street, Putney
24	96–98 Blaxland Road, Ryde
25	48 Falconer Street, Ryde
26	45 Terry Road, Ryde
27	1021–1023 Victoria Road, Ryde
28	51 Higginbotham Road, Ryde
29	321 Blaxland Road, Ryde
30	270 Blaxland Road, Ryde
31	68 Denistone Road, Denistone
32	1219 Victoria Road, West Ryde
33	105 Marsden Road, West Ryde
34	61 Marsden Road, West Ryde
35	11 Constitution Road, Meadowbank
36	19 Campbell Street, Eastwood
37	47 Tarrants Avenue, Eastwood
38	31 Campbell Street, Eastwood
39	2 Richardson Place, North Ryde

No.	Address
40	20 Waterview Street, Putney
41	10 Tyrell Street, Gladesville
42	13 Tyrell Street, Gladesville
43	15 Tyrell Street, Gladesville
44	18 Tyrell Street, Gladesville
45	28 Tyrell Street, Gladesville
46	34A Miriam Road, Denistone
47	5 Coronation Avenue, Eastwood
48	7 Coronation Avenue, Eastwood
49	12 Coronation Avenue, Eastwood
50	19 Coronation Avenue, Eastwood
51	22 Clanalpine Street, Eastwood
52	23 Clanalpine Street, Eastwood
53	15 Clanalpine Street, Eastwood
54	24 Clanalpine Street, Eastwood
55	17 Clanalpine Street, Eastwood
56	19 Clanalpine Street, Eastwood
57	313 Rowe Street, Eastwood
58	343–351 Blaxland Road, Ryde
59	1 Campbell Street, Eastwood
60	15A Coronation Avenue, Eastwood
61	212 Rowe Street, Eastwood
62	Grove Creek channel formalisation, Frances Road, Putney
63	Burrows Park, Ryde
64	Buffalo Creek Bridge, Cressy Road, Ryde
65	Cleves Park, Douglas Street, Putney
66	Anzac Park, Wattle Street, West Ryde
67	Maze Park, Brush Road, West Ryde
68	Glades Bay baths remnants—end of Ross Street, Gladesville
69	Banjo Paterson Park Precinct, Gladesville
70	Westminster Park, cnr Ryde and Westminster Roads, Gladesville
71	36 Fourth Avenue, Eastwood

No.	Address
72	22 Campbell Street, Eastwood
Current LEP Listings to be Expanded	
73	Glades Bay Park, Gladesville
74	Monash Park, Gladesville
75	Kissing Point Park, Gladesville
76	Putney Park, Putney
77	Eastwood Park, Eastwood
78	Memorial Park, Meadowbank
79	Meadowbank Baths, Meadowbank
Potential Heritage Conservation Areas	
A	Tyrell Street, Gladesville
B	Darvall Estate (East), Denistone
C	Darvall Estate (West), Denistone
D	Eastwood Heights Estate, Eastwood
E	Lunds Estate, Eastwood
F	Gladesville—block bounded by Wharf Road, Ashburn Place, Meriton Street and Amiens Street

During the process of this stage of the review, Council requested that a number of groups of street trees also be assessed for potential heritage significance. These are:

Street Trees

No.	Location
i	Street trees—Auld Avenue, Campbell Street, Tarrants Avenue, Richards Avenue and Wallace Street, Eastwood
ii	Street trees—Bencoolen Avenue and Simla Road, Denistone
iii	Street trees—Anthony, Miriam and Reserve Roads, Denistone

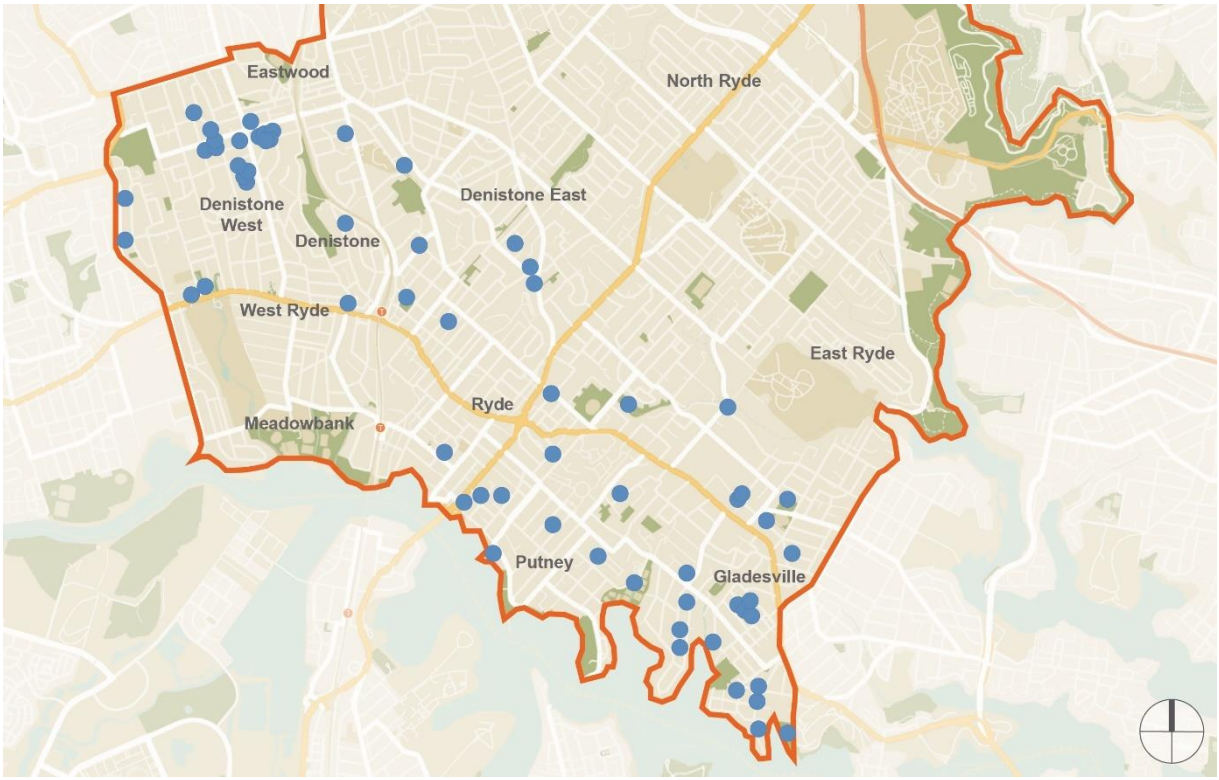


Figure 2.1 Spread of potential heritage items identified in Stage 1 of the Ryde Heritage Review. (Source: Google Maps with GML overlay)

Assessments of Significance and Heritage Inventory Sheets

This second stage of the project involves a detailed assessment of the heritage significance of each of these items and completion of State Heritage Inventory sheets for each item and heritage conservation area, with recommendations for new listings within an amended Schedule 5 of the Ryde LEP.

The heritage significance of 70 individual places and six HCAs has been assessed during this stage of the review and a Heritage Inventory Sheet, based on the State Heritage Inventory Database template, has been provided for each item.

The assessments have been undertaken in accordance with the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication *Assessing Heritage Significance,* 2001.

The Heritage Inventory Sheets are included as Appendix 1 of this report. A summary of the shortlisted properties from Stage 1 of the review is included as Appendix 2.

The key findings of the assessments are as follows.

2.1.1 Individual Heritage Items

- A total of 46 places have been assessed as having heritage significance at a local level and are recommended for inclusion as individual heritage items within Schedule 5 of the RLEP.
- Of these, 35 are built heritage items, nine are landscape items and two are archaeological sites
- Eight have been assessed as not having heritage significance at a local level and are not recommended for inclusion within Schedule 5 of the RLEP.

- Six places that are currently listed on the Ryde LEP Schedule 5 have updated descriptions and significance assessments.
- Information was limited for some of the places requiring assessment. Additional research has been recommended to help determine such assessments. Further information may become available after the public exhibition of the assessments, which may require review of some of the draft inventory sheets and heritage assessments.

2.1.2 Heritage Conservation Areas

- All six potential HCAs have been assessed as having heritage significance at a local level and are recommended for inclusion within Schedule 5 of the RLEP.
- Based on historical research, the proposed names of the draft HCAs were amended. The draft HCAs are:
  - Lunds Estate Heritage Conservation Area, Eastwood
  - Summerhayes Heritage Conservation Area, Eastwood;
  - Chatham Road Heritage Conservation Area, Eastwood;
  - Darvall Estate Heritage Conservation Area, Denistone;
  - Tyrell Street Heritage Conservation Area, Denistone; and
  - Wharf Road Heritage Conservation Area, Gladesville.
- Those properties that were included on the shortlist as potential heritage items were assessed for their individual heritage significance and their contribution to the significance of the HCA.
- Those properties that do not have individual significance but contribute to the overall significance of the HCA should be included within a schedule and maps within the Ryde DCP.
- The remaining properties within the draft HCAs were not assessed for their contribution to the significance of the HCA. It is recommended that Council undertake a further study to identify and classify all properties within each HCA as contributory, neutral or uncharacteristic. These classifications should be included within a schedule and maps within the Ryde DCP.
- It is further recommended that Council develop Character Statements and HCA specific development controls for each HCA, for inclusion in the heritage chapter of the Ryde DCP.

2.1.3 Items Removed from Shortlist

The following items were removed from the shortlist during the process of this review:

1. **21 College Street, Gladesville,** was removed as consent has been granted for demolition.
2. **6 Monash Road, Gladesville**, was removed as consent has been granted for demolition.
3. **96–98 Blaxland Road, Ryde,** was removed as consent has been granted for demolition.
4. **68 Denistone Road, Denistone,** was removed as it is currently subject to a separate assessment.

5. **Buffalo Creek Bridge, Cressy Road, Ryde**, was found to be currently listed within the RLEP.

6. **Banjo Paterson Park Precinct, Gladesville**.

   - The Banjo Paterson Park and surrounds was shortlisted for consideration as part of an expanded listing to create a precinct incorporating three significant items (Banjo Paterson Park, Rockend Cottage and the abutting section of the former Great North Road).

   - In considering the expanded listing it was determined that the incorporation of these items within a single precinct listing was not required. The three primary heritage significant places are already listed on the Ryde LEP and those listings are supported by detailed and comprehensive inventory sheets.

   - Whilst the three items are interrelated in terms of historical ownership, land use and access, in the contemporary context they are separate places. Based on this, it is considered that the grouping of these items as part of a consolidated listing should not be pursued.

   - It is recommended that Council commission further research into the Banjo Paterson Park. Based on the evidence, the inventory sheets for Banjo Paterson Park, Rockend Cottage and Great North Road should be updated to reflect current knowledge about their history, physical characteristics and heritage values.

3.0 Conclusions and Recommendations

Conclusion

After the assessment of the heritage significance of the shortlisted items identified in the Shortlist of Potential Items Report, the following conclusions are made:

- A total of 46 places have been assessed as having heritage significance at a local level and should be listed as heritage items within Schedule 5 of the Ryde LEP. This includes 35 built items, two archaeological sites and nine landscape items.
- Six HCAs have been identified as having heritage significance at a local level and should be listed as heritage items within Schedule 5 of the Ryde LEP.
- Six current LEP descriptions are recommended to be modified.
- Eight places are not considered to reach the threshold for heritage listing at a local level and are not recommended for inclusion in the Ryde LEP.
- Sixteen places are recommended for inclusion as contributory items within the newly identified HCAs, to be identified within the Ryde DCP. Should the HCAs not proceed they are recommended to be listed as heritage items within Schedule 5 of the Ryde LEP.

Recommendations

It is recommended that Council:

1. Prepare a Planning Proposal to amend Schedule 5 of the Ryde LEP to include the following heritage items:

Schedule 5 Environmental Heritage

Part 1 Heritage Items

No.	Suburb	Item Name	Address	Property Description	Significance
1	Denistone	Street Trees	Anthony and Miriam Roads	N/A	Local
2	Denistone	Street Trees	Bencoolen Avenue and Simla Road	N/A	Local
3	Denistone	House	34A Miriam Road	Lot 2, DP 200475	Local
4	Eastwood	Street Trees	Auld Avenue, Campbell Street, Tarrants Avenue, Richards Avenue and Wallace Street	N/A	Local

No.	Suburb	Item Name	Address	Property Description	Significance
5	Eastwood	Grace Seccombe's House	1 Campbell Street	Lot 15, DP 4980 Lot 16, DP 1112515	Local
6	Eastwood	House	19 Campbell Street	Lot 14, DP 4789	Local
7	Eastwood	House	31 Campbell Street	Lot 8, DP 4789	Local
8	Eastwood	House	17 Clanalpine Street	Lot 49, DP 4231	Local
9	Eastwood	House	36 Fourth Avenue	Lot D, DP18058	Local
10	Eastwood	Eastwood Public School	212–280 Rowe Street	Lot 1, DP 910987 Lot 13, DP 4231 Lot 14, DP 4231 Lot 15, DP 4231 Lot 16, DP 4231 Lot 17, DP 4231 Lot 18, DP 4231 Lot 19, DP 4231 Lot 20, DP 4231 Lot 4, DP 516935	Local
11	Gladesville	House	36 Ashburn Place	Lot A, DP 398307	Local
12	Gladesville	House	72 Eltham Street	Lot 1, DP 1110823	Local
13	Gladesville	House	57 Meriton Street	Lot 2, DP 7560	Local
14	Gladesville	House	16 Percy Street	Lot A, DP 432178	Local
15	Gladesville	House	18 Percy Street	Lot B, DP 432178	Local
16	Gladesville	Westminster Park	187A Ryde Road	N/A	Local
17	Gladesville	Shop	72 Tennyson Road	Lot 2, DP 8913	Local
18	Gladesville	House	99 Western Crescent	Lot 1, DP 848346	Local
19	Gladesville	House	39 Wharf Road	Lot 2, DP 1127560	Local
20	North Ryde	House	2 Richardson Place	Lot 19, DP 1003588	Local
21	Putney	House	21 Douglas Street	Lot 113, DP 8902	Local
22	Putney	Cleves Park	53 Douglas Street	N/A	Local
23	Putney	Morrison Bay Park	Frances Road	N/A	Local
24	Putney	House	14 Mitchell Street	Lot 101, DP 863147	Local

No.	Suburb	Item Name	Address	Property Description	Significance
25	Putney	House	10 Storey Street	Lot 5, DP 1009	Local
26	Putney	House	15 Waterview Street	Lot 1, DP 838741	Local
27	Putney	Former Squire's Brewery and Halvorsen's Boat Yard	20 Waterview Street	Lot 1, DP 430647 Lot 1, DP 70489 Lot 2, DP 70488' Lot 440, DP15224 Lot 441, DP 15224 Lot 442, DP 15224 Lot 443, DP 15224 Lot 444, DP 15224 Lot 445, DP 15224 Lot 446, DP 15224 Lot 447, DP 15224	Local
28	Ryde	House	321 Blaxland Road	Lot 9, DP 13050	Local
29	Ryde	Hermitage Reservoir and associated buildings	343–351 Blaxland Road	Lot 1, DP 744901 Lot 2, DP 744901	Local
30	Ryde	House	11 Constitution Road	Lot 2, DP 11105	Local
31	Ryde	House	46 Frederick Street	Lot 1, DP 633049	Local
32	Ryde	House	24 Gladstone Avenue	Lot 8, DP 29255	Local
33	Ryde	House	51 Higginbotham Road	Lot 4, DP 6527	Local
34	Ryde	Burrows Park	32 Princes Street	N/A	Local
35	Tennyson Point	House	17 Champion Road	Lot 25, DP 2166	Local
36	Tennyson Point	House	43 Champion Road	Lot 19, DP 2166	Local
37	Tennyson Point	House	63 Champion Road	Lot A, DP 366911	Local
38	West Ryde	Maze Park	100–108 Brush Road	N/A	Local
39	West Ryde	House	61 Marsden Road	Lot A, DP 164001	Local
40	West Ryde	Elderslie	48 Falconer Street	Lot 1, DP 511924	Local
41	West Ryde	House	45 Terry Road	Lot A, DP 386339	Local

No.	Suburb	Item Name	Address	Property Description	Significance
42	West Ryde	West Ryde	1021–1023 Victoria Road	Lot 1, DP 1053130	Local
43	West Ryde	Eulalia	1219 Victoria Road	Lot 1, DP 513520	Local
44	West Ryde	Anzac Park	Wattle Street	N/A	Local

Part 2 Heritage Conservation Areas

No.	Description	Identification on Heritage Map	Significance
C1	Lunds Estate Heritage Conservation Area, Eastwood	Indicate by red hatching and label C	Local
C2	Summerhayes Heritage Conservation Area, Eastwood	Indicate by red hatching and label C	Local
C3	Chatham Road Heritage Conservation Area, Denistone	Indicate by red hatching and label C	Local
C4	Darvall Estate Heritage Conservation Area, Denistone	Indicate by red hatching and label C	Local
C5	Tyrell Street Heritage Conservation Area, Gladesville	Indicate by red hatching and label C	Local
C6	Wharf Road Heritage Conservation Area, Gladesville	Indicate by red hatching and label C	Local

Part 3 Archaeological Sites

No.	Suburb	Item Name	Address	Property Description	Significance
A1	Putney	Former Squire's Brewery and Halvorsen's Boat Yard	20 Waterview Street	Lot 1, DP 430647 Lot 1, DP 70489 Lot 2, DP 70488' Lot 440, DP15224 Lot 441, DP 15224 Lot 442, DP 15224 Lot 443, DP 15224 Lot 444, DP 15224 Lot 445, DP 15224 Lot 446, DP 15224 Lot 447, DP 15224	Local
A2	Gladesville	Glades Bay Baths	Ross Street	N/A	Local

2. Prepare a Planning Proposal to amend the descriptions of the following heritage items which are currently listed on Schedule 5 of the *Ryde Local Environmental Plan 2014,* and to delete items 162 and 163 from the Schedule.

Item No.	Suburb	Current Item Name	Amended Item Name
Item 161	Eastwood	Eastwood Park (gates) Eastwood Park (grandstand) Eastwood Park (pavilion)	Eastwood Park (including sports fields, gates, grandstand, croquet club and grounds, mature Phoenix palms and other significant trees) *(Note: The three separate Schedule 5 listings that relate to Eastwood Park – Items 161, 162 and 163 - are to be amalgamated within a single listing under Item 161 with an updated description, and items 162 and 163 are to be deleted from the Schedule)*
Item 6	Gladesville	Glades Bay Park (monument)	Glades Bay Park (including monument), foreshore reserve between Ross Street and Bill Mitchell Park and remnants of former public baths
Item 112	Gladesville	Monash Park (obelisk)	Monash Park (including oval, pavilion, significant boundary / street trees and obelisk)
Item 157	Gladesville	Kissing Point park (former boat slips)	Kissing Point Park (including former boat slips and Bennelong Park)
Item 87	Putney	Putney Park (house remains)	Putney Park (former Putney Park Pleasure Grounds, including seawall, remains of Lunnhilda/Dudhope estate and remains of Slazenger factory)
Item 72	Meadowbank	Memorial Park (obelisk)	Memorial Park (including obelisk) and remnants of former Meadowbank Baths

3. Included amended LEP heritage maps to reflect the recommended changes to Schedule 5 within the Planning Proposal.

4. Do not pursue the listing of the following places, which are not considered to be of heritage significance:

   - 22 Campbell Street, Eastwood;
   - 47 Tarrants Avenue, Eastwood;
   - 18 College Street, Gladesville;
   - 14 Percy Street, Gladesville;
   - 74 Wharf Road, Gladesville;
   - 17 Riverside Avenue, Putney;

- 270 Blaxland Road, Ryde; and
- 105 Marsden Road, West Ryde.

5. Amend the Ryde Development Control Plan 2014 to include contributory items within heritage conservation areas, including but not limited to:

Suburb	Address	Property Description	Significance	HCA
Eastwood	15 Clanalpine Street	Lot 50, DP 4231	Contributory	Summerhayes
Eastwood	19 Clanalpine Street	Lot 48, DP 4231	Contributory	Summerhayes
Eastwood	22 Clanalpine Street	Lot 1, DP 104822	Contributory	Summerhayes
Eastwood	23 Clanalpine Street	Lot 46, DP 4231	Contributory	Summerhayes
Eastwood	24 Clanalpine Street	Lot 12, DP 5132	Contributory	Summerhayes
Eastwood	5 Coronation Avenue	Lot 1, DP 209124	Contributory	Summerhayes
Eastwood	7 Coronation Avenue	Lot 1, DP 527002	Contributory	Summerhayes
Eastwood	12 Coronation Avenue	Lot B, DP 401700	Contributory	Summerhayes
Eastwood	15A Coronation Avenue	Lot 2, DP 203454	Contributory	Summerhayes
Eastwood	19 Coronation Avenue	Lot 2, DP 306687	Contributory	Summerhayes
Eastwood	313 Rowe Street	Lot 1, DP 9990	Contributory	Lunds Estate
Gladesville	10 Tyrell Street	Lot 1, DP 510376	Contributory	Tyrell Street
Gladesville	13 Tyrell Street	Lot 6, DP 6220	Contributory	Tyrell Street
Gladesville	15 Tyrell Street	Lot 5, DP 6220	Contributory	Tyrell Street
Gladesville	18 Tyrell Street	Lot 36, DP 1821	Contributory	Tyrell Street
Gladesville	28 Tyrell Street	Lot 1, DP 964666	Contributory	Tyrell Street

4.0 Appendix A—Heritage Inventory Sheets

Heritage Items

Heritage Conservation Areas

Inventory Sheets

LEP Heritage Maps

Archaeological Sites

Places Not to be Listed

Contributory Items

Heritage Items

Heritage Data Form

ITEM DETAILS						
Name of Item	Brush box street trees					
Other Name/s Former Name/s	*Lophostemon confertus*					
Item type (if known)	Landscape					
Item group (if known)	Parks, gardens and trees					
Item category (if known)	Tree groups—street Trees of social, historic or special significance					
Area, Group, or Collection Name						
Street number	N/A					
Street name	Anthony Road, Miriam Road, West Parade					
Suburb/town	Denistone / West Ryde				**Postcode**	2114
Local Government Area/s	City of Ryde					
Property description	Street verges					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	City of Ryde					
Current use	Street trees					
Former Use	Street trees					
Statement of significance	The brush box street tree avenues and alignments in Anthony Road, Miriam Road and West Parade are of cultural heritage significance at a local level principally due to the high degree of historic and aesthetic contribution that the monoculture makes to the subject suburban precinct. The trees are an important part of the Denistone and West Ryde urban forest. These municipal cultural plantings are significant because they were mostly made during what could be broadly considered the second phase in street tree and public park plantings in Sydney and NSW, from the 1920s to the 1950s. Various infill brush box plantings exist within this historic street tree collective in the subject area. Whilst those more recent infills are not of heritage value as individual specimens, they still contribute to the significance of the street tree monoculture as a whole.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	City of Ryde					
Builder/ maker	City of Ryde					
Physical Description	A series of in-verge street-tree avenues and alignments to the north of the West Ryde commercial precinct. Anthony Road (north of the Betts Street intersection) contains 21 brush box specimens (18 on the west of the carriageway, 13 on the east). The alignment on the eastern side of the road is considerably less uniform and continuous than that on the west. The largest specimens are in the short sector between Park Avenue and Betts Street. Miriam Road contains 36 brush box specimens (23 on the western side of the carriageway and 13 on the east). The alignment on the east contains six quite young specimens, near the northern apex of Miriam Road and West Parade. West Parade, between Anthony Road and Miriam Road, contains five brush box specimens along the eastern side of the carriageway and seven along the west. Within that grouping, several on the western side are very mature. The brush box street trees which are the subject of this inventory form are in various states of maturity and health, with one specimen on the western side of Anthony Road appearing to be in a most compromised condition. Various brush box infills appear to have been made within the totality of street trees in this area. This includes, for example, specimens along West Parade, which appear to be replacements for failed brush box specimens from the 1920s or 1930s.					
Physical condition and Archaeological potential	The majority of the subject street trees appear to be in good health, although a detailed arboricultural inspection is required to determine SULE ratings. Archaeological potential is not relevant to these street tree plantings.					
Construction years	**Start year**	c.1920s	**Finish year**	c.1930s and then subsequently as replacement infills	**Circa**	☐
Modifications and dates	Historical photographic evidence suggests that the principal 'modifications' made to the subject brush box avenues were various removals in the middle or latter decades of the twentieth century. These removals were likely the result of specimen failure, developments within the West Ryde commercial precinct or the provision of utilities below verges.					
Further comments	Other residential pockets of Denistone and West Ryde were also planted with canopy trees as avenues (many brush box) in the early decades of the twentieth century. This includes the streetscapes between Chatham Road and Bellevue Avenue.					

Heritage Data Form

HISTORY	
Historical notes	The Department of Planning's *Street Trees in NSW* publication from 1990 states that 'the type and formation of street trees planted usually reflect a particular era and therefore, through time, the fashions for such activities have altered. In consequence, specific patterns can be related to specific time periods.' From the 1930 aerial photo, it appears that the brush box alignment along the western side of West Parade and within the central section of Miriam Road (on its western side) were the earliest components of the street planting in this subject area, likely to have been planted shortly after 1920. A 1943 aerial image over West Ryde indicates that: • the brush box along the eastern side of Anthony Road appear to have been planted prior to those within its western verge; • the original brush box plantings along the eastern side of Anthony Road extended, as a relatively uniformly space alignment, all the way south past Reserve Street to the intersection with West Parade; • the brush box along the western side of Miriam Street predate the majority of those on the east, except for several at the far eastern end of the road; and • by 1943, the section of West Parade between Miriam and Anthony Roads contained 16 streets trees along its western side, presumably all brush box.

THEMES	
National historical theme	Developing local, regional and national economies Building settlements, towns and cities
State historical theme	Environment—cultural landscape Towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The brush box trees in and abutting this proposed conservation area are of historical significance as they're representative of municipal species selection by many NSW local councils, who sought suburban beautification during the first several decades of the twentieth century. Most of the specimens in the subject area are older than 80 years and as a collective are emblematic of post-Federation and interwar streetscape treatments across the state. The trees are considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The subject brush box street trees have some historic associational significance with the Garden City or Garden Suburb Movement of the early 1900s. One of the key principles of this movement was the en-masse planting of canopy trees—regularly brush box in NSW—within road corridors and the setting out of generous lawn verges. The trees are considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The subject trees are important features of the Denistone/West Ryde townscape. The scale and habit of the majority of the trees (framing the road corridors they abut) are of high aesthetic significance. The continuity and regular form of the canopy provided by these streetscape monocultures provides a distinctive character for the streets which support these mature specimens. The historic pollarding of the trees, which has resulted in the candelabra-ed form of most of the specimens, has some aesthetic, historic and even social significance. The pollarding effect was a cultural practice reflecting prevailing taste in the decades following the planting of these trees. The trees are considered significant at a local level under this criterion.
Social significance SHR criteria (d)	These street trees create a sense of place and distinctive local character for the proposed conservation area zone and the area between it and the West Ryde commercial precinct. This character would be held in high esteem by residents of the subject streets and by transitory users of the area. The subject brush box trees have some historical social significance, having been planted during a period when municipal authorities were paying substantially more attention to the detailing of suburban streetscapes and the provision of trees for shade and general townscape aesthetic improvement. The condition and retention of brush box street trees and other mature plantings, more generally, in public and private places throughout the Ryde LGA has likely been of continuing interest and concern to the local community since the 1940s. The trees are considered significant at a local level under this criterion.
Technical/Research significance SHR criteria (e)	There is no particular scientific value intrinsic to the subject street tree plantings. There is some research significance to further examination of the original extent of brush box use in this local government area. Analysis of historic minutes books of Ryde Council's Parks & Gardens Committees from the time of Federation could assist in this regard.
Rarity SHR criteria (f)	The brush box avenues and rows in and abutting the proposed conservation area could be considered somewhat rare, as such thoughtfully planned vegetative responses to streetscapes often occurred rather randomly throughout local government areas. Unlike many of the brush box avenues planted during the early decades of the twentieth century within a carriageway corridor (in suburbs like Haberfield), these subject trees in Denistone and West Ryde were positioned within the available wide lawn street verges. The trees are considered significant at a local level under this criterion.

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Representativeness SHR criteria (g)	Brush box was a species commonly used by municipal councils in streetscape design in the first several decades of the twentieth century across NSW. Avenue Road in Glebe, for example, is a prominent suburban brush box alignment, listed within the *Sydney Local Environmental Plan 2012*. Brush box continued to be used by local councils during the 1940s and 1950s. Brush boxes were promoted from the early 1900s for use in municipal parks, in school grounds and other institutional complexes. The trees are considered significant at a local level under this criterion.
Integrity	The avenues and rows of brush box in and abutting this proposed conservation area are relatively intact, based on the quantity of these street tree plantings in the 1930s and 1940s. Some of the avenues, especially ones which may have had original specimen failures, have commonly had 'incursions' of alternate species to fill gaps, including podocarpus and jacarandas, some of which are now mature. Occasional 'garden escape' plantings, likely made by private landowners, are also present in verges. Large sections of the northern portion of Anthony Road are quite spartan in terms of continuous street tree cover and much of the character of the brush box avenue farther south in that road corridor is missing in the northern section.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Report	North Sydney Council	Street Tree Strategy	2016	North Sydney Council
Report	Department of Planning	Street Trees in NSW	1990	Online

RECOMMENDATIONS	
Recommendations	The subject trees should be listed as a heritage item of local significance under Schedule 5 of the *Ryde Local Environmental Plan 2014*. • Add these subject trees to Council's Significant Tree Register. • Undertake further research of City of Ryde historic minutes from the 1910s to 1940s to trace precisely when each street avenue was planted. • Undertake LGA-wide mapping and assessment of all historic brush box street tree plantings. • Develop a succession planting strategy for senescence and poor arboricultural health. Consider the extension of brush box infills in the subject streets and the rationalisation and possible removal of certain random (non-brush box) verge plantings in Anthony and Miriam Roads. • Protect and maintain the integrity and intactness of mature single species avenues.

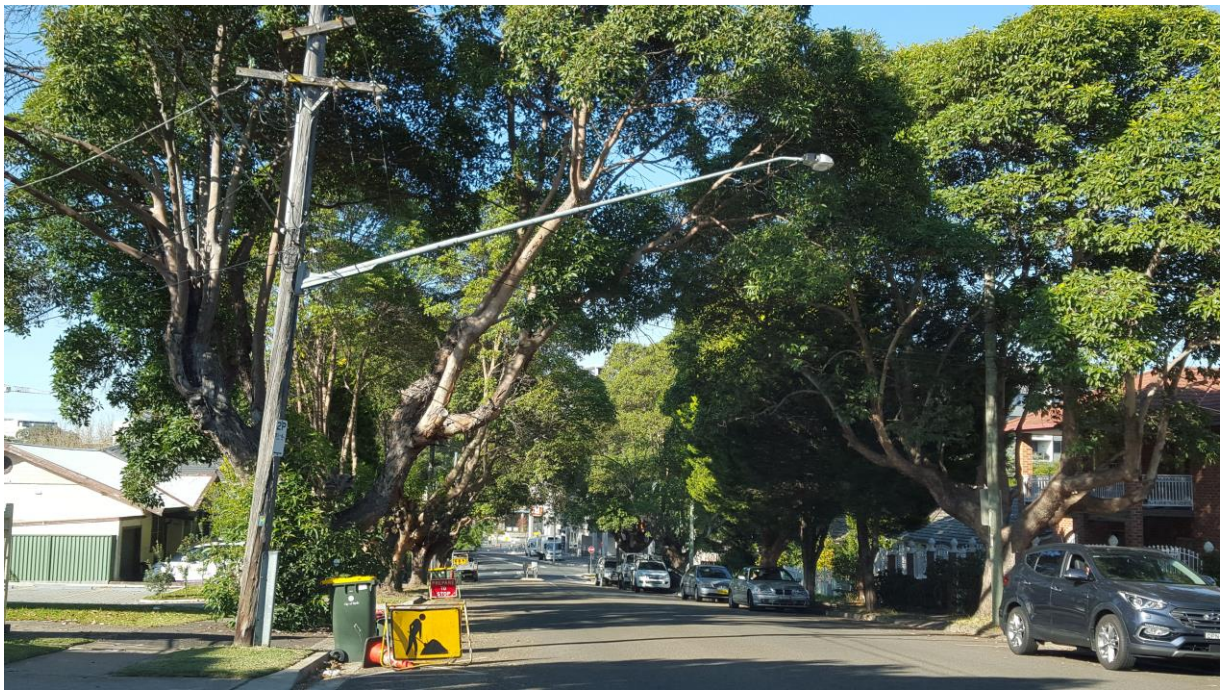
SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	1		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	5 June 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking south down Anthony Road toward the junction with Betts Street.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking north up Miriam Road, showing the street's mature brush box avenue.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking south along the western side of West Parade, in the section between Miriam Road and Anthony Road. Some infill brush box specimens have been added to the original alignment, which appears to have been semi-mature by 1943.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	RLEP Heritage Map showing location of the Street Trees shaded green.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

ITEM DETAILS						
Name of Item	Brush box street trees					
Other Name/s Former Name/s	*Lophostemon confertus*					
Item type (if known)	Landscape					
Item group (if known)	Parks, gardens and trees					
Item category (if known)	Tree groups—street Trees of social, historic or special significance					
Area, Group, or Collection Name						
Street number	N/A					
Street name	Simla Road, Bencoolen Avenue, Fernvale Avenue, Dickson Avenue					
Suburb/town	Denistone and West Ryde			**Postcode**	2114	
Local Government Area/s	City of Ryde					
Property description	Street verges					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	City of Ryde					
Current use	Street trees					
Former Use	Street trees					
Statement of significance	The brush box street trees in and around Bencoolen Avenue and Simla Road, Denistone, are of cultural heritage significance at a local level principally due to the high degree of historic and aesthetic contribution that the monoculture makes to the subject suburban precinct. The trees are an important part of Denistone and West Ryde's urban forest. These municipal cultural plantings are significant because they were made during what could be broadly considered the second phase in street tree and public park plantings in Sydney and NSW from the 1920s to the 1950s.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	City of Ryde					
Builder/ maker	City of Ryde					
Physical Description	A series of in-verge street-tree avenues and alignments abutting the roads to the west and south of Darvall Park. Simla Road contains 24 brush box specimens (19 on the west of the carriageway, five on the east). Bencoolen Avenue contains 16 brush box specimens (eight on the south of the carriageway and eight on the north). Fernvale Avenue, south of the proposed conservation area, contains eight brush box specimens along the southern side of the roadway, several of which appear to be plantings made to replace 1930s specimens. Dickson Avenue, south of the proposed conservation area, contains 16 brush box specimens along the northern side of the roadway, one of which appears to be in very poor health.					
Physical condition and Archaeological potential	The majority of the subject street trees appear to be in good health, although a detailed arboricultural inspection is required to determine SULE ratings. Archaeological potential is not relevant to these street tree plantings.					
Construction years	**Start year**	c.1920s	**Finish year**	c.1930s	**Circa**	☐
Modifications and dates	Historical photographic evidence suggests that the principal 'modifications' made to the subject brush box avenues were various removals in the middle or latter decades of the twentieth century. These removals were likely the result of specimen failure or as a result of the provision of utilities below verges. This occurred principally along the southern side of Dickson Avenue and the northern side of Fernvale Avenue.					
Further comments	Other residential pockets of Denistone and West Ryde were also planted with canopy trees as avenues (many brush box) in the early decades of the twentieth century. This includes the streetscapes around Miriam Park.					

Heritage Data Form

HISTORY	
Historical notes	The Department of Planning's *Street Trees in NSW* publication from 1990 states that 'the type and formation of street trees planted usually reflect a particular era and therefore, through time, the fashions for such activities have altered. In consequence, specific patterns can be related to specific time periods'. It is unclear from a 1930 aerial photograph whether the subject trees had been planted by this date. Certainly by 1943 the planted avenues along Simla Road, Bencoolen Avenue, Fernvale Avenue and Dickon Avenue had been made. That early aerial photo evidence suggests that the eastern side of Simla Road was never as uniformly planted as within its western verges, that the remaining Fernvale Avenue brush box represents only a fraction of the original plantation and a symmetrical southern row of brush box existed along Dickson Avenue (none of which remains).

THEMES	
National historical theme	Developing local, regional and national economies Building settlements, towns and cities
State historical theme	Environment—cultural landscape Towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Brushbox trees in and abutting this proposed conservation area are of historical significance as they're representative of municipal species selection by many NSW local councils, who sought suburban beautification during the first several decades of the twentieth century. Most of the specimens in the subject area are older than 80 years and as a collective are emblematic of post-Federation and interwar streetscape treatments across the state. The trees are considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The subject brush box street trees have some historic associational significance with the Garden City or Garden Suburb Movement of the early 1900s. One of the key principles of this movement was the en-masse planting of canopy trees—regularly brush box in NSW—within road corridors and the setting out of generous lawn verges. The trees are considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The subject trees are important features of the Denistone/West Ryde townscape. The scale and habit of the majority of the trees (framing the road corridors they abut) are of high aesthetic significance. The continuity and regular form of the canopy provided by these streetscape monocultures provides a distinctive character for the streets which support these mature specimens. The historic pollarding of the trees, which has resulted in the candelabra-ed form of most of the specimens, has some aesthetic, historic and even social significance. The pollarding effect was a cultural practice reflecting prevailing taste in the decades following the planting of these trees. The trees are considered significant at a local level under this criterion.
Social significance SHR criteria (d)	These street trees create a sense of place and distinctive local character for the proposed conservation area zone and the area between it and the West Ryde commercial precinct. This character would be held in high esteem by residents of the subject streets and by transitory users of the area. The subject brush box trees have some historical social significance, having been planted during a period when municipal authorities were paying substantially more attention to the detailing of suburban streetscapes and the provision of trees for shade and general townscape aesthetic improvement. The condition and retention of brush box street trees and other mature plantings, more generally, in public and private places throughout the Ryde LGA has likely been of continuing interest and concern

	to the local community since the 1940s. The trees are considered significant at a local level under this criterion.
Technical/Research significance SHR criteria (e)	There is no particular scientific value intrinsic to the subject street tree plantings. There is some research significance to further examination of the original extent of brush box use in this local government area. Analysis of historic minutes books of Ryde Council's Parks & Gardens Committees from the time of Federation could assist in this regard.
Rarity SHR criteria (f)	The brush box avenues and rows in and abutting the proposed conservation area could be considered somewhat rare, as such thoughtfully planned vegetative responses to streetscapes often occurred rather randomly throughout local government areas. Unlike many of the brush box avenues planted during the early decades of the twentieth century within a carriageway corridor (in suburbs like Haberfield), these subject trees in Denistone and West Ryde were positioned within the available wide lawn street verges. The trees are considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	Brush box was a species commonly used by municipal councils in streetscape design in the first several decades of the twentieth century across NSW. Avenue Road in Glebe, for example, is a prominent suburban brush box alignment, listed within the *Sydney Local Environmental Plan 2012*. Brush box continued to be used by local councils during the 1940s and 1950s. Brush boxes were promoted from the early 1900s for use in municipal parks, in school grounds and other institutional complexes. The trees are considered significant at a local level under this criterion.
Integrity	The avenues and rows of brush box in and abutting this proposed conservation area are relatively intact, based on the quantity of these street tree plantings in the 1930s and 1940s. Some of the avenues, especially ones which may have had original specimen failures, have commonly had 'incursions' of alternate species to fill gaps, including eucalypts, jacarandas, callistemons, paperbarks and crepe myrtles, some of which are now very mature themselves. Occasional 'garden escape' plantings, likely made by private landowners, are also present in verges.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Report	North Sydney Council	Street Tree Strategy	2016	North Sydney Council
Report	Department of Planning	Street Trees in NSW	1990	Online

RECOMMENDATIONS	
Recommendations	The subject trees should be listed as a heritage item of local significance under Schedule 5 of the *Ryde Local Environmental Plan 2014*. • Add these subject trees to Council's Significant Tree Register. • Undertake further research of City of Ryde historic minutes from the 1910s to 1940s to trace precisely when each street avenue was planted. • Undertake LGA-wide mapping and assessment of all historic brush box street tree plantings. • Develop a succession planting strategy for senescence and poor arboricultural health. Consider the extension of brush box infills in the subject streets and the rationalisation and possible removal of certain random (non-brush box) verge plantings in and around Bencoolen Avenue and Simla Road, Denistone. • Protect and maintain the integrity and intactness of mature single species avenues.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	2		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	4 June 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking south through the central section of Simla Road.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking west up Bencoolen Avenue. This is along the southern edge of the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Brush box specimens along the southern side of Fernvale Avenue, near Chatham Road, south of the proposed conservation area. The majority of the monoculture in this street was removed and replaced by a mixture of mostly callistemons and eucalypts.				
Image year	2019	**Image by**	Google Maps	**Image copyright holder**	Google Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking east down Dickson Avenue, showing the mature brush box trees along the northern side of that road corridor. A symmetrical row along the southern side of the roadway no longer exists.				
Image year	2019	**Image by**	Google Maps	**Image copyright holder**	Google Maps

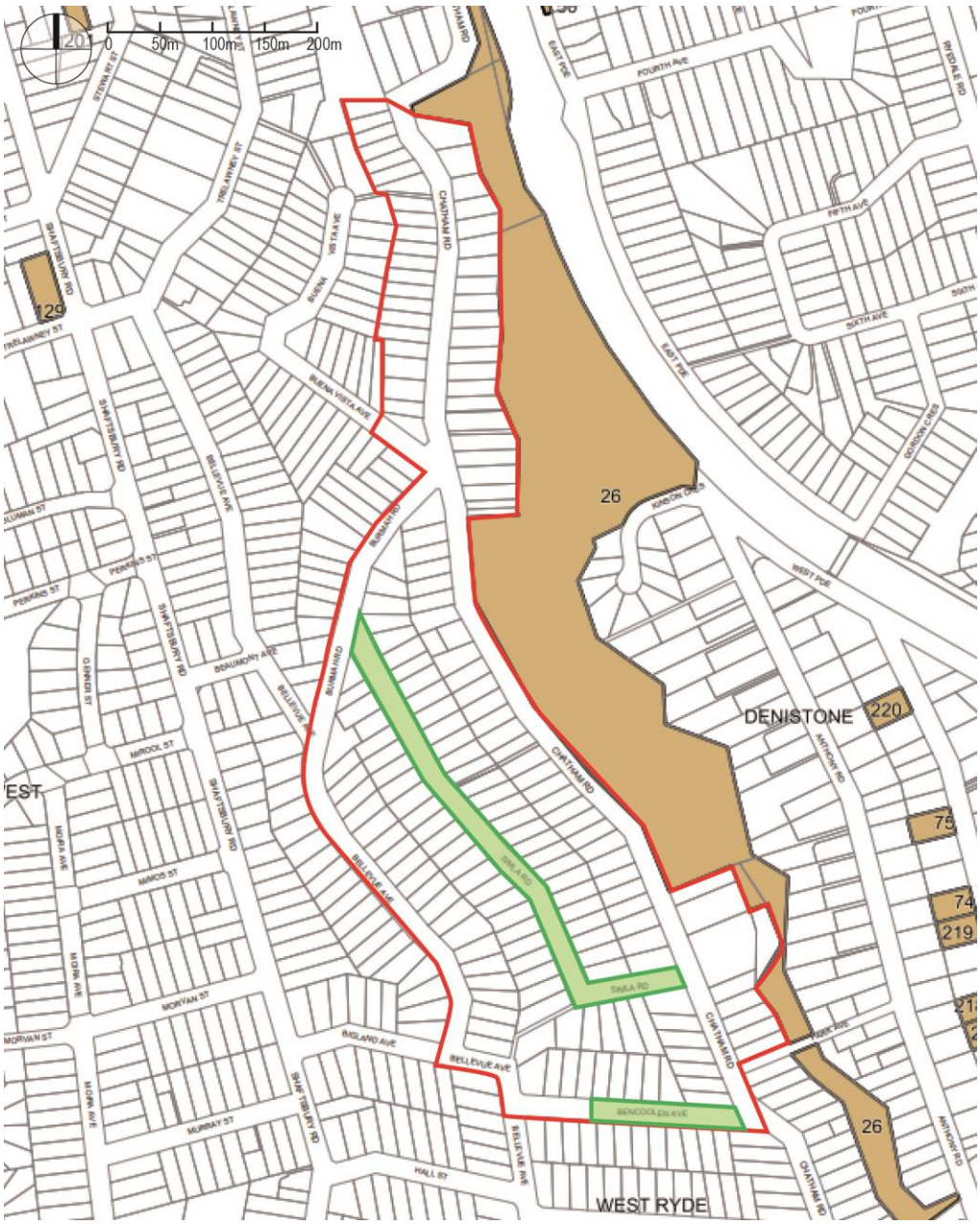


Heritage Data Form

IMAGES - 1 per page

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

Image caption	RLEP Heritage Map showing location of the street trees shaded green.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Queen Anne style dwelling					
Other Name/s Former Name/s	Fairlawn					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	34A					
Street name	Miriam Road					
Suburb/town	Denistone			**Postcode**	2114	
Local Government Area/s	Ryde					
Property description	Lot 2, DP 200475					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 34A Miriam Road, Denistone, has cultural heritage significance at a local level as a fine example of a Federation Queen Anne style house. It is historically significant having been constructed on a 1911 subdivision of the Darvall Estate and, together with other properties in the street, demonstrates a distinct architectural typology from the late Federation period. It has aesthetic significance as a fine example of its type within the local area, and is representative of a particular typology of housing retaining many original architectural characteristics.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house is a single-storey masonry dwelling, with a hipped and gabled slate roof and projecting gable facing the street. The house is highly intact, retaining many architectural elements characteristic of the Federation Queen Anne style. The external walls are painted brick, in a musk-pink colour, with scalloped timber shingles on the face of the projecting gable. The roof retains its original slate tiles and terracotta ridge capping, with decorative terracotta finials at the apex of the roofs. The dwelling retains its original brick chimney, which is painted and features brick corbels and a terracotta chimney pot. The projecting gable features timber-framed bay sash windows with beaded window mouldings. There is a flat window hood above the bay window projection. The upper window sashes feature decorative coloured-glass panes. The front door of the dwelling is concealed by a deep wraparound verandah at the façade, which features square timber posts and decorative arched timber barge boards. The timber posts are set into rendered piers, painted to match the house. Later subdivision of the original lot has significantly reduced the size of its original garden setting. The front garden of the house is well maintained, with mature hedging and plantings surrounding the dwelling and affording a front garden a level of privacy. A brick-paved driveway at the northern boundary of the site leads to a carport at the rear. There is a painted palisade fence at the street boundary with palisade gates opening onto the driveway.					
Physical condition and Archaeological potential	The dwelling is in excellent condition. The archaeological potential of the site is not known.					
Construction years	**Start year**	c.1916–1920	**Finish year**	Pre 1924	**Circa**	☐
Modifications and dates	An extension has been added to the rear of the dwelling post-1943, but is not visible from the street. The house remains intact with no modifications discernible from the street. The lot has been subdivided and another dwelling constructed to the south at 34 Miriam Road.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Denistone is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. This began in 1794 in Denistone, when William Balmain was given land in the north of the area. Another grant named Porteous Mount was quickly acquired by Reverend Richard Johnson after being given to three men in 1795. Johnson then sold this land to the Connor family. Porteous Mount was bought by Elizabeth Blaxland and her husband Dr Thomas Forster in 1830, who built a house named 'Deniston' after which the suburb is named (and which burnt down in 1855). John Blaxland purchased land east of Porteous Mount from Forster and built the Hermitage in 1842. Richard Rouse Terry later acquired land from the Blaxlands and built a new house called 'Denistone House' in 1874. Subdivision of the area began in 1888 after the construction of Eastwood Station and continued till 1929. Terry's Denistone Estate was subdivided in 1913. A train station opened in the in 1937, after which time the suburb was called Denistone. Subdivision and development continued after World War Two with the Ryde Council Housing Scheme, which built hundreds of houses in Denistone East and West. Major Edward Darvall leased the first Deniston House, and the surrounding 100 acres, from Thomas Forster after arriving in Sydney with his family in 1840. The lease was for a period of 12 years, but Deniston House was once again advertised for lease in 1849 indicating that the Darvalls left the estate earlier than expected. Darvall then purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road, called Ryedale House, and planted the 50 acres nearest to the house with orchards (Angela Phippen 2008, 'West Ryde'). Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s, including a two-acre parcel sold to the Crown for a school (now Eastwood Public School) in 1889. In 1899, the estate was divided into two titles separated by the rail line, and transferred to her son Anthony Darvall who began to subdivide portions of the estate in 1902. The conservation area was formed as part of the first subdivision of the Darvall Estate in 1902, which comprised Miriam Road, Anthony Road, West Parade, and Reserve Street, as well as a dedicated public reserve in the centre of the subdivision. Sales were initially slow and by 1907 only five allotments had been sold, all on West Parade near Ryde Station. However, by 1915 the majority of the lots in the subdivision had sold, with almost all occupied by 1924. Purchasers of the estate were bound to a building covenant specifying that only one building was allowed per allotment, which had to be worth at least 250 pounds and was not allowed to have an iron roof. 34A Miriam Rd was part of Lot 86 of this subdivision. However, it appears that the estate was re-subdivided into smaller lots and offered for sale again in 1911 as Lot 86A. It was purchased by Alfred

Heritage Data Form

	Spinks in August 1913, although the first time the Sands Directory listed a resident in Miriam Road was in 1916. Nearby heritage-listed dwellings along Miriam Road of a similar architectural character were constructed between 1916 and 1920, therefore is likely that the subject dwelling was also constructed at this time. A 1924 land valuation card lists the owner and occupier of the dwelling as Kathleen Gertrude Burnet, providing evidence that the dwelling was constructed before this time. Burnet subdivided the land in 1961 and the dwelling was transferred to Rodney Watson.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling is of historical significance as evidence of the first subdivision of the Darvall Estate, and as evidence of the early suburban development of Denistone. The building demonstrates a distinct Federation Queen Anne architectural typology that remains evident in the street to this day. A covenant placed on the land at the time of sale to prevent any non-residential development is a demonstration of early twentieth century town planning. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is of aesthetic significance as a fine example of the Federation Queen Anne style. Its garden setting and the leafy streetscape of Miriam Road contribute to its aesthetic value. The house retains many original architectural elements and characteristics, and has been well-maintained. It has a pleasing visual relationship with nearby heritage-listed properties of similar scale, form and detailing. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

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Rarity SHR criteria (f)	The dwelling is a fine example of an architectural and aesthetic typology evident throughout the area, and particularly on Miriam Road. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling represents the principal characteristics of a typology of Federation Queen Anne houses common in the local area, and particularly on Miriam Road. It is a fine example of its type and displays a number of original architectural characteristics shared with nearby heritage-listed properties, including the use of timber-shingle cladding, a deep wraparound verandah, projecting gable with a bay window and coloured-glass detailing, and decorative timber verandah posts, brackets and barge boards. The dwelling is considered significant at a local level under this criterion.
Integrity	The house retains a high level of integrity. The exterior has not undergone any obvious modifications and has been very well maintained. Aerial imagery suggests that some modifications are confined to the rear of the site and are not visible from the public domain. The house retains a number of original style indicators that are identified with the Federation Queen Anne style.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Article	Angela Phippen	Denistone; Denistone West	2010	Dictionary of Sydney
Article	Angela Phippen	Denistone East	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	3		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	34A Miriam Road, Denistone.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	34A Miriam Road, Denistone.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Darvall Estate at Ryde Railway Station, subdivision plan c.1911.				
Image year	1914	**Image by**	State Library of NSW	**Image copyright holder**	State Library of NSW

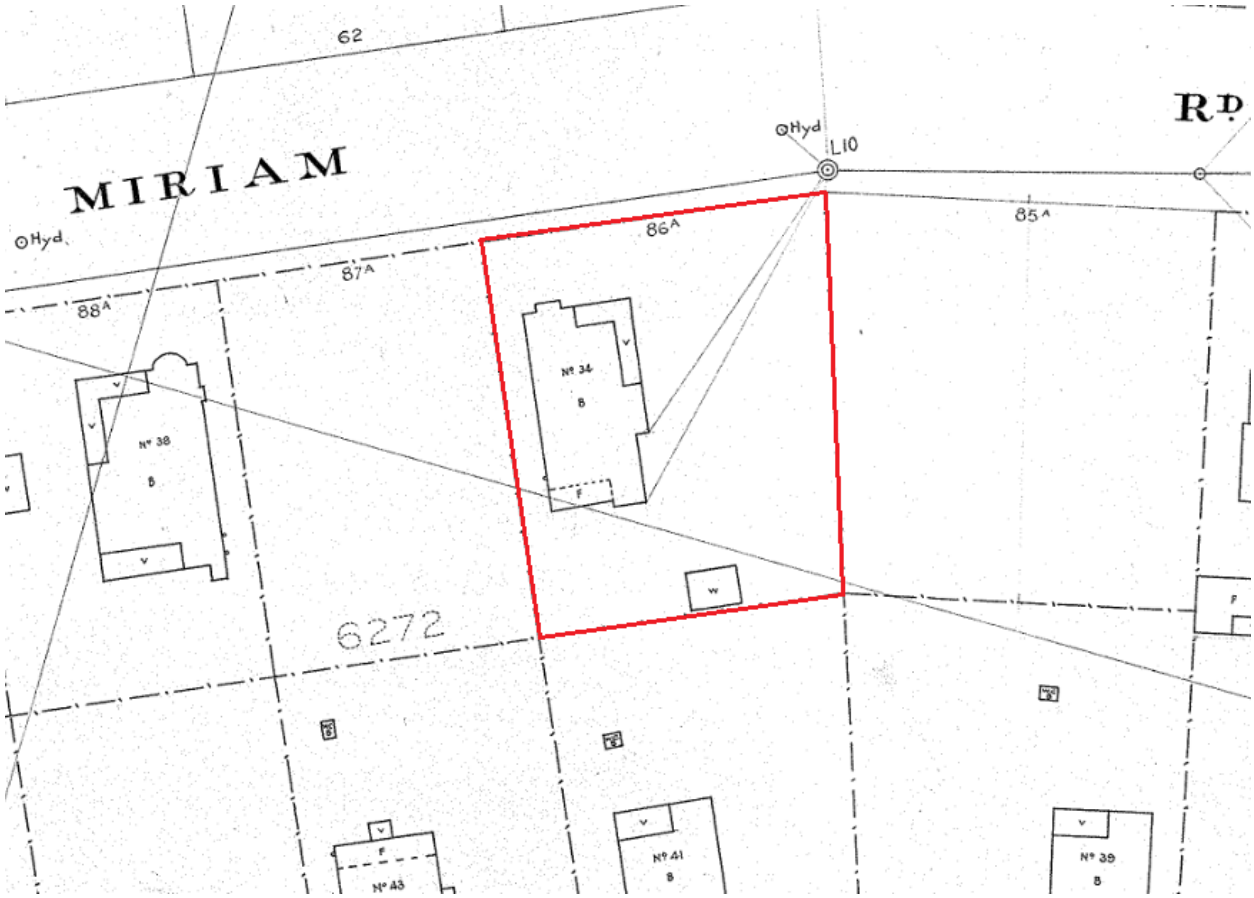


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde Sewerage Diagrams, showing the house at 34A Miriam Road with its original lot boundary.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial image of 34A Miriam Road, Denistone, with the current lot boundary outlined in red.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of the site at 34A Miriam Road, Denistone, with the current lot boundary outlined in red.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Brush box street trees					
Other Name/s Former Name/s	*Lophostemon confertus*					
Item type (if known)	Landscape					
Item group (if known)	Parks, gardens and trees					
Item category (if known)	Tree groups—street Trees of social, historic or special significance					
Area, Group, or Collection Name						
Street number	N/A					
Street name	Rowe Street, Wallace Street, Tarrants Avenue, Auld Avenue, Richards Avenue, Rutledge Street					
Suburb/town	Eastwood				**Postcode**	2122
Local Government Area/s	City of Ryde					
Property description	Street verges					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	City of Ryde					
Current use	Street trees					
Former Use	Street trees					
Statement of significance	The brush box street tree avenues in and abutting Rowe Street and Shaftsbury Road, Eastwood, are of cultural heritage significance at a local level principally due to the high degree of historic and aesthetic contribution that the monoculture makes to the subject suburban precinct. The trees are an important part of Eastwood's urban forest. These municipal cultural plantings are significant because they were made during what could be broadly considered the second phase in street tree and public park plantings in Sydney and NSW, from the 1920s to the 1950s.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	City of Ryde					
Builder/ maker	City of Ryde					
Physical Description	A series of in-verge street-tree avenues and alignments in the centre of the western portion of the suburb of Eastwood. Wallace Street contains 28 brush box specimens (eight on the west of the carriageway, 20 on the east). Tarrants Avenue (north of Rowe Street) contains 27 brush box specimens (19 on the west of the carriageway and eight on the east). Tarrants Avenue (between Rose Street and Rutledge Street—outside the proposed Conservation Area) contains 12 brush box specimens (six on the west, six on the east). Tarrants Avenue (between Rutledge and Campbell Street—outside the proposed Conservation Area) contains 11 brush box specimens (five on the west, six on the east). [Brush boxes continue as street trees south of the nearby Clanwilliam Street.] Rutledge Street contain brush box specimens near Darvall Road, southwest of the proposed Conservation Area. Rowe Street contains three brush box specimens, east of Tarrants Avenue, planted in the carriageway. Richards Avenue contains 21 brush box specimens (nine on the north, 12 on the south). Auld Avenue contains 19 brush box specimens (eight on the west, 11 on the east).					
Physical condition and Archaeological potential	The majority of the subject street trees appear to be in good health, although a detailed arboricultural inspection is required to determine SULE ratings. Archaeological potential is not relevant to these street tree plantings.					
Construction years	**Start year**	c.1920s	**Finish year**	c.1930s	**Circa**	☐
Modifications and dates	Historical photographic evidence suggests that the principal 'modifications' made to the subject brush box avenues were various removals in the middle or latter decades of the twentieth century. These removals were likely the result of specimen failure or the provision of utilities below verges.					
Further comments	The subject zone of brush box street trees extends beyond the boundaries of the proposed conservation area. Other residential pockets of Eastwood were also planted with canopy trees as avenues (many brush box) in the early decades of the twentieth century. This includes the streetscapes between Midson Road and Railway Avenue, west and north of Eastwood Park.					

Heritage Data Form

HISTORY	
Historical notes	The Department of Planning's *Street Trees in NSW* publication from 1990 states that 'the type and formation of street trees planted usually reflect a particular era and therefore, through time, the fashions for such activities have altered. In consequence, specific patterns can be related to specific time periods'. It is unclear from a 1930 aerial photograph whether the subject trees had been planted by this date. Certainly by 1943 the planted avenues along Wallace Street, Tarrants Avenue, Auld Avenue and Richards Avenue had been made.

THEMES	
National historical theme	Developing local, regional and national economies Building settlements, towns and cities
State historical theme	Environment—cultural landscape Towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The brush box trees in and abutting this proposed conservation area are of historical significance as they're representative of municipal species selection by many NSW local councils, who sought suburban beautification during the first several decades of the twentieth century. Most of the specimens in the subject area are older than 80 years and as a collective are emblematic of post-Federation and interwar streetscape treatments across the state. The trees are considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The subject brush box street trees have some historic associational significance with the Garden City or Garden Suburb Movement of the early 1900s. One of the key principles of this movement was the en-masse planting of canopy trees—regularly brush box in NSW—within road corridors and the setting out of generous lawn verges. The trees are considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The subject trees are important features of the Eastwood townscape. Their scale and habit (framing the road corridors they abut) are of high aesthetic significance. The continuity and regular form of the canopy provided by these streetscape monocultures provides a distinctive character for the streets which support these mature specimens. The historic pollarding of the trees, which has resulted in the candelabra-ed form of most of the specimens, has some aesthetic, historic and even social significance. The pollarding effect was a cultural practice reflecting prevailing taste in the decades following the planting of these trees. The trees are considered significant at a local level under this criterion.
Social significance SHR criteria (d)	These street trees create a sense of place and distinctive local character for the proposed conservation area zone and a portion of its abutting streetscapes. This character would be held in high esteem by residents of the subject streets and by transitory users of the area. The subject brush box trees have some historical social significance, having been planted during a period when municipal authorities were paying substantially more attention to the detailing of suburban streetscapes and the provision of trees for shade and general townscape aesthetic improvement. The condition and retention of brush box street trees throughout Eastwood, and the Ryde LGA more broadly, has likely been of continuing interest and concern to the local community since the 1940s. The trees are considered significant at a local level under this criterion.

Heritage Data Form

Technical/Research significance SHR criteria (e)	There is no particular scientific value intrinsic to the subject street tree plantings. There is some research significance to further examination of the original extent of brush box use in this local government area. Analysis of historic minutes books of Ryde Council's Parks & Gardens Committees from the time of Federation could assist in this regard.
Rarity SHR criteria (f)	The brush box avenues and rows in and abutting the proposed conservation area could be considered somewhat rare, as such thoughtfully planned vegetative responses to streetscapes often occurred rather randomly throughout local government areas. Unlike many of the brush box avenues planted during the early decades of the twentieth century within a carriageway corridor (in suburbs like Haberfield), these subject trees in Eastwood were positioned within the available wide lawn street verges. The trees are considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	Brush box was a species commonly used by municipal councils in streetscape design in the first several decades of the twentieth century across NSW. Avenue Road in Glebe, for example, is a prominent suburban brush box alignment, listed within the *Sydney Local Environmental Plan 2012*. Brush box continued to be used by local councils during the 1940s and 1950s. Brush boxes were promoted from the early 1900s for use in municipal parks, in school grounds and other institutional complexes. The trees are considered significant at a local level under this criterion.
Integrity	The avenues and rows of brush box in and abutting this proposed conservation area are relatively intact, based on the quantity of these street tree plantings in the 1930s and 1940s. Some of the avenues, especially ones which may have had original specimen failures, have commonly had 'incursions' of alternate species to fill gaps, including eucalypts, camphor laurels and jacarandas, some of which are now mature. Occasional 'garden escape' plantings, likely made by private landowners, are also present in verges.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Report	North Sydney Council	Street Tree Strategy	2016	North Sydney Council
Report	Department of Planning	Street Trees in NSW	1990	Online

RECOMMENDATIONS	
Recommendations	The subject trees should be listed as a heritage item of local significance under Schedule 5 of the *Ryde Local Environmental Plan 2014*. • Add these subject trees to Council's Significant Tree Register. • Undertake further research of City of Ryde historic minutes from the 1910s to 1940s to trace precisely when each street avenue was planted. • Undertake LGA-wide mapping and assessment of all historic brush box street tree plantings. • Develop a succession planting strategy for senescence and poor arboricultural health. Consider the extension of brush box infills in the subject streets and the rationalisation and possible removal of certain random (non-brush box) verge plantings in and abutting Rowe Street and Shaftsbury Road, Eastwood. • Protect and maintain the integrity and intactness of mature single species avenues.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	4		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	5 June 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking south along Wallace Street, showing its mature brush box avenue.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking south up Tarrants Avenue (between Rutledge and Campbell Streets), showing its mature brush box avenue. This is to the south of the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking north down Tarrants Avenue (between Rutledge and Rowe Streets), showing its mature brush box avenue. This is to the south of the proposed conservation area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking west along Rowe Street (toward Tarrants Avenue), showing the very mature and heavily lopped brush box specimens (at left) within the road corridor.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking south along Tarrants Avenue, toward Rose Street, showing its mature brush box avenue.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking west along Richards Avenue, at the junction of Auld Avenue, showing its mature brush box avenue.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking north along Auld Avenue, showing its mature brush box avenue.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	RLEP Heritage Map showing location of the Street Trees shaded green.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

ITEM DETAILS						
Name of Item	Grace Seccombe's House					
Other Name/s Former Name/s	Nantwych					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	1					
Street name	Campbell Street					
Suburb/town	Eastwood				**Postcode**	2122
Local Government Area/s	Ryde					
Property description	Lot 15, Section A, DP4980 Lot 16, DP1112515					
Location - Lat/long	**Latitude**	-33.794406		**Longitude**	151.077346	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 1 Campbell Street, Eastwood, has cultural heritage significance at a local level due to its association with the artist Grace Seccombe (1880–1956). Born Grace Povey Capper in Staffordshire, England, Grace was a prolific Australian potter who produced brightly painted ceramic models of native Australian animals. Grace lived at 1 Campbell Street, Eastwood, where she worked in a studio equipped with a kiln. She is most well remembered for her ceramic native Australian birds, particularly kookaburras, but produced a wide variety of works including plates, bowls and cups. The dwelling itself is not of historic or aesthetic significance and its significance is in its association with Grace Seccombe.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house at 1 Campbell Street, Eastwood, is a simple single-storey rendered and painted dwelling with a gable ended tiled roof. Although it originates from the early twentieth century, it has been heavily modified and no longer demonstrates a particular architectural style. Although the original form is retained, the original slate roof tiles have been replaced with concrete tiles and the face brickwork has been rendered and painted. The gable end is rendered with battens. The asymmetric front façade has a deep entry porch with timber shingles awning and some non-original details. Windows are simple timber casement windows. The joinery has been painted dark brown, likely in the 1970s. The house sits within a large lot and is set back from the street within a lawn and garden. A single garage is located at the side of the dwelling, towards the rear. The front yard fence is a low metal picket fence that is not original.					
Physical condition and Archaeological potential	The house and gardens are in fair condition. The house has been heavily modified (likely in the 1970s). The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1912–1914	**Finish year**		**Circa**	☐
Modifications and dates	In 1913 the land was subdivided to create two separate lots (now 1 and 3 Campbell Street). The house has been heavily modified, including rendering of brickwork and replacement of the slate roof with concrete tiles, and a garage to the side of the house at the rear.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge. Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice. Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar. In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing. No. 1 Campbell Street sits on land that was granted to William Patullo in 1794. It was purchased by William Cox in 1800 before being bought six years later by Gregory Blaxland, who named it Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. Blaxland's Brush Farm was a large early estate in the area and is associated with fruit-growing, which later became one of the dominant agricultural practices of the area. In 1829, Blaxland transferred Brush Farm to his daughter Elizabeth and her husband Thomas Forster, who expanded the farm and built Deniston House to the south. Once Thomas died in 1856 it was transferred to his son, William Forster, who sold it to Lancelot Thelkeld and John Bennett in an equal share in 1881. Two years later, Thelkeld and Bennett began the process of subdividing Brush Farm. In 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, which contained the subject site. He held this land until subdividing it in 1907, where it was called Clanwilliam Estate. The property at 1 Campbell Street was part of this subdivision. It passed through multiple hands before being sold to the artist Grace Seccombe in 1912. Grace purchased two lots of the Clanwilliam Estate subdivision from Frederick Matthews, selling one in 1913. The 1924 land valuation has Grace Seccombe as the owner of 1 Campbell Street. By 1914 it is recorded that Clarence Seccombe was living in Campbell Road, giving the construction date of the building as between 1912–1914. Grace Seccombe (1880–1956) was an Australian potter. She was born Grace Povey Capper in

Heritage Data Form

	Staffordshire, England, the daughter of Alfred and Hannah Capper. Alfred was a pottery manufacturer who worked in the large pottery factories of Staffordshire. After receiving samples of clay from Gosford, he moved his family to Sydney in 1902–1904 in the hope of starting a domestic pottery industry. He first began in Longueville, discovering that the quality of Australian clay did not match his expectations. Struggling to find suitable clay, Alfred's business did not find success, and he died in 1914, a year after the pottery company he partly owned voluntarily dissolved for lack of funds. Grace, who was in her early 20s when she came to Australia, had been exposed to clay-making from a young age owing to her father's involvement in the pottery industry. After finishing school she was not allowed to continue clay-making, being told that it was not lady-like, and instead studied drawing and painting at the Wedgwood Institute in Stoke-on-Trent. In 1907 she married Clarence Seccombe, an architect, in Sydney and lived in Eastwood following the purchase of 1 Campbell Street in 1912. Although a prolific potter, Grace seems to have only begun producing her works late in life. It was only in the 1920s that she began producing her clay models. Her inspiration came from seeing pottery birds while travelling in England and thinking that she could do the same with Australian birds. After returning to Australia, Grace bought a small gas furnace and some clay and began practising at the rear of 1 Campbell Street. She would have been over 40 at the time but lent strongly into her practice. By 1930 she was a member of the Sydney Society of Arts and Crafts, exhibiting with them until the 1950s. She quickly gained recognition, and her work was sold by Prouds Jewellers from the 1930s to 1940s. She is also credited with the creation of the piebird, which allowed for steam to vent from pies as they baked. By 1952 it was said that she had produced over 20,000 pieces. Grace's success required her to expand her garden studio which was at the rear of 1 Campbell Street, replacing her gas furnace with a brick kiln. In the 1943 aerials of the property, a large rear shed can be seen behind the house, almost certainly being her studio. Grace's works were mainly brightly painted pottery models of native Australian flora and fauna. She is most well remembered for her kookaburra series, which became famous for capturing the joviality of the Laughing Kookaburra. Later in life she began decorating plates, dishes and bowls with Aboriginal motifs. Grace Seccombe also worked as a teacher, living at her property in Eastwood until her death in 1956. Following her passing, the property was sold by her brother to James Brandt.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling at 1 Campbell Street demonstrates the historical development of Eastwood in the early twentieth century. The property was released as part of the Campbell Estate subdivision in 1906, and its original allotment has not changed since. Its architectural typology of a Federation bungalow demonstrates part of the historical pattern of development in Eastwood. The building is considered significant at a local level under this criterion..
Historical association significance SHR criteria (b)	This item is associated with Grace Seccombe, an artist from the early twentieth century who is best known for her pottery models of Australian flora and fauna. Grace worked in a garden studio at the back of the property, which held a brick kiln for firing her pottery. She was an established and well-known artist in Sydney, who produced a huge amount of works that were well loved for their representations of native Australian wildlife. Grace lived and worked at 1 Campbell Street until her death in 1956. This item is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling at 1 Campbell Street is a single-storey residential dwelling built between 1912 and 1924. Although it does contain some features typical of a house from the early twentieth century, it does not represent any particular style. This item is not considered to be significant under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	When compared to other items in the area, 1 Campbell Street is not considered to be significant. It is not of a particular style and does not demonstrate uncommon, rare or endangered aspects for the local area. The building does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The house at 1 Campbell Street is not representative of a particular style of early twentieth-century dwelling and is not a good example of its type within the local area. The building does not meet the threshold for significance under this criterion.
Integrity	The building has been heavily modified with the loss of original materials. It retains its original form and some original features.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Biography	Joan Kerr	Grace Secombe - Biography	2011	Design & Art Australia Online
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Title	Registrar General	Certificate of Title Vol. 2239 Fol. 180	1912	Land Registry Services
Newspaper article	Worker	Sydney Woman Models our Birds for Tourists	1952	
Biography	Prints and Printmaking Australia Asia Pacific	Grace Seccombe	2019	Centre for Australian Art
Directory	John Sands Ltd	Sands' Directory for 1914	1914	Sands Directory

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance within Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	5		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	1 Campbell Street, Eastwood.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

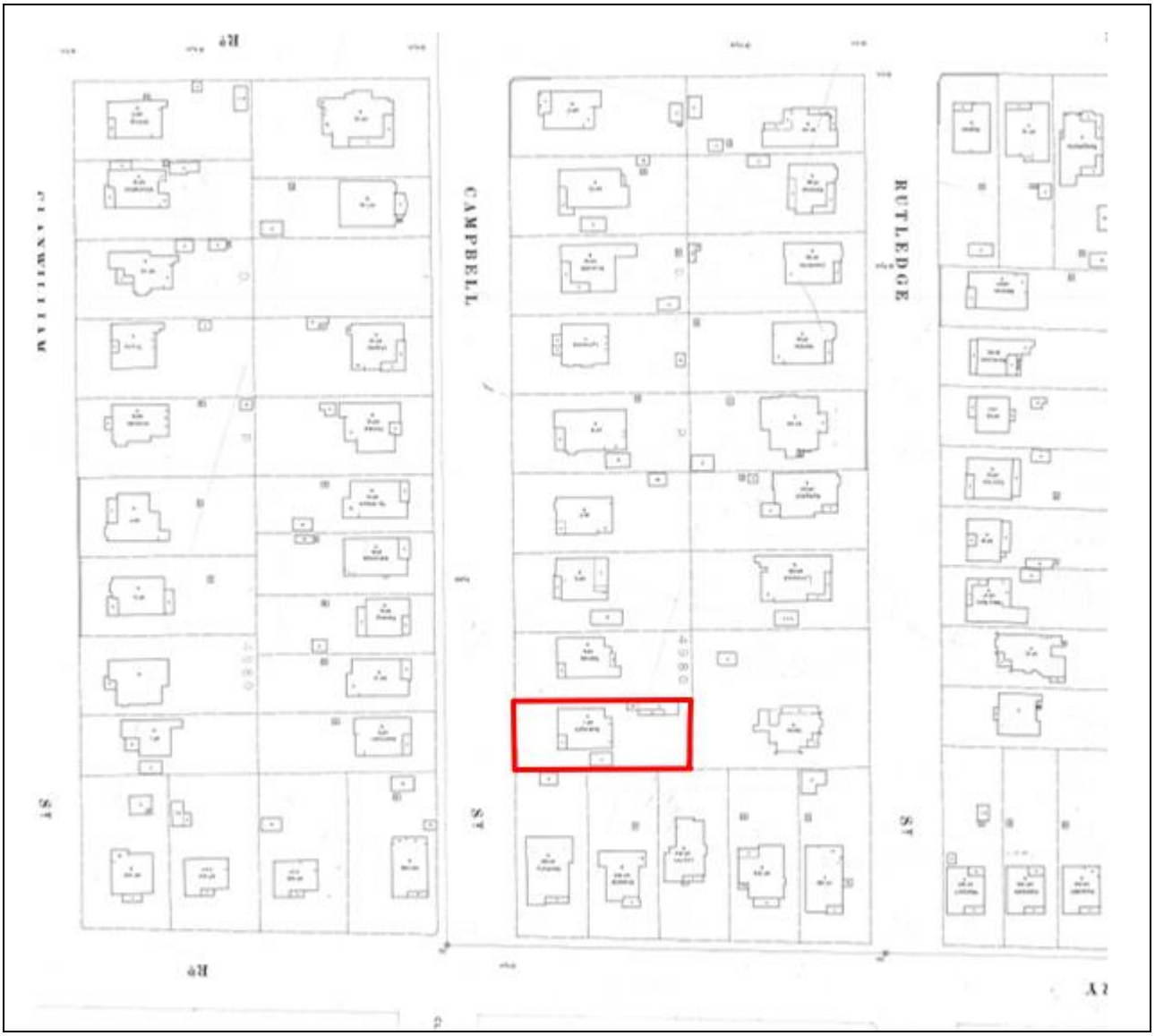


Heritage Data Form

IMAGES - 1 per page

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

Image caption	1 Campbell Street, Eastwood, in the 1930 sewer diagrams. Note: The pottery shed at the rear is on this diagram.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	1 Campbell Street, Eastwood, in the 1943 aerial.				
Image year	1943	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Current aerial imagery of 1 Campbell Street, Eastwood.				
Image year	2018	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	An example of Grace Seccombe's pottery.				
Image year	Unknown	**Image by**	PicClick	**Image copyright holder**	PicClick



Heritage Data Form

IMAGES - 1 per page

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

Image caption	An example of Grace Seccombe's pottery.				
Image year	Unknown	**Image by**	Unknown	**Image copyright holder**	Carter's Price Guide to Antiques



Heritage Data Form

IMAGES - 1 per page

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

Image caption	An annual art exhibition advertisement in the *Sydney Morning Herald* from 1930 mentions G. Seccombe and her 'pieces including attractive bird designs'.				
Image year	1930	**Image by**	Trove	**Image copyright holder**	Trove



ANNUAL EXHIBITION.

Society of Arts and Crafts.

Some loan collections add interest to the annual exhibition of the members of the Society of Arts and Crafts, to be opened tomorrow afternoon at 3 o'clock in the Department of Education galleries, by Lady Game. One loan collection is of tapestry, including chair seats, chair backs, footstools, pictures, and tapestry designs, and a three-panel screen depicting a woodland scene. Another is composed of woodcuts, lent by the Ex-Libris Society, and the third is a collection of work by the members of the Melbourne Society of Arts and Crafts.

The pottery this year is exceedingly colourful, and includes work by Mrs. Vi Eyre, who has used clay from Tambourine Mountain in its natural colouring for effective designs on bright green glazed vases, and who also exhibits leadless glazed pieces, as does Miss James. Miss Mace (Tasmania), Mrs. H. G. Hirst, Mrs. Godwin, and Mrs. G. Seccombe (whose pieces include attractive bird designs), are other exhibitors in the pottery section.

A large quilt, adorned with artistic applique on a ground of cream cotton, and a

Heritage Data Form

ITEM DETAILS						
Name of Item	Balmoral					
Other Name/s Former Name/s	Balmoral					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	19					
Street name	Campbell Street					
Suburb/town	Eastwood				**Postcode**	2122
Local Government Area/s	Ryde					
Property description	Lot 14, DP4789					
Location - Lat/long	**Latitude**	-33.794968		**Longitude**	151.075261	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	Within the 1906 subdivision of the Campbell Estate, the dwelling at 19 Campbell Street, Eastwood, has cultural heritage significance at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is a good and intact example of a Federation cottage and demonstrates qualities of a particular building typology that was once predominant in the area. It is highly intact and retains a number of features that are consistent with dwellings built at the start of the century.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house at 19 Campbell Street is a modest single-storey rendered brick dwelling built in the Federation cottage style, with a dominant pitched and gabled slate roof. Located on the corner of Campbell Street and Tarrants Avenue, the primary façade of the house addresses Tarrants Avenue. The house has a simple rectangular floor plate and symmetrical form. The slate roof has a terracotta ridge and finial and continues over the front verandah, which extends along the length of the front façade. It retains one brick chimney. The verandah has pairs of simple timber posts on masonry columns and a timber balustrade. The entrance is in the centre of the main façade, defined by a set of stairs. The gable end facing Campbell Street has a single bay with timber windows and decorative joinery, leadlight bottom panes and a metal hood. The gable end is battened with an original vent. The house is set within a garden setting with lawns and mature plantings. It has a low wire fence that is not original. It is in fair condition and appears to require some maintenance. A garage is located at the rear corner of the lot, accessed from Tarrants Avenue. The garage is fibro, with a tin roof, and was built after 1943, replacing an earlier shed in the same location.					
Physical condition and Archaeological potential	The house is in a fair condition and is largely unaltered. The house has sustained some minor damage from age, mostly to the joinery and the slate tiles on the roof. The verandah has non-original tiles but otherwise the house is in its original condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1906–1910	**Finish year**	c.1906–1910	**Circa**	☐
Modifications and dates	Rear shed replaced with a garage post-1943. Verandah tiles replaced.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge. Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice. Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar. In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing. No. 19 Campbell Street sits on land that was granted to William Patullo in 1794. Six years later, in 1800, William Cox purchased the land and consolidated it with other grants. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains. Blaxland named the land Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr T Forster expanded the farm and built Deniston House to the south. The property at 19 Campbell Street was a part of the Campbell Estate, which was subdivided from Brush Farm in 1906. The Campbell Estate was bound by Rutledge Street, Clanwilliam Street, Wentworth Road, and Tarrants Avenue (formerly Railway Rd). No. 19 Campbell Street was purchased by Alfred Alley in 1906. The house was constructed between this date and the 1924 valuation which described the house as a brick cottage with a slate roof. Albert Clarkes was the owner of the property at this time (1924), and records indicate that he remained as the owner until 1963, when Harold Taylor purchased the property.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling at 19 Campbell Street demonstrates the historical development of Eastwood in the early twentieth century. The property was released as part of the Campbell Estate subdivision in 1906, and its original allotment has not changed since. Its architectural typology of a Federation bungalow demonstrates an important part of the historical pattern of development in Eastwood. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, such as Gregory Blaxland, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey, rendered brick dwelling which demonstrated key characteristics of a Federation style cottage. Many original features remain intact, including its original external form and slate roof front verandah. The dwelling is largely intact and the addition of a garage on Tarrants Avenue does not detract from its aesthetic significance. Although this is a good example of this style of cottage, it does not meet the threshold for significance for this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Representativeness SHR criteria (g)	The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of a typology of late Federation period housing in the local area. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling is intact with few modifications. It retains a high level of integrity.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance under Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	6		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood, as seen from Campbell Street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood, as seen from the corner of Campbell Street and Tarrants Avenue.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood, as seen from the corner of Campbell Street and Tarrants Avenue.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood—close-up of the verandah.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

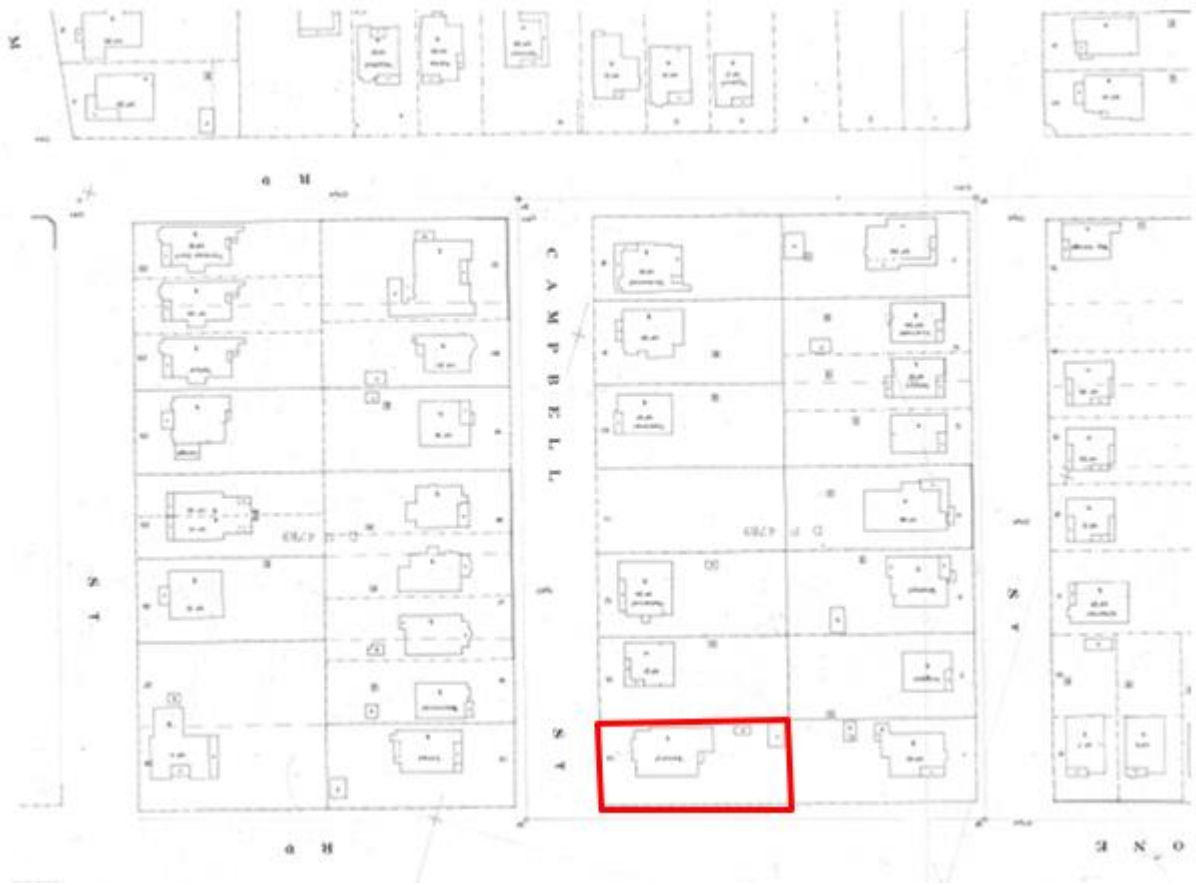


Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood—seen from the 1937 sewer diagrams.				
Image year	1937	**Image by**	Metropolitan Sewerage & Water Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood.				
Image year	1943	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services

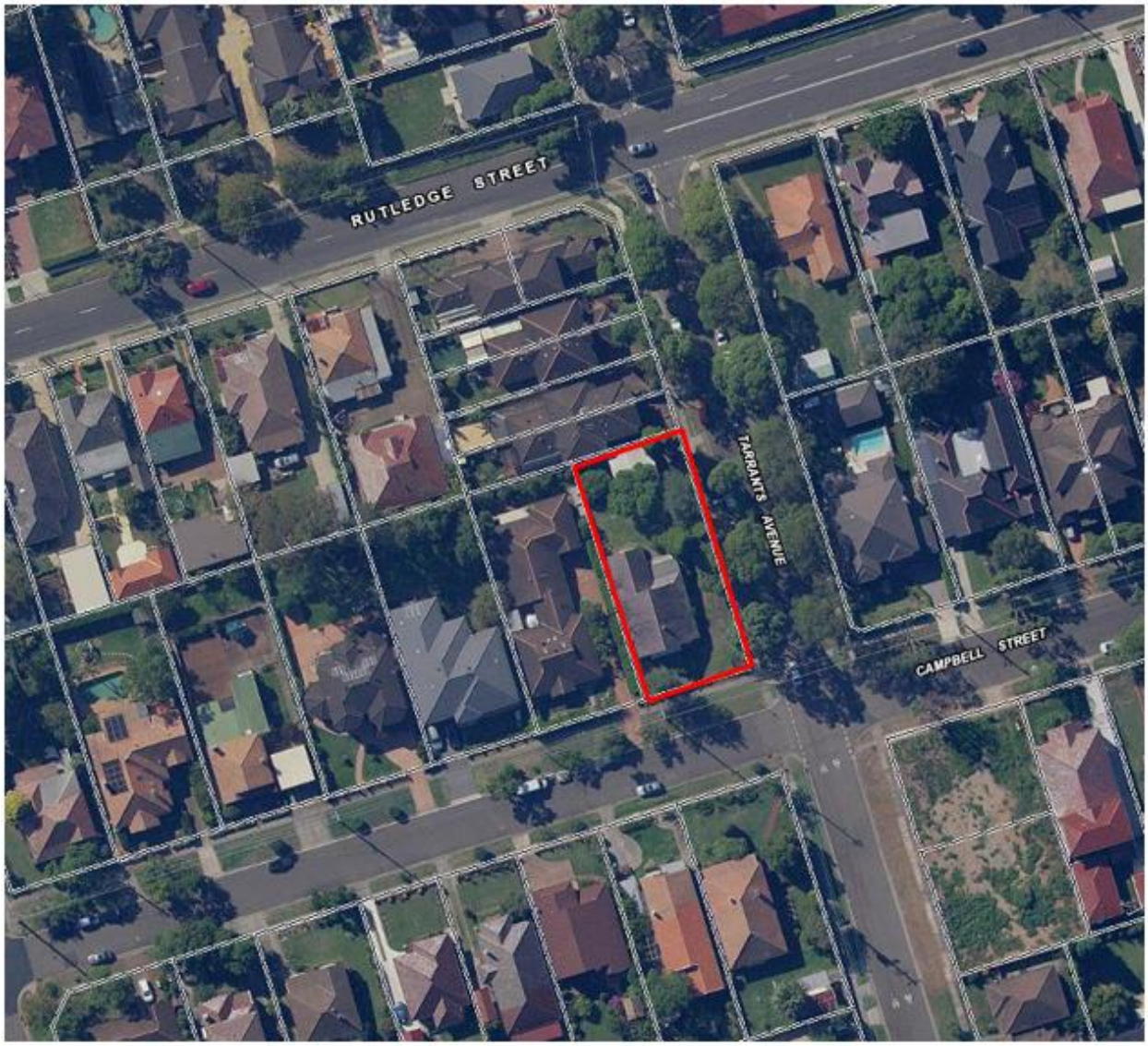


Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Campbell Street, Eastwood.				
Image year	2018	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation House					
Other Name/s Former Name/s	Deveonlea					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	31					
Street name	Campbell Street					
Suburb/town	Eastwood				**Postcode**	2122
Local Government Area/s	Ryde					
Property description	Lot 8, DP4789					
Location - Lat/long	**Latitude**	-33.795292		**Longitude**	151.073994	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	Within the 1906 subdivision of the Campbell Estate, the dwelling at 31 Campbell Street, Eastwood, has cultural heritage significance at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is a good and intact example of a Federation cottage and demonstrates qualities of a particular building typology that was once predominant in the area. It has aesthetic significance, retaining many of its original Federation features including its overall form, wraparound verandah and decorative joinery. It is largely intact and retains a number of features that are consistent with dwellings built at the start of the century.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house at 31 Campbell Street is a single-storey brick dwelling built in the Federation style with a dominant pitched terracotta roof. Located on the corner of Campbell and Wentworth Streets, the house has a symmetrical form that addresses the corner. The main entrance of the house addresses Campbell Street. The house has a hipped roof with symmetrical projecting gables on either side of the front verandah, which wrap around the corner of the house. The roof has terracotta Marseilles pattern tiles and extends over the verandah. The verandah has pairs of simple timber posts on masonry columns with decorative timber fretwork. The walls are face brick with darker banding. Gables are rendered with overhanging eaves and simple vertical battens. Modifications include the replacement of original slate tiles with terracotta, replacement of original windows with aluminium windows and a large addition at the rear that is not visible from the street. The front garden of the house is currently overgrown. The Wentworth Road boundary is defined by a low metal fence which encloses the backyard. A single-car garage is located in the backyard and is accessible from Wentworth Road.					
Physical condition and Archaeological potential	The house is in a good condition. Modifications include the replacement of original slate tiles with terracotta, replacement of original windows and a large addition at the rear that is not visible from the street. The garden is currently overgrown and obscures views of the house from the street. The condition of the interior is unknown. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1914–1924	**Finish year**		**Circa**	☐
Modifications and dates	The garage was built at some point between 1937 and 1943. The slate tiled roof noted in the 1924 valuation has been replaced with terracotta roof tiles. The original windows have been replaced with sliding aluminium windows. There is a large addition at the rear that is not visible from the street.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge. Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice. Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar. In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing. No. 31 Campbell Street sits on land that was granted to William Patullo in 1794. Six years later, in 1800, William Cox purchased the land and consolidated it with other grants. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains. Blaxland named the land Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr T Forster expanded the farm and built Deniston House to the south. The property at 31 Campbell Street was a part of the Campbell Estate, which was subdivided from Brush Farm in 1906. The Campbell Estate was bound by Rutledge Street, Clanwilliam Street, Wentworth Road, and Tarrants Avenue (formerly Railway Road). No. 31 Campbell Street was purchased by Frederick Bertram in 1914. The house was constructed between this date and the 1924 valuation which described the house as a brick cottage with a slate roof. George Charles Currie was listed on the valuation as the owner of the property at this time (1924). Alfred Danies, an officer of the Royal Australian Air Force, owned the property in 1958/1957, before selling it to Ailsa Dawes, who lived in the property until her death in 1987.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the progressive development of Eastwood in the early twentieth century. The site was released as part of the Campbell Estate in 1906 and its original allotment has not changed. Its distinct architectural typology (Federation bungalow) demonstrates an important part of the historical pattern of development in Eastwood. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, such as Gregory Blaxland, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey brick dwelling, exhibiting key characteristics of a Federation style bungalow. Many of the original Federation features remain intact, such as the hipped and gabled roof form, front verandah with decorative joinery, and banded face brick walls. The original form of the dwelling remains intact. Modifications to the front of the house can generally be reversed. Although the original windows and the slate tiled roof have been replaced, the house can still be identified as a Federation style dwelling through its remaining features and the form of the house. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a fair level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a largely intact example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of a typology of late Federation period housing in the local area. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling at 31 Campbell Street is largely intact. It has been subject to some changes, notably the addition of a garage on Wentworth Road, and the replacement of some features such as the slate roof and original window materials. A comparison of aerial imagery from 1943 and 2019 shows that the form and size of the house does not appear to have been modified.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	7		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood, as seen from Campbell Street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood, as seen from the corner of Campbell Street and Wentworth Road.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood—visible in the 1937 sewer diagrams.				
Image year	1937	**Image by**	Ryde Local Studies Library	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood—visible in the 1943 aerial.				
Image year	1943	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services

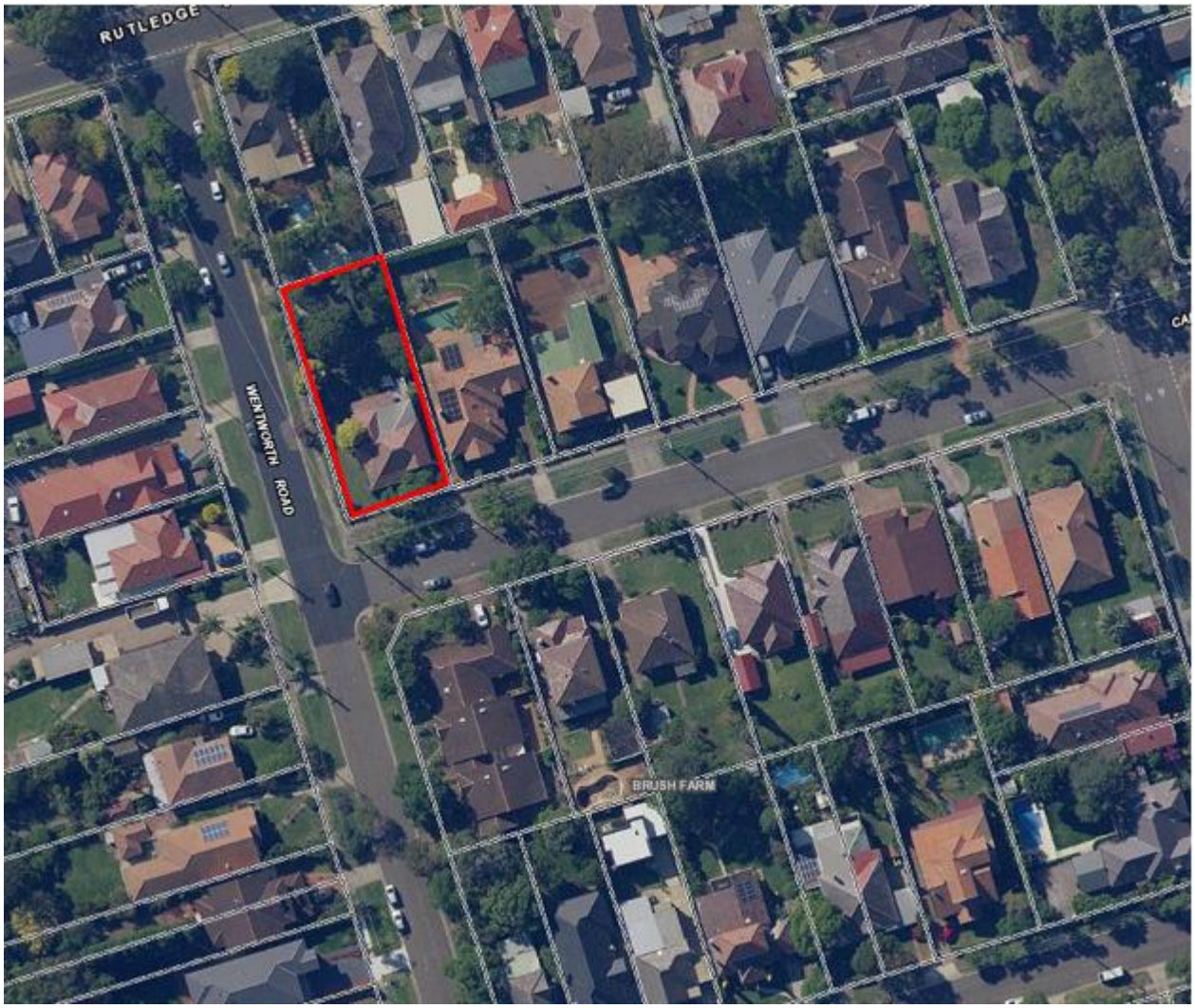


Heritage Data Form

IMAGES - 1 per page

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

Image caption	31 Campbell Street, Eastwood—visible in the 2018 aerial.				
Image year	2018	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Bungalow style cottage					
Other Name/s Former Name/s	Tweed Villa					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	17					
Street name	Clanalpine Street					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 49, DP4231					
Location - Lat/long	**Latitude**	-33.794020	**Longitude**	151.079418		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 17 Clanalpine Street has cultural heritage significance at a local level as a fine and rare intact example of a Federation period cottage exhibiting characteristics of the Californian Bungalow style. It is historically significant as one of the earliest dwellings constructed on the first subdivision of the Darvall Estate and is representative of residential development in the area at the time. The dwelling sits in a group of original houses built during this period, retaining the original subdivision allotment pattern, with limited infill development. It has aesthetic significance as a particularly fine example of its type within the local area, demonstrating intact stylistic qualities. It is representative of a typology of dwellings from this period.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a one- and two-storey masonry dwelling with a slate roof and front gable. It has a second storey contained within the roof pitch. The house is largely intact and appears to retain the majority of its original characteristics and stylistic elements, and to be in excellent condition. The external walls are of a dark face brickwork. The distinctive front gable is rendered and features painted timber battening with a projecting timber bay window. It has a decorative terracotta ridge capping to the roof, and a terracotta finial. There is a simple rendered concrete chimney with a terracotta chimney pot on one side of the dwelling. The front door of the dwelling is located in the centre of the façade, with a projecting bay window to one side and a projecting covered verandah at the other. The front door is timber framed and features side and top lights, and a modern flyscreen door at the exterior. The verandah is enclosed by a solid face brick balustrade, with square timber posts featuring decorative timber fretwork and shaped timber brackets. Exposed timber rafters are visible at the low-pitched skillion verandah roof. The bay window at the façade consists of four casement windows facing the street, and two casement windows to each side. The window panes feature intricate leadlighting detail. There are coloured glass fanlights above the casements. There is an oriel window at the centre of the gable above the front door, supported by shaped timber brackets and featuring matching leadlight detailing. The dwelling retains its original allotment. It is set back from the street with a moderately sized garden fronting the street. There are ornamental hedges and shrubbery in front of the dwelling. The front boundary of the lot is defined by a flat-topped timber picket fence. There is a concrete strip driveway at the side of the lot leading to a modern carport, situated well behind the main building.					
Physical condition and Archaeological potential	The dwelling is in good condition. No visible modifications to the dwelling can be seen from the street. The condition of the interior is unknown. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1910	**Finish year**	By 1919	**Circa**	☐
Modifications and dates	The dwelling has not been substantially modified. Comparison of historical and modern aerial imagery shows the house retains its original size and form.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be

	constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. Clanalpine Street was formed as part of a subdivision of the Darvall Estate in 1902. The subject site is part of the subdivision of land on the northern side of the street at this time (the southern side was subdivided in 1907). It was the first lot to be sold in the street, purchased by Peter and Mary Trotter in 1904, although the Sands Directory does not indicate any houses or residents until 1907 (one person) and then three residents in 1908. The 1913 entry shows five residents in this part of the street. The dwelling at 17 Clanalpine Street was constructed by 1919, as stated in the obituary for Peter Trotter of Tweed Villa in *The Cumberland Argus* in May 1919. Mary Trotter remained at the house for some time after Peter's death as she is listed as the owner and occupier in a 1924 land valuation. However, the house was tenanted shortly after, being rented to the new pastor of St Kevin's, Eastwood, in 1929 while a permanent presbytery was found (*Freeman's Journal*, 28 November 1929).

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling is of historical significance as evidence of the first subdivision of the Darvall Estate, and as evidence of the early suburban development of Eastwood which was dramatically shaped by these subdivisions. The building demonstrates a distinct architectural typology that was prolific in the immediate area due to the significant amount of development occurring there between 1909 and 1920. This dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a one- and two-storey face brick late Federation period cottage, exhibiting finely detailed characteristics of the Californian Bungalow style. It has a strong street presentation and retains many original elements, including its timber framed casement windows with coloured glass fanlights, a verandah with decorative timber fretwork, timber battening, and original oriel window. The exterior of the dwelling appears to be almost completely intact. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken for this dwelling and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a very high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	When compared to currently listed heritage items in the Ryde local government area (LGA), 17 Clanalpine Street is a well-maintained, intact example of a Federation period cottage in the Ryde LGA, demonstrating intact characteristics of the Californian bungalow style, such as its windows, verandah, timber detailing and roof. Comparable heritage items of the same style within the Ryde LGA were not as finely detailed nor of the same scale as the dwelling at 17 Clanalpine Street. This dwelling is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling represents the principal characteristics of a typology of Federation period dwellings common in the local area, and particularly in the immediate area on Clanalpine Street, Coronation Avenue and Campbell Street. It is a fine example of the Californian Bungalow style and displays a number of original architectural characteristics shared with nearby heritage listed properties, including the use of detailed timber joinery, high pitched gable roof with timber battening, face brick exterior with a front verandah at the façade, and bay windows with coloured glass detailing. The dwelling is considered significant at a local level under this criterion.
Integrity	This property has a high level of integrity. No visible changes can be seen from the street or in aerials taken in 1943 and 2019. This house retains a number of features and style indicators that are identified with Federation style dwellings.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	Garry Stanley, City of Ryde Council	City of Ryde Heritage Study	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Study	**Year of study or report**	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	8		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	17 Clanalpine Street, Eastwood—view from the footpath.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	17 Clanalpine Street, Eastwood—view from the street.				
Image year	2017	**Image by**	Google Maps	**Image copyright holder**	Google Maps

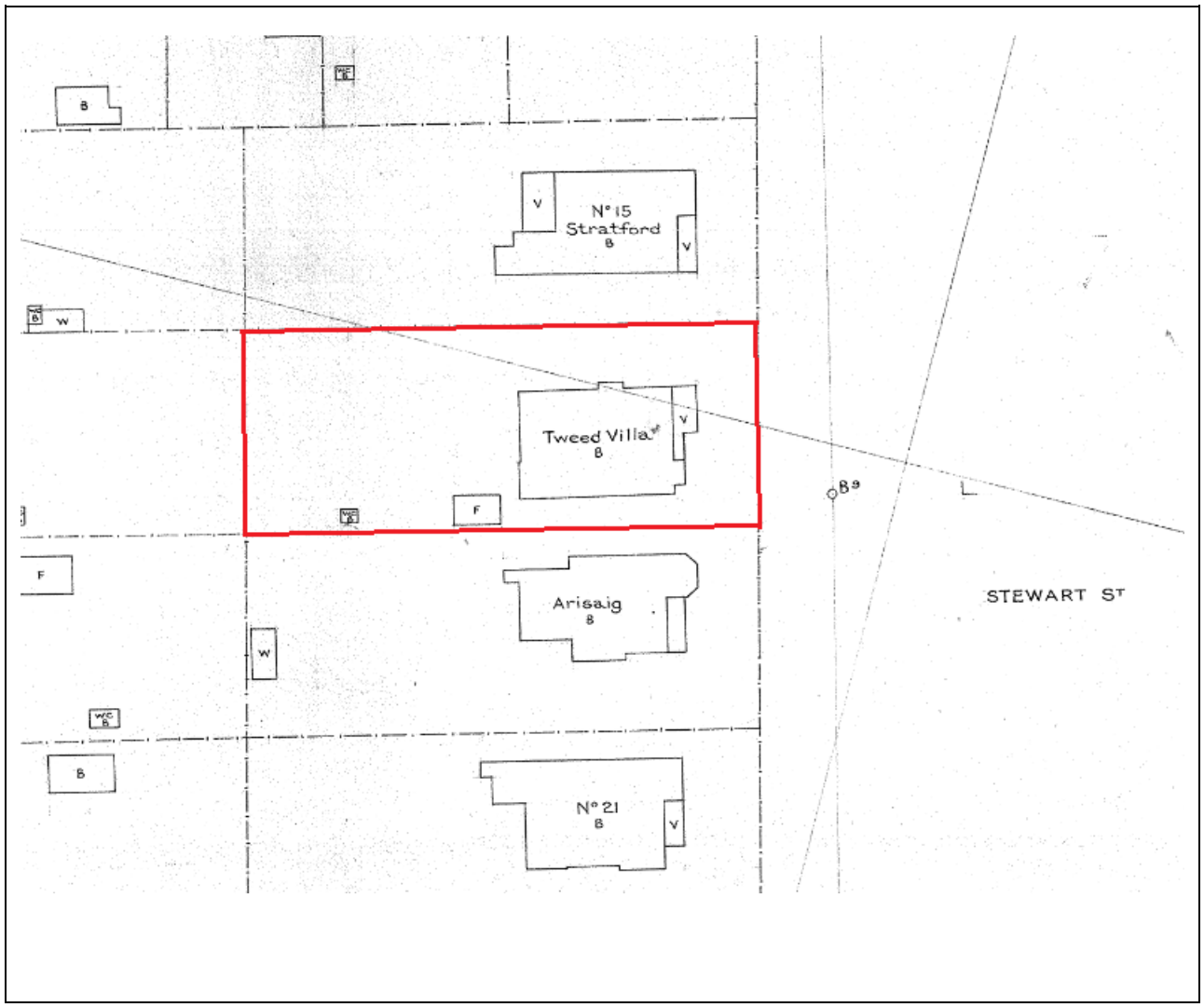


Heritage Data Form

IMAGES - 1 per page

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

Image caption	17 Clanalpine Street, Eastwood—visible on this sewer diagram.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial photography of 17 Clanalpine Street, Eastwood, with current lot boundaries shown.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photography of 17 Clanalpine Street, Eastwood, with current lot boundaries shown.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation House					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	36					
Street name	Fourth Avenue					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot D, DP18058					
Location - Lat/long	**Latitude**	-33.794487	**Longitude**	151.087278		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 47 Tarrants Avenue, Eastwood, has cultural heritage significance at local level as an intact Federation bungalow from the late stage of development in the Eastwood area in the early twentieth century. As such, the dwelling demonstrates the progressive development of Eastwood in the early twentieth century. The site was released as part of the Tully's 2nd Subdivision in 1906, and its original allotment has not changed. The dwelling has aesthetic significance as a good example of its type and displays several original architectural characteristics, including its cross gabled form, slate roof, chimneys and timber casement windows. It is representative of a typology of late Federation period housing in the local area.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house at 36 Fourth Avenue is a detached single-storey, face brick dwelling with a pitched and gabled slate roof, built in the late Federation Bungalow style with interwar influences. The house utilises elements from both Federation and early interwar styles. It has a cross-gabled form with three gabled ends and a slate tile roof. The distinctive slate roof extends across the front verandah which has timber posts and a low brick wall with soldier course. Walls are face brick. The front gable face is rendered and with vertical battening. The house has three rendered chimneys and timber framed casement windows with coloured glass margin panes and panelled highlights. The roof has an unusual projecting element above the projecting bay that breaks the symmetry of the front gable. This element appears on the 1943 aerial and may be an early addition or part of the original design. A small, unsympathetic addition is located at the side of the original house at the front. It has a flat roof and large aluminium framed windows. The house has a later addition at the rear that is not visible from the street. The property has a detached garage at the side towards the rear. The house sits within a formal garden setting with a lawned yard and garden beds. It has a timber picket fence at the front boundary of the property which is not original. There is a large pine tree at the rear of the property that is a dominant element in the streetscape.					
Physical condition and Archaeological potential	The house appears to be in good condition. The condition of the interior is unknown. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1918	**Finish year**	c.1920	**Circa**	☐
Modifications and dates	Small, unsympathetic addition at the front. Rear verandah addition. A garage at the side towards the rear replaced a smaller shed that was visible in the 1943 aerials.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge. Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice. Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar. In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing. The land that 36 Fourth Avenue sits on was first granted to William Balmain in 1794. William Balmain died in 1803, and for the next 15 years the land was managed by Gregory Blaxland. In 1818, the land was sold to John Bennett, who incorporated the land into his estate, Chatham Farm. The land was inherited by his nephew, William Bennett, who built Meadowbank House. Bennett sold the estate to Major Edward Darvall in 1855. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The earliest subdivisions were close to Ryde Station (now West Ryde). The lot that 36 sits on was sold in the Darvall Estate – Tully's 2nd Subdivision in 1906. The year of construction is not known. However, the 1924 valuation describes lots 114 to 119 (the dwelling is on 118) as a 'brick cottage, 7 rooms, tiled roof'. Arthur J Burnell is listed as the owner. The 1930 aerials and the 1936 sewer diagrams confirm that the subject site was the only existing building on the corner.

Heritage Data Form

	In 1929, Arthur J. Burnell purchased five lots from the estate. The five lots were sold over the next eight years until the final lot (36 Fourth Avenue) was sold to Mabel Cocksedge in 1937. Note: The 1924 valuation lists Burnell as the owner and occupant of the subject site; however, the certificate of title was not transferred from the Darvall Estate until 1929. The 1924 valuation also identified the subject house as the only building on the corner, which is confirmed by the 1930 aerials and the 1936 sewer diagrams.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the progressive development of Eastwood in the early twentieth century. The site was released as part of the Darvall Estate – Tully's 2nd Subdivision in 1906, and its original allotment has not changed. Its architectural typology demonstrates an important part of the historical pattern of development in Eastwood. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey face brick late Federation dwelling with interwar influences. It exhibits fine characteristics of the style and has a strong street presentation. It has many original elements, including its prominent hipped and cross-gabled slate roof. The original dwelling is largely intact. Although a small extension at the side detracts from its aesthetic qualities, it can be removed to reinstate the original form of the house. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a good representative example of a late Federation bungalow with interwar influences. Although some modifications have been made, the property can be restored to its original form and the later extensions do not detract from its significance. The dwelling is considered significant at a local level under this criterion.
Integrity	The building is largely intact despite modifications. The dwelling retains several significant stylistic elements and the original form of the house remains distinguishable, with its key stylistic features retained. The front addition detracts from the dwelling but could be removed to reinstate its original form.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance under Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	Ryde Heritage Study	**Year of study or report**	2019
Item number in study or report	9		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Fourth Avenue from the street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Fourth Avenue from the street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Fourth Avenue from the street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

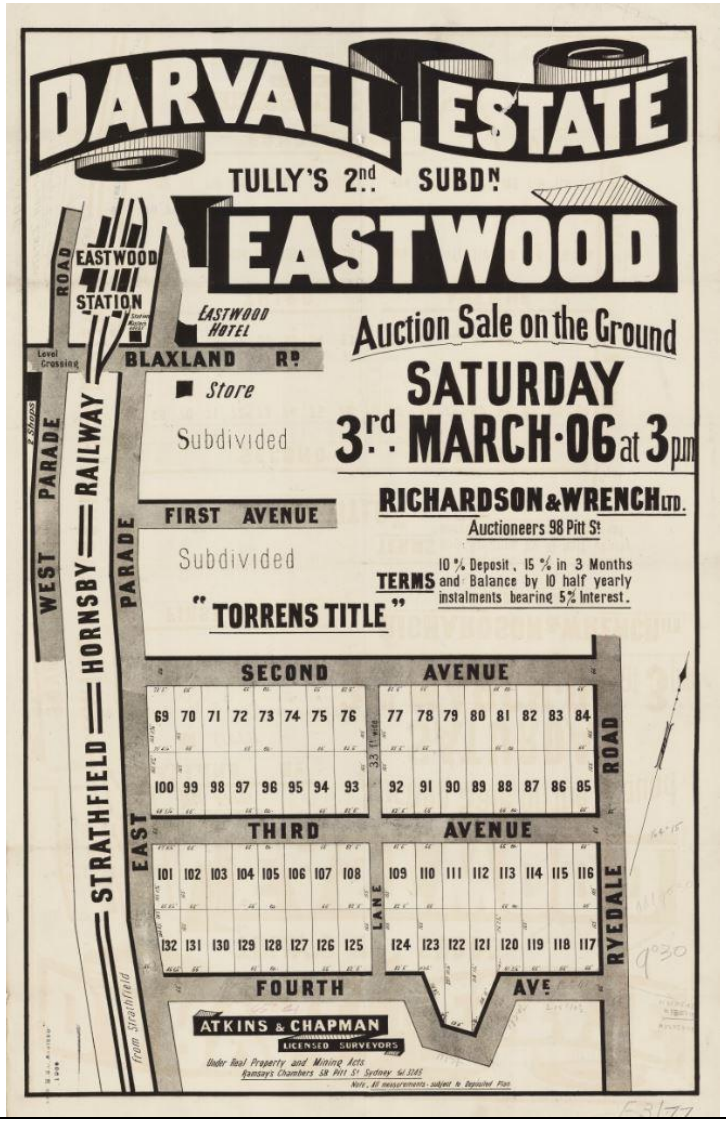


Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Fourth Avenue is located on lot 118. AJ Burnell purchased lots 114–119 in 1929.				
Image year	2019	**Image by**	Unknown	**Image copyright holder**	State Library NSW



Heritage Data Form

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

Image caption	36 Fourth Street is identifiable as the only building in 1930 on the corner of Fourth Avenue.				
Image year	1930	**Image by**	Unknown	**Image copyright holder**	City if Ryde Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Fourth Avenue as seen in the 1936 sewer diagrams. The surrounding lots were sold in 1936/1937.				
Image year	1936	**Image by**	Metropolitan Sewerage & Water Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Fourth Avenue as seen in the 1943 aerials.				
Image year	1943	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Fourth Avenue as seen in the 2018 aerials. Note that the shape of the house has not changed.				
Image year	2018	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Eastwood Public School					
Other Name/s Former Name/s	Main Camp School, Eastwood Central School					
Item type (if known)	Built					
Item group (if known)	Education					
Item category (if known)	School—state (public)					
Area, Group, or Collection Name						
Street number	212					
Street name	Rowe Street					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 1/DP910987, 13/DP4231, Lot 14/DP4231, Lot 15/DP4231, Lot 16/DP4231, Lot 17/DP4231, Lot 18/DP4231, Lot 19/DP4231, Lot 20/DP4231, Lot 4/DP516935					
Location - Lat/long	**Latitude**	-33.792604		**Longitude**	151.077797	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	NSW Department of Education					
Current use	Public School					
Former Use	Public School / Infants school					
Statement of significance	Eastwood Public School is culturally significant at a local level as an intact collection of school buildings dating from the 1910s to 1930s. This school is one of the oldest in the Ryde local government area, with a continuous history of providing education since 1884. The school was established to educate the children of workers building the Main Northern Railway Line. The school buildings have aesthetic significance as fine examples of early twentieth-century school buildings and represent the style that was commonly used in the design of school buildings at the time of their construction. Eastwood Public School is considered to have social significance to the community of Eastwood due to its long history of educating students in the local area.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The 1923 school building: The 1923 school building is a two-storey brick building located in the centre of the school grounds. It has a tiled, gable ended roof, with three projecting wings facing towards Rowe Street, each with their own gable end, with the two outer wings being slightly larger and taller than the centre wing. The building has a symmetrical design with two two-light windows flanked on either side by a single-light window. This building was completed in 1923 and contains features that are commonly found on buildings that are of the Inter-War style. The 1928 school building: The 1928 school building is a two-storey, brick building located near the corner of Rowe Street and Shaftsbury Road. The building has a tiled, gable-ended roof, with two projecting wings towards Rowe Street with hipped roofs. The building has three-light windows, large eves and ornaments on top of the building. The girls school building: The girls school building opened in 1935 and has been built to an Inter-War style, and includes identifying items such as a gabled roof, sash windows, vertical columns between the windows and large eaves. The building is a two-storey brick building with a tiled roof. Remaining buildings and school grounds: The school grounds contain several large trees, with most being located on the boundary fence, and some open space which is either concrete or synthetic turf. There are several new buildings on the school grounds located throughout the site. A small weatherboard structure (built 1934) is located in the centre of the school and is identifiable in the 1943 aerials.					
Physical condition and Archaeological potential	The original school buildings are in a good condition. Modifications have been made to the school campus over time, including the removal of buildings and construction of new buildings; however, the three main buildings and the weatherboard cottage remain intact. The archaeological potential of the site is unknown.					
Construction years	**Start year**	1884	**Finish year**	Present	**Circa**	☐
Modifications and dates	Four buildings visible in 1943 remain: the infants school on the corner of Rowe Street and Shaftsbury Road (dated 1928); the boys school in the centre of the school (dated 1923); the girls school on Rutledge Street (1935); and a small weatherboard building in the centre of the playground between Rowe Street and the boys school building (1934). The original school building was demolished in 1975. Two weatherboard buildings visible in the 1943 aerials near Rowe Street were replaced in 2010. Diagrams from 1988 identify these building as two weatherboard portables being built in 1913 and 1926. A new hall and administration building were opened in 1995.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge. Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice. Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar. In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing. Eastwood Public School opened in 1884 as the Main Camp School, as it served the camp for the construction gangs building the Main Northern Line. In 1885 the school was renamed Eastwood Public School. The original school building was thought to be a small wooden structure, which was replaced in 1890 by a permanent brick building. In 1901 the school was closed and all students were transferred to Epping. The school reopened in 1909 as an infants school, and in 1913 the school was expanded to become a primary school with Mr Owen Jones as its first headmaster. According to building plans, a permanent brick building was opened in 1916 (the boys school). At the time, this was a small building in the centre of the school, which was later extended in 1923 to become a two-storey building which can be seen in the 1923 image below. The library was added to the eastern side of this building in 1962. New buildings were progressively added, both temporary wooden structures and new brick buildings. During World War I, the headmaster, Owen Jones, gave permission for a small rifle range to be built in the northwest corner of the playground. During World War II, students dug trenches in the playground (visible in the 1943 imagery) and used them whenever air raid sirens would sound. These trenches were filled in from 1943–1945. The school received a sewer connection in the 1940s. None of the original toilet blocks remain as all have been replaced since the 1990s. The toilet block in front of the 1935 building is identified as 'new' on the upgrade plans and even though it stands on the site of the toilet block built in the 1940s, it is unlikely to be of heritage value.

	Four buildings that are visible in in the 1943 aerial photographs remain on site today: the infants school on the corner of Rowe Street and Shaftsbury Road (dated 1928); the boys school in the centre of the school (dated 1923); the girls school on Rutledge Street (1935); and a small weatherboard building in the centre of the playground between Rowe Street and the boys school building (1934). Two weatherboard building visible in the 1943 aerials near Rowe Street were replaced in 2010. Diagrams from 1988 identify these buildings as two weatherboard portables being built in 1913 and 1926. The original school building, visible in the 1943 aerials as the closest building to Rowe Street, was condemned in 1971 due its poor condition and was then demolished in 1975 to create more play area. The large assembly building, as well as several other buildings in the southwestern corner, were built between 1990 and 1995.

THEMES	
National historical theme	Education—Educating
State historical theme	Education—Activities associated with teaching and learning by children and adults, formally and informally

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Eastwood Public School is historically significant as a highly intact collection of school buildings dating from 1923 to 1919 and later. It is one of the earliest public schools in the Ryde LGA, with a continuous history of providing education in Eastwood since 1884. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Research undertaken to date has not discovered any known associations with notable people. However, further research should be undertaken to ascertain if important people or groups of people have been associated with Eastwood Public School. Further research is needed to determine if the school meets the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The 1920s school buildings have aesthetic significance as fine early twentieth-century century school buildings, which illustrate the style of school architecture that was common at the time. These buildings retain a number of their original features are considered to be good examples of the period. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken for this item. However, this item operates as a public school and can be considered to be socially significant to the local community. The building is considered significant at a local level under this criterion.
Technical/Research significance SHR criteria (e)	The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of school designs from the interwar period. The dwelling is considered significant at a local level under this criterion.
Integrity	The original school buildings are relatively intact with few modifications visible on the exterior. The school grounds have been modified over time.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Book	Philip Geeves	*A Place of Pioneers*	1970	Ryde Council Library
Book	M. C. I. Levy	*Wallumetta*	1947	Ryde Council Library
Book	Angela Sanderson	*Stories from under the Bunya Pine: A History of Eastwood Public School*	2000	NSW State Library
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	This property should be included as a heritage item of local significance within Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	10		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, c.1920s. The building in the photo is the centre building (former boys school). The weatherboard cottage can be seen in front of the main building.				
Image year	c.1923	**Image by**	Unknown	**Image copyright holder**	Frank S. Pacey



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School—1928 school building (former infants school).				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

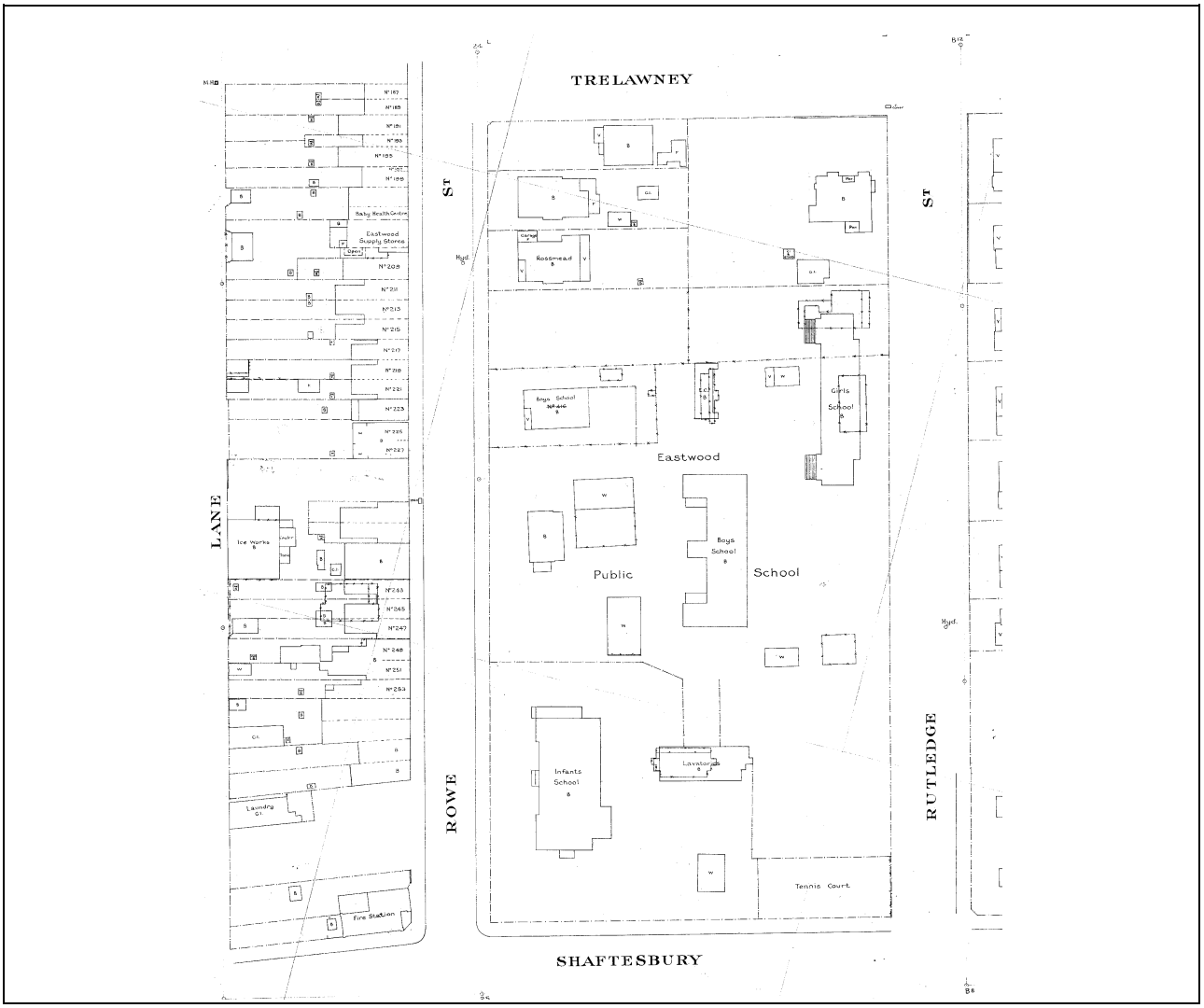


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, 1930—sewerage diagrams.				
Image year	1930	**Image by**	Ryde Local Studies Library	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, 1943.				
Image year	1943	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, 2009.				
Image year	2009	**Image by**	NearMap	**Image copyright holder**	NearMap



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eastwood Public School, 2019, indicating current lot boundaries.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange

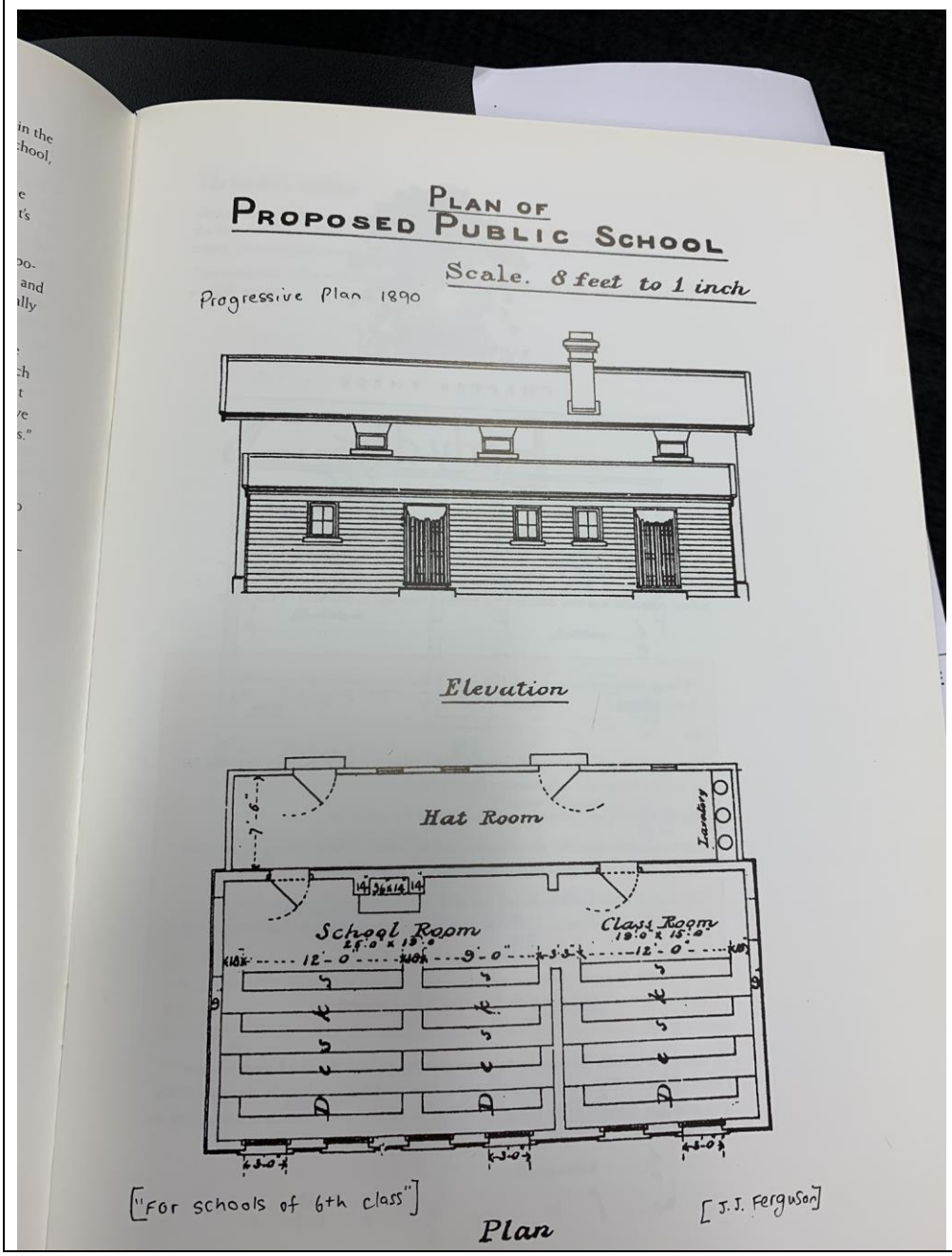


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Plan of the original school building which was demolished in 1975.				
Image year	1890	**Image by**	Unknown	**Image copyright holder**	Angela Sanderson

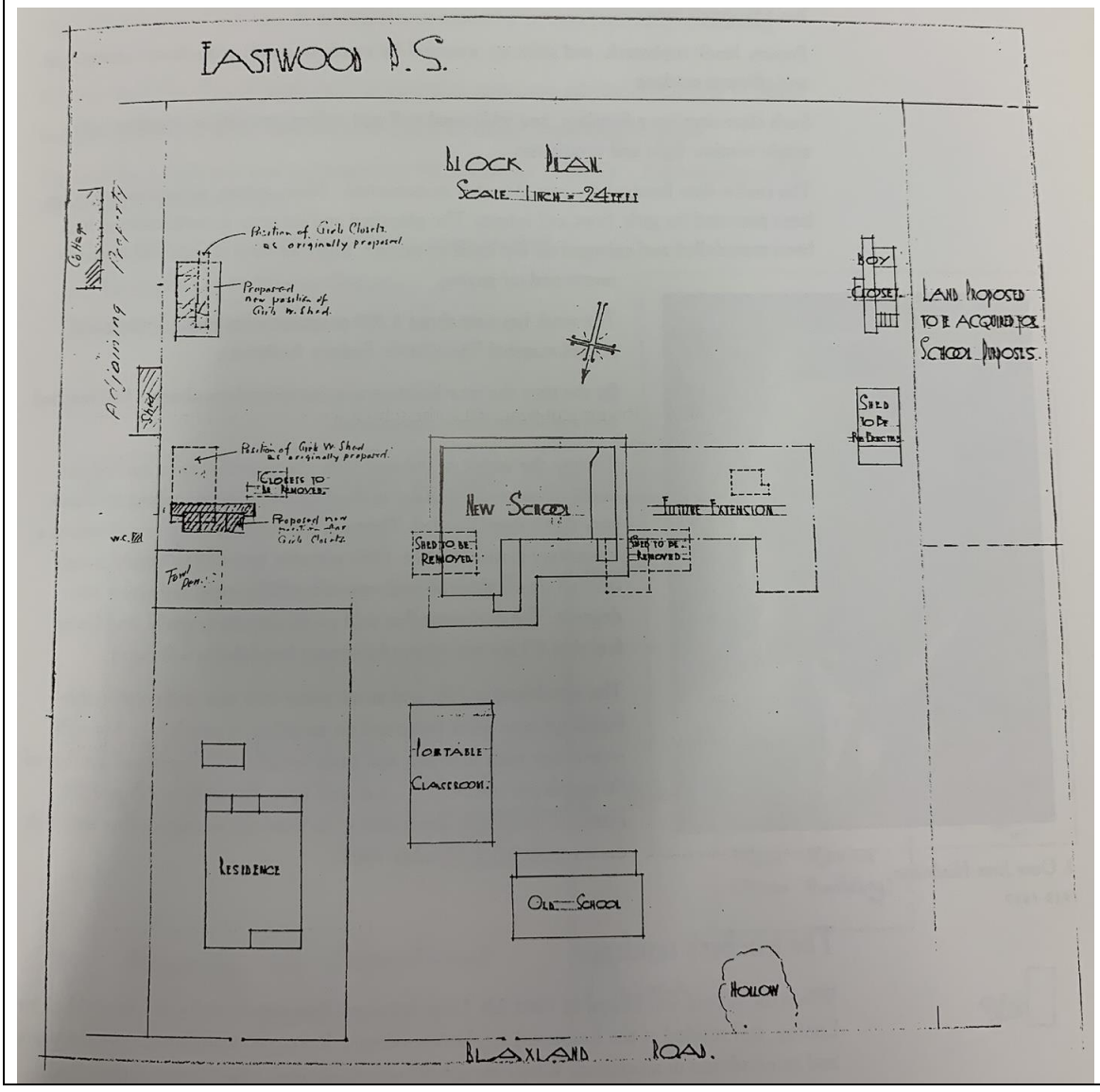


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A plan of the school from c.1915–1923. This plan identifies the 'new school' which was opened in 1916 and the future extension to the west. The original school building can be seen in the bottom centre next to the portable classroom which was built in 1913.				
Image year	c. 1915–1923	**Image by**	Unknown	**Image copyright holder**	Angela Sanderson

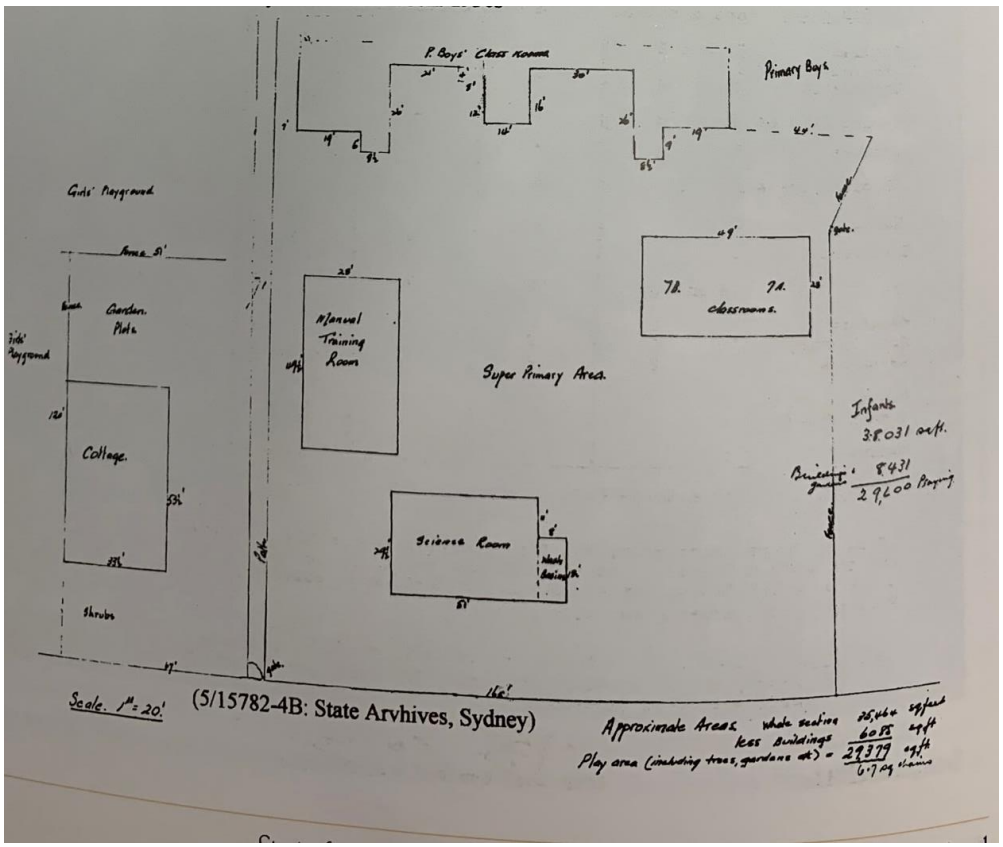


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A plan of the school from c.1930s. By this time the boys school building had been completed (1923) as well as the weatherboard building to the right (1934).				
Image year	c.1930s	**Image by**	Unknown	**Image copyright holder**	Angela Sanderson

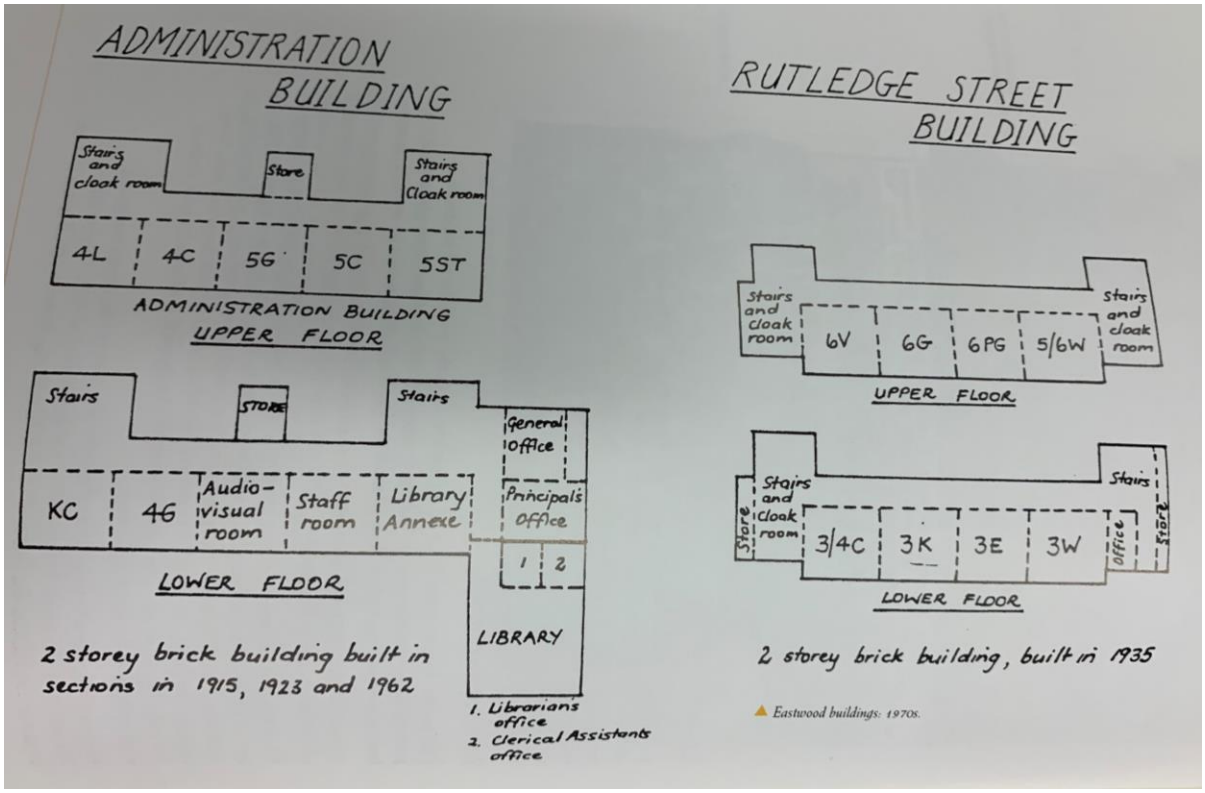


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A floorplan of the school buildings from c.1970s. The 1923 school building is on the left and the 1935 building is on the right.				
Image year	c.1970s	**Image by**	Unknown	**Image copyright holder**	Angela Sanderson

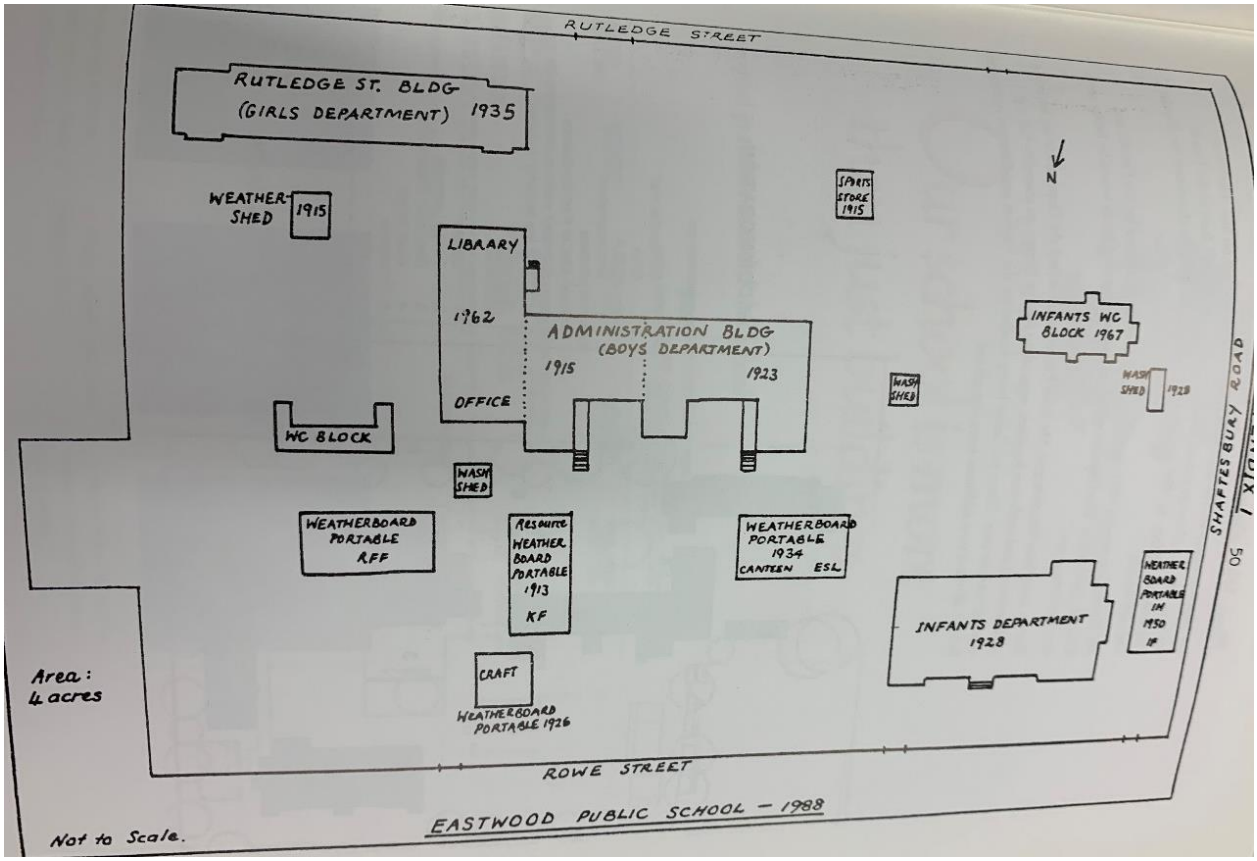


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A plan of the school from 1988. This plan identifies the ages of all of the buildings. The original school building had been removed by 1988. Only four of these buildings remain in 2019, with the last demolition occurring in 2010.				
Image year	1988	**Image by**	Unknown	**Image copyright holder**	Angela Sanderson

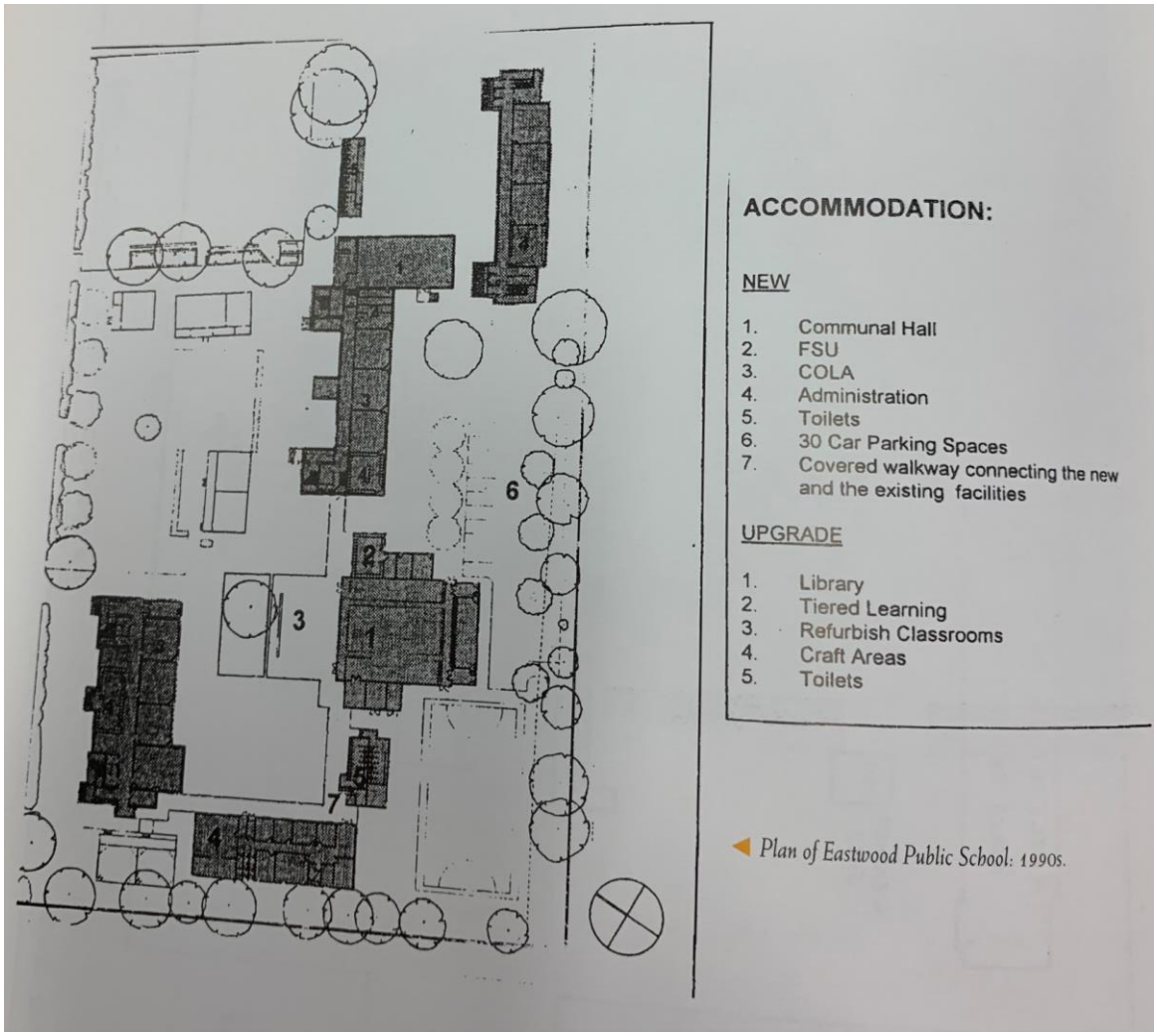


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A plan of the school from c.1990s. This plan identifies the ages of all of the buildings at the time. The buildings to the bottom right (identified by 1, 2, 4, 5 and 7) were constructed between 1990 and 1995.				
Image year	c.1990s	**Image by**	Unknown	**Image copyright holder**	Angela Sanderson



Heritage Data Form

ITEM DETAILS						
Name of Item	Speen—Federation style dwelling					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	36					
Street name	Ashburn Place					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot A, DP 398307					
Location - Lat/long	**Latitude**	-33.836492		**Longitude**	151.124566	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling Speen has cultural heritage significance at a local level as a fine example of a stone Federation cottage, constructed on an 1850s subdivision of the Gladesville Estate. It is historically significant as a rare surviving sandstone house from the 1890s. Speen is of historical significance for its relationship to the adjacent houses at 37 and 39 Wharf Road, specifically as a pair with The Pines at 37 Wharf Road (a listed heritage site). Both houses were built by Edwin Mackenzie of Woodstone, 39 Wharf Road, for two of his daughters in the early 1890s, and share a similar architectural style and layout. The house is aesthetically significant as a finely detailed sandstone house, retaining many of its original architectural elements. It is rare as one of few surviving sandstone cottages from this period exhibiting characteristics of this style in the Gladesville area.						
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Edwin R. Mackenzie					
Builder/ maker	Edwin R. Mackenzie					
Physical Description	The dwelling is a single-storey sandstone house, comprising of a hipped and gabled terracotta tiled roof with two projecting gable ends forming an L shape, one facing the street. The house is very intact and retains many original elements. It does not appear to have been extended or had any exterior alterations, with the exception of a small sunroom at its rear. The external walls of the dwelling are rock faced sandstone, with a roughcast render treatment and timber battening to the projecting gable end. It has exposed timber rafters to its eaves. The house retains its original chimneys, which are stone and feature curved terracotta chimney pots. The dwelling has a deep wraparound verandah set low to the ground on stone foundations and accessed by three stone steps. The verandah has painted turned timber posts, exposed rafters, and a simple timber barge board. There is no balustrade. Windows are generally timber framed single pane sash windows with stone sills. Modern flyscreens have been applied to their exterior. These windows are repeated on all elevations. The primary façade of the dwelling originally faced Wharf Road and has been obstructed by the construction of a pair of houses on the corner of Wharf Street and Ashburn Place when the property was subdivided in the mid to late twentieth century. The main entry is now from Ashburn Place, with a stone path leading to the main entry through a painted timber gate. There are a number of mature trees dominating the garden, partially concealing the property from view. The dwelling's garden setting contributes to its aesthetic value to the street. A high paling fence surrounds the property from halfway along the Ashburn Place boundary, returning along the adjacent laneway to the west of the dwelling.					
Physical condition and Archaeological potential	The dwelling appears to be well-maintained. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c1890s	**Finish year**	c1890s	**Circa**	☐
Modifications and dates	Subdivision of the original allotment in the mid to late twentieth century. Some minor modifications to the exterior of the building, comprising of a small sunroom, not visible from the public domain.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. Speen, the house of 36 Ashburn Place, was part of John Glade's farm. It was part of one of the large villa blocks made as part of Billyard's subdivision, which had generous landscaped grounds for extensive gardens and orchards. In 1858, William Henry Sargeant purchased four acres of the Gladesville Estate, comprising the block bounded by Wharf Road, Bay View Terrace (now Amiens Street), Ashburn Place and Meriton Street. He sold a portion to Walter Scott Campbell in 1869. Campbell was Chief Draftsman of the Department of Mines, Chief Inspector of Agriculture, an Alderman in the first Ryde Council in 1871, and contributed to the construction of the Christ Church. The first evidence of Campbell occupying the site appears in the 1874 Sands Directory and on a subdivision map of 1876. The house he constructed was a four-room sandstone cottage with an attic. Campbell resided at Woodstone until 1889, when he sold the property to Edwin Mackenzie, a grazier from New England. Mackenzie extended the dwelling and built two stone houses for his daughters on Lots 61 (the subject site) and 62 (now 36 Ashburn Place and 37 Wharf Road). Both houses are of a similar typology and it is likely that Mackenzie used a pattern book for their construction. Mackenzie died in 1896 and both houses were held in trust for his widow, Emma Mackenzie. One of Mackenzie's daughters resided in the house with her husband for some time, but the house was advertised for lease in 1905. Between 1912 and 1917, Speen was occupied by the family of Mr and Mrs David Simpson Kirkwood, but remained owned by the estate of Mrs Mackenzie. At some point in the mid to late twentieth century, the property was subdivided and two additional dwellings were constructed fronting Wharf Road, changing the orientation of the dwelling from Wharf Road to Ashburn Place.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Speen is of historical significance for its relationship to the adjacent houses at 37 and 39 Wharf Road, specifically as a pair with The Pines at 37 Wharf Road (a listed heritage site). Both houses were built by Edwin Mackenzie of Woodstone, 39 Wharf Road, for two of his daughters in the early 1890s, and share a similar architectural style and layout. Speen was originally built on a portion of the 1850s Gladesville Estate, although the allotment has undergone further subdivision in the twentieth century. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	Speen is aesthetically significant as a Federation-period sandstone cottage with many intact original elements, such as its protruding gable ends with roughcast render and timber detail, decorative timber porch posts, deep wraparound verandah and stone chimneys. The form of the dwelling is largely intact with minor modifications, which are concealed from the street and do not intrude on its presentation to Ashburn Place. The dwelling was built as a corner lot and would previously have formed a prominent element within the streetscape. Twentieth-century subdivision of the property has reduced its frontage to Ashburn Place only. However, the dwelling retains aesthetic value with a finely detailed elevation to Ashburn Place, despite the reduced size of its setting. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, it is not known if the property is likely yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	Speen is a rare example of a sandstone Federation dwelling from an early period of increased development in Gladesville. It has a number of aesthetic qualities, such as its deep verandah and detailing to its primary façade, that exemplify its style. It is particularly notable as a pair with its neighbour, The Pines, at 37 Wharf Road. The building is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	Speen is a fine representative example of a stone Federation house, built on an original portion of the 1850s Gladesville Estate subdivision. It is an excellent example of its type, having been well-maintained and modified sympathetically. Together with its neighbour The Pines, they represent a typology of houses constructed by owner-builders in the late nineteenth and early twentieth centuries in Gladesville, which are now rare in the locality. The building is considered significant at a local level under this criterion.
Integrity	The grounds have been substantially modified, having been subdivided in the mid to late twentieth century to accommodate an additional two dwellings (now 35 and 35A Wharf Road), resulting in a loss of the dwelling's presentation to the corner and intruding on the visual relationship between the subject property and the neighbouring houses at 37 and 39 Wharf Road. An extension has been added to the western wing of the building which appears to be a sunroom. This section has been rendered and painted a buff colour to match the stone of the main building.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Article	Margaret Farlow, Angela Phippen	*Gladesville*	2008	Dictionary of Sydney
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	11		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Ashburn Place, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	36 Ashburn Place, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Western elevation of 36 Ashburn Place, Gladesville, showing the addition of a sunroom at the end of the original building.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	1943 aerial imagery of 36 Ashburn Place, Gladesville, showing the original orientation of the dwelling towards Wharf Road with a footpath leading through the front garden. Current lot boundaries are indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 36 Ashburn Place, Gladesville. Current lot boundaries are indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation style dwelling					
Other Name/s Former Name/s	Elston					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	72					
Street name	Eltham Street					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 1, DP 1110823					
Location - Lat/long	**Latitude**	-33.823669		**Longitude**	151.125283	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 72 Eltham Street, Gladesville, is of cultural heritage significance at a local level as a good example of a Federation period house, demonstrating characteristics of the Queen Anne style. It has historical significance as one of the earliest houses in the street, and as evidence of the 1881 subdivision of the Eltham Gladesville Heights Estate. It is associated with Francis Butcher, a Ryde alderman and local business owner who built several houses in Eltham Street in the early twentieth century. It has aesthetic significance as a good example of its type within the local area, demonstrating intact architectural characteristics of its style. It is representative of a typology of dwellings constructed in the local area in the late Federation period.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Francis 'Frank' Butcher					
Builder/ maker	Francis 'Frank' Butcher					
Physical Description	The dwelling is a single-storey masonry house, comprising a hipped and gabled roof with a projecting gable facing the street. The house itself is somewhat intact, retaining many original architectural characteristics from its time of construction. Later subdivision of the original lot and changes to the front yard have altered its setting dramatically. The external walls are of a warm red face brick, with a roughcast render treatment and decorative motif to the gable end of the projecting building form. The original slate roof has been replaced with dark concrete tiles. There are exposed timber rafters at the façade, and a simple painted timber barge board. The gutters are modern replacements. The front entrance is accessed through the front verandah. The verandah features square timber posts, with decorative contrasting fretwork. The style of fretwork matches very early photographs; therefore they are either original or have been replaced like for like. A solid balustrade of face brickwork, with a bullnosed brick header course, encloses the porch. Windows at the front façade are pairs of timber framed sash windows, with decorative coloured glass panes at the lower sash. Flyscreens have been applied to the lower sash opening. There is a concrete tiled window hood at the gable end, supported by timber brackets. The site retains the width of the original lot pattern but has been subdivided at the rear and a second residence added behind at 72A Eltham Street. The front fence was originally timber with decorative cut-out motifs, but was replaced with a low face brick wall with an iron gate. The fence was rendered at some point after 2002. A carport has been added to the front and side of the house, with gabled roof, slatted timber valance and timber battening. The carport detracts from the presentation of the dwelling but can be removed. The side boundary fence has been replaced with Colorbond.					
Physical condition and Archaeological potential	The dwelling is in good condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1916	**Finish year**	1918	**Circa**	☐
Modifications and dates	A carport has been added to the front and side of the dwelling with details attempting to match the style of the house. The front fence has been replaced. The original slate roof has been replaced with a concrete tiled roof. Subdivision of the lot has reduced the rear curtilage of the dwelling significantly.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. The land of 72 Eltham Street was originally part of a 30-acre land grant to William Tyrrell, who arrived in the colony as a convict on the First Fleet. His property was called Peat Farm. It later became part of the Gladesville Heights Estate subdivision in 1881. The subject dwelling was built by Francis 'Frank' Butcher. Butcher appears in the Sands Directory for Eltham Street in 1918, therefore the house was likely built shortly before that time around 1916–1917. Butcher and his brother Samuel were part owners of the Ryde Brick and Tile Works located in nearby College Street, which was established in 1914, and he built several other houses in Eltham Street using his own building materials. He was also an alderman on Ryde Council from 1924 until 1926. Attempts to expand his brickworks business were rejected by Council due to the impact on the amenity of local residents, and Butcher moved to Crows Nest in the mid-1930s. Early photographs show the house was one of the first in the street, with a noticeable lack of development surrounding the site. It was named Elston, after Butcher's wife Elsie Johnston, combining her first and last name. A 1924 land valuation lists the owner as Elsie Jane Butcher. By 1928, construction in Eltham Street had increased, with adjacent houses at 74 and 76 Eltham Street completed.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the progressive development of Gladesville in the early twentieth century. The site was released as part of the Eltham Gladesville Heights Estate in 1881 and its distinct architectural typology is an important part of the pattern of development in Gladesville. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The dwelling is associated with Francis Butcher, an alderman in the early 1920s, who built the house along with other houses in the street. His business, the Ryde Brick and Tile Works, would have employed many local residents during its years of operation. The dwelling is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey face brick dwelling, exhibiting characteristics of the Federation Queen Anne style. Some architectural elements have been replaced, including the roofing material; however, the dwelling retains many original characteristics such as its timber window joinery, coloured glass panes, face brickwork verandah wall and timber fretwork. The dwelling is largely intact; a later subdivision and construction of a separate dwelling at the rear is not visible from the street. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion; however, it is noted that the proposed demolition of the dwelling in 2002 elicited a strong reaction from many residents who opposed its demolition.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of a typology of late Federation period housing in the local area. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling is moderately intact. It has been subject to some changes, notably to its setting, including the subdivision of the rear of the property and some alterations to the front fence and garden. The original slate roof has been replaced with concrete tiles in a similar colour. However, comparison of an early photograph with aerial imagery from 1943 and 2019 show that the form and size of the house do not appear to have been modified.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance in Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	12		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	72 Eltham Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	72 Eltham Street, taken soon after the building was completed in 1918.				
Image year	c.1918—1920	**Image by**	Unknown	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	72 Eltham Street in 2002.				
Image year	2002	**Image by**	Unknown	**Image copyright holder**	Ryde Library

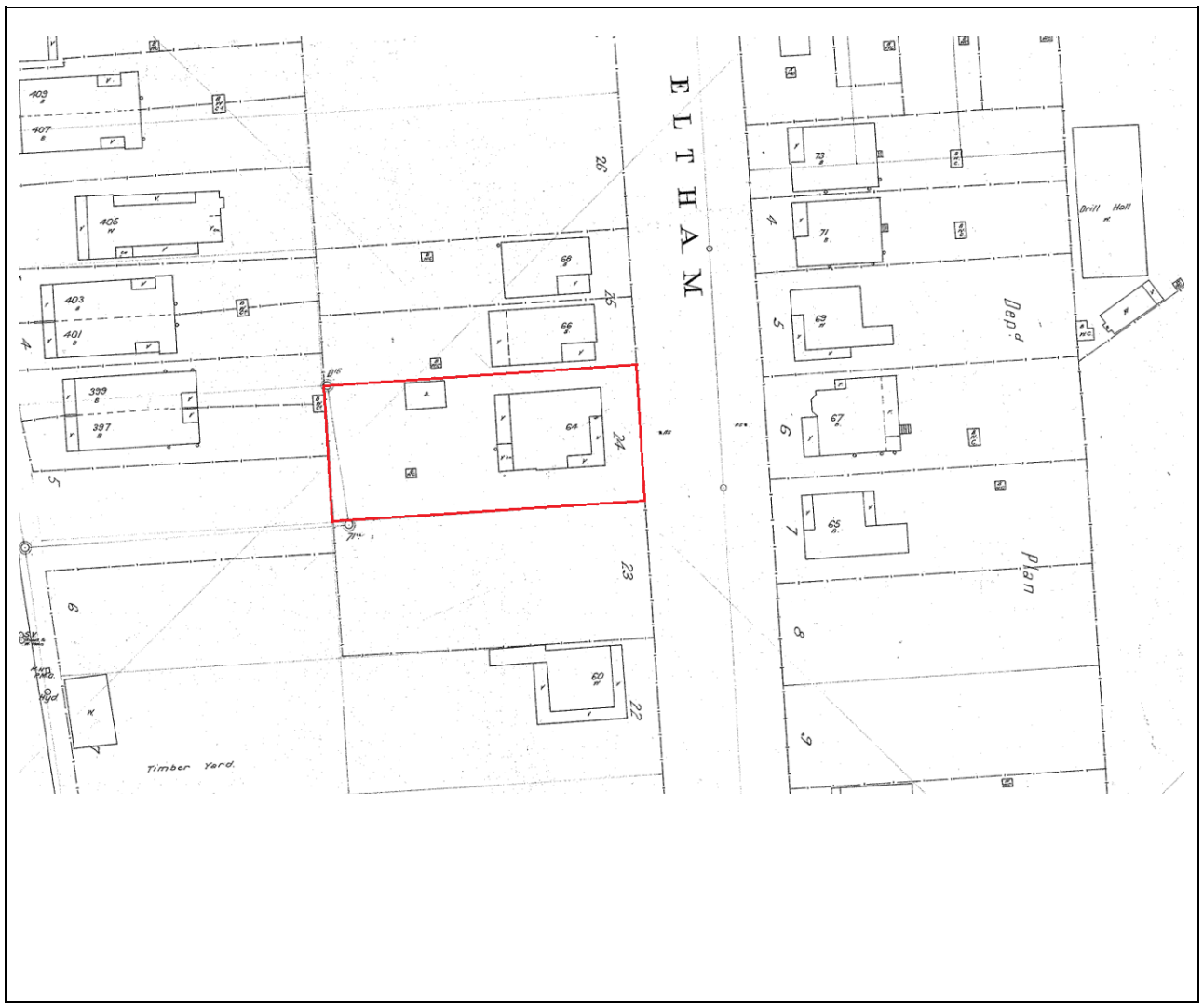


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde Sewerage Diagrams, showing the house at 72 Eltham Street with its original lot boundary.				
Image year	1928	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of the site at 72 Eltham Street, Gladesville, with the current lot boundary outlined in red.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of the site at 72 Eltham Street, Gladesville, with the current lot boundary outlined in red.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Interwar California Bungalow style dwelling					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	57					
Street name	Meriton					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 1, DP 1110823					
Location - Lat/long	**Latitude**	-33.836482		**Longitude**	151.124602	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 57 Meriton Street is of cultural heritage significance at a local level as a fine example of an interwar period house, demonstrating characteristics of the California Bungalow style. It has historical significance as evidence of the 1914 Linsley Estate subdivision. It has aesthetic significance as a good example of its type within the local area, retaining many intact architectural elements of its period. It is rare as one of few dwellings representing this style in the local area, and as a particularly fine example.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a single-storey symmetrical masonry house, with gabled roof and projecting gable over a deep front porte-cochere facing the street. The external form and features of the house are largely intact, with aerial imagery showing a pavilion style addition at the rear, which is not visible from the street. The external walls are a dark liver brick, with a roughcast render treatment to the gable of the main house and a painted timber square lattice detail at the porch gable. There is a decorative tapered vent grille at the apex of the main gable. The dwelling has a terracotta tiled roof, with simple painted wide barge boards and timber finials. The front entrance porch features rendered tapered posts and a low curved rendered wall with contrasting rendered coping. The front façade of the house has a pair of symmetrical triple casement leadlight windows on either side of the front door. Each window has a fixed central window with a side hung casement window on each side, and distinctive heavy rendered lintels. A modern security screen door has been added at the entrance. The property has a low painted timber front picket fence and low hedge. The fence is not original but does not detract from the presentation of the house to the street. A single carport has been added at the side of the dwelling, set back from the front façade, with a gabled roof and timber battening detail, painted to match the dwelling.					
Physical condition and Archaeological potential	The dwelling appears to be in excellent condition. Note that the dwelling was inspected from the public domain only. The archaeological potential of the site is unknown.					
Construction years	**Start year C.1885**	c.1920	**Finish year C.1886**		**Circa**	☐
Modifications and dates	A pavilion style addition was added in the mid to late twentieth century. A new flat-topped timber picket fence has been added to the front boundary. A carport has been added to the side of the dwelling with details attempting to match the style of the house.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. No. 57 Meriton Street is part of Lot 76 of Billyard's subdivision in the mid-nineteenth century. It is unclear who purchased the land, or if it was sold at this time; however, by 1876 the land was occupied by Dr Archibald Little whose house fronted Meriton Street. Dr Little relocated to a residence on Wharf Road, and by 1880 the block was the property of John Richard Linsley, a grocer and alderman of Ryde Council. Linsley subdivided his land as the Linsley Estate Gladesville, and the property at 57 Meriton Street was advertised for sale in 1914 as Lot 2. Sales were slow and it was rereleased in 1919. The house at 57 Meriton Street was constructed between 1920 and 1924. Valuation records show the owner of the house in 1924 was Mr and Mrs James Alexander Cleland of Tennyson Road. A 1929 survey shows the house as a square brick structure, with a central front verandah, rear verandah and large yard with a number of small outbuildings, likely to be sheds and an outdoor water closet. These also appear in 1943 aerial photographs. It appears to have been one of the first houses in the southern section of Meriton Street, as the survey shows just one other house at 55 Meriton Street.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the progressive development of Gladesville in the early twentieth century. The site was released as part of the Linsley Estate in 1914, and its original allotment has not changed. Its distinct architectural typology (California Bungalow) demonstrates an important part of the historical pattern of development in Gladesville. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The building is aesthetically significant as a fine example of an early interwar California Bungalow style dwelling. The building demonstrates key elements of the interwar California Bungalow style, such as its prominent gable forms, decorative timber louvred vent, simple wide barge boards, roughcast render and timber lattice detailed gable treatments, leadlight casement windows, wide tapered verandah posts and solid curved verandah balustrade with rendered coping. The key original form and features of the dwelling have remained unaltered when viewed from the street. It has retained its traditional presentation to the street, moderate setback and garden setting. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	When compared to similar listed heritage items, 57 Meriton Street is rare within the Ryde LGA as one of a small number of properties demonstrating the interwar California Bungalow style and finer examples of the architectural elements of the interwar Bungalow style. A small number of heritage listed properties in this style were found in the Ryde LGA but were generally of a lesser quality or not as finely detailed as the subject dwelling. The building is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling at 57 Meriton Street is a fine example of its type and represents principal characteristics associated with the early interwar California Bungalow style. It is a good example of this typology applied to a suburban cottage and displays a number of elements attributed to this style, including its tapered verandah posts, timber framed leadlight casement windows, decorative timberwork and roughcast rendered gable ends, and simple wide timber barge boards. It is representative of a typology of interwar period housing in the local area. The dwelling is considered significant at a local level under this criterion.
Integrity	The building is highly intact and retains its original form and features when viewed from the street, with its rear extension having a minimal impact on its visual amenity. Much of the building's original fabric remains, especially significant stylistic elements. The new front fence and car port do not detract from its traditional presentation.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	13		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	57 Meriton Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	57 Meriton Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

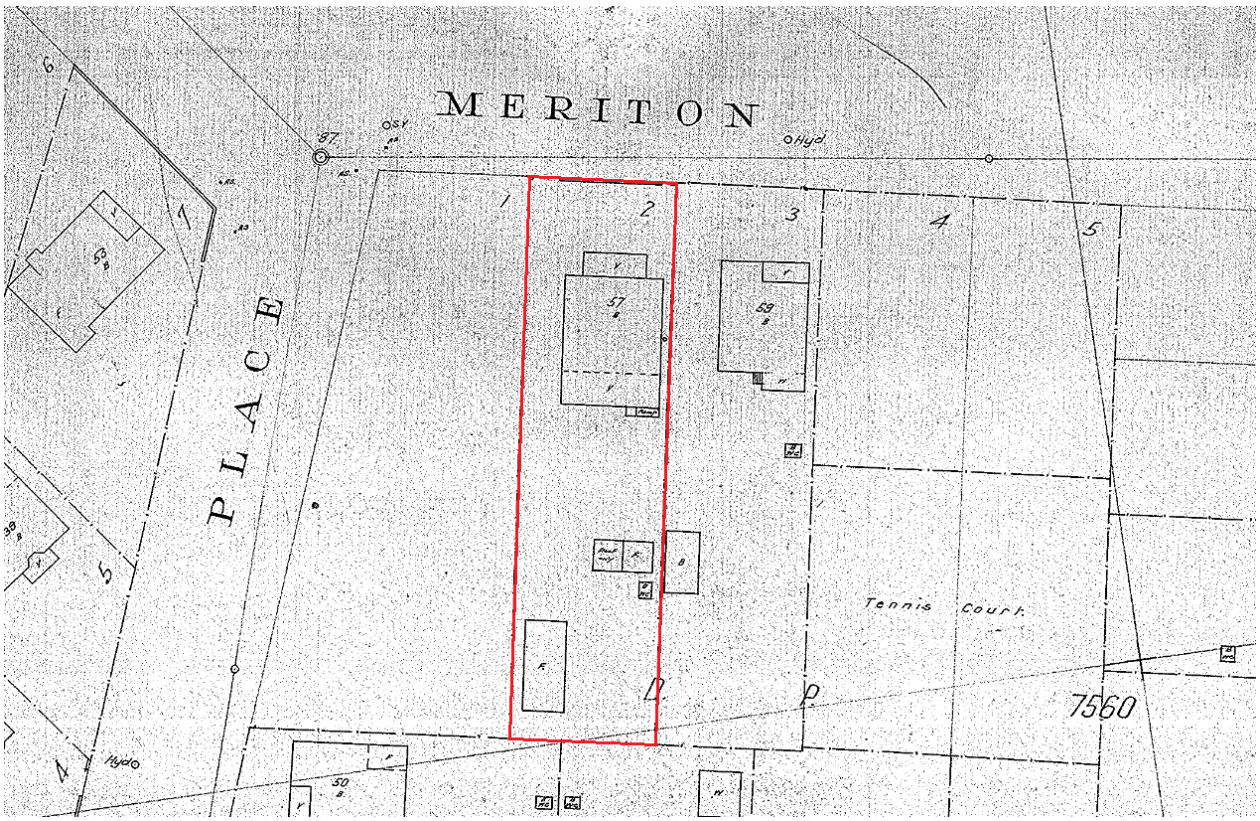


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde sewerage diagrams showing the subject site at 57 Meriton Street, Gladesville.				
Image year	1929	**Image by**	Ryde Local Studies Library	**Image copyright holder**	Ryde Local Studies Library

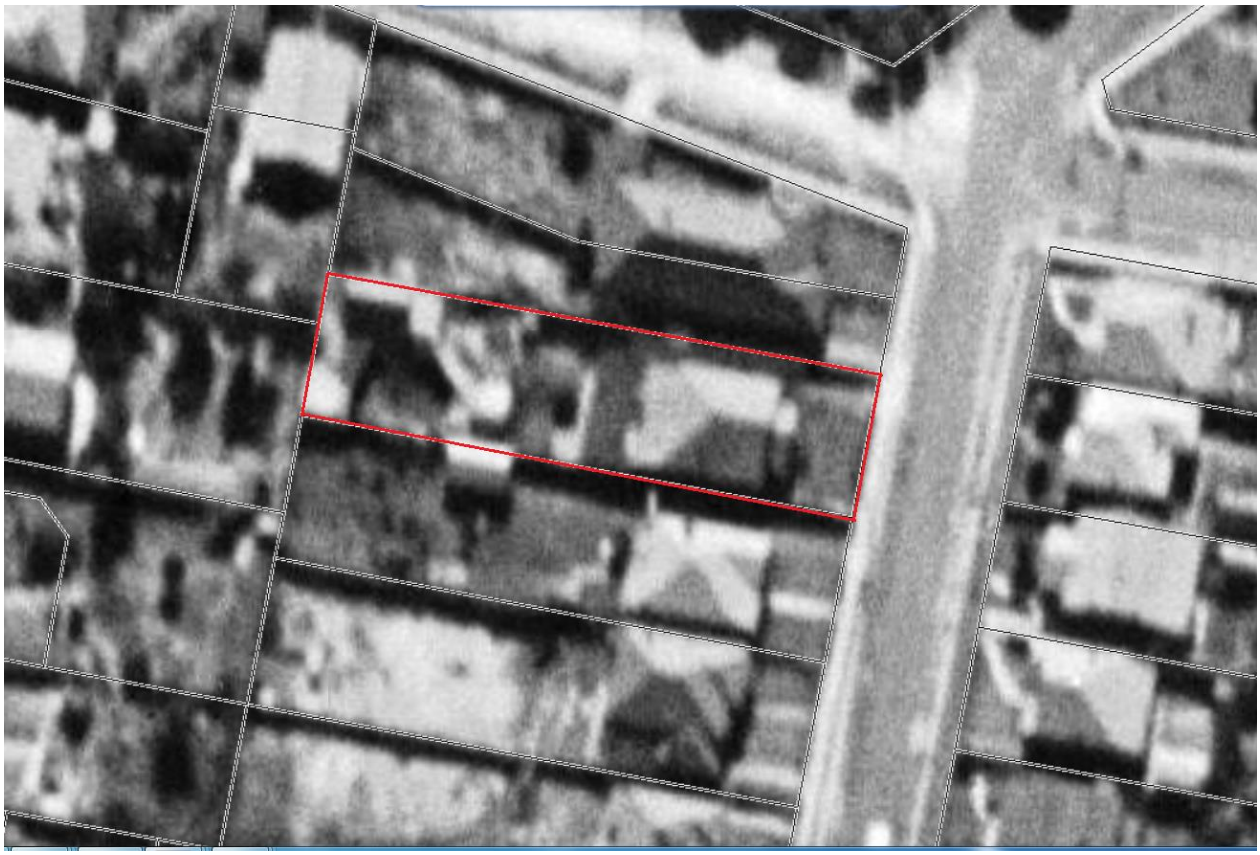


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of the site at 57 Meriton Street, Gladesville.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Current aerial photograph of the site at 57 Meriton Street, Gladesville.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Victorian worker's cottage					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	16					
Street name	Percy Street					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot A, DP 432178					
Location - Lat/long	**Latitude**	-33.826120		**Longitude**	151.127860	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwellings at 16 and 18 Percy Street, Gladesville, are of cultural heritage significance at a local level as rare examples of late Victorian/early Federation period workers' cottages. The group has historical significance as original dwellings built on the Eltham Gladesville Heights subdivision at the turn of the century. Their simplicity of form and vernacular building materials are representative of a particular building typology that is now rare in the local area, particularly as a surviving pair.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a single-storey symmetrical weatherboard house, comprising a hipped roof with a bullnosed verandah roof at the front façade. A large extension has been added at the rear of the site, which is not visible from the street. The roof is corrugated iron sheeting, which is in good condition and is likely a modern replacement, based on the modern gutters at the front façade. The verandah extends the width of the façade and features simple unadorned timber posts and shaped timber brackets with cutout heart motifs. There is a timber balustrade with a shaped handrail at the left side of the verandah, and no balustrade at the right. The external walls are painted weatherboard. The front door is centred at the façade of the dwelling, with symmetrical timber framed sash windows on either side. The windows and door appear to be modern replacements. The dwelling extends the width of the allotment. There is a brick paved parking area directly in front of the house, and a concrete path along the western boundary leading to the rear garden. The front boundary of the site is defined by a painted timber picket fence which is not original but traditional in style. The dwelling is identical to its neighbour at 18 Percy Street in form and style when viewed from the public domain, with some minor differences in detailing.					
Physical condition and Archaeological potential	The dwelling is in good condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1900s	**Finish year**		**Circa**	☐
Modifications and dates	Large addition at rear, date unknown. Hard stand car space in front setback, brick paved.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. The land that the subject site is located on was originally granted to William House in 1795, who arrived in Sydney aboard the *Daedalus* and was later appointed to several maritime roles including Superintendent of Boats in Tasmania. It is not known if House or his family ever lived at the estate. The subject property was first offered for sale in 1880 as part of Lot 9 within the 'Field of Mars & Eltham Estate'. It was later reoffered as part of a smaller subdivision, the 'Eltham Estate, Gladesville Heights', in 1881. Sales were slow during this time and advertisements for the estate recurred frequently in the following years. Sites fronting Percy Street were described as 'choice villa sites', with rich soil and a 'remarkably healthy climate' (*Sydney Morning Herald*, 5 May 1886). Lot 9 was later subdivided again to create Lots A and B, DP 432178 (16 and 18 Percy Street).

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the progressive development of Gladesville in the early twentieth century. The site was released as part of the Eltham Gladesville Heights Estate in 1881 and its typology is an important part of the pattern of development in Gladesville. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey weatherboard dwelling, exhibiting characteristics of the Victorian period with a strong street presentation. However, many of its original elements have been replaced and it is not known if its existing appearance retains its design authenticity. The dwelling does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The property is unlikely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	When compared to other listed heritage items from the same era, the property at 16 Percy Street is a rare example of a typology of small workers' cottages from the Victorian period. It is not as finely detailed as other items from this period in the Ryde LGA, but represents a more modest architectural character and type of housing style that is now rare in the local area. It is particularly unique as a surviving pair with its neighbour. The dwelling is considered significant at a local level under this criterion, as a pair with No. 18 Percy Street.
Representativeness SHR criteria (g)	The dwelling is representative of a typology of workers' cottages now rarely seen in the local area. The dwelling is considered significant at a local level under this criterion, as a pair with No. 18 Percy Street.
Integrity	The house retains a number of original style indicators of a modest worker's cottage at the turn of the century. Later simple modifications have increased the street presentation of the dwelling and are likely generally consistent with the design authenticity of the dwelling.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*, with its identical pair at 18 Percy Street.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	14		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	16 Percy Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	16 Percy Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

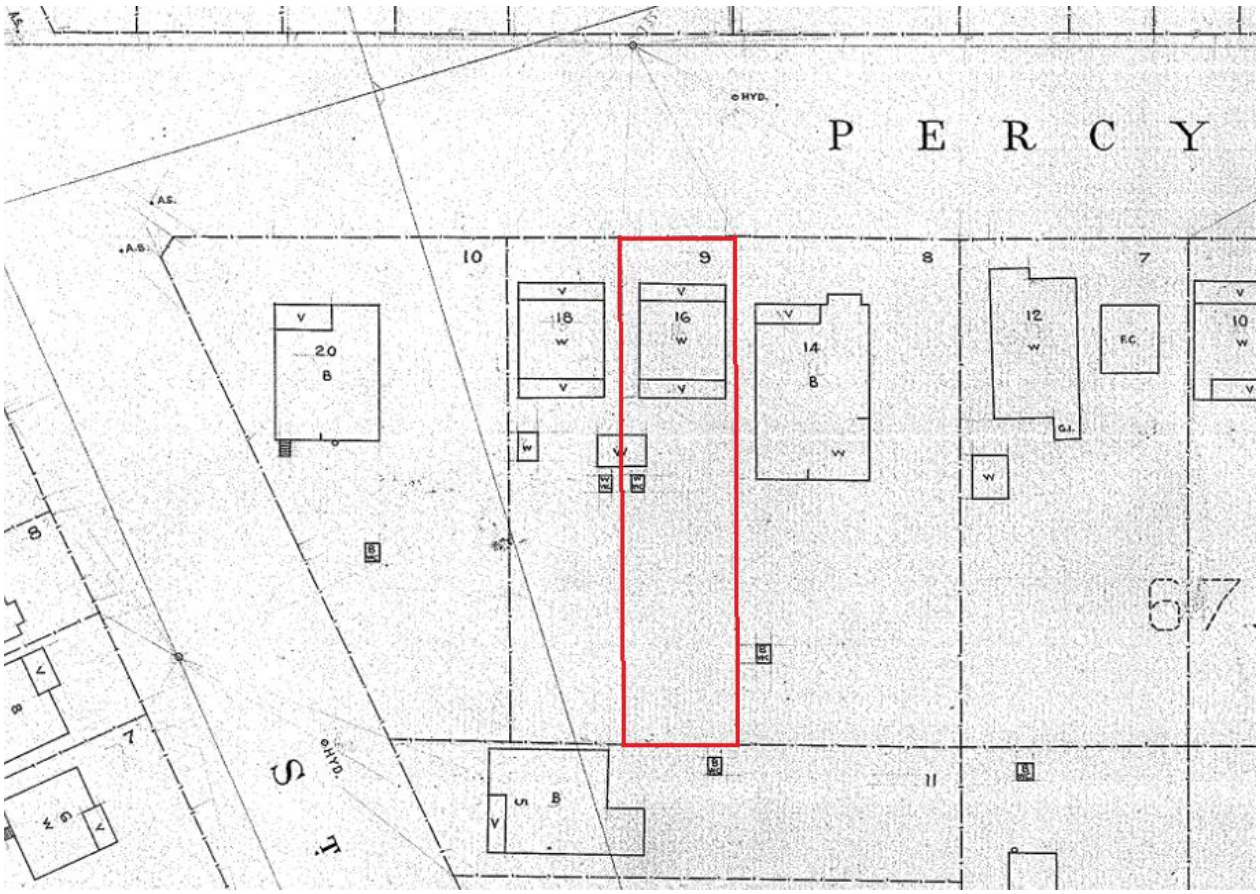


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde Sewerage Diagrams, showing the house at 16 Percy Street.				
Image year	1929	**Image by**	Ryde Local Studies Library	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of the site with the current lot boundary outlined in red.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of the site with the current lot boundary outlined in red.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Victorian style cottage					
Other Name/s Former Name/s	Gilgunyah					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	18					
Street name	Percy Street					
Suburb/town	Gladesville			**Postcode**	2111	
Local Government Area/s	Ryde					
Property description	Lot B, DP 432178					
Location - Lat/long	**Latitude**	-33.826095	**Longitude**	151.127743		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwellings at 16 and 18 Percy Street, Gladesville, are of cultural heritage significance at a local level as rare examples of late Victorian/early Federation period workers' cottages. The group has historical significance as original dwellings built on the Eltham Gladesville Heights subdivision at the turn of the century. Their simplicity of form and vernacular building materials are representative of a particular building typology that is now rare in the local area, particularly as a surviving pair.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a single-storey symmetrical weatherboard house, comprising a hipped roof with a bullnosed verandah roof at the front façade. A large extension has been added at the rear of the site, which is not visible from the street. The roof is corrugated iron sheeting, which is in good condition and is likely a modern replacement, based on the modern gutters at the front façade. The verandah extends the width of the façade and features simple unadorned timber posts and shaped timber brackets. The external walls are painted weatherboard. The front door is centred at the façade of the dwelling, with symmetrical timber framed sash windows on either side. The windows and door appear to be modern replacements. The dwelling extends the width of the allotment. There is a paved parking area directly in front of the house. The front boundary of the site is defined by a painted timber picket fence which is not original but traditional in style. The dwelling is identical to its neighbour at 16 Percy Street in form and style when viewed from the public domain, with some minor differences in detailing. The corrugated roofing material at No. 18 appears to be a more recent replacement.					
Physical condition and Archaeological potential	The dwelling is in very good condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1900	**Finish year**		**Circa**	☐
Modifications and dates	An extension has been added to the rear of the dwelling post 1943. Hard stand car space in front setback, paved. Roofing has been replaced.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. The land that the subject site is located on was originally granted to William House in 1795, who arrived in Sydney aboard the *Daedalus* and was later appointed to several maritime roles including Superintendent of Boats in Tasmania. It is not known if House or his family ever lived at the estate. The subject property was first offered for sale in 1880 as part of Lot 9 within the 'Field of Mars & Eltham Estate'. It was later reoffered as part of a smaller subdivision, the 'Eltham Estate, Gladesville Heights', in 1881. Sales were slow during this time and advertisements for the estate recurred frequently in the following years. Sites fronting Percy Street were described as 'choice villa sites', with rich soil and a 'remarkably healthy climate' (*Sydney Morning Herald*, 5 May 1886). Lot 9 was later subdivided again to create Lots A and B, DP 432178 (16 and 18 Percy Street). It is likely both dwellings were built by the same builder shortly after subdivision.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the progressive development of Gladesville in the early twentieth century. The site was released as part of the Eltham Gladesville Heights Estate in 1881 and its typology is an important part of the pattern of development in Gladesville. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey weatherboard dwelling, exhibiting characteristics of the Victorian period with a strong street presentation. However, many of its original elements have been replaced and it is not known if its existing appearance retains its design authenticity. The dwelling does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The property is unlikely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	When compared to other listed heritage items from the same era, the property at 16 Percy Street is a rare example of a typology of small workers' cottages from the Victorian period. It is not as finely detailed as other items from this period in the Ryde LGA, but represents a more modest architectural character and type of housing style that is now rare in the local area. It is particularly unique as a surviving pair with its neighbour. The dwelling is considered significant at a local level under this criterion, as a pair with No. 18 Percy Street.
Representativeness SHR criteria (g)	The dwelling is representative of a typology of workers' cottages now rarely seen in the local area. The dwelling is considered significant at a local level under this criterion, as a pair with No. 18 Percy Street.
Integrity	The house retains a number of original style indicators of a modest worker's cottage at the turn of the century. Later simple modifications have increased the street presentation of the dwelling and are likely generally consistent with the design authenticity of the dwelling.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*, with its identical pair at 16 Percy Street.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	15		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	18 Percy Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

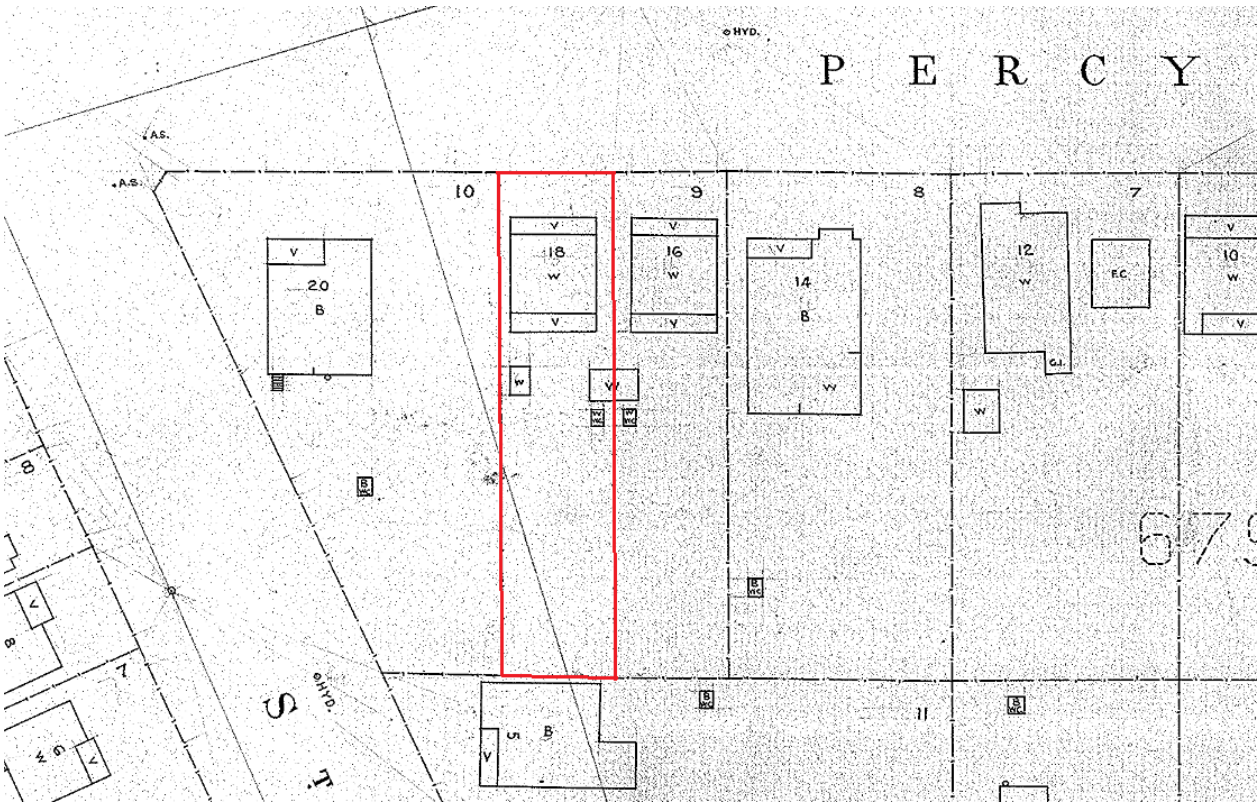


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from a c.1929 sewer diagram, with the subject site outlined.				
Image year	1930	**Image by**	Ryde Local Studies Library	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial photograph of the subject site with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of the subject site with current lot boundaries indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Westminster Park					
Other Name/s Former Name/s						
Item type (if known)	Parks, gardens and trees					
Item group (if known)	Landscape					
Item category (if known)	Urban Park					
Area, Group, or Collection Name						
Street number						
Street name	Ryde Road and Westminster Road					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot and DP numbers to be added by Council					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	City of Ryde					
Current use	Public reserve sports field					
Former Use	Brickpit/quarry and public reserve sports field					
Statement of significance	Westminster Park has cultural heritage significance due to its historic and social values as a public recreation reserve dating to the late 1920s. Its acquisition at that time is emblematic of the local Council's awareness that lands available for public recreation were disappearing in the early decades of the twentieth century, with the increasing extent of subdivision and residential development throughout the district. It is also of heritage value as a representative example of Council's adaptive re-use of former working landscapes—in this case old quarries. It is, in combination with Monash Park, a historically important 'collection' of public lands, likely held in high esteem by a broad cross-section of the local community.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Ryde Council					
Builder/ maker	Ryde Council					
Physical Description	Westminster Park is a multi-purpose sports field on the corner of Westminster and Ryde Roads. Its southern Ryde Road frontage is framed by a substantial lawn bank which supports a variety of mature and semi-mature trees, mostly native, including brush box specimens higher along the slope closer to the arterial road corridor. The northern, western and eastern park frontages are also framed by a scatter-gunning of what would appear to be mostly native trees. The southeastern corner of the site is bounded by a historic Scout Hall and allied later brick building, slightly further north along Westminster Road. A small children's playground abuts the more northern building, almost in the northeastern corner of the park. It would appear that a vehicular right of way exists along the northern perimeter of the place to allow access to the rear of some buildings facing Monash Road. It would appear that the park is transitioned between a cricket and football ground during the change of season from summer to winter, the place reputedly being a popular sports field for local schools. The park is, to a certain extent, partially camouflaged from Ryde Road by virtue of its siting many metres below that road corridor. The abutting Monash Park is far more prominent in views along this road corridor.					
Physical condition and Archaeological potential	The park appears to be in good overall condition. Some archaeological potential may exist in the place's use as a brickpit in the late 1800s or early 1900s and possibly as a rubbish tip (in the site's filling and levelling) prior to it being dedicated as public park in the mid-1920s.					
Construction years	**Start year**	1926	**Finish year**	c.1950	**Circa**	☐
Modifications and dates	1933/1934—Council took over, in trust, the management of Westminster and Monash Parks. Further research is required from Council minutes and works files to ascertain the key construction and modification dates for Westminster Park.					
Further comments	Westminster Park appears to have retained much of the same form and composition that it had during the early to middle decades of the twentieth century. The Park is listed under the setting categories of 'Passive Parklands' and 'Outdoor Sports' within City of Ryde's 2012 Integrated Open Space Plan.					

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. Westminster Park was reputedly a former brickpit quarry, as per the adjoining Monash Park. By 1910, it was one of a group of quarry sites being considered by Council for re-use as active recreation areas. Whilst the site, measuring 4 acres, 1 rood and 14 perches, was dedicated for public recreation in November 1926, it seemingly wasn't until 1933 or 1934 that Council took over Monash and Westminster Parks 'in trust'. The Government gave a grant of 2000 pounds for this takeover plus a loan of the same amount. A Council files register prepared by the Ryde Historical Association includes mention from 1937 to 1946, regarding Monash Park, of letters for use of the oval, engineers reports, a horse mower and documents from caretaker J Haddon. Further research should be carried out on Westminster Park to ascertain, for example, if it was also managed by Mr Haddon during the 1930s and 1940s and if the same users of Monash Park sought lease agreements at Westminster Park (including the National Emergency Services, Ryde Hockey Club and Malvina School). A Parks Committee report from 13 March 1937 recommended that 4000 pounds be assigned to the completion of the levelling and grassing of Westminster Park. Council minutes from the 1930s confirm that Monash Park was formally a brickpit, prior to its dedication for use as a public reserve. Further research should be conducted to ascertain to what extent the land now comprising Westminster Park was also used for brickmaking or other industrial purposes prior to the 1920s. By 1943, no plantings had been made around the perimeter of Westminster Park. At this time, a prominent pedestrian desire line stretched through the park from its southwest to northeast corners and a cricket wicket (likely from concrete) had been laid out. A Park's Committee report from June 1946 documents that Westminster Park was initially bordered by a paling fence (at least on the Westminster Road frontage), which was proposed to be removed and replaced by an arris rail one at that time. This proposed work was to be done in sync with bank stabilisation work in the corner of the park occupied by the Boy Scouts facility. Council's Parks and Lighting Committee in September 1950 reported on the excellent condition of

	what was then referred to as 'Westminster Oval'.

THEMES	
National historical theme	Peopling Australia Building settlements, towns and cities Developing Australia's cultural life
State historical theme	Environment—cultural landscape Towns, suburbs and villages Land tenure Leisure Sport

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Westminster Park has historical significance as one of a number of primarily active recreation public reserves established during the early 1900s through land acquisition or resumptions by the City of Ryde. Some of this significance is also associated with the purchase of geographically 'tandem' recreation sites in Westminster and Monash Parks. Some historical significance also relates to the theme of adaptive re-use of the municipality's former working landscapes (of the late nineteenth and early twentieth centuries) into landmark public landscapes and community facilities. It is an archetype of this particular 'land sequencing' in the City of Ryde.
Historical association significance SHR criteria (b)	It does not appear that Westminster Park has any particular historical associative significance, although further research may uncover links to companies who ran the former brickpit operations on the site and/or former prominent landowners of note in the district. Some minor historical associative significance would lie in the historic usage of the site by local sporting groups, some of whom may have a long history of lease agreements of the place with Council.
Aesthetic significance SHR criteria (c)	The park's primary aesthetic value is in its existence as a tract of public open space, in combination with the abutting Monash Park. The line of mature brush box along the southern flank of the park, again in combination with the mature street trees on the northern side of Monash Park, is a planted corridor of some scenic value along Ryde Road. This collection of trees should be considered for heritage listing or inclusion onto a Council Significant Tree Register.
Social significance SHR criteria (d)	The sports field has a strong degree of association with the local community, seemingly being one of this area's key locations for school sport over some decades. It provides a valuable resource in understanding the settlement history and supply of social infrastructure for the local government area and the dramatic increase in demand for public recreation places from the late nineteenth century through to the 1930s. In the contemporary era, the park likely remains highly valued by the local community as a public asset.
Technical/Research significance SHR criteria (e)	The site is unlikely to have any particular scientific value, other than possibly geological investigations into the bedrock present as part of geological inquiry into all former quarries and brickpits through the municipality.
Rarity SHR criteria (f)	Westminster Park is not rare in terms of its visual composition or fabric. Some rarity value does exist, however, in its reputed former use as a brickpit/quarry.
Representativeness SHR criteria (g)	Westminster Park demonstrates the principal characteristics of a class of local public parks developed principally as active recreation venues during the early to mid-twentieth century across Sydney and NSW. It is one of numerous sites with the Ryde LGA that were adaptively re-used for recreation venues after their usefulness as working landscapes ceased.

Heritage Data Form

Integrity	The park has retained much of its overall early to mid-twentieth century integrity, in relation to its original dimensions and composition as an amateur sports venue. Some incremental design changes and relevelling works are likely to have taken place over the course of the last 90-odd years, but those do not appear to have markedly affected the original ground levels laid out in the 1920s.

HERITAGE LISTINGS	
Heritage listing/s	Not currently listed on the *Ryde Local Environmental Plan 2014*.

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Council minutes	City of Ryde		1930s	Ryde Library
Parish maps	Various	Parish of Hunters Hill	Various	Land & Property Information

RECOMMENDATIONS	
Recommendations	Add Westminster Park to Schedule 5 of the *Ryde Local Environmental Plan 2014*. Undertake further research through Council minutes and works files of the history of Westminster Park as a sports venue and as a brickpit/quarry. This research should be carried out concurrently with further research about the history of the abutting Monash Park as a working and subsequently public landscape. Further research of Council minute books should be undertaken from c.1926 to ascertain the fencing history of Westminster Park, also in association with investigation of the boundary demarcation of Monash Park. Research into the quarrying history of the site should be undertaken as part of an LGA-wide analysis of quarrying throughout the Ryde area. Develop a combined Conservation Landscape Masterplan for Westminster and Monash Parks and heritage interpretation for these sites, as part of an LGA-wide heritage interpretation strategy.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	16		
Author of study or report	GML Heritage Pty Ltd		

Heritage Data Form

Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Photo reputedly of Westminster Park under construction. Further analysis of this image needs to be undertaken to ascertain if it is indeed the site of Westminster Park. The orientation of the Monash Park grandstand in the background to the right appears to suggest that the foreground site is in fact near the corner of Westminster Road and Victoria Road.				
Image year	1938	**Image by**	Unknown	**Image copyright holder**	City of Ryde Library, 5481716



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of Parish of Hunters Hill map showing Westminster Park at centre, north of Ryde Road. The annotations on the plan show that the site was dedicated for public recreation in November 1926.				
Image year	Undated	**Image by**	Land and Property Information NSW	**Image copyright holder**	Land and Property Information NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph from 1930, showing the Westminster Park site (arrowed) which was only dedicated as a public recreation reserve several years prior to the date of this image.				
Image year	1930	**Image by**	Unknown	**Image copyright holder**	Ryde Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial photograph showing the association between Westminster Park (top centre) and Monash Park to the south.				
Image year	1943	**Image by**	SIX Maps	**Image copyright holder**	SIX Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking northwest across Westminster Park from Ryde Road.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking northeast across Westminster Park from Ryde Road.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

ITEM DETAILS						
Name of Item	Shop					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Retail and Wholesale					
Item category (if known)	Shop					
Area, Group, or Collection Name						
Street number	72					
Street name	Tennyson Road					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 2, DP 8913					
Location - Lat/long	**Latitude**	-33.828204		**Longitude**	151.118623	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Takeaway shop					
Former Use	Retail premises					
Statement of significance	The shop at 72 Tennyson Road, Gladesville, is of cultural heritage significance at a local level as an early example of a commercial building. Built to cater to increasing populations in the Tennyson Point and Gladesville areas in the early twentieth century, it has been in continuous use since that time. Although the shop does not have aesthetic significance and is not representative of a particular building style, it is a rare remaining early shop within the area.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The building is a single-storey Federation period shop with rock-faced sandstone walls, a rendered brick parapet and a corrugated iron awning supported by iron brackets. The shop is built to the street alignment and is accessed at the left of the storefront, with a large glazed display window at the right. The parapet was possibly once a decorative element but has been heavily rendered and painted white. It is possible that the parapet was added after construction of the main building, although 1924 land valuations describe the building as built of both stone and brick. There is a concrete driveway at the left of the building and a timber paling fence at the northern (side) boundary. A fibro extension with a corrugated iron roof has been added at the rear of the store, likely a residence. A garage is visible at the end of the driveway behind the building. There is a timber carport fixed to the side of the building over the driveway, with a corrugated iron roof.					
Physical condition and Archaeological potential	The building appears to be in poor condition. There are several exterior cracks and the sandstone has suffered a degree of weathering. The interiors of the building were not inspected. The archaeological potential of the site is unknown.					
Construction years	**Start year**		**Finish year**	Pre 1924	**Circa**	☐
Modifications and dates	The building has undergone several modifications, including a fibro extension and a garage. The fibro extension was very early and appears in 1930 sewer diagrams. Some modifications have been made to the street façade, including widening of shopfront openings, and addition of the brick parapet and awning. Internal modifications are unknown, however it is likely to have been modified throughout its history as the business ownership changed.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. The building at 72 Tennyson Road sits on land originally granted to William Raven, a mariner who arrived in Sydney in 1792 as the captain of the Britannia. He was granted an additional 285 acres in 1799, north of what is now Tennyson Point. Raven's land was later acquired by James Squire, who had been transported as a convict then became proprietor of the Malting Shovel inn on the Parramatta River by 1798. Squire's grandson, James Squire Farnell, inherited part of the Squire land and used the Tennyson area mostly for timber-getting, until it was subdivided in 1887. Sales of the estate were slow, and the land was reoffered for sale several times. 72 Tennyson Road was part of Lot 11 of the Tennyson Estate subdivision in 1900, which comprised of 5 acres, 3 roods. This was later resubdivided into multiple lots fronting Tennyson and Morrison Roads, with farmland behind. The date of construction of the building is not known, although it was constructed by 1924 as it appears in a land valuation from that time owned by Harold Sydney Short, a quarryman. It also appears drawn on a sewer diagram of the area from c.1930, with the stone shop and fibro extension indicated. By this time a number of small shops were clustered around the Tennyson and Morrison Road intersection.

Heritage Data Form

THEMES	
National historical theme	Economy—Developing local, regional and national economies
State historical theme	Commerce—Activities relating to buying, selling and exchanging goods and services

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The shop at 72 Tennyson Road demonstrates the historical development of Tennyson Point and the establishment of a small commercial centre by the early twentieth century. It represents the early era of development of the area and the expansion of local commercial services as the population increased. It has continued to operate as a shop since its construction. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The building is a sandstone and brick commercial store that has undergone a number of modifications, including its rendered parapet, shopfront windows and internal fitout. Other elements, including the external rock-faced sandstone and metal awning, appear to be intact. However, it does not demonstrate distinctive aesthetic attributes or creative excellence in the local area. The building does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	It is not known if the property is likely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed in this report and should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property is not been assessed under this criterion.
Rarity SHR criteria (f)	Comparable buildings of this style and typology were not readily found in the Tennyson Point area. The limited number of heritage-listed commercial and retail premises in the Ryde Local Government Area are generally of a very different character and style, including nearby premises on Victoria Road, Gladesville and Constitution Road, Meadowbank. 72 Tennyson Road is in poor condition, having lost some of its original detail and character. However, its rock-faced sandstone exterior is notable and the evidence of modifications to its façade suggest that the building may have developed in a vernacular way incorporating various influences. It is a more modest and vernacular style of building that no longer exists in the Tennyson Point area. The dwelling is considered significant at a local level under this criterion
Representativeness SHR criteria (g)	The dwelling does not represent the principal characteristics of a particular style of shop building. It appears to have evolved in stages and to have had elements added over time. It is representative of an early shop building that is rare in the local area. The dwelling is considered significant at a local level under this criterion.
Integrity	The building has undergone a number of modifications, including the internal spaces and openings to the street. It appears to retain its original overall form. The parapet at the front appears in historic aerial photos, but it is not known if this was part of the original building or added at a later time.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The shop should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	17		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	72 Tennyson Road, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	72 Tennyson Road, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

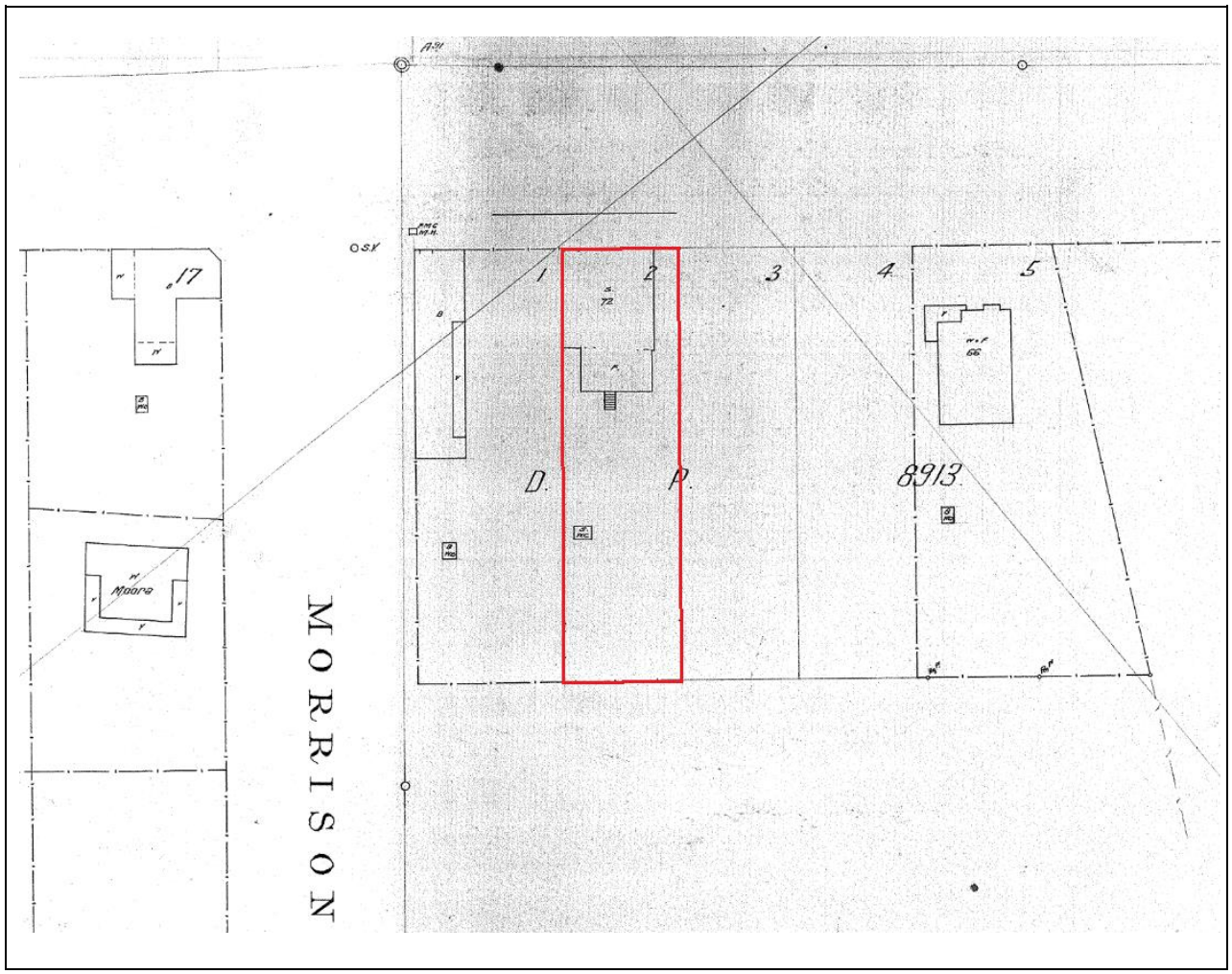


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewer diagram, c.1930.				
Image year	c.1930	**Image by**	Metropolitan Water Sewerage and Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery of 72 Tennyson Road, Gladesville, with current lot boundaries indicated.				
Image year	c.1930	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange

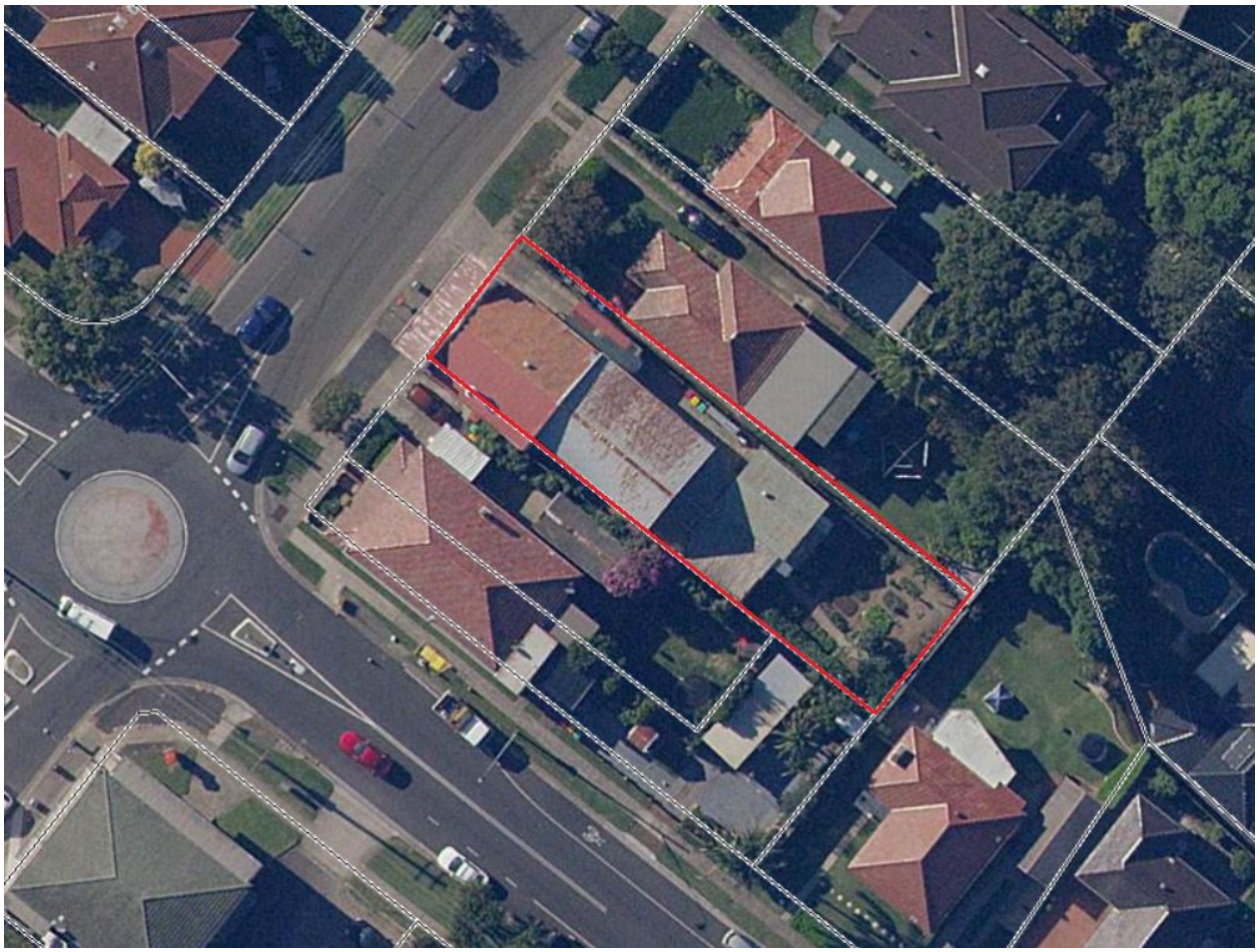


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 72 Tennyson Road, Gladesville, with lot boundaries indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	House					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	99					
Street name	Western Crescent					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 1, DP 848346					
Location - Lat/long	**Latitude**	-33.833147		**Longitude**	151.120823	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The house at 99 Western Crescent has cultural heritage significance at a local level as evidence of a typology of dwellings built on prestigious waterfront sites at a grand scale, on land subdivided as part of the Gladesville Park Estate. Subject to further investigation (noting it is not visible from the public domain), the building is potentially historically significant as evidence of a period of historical residential development in Gladesville representing a particular style. Although views of the house from the public domain are limited, it appears to be a rare example of the Inter-War Bungalow style for Gladesville, and likely a very fine example built on a grand scale to take advantage of its waterfront position.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a double-storey house with a hipped and gabled corrugated iron roof. The external walls are painted brickwork and there is a large wraparound verandah at the street-facing façade. The house is accessed via its upper level, with a projecting walkway leading from the footpath at Western Crescent to meet the verandah. There is a large arched leadlight feature window at the side of the dwelling. A brick chimney with a terracotta chimney pot is visible at the rear of the house, as well as a rear extension and deck on the upper level. A masonry double garage conceals the dwelling from the street. It is painted blue to match the house and has a gabled roof with timber battening and a timber louvred vent at the gable end. There is a timber paling fence and gate at the side of the garage across a brick paved pathway. The house is located on a long waterfront site with access to Glades Bay. There are substantial plantings on the site, affording a lush garden setting as well as a level of privacy to the dwelling. The house has limited visibility from the public domain due to the garage at the street and dense vegetation at the rear. Further investigation and access to the property is required to complete its description.					
Physical condition and Archaeological potential	The exterior of the dwelling appears to be in good condition. The interior was not inspected. The archaeological potential of the site is unknown.					
Construction years	**Start year**	After 1924	**Finish year**	Before 1928	**Circa**	☐
Modifications and dates	An extension at the rear of the dwelling was added post-1940s.					
Further comments	The dwelling is concealed from the public domain by its garage, large trees and shrubbery.					

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. Following the death of John Glade in 1848, his estate was subdivided and released for sale in the 1850s by developer William Billyard. By 1880, most of these lots had been purchased and subdivisions were beginning to extend west into Raven and Thompson's land towards Tennyson Point. The land at 99 Western Crescent was part of Hannah Thompson's grant in the Eastern Farms. Thompson's grant was subdivided in 1886 and released for sale as the Gladesville Park Estate. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. A 1907 survey laying out Ross Street and the Glades Bay Baths shows the boundaries of Lot 21 on Hannah Thompson's grant. Sites for a boat jetty, skid and boat shed are also noted on Lot 21 although it is not known if these structures remain. No dwellings are noted at this time. In 1924, the land was owned by Mrs Mary Bennett of Roseville, and remained undeveloped. The dwelling was built by 1928, as it appears on a sewer diagram as a rectangular brick building with a small square porch and a garage facing the street. There is also a tennis court noted at the rear of the property at this time, shared with the neighbouring house at 101 Western Crescent. Although houses were built quickly on the northern sections of Western Crescent during the early twentieth century, the southern sections of the street remained undeveloped for some time. Aerial imagery shows only seven dwellings on the south side of the street between Ross Street and Morrison Road by 1943, including the subject site.

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THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling at 99 Western Crescent is historically significant as evidence of a typology of dwellings built on prestigious waterfront sites at a grand scale, on land subdivided as part of the Gladesville Park Estate. Subject to further investigation, the building (which is not visible from the public domain) is potentially historically significant as evidence of a period of historical residential development in Gladesville representing a particular style. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling could not be easily seen from the street. However, some details were visible, including an intricate leadlight coloured glass arched window and a deep wraparound verandah with detailed painted timber fretwork. The allotment retains its original size and access to Glades Bay. It was likely built as a grand waterfront residence with views of the bay and would likely meet the threshold for this criterion. The dwelling is likely to be significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	Although views of the house from the public domain are limited, it appears to be a rare example of the Inter-War Bungalow style for Gladesville, and likely a fine example built on a grand scale to take advantage of its waterfront position. The dwelling is likely to be significant at a local level under this criterion.
Representativeness SHR criteria (g)	Although views of the house from the public domain are limited, it appears to be a rare example of the Inter-War bungalow style for Gladesville, and likely a fine example built on a grand scale to take advantage of its waterfront position. The dwelling is likely to be significant at a local level under this criterion.
Integrity	Although views of the house from the public domain are limited, it appears to be intact. It has a later detached garage with a gabled roof at the street, blocking views of the house. It appears to have an addition at the rear.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	Subject to further investigation, due to the limited visibility of the house from the public domain, the dwelling should be considered for inclusion as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	18		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	99 Western Crescent, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	99 Western Crescent, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

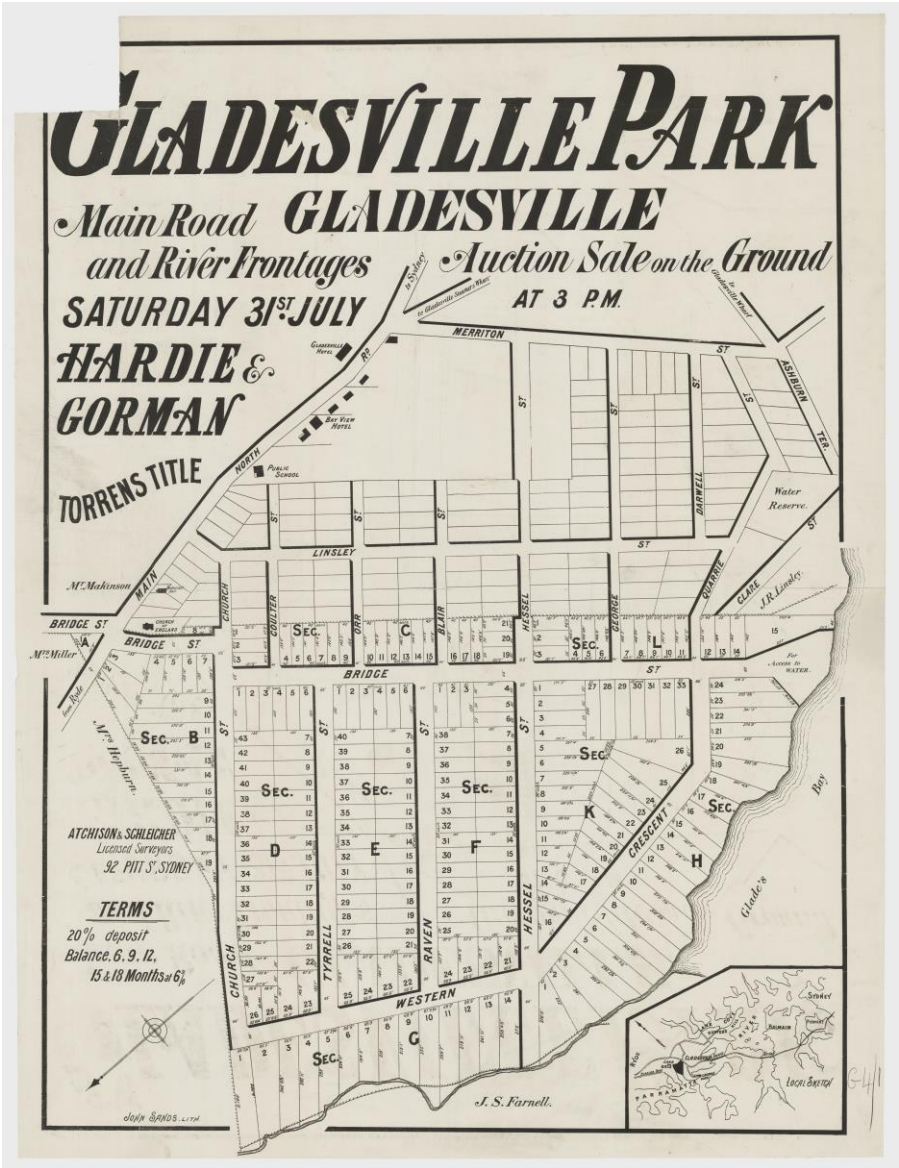


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Gladesville Park Estate subdivision plans, 1886.				
Image year	1886	**Image by**	Unknown	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Survey of the land at the end of Ross Street, for Glades Bay Baths. Lot 21 is shown on this plan.				
Image year	1907	**Image by**	Unknown	**Image copyright holder**	State Library of NSW

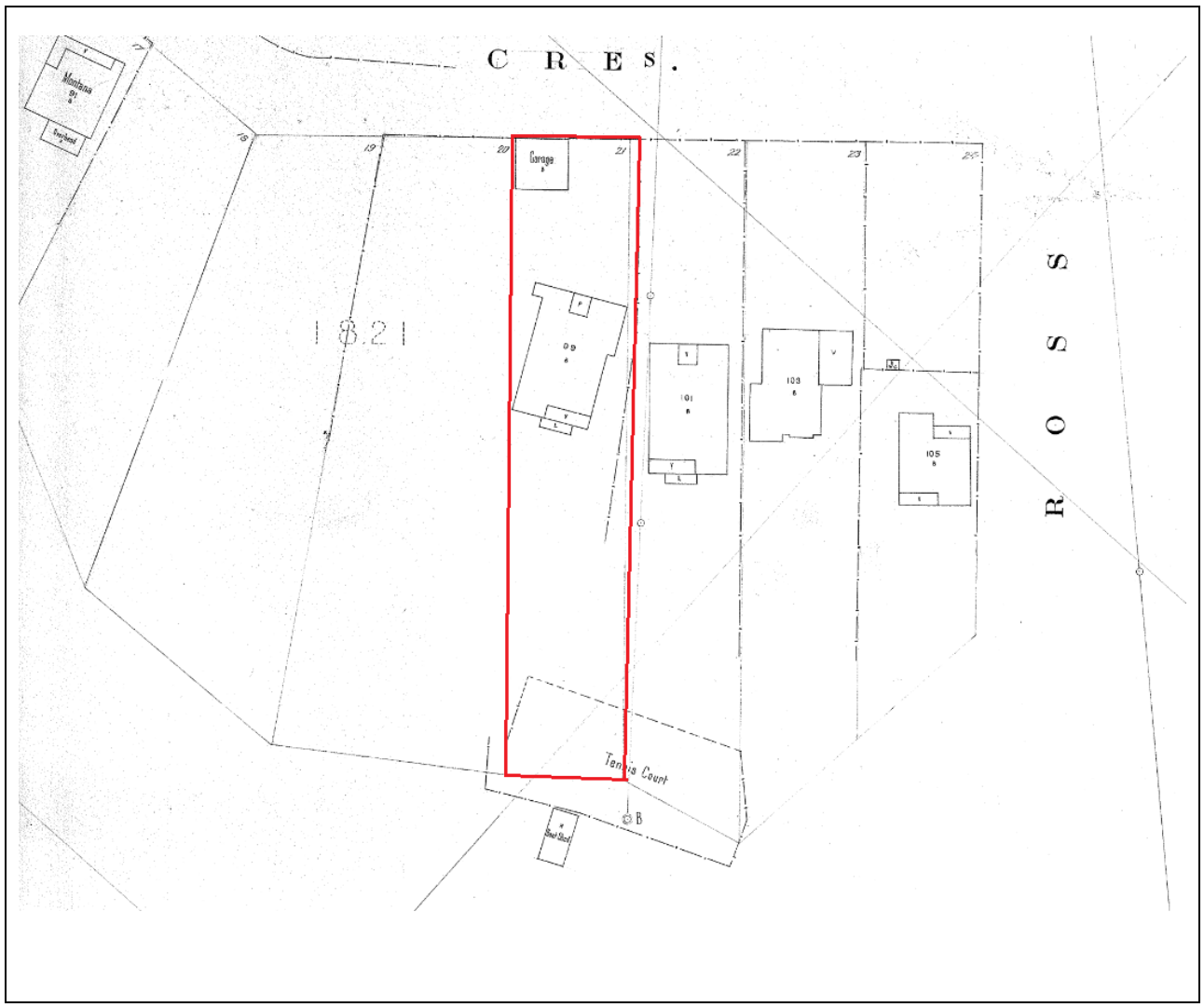


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from Ryde sewer diagrams showing 99 Western Crescent outlined in red.				
Image year	1928	**Image by**	Metropolitan Sewerage & Water Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial photograph of 99 Western Crescent, with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of 99 Western Crescent, with current lot boundaries indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Woodstone					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	39					
Street name	Wharf Road					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 2, DP 1127560					
Location - Lat/long	**Latitude**	-33.837119		**Longitude**	151.124405	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of Significance	The sandstone 'gentlemen's' villa', at 39 Wharf Road, named Woodstone, is of cultural heritage significance at a local level as a Victorian period Georgian style house and grounds. Located within a nineteenth-century subdivision of emancipist settler John Glade's 1802 land grant, it is historically significant as a rare surviving sandstone villa from this period, demonstrating a distinct architectural typology sited according to British landscape design principles to take advantage of views with ready access to the Parramatta River. The dwelling has associations with Walter Scott Campbell, an important figure in the early development of Ryde as an Alderman on the inaugural Council. He was an important figure in the development of the agricultural industry in the colony. The dwelling has aesthetic significance as a fine example of its type, for its commanding presence as a landmark within the streetscape, and for its relationship with its neighbouring late Victorian sandstone houses built by an occupant of Woodstone for his daughters.					
Level of Significance	State ☐			Local ☑		

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DESCRIPTION						
Designer	Walter Scott Campbell (1867), Edwin R. Mackenzie (1889)					
Builder/maker	Edwin R. Mackenzie (1889)					
Physical Description	The dwelling is a two-storey stone house, comprising a hipped and gabled roof with two gabled projections forming an L shape addressing the corner. The house has been altered significantly in stages over its lifetime, and then underwent comprehensive restoration work in the late twentieth century to restore it to its original form. The external walls are sandstone. The original roof was replaced in the 1980s with corrugated sheeting, with a separate concave verandah roof. The verandah has stone flooring, large square posts and a scalloped timber barge board. There is no balustrade, as the house is set low to the ground. There is a pair of dormer windows at the upper level. The front door is located at the centre of the verandah, with symmetrical multi-paned sash windows with timber shutters on either side. The external window at the projecting gable is a multi-paned sash window with symmetrical sidelights and decorative twisted moulding. Windows have stone sills and no window hood. The house was built to address Wharf Road, with a protruding gable, bay window and decorative barge boards also facing Amiens Street. Its established garden setting contributes to its presence within the street. A mature Norfolk Island pine dominates the Amiens Street elevation and acts as a landmark. The circular gravel driveway and fountain in front of the house enhance the dwelling's presentation to Wharf Road and complement its architectural qualities. These landscape elements are likely original and can be seen on early historic aerial imagery. The front boundary of the site is enclosed by a painted white timber picket fence and timber picket double gates, with dense shrubbery framing the house around the driveway. The Amiens Street boundary is enclosed by a high timber paling fence.					
Physical condition and archaeological potential	The dwelling is in very good condition and has been well maintained. Restoration work in 1985 has contributed to the maintenance of the site. The archaeological potential of the site is unknown.					
Construction years	**Start year C.1885**	1867	**Finish year C.1886**		**Circa**	☐
Modifications and dates	The dwelling was extended by Edwin R Mackenzie in 1889. A mansard roof was added by Malcolm H Pike c1965. It was restored to its original form c1985.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. Glade's estate was subdivided by Sydney developer William Billyard following his death in 1848. Billyard named the area Glades Ville and included a wharf on Parramatta River to enable better access. Wharf Road was the central spine of Billyard's subdivision, connecting the Great North Road with the river. Properties along Wharf Road were large blocks suitable for villa residences, on generous landscaped grounds for extensive gardens and orchards. In 1858, William Henry Sargeant purchased four acres of the Gladesville Estate, comprising the block bounded by Wharf Road, Bay View Terrace (now Amiens Street), Ashburn Place and Meriton Street. He sold a portion to Walter Scott Campbell in 1869. Campbell was Chief Draftsman of the Department of Mines, Chief Inspector of Agriculture, an Alderman in the first Ryde Council in 1871, and contributed to the construction of the Christ Church. The first evidence of Campbell occupying the site appears in the 1874 Sands Directory and on a subdivision map of 1876. The house he constructed was a four-room sandstone cottage with an attic. Sales of the Gladesville Estate were initially slow. Further settlement of the area was encouraged when an iron bridge was constructed over the river at Gladesville in 1881, and a second bridge over Iron Cove in 1882. Campbell resided at Woodstone until 1889, when he sold the property to Edwin Mackenzie, a grazier from New England. Mackenzie extended the dwelling and built two stone houses for his daughters on Lots 61 and 62 (now 37 Wharf Road and 36 Ashburn Place). A later advertisement described the property as a stone cottage in a lush garden setting with an orchard. Two of Mackenzie's daughters hosted their wedding receptions in Woodstone's grounds in the 1890s. In the early twentieth century, the property was alternately occupied by members of

Heritage Data Form

	Mackenzie's family, and advertised for lease. It was sold in 1925 to Frederick Elgood, a civil servant, who had been leasing the house since 1920. The house was sold to Malcolm and Agnes Pike in 1956, who replaced the original roof with a blue tiled mansard roof to accommodate extra rooms. It was again sold in 1985 to John and Marilyn Vaughan. Previous unsympathetic alterations were reversed when the original form was reinstated and the building was sympathetically restored by the Vaughan family.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates a significant period in the early development of the area, when Gladesville was characterised by large houses on semi-rural estates following the subdivision of the first land grants. The original property has been subdivided and the original configuration of these large estates can no longer be seen, but the house remains largely intact and retains its formal landscaped setting demonstrating the comparative wealth of its early owners. The building demonstrates a distinct architectural typology of these early Victorian Georgian houses that is now rare. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Woodstone is associated with Walter Scott Campbell, an important figure in the early development of Ryde. Campbell was a naturalist and historian with an interest in botany and collecting, who served as Chief Inspector of Agriculture, Chief Draftsman of the Department of Mines, and an Alderman on the first Ryde Council. He established horse studs, vineyards and experimental farms throughout NSW. Campbell built Woodstone the same year he married Mary Ann Holt, and he and his family lived at the property for approximately 20 years until it was sold to Edwin Mackenzie.
Aesthetic significance SHR criteria (c)	Woodstone is aesthetically significant as a prominent sandstone Victorian Georgian house within a formal landscaped garden setting sited to take advantage of views to the Parramatta River. The house is aesthetically distinctive as one of the rare late nineteenth-century residential houses in the area and is of a dramatically different style to the majority of the surrounding development. It is an exceptional example of its style, retaining many stylistic architectural features that characterise the Victorian Georgian typology.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, it is not known if the property is likely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

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Rarity SHR criteria (f)	When compared to similar listed heritage items, Woodstone is a very fine example of its type as an intact Victorian Georgian dwelling in the Gladesville area. One of the last remaining villa residences, built to take advantage of the water views and access to the Parramatta River, it is a landmark within the street. It has a number of distinctive aesthetic qualities, but also demonstrates well-maintained examples of the architectural characteristics typical of a Victorian Georgian cottage. Similar listed dwellings in this style are not of the same scale and are not as finely detailed. The retention of the dwelling's grounds and turning circle enhance its setting and are evidence of how the site was used prior to the wider development of the area. The dwelling is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling is a fine representative example of a stone Victorian Georgian house and as one of the early villas built following the subdivision of Glade's land grant in the mid-nineteenth century. Although some modifications have been made, the property has been carefully restored to its original form and the later extensions do not detract from its significance. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling retains a high level of integrity and is generally intact. It retains several stylistic indicators identified with the Victorian Georgian style. Original landscaping around the site, particularly the entrance garden and turning circle, remains intact.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
	Research held by the Ryde Local Studies Library	Woodstone		

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance under Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	19		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Woodstone, 39 Wharf Road, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Woodstone, 39 Wharf Road, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

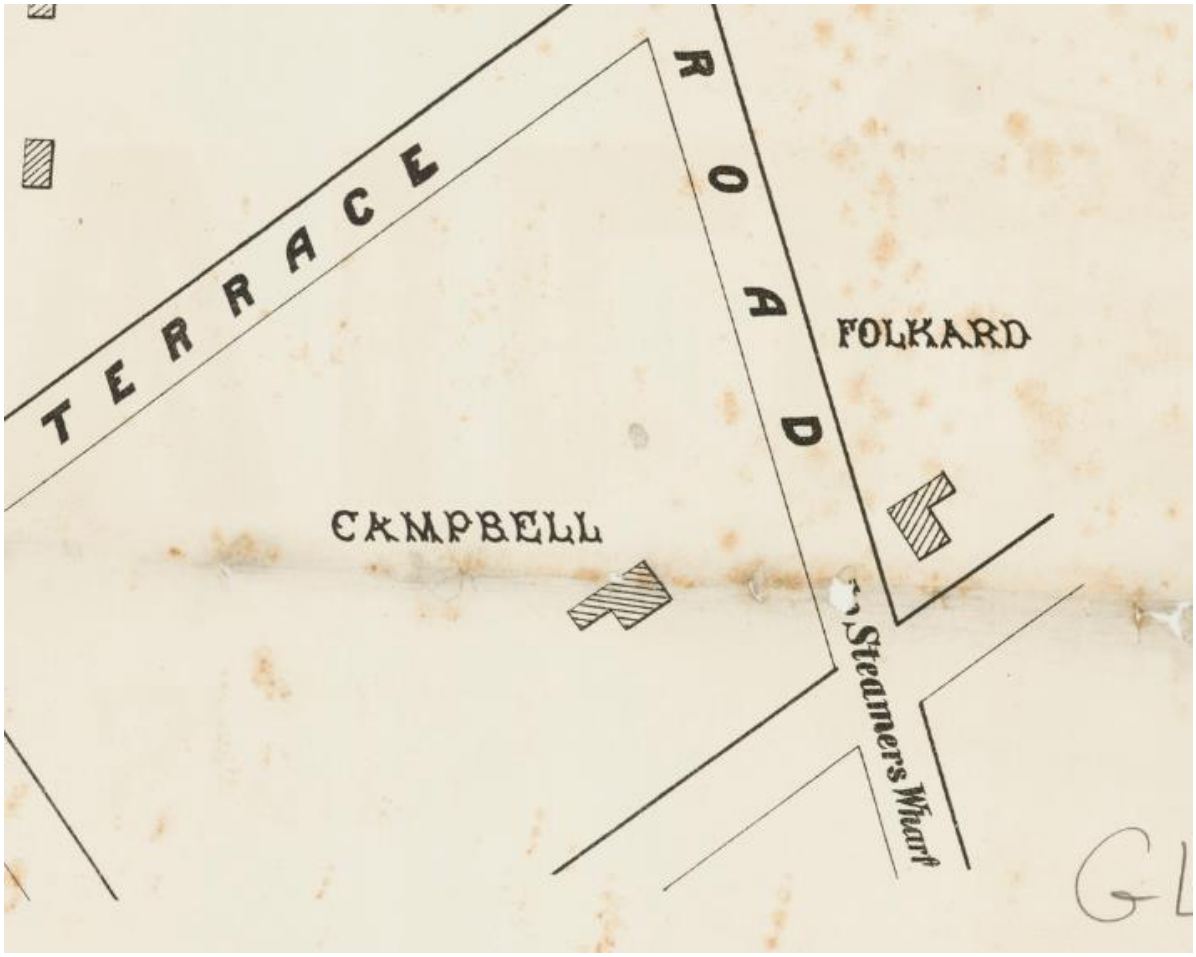


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Walter Campbell's villa on Wharf Road, c.1880.				
Image year	1880	**Image by**	State Library of NSW	**Image copyright holder**	State Library of NSW

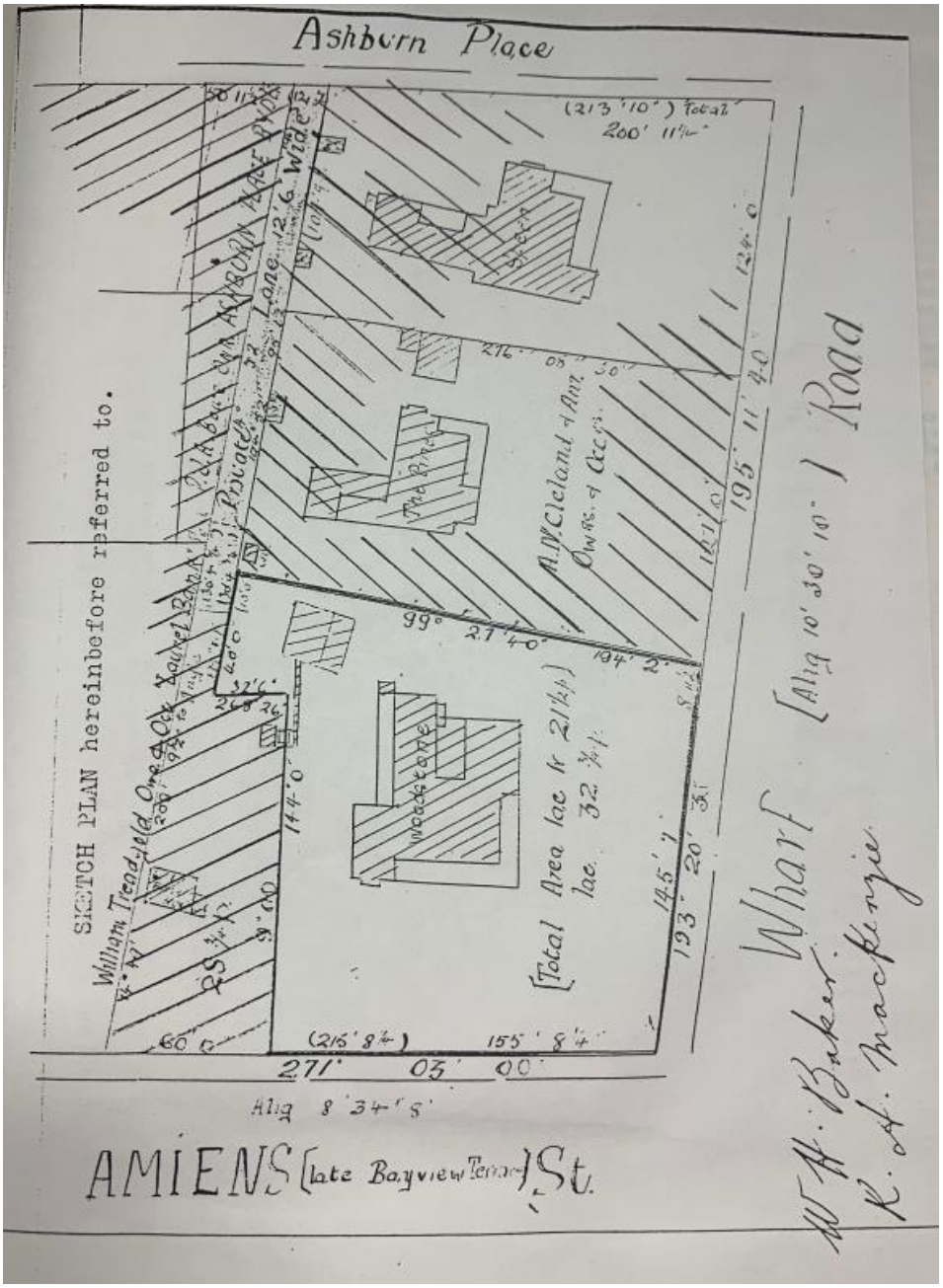


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IMAGES - 1 per page

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

Image caption	A sketch plan of Woodstone and the adjacent two houses.				
Image year	1925	**Image by**	Ryde Local Studies Library	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of the site at 39 Wharf Road, Gladesville.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange

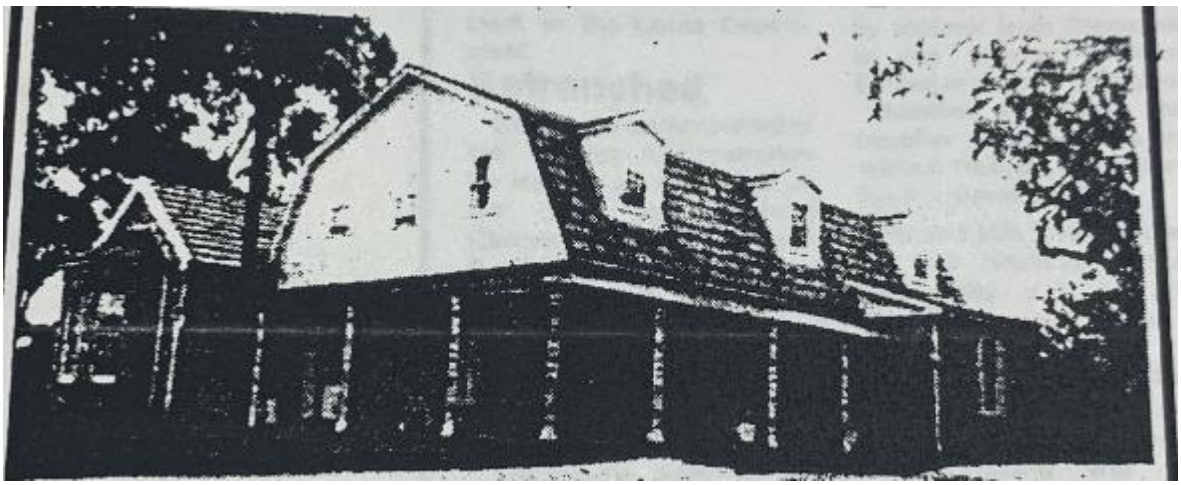


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Photograph of 39 Wharf Road in 1984, as advertised for sale in *The Weekly Times*.				
Image year	1984	**Image by**	L.J. Hooker Hunters Hill	**Image copyright holder**	L.J. Hooker Hunters Hill



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of 39 Wharf Road, Gladesville, with current boundaries indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation period stone cottage					
Other Name/s Former Name/s	Rus-in-Urbe					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	2					
Street name	Richardson Place					
Suburb/town	North Ryde			**Postcode**	2113	
Local Government Area/s	Ryde					
Property description	Lot 1, DP633049					
Location - Lat/long	**Latitude**	-33.797680	**Longitude**	151.145320		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Commercial					
Former Use	Residential, Scientific Research, Educational					
Statement of significance	The cottage at 2 Richardson Place has cultural heritage significance at a local level as a surviving farmhouse from the early period of subdivision and settlement in North Ryde. It is historically significant for its demonstration of vernacular construction methods using locally available materials, and as a turn-of-the-century cottage built on one of the first subdivisions of the Field of Mars Common. It is associated with James J Glynn, a headmaster of North Ryde Public School, who bought the land in the late nineteenth century and built the cottage as a family residence. It is rare in the North Ryde area, both in terms of its materiality, function and architectural typology. It is representative of a typology of riverside farmhouses that once populated the former Field of Mars Common along Lane Cover River.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The building at 2 Richardson Place is a modest single-storey sandstone cottage built in 1906. It has a simple hipped and gabled corrugated iron roof, with simple timber barge boards and a decorative timber finial at the gable end. Two original chimneys remain. The external walls are constructed of sawn-faced sandstone blocks in irregular courses, utilising a variety of colour, texture and bond of the stone used. It is particularly noticeable at the projecting gable facing the road, where rock-faced sandstone has been used for the foundation course, lower walls, and upper gable end, but ashlar-faced sandstone has been used between. This may indicate recent repair work or replacement of the original sandstone in these sections. The corners of the building feature sandstone quoining. The building has a covered verandah extending from either side of the projecting gable and wrapping around the building. The verandah features simple square timber posts with a timber balustrade, and has a tiled floor on one side and a timber decking floor at the other. There are several doors along the length of the building opening onto the verandah, which have characteristically low openings. The windows at the façade facing east are a pair of narrow timber-framed hung windows with modern plastic flyscreens added to the exterior. Each window has a stone sill and lintel. The cottage appears to be in good condition but has undergone modifications to the interior and exterior, and complete loss of its original setting. The development of the business park around the building has greatly intruded on what would have once have been a picturesque rural setting. The northern side of the building is in close proximity to the southern wall of the Honeywell commercial office complex and its carpark facilities. There is a second office building to the south, although this is screened by trees. Documentary evidence suggests that the building has been extended with a long single-storey wing with a hipped roof, but this could not be seen on inspection or aerial photography due to the surrounding trees. It is probable that the projecting form facing the road is the original section due to the positioning of the chimneys.					
Physical condition and Archaeological potential	The building is in sound condition. The archaeological potential of the site is unknown, although it is noted that the surrounding site has undergone significant redevelopment as part of the Riverside Business Park development.					
Construction years	**Start year**	1906	**Finish year**	C1906	**Circa**	☐
Modifications and dates	Resumption of the cottage and surrounding land by the Commonwealth and adaptation of the building for CSIRO working and studying purposes, c.1970. Modifications include unknown internal alterations as well as a single-storey wing with a hipped roof for a learning library. The building is now occupied by Cystic Fibrosis Australia, and has likely undergone internal alterations associated with an office fitout. Development of the surrounding Riverside Business Park c.2000 has seen irreversible loss of the building's original curtilage.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Early on, the area between Parramatta and Lane Cover Rivers was known to Europeans as the Field of Mars, in association with the marines of the First Fleet who received the first grants in the area in 1792. That same year, 10 emancipated convicts were given smaller grants which became known as the Eastern Farms. By 1800 it became called Kissing Point and was an important supplier of produce to the early colony. Early development in Ryde, mainly in the form of farmland, centred around St. Anne's Anglican Church which was built in 1826–1827. The name Ryde is derived from the birthplace of Mary Turner, the wife of the church's first minister. Estates near St. Anne's were subdivided in the 1840–1850s, creating a village centre among the farmland. By 1870 the Municipality of Ryde was declared. Suburban development increased after Gladesville Bridge (1881) and the Ryde Railway Station (1886) were constructed. Initially Victoria Road to the south was the main commercial district of Ryde. This shifted north to Parkes Street—now Blaxland Road—after council buildings and the post office were constructed on it. Also in the area is Top Ryde, built in the 1950s, which was the first American style shopping centre opened in Australia. The Great North Road (now Victoria Road) was dedicated in 1825 and assisted in opening up the area. A commercial centre was established on Victoria Road as the area was further developed during the late nineteenth century. The construction of the Gladesville Bridge (1881) and Iron Cove Bridge (1882) provided direct transportation to Sydney and incentivised subdivision of larger estates. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area. 2 Richardson Place was once part of the Field of Mars Common, which was common land set aside by Governor Bligh in 1804 for the local community. *The Field of Mars Resumption Act* of 1874 allowed the government to clear and subdivide the land. In 1898, Portion 383 was bought by James J Glynn, a school teacher who became headmaster of North Ryde Public School. He expanded the property in 1905 when he acquired the adjacent Portion 382. The Glynn family built the cottage in c.1906 from locally quarried sandstone, and lived there until approximately 1917. The property was cleared and the Glynns cultivated strawberries, violets and fruit to sell at the riverside. The name Rus-in-Urbe means 'country in the city' in Latin, and is used to describe the illusion of countryside created by a building within a city. It is unclear whether the cottage was occupied following Glynn's death in 1925, but his two unmarried daughters moved back into the cottage shortly before World War II. In 1949, a large portion of the Glynn's land was acquired by the Commonwealth for the CSIRO's molecular biology division. Later acquisitions in the 1960s left the Glynn cottage on a battle-axe block, but it retained its frontage to the river. However, the cottage and the last of the Glynn property was also incorporated by the CSIRO in 1970. The cottage was adapted for teaching and scientific purposes, and a large wing added for a library. The CSIRO operated from the site for approximately 20 years. The organisation still operates at North Ryde, but has moved to another premises. The subject site is now part of the large Riverside Business Park and is home to a number of large multi-storey commercial office blocks. Consent was granted to demolish Rus-in-Urbe during the redevelopment of 2 Richardson Place as the Riverside Business Park. However, it is understood that the developers chose to retain the building during construction.

Heritage Data Form

	The cottage was identified as a heritage item (Item 326) of local significance in the Ryde Heritage Inventory until it was recommended for deletion from Schedule 5. This recommendation was based on the belief that the building was demolished (City of Ryde Local Planning Study, 2010).

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The cottage at 2 Richardson Place is historically significant as a remnant structure of local sandstone surviving from the early period of farming and cultivation following the resumption of the Field of Mars Common and was constructed on one of the original Field of Mars subdivisions. It retains much of its original fabric, demonstrates historical vernacular construction methods with local materials, and represents the way of life of small-scale hobby farmers along the river at the turn of the century. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The building is associated with James Glynn, headmaster of North Ryde Public School, who acquired the land following the resumption and subdivision of the Field of Mars and built the cottage c.1906. The building is also associated with CSIRO, as it was used as place of study and teaching for molecular biologists in the mid- to late- twentieth century. The building is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The building has some aesthetic value as a somewhat intact stone cottage constructed with local sandstone, retaining many of its original features and demonstrating sympathetic modifications. However, its aesthetic values as a riverside farm cottage have been compromised by the surrounding development of the Riverside Business Park, particularly the adjacent Honeywell Building. The building would have likely had a strong relationship to both Lane Cove River and Delhi Road, as well as its wider context of farmland, orchards and views to the south and east. These relationships have been irreversibly encroached upon by the business park. The building does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	It is not known if the property is likely yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed in this report and should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	The cottage is very rare in the North Ryde area, being one of the very few remaining turn-of-the-century dwellings built and lived in by small-scale hobby farmers. Review of similar listed dwellings in the North Ryde area found one farmhouse from a similar period of a very different typology. It demonstrates simplified characteristics of the Federation period, and its use of sandstone adds to its rarity in the local area that has been extensively redeveloped. The building is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The building is a modest, vernacular stone cottage, made of local materials, and of a simple form and detailing. It represents a typology of housing that would have been common along the Lane Cove River in North Ryde following the subdivision of the Field of Mars Common and use of the area for small-scale farmland. The building is considered significant at a local level under this criterion.
Integrity	The building is somewhat intact despite later modifications. The interior was not inspected, although it is anticipated that the interior would have been updated with changes of use from a residence to a teaching and studying facility, and from the studying facility to an office space. Exterior modifications include a verandah roof and walkway to the northern façade of the building, and an extension for a library c.1970. The house retains its original sandstone and some original simple stylistic details. However, the setting of the cottage has been irreversibly changed. The cottage once occupied a picturesque setting above the escarpment, but its relationship with the river and the wider context has been intruded upon by the multi-storey commercial development on each side of the building.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Study	Kevin Shaw	Rus-in-Urbe: A Rustic Remnant for Riverside Corporate Park	2001	Ryde Library
Heritage Impact Statement	Noel Bell, Ridley Smith & Partners	Rus-in-Urbe – Lot 19 Riverside Corporate Park Proposed Redevelopment by VALAD Property Group	2000	Ryde Library
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Article	Margaret Farlow	North Ryde	2008	Dictionary of Sydney
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	20		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Western façade of 2 Richardson Place, North Ryde. Note the proximity of the building to the adjacent Honeywell Building at the right.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Western façade of 2 Richardson Place, North Ryde.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail of the northern verandah.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

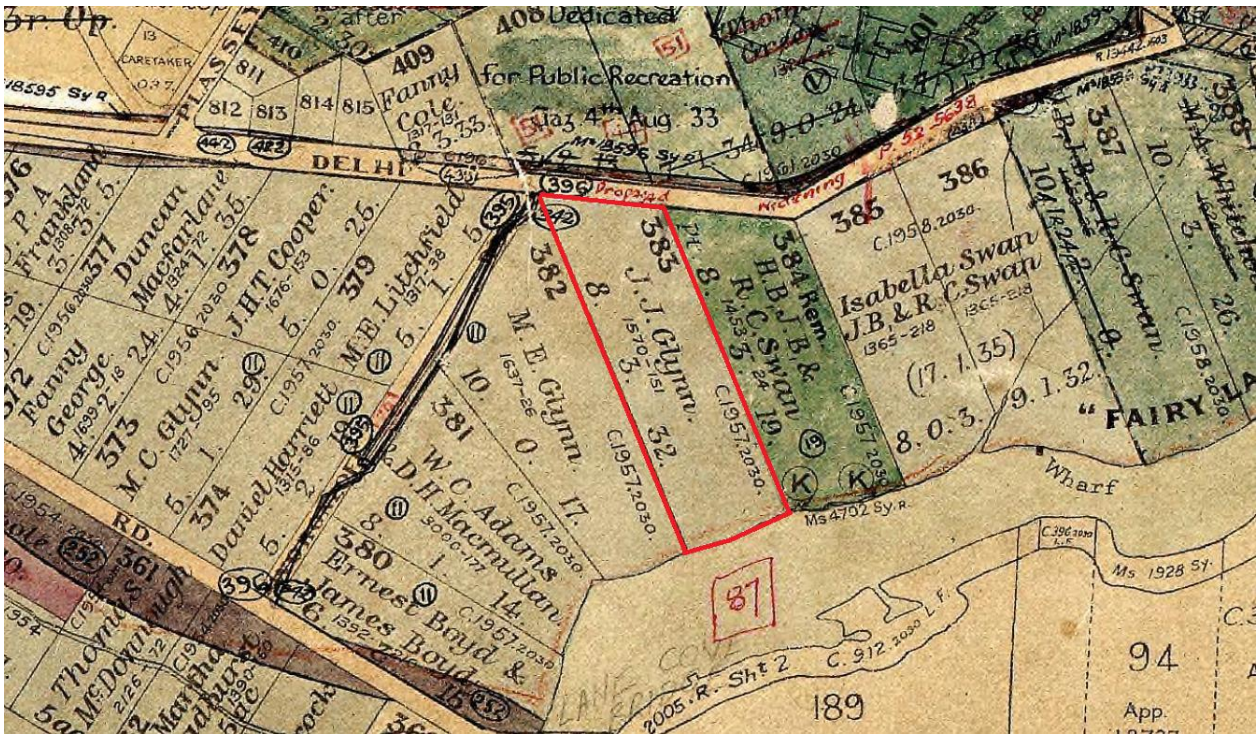


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish map indicating James Glynn's 1898 land grant extending between Delhi Road and Lane Cove River. The adjacent land, Portion 382, was purchased by the Glynns in 1905 to extend their property.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

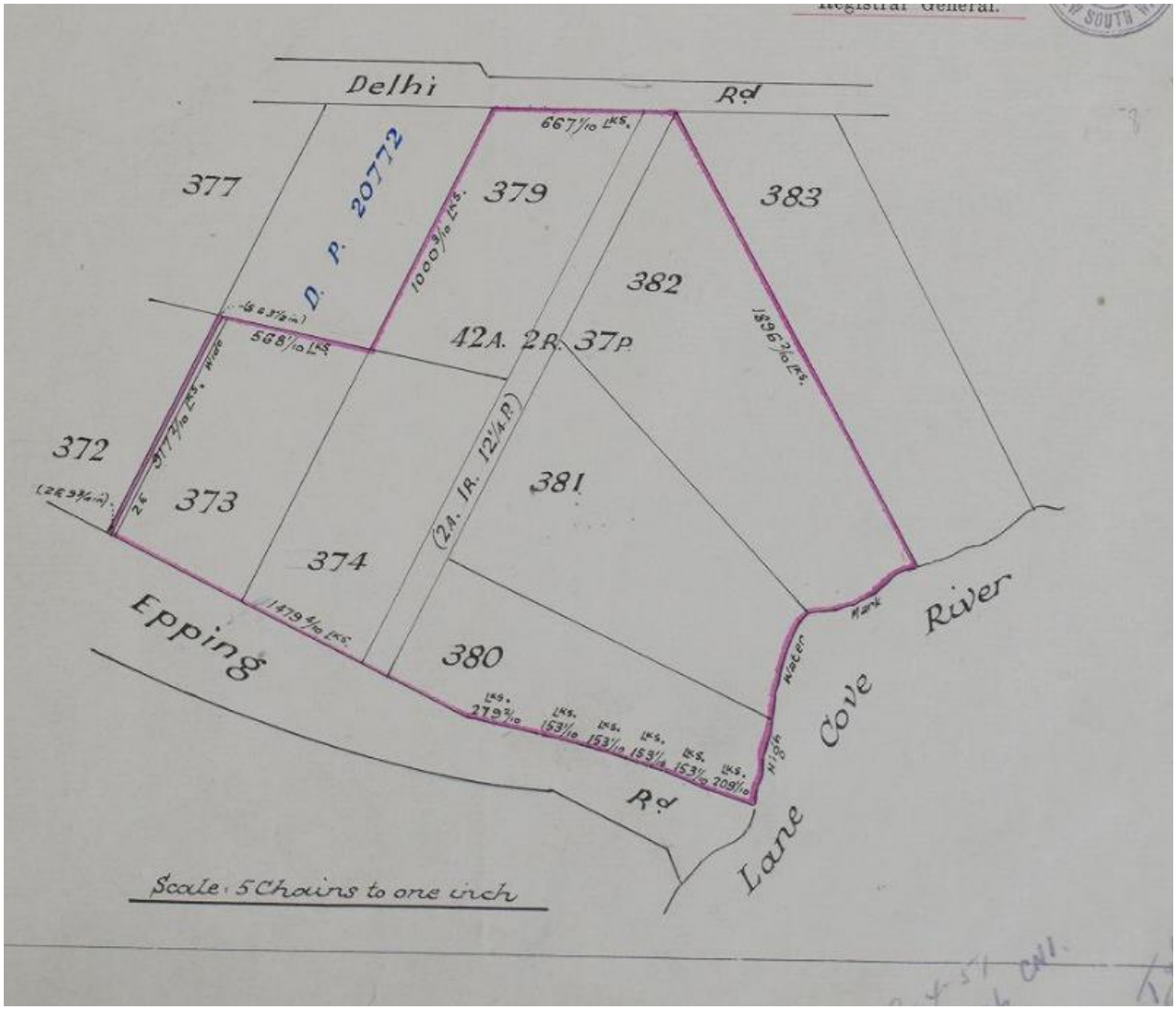


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Plan showing the acquisition of the Glynns' land by the Commonwealth. The subject site is located on Portion 383 (at right), which was later added to the Commonwealth land in 1970 (Old Form Torrens Register 5995-78).				
Image year	1949	**Image by**	NSW Land Registry Services	**Image copyright holder**	NSW Land Registry Services

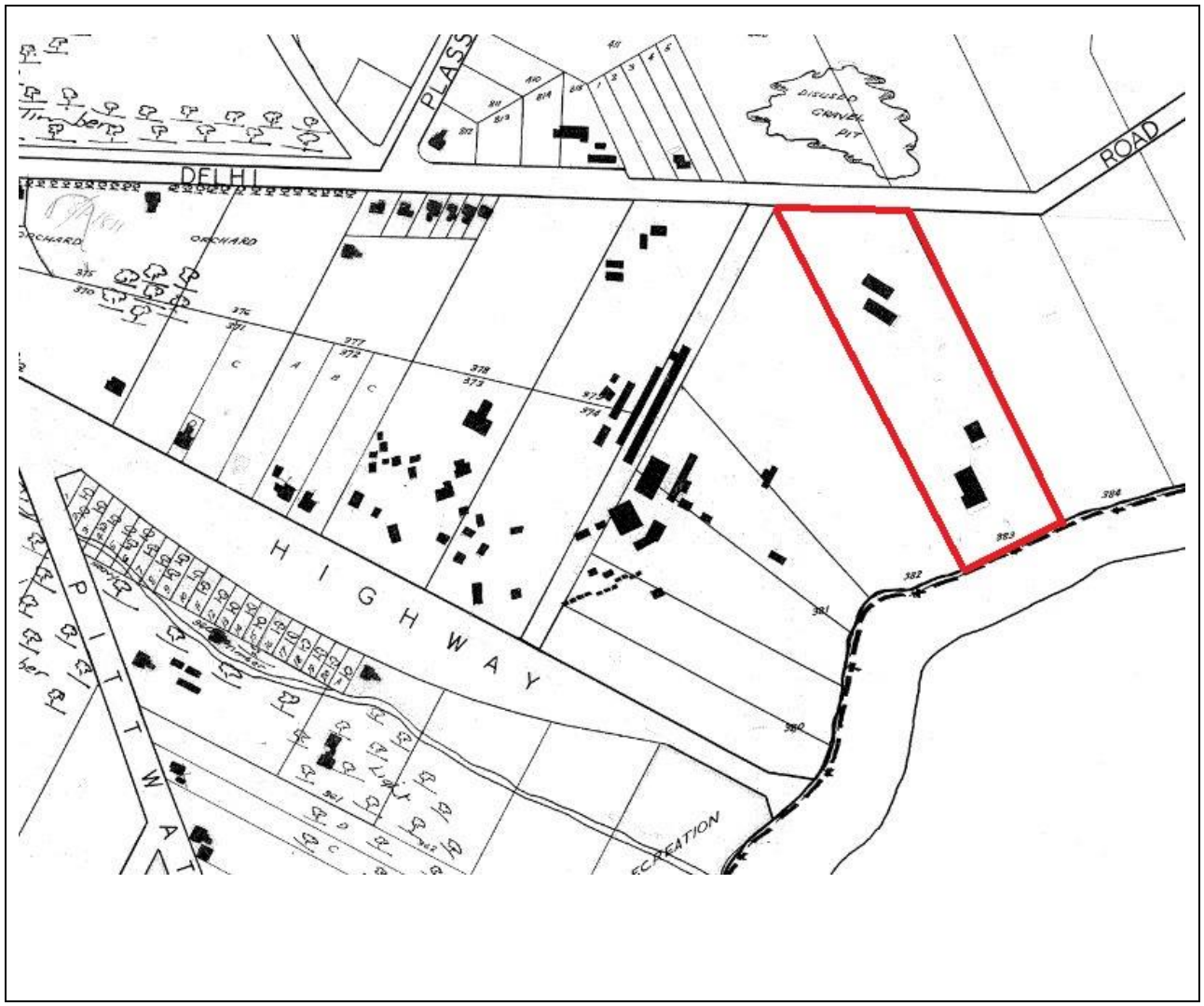


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Land use map, c.1950, with Portion 383 indicated. It is likely that the subject building is one of the two shown towards the river.				
Image year	c1950	**Image by**	CHECK	**Image copyright holder**	Ryde Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery of cottage at 2 Richardson Place, with current lot boundaries indicated. Note the two chimneys which have been retained in their original position.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of cottage at 2 Richardson Place, with current lot boundaries indicated. The cottage is partially hidden by trees and shadow.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation period dwelling					
Other Name/s Former Name/s	Merito					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	21					
Street name	Douglas Street					
Suburb/town	Putney			**Postcode**	2111	
Local Government Area/s	Ryde					
Property description	Lot 113, DP 8902					
Location - Lat/long	**Latitude**	-33.824120	**Longitude**	151.105730		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 21 Douglas Street has cultural heritage significance at a local level as a good example of a Federation period cottage. It has historical significance as an original dwelling built on a 1918 subdivision of the Cleves Estate. It has aesthetic significance as a good example of a modest cottage demonstrating characteristics of the Federation Bungalow style, including its use of face brickwork with roughcast rendered detailing, gabled roof with timber battening and timber shingle cladding, and roughcast chimney. It is representative of a typology of dwellings constructed in the local area during the period between 1910 and 1920.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a freestanding single-storey masonry house, with a gabled terracotta tiled roof and a projecting gable facing the street. The roof features terracotta ram's horn style finials. The external walls are a deep red face brick, with painted stone foundations and a roughcast rendered treatment to the gable ends, with painted timber battening and painted timber shingle cladding. The dwelling retains its original chimney, which has a roughcast render and terracotta chimney pot. The house has a front verandah with a flat roof and a solid face brick balustrade with a bullnosed header course and scalloped detail. The verandah posts feature a roughcast render and face brick corbels. There is a set of three rendered steps to the verandah, which is entered through an unusual brick archway. The front window at the porch features two timber framed hung windows with an arched timber lintel. The window at the projecting gable end appears to have been replaced, but has its original timber sill supported on timber brackets and a simple window hood. The house is set back from the street with a lawned yard and no front fence. There is a paved path from the street to the front verandah. The property is bounded on each side by a lapped timber paling fence. There is a concrete strip driveway to the south of the dwelling, giving access to the rear, but no garage. The driveway has a timber gate across the driveway returning to the house. The original form of the house is highly intact. It has a small addition at the rear and a swimming pool and shed in the rear yard.					
Physical condition and Archaeological potential	The dwelling appears to be well-maintained and is in good condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**		**Finish year**	Before 1918	**Circa**	☐
Modifications and dates	A small extension at the rear, not visible from the street but shown on aerial imagery. A pool has been added at the rear of the property. The windows to the front façade have been altered.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Putney is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Most of Putney was granted to Nicholas Bayly in 1799. The western side of Putney, which included Kissing Point, was acquired by James Squire, who bought grants off other colonists in the early 1800s. Squire ran a popular tavern named the Malting Shovel near the wharf he had constructed, where he sold beer made from hops he grew. James Squire consolidated his ownership of the Putney area in 1822, when he purchased Bayly's grant, but he passed away a short time later. Although dispossessed of their lands, Wallumedegal people continued to have an association with Putney after the grants were made. Bennelong, who had close family ties to the Wallumedegal, lived in the area after befriending James Squire. Following his death in 1813 he was buried on James Squire's land in Kissing point. His associate Nanbarry lived in the area too, later being buried alongside him. In 1856 the area of Bayly's grant was bought by Eugene Delange, who tried to create a subdivided village of small farms named Eugenie in the area with limited success. The leftover land was bought by Philip Walker, who initiated the Putney Estate subdivision a while later in 1879. Subdivision continued for the next 50 years, with houses slowly replacing the orchards and small farms which were set up in the area. Shipbuilding and shipping were important industries in Putney; their origins could be traced back to James Squire's time. The first shipbuilders began in 1918 and during the Second World War Putney was used to construct vessels for the United States Army and Royal Australian Air Force. The land at 21 Douglas Street was originally part of a 50-acre land grant to John Callaghan in 1792 and was known as Callaghan's Farm. Part of Callaghan's Farm was purchased by Philip Walker and became part of the Putney subdivision. Other parts of Callaghan's Farm became part of the Cleves Estate, home to a grand house near the corner of what is now Charles and Waterview Streets. The house Cleves was built by the Darvall family c.1850, and given to Darvall's son. Cleves was later purchased by Charles Blaxland, son of Gregory and Elizabeth Blaxland of Brush Farm. A subdivision plan of the Cleves Estate dated 1918 appears to show the subject dwelling on Lot 113, as well as a neighbouring dwelling at Lot 114, as the only houses on the street at that time, with a W Watson noted as the owner of Lot 113. It is not known if they were built on an earlier Cleves subdivision, or if they predate the subdivision. A sewer diagram c.1930 shows that several additional houses and a church had been built on Douglas Street by that time. No. 21 Douglas Street is shown as Merito, a brick house with a verandah facing the street and a fibro room at the rear.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling has historical significance as evidence of the Cleves Estate subdivision, retaining its original allotment, and as evidence of the early suburban development of Putney after subdivision of prominent early estates. The building demonstrates a distinct architectural typology that would likely have once been common in the Putney area, but has now been lost to modern development. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling has aesthetic value as it is a good example of a Federation Bungalow style cottage, displaying a number of style indicators including its use of face brickwork with roughcast rendered detailing, unusual arched brick verandah entry, timber shingles and battening to the prominent double gable ends, and roughcast rendered chimney and verandah posts. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	It is not known if the property is likely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	When compared to similar heritage listed items in the Putney area, such as the Federation-period houses Hazelbrook and Woolwich, the dwelling at 21 Douglas Street is not as finely detailed nor built to as grand a scale as those houses. It does not display rare, uncommon or endangered aspects for the local area and there are existing heritage items which are better examples of the typology. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is representative of a typology of early twentieth-century housing in Putney. It displays a number of original architectural characteristics, including its use of face brickwork with rendered detailing, timber window joinery, and unusual brick arched entry. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling retains its overall form, scale, materiality and detailing, although it has been subject to some modifications including replacement of the windows at the façade. A small extension at the rear cannot be seen from the street. The integrity of the interiors is not known.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Gregory Blaxell	Putney	2010	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	Gregory Blaxell	*Putney: that special place*	2012	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	21		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 21 Douglas Street, Putney.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Cleves, painted by Henry Allport for John Bayley Darvall Esq., c.1840.				
Image year	c.1840	**Image by**	Henry Allport	**Image copyright holder**	State Library of NSW

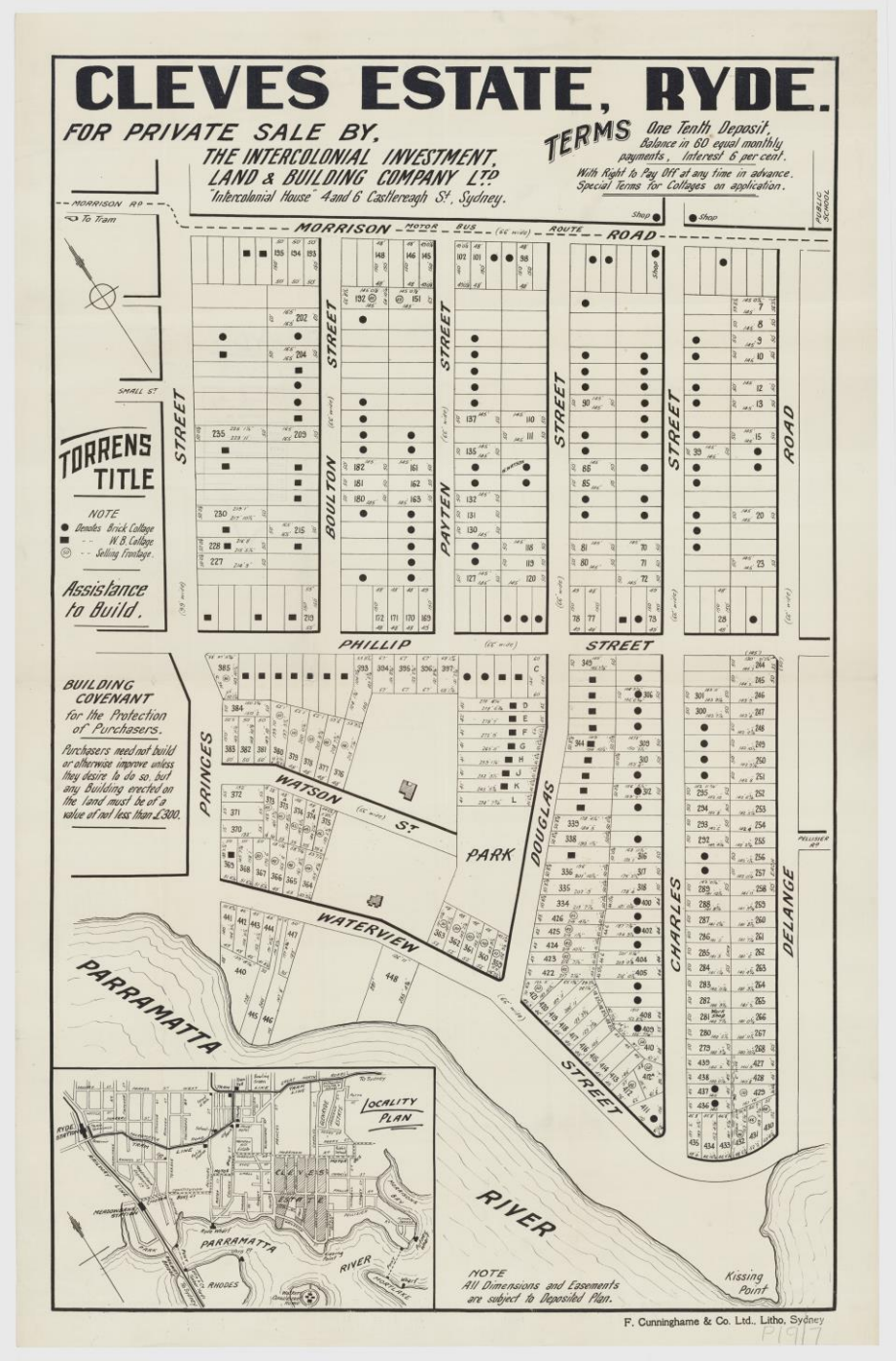


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Subdivision plan of the Cleves Estate on the Parramatta River.				
Image year	c.1910s	**Image by**	unknown	**Image copyright holder**	State Library of NSW

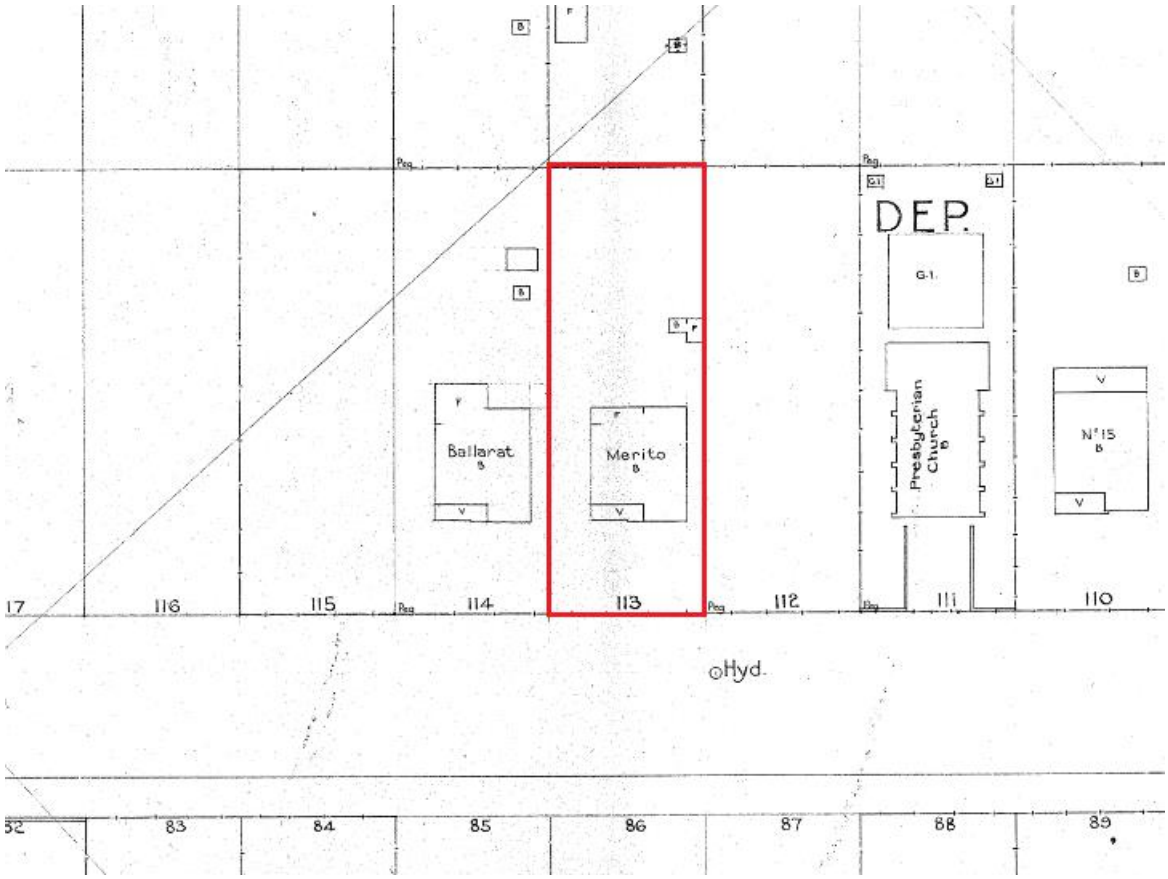


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde sewer diagrams, with 21 Douglas Street indicated.				
Image year	1930	**Image by**	Metropolitan Sewerage & Water Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 21 Douglas Street, Putney, with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 21 Douglas Street, Putney. Current lot boundaries are indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Cleves Park					
Other Name/s Former Name/s						
Item type (if known)	Parks, gardens and trees					
Item group (if known)	Landscape					
Item category (if known)	Urban park					
Area, Group, or Collection Name						
Street number						
Street name	Douglas Street					
Suburb/town	Putney			**Postcode**	2112	
Local Government Area/s	City of Ryde					
Property description	Lot and DP numbers to be added by Council					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	City of Ryde					
Current use	Public reserve					
Former Use	Public reserve / outdoor grounds of Cleves Estate					
Statement of significance	Cleves Park has cultural heritage significance at a local level, primarily as a result of its historic significance as an early twentieth-century suburban public recreation reserve, close to Parramatta River. Its acquisition at that time is emblematic of the local council's awareness that lands available for public recreation were disappearing in the early decades of the twentieth century, with the increasing extent of subdivision and residential development throughout the district. It has historic associational value with the former Cleves Estate, a landmark riverfront property of the late nineteenth century and early twentieth century, and with the settlement pattern along the Putney foreshore. The site would appear to have been in continual public use for around a century.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	N/A					
Builder/ maker	City of Ryde					
Physical Description	Cleves Park is a small park in Douglas Street, Putney, supporting an artificial grass cricket pitch, framed along the principal roadway frontage by semi-mature brush box trees, a Koppers log post and two rail timber fences. A small children's playground is located in the northeastern corner of the reserve and a group of mature trees (mostly eucalypts) is located at the junction of Watson Street and the park's western edge. A partly circuitous pedestrian pathway leads along the northern perimeter of the site and a Bennelong burial memorial plinth and plaque is also located abutting Watson Street. The park is bordered on its south, west and north by residential development.					
Physical condition and Archaeological potential	The park appears in good overall condition. Some archaeological potential exists as this site appears to have been at the junction of the Cleves Estate garden and the James Squire garden. The site's pollen profile may hold potential archaeological potential.[1]					
Construction years	**Start year**		**Finish year**		**Circa**	☐
Modifications and dates	By 1938, the park appears to have been defined by a post and two rail timber arris fences. By 1943, a cricket wicket, oriented northwest to southeast, had been added to the park. By 1943, several large eucalypts remained in the central north part of the reserve and a broken row of trees had been planted along the Douglas Street frontage. It appears that cattle may have grazed over the site at least until the 1940s. c.1988, a Bennelong burial plinth and plaque was positioned in the park as part of bicentennial works in the municipality.					
Further comments	The closest current heritage-listed place to this park is the former boat slips at Kissing Point Park. Refer to Ryde Library vertical file for a detailed land title analysis of the former Cleves Estate. The park is listed under the setting categories of 'Passive parklands' and 'Outdoor sports' within City of Ryde's 2012 Integrated Open Space Plan.					

[1] Dr Peter Mitchell

Heritage Data Form

HISTORY	
Historical notes	Putney is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Most of Putney was granted to Nicholas Bayly in 1799. The western side of Putney, which included Kissing Point, was acquired by James Squire, who bought grants off other colonists in the early 1800s. Squire ran a popular tavern named the Malting Shovel near the wharf he had constructed, where he sold beer made from hops he grew. James Squire consolidated his ownership of the Putney area in 1822, when he purchased Bayly's grant, but he passed away a short time later. Although dispossessed of their lands, Wallumedegal people continued to have an association with Putney after the grants were made. Bennelong, who had close family ties to the Wallumedegal, lived in the area after befriending James Squire. Following his death in 1813 he was buried on James Squire's land in Kissing point. His associate Nanbarry lived in the area too, later being buried alongside him. In 1856 the area of Bayly's grant was bought by Eugene Delange, who tried to create a subdivided village of small farms named Eugenie in the area with limited success. The leftover land was bought by Philip Walker, who initiated the Putney Estate subdivision a while later in 1879. Subdivision continued for the next 50 years, with houses slowly replacing the orchards and small farms which were set up in the area. Shipbuilding and shipping were important industries in Putney; their origins could be traced back to James Squire's time. The first shipbuilders began in 1918 and during the Second World War Putney was used to construct vessels for the United States Army and Royal Australian Air Force. Cleves House was built in the 1850s by Charles Blaxland and his wife Elizabeth. It was located on a wedge at the corner of Charles Street and Waterview Street, Putney. A house of the same name built by John Bayley Darvall had existed on the same site prior to the Blaxlands' ownership (from the 'Demolished Houses of the Parramatta River' brochure by Ryde Library). In 1917 the estate was sold to the Intercolonial Building Company and the area around the house became the site of the Kidman and Mayoh shipbuilding enterprise, the house being occupied by the firm's manager. The house was demolished c.1926. The site is currently occupied by housing. The second subdivision of the Cleves Estate in November 1919 (between Princes and Payten Streets) shows that the park was in existence at that time. It was sited in the corner of the former holdings of John Callaghan and John Pollard. In 1937 and 1938, Council was in discussion with the Intercolonial Investment Land and Building Co. regarding the acquisition of land in Waterview Street from the former Cleves Estate for the provision of a public park. A memo from the Town Clerk Ryde Council from 12 May 1947 describes a proposal for the Cleves Park area being made available for housing. This was followed by a proposal to subdivide the Cleves Park land, a plan that fortuitously appears to have never proceeded. In June 1963 a petition was received by Council for the establishment of a path through Cleves Park.

THEMES	
National historical theme	Developing local, regional and national economies Building settlements, towns and cities

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	Developing Australia's cultural life
State historical theme	Agriculture Environment—cultural landscape Pastoralism Science Towns, suburbs and villages Land tenure Sport

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Cleves Park has historical significance as a deliberately created public reserve from an early twentieth-century subdivision proposal of the Cleves Estate, reflecting the Victorian and pre and post-World War I era practice of acquiring, resuming and reserving land in suburbs around expanding cities, as places for the urban population to have wholesome recreation in the fresh air. Whilst the site could be considered a rather modest suburban park, it is one of the last vestiges of the outer landscaped grounds of the prominent former Cleves Estate. The park is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The site has some historic associative value with the former owners of Cleves, with James Squire (whose business operation was located just to the southwest of the site), with Bennelong and his wife Nanbaree, both of whom were reputedly buried in the vicinity of the park's memorial plinth and plaque, and with the City of Ryde Council, under whose management the site has been preserved for the common good. The park is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	Whilst Cleves Park only has a low to moderate degree of aesthetic value, its form is important in demonstrating the gradual refashioning of sometimes irregular river foreshore lands (which often contained small tributaries etc) into levelled and filled recreation areas. In regards to scenic value, the brush box street trees along Douglas Street and the maturing eucalypts abutting Watson Street provide both some seclusion and definition for the public landscape. The park is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	The park would likely have a strong association with the local community who would likely value it as a public asset. The Bennelong memorial in the park would hold some social associational significance with a portion of the local and state population. The site of the park is crucial in understanding the settlement history of Ryde and the supply of public infrastructure throughout the local government area. The park is considered significant at a local level under this criterion.
Technical/Research significance SHR criteria (e)	Further research into the acquisition of the land for the development of Cleves Park would likely yield additional information about the extent of public interest in the formation of parks throughout Ryde during the early 1900s. The site is unlikely to have any particular scientific value although archaeological analysis of the site's pollen profile may provide evidence of lost endemic and cultural plantings within Cleves Park, pre and post-European colonisation. The park does not meet the threshold for inclusion under this criterion
Rarity SHR criteria (f)	Cleves Park is not rare in terms of its visual composition or fabric. Some rarity value does exist, however, in its salvaging (from residential development) as a public landscape during the early to mid twentieth century. The park does not meet the threshold for inclusion under this criterion

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Representativeness SHR criteria (g)	Cleves Park demonstrates the principal characteristics of many small suburban 'pocket' parks proclaimed throughout Sydney in the early 1900s in regards to the general availability of multi-purpose active and passive community recreation areas. The park is considered significant at a local level under this criterion.
Integrity	Cleves Park is neither uncommon nor rare in the state's history. It also doesn't appear to contain endangered aspects or elements of Ryde's cultural or natural past. The park's layout and fabric have remained largely unchanged during the second half of the twentieth century.

HERITAGE LISTINGS	
Heritage listing/s	Cleves Park is not currently heritage listed on the *Ryde Local Environmental Plan 2014.*

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Gregory Blaxell	Putney	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	Gregory Blaxell	*Putney: that special place*	2012	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Newspaper	*Sydney Mail*	Historic Ryde: 1791 to 1922	30 Aug 1922	National Library of Australia
	Various	Cleves Estate vertical file	Various	Ryde Library

RECOMMENDATIONS	
Recommendations	Cleves Park should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.* Consider archaeological investigations of the park. Consider developing heritage interpretation of the site, possibly as part of an LGA-wide heritage interpretation strategy. Undertake further historical research on the site, to document the original extent and composition of the Cleves Estate and James Squire gardens. Develop a Conservation Landscape Masterplan for the site.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019

Heritage Data Form

Item number in study or report	22		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Part of the Watson family property, near the location of present-day Cleves Park.				
Image year	c.1900	**Image by**	Unknown	**Image copyright holder**	Ryde Local Studies Library

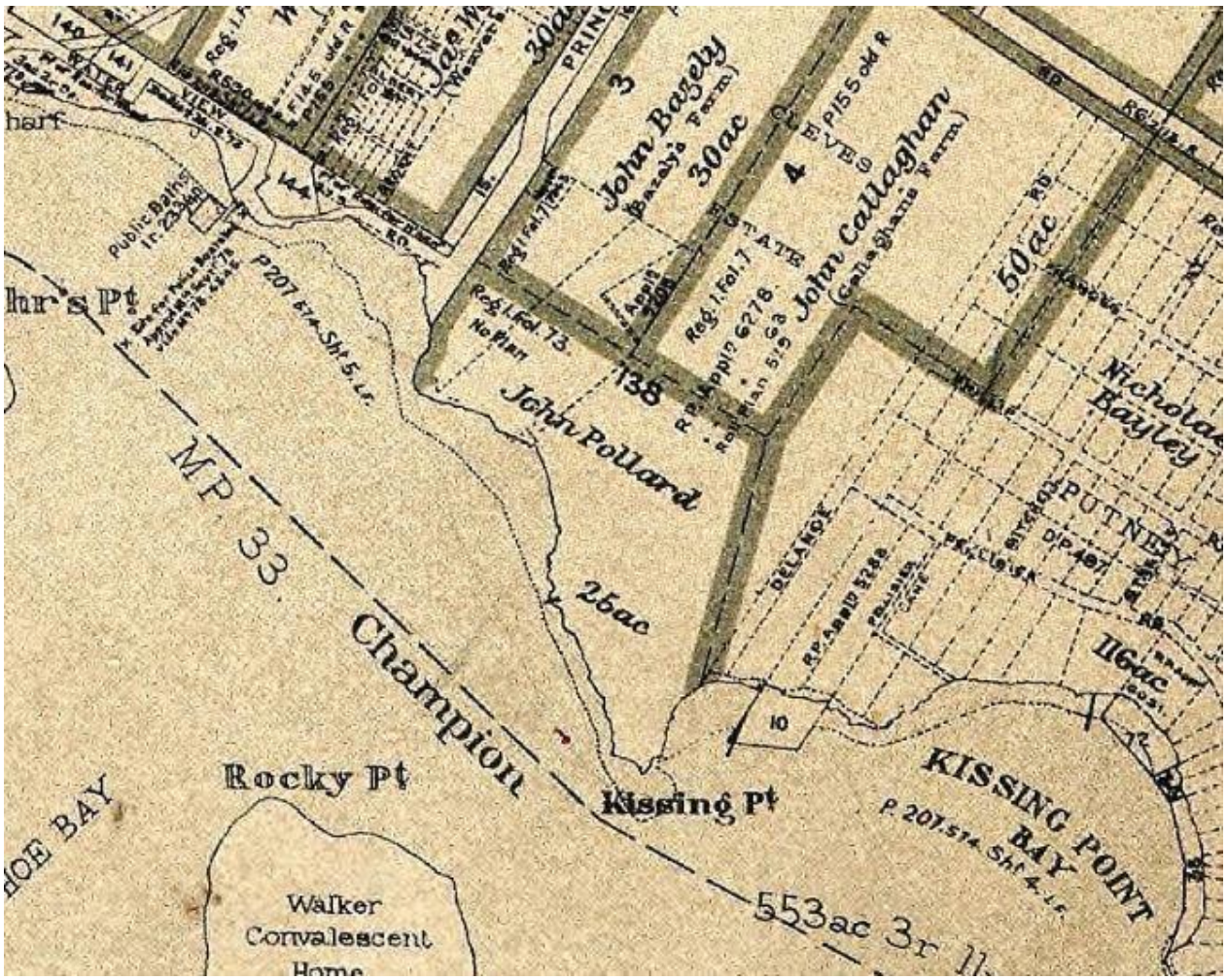


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of Parish of Hunters Hill map showing the area of the original Cleves Estate, abutting Kissing Point, and the later Pollard and Callaghan holdings, the boundary of which Cleves Park ended up straddling.				
Image year	1907	**Image by**	Land and Property Information NSW	**Image copyright holder**	Land and Property Information NSW

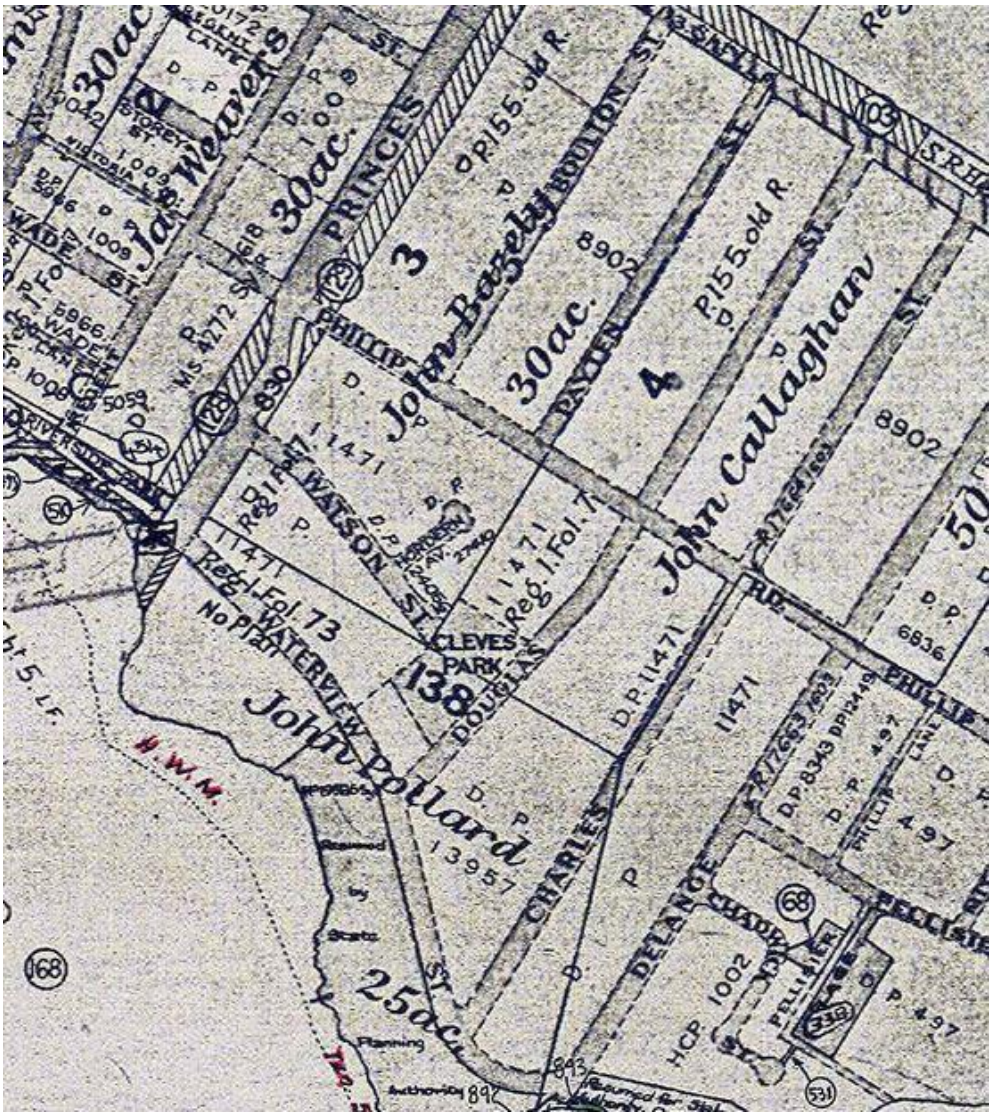


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of Parish of Hunters Hill map showing Cleves Park, annotated at portion 138. This portion seems to have been at least part gazetted in the mid-1920s.				
Image year	Undated	**Image by**	Land and Property Information NSW	**Image copyright holder**	Land and Property Information NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Albert Butcher and his children on the grounds of Cleves House.				
Image year	c.1918	**Image by**	Unknown	**Image copyright holder**	Ryde Local Studies Library, 5096081



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking southwest over what would appear to be the southern boundary of Cleves Park, towards the remnants of James Squire's brewery. Douglas Street is in the foreground.				
Image year	c.1938	**Image by**	Unknown	**Image copyright holder**	Fay Richardson



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of Cleves Park in 1943, with the 'angled' cricket wicket that existed there at this date.				
Image year	1943	**Image by**	SIX Maps	**Image copyright holder**	SIX Maps

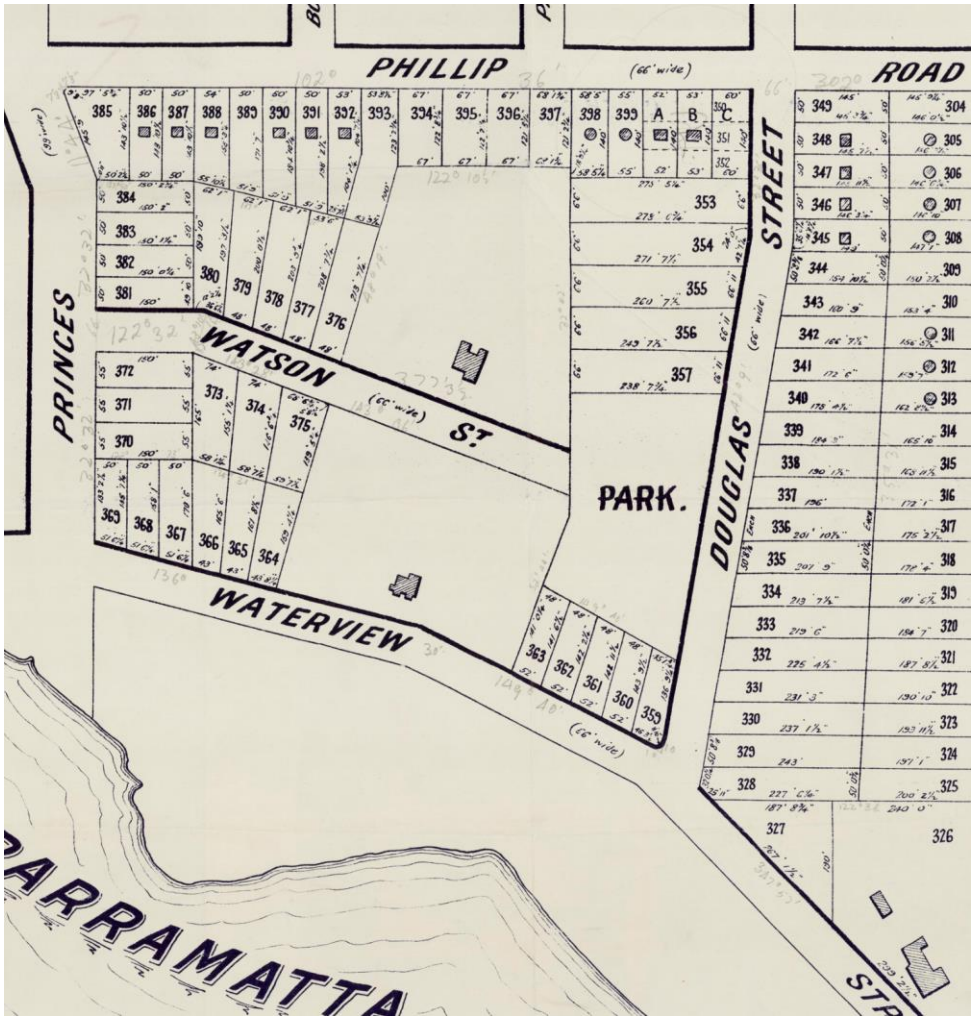


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Early twentieth-century plan of a proposed subdivision of the Cleves Estate, showing Cleves Park at centre right.				
Image year	Undated	**Image by**	F. Cunninghame & Co. Ltd	**Image copyright holder**	Unknown



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking northwest across Cleves Park from Douglas Street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Bennelong grave marker, off the Watson Street frontage of Cleves Park.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Semi-mature brush box trees along the Douglas Street frontage of Cleves Park.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



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ITEM DETAILS						
Name of Item	Morrison Bay Park inlcuding Grove Creek stormwater Canal					
Other Name/s Former Name/s						
Item type (if known)	Parks, gardens and trees					
Item group (if known)	Landscape					
Item category (if known)	Urban park					
Area, Group, or Collection Name						
Street number						
Street name	Frances Road, Phillip Road, Morrison Road					
Suburb/town	Putney			**Postcode**	2112	
Local Government Area/s	Ryde					
Property description	Lot and DP information to be completed by Council					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	City of Ryde					
Current use	Public reserve					
Former Use	River foreshore, mangroves and creek (pre reclamation) and rubbish dump (post reclamation)					
Statement of significance	Morrison Bay Park has cultural heritage significance at a local level as a cultural landscape, especially when considered in combination with the totality of Parramatta River public foreshore lands across the local government area. It is the result of interactions between the natural environment and State Government and Council planning proposals over almost a century. The existence and retention of public reserves along the Ryde foreshore provides an important component in understanding the evolution of suburban settlement and in being able to interpret past municipal landscape design projects that arose from population expansion and estate subdivisions. The park derives most of its significance from its historical association with and relics of the formalisation of Grove Creek, the reclamation scheme (completed over several decades) that set the physical parameters of the public lands in the bay and from its long-term role as a sought-after place for public recreation.					
Level of Significance	State ☐		Local ☑			

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DESCRIPTION						
Designer	Department of Public Works and City of Ryde					
Builder/ maker	Department of Public Works and City of Ryde					
Physical Description	Morrison Bay Park is located in the suburb of Putney which lies on the southern boundary of the local government area adjoining Parramatta River. Approximately 8.8 hectares in size, the park is located on Morrison Road, a major secondary road that parallels Victoria Road as an east–west connection between Gladesville and Meadowbank. Residential properties bound the park on its western and eastern sides and the place is actually split by Frances Road, with a mostly passive recreation reserve to the road's west and the large most infilled sports field at the head of the bay. The section of the park east of Frances Road contains a great swathe of football pitches and cricket wickets and is an important venue for local and regional sports teams. Principally as a result of the division by Frances Road, the elevated northwesternmost section of Morrison Bay Park is read as a completely separate reserve from the much larger flat playing fields straddling the Grove Creek channel. A recently remodelled seawall provides the southern boundary of the park, from which expansive views are available toward Cabarita and Breakfast Point (on the southern shore of the Parramatta River). An upgraded shared use pathway has been developed abutting that new seawall, and this pathway extends along the eastern side of the park. The playing fields are 'bisected' by a substantial stormwater channel extending, as an open culvert, from Morrison Road to the head of Morrison Bay, skirting part of Frances Street (on the western fringe of the park). The concrete lined channel flowing through Morrison Bay Park is part of a pipe network and several main overland flow paths that service the drainage of the Gladesville Catchment, the easternmost of five catchments within the City of Ryde local government area (determined by SKM in the 2014 Parramatta River Ryde flood study). The park contains a smattering of mature trees, primarily along the eastern perimeter of the site.					
Physical condition and Archaeological potential	Both the playing fields of Morrison Bay Park and the elevated 'bushland' sector above Frances Road appear to be in a very good state of repair, with the playing fields especially clearly the subject of a regular maintenance program by Council. Some archaeological potential exists regarding the composition of the 1930s Grove Creek channel and the relict seawall still present behind the recently upgraded retaining wall works and due to the areas abutting the channel having been used as a formal and informal rubbish tip over many years.					
Construction years	**Start year**	1930s	**Finish year**	c.1970s	**Circa**	☐
Modifications and dates	1930s—Grove Creek formalised as an open canal. 1936/1937—Various Council plans for the provision of a public park around a reclaimed foreshore. 1941—Head of Morrison Bay divested by the Maritime Services Board and placed under the control of Ryde Council. Early 1942—First rubble stone seawall constructed across Morrison Bay. 1946—Proposal by the Navy to dump military refuse in Morrison Bay. 1947—Early community submissions for use of the reclaimed bay as a sports ground. Early 1950s—Considerable consternation between Ryde Council and the Department of Public Works about who was responsible for the state of the earliest seawall. Mid-1953—Proposals for the remediation of the Morrison Bay seawall. 1961—Properties resumed on the western side of Morrison Bay for inclusion into Morrison Bay Park. Late 1960s—Maritime Services Board new specification for river seawalls.					
Further comments	Morrison Bay Park has retained the same form and composition that it had upon the reclamation and infill works of the bay being completed around the early 1970s. The reclamation of the head of Morrison Bay and the formalisation of Grove Creek were the death-					

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	knell for the majority of the mangrove community in that bay. Similar infill works and industrial developments along the Ryde foreshore have caused similar impacts to the endangered vegetation community for over 150 years. Refer to Ryde Library vertical file for a detailed analysis of the land title particulars of Morrison Bay Park. The park is listed under the setting categories of 'Passive Parklands', 'Outdoor Sports', 'Conservation and Heritage', 'River Foreshore' and 'Natural Areas and Bushland' within City of Ryde's 2012 Integrated Open Space Plan.

HISTORY	
Historical notes	Putney is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Most of Putney was granted to Nicholas Bayly in 1799. The western side of Putney, which included Kissing Point, was acquired by James Squire, who bought grants off other colonists in the early 1800s. Squire ran a popular tavern named the Malting Shovel near the wharf he had constructed, where he sold beer made from hops he grew. James Squire consolidated his ownership of the Putney area in 1822, when he purchased Bayly's grant, but he passed away a short time later. Although dispossessed of their lands, Wallumedegal people continued to have an association with Putney after the grants were made. Bennelong, who had close family ties to the Wallumedegal, lived in the area after befriending James Squire. Following his death in 1813 he was buried on James Squire's land in Kissing point. His associate Nanbarry lived in the area too, later being buried alongside him. In 1856 the area of Bayly's grant was bought by Eugene Delange, who tried to create a subdivided village of small farms named Eugenie in the area with limited success. The leftover land was bought by Philip Walker, who initiated the Putney Estate subdivision a while later in 1879. Subdivision continued for the next 50 years, with houses slowly replacing the orchards and small farms which were set up in the area. Shipbuilding and shipping were important industries in Putney; their origins could be traced back to James Squire's time. The first shipbuilders began in 1918 and during the Second World War Putney was used to construct vessels for the United States Army and Royal Australian Air Force. A City of Ryde Council files register prepared by the Ryde Historical Association includes mention in 1936/1937 of an extract from a report regarding a letter from the NSW Home for Incurables regarding vacant land at Morrison Bay and the prospect of a public park. Correspondence between local residents and Council in May and June 1937 identifies that the second plan for the infilling at the head of Morrison Bay was for an area of around eight acres. Correspondence from the Works Committee from June 1936 suggests that the original reclamation proposal was for an area of 5.5 acres. At this time the unsuitability of the original Department of Public Works wall across the bay was already being identified. A letter from the solicitor of the Maritime Services Board of NSW from 26 February 1941 identifies that the Board had divested the 12 acres 2 roods and 10 perches at Morrison Bay making up the reclaimed land at the head of the bay and that they had contacted the Department of Lands requesting that appropriate steps be taken to place the area under the control of Ryde Council.

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	A Council minute from 21 October 1941 discusses the Local Government Association of NSW in relation to the Public Works (Stormwater Channels Vesting) Bill 1941. It identifies the government's power through proclamation to transfer drainage work done using relief work funds to the relevant Council. It would appear that the initial rubble wall across Morrison Bay was developed early in 1942 and was charged against the 'Roads Maintenance Vote'. A cessation in works concerned with the development of two pipelines through the wall at Morrison Bay was a topic in Council Works Committee dealings of April 1943. This concerned the review of suitability of the site as a permanent garbage tip. The condition of the Morrison Bay seawall was a topic for the Ryde Council Works Committee in August 1943. A letter to Ryde Council from the solicitor of the Maritime Services Board on 7 February 1944 describes, regarding the bay's reclamation, that the banks on either side of the stormwater channel outlet were in badly deteriorated condition and needed Council's immediate attention. A Work Committee report from October 1944 regarding the Glades Bay stormwater channel documents that Council considered the maintenance of that and other stormwater channels, as at Morrison Bay Park, their responsibility after a Department of Public Works request. During World War II, much army disposal material was used as fill. It is reputedly the case that the ferrous and non-ferrous detritus in that fill was used by locals for financial and recreational gain. A Parks Committee report in June 1946 documents the proposal to dump 'belly tanks' by the Navy in the reclaimed bay. A Parks and Lighting Committee report from June 1947 identifies that that section of Council had already formulated proposals for the use of the bay park as a cricket ground, calling for the laying down of a concrete cricket wicket. In May 1949, Council Work's Committee received a submission from the Putney Progress Association requesting information about the completion of filling in the bay and regarding tree planting in Morrison Bay Park. Similar correspondence was received from the organisation during 1948. Council Parks and Lighting Committee had its eye on the future use of Morrison Bay Park for cricket and football matches as a substitute for other parks in 1950, like Bremner Park, with the prospect of a quicker and more cost-effective outcome at the former. During 1949, it seems that the Department of Public Works, who built the first wall, refused to communicate at all with Ryde Council about matters around the completion of the wall, its state and prospects for completing the filling behind that wall. A report to Council's works committee in August 1951 described that the invert to the channel was covered in silt and debris. In February 1952, Council's chief health and building inspector suggested the diversion of waste from the tip at Meadowbank to Morrison Bay Park. He noted that whilst Council was against the tipping of rubbish in areas affected by tidal water, there was no equally suitable site available. The seawall at that time was considered quite ineffective (Meadowbank and Morrison Bay were the only proclaimed tipping sites in the City of Ryde). A memo to the deputy town clerk of Ryde Council in December 1952 articulates the degree to which the ownership of and responsibility for the first seawall in Morrison Bay was a matter of great dispute between Ryde Council and the Department of Public Works / Department of Lands / Maritime Services Board. Council's chief health and building inspector at that time confirmed to Council that he could complete the filling of Morrison Park (with waste) in approximately six months. A report to the Works and Town Planning Committee from June 1953 discusses the two preferred options for seawall remediation in Morrison Bay, with the utilisation of both dumped sandstone ballast and/or shale over the existing wall and then the dressing of the seaward face of the deposited material. An estimate for the cost of these works was 2500 pounds. On 15 September 1953, Council wrote to the Minister of Public Works and Local Government

	regarding funding for the rebuilding of the Morrison Bay seawall. The Minster agreed to provide funding, pending Council's agreement with certain conditions including the dimensions and composition of the new seawall and the intent to complete the infill works as quickly as possible following seawall rebuild. In August 1959, the Municipal Engineer reported to the Parks and Lighting Committee on the suitability (or in this case lack of suitability) on the grounds of the total area for the development of a nine-hole golf course straddling Morrison Bay Park and abutting public lands. In May 1961, a series of properties were resumed on the western side of Morrison Bay for inclusion into the total reclaimed bay area. Letters received by Ryde Council in 1963 document community concerns about ponding and the general deteriorated condition of Morrison Bay Park. In 1969, the reclamation work at Morrison Bay had not yet been completed. Council's chief engineer reported that problems stemmed from joint ownership and control. The Maritime Services Board opposed full transfer to Council at that time, until certain conditions were met. The seawall for one did not meet the Board's specifications. The Board's new specifications in the late 1960s required a new wall and new foundations to be built at a cost of $60,000. Dredging of the bay was a hot-button topic at that time, and Council was considering wholesale planting of the park then also. A boat marina was also considered by Ryde Council, in sync with the dredging of the bay. Putney Progress Association was particularly vocal about the need for mass plantings to occur around the park boundaries. The *Northern District Times* from 25 October 1967 described a Putney Progress Association vision for Morrison Bay Park as 'original and ambitious'. This plan covered everything from final filling and levelling of the site to the re-establishment of an old jetty and the development of a timber marina into a dredged bay. The Gladesville sub-branch of the RSL appears to have been instrumental in attempting to raise funds for development of Morrison Bay Park during the late 1960s. The late 1970s saw some tens of thousands of dollars received in grant money for the redevelopment of tennis facilities in the park. Morrison Bay Park Crown land was gazetted on 15 January 1982 (Fol. 206).

THEMES	
National historical theme	Tracing the natural evolution of Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's cultural life
State historical theme	The foreshore as a place for recreation (Ryde foreshore natural and cultural heritage study) Environment—naturally evolved Environment—cultural landscape Towns, suburbs and villages Land tenure Technology Utilities Leisure Sport

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Morrison Bay Park has historical significance as one of the largest of a number of major public recreation reserves along Ryde's river frontage, developed from substantial Department of Public Works and Ryde Council reclamation works during the middle decades of the twentieth century. Some historical significance also relates to the development of the Grove Creek channel through the middle of the reserve in large scale municipal works of the early decades of the 1900s, apparently carried out as part an unemployment relief work scheme.

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Historical association significance SHR criteria (b)	The works to reclaim the head of Morrison Bay are associated with various branches of government and local community organisations. The Maritime Services Board, the Department of Public Works and Ryde Council were all involved in the eventual completion of the reclamation and infill—a process which appears to have taken several decades to reach completion, after protracted periods of argument and negotiation about responsibility for works. The Putney Progress Association and Gladesville sub-branch of the RSL were both instrumental in raising awareness of opportunities for the infilled bay, in articulating problems of incomplete works and in raising funds for Morrison Bay Park.
Aesthetic significance SHR criteria (c)	Morrison Bay Park is important in demonstrating the establishment of a category of public recreation lands—those originating from adaptation of unconducive and irregular natural systems into grand formalised active recreation parklands. Much of the aesthetic significance of the 'basin' of Morrison Bay Park relates to the scale of the playing field platform developed at the head of the bay and views available from that platform across Parramatta River.
Social significance SHR criteria (d)	Morrison Bay Park's location on Parramatta River and the provision of such large sporting facilities is significant to local residents, sporting clubs and teams, and visitors to the City of Ryde. The park is also part of the Ryde Riverwalk that runs along the foreshore from Meadowbank Park, providing a designated corridor for the community to experience the bays and headlands of Ryde's southern fringe.
Technical/Research significance SHR criteria (e)	The park is unlikely to have any particular scientific value, other than possibly some engineering investigations of the nature of the earlier seawall behind the existing seawall structure and the construction methodology of the 1930s stormwater canal. Investigations of the seabed abutting the seawall may uncover the effects of dredging works seemingly undertaken in the bay several decades ago. This work could examine prospects for mangrove community re-establishment.
Rarity SHR criteria (f)	Morrison Bay Park is neither uncommon nor rare, although it is part of a collection of bays along the Ryde LGA Parramatta River foreshore that underwent substantial reconfiguration during the early decades of the twentieth century to provide versatile active recreation spaces for the local community.
Representativeness SHR criteria (g)	Morrison Bay Park is representative of many other Sydney foreshore parks, created partially or totally from reclaimed land for the purpose of public recreation or perceived general landscape amenity. (Reclamation of the tidal flats and bay heads was also undertaken for environmental reasons and for the prevention of disease.) The reclamation largely took place in what is considered by Birch, in 'A short geological and environmental history of the Sydney estuary', as the most active period of reclamation, between 1922 and 1955. It is one of a number of areas that collectively illustrate the nature of Sydney's early suburbs and suburban growth. The park's various seawalls, since the 1930s, are also representative of a common sequence in the gradual formalisation and structural improvement of harbour and river edges through the twentieth century. The formalisation of Grove Creek into a stormwater canal is also an often seen example of urban drainage planning across Sydney.
Integrity	The park has retained much of its overall mid-twentieth century integrity, in relation to the original dimensions and composition of the initial bay reclamation. Some incremental spatial change has occurred around the edges of the park, especially in its southwestern corner, from property acquisitions in the 1960s.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	Neither Morrison Bay Park nor the Grove Creek stormwater channel are currently listed on the *Ryde Local Environmental Plan 2014*.

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Gregory Blaxell	Putney	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	Book
Book	Gregory Blaxell	*Putney: that special place*	2012	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Residential subdivision advert	Richardson & Wrench	Putney Point Estate	1921	Trove
Information brochure	Ryde Library	Demolished Houses of the Parramatta River	Undated	Ryde Library
Historic estate drawing		Clifford's Estate Putney	Undated	State Library of NSW (Z/SP/P19/9)
	Ryde Council	Council minutes	Various	Ryde Library

RECOMMENDATIONS	
Recommendations	Add Morrison Bay Park, inclusive of the Grove Creek stormwater channel, to the *Ryde Local Environmental Plan 2014*. Assess the merit of a nomenclature separation between the name of the parkland on the western side of Frances Road and the sports fields that make up the infilled bay lands—the title Morrison Bay Park possibly used in future just to describe the latter, with a name change for the hillside reserve. Commission an LGA-wide historic study analysing and plotting all river reclamation works carried out along the City of Ryde foreshore by Council, Public Works and Maritime Services, particularly for the establishment of public recreation reserves. This study should also record all former and current industry reclamations made to the City of Ryde foreshore. (Refer to Parramatta River Estuary Processes Study by AECOM, 2010.) There are a number of large and significant trees within the park and these trees should be considered for inclusion on the City of Ryde's Significant Tree Register. Undertake further research to ascertain if the stormwater canal construction was carried out under an unemployment relief works scheme. Develop heritage interpretation material for the park, as part of an LGA-wide heritage interpretation strategy.

Heritage Data Form

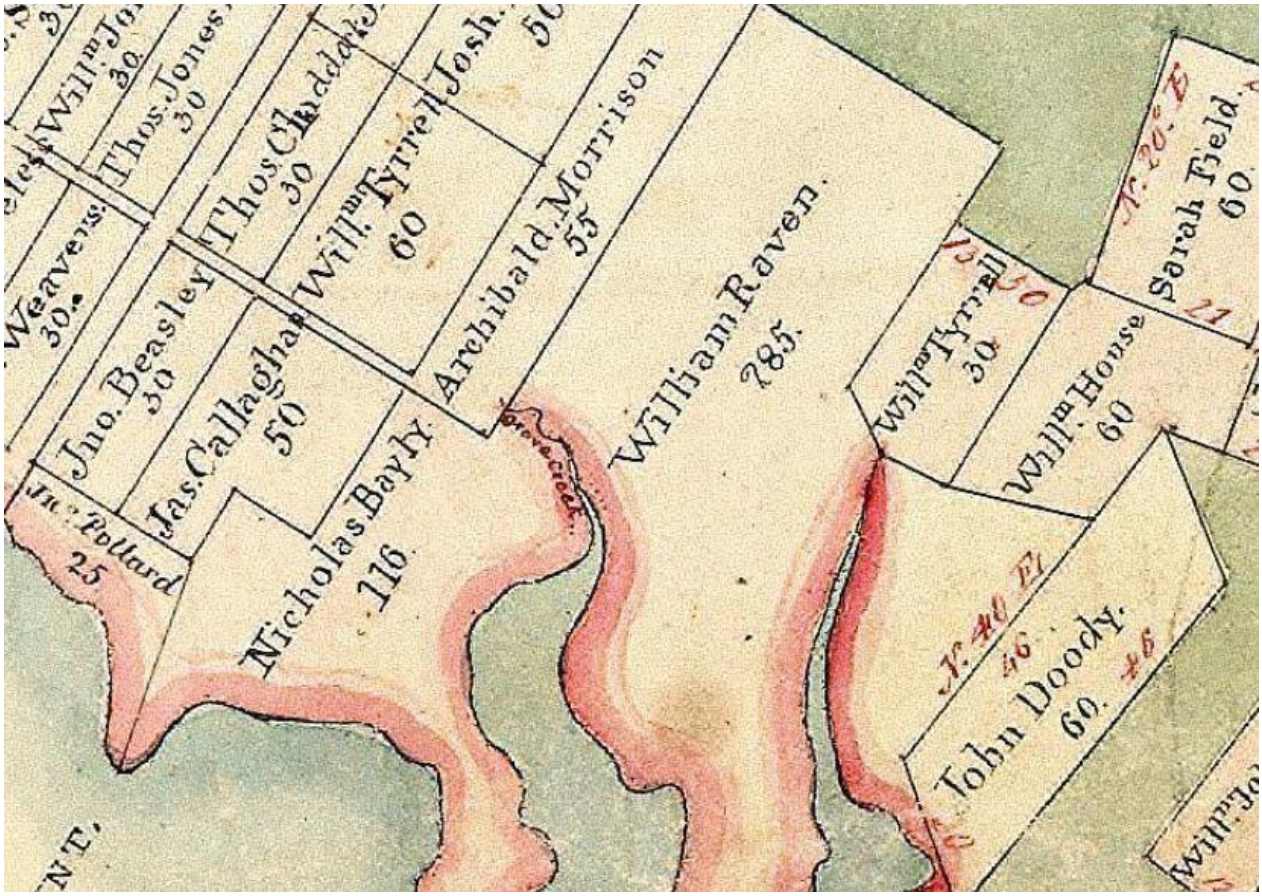
SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	23		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	28 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of Parish of Hunters Hill map showing William Raven's large land holding at the head of Morrison Bay, with Grove Creek noted.				
Image year	Undated	**Image by**	Land and Property Information NSW	**Image copyright holder**	Land and Property Information NSW

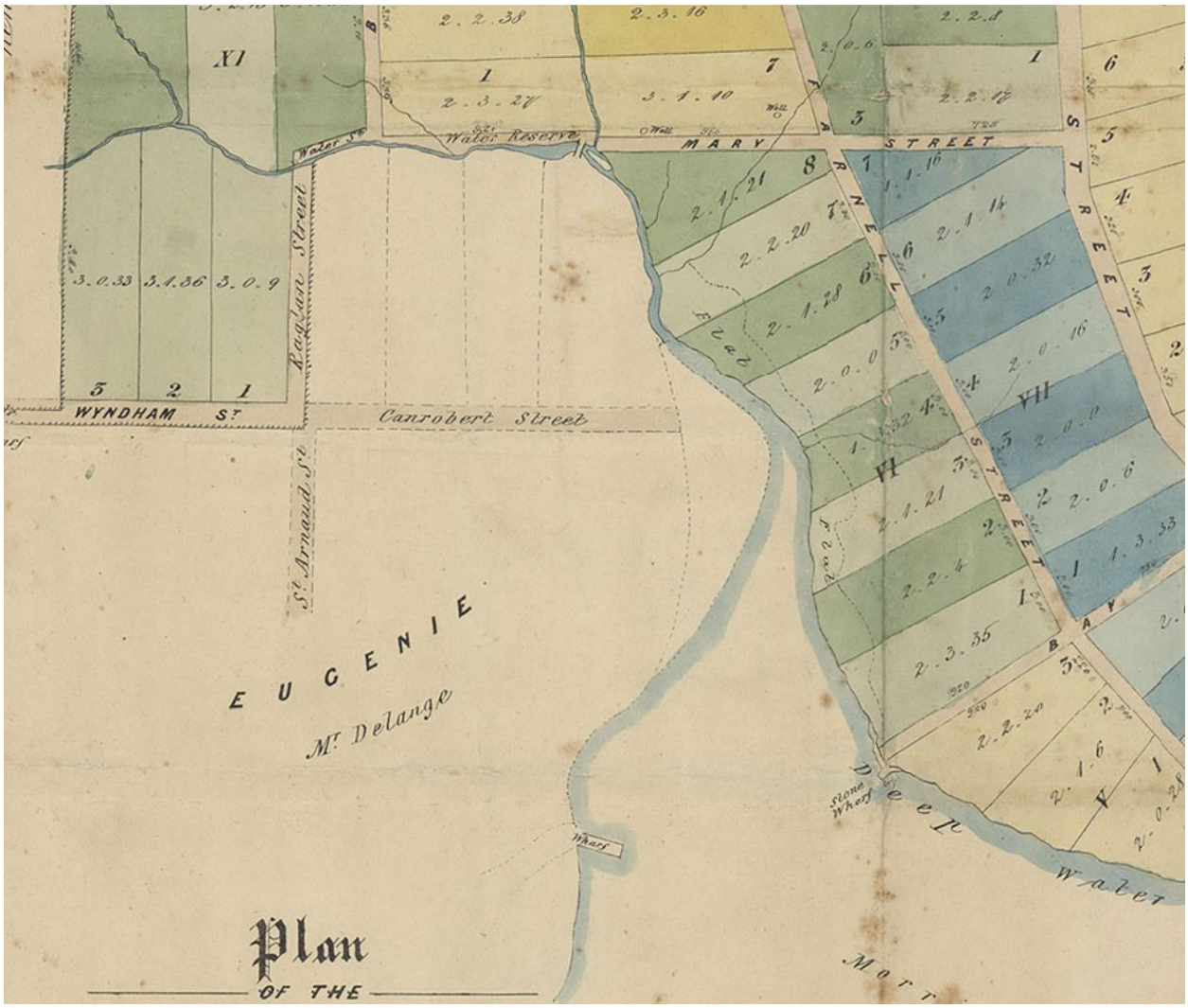


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of Plan of the Grove, subdivided, showing Morrison's Bay (unreclaimed) and the titled 'water reserve' at the junction of the bay's tributaries with what was to become Morrison Road.				
Image year	1864	**Image by**	Langley & Hallen	**Image copyright holder**	National Library of Australia



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Morrison's Bay, showing Tennyson Point.				
Image year	1904	**Image by**	Unknown	**Image copyright holder**	Ryde Local Studies Library, 5075084

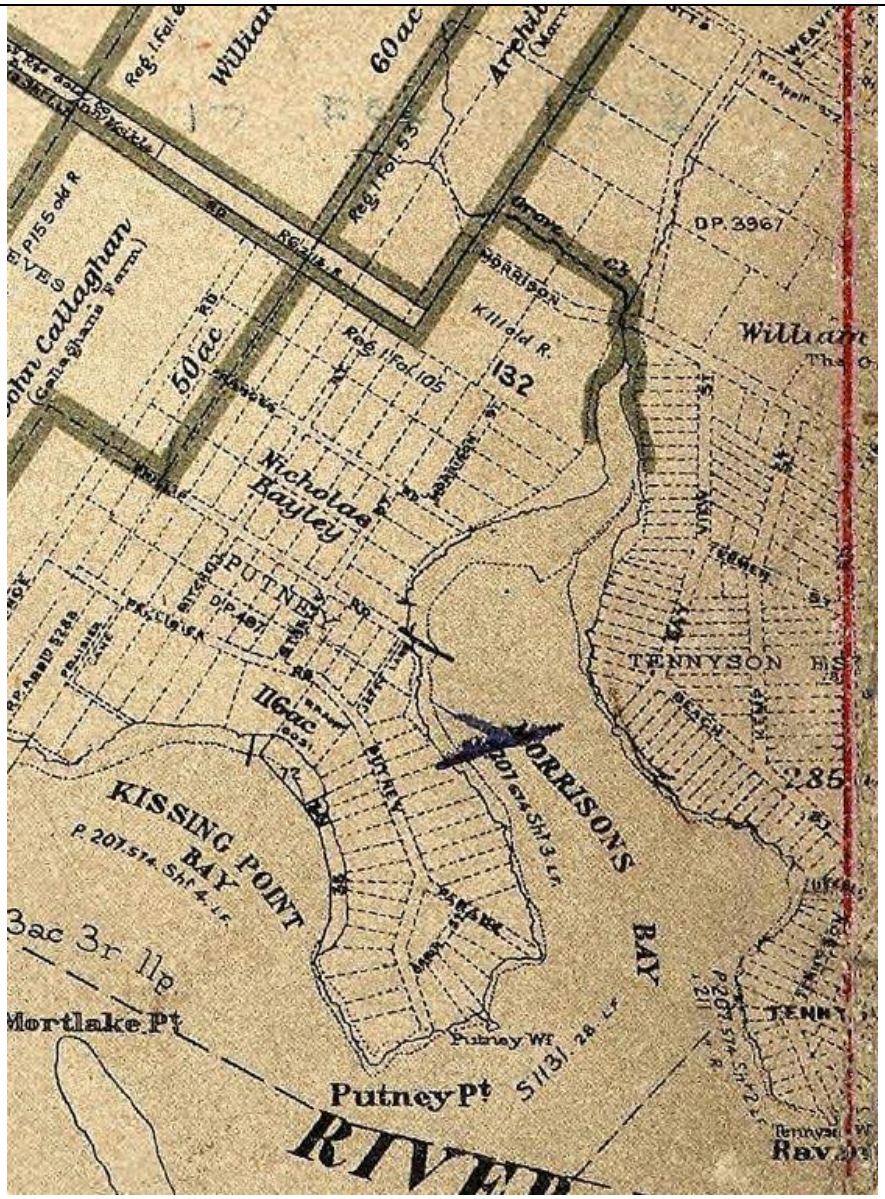


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of Parish of Hunters Hill map showing the as yet unreclaimed head of Morrison Bay and no associated stormwater channel.				
Image year	1907	**Image by**	Land and Property Information NSW	**Image copyright holder**	Land and Property Information NSW

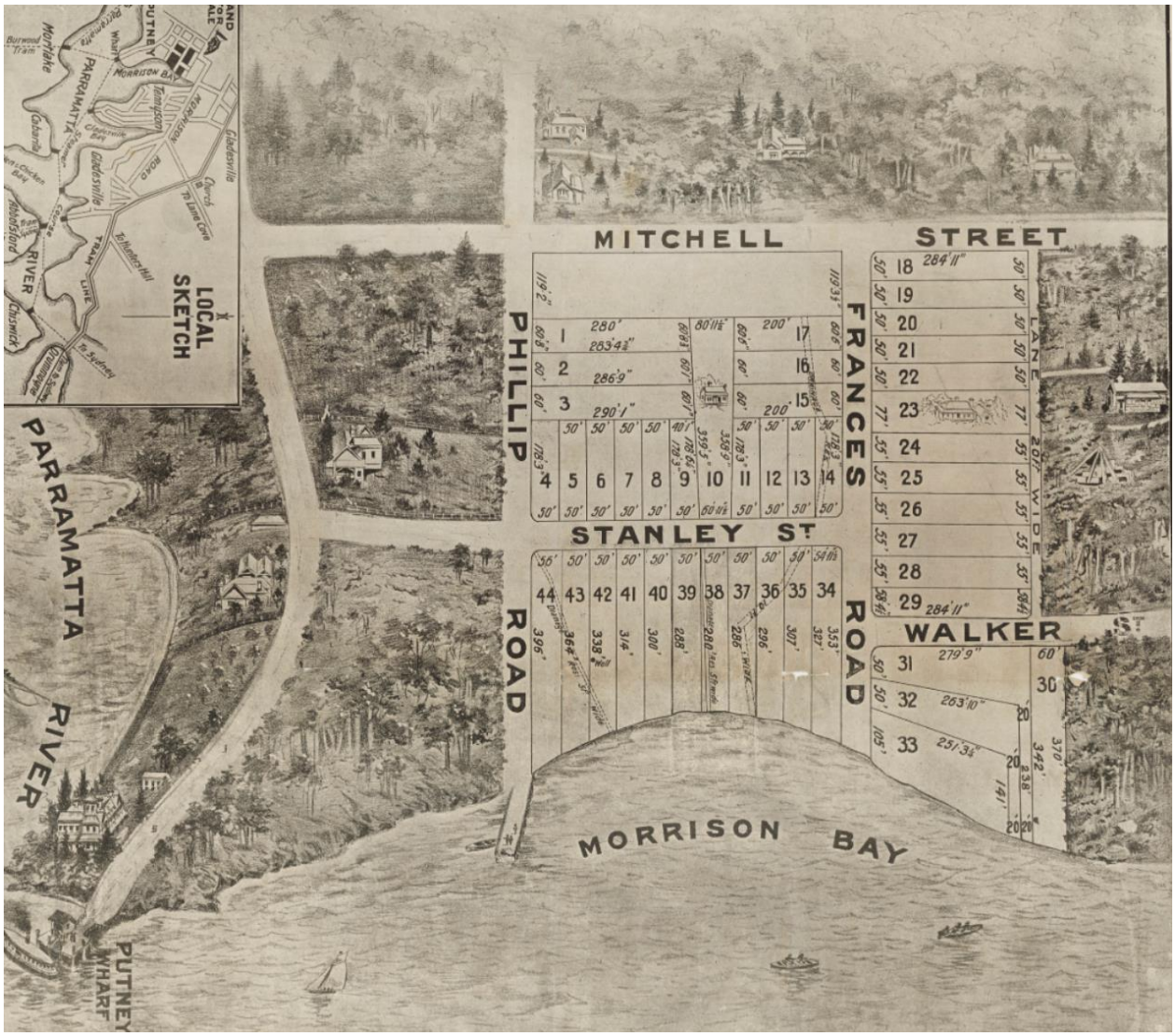


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Proposed subdivision sketch for Clifford's Estate, Putney, in 1911, showing a section of the land at far right that would eventually be subsumed by the river reclamation.				
Image year	1911	**Image by**	Unknown	**Image copyright holder**	State Library of NSW, Z/SP/P19/9

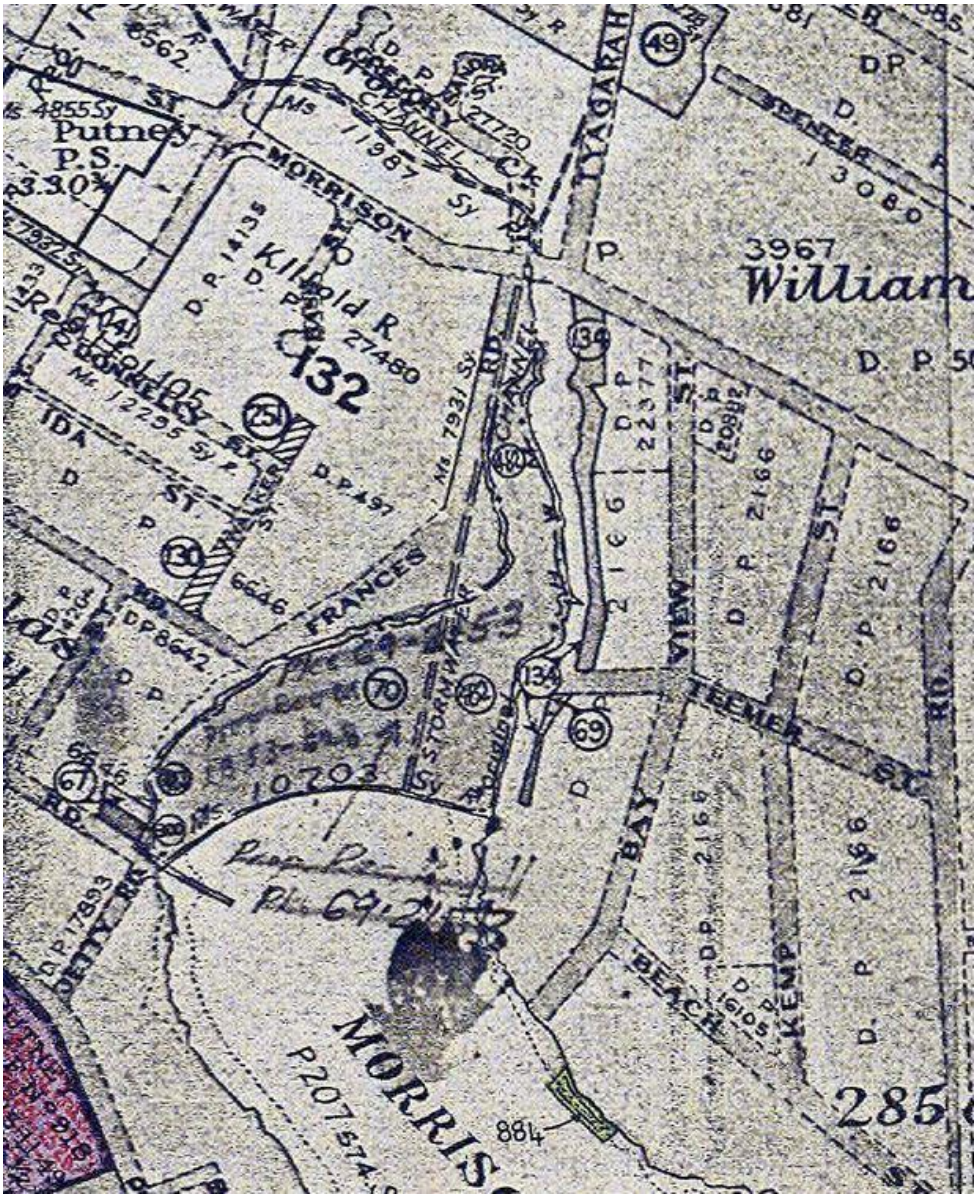


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of Parish of Hunters Hill map, showing portion 70: Morrison Park. The land on this plan, about 12 acres 2 roods and 10 perches in size, was withdrawn from control of the Maritime Services Board on 17 January 1941 (NSW Government Gazette).				
Image year	Undated	**Image by**	Land and Property Information NSW	**Image copyright holder**	Land and Property Information NSW

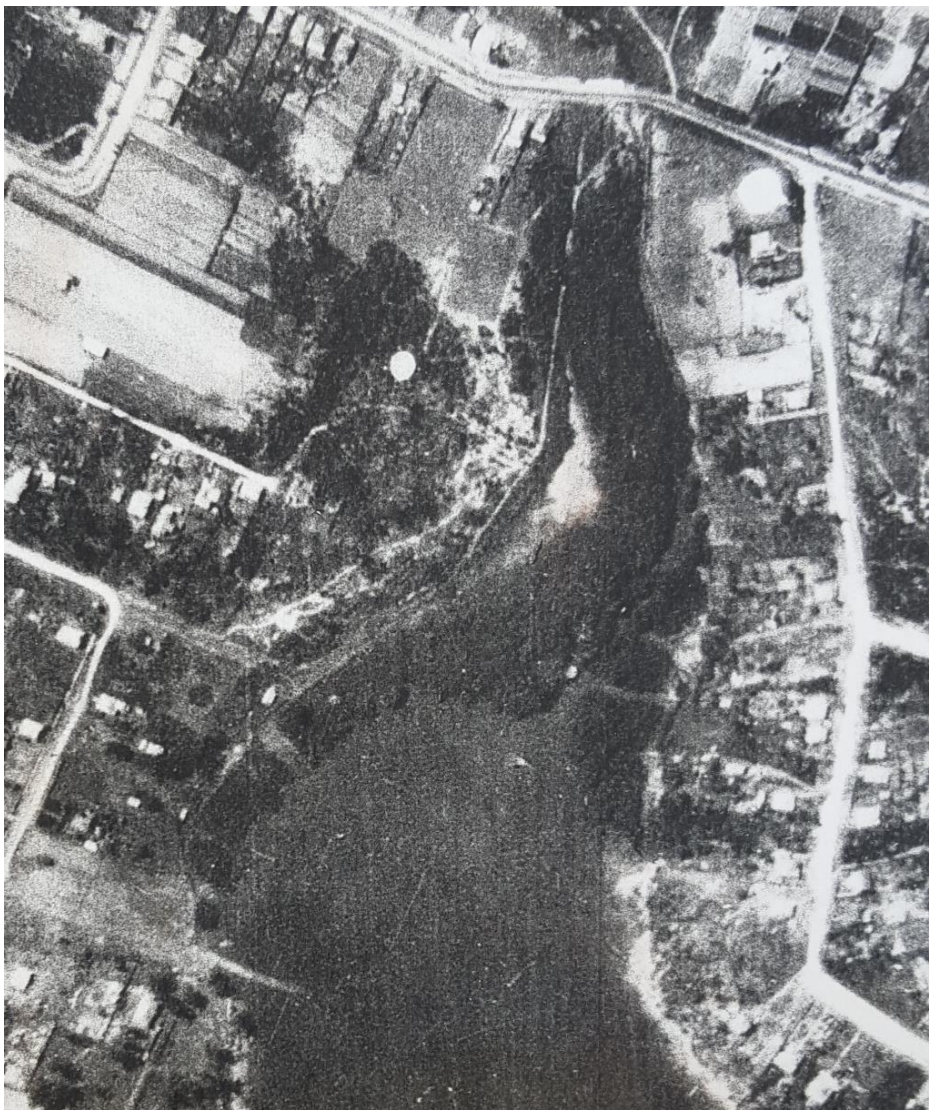


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph from 1930 showing the mangrove community that formerly wrapped around the northern skirt of Morrison Bay and extended up Grove Creek.				
Image year	1943	**Image by**	Unknown	**Image copyright holder**	Ryde Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph from 1943				
Image year	1943	**Image by**	SIX Maps	**Image copyright holder**	SIX Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of historical aerial of Ryde, showing the infilled Morrison Bay Park and the prominent Grove Street stormwater channel.				
Image year	c.1950s	**Image by**		**Image copyright holder**	Ryde Local Studies Library, 8127514



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of 1961 aerial over Ryde, showing the then uncompleted filling behind the bay's seawall.				
Image year	1961	**Image by**	unknown	**Image copyright holder**	unknown



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of 1982 aerial over Ryde, showing that whilst Council had received many community depositions by that time about the planting out of Morrison Bay Park, it remained a very spartan landscape in terms of vegetative cover.				
Image year	1982	**Image by**	Unknown	**Image copyright holder**	Ryde Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A photo of a former incarnation of the Morrison Bay Park retaining wall from the Morrison Bay Park Plan of Management.				
Image year	unknown	**Image by**	unknown	**Image copyright holder**	City of Ryde



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking south across the recent bay retaining wall works at the head of Morrison Bay.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking east over the head of the Grove Creek stormwater channel, showing the new tiered harbour sandstone walling and what appears to be the second incarnation of the bay's wall (at left).				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	The concrete-lined Grove Creek stormwater channel through Morrison Bay Park.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking south though the reclaimed Morrison Bay Park.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Land ownership diagram for Morrison Bay Park (from Morrison Bay Park Plan of Management).				
Image year	2016	**Image by**	City of Ryde	**Image copyright holder**	City of Ryde



Heritage Data Form

ITEM DETAILS						
Name of Item	Cottage					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	14					
Street name	Mitchell Street					
Suburb/town	Putney			**Postcode**	2112	
Local Government Area/s	Ryde					
Property description	Lot 2, DP 1136073					
Location - Lat/long	**Latitude**	-33.826651	**Longitude**	151.110014		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 14 Mitchell Street has cultural heritage significance at a local level as evidence of a typology of dwellings built on land subdivided as a part of the 1911 Clifford's Estate. Subject to further investigation, the building (which is not visible from the public domain) is potentially historically significant as evidence of a period of historical residential development in Putney representing a particular style. Although views of the house from the public domain are limited, it appears to be a rare example of a Homestead Style Cottage in Putney.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 14 Mitchell Street is a single-storey weatherboard cottage built near the top of a hill, at the corner of Mitchell and Ida Streets. The site slopes downwards away from Ida Street, with the cottage located at the rear of the site looking over the district. Only the side and rear of the cottage are visible from the street. The rear of the property faces Ida Street. The cottage has a corrugated iron, hipped roof with a skillion roofed verandah. It has an early or original service wing and small skillion roofed addition at the rear. The walls of the house are timber weatherboard, with masonry walls for the service wing. The house retains two face brick chimneys, one on the main cottage and the other on the service wing. The corrugated metal roof extends over the verandah, which extends across the front and side of the cottage. The verandah is supported by simple timber posts with little decoration and an intrusive lattice balustrade. Three timber framed casement windows are visible from the street, each consisting of four panes, with a possible fanlight above each window. The Mitchell Street boundary is marked by a high, unpainted timber fence which obscures views of the lower part of the dwelling. The Ida Street boundary is marked by a chain-link fence and a garage which sits on the easternmost boundary. The garage does not appear in the 1943 aerials and has been built since. The yard is a mix of lawn and gravel, with a jacaranda tree growing in the corner and a palm growing next to the house. The house was formerly sited on a larger allotment that was subdivided in the 1950s. The house has limited visibility from the public domain due to the high fence and orientation of the front façade to the rear. Further investigation and access to the property is required to complete its description. The year of construction is unknown.					
Physical condition and Archaeological potential	The dwelling appears to be in a fair condition with little alteration to its original form. The intrusive lattice balustrade and blinds to the verandah can be easily removed and original details reinstated. The interior was not inspected. The archaeological potential of the site is unknown.					
Construction years	**Start year**	After 1915	**Finish year**	Before 1922	**Circa**	☐
Modifications and dates	The original form of the dwelling is largely unmodified, including the original service wing. Lattice balustrade and canvas awnings were added to the front verandah. A garage was added post-1943. The property was subdivided in the 1950s.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Putney is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Most of Putney was granted to Nicholas Bayly in 1799. The western side of Putney, which included Kissing Point, was acquired by James Squire, who bought grants off other colonists in the early 1800s. Squire ran a popular tavern named the Malting Shovel near the wharf he had constructed, where he sold beer made from hops he grew. James Squire consolidated his ownership of the Putney area in 1822, when he purchased Bayly's grant, but he passed away a short time later. Although dispossessed of their lands, Wallumedegal people continued to have an association with Putney after the grants were made. Bennelong, who had close family ties to the Wallumedegal, lived in the area after befriending James Squire. Following his death in 1813 he was buried on James Squire's land in Kissing point. His associate Nanbarry lived in the area too, later being buried alongside him. Shipbuilding and shipping were important industries in Putney; their origins could be traced back to James Squire's time. The first shipbuilders began in 1918 and during the Second World War Putney was used to construct vessels for the United States Army and Royal Australian Air Force. The land at 14 Mitchell Street was originally part of a land grant to Nicholas Bayley in 1799. In 1856 the area of Bayly's grant was bought by Eugene Delange, who tried to create a subdivided village of small farms named Eugenie in the area with limited success. The leftover land was bought by Philip Walker, who initiated the Putney Estate subdivision a while later in 1879. Subdivision continued for the next 50 years, with houses slowly replacing the orchards and small farms which were set up in the area. A subdivision plan of the Clifford's Estate dated 1911 appears to show the subject site of Lot 18 as empty. Frank Clifford had purchased the land in 1907. In 1912, Henry Collins purchased all of the lots between Mitchell Street and the Parramatta River. Richard Skelton purchased the lot which stretched from Ida Street to Francis Road in 1915. Edward Russell purchased the subject site in 1922 and owned the property through several mortgages until 1947, when it was purchased by Annie May Sly. In 1950 the lot was subdivided, creating two properties—one on Ida Street and the other on Frances Road. The Kinkleys purchased the property in 1966 and owned it until 1973 when it was purchased by William Rogers. He then owned the site until 1983 when the folio ended. The dwelling at 14 Mitchell Street was formally 2 Ida Street.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling has historical significance as evidence of the Clifford's Estate subdivision and is evidence of the early suburban development of Putney after subdivision of prominent early estates. The building is one of the few remaining dwellings in the Clifford's Estate built pre-1943. Subject to further investigation of the building (which is not visible from the public domain) it is potentially historically significant as evidence of a period of historical residential development in Putney representing a particular style. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling could not be easily seen from the street. From the identifiers visible from both street frontages, this building does not contain any elements of aesthetic significance. The dwelling is not likely to meet the threshold for significance under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	It is not known if the property is likely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	Although views of the house from the public domain are limited, it appears to be a rare example of a Homestead Style cottage in Putney. A comparison of aerial imagery from 1943 and 2019 identify this property as being one of the few remaining from the original subdivision. The dwelling is likely to be significant at a local level under this criterion.
Representativeness SHR criteria (g)	Although views of the house from the public domain are limited, it appears to be a rare example of a Homestead Style cottage in Putney. A comparison of aerial imagery from 1943 and 2019 identify this property as being one of the few remaining from the original subdivision. The dwelling is likely to be significant at a local level under this criterion.
Integrity	The dwelling retains its overall form, scale, materiality and detailing. The integrity of the interiors is not known. A garage was added post-1943.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Gregory Blaxell	Putney	2010	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	Gregory Blaxell	*Putney: that special place*	2012	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be considered for inclusion as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	24		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 14 Mitchell Street, Putney.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	14 Mitchell Street, Putney, as seen from Ida Street.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

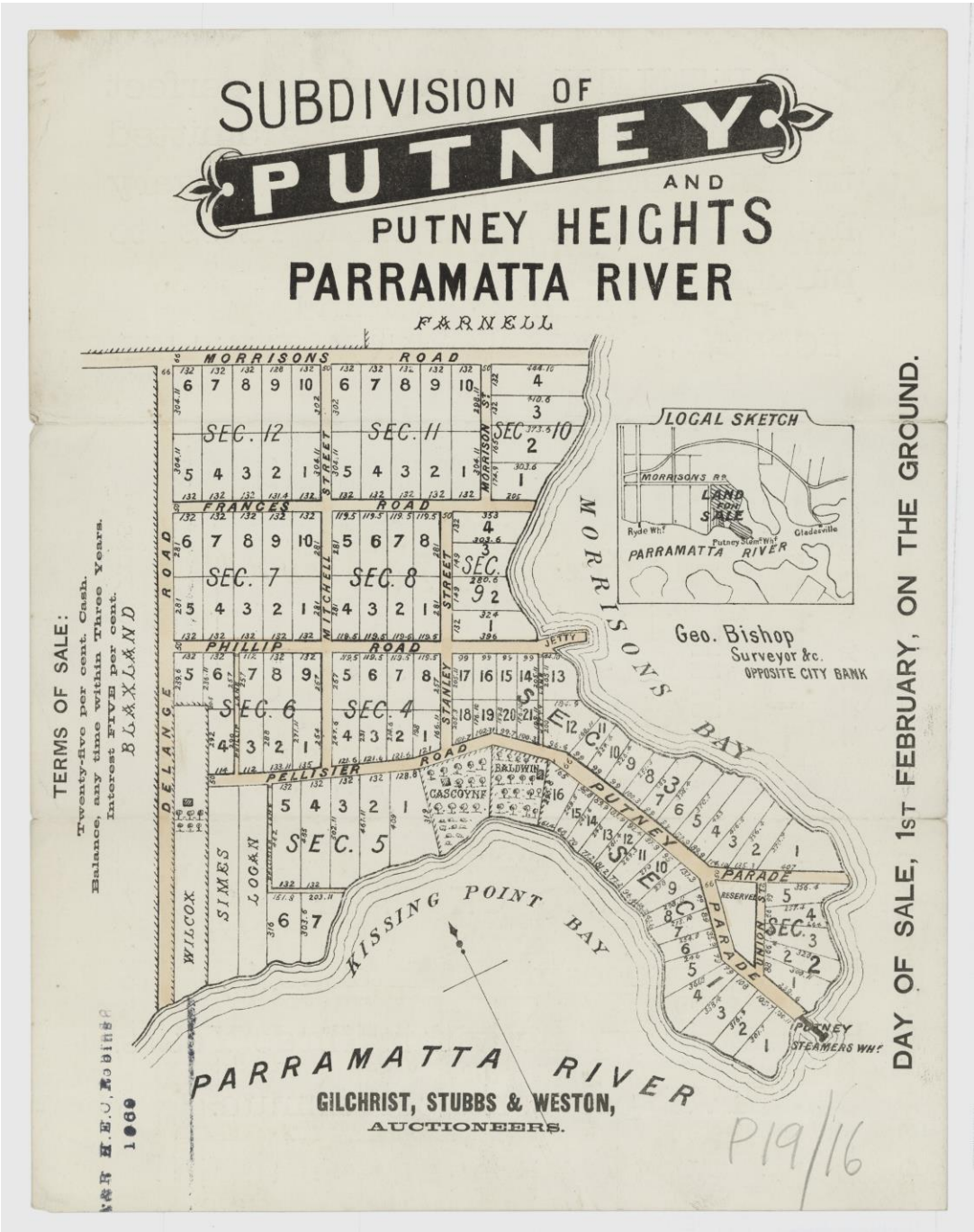


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Subdivision plan of Putney and Putney Heights. The subject site is on Lot 5, section 11.				
Image year	1879	**Image by**	Unknown	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Subdivision plan of Clifford's Estate. The subject site is on Lot 18.				
Image year	1911	**Image by**	Unknown	**Image copyright holder**	State Library of NSW

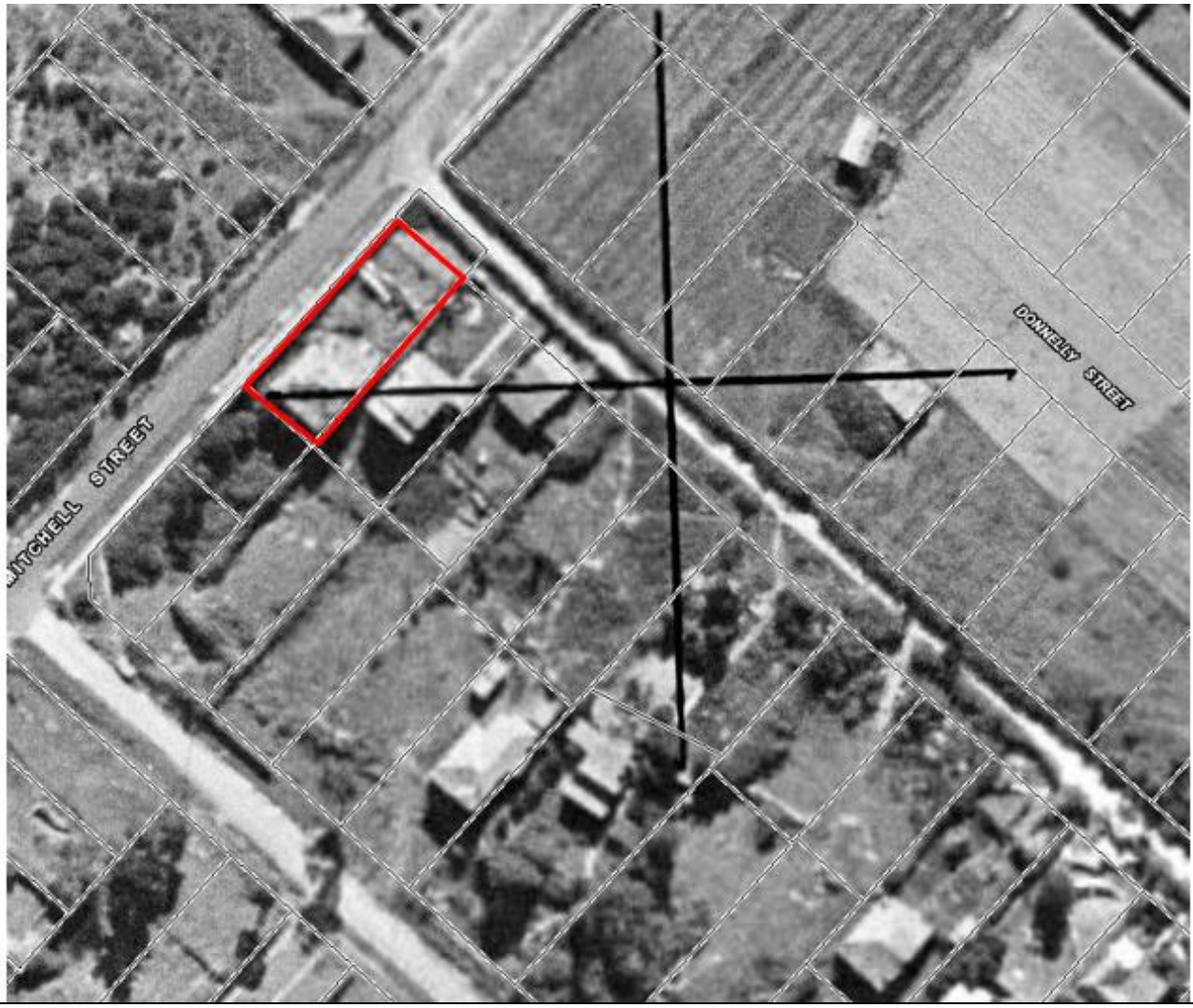


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 14 Mitchell Street, Putney, with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 14 Mitchell Street, Putney. Current lot boundaries are indicated.				
Image year	2018	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Late Federation cottage					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	10					
Street name	Storey Street					
Suburb/town	Putney				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 5, DP 1099					
Location - Lat/long	**Latitude**	-33.821770		**Longitude**	151.100851	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 10 Storey Street, Putney, has cultural heritage significance at a local level as a fine example of a weatherboard cottage built c.1915 on an 1882 subdivision of the Beaconsfield Estate. It has aesthetic value as a highly intact late Federation period cottage, demonstrating many original architectural characteristics such as its unusual roof light, timber shingle cladding, timber bay window and overall form and composition. It is representative of a typology of modest late Federation period weatherboard cottages that is now rare in the Putney area.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 10 Storey Street is a free-standing single-storey watherboard house with a pitched and gabled roof. The form of the house is an L-shape, with two projecting gables enclosing a corner verandah with distinctive roof. The roof is tiled with terracotta slate-pattern tiles and terracotta ridge capping. The verandah roof is hipped, with high pitched roof planes and an original timber-framed roof light at the apex. The eaves are shallow and there is a simple timber barge board at the front façade. The external walls are painted weatherboard on brick foundations, with painted timber shingles applied to the lower walls. The verandah and entrance is located at the corner of the house, opening onto the front yard. The verandah features grouped timber posts, with timber fretwork and decorative brackets with an arched timber valance at the front façade. The verandah floor is concrete and sits low to the ground with two small brick steps. The timber-framed front door has a modern plastic flyscreen door fixed to the outside. There is a bay window at each projecting gable end, featuring timber-framed casement windows with fan lights and a flat roof. The base of the bay windows also feature painted timber shingles. The gable end has a number of small vents and features painted timber battening. There is a small weatherboard addition visible at the rear of the dwelling beyond the side gable projection. Historical aerial imagery shows that the rear of the house is largely intact with little modification. There is a shed on the western boundary behind the house. The front yard has a simple lawn, with a concrete footpath leading to the front verandah and a concrete strip driveway at the western boundary. The front of the site is defined by a low face-brick wall, with a high timber paling fence at the side boundaries. There is a small shrub in front of the house and along the eastern boundary, but no other decorative plantings.					
Physical condition and Archaeological potential	The dwelling appears to be well-maintained. The archaeological potential of the site is unknown.					
Construction years	**Start year**		**Finish year**	Before 1918	**Circa**	☐
Modifications and dates	A shed or garage has been added at the rear of the site post-1943. Very few modifications have been made to the cottage itself, which appears to retain most of its original fabric including window joinery, roofing material and verandah ornamentation.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Putney is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Most of Putney was granted to Nicholas Bayly in 1799. The western side of Putney, which included Kissing Point, was acquired by James Squire, who bought grants off other colonists in the early 1800s. Squire ran a popular tavern named the Malting Shovel, near the wharf he had constructed, where he sold beer made from hops he grew. James Squire consolidated his ownership of the Putney area in 1822, when he purchased Bayly's grant, but he passed away a short time later. Although dispossessed of their lands, Wallumedegal people continued to have an association with Putney after the grants were made. Bennelong, who had close family ties to the Wallumedegal, lived in the area after befriending James Squire. Following his death in 1813, he was buried on James Squire's land in Kissing point. His associate Nanbarry lived in the area too, later being buried alongside him. In 1856 the area of Bayly's grant was bought by Eugene Delange, who tried to create a subdivided village of small farms named Eugenie in the area with limited success. It was later purchased by Philip Walker, who successfully subdivided the land in 1879 after naming the area after the London suburb, Putney . Subdivision continued for the next 50 years, with houses slowly replacing the orchards and small farms which were set up in the area. Shipbuilding and shipping were important industries in Putney; their origins could be traced back to James Squire's time. The first shipbuilders began in 1918 and during the World War II Putney was used to construct vessels for the United States Army and Royal Australian Air Force. The Great North Road (now Victoria Road) was dedicated in 1825 and assisted in opening up the area. The construction of the Gladesville Bridge (1881) and Iron Cove Bridge (1882) provided direct transportation to Sydney and incentivised subdivision of larger estates. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area. The land at 10 Storey Street was originally part of a 30-acre land grant to James Weaver in 1792. A portion of this grant was acquired by John Manning and Henry Heron, and subdivided for sale in 1882 as the Beaconsfield Estate. Sales were very slow, with only a small number sold in the first years. Arthur H Drury purchased Lots 4, 5, and 12 of this plan in 1911, then reoffered them for sale with a specific covenant on the land requiring that any building constructed on the site must be 20 feet from the street, must have external walls of brick, wood or stone, must have a roof of shingles, tiles, slates or iron, and must be built to the value of 250 pounds. Lot 5 was sold to Francis Alfred Reasbeck, a carpenter, in 1915 (NSW LRS Vol 2612 Fol 266). Reasbeck presumably built the house and owned the land until it was sold to William Manning, a storekeeper, in 1928. The house was then transferred in 1952 to Reginald Ede, and again in 1954 to Russell and Ada Cummins as joint tenants. It was most recently sold in 1994.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the historical development of Putney in the early twentieth century. It was released as part of the Beaconsfield Estate in 1882, but the rest of the estate was still being developed well into the twentieth century. One of the first dwellings to be built on the estate, it is a representation of a vernacular weatherboard cottage with some unique architectural period features. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling has aesthetic value to the local area as an intact example of a modest weatherboard cottage with a tiled roof and corner verandah. It demonstrates characteristics of the late Federation period as well as other original stylistic elements such as its unusual roof light. It has a strong street presentation and retains almost all original exterior features. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	It is not known if the property is likely yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed in this report and should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	Comparable heritage items of this style and typology were not readily found in the Putney area. The few heritage items in Putney from the late Federation period were not comparable to the typology of the cottage at 10 Storey Street. In addition to design elements of the cottage being unique in their own right, this typology is no longer common in the Putney area. The house at 10 Storey Street is one of the last remaining known examples of the type in this area. The dwelling is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling represents the principle characteristics of a typology of late Federation style weatherboard cottages. It is an intact example of its type and displays a number of original architectural characteristics, including its form, roof and stylistic elements. The dwelling is considered significant at a local level under this criterion.
Integrity	The house retains a number of original architectural characteristics of a modest weatherboard cottage from the late Federation period. It is highly intact and has undergone very few alterations.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Article	Gregory Blaxell	Putney	2010	Dictionary of Sydney
Book	Gregory Blaxell	*Putney: that special place*	2012	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	25		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 10 Storey Street, Putney.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail view of 10 Storey Street, Putney.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	10 Storey Street viewed from the footpath.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

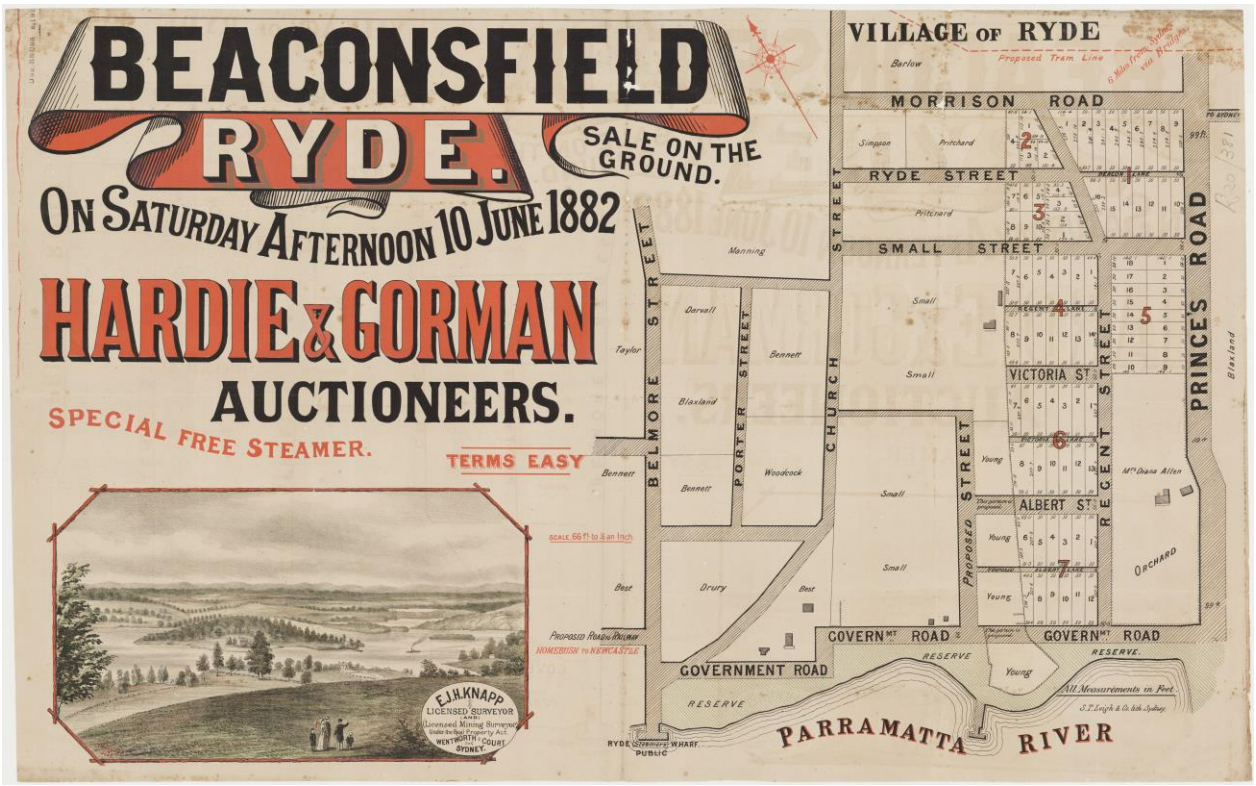


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Subdivision plans of the Beaconsfield Estate, 1882. 10 Storey Street is located on Lot 5 (originally Victoria Street).				
Image year	1882	**Image by**	Hardie & Gorman	**Image copyright holder**	State Library of NSW

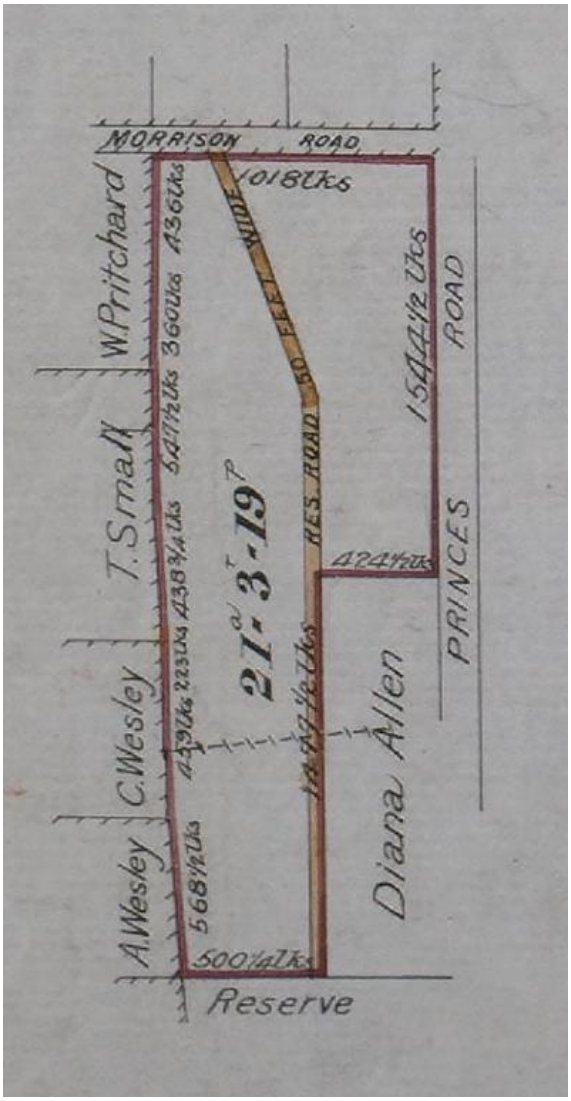


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Portion of land acquired by John Manning and Henry Heron, 1883 (Vol 630-133).				
Image year	1883	**Image by**	NSW Land Registry Services	**Image copyright holder**	NSW Land Registry Services

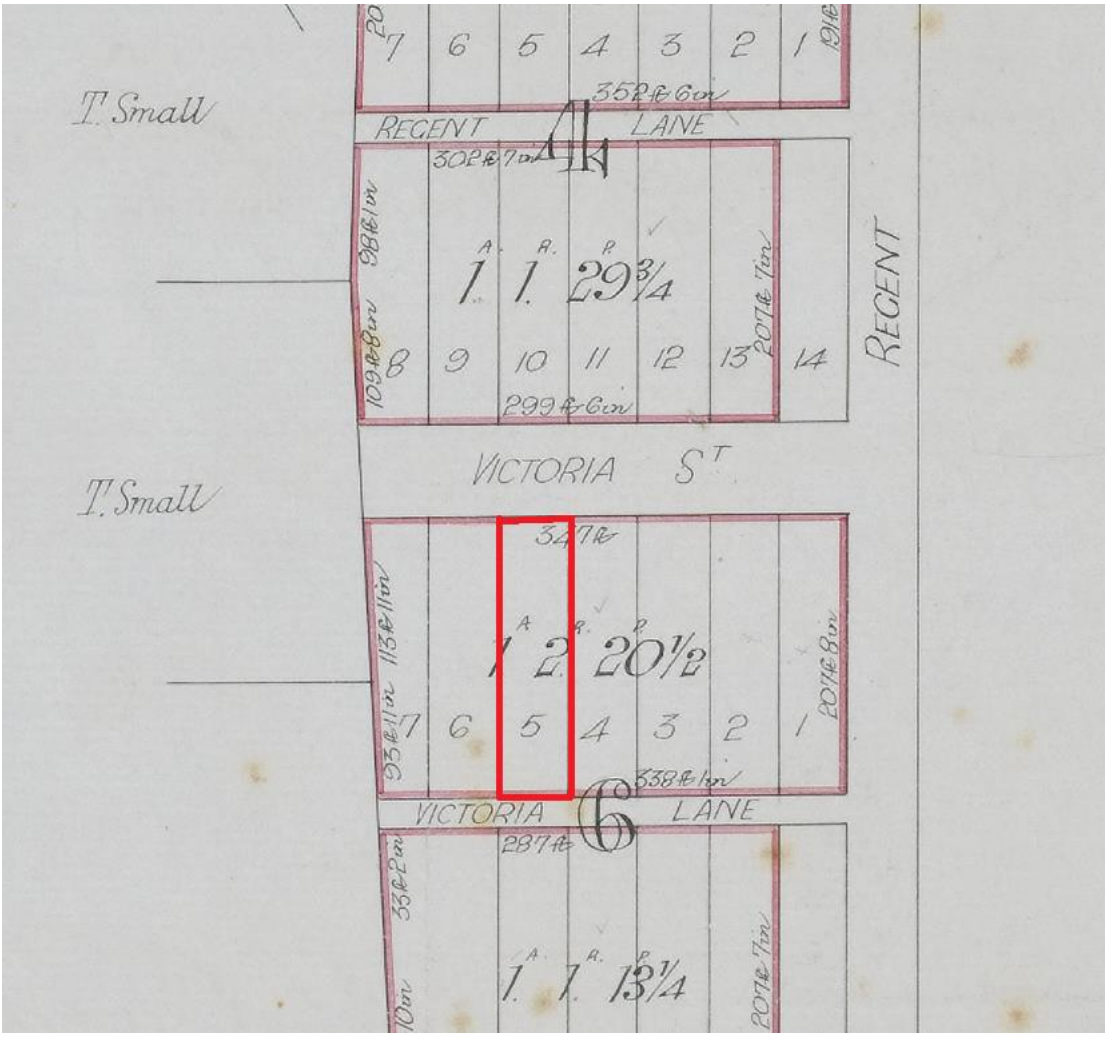


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Plan showing Manning's 1883 subdivision of the area, which still retains this allotment pattern. 10 Storey Street is located on Lot 5. Note that Storey Street was originally called Victoria Street.				
Image year	1883	**Image by**	NSW Land Registry Services	**Image copyright holder**	NSW Land Registry Services

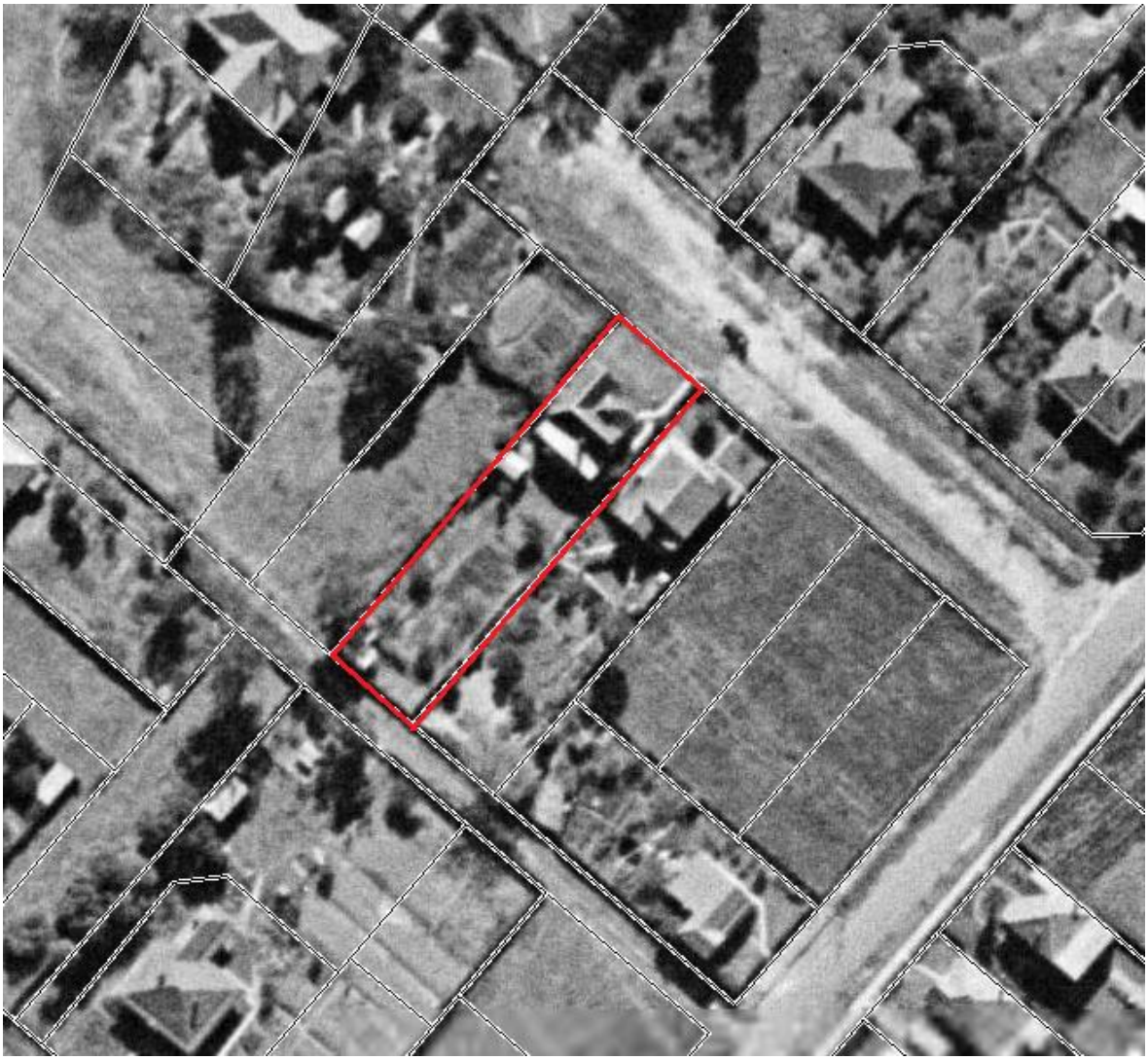


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery of 10 Storey Street, Putney, with current lot boundaries indicated. The immediate area remained relatively undeveloped at this time.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde land use maps, c.1950s, showing 10 Storey Street on Lot 5.				
Image year	c.1950s	**Image by**		**Image copyright holder**	Ryde Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 10 Storey Street, Putney. Current lot boundaries are indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation dwelling					
Other Name/s Former Name/s	Lynwood					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	15					
Street name	Waterview					
Suburb/town	Putney			**Postcode**	2112	
Local Government Area/s	Ryde					
Property description	Lot 1, DP838741					
Location - Lat/long	**Latitude**	-33.822336	**Longitude**	151.097456		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The house at 15 Waterview Street has cultural heritage significance at a local level as evidence of a typology of dwellings built on waterfront sites at the turn of the century. Subject to further investigation (noting it has limited visibility from the public domain), the building is potentially historically significant as evidence of a period of historical residential development in Putney representing a particular style. Although views of the house from the public domain are limited, it appears to be a rare example of the Federation Queen Anne style for Putney, and likely a fine example built to take advantage of its waterfront position.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 15 Waterview Street is a single-storey free-standing masonry house. It has retained several features that are characteristic of a dwelling of the Federation style, such as the tiled, hipped roof, projecting wings with gable ends and timber battening and an asymmetrical design. The house sits on a sandstone base and has a wide verandah wrapping around one corner of the building, with square timber posts and cast iron lace brackets. The dwelling retains its original chimney with a roughcast rendered treatment. The house sits in a yard that contains several large trees, obscuring part of the house from the street. Some modifications that can be seen include a garage at the rear of the house (post 1943). Skylights have been added to the side roof plane and the gablet is glazed, indicating a loft within the roof space. There is a large addition located at the rear, which is not visible from the street. The house has limited visibility from the public domain due to the large trees and the position of the house on the side of a slip road. Further investigation and access to the property is required to complete its description.					
Physical condition and Archaeological potential	The dwelling appears to be in a fair condition with little alteration to its original form, excepting some alterations to the roof to incorporate skylights. The interior was not inspected. The archaeological potential of the site is unknown.					
Construction years	**Start year**		**Finish year**	Pre-1910	**Circa**	☐
Modifications and dates	A garage, skylights and modifications to the roof have been added post 1943. The house has a large extension at the rear.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Putney is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Most of Putney was granted to Nicholas Bayly in 1799. The western side of Putney, which included Kissing Point, was acquired by James Squire, who bought grants off other colonists in the early 1800s. Squire ran a popular tavern named the Malting Shovel near the wharf he had constructed, where he sold beer made from hops he grew. James Squire consolidated his ownership of the Putney area in 1822, when he purchased Bayly's grant, but he passed away a short time later. Although dispossessed of their lands, Wallumedegal people continued to have an association with Putney after the grants were made. Bennelong, who had close family ties to the Wallumedegal, lived in the area after befriending James Squire. Following his death in 1813 he was buried on James Squire's land in Kissing point. His associate Nanbarry lived in the area too, later being buried alongside him. In 1856 the area of Bayly's grant was bought by Eugene Delange, who tried to create a subdivided village of small farms named Eugenie in the area with limited success. The leftover land was bought by Philip Walker, who initiated the Putney Estate subdivision a while later in 1879. Subdivision continued for the next 50 years, with houses slowly replacing the orchards and small farms which were set up in the area. Shipbuilding and shipping were important industries in Putney; their origins could be traced back to James Squire's time. The first shipbuilders began in 1918 and during the Second World War Putney was used to construct vessels for the United States Army and Royal Australian Air Force. The land the subject dwelling is now situated upon was part of a 30-acre parcel granted to William Careless in 1792. It is not known how the land was subdivided following Careless's occupation, but the subject dwelling was eventually part of an estate belonging to a Mr and Mrs Best from 1905. The house is shown sketched on a subdivision map of the neighbouring estate in 1910. The Bests owned the land up until the 1940s and slowly subdivided the property. Samuel Best died in 1905 and Susannah Best died in 1941. In both of their wills, the land was passed on to their family. Between 1941 and 1947, their estate was sold by William and Leonard Best.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling at 15 Waterview Crescent is historically significant as evidence of a typology of dwellings built on an early waterfront property. Subject to further investigation, the building (which has limited visibility from the public domain) is potentially historically significant as evidence of a period of historical residential development in Putney representing a particular style. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling could not be easily seen from the street. However, some details were visible, including a deep wraparound verandah, decorative terracotta ridge capping, and roughcast rendered chimney. It was likely built as an ornate waterfront residence with views of the river and would likely meet the threshold for this criterion. The dwelling is likely to be significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	It is not known if the property is likely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	Although views of the house from the public domain are limited, it appears to be a rare example of the Federation Queen Anne style for Putney, and likely a fine example built on a grand scale to take advantage of its waterfront position. The dwelling is likely to be significant at a local level under this criterion.
Representativeness SHR criteria (g)	Although views of the dwelling from the public domain are limited, it appears to be a representative example of a typology that is not commonly seen in the Putney area, demonstrating key style indicators such as its decorative ridge capping, visible rafter ends, gabled roof with timber battening and roughcast rendered chimney among others. The dwelling is likely to be significant at a local level under this criterion.
Integrity	Although views of the house from the public domain are limited, its original form appears to be intact despite some later modifications. The roof has been modified to include skylights, including glazing to the gable. However, these modifications can be reversed. There is a large extension at the rear of the house.

HERITAGE LISTINGS
None

Heritage Data Form

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Gregory Blaxell	Putney	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	Gregory Blaxell	*Putney: that special place*	2012	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Conveyance	Unknown	The deed to a block of land owned by the Best family. BK:2043 and NO:884	1947	NSWLRS

RECOMMENDATIONS	
Recommendations	Subject to further investigation, due to the limited visibility of the house from the public domain, the dwelling should be considered for inclusion as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	26		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 15 Waterview Street, Putney.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	View of 15 Waterview Street, Putney, looking west.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	*Riverside Estate at Ryde Wharf*, 1910. The subject dwelling is located on Waterview Street, across the road from the Government Reserve on land belonging to Mrs Best.				
Image year	1910	**Image by**	Richardson & Wrench	**Image copyright holder**	State Library of NSW

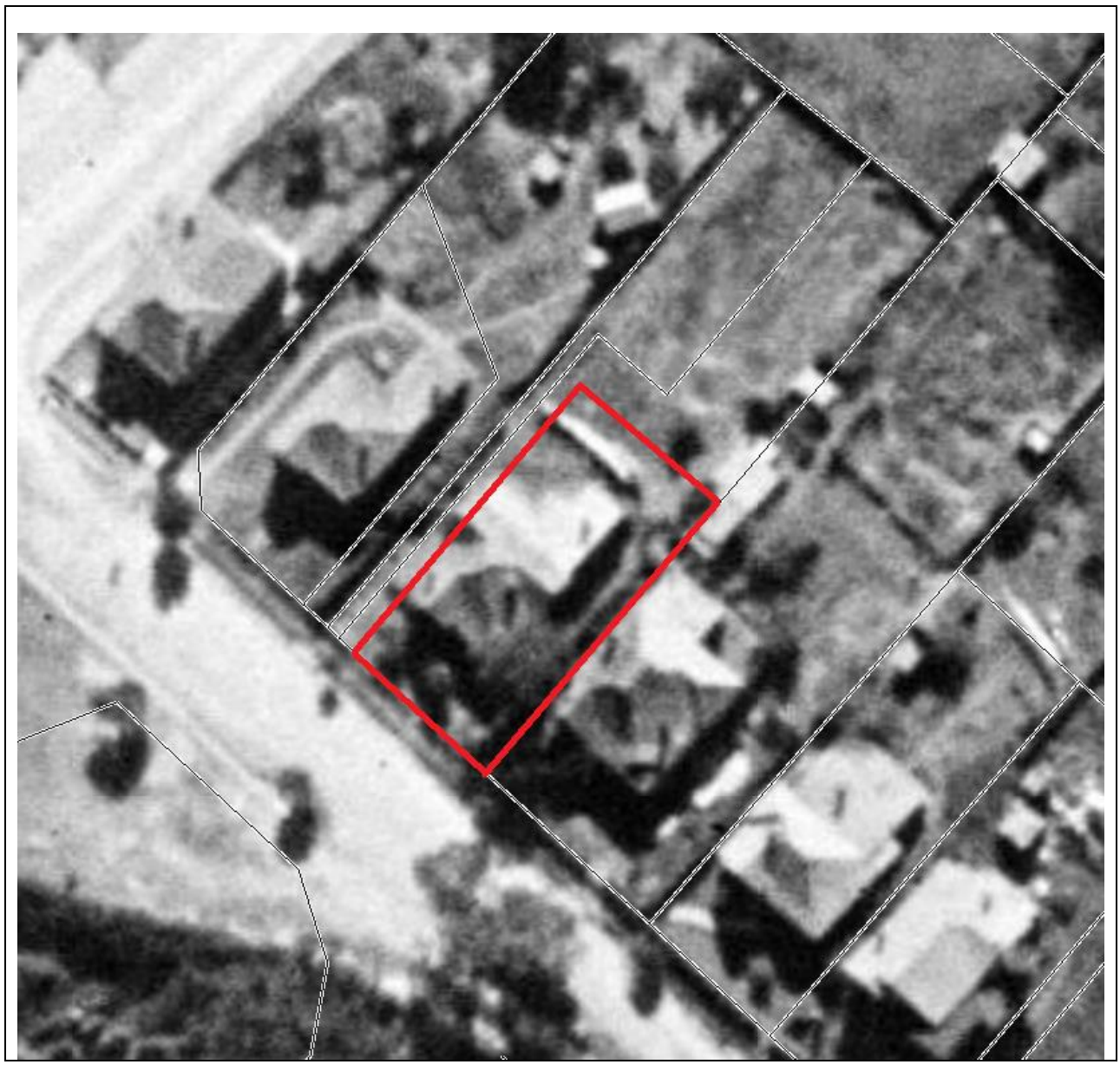


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery of 15 Waterview Road, Putney, with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Present-day aerial imagery of 15 Waterview Road, Putney, with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Former Squire's Brewery and Halvorsen's Boat Yard					
Other Name/s Former Name/s	Naval Refit Centre, Squires Wharf remains					
Item type (if known)	Archaeological—maritime Archaeological—terrestrial Built					
Item group (if known)	Transport—water Maritime Industry					
Item category (if known)						
Area, Group, or Collection Name						
Street number	20					
Street name	Waterview Street					
Suburb/town	Putney			**Postcode**	2112	
Local Government Area/s	Ryde					
Property description	Lot 440, 441, 442, 443, 444, 445, 446, 447 / DP15224; Lot 2 / DP70488; Lot 1 / DP70489; Lot 1 / DP430647					
Location - Lat/long	**Latitude**	-33.825979		**Longitude**	151.099977	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Industrial/Warehouse property Marine related uses					
Former Use	Trade, licenced premises, industrial, ship building					
Statement of significance	The complex at 20 Waterview Street, Putney, has cultural heritage significance at a local level for its remnant archaeological evidence of early colonial occupation, as well as its ongoing use as a boat building, servicing and repair facility from the 1930s to the present day. It is associated with James Squire, an emancipist convict and prominent early landholder in the Ryde area who established the Malting Shovel Inn and brewery on the site c.1798; the archaeological remains of Squire's c.1804 wharf can be seen on the site today. The complex is associated with Halvorsen Sons Pty Ltd, a prominent family company who constructed a boat building shed and associated structures on the site in the 1930s, and it is of historical significance for its continuous and ongoing use as a maritime complex for pleasure craft as well as wartime production. It has archaeological potential particularly for the remnant deposits associated with Squire's Wharf, which may yield information relating to early colonial maritime construction methods. The site also has archaeological potential as the site of James Squire's house and brewery, the first commercial brewery in Australia. The wharf remains are rare, with one other from this period listed on the NSW Maritime Heritage and Conservation Register at Windsor, and two others in the Ryde area which date from a later period.						
Level of Significance	State ☒			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The site was not inspected by GML as it is a large enclosed industrial complex on private property. However, the site was inspected by Cosmos Archaeology in 2015 and documented in a maritime archaeology assessment that year. The site is described in that document as containing: • a large corrugated-iron clad and gable roofed boatshed with attached workshops of steel girder construction; • remnants of a 1930s partly collapsed wharf, which is not visible from aerial photographs since its destruction in 2016; • a fibro dwelling with detached garage; • a large concrete hard stand area with two slipways to the east of the hard stand area and south of the main boatshed; and • extensive vegetation. The site also contains subsurface archaeological remains of pre-colonial Aboriginal occupation and archaeological remains of an early colonial wharf which remained on the site from its construction in c.1798 until demolition in 1937.					
Physical condition and Archaeological potential	The boatshed contains original intact elements and is in fair condition. The site contains archaeological remains of James Squire's inn and brewery complex. The last remains of this complex were demolished in 1937 by Halvorsen Sons Pty Ltd, although reports of a cellar and some associated features continued after the company's occupation. The site could also contain archaeological potential for pre-colonial Aboriginal occupation.					
Construction years	**Start year**	c.1798	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates	An inn, house, brewery and wharf associated with emancipist convict James Squire were on the site from c.1798 until final demolition in 1937. Halvorsen Sons Pty Ltd boat building yard was established on the site c.1937. Navy refit centre dates from 1980.					
Further comments	A Stage 1 DA for development for works above the high-water mark is currently on public exhibition.					

Heritage Data Form

HISTORY	
Historical notes	Putney is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Most of Putney was granted to Nicholas Bayly in 1799. The western side of Putney, which included Kissing Point, was acquired by James Squire, who bought grants off other colonists in the early 1800s. Squire ran a popular tavern named the Malting Shovel near the wharf he had constructed, where he sold beer made from hops he grew. James Squire consolidated his ownership of the Putney area in 1822, when he purchased Bayly's grant, but he passed away a short time later. Although dispossessed of their lands, Wallumedegal people continued to have an association with Putney after the grants were made. Bennelong, who had close family ties to the Wallumedegal, lived in the area after befriending James Squire. Following his death in 1813 he was buried on James Squire's land in Kissing point. His associate Nanbarry lived in the area too, later being buried alongside him. In 1856 the area of Bayly's grant was bought by Eugene Delange, who tried to create a subdivided village of small farms named Eugenie in the area with limited success. The leftover land was bought by Philip Walker, who initiated the Putney Estate subdivision a while later in 1879. Subdivision continued for the next 50 years, with houses slowly replacing the orchards and small farms which were set up in the area. Shipbuilding and shipping were important industries in Putney; their origins could be traced back to James Squire's time. The first shipbuilders began in 1918 and during the Second World War Putney was used to construct vessels for the United States Army and Royal Australian Air Force. The subject site was part of a land grant to John Pollard in 1795. His land was almost immediately acquired by James Squire, who had received 30-acre grant north of Pollard's allotment and began buying up underutilised land around him at a cheap rate. By 1798, Squire's land occupied much of the Putney area and included grants originally made to James Callaghan, Nicholas Bayly, William Raven and Archibald Morrison. He established the Malting Shovel Inn and a brewery by late 1798 on Pollard's original grant and began to cultivate the land to grow hops, corn and barley. By 1804, Squire had constructed a wharf on Parramatta River next to his inn, known as Squire's Wharf, to attract passing customers on the river and to support trade and the needs of the estate and his business. The date of construction is not known but it is likely it would have coincided with the construction of the inn. The wharf and the Squire Estate are depicted in a number of early sketches, paintings and drawings from the early nineteenth century, including an 1824 aquatint by Joseph Lycett, and two unsigned watercolours from the 1820s and 1830s. The wharf is depicted as an elevated timber jetty extending out into the river from a rock outcrop. Squire was also sympathetic to the local Indigenous population. Prominent Aboriginal individuals, including Bennelong, Nanbaree (also known as Andrew Sneap Hammond Douglas White), and his mother are reported to have been buried on Squire's property. The exact location of Bennelong's grave is believed to be 25 Watson Street in Putney, although the exact location of the burials remains disputed by historians. Following Squire's death in 1822, the Malting Shovel Inn, its land, orchards and outbuildings, were left to his son, James Squire Jnr. Squire Jnr. maintained the operation of the inn for the next four years

	until his own death in 1826 at the age of 29. The rights to the brewery, inn and lands was awarded to Mary Farnell, his sister, who was married to Thomas Farnell and lived on an estate further south. Thomas Farnell attempted to revive the brewing business but it was soon advertised to let, including Squire's Wharf, which was described as 'a projecting wharf, enabling boats of any size to load or unload at low water' (Thomas Farnell, 1831, 'To Let,' *Sydney Gazette*). An 1842 plan of James Squire's estate shows that the site of the inn and wharf was in possession of Mary Farnell, and depicts the wharf as a very long structure. After her death in 1850, the allotment passed to her two daughters who later divided it into two separate portions. The youngest daughter, Elizabeth Farnell, received the portion with the brewery and wharf. She and her husband advertised the property for sale in 1858 with 'two stone wharves built into the river' (Burgis & Bowes, 1858, 'Valuable Land, Kissing Point', *Sydney Morning Herald*). In 1888, Elizabeth Farnell's portion was sold to Charles Blaxland, the third son of Gregory Blaxland of Brush Farm, and his wife Elizabeth. In the 1850s, Blaxland had purchased the house and estate Cleves, located at the corner of present-day Waterview and Charles Streets, Putney. The acquisition of the Farnells' land was an expansion of the Cleves Estate. The plan for the sale shows two wharves at the river, one of them labelled 'old wharf,' which is possibly Squire's Wharf. After Blaxland's death, the Cleves Estate was granted to three of his children then sold to the Intercolonial Investment and Building Company, who gradually subdivided the estate. The land south of Waterview Street was divided into Lots 440-447 DP 15224 in 1928 (TF Murphy 1928, Plan of Resubdivision of the Cleves Estate, NSW LPI). These allotments remained largely unchanged throughout the 1930s until all were purchased by Lars Halvorsen Sons Pty Ltd, a boat building business, in 1938. Construction began on the Halvorsen Sons complex at the start of 1939 and was completed in the early 1940s, comprising a timber wharf, concrete slipways, a boatshed, and associated buildings. Halverson Sons Pty Ltd was commissioned by the Royal Australian Navy to commence building vessels for service in World War II. After the war ended, the business focused on building pleasure craft and working boats. By the late 1940s, a crane had been installed at the end of the wharf, as well as a three-pile timber dolphin southeast of the jetty. In 1980, Halvorsen Sons sold the property to the Commonwealth of Australia and it was converted to a repair facility for the Royal Australian Navy (RAN). Part of the works included addition of mooring facilities on the Halvorsens' wharf and some dredging of slipways. The site was owned by the Commonwealth until 1989, when it was sold to Australia Defence Industries Pty Ltd; however, the RAN continued to use the site as a marine service facility. In 1998 naval operations had ceased at the premises and it was sold to a private company, Lilac Pty Ltd, and renamed Putney Marina. It has continued to be used for boat storage and repair purposes and leased out to individuals and small companies.

THEMES	
National historical theme	Developing local, regional and national economies
State historical theme	Commerce—Activities relating to buying, selling and exchanging goods and services Industry—Activities associated with the manufacture, production and distribution of goods Transport—Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The complex at 20 Waterview Street has historical significance as the site of the Malting Shovel Inn and Brewery, an important early colonial enterprise established by emancipist convict James Squire in c1798. Squire's brewery was the first commercial brewery established in New South Wales, the first hops brewery, and was an important stopping place along Parramatta River. It is also historically significant for its ongoing use for boat building, servicing and repair works from the 1930s up to the present day, ranging from small boats belonging to private individuals up to Royal Australian Navy vessels. It is an example of a once prominent local industry within the Ryde foreshore area. It has historical significance as a site of wartime production. The complex is considered significant under this criterion.
Historical association significance SHR criteria (b)	The complex is associated with James Squire and his family, an emancipist convict who established the Malting Shovel Inn and brewery on the shores of the river and was an important landholder in the Ryde area in the late eighteenth to early nineteenth century. The site is also associated with Lars Halvorsen and Halvorsen Sons Pty Ltd, one of Australia's most prominent boat building families, who have made boats from cruising pleasure craft to yachts to military vessels since 1925. The complex is considered significant under this criterion.
Aesthetic significance SHR criteria (c)	The position on the foreshore at Kissing Point gives it some landmark qualities as part of a disappearing industrial landscape. The Squire's Wharf remains have some aesthetic quality as a picturesque marine ruin on the foreshore. Further research is required. The complex may have significance under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the complex could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The site has potential to yield archaeological information about early brewing practices. It also has some technical significance in its ability to demonstrate changing boat building techniques and equipment. The archaeological remains of early colonial infrastructure may yield information about early colonial maritime construction practices. The site also has potential to yield archaeological information about the pre-European occupation by the Wallumedegal clan. The complex is considered significant under this criterion.
Rarity SHR criteria (f)	The complex is the last remaining operational boat building and repair yard in the Ryde local government area. It also represents a rare aspect of Ryde's early development related to brewing and innkeeping practices. It is rare for its remnant archaeological remains of the former Squire's Wharf, an early colonial maritime structure which is considered to be extremely rare within not only the Ryde area but also the wider Sydney Harbour foreshore. The complex is considered significant under this criterion.
Representativeness SHR criteria (g)	The remaining archaeological deposits connected to Squire's Wharf have deteriorated over time. It is not known whether the wharf ruins once demonstrated the principal characteristics of colonial wharves along the harbour foreshore, but they have deteriorated to a point where they are not considered to be representative of any typology.
Integrity	The remains of the Squire's Wharf are in poor condition and survive as remnant archaeological

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	structures on the riverbed. The Halvorsen Sons' boat building complex has had the majority of its original fabric replaced over time, including its wall cladding, fenestration and door treatment, and roof sheeting. However, this is considered to be expected maintenance for a maritime structure and the building retains its overall form and original structural timber. The post-1930s timber wharf has moderate significance but a low level of integrity. The archaeological integrity has not been assessed.

HERITAGE LISTINGS	
Heritage listing/s	*Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, 'Naval Refit Centre,' Item 46
	NSW Maritime Heritage and Conservation Section 170 Register, 'Squires Wharf Remains,' Item 4920112

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Gregory Blaxell	Putney	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	Gregory Blaxell	*Putney: that special place*	2012	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Report	Godden Mackay Logan	Ryde Foreshore Natural and Cultural Heritage Study, Vol. 1 and Vol. 2	2009	
Online	Various	Squires Wharf remains	2010	State Heritage Inventory
Report	Architectural Projects	20 Waterview Street, Putney Heritage Assessment	2014	
Report	JBA Urban Planning Consultants	Planning Proposal—20 Waterview Street, Putney	2013	

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RECOMMENDATIONS	
Recommendations	The site should be listed as both a built heritage item and an archaeological heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.* The *Sydney Harbour Catchment Regional Environmental Plan 2005* lists the site as a heritage item of state significance under Schedule 4, and the site should also be considered for state heritage listing as an archaeological site, pending further investigation. Any future development should be accompanied by an archaeological assessment in relation to James Squire's estate. Opportunities for interpretation of the history and significance of the site should be explored and developed. A detailed study of potential Aboriginal burials on the site should also be conducted before development occurs.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Heritage Items	**Year of study or report**	2019
Item number in study or report	27		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aquatint by convict artist Joseph Lycett of James Squire's property at Kissing Point, showing the brewery, inn and a wharf extending into the river.				
Image year	1825	**Image by**	Joseph Lycett	**Image copyright holder**	National Library of Australia



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IMAGES - 1 per page

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

Image caption	Watercolour by an unknown artist depicting the Squire property, showing the wharf as a timber jetty extending from a rock outcrop.				
Image year	c.1820s–1830s	**Image by**	Unknown	**Image copyright holder**	State Library of NSW



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IMAGES - 1 per page

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

Image caption	Lars Halvorsen Sons' staff at the Ryde shipyard.				
Image year	1954	**Image by**	Unknown	**Image copyright holder**	Australian National Maritime Museum Collection



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery showing the Halvorsen Sons' boat building complex on the site and indicating current lot boundaries.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



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IMAGES - 1 per page

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

Image caption	Current aerial imagery showing present structures on the site.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



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ITEM DETAILS						
Name of Item	Interwar California Bungalow style dwelling					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential Building					
Item category (if known)						
Area, Group, or Collection Name						
Street number	321					
Street name	Blaxland Road					
Suburb/town	Ryde				**Postcode**	2112
Local Government Area/s	Ryde					
Property description	Lot 9/DP13050					
Location - Lat/long	**Latitude**	-33.804248		**Longitude**	151.103876	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 321 Blaxland has cultural heritage significance at a local level as an intact and substantial interwar California Bungalow style house from the interwar period, located on land that was subdivided from an orchard estate in the early nineteenth century. Its architectural typology is an important part of the pattern of development in the Ryde local government area. The dwelling represents the principal characteristics of a typology of interwar houses once common in the local area. It has aesthetic significance as a good example of its type and displays a number of original architectural characteristics that have remained intact.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The property at 321 Blaxland Road contains a large single-storey interwar California Bungalow style house in intact condition. The house had a dominant steep pitched roof with three gables to the front and a number of cross gables. The roof is tiled in terracotta Marseilles pattern tiles that appear to have been recently replaced, with terracotta finials. The prominent gables are rendered with timber shingle detail and battens. The walls of the house are face brick with render detail to sills and verandah coping. There is a single brick chimney with terracotta chimney pots. The front of the house has a deep verandah that continues to one side, where the front entrance is located. The verandah has original timber joinery and detail, with timber posts on brick, render base and curved brick balustrade. Windows are timber framed and appear to be original. The house is set within a traditional garden setting. An early detached garage is located at the rear of the property with driveway access to the side of the house. A hard stand car space is located within the front setback and is uncovered. The property has a timber picket fence at the street and a tall hedge which obstructs view of the house from the busy street. However, the distinctive pitched roof and gables remain visible from the public domain.					
Physical condition and Archaeological potential	The house is in good condition and has been very well maintained. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c1918–1925	**Finish year**		**Circa**	☒
Modifications and dates	A single-storey extension at the rear, likely constructed in the early 2000s, is not visible from the street. A detached garage has been built sometime during the late twentieth century.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Early on, the area between Parramatta and Lane Cover Rivers was known to Europeans as the Field of Mars, in association with the marines of the First Fleet who received the first grants in the area in 1792. That same year, 10 emancipated convicts were given smaller grants which became known as the Eastern Farms. By 1800 it became called Kissing Point and was an important supplier of produce to the early colony. Early development in Ryde, mainly in the form of farmland, centred around St. Anne's Anglican Church which was built in 1826–1827. The name Ryde is derived from the birthplace of Mary Turner, the wife of the church's first minister. Estates near St. Anne's were subdivided in the 1840–1850s, creating a village centre among the farmland. By 1870 the Municipality of Ryde was declared. Suburban development increased after Gladesville Bridge (1881) and the Ryde Railway Station (1886) were constructed. Initially Victoria Road to the south was the main commercial district of Ryde. This shifted north to Parkes Street—now Blaxland Road—after council buildings and the post office were constructed on it. Also in the area is Top Ryde, built in the 1950s, which was the first American style shopping centre opened in Australia. No. 321 Blaxland Road was originally part of John Stroud's grant in 1795. This land was later acquired by former convict Edward Drinkwater as part of the sizeable estate he amassed in Kissing Point. It is likely that a house known as Longsight was on the site of present-day 321 Blaxland Road. Drinkwater used his estate as an orchard and grew many varieties of fruit trees there. After his death in 1870 the land was sold. From 1870 it was owned by W Curwood for over 20 years before being sold again in 1893 following Curwood's death. A subdivision sale of part of Drinkwater's former estate shows that by 1903 John Redshaw, an alderman and mayor of Ryde Council, owned the land. Redshaw's estate was subdivided sometime in the early twentieth century when the current lot was created. The date of the house's construction is unknown, but likely to have been between 1918 and 1925.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The house at 321 Blaxland Road is located on land that was subdivided from an orchard estate in the early nineteenth century. The land was owned by John Redshaw, a council mayor and alderman, at the time of its subdivision. The dwelling on the property is a large and intact California bungalow from the interwar period. Its architectural typology is an important part of the pattern of development in the Ryde local government area. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The house does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling at 321 Blaxland Road is a good example of an interwar Californian bungalow. The house demonstrates many of the key elements of the style, including its steep hipped roof with a series of asymmetric gable ends, deep verandah to the front and side with timber and brick detail, face brick walls with render details, timber framed windows and doors. Its steep pitched roof and distinctive gables have a strong street presence. The house is very intact and retains a level of integrity that is unusual in the local area. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the house could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	Although it is a good example of the interwar California Bungalow style, it is not rare in the Ryde area. The house does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling represents the principal characteristics of a typology of interwar houses once common in the local area. It is a good example of its type and displays a number of original architectural characteristics that have remained intact. The building is considered significant at a local level under this criterion.
Integrity	The property retains a high level of integrity with few alterations.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Angela Phippen	Ryde	2008	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	28		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 321 Blaxland Road, Ryde.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 321 Blaxland Road, Ryde, from across Blaxland Road.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail of eastern elevation of 321 Blaxland Road, Ryde.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A modern aerial of 321 Blaxland Road, Ryde.				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services

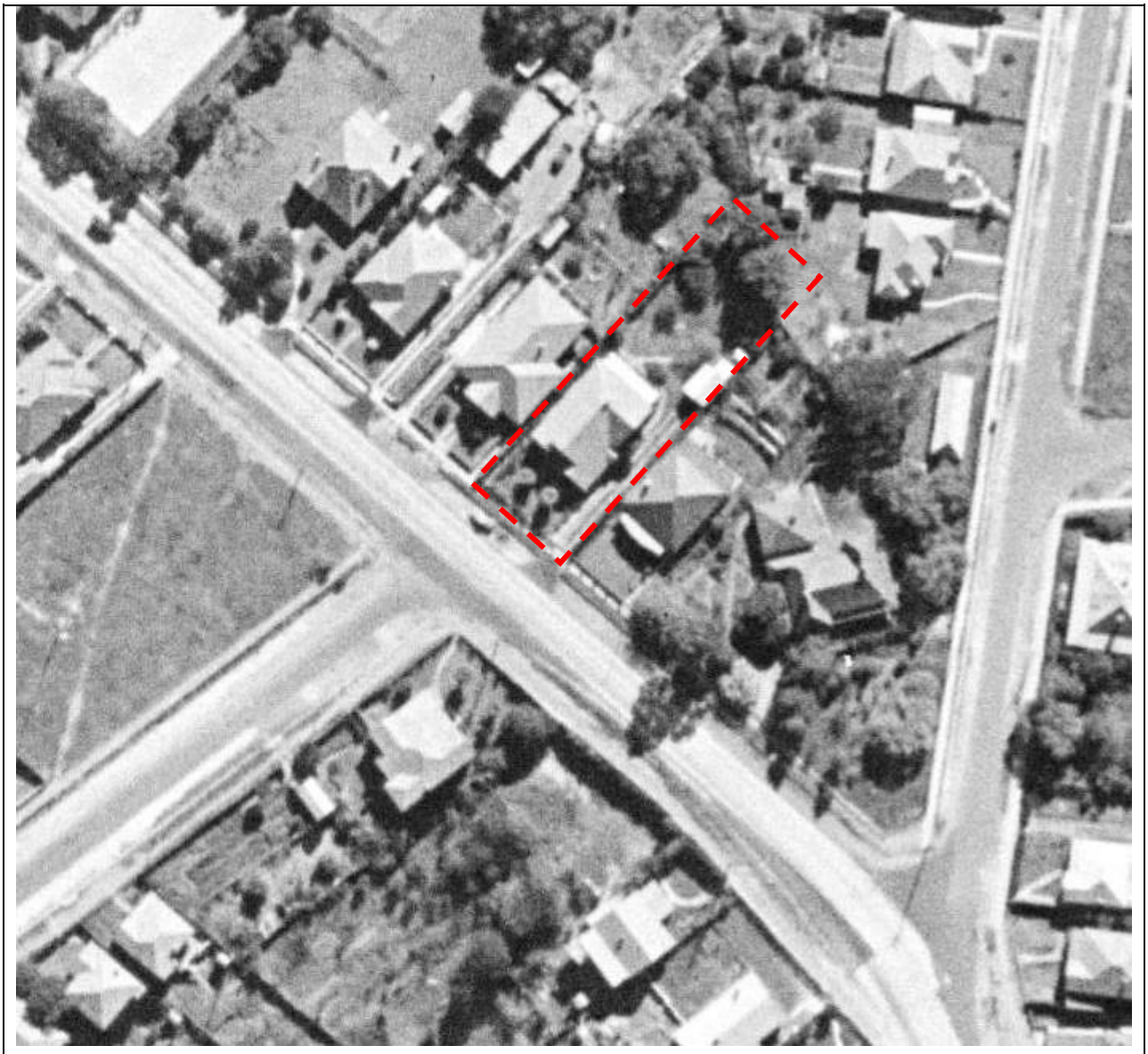


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial of 321 Blaxland Road from 1943.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



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ITEM DETAILS						
Name of Item	Hermitage Reservoirs and associated buildings					
Other Name/s Former Name/s	The Tanks; Hermitage Tanks					
Item type (if known)	Built					
Item group (if known)	Utilities—Water					
Item category (if known)	Water Supply Reservoir / Dam					
Area, Group, or Collection Name						
Street number	343–351					
Street name	Blaxland Road					
Suburb/town	Ryde			**Postcode**	2112	
Local Government Area/s	Ryde					
Property description	Lot 1, DP 744901 / Lot 2, DP 744901					
Location - Lat/long	**Latitude**	-33.802466	**Longitude**	151.102250		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Sydney Water					
Current use	Reservoir					
Former Use	Reservoir					
Statement of significance	The Hermitage Reservoirs at 343–351 Blaxland Road have cultural heritage significance at a local level for their historical role in the distribution of the water supply to the northern suburbs of Sydney during the Federation period. As a pair, they form a landmark on Blaxland Road and together with other historical buildings on the site represent an important period in the development of Ryde and the wider area. The reservoirs are listed on the Sydney Water Corporation Heritage and Conservation Register (Section 170 Register) which contains a Statement of Significance for the site as follows: *Completed in 1909 and 1910 respectively, the two Hermitage Reservoirs Nos. 1 & 2 (WS 50 & WS 51) are fine examples of riveted steel reservoirs. They are almost identical to Chatswood Reservoirs Nos. 1 & 2 (WS 24 & 25), built in 1888. They served a key role in the distribution of water to the northern suburbs and the amplification of supply to meet the demands of the growing population. Together with their valve houses and landscaped setting, the two Hermitage Reservoirs form a very distinctive pair with landmark qualities.* The listing includes the reservoir and all associated pipework, valves and valve houses to the property boundary, as well as other structures described in this listing.					
Level of Significance	State ☐		Local ☑			

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DESCRIPTION						
Designer	Metropolitan Board of Water Supply and Sewerage					
Builder/ maker	Metropolitan Board of Water Supply and Sewerage					
Physical Description	GML Heritage was not able to access the site and could only view structures near the property boundary. The tanks were observed to be in fair condition, with some discolouration to the iron exterior. The chief inspector's cottage is constructed of rendered brick with a hipped and gabled iron roof, front verandah, simple timber balustrade and arched barge board. There is a pair of windows at the front façade which have been boarded up. There is a roughcast rendered treatment to the front gable end with timber battening. The following description of the site has been reproduced from the Sydney Water Section 170 Heritage and Conservation Register listing. Further investigation and access to the property is required to complete its description and update its condition. *The site contains two cylindrical riveted steel reservoirs, being Hermitage Reservoir No.1 (west) and Hermitage Reservoir No.2 (east). An unusual feature of the reservoirs is the attachment of the walkway to the outside of the rim of the reservoir, supported on L section struts, and the provision of a walkway linking the two reservoirs at roof level. Another feature is the sandstone coping to the valve chambers around the reservoir.* *Standard features include: concrete apron, davit, depth gauge board, access stairway, handrails and inlet and outlet valve chambers.* *Hermitage Reservoir No.1 has a throttle valve house adjacent to its northern side. The building is cylindrical, built of tuckpointed brick, with a conical roof of sheet iron. The building houses meter equipment but the original Venturi meter has been removed. Some relics are stored in the building.* *Hermitage Reservoir No.2 also possesses a small valve house, on the Blaxland Road frontage. The building is octagonal, with a parapet and flat roof. Although the interior was not inspected, it possesses a steel grated floor, the valve being located beneath the building. The valve house is similar to the one located at Pymble Reservoir No.1.* *Other items in the grounds of the depot include a cottage, formerly the residence of the Chief Inspector, Northern Division, in the Federation Queen Anne style with a cement tile roof. Significant plantings around the reservoir include palms, cypress, conifers and eucalypts.*					
Physical condition and Archaeological potential	The Sydney Water Section 170 Register described the site as being in fair condition in 2000. GML Heritage could not access the site, but was able to view several key structures from the boundary which appear to be in fair condition, with the exception of the chief inspector's cottage which is in poor condition.					
Construction years	**Start year**	1909	**Finish year**		**Circa**	☐
Modifications and dates	Ancillary structures that have been added to the site since its initial construction include two large bitumen carparks northeast of the reservoir tanks and a number of sheds and office facilities. Many original structures remain in addition to the tanks themselves, including the throttle valve house and chief inspector's cottage.					
Further comments	The site as a whole is too large to be viewed from the public domain. Access to the site will be necessary for final recommendations.					

Heritage Data Form

HISTORY	
Historical notes	Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Early on, the area between Parramatta and Lane Cover Rivers was known to Europeans as the Field of Mars, in association with the marines of the First Fleet who received the first grants in the area in 1792. That same year, 10 emancipated convicts were given smaller grants which became known as the Eastern Farms. By 1800 it became called Kissing Point and was an important supplier of produce to the early colony. Early development in Ryde centred around St. Anne's Anglican Church which was built in 1826–1827. The name Ryde is derived from the birthplace of Mary Turner, the wife of the church's first minister. Estates near St. Anne's were subdivided in the 1840–1850s, creating a village centre among the farmland. By 1870 the Municipality of Ryde was declared. Suburban development increased after Gladesville Bridge (1881) and the Ryde Railway Station (1886) were constructed. Initially Victoria Road to the south was the main commercial district of Ryde. This shifted north to Parkes Street—now Blaxland Road—after council buildings and the post office were constructed on it. Also in the area is Top Ryde, built in the 1950s, which was the first American style shopping centre opened in Australia. The Metropolitan Board of Water Supply and Sewerage took over the water supply from Sydney City Council in 1888. At that time, the northern suburbs were supplied with water from the Paddington Reservoir by gravitation which was insufficient. In 1888, the Board erected a pumping station in North Sydney to overcome this problem, then commissioned a pumping station at Ryde in 1892. The reservoirs on Blaxland Road were completed in 1909 and 1910. The site appears on a sketch plan of the adjacent property in 1913 and is noted as belonging to the Metropolitan Board of Water Supply and Sewerage. By 1930, the site contained the two tanks, a Federation period brick cottage as the chief inspector's residence, a weatherboard office, two brick valve houses, and other small associated structures.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Utilities—Activities associated with the provision of services, especially on a communal basis

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Hermitage Reservoirs are historically significant for their role in the distribution of the water supply to the northern suburbs of Sydney during the Federation period. Together with other historical buildings on the site they represent an important period in the development of Ryde and the wider area. The site is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the site has a strong or special association with any person or group of persons of importance to the local area. The site does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	GML Heritage was not able to enter the site and therefore was not able to assess the aesthetic significance of the property as a whole. However, the Sydney Water Section 170 Register has assessed the site against this criterion as follows: The two Hermitage Reservoirs are fine examples of riveted steel reservoirs. They are almost identical to Chatswood Reservoirs Nos 1 & 2, built in 1888. Together with their valve houses and landscaped setting, the two Hermitage Reservoirs form a very distinctive pair with landmark qualities. The site is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken for this site and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the site could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The site has not been assessed under this criterion.
Rarity SHR criteria (f)	The reservoirs are part of a small group of riveted steel reservoirs in the Sydney Water Corporation system. They are an unusual grouping of two identical reservoirs, which is only otherwise found at the Chatswood Reservoirs, built in 1888. The site is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The reservoirs are representative of a typology of riveted steel reservoirs in the Sydney supply area. They represent the process of water supply for suburban Sydney. The site contains structures which themselves are representative examples of their own typology, such as the chief inspector's residence.
Integrity	Views of the site as a whole were limited from the public domain. The reservoir tanks are intact, and many of the ancillary structures also appear to be intact. The chief inspector's residence is in poor condition but appears to have undergone little modification. Aerial imagery shows that the wider site has had several structures added to the northeast of the tanks, including offices, sheds and large carpark areas, over what was once open space.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	Sydney Water Corporation Section 170 Heritage and Conservation Register, Hermitage Reservoirs WS 0050 and WS 0051

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Angela Phippen	Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Listing	Sydney Water	Hermitage Reservoir No.1 and No.2	2000	State Heritage Inventory

RECOMMENDATIONS	
Recommendations	Subject to further investigation, due to the limited visibility of the site from the public domain, the complex should be considered for inclusion as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Heritage Items	**Year of study or report**	2019
Item number in study or report	29		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Hermitage Reservoir No. 1—view from the corner of Blaxland Road and Reservoir Lane.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Hermitage Reservoirs site—throttle valve house, viewed from Reservoir Lane.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Hermitage Reservoirs site—former chief inspector's residence viewed from Reservoir Lane.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

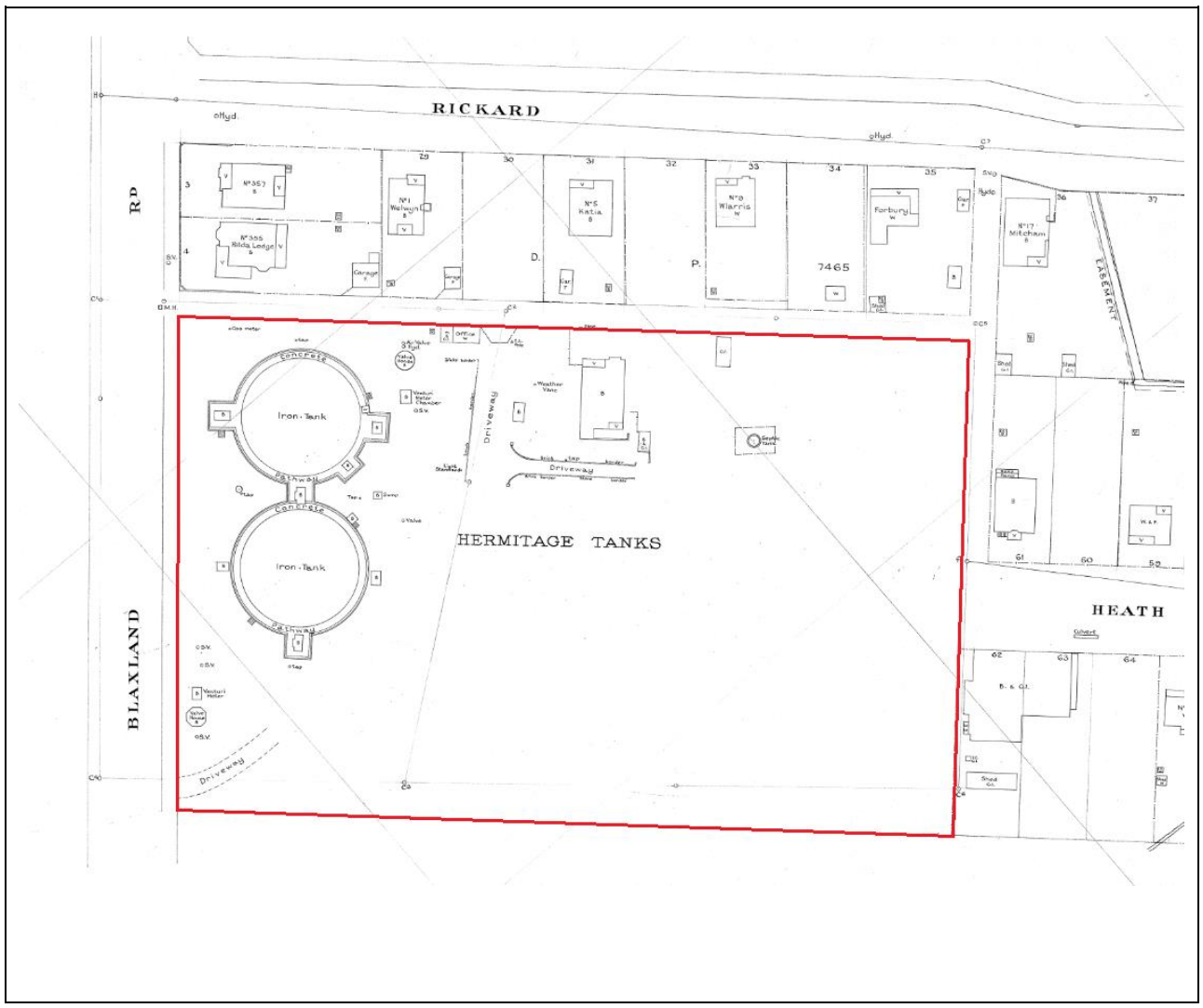


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Hermitage Reservoir—extract from City of Ryde sewer diagram, c.1930.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial photography of the site with current lot boundaries shown.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photography of the site.				
Image year	2019	**Image by**	Google Maps	**Image copyright holder**	Google Maps



Heritage Data Form

ITEM DETAILS						
Name of Item	Ethel Villa—Victorian style cottage					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential Building					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	11					
Street name	Constitution Road					
Suburb/town	Ryde				**Postcode**	2112
Local Government Area/s	Ryde					
Property description	Lot 2, DP11105					
Location - Lat/long	**Latitude**	-33.818442		**Longitude**	151.095755	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	Ethel Villa, 11 Constitution Road, has cultural significance at the local level as an intact, representative example of a late Victorian brick dwelling. Built in 1890, the dwelling at 11 Coronation Street is of historical significance as evidence of an early phase of development in the Ryde area. The building has aesthetic significance as a demonstration of stylistic elements of the Victorian-Italianate style, retaining many original details and its original form. The house is a good representation of a late Victorian-era house with Italianate style elements.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 11 Constitution Road is a single-storey Victorian Italianate house with a hipped corrugated iron roof. The walls are of a warm red face brick with a rendered base course. The red colorbond roofing is a replacement of the original roof which was tiled. The house has a pair of symmetrical rendered brick chimneys with decorative mouldings and chimney pots. It has distinctive decorative cast cement eaves brackets. A skylight has been inserted into the street-facing roof plane above the front door. A front verandah has a bullnosed metal roof supported on turned timber posts. It features a painted timber centurions flap valance and an unusual curved gable over the front door with a decorative timber motif. The verandah originally continued along the side of the dwelling, but this portion was removed to allow for a garage and the front verandah was rebuilt The front façade has a central four-panel front door with glass sidelight. It has a bay window featuring rendered brick sills, painted cast cement brackets and tiled panels below the three timber-framed hung windows. There are two simple timber framed hung sash windows on the other side of the door which have a rendered brick sill and cast cement brackets, but less ornate detailing. The house has a formal front garden and an established garden with some significant trees at the rear. It has a timber picket front fence that is not original but has a traditional style. A garage is located at the side of the house to the rear, with wheel strip access. There is an extension at the rear which is face-brick and built after 2010.					
Physical condition and Archaeological potential	The dwelling is in sound condition although modified. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c1890	**Finish year**	c1890	**Circa**	☒
Modifications and dates	The verandah has been modified and replaced. It originally wrapped around the side of the building, but this section was removed to make way for the driveway. At the same time a new base was laid for the front section and joinery was replaced. A skylight has been installed on the street-facing roof plane. After 2010 a large extension was added to the rear of the building and the roof tiles were replaced with corrugated metal.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Early on, the area between Parramatta and Lane Cover Rivers was known to Europeans as the Field of Mars, in association with the marines of the First Fleet who received the first grants in the area in 1792. That same year, 10 emancipated convicts were given smaller grants which became known as the Eastern Farms. By 1800 it became called Kissing Point and was an important supplier of produce to the early colony. Early development in Ryde, mainly in the form of farmland, centred around St. Anne's Anglican Church which was built in 1826–1827. The name Ryde is derived from the birthplace of Mary Turner, the wife of the church's first minister. Estates near St. Anne's were subdivided in the 1840–1850s, creating a village centre among the farmland. By 1870 the Municipality of Ryde was declared. Suburban development increased after Gladesville Bridge (1881) and the Ryde Railway Station (1886) were constructed. Initially Victoria Road to the south was the main commercial district of Ryde. This shifted north to Parkes Street—now Blaxland Road—after council buildings and the post office were constructed on it. Also in the area is Top Ryde, built in the 1950s, which was the first American style shopping centre opened in Australia. The subject site was part of James Bradley's 1794 land grant, which became Kissing Point. The Bradley family continued to own the land until 1845, when it was put up for sale. To whom it was sold is unclear, but subdivision plans suggest a family named Taylor were in possession of the land by 1882. The building known as Ethel Villa was constructed c.1890. No subdivision plan for the subject site and surrounding lots has been found, but it is likely to have occurred around the same time. By 1902, plans for nearby subdivisions show a building on the site, and a Mr and Mrs Fulton Montgomery were recorded as living in the house by 1908. The building remained relatively unchanged until after 2010, when a large extension was made at the rear of the building. Prior to this the original wraparound verandah was removed to allow for a driveway on the side of the building and rebuilt at the front.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling at 11 Coronation Street is of historical significance as evidence of an early phase of development in the Ryde area. Built c.1890, it is located on an early subdivision from the late nineteenth century. The building demonstrates a distinct architectural typology from the late nineteenth century, when the Ryde area was beginning to develop due to the significant amount of development occurring in the area between 1909 and 1920. This dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The building does not meet the threshold of significance for this criterion.
Aesthetic significance SHR criteria (c)	No. 11 Constitution Road, Ethel Villa, is an intact late Victorian-era dwelling that displays key stylistic elements of the Italianate style. Built c.1890, Ethel Villa retains its original hipped roof form and stone chimneys. Its moulded render corbelled eaves are original and are a clear example of the Italianate style. The building is a good example of late Victorian-style architecture and Italianate detailing, relatively rare in the Ryde area. The building meets the threshold of local significance under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the building could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is an intact example of a Victorian Italianate style dwelling in the Ryde local government area. It has a number of elements that are typical of a Victorian style dwelling. It does not demonstrate uncommon, rare or endangered aspects for the local area. The building does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	Ethel Villa is an intact example of a late Victorian-era house with Italianate style elements. It is the finest remaining example of this era of architecture in its vicinity, being the largest and most recognisable Victorian-style building on the street. Ethel Villa complements, and is complemented by, nearby buildings from the same period and Federation-era houses. The building meets the threshold of local significance under this criterion.
Integrity	The building retains its original roof form and Italianate detailing. Since its construction the building has undergone changes, such as the bullnosed roof verandah. This is a contemprary addition which replaced an earlier wraparound verandah and is generally sympathetic, apart from the tiling. The rear extension does not impact on the presentation of the building to the street. The building is well maintained and in good condition.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Angela Phippen	Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	30		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of Ethel Villa.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	View of Ethel Villa from across Constitution Road.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	2005 street elevation of Ethel Villa showing roof with terracotta tiles.				
Image year	2005	**Image by**	City of Ryde Library	**Image copyright holder**	City of Ryde Library

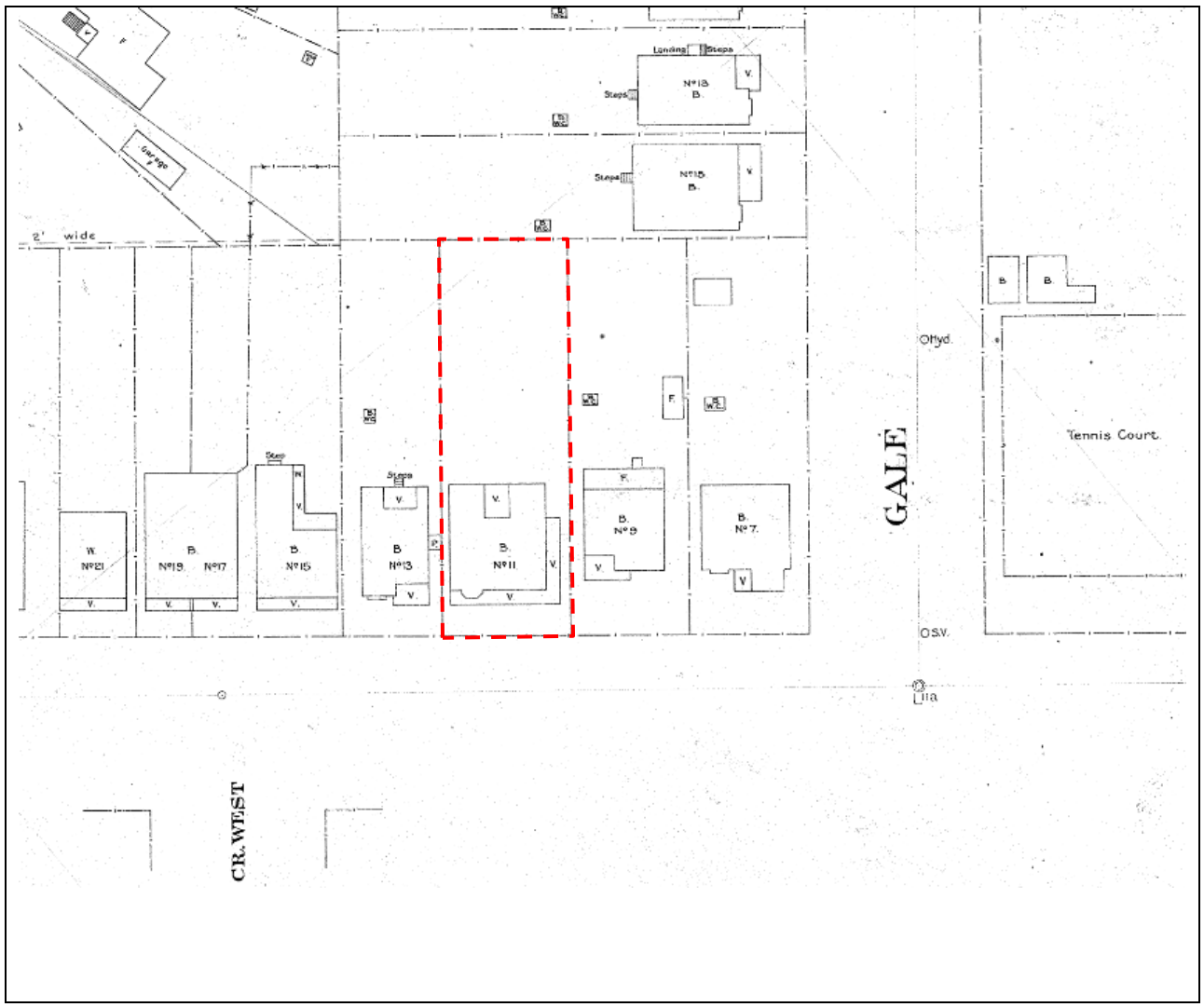


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A sewerage diagram from 1937 showing 11 Constitution Road with its original wraparound verandah.				
Image year	1937	**Image by**	HL Lanyon	**Image copyright holder**	City of Ryde



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial of 11 Constitution Road.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	2018 aerial of 11 Constitution road (centre).				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Arts & Crafts style cottage					
Other Name/s Former Name/s	Karoola					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	46					
Street name	Frederick Street					
Suburb/town	Ryde			**Postcode**	2112	
Local Government Area/s	Ryde					
Property description	Lot 1, DP633049					
Location - Lat/long	**Latitude**	-33.822004	**Longitude**	151.112051		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of Significance	The dwelling Karoola, at 46 Frederick Street, has cultural heritage significance at a local level as fine example of a Federation Arts & Crafts style house built in 1917–1918 on a subdivision of the Glen Ryde Estate. It has historical significance for its association with the Gladesville branch of the Voluntary Workers' Association, a historic local group which formed to build houses for returned servicemen, and the dwelling remains an intact example of the association's work in the area. The building is a particularly good example of the Federation Arts & Crafts style which shows the quality of craftsmanship of its builders and which has been very well maintained. It is a locally significant representation of this style of architecture in its area which shows the principal characteristics of the type of houses that once dominated the street.						
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	BC Martyn and JJ Dakin					
Builder/maker	Voluntary Worker's Association—Gladesville Branch					
Physical Description	The site contains a free-standing single-storey asymmetrical brick dwelling, with a hipped and gabled roof and projecting gable facing the street. The house is intact at the front with a sympathetic extension at the rear of the dwelling. Subdivision of the site in the mid-twentieth century has resulted in the construction of a second detached dwelling at the rear of the original house. The roof is tiled in terracotta Marseilles pattern tiles with terracotta finials and ridge capping and two tall roughcast rendered chimneys with brick corbels and terracotta chimney pots. The eaves have exposed timber rafters with simple painted timber barge board. The external walls are of a warm red tuckpointed face brick, with a contrasting liver brick quoining effect. It has roughcast render treatment and decorative timber joinery at the apex of the projecting gable end. Windows at the front façade are arranged in bays of three. They are timber framed casement windows featuring coloured glass margin panes and timber framed top lights, with a bullnosed brick sill. The gable end has a hood overhanging the windows, which appears to have been originally tiled with timber shingles, and is supported by decorative timber brackets. The dwelling is accessed by a traditional front verandah with a centrally located front door. The verandah features simple square timber columns arranged in pairs, with decorative timber fretwork and timber brackets with a star motif. Some of these features are not original but are sympathetic to the style of the house. A garage has been built at the side of the building, replacing a smaller garage rebuilt at some time after 1943. The house has a single-storey skillion roofed extension to the rear of the building, constructed in the 1980s. The extension is not visible from the street.						
Physical condition and archaeological potential	Karoola appears to be in excellent condition and is well maintained. Elements such as the terracotta roof tiles appear to have been replaced with new tiles of the same material and type. The archaeological potential of the site is unknown.						
Construction years	**Start year**	1917	**Finish year**	1918	**Circa**	☐
Modifications and dates	In 1957 the site was subdivided and a new lot created at the rear of the house with driveway access from the street. The verandah originally had a low brick balustrade which has been removed. Some of the joinery details at the front of the house are not original but do not detract from the style. The garage at the side of the building was rebuilt during the second half of the twentieth century. This replaced an earlier garage. The addition at the rear was added in the 1980s. The terracotta roof tiles were replaced recently, probably after 2010.						
Further comments							

Heritage Data Form

HISTORY	
Historical notes	Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Early on, the area between Parramatta and Lane Cover Rivers was known to Europeans as the Field of Mars, in association with the marines of the First Fleet who received the first grants in the area in 1792. That same year, 10 emancipated convicts were given smaller grants which became known as the Eastern Farms. By 1800 it became called Kissing Point and was an important supplier of produce to the early colony. Early development in Ryde, mainly in the form of farmland, centred around St. Anne's Anglican Church which was built in 1826–1827. The name Ryde is derived from the birthplace of Mary Turner, the wife of the church's first minister. Estates near St. Anne's were subdivided in the 1840–1850s, creating a village centre among the farmland. By 1870 the Municipality of Ryde was declared. Suburban development increased after Gladesville Bridge (1881) and the Ryde Railway Station (1886) were constructed. Initially Victoria Road to the south was the main commercial district of Ryde. This shifted north to Parkes Street—now Blaxland Road—after council buildings and the post office were constructed on it. Also in the area is Top Ryde, built in the 1950s, which was the first American style shopping centre opened in Australia.. No. 46 Frederick Street was part of a 56-acre grant to Archibald Morrison in 1795. It is unknown how long Morrison owned the land, but by 1842 the land was in the ownership of John O'Donnell. O'Donnell was the appointed poundkeeper in the Kissing Point area in 1840, responsible for impounding lost animals in the area. He appears to have lost this appointment the next year, but an 1845 gazette shows that he was still acting in this capacity. By 1861 the land of 46 Frederick Street was part of an estate known as Glen Ryde which formed part of Major Edward Darvall's extensive land holdings in the Ryde area. Major Darvall, a lawyer and colonial politician, probably owned the land by the 1850s, but it was put up for sale on his behalf by TW Bowden in 1861. Whether it sold that year is not known. A similar advertisement for the sale of the Glen Ryde estate in 1870 appeared with TW Bowden again selling the land, this time without the owner's name, which was likely still Darvall. By 1915 the Glen Ryde estate was put up for subdivision in multiple stages, with 46 Frederick Street comprising part of one of the later allotments sold. A 1915 subdivision of the Glen Ryde Estate shows the Frederick Street area as 'for future subdivision'. Frederick Street first appears in a 1916 survey and therefore was most likely aligned between 1915 and 1916. The land was initially purchased by the Intercolonial Investment Land and Building Company Limited. In 1917 the site was sold to William Turner Jackson, a returned World War I serviceman who was discharged the same year due to injuries he sustained at Fleurbaix. The house of 46 Frederick Street was built for Jackson by the Gladesville Branch of the Voluntary Workers' Association (VWA) in 1917–1918. The VWA was formed to build houses for severely injured soldiers returning from World War I and had three branches in the Ryde local government area: Gladesville, Ryde and Meadowbank-West Ryde. The house they built for Jackson was named Karoola, after the hospital ship *Karoola* which brought him back to Australia. *Karoola* was requisitioned by the Australian Government in 1915, becoming the Australian 1st Hospital Ship.

Heritage Data Form

	In 1957 Jackson and his wife Lanetta subdivided the lot they had purchased, forming its current boundaries. Jackson died in 1958 and Lanetta continued to live in the house until 1985, when it was sold. Lanetta died two years later in Carlingford.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling at 46 Frederick Street has historical significance as evidence of the 1915 Glen Ryde Estate subdivision. Its architectural typology is an important part of the pattern of development in the Ryde local government area. The site also holds special historical significance for its association with the postwar life of returned servicemen of World War I in the Ryde area and the community's efforts to assist them. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The building is associated with the Gladesville branch of the Voluntary Workers' Association, one of three branches in the Ryde LGA. The Voluntary Workers' Association was formed in 1917 and was made up of members of the local community who volunteered to build houses for severely injured soldiers. In 1917 the Gladesville branch came together to build the dwelling at 46 Frederick Street for William Turner Jackson, a Corporal who was injured at Fleurbaix on the Western Front. The Voluntary Workers' Association is a significant historic community group in the Ryde area. The building is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The building at 46 Frederick Street has aesthetic significance as a highly intact and well-maintained Federation Arts & Crafts style house in the Ryde area. The building demonstrates key elements of the Arts & Crafts style, such as its asymmetry, overhanging exposed rafter eaves, street-facing projecting gable with timber joinery over roughcast render, deep front verandah, tuckpointed face-brick walls, liver-brick quoins, large roughcast render chimneys, timber casement windows and decorative timber fretwork. The building demonstrates the style's focus on craftsmanship, especially in its timber detailing, and is an especially good remaining example of Federation architecture in this area. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	When compared to similar listed heritage items, the dwelling at 46 Frederick Street is a rare example of a single storey Arts & Crafts style cottage in the Ryde suburb, but also in the wider Ryde local government area. Other examples of Arts & Crafts style cottages were found in other suburbs, but were generally of a lesser quality or not as finely detailed as the dwelling at 46 Frederick Street. The building is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling at 46 Frederick Street represents the principal characteristics of an Arts & Crafts style cottage. It is a fine example of this typology and displays a number of architectural characteristics attributed to this style, including its verandah timber fretwork, timber framed casement windows, coloured glass margin panes and detailed face brickwork. The building is considered significant at a local level under this criterion.
Integrity	The building retains its original form from the street, with its rear extension having a minimal impact on its visual amenity. Much of the building's original fabric remains, especially significant stylistic elements.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Angela Phippen	Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Publication	Angela Phippen	Ryde's World War I House Names	2018	
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	31		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of Karoola, 46 Frederick Street.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail of street elevation showing the verandah and front door.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation showing the garage and driveway of 46 Frederick Street.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	William Turner Jackson (centre) with members of the Gladesville Voluntary Workers' Association at the handover of 46 Frederick Street.				
Image year	1918	**Image by**	Unknown	**Image copyright holder**	M Edwards



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial showing the property in 1943.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of the site at 46 Frederick Street, Ryde.				
Image year	2019	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	The Somme					
Other Name/s Former Name/s	Shaldon Cottage					
Item type (if known)	Built					
Item group (if known)	Residential buildings (private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	24					
Street name	Gladstone Avenue					
Suburb/town	Ryde			**Postcode**	2112	
Local Government Area/s	Ryde					
Property description	Lot 8 / DP29255					
Location - Lat/long	**Latitude**	-33.818501		**Longitude**	151.105663	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	No. 24 Gladstone Avenue, has cultural heritage significance at local level for its association with the history of the Ryde community during the First World War. It is a weatherboard cottage with a strong association with the Ryde branch of the Voluntary Workers' Association, a community organisation formed to assist severely injured returned soldiers and widows. Somme was built by this group for Margaret Madden, a widow whose son died on the Western Front in 1916. The cottage demonstrates the profound community spirit forged during the First World War for those most affected by the conflict. The house has aesthetic significance as an intact example of an early twentieth-century vernacular cottage, demonstrating the ongoing use of traditional cottage design in the Ryde area during the early twentieth century.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Voluntary Workers' Association—Ryde branch					
Physical Description	The house at 24 Gladstone Street is an intact single-storey freestanding weatherboard cottage, built in 1917. The cottage retains its simple symmetrical cottage form, with traditional front verandah and steep-pitched hipped metal roof with overhanging eaves. The building has a single brick chimney. The front verandah has simple timber detailing. The front windows are timber framed double hung windows in pairs, located on either side of the front door. From the street, the house appears largely intact with little modification. The original form of the cottage remains intact. The roof sheeting has been replaced with alteration to the verandah pitch. It has a freestanding carport with hipped roof located at the side of the house toward the rear. It is accessed via a concrete driveway. The building has a skillion roofed rear addition which is clad in weatherboard and sympathetic to the original structure. The cottage is located at front of the site close to the front boundary, with a small garden and no front fence to the lawned verge. Historic photos indicate that it previously had a post and rail fence at the front.					
Physical condition and Archaeological potential	The cottage appears to be in good condition and well maintained. The archaeological potential of the site is unknown.					
Construction years	**Start year**	1917	**Finish year**	1917	**Circa**	☐
Modifications and dates	Subdivided in 1940s. Carport and driveway at side, date unknown. The verandah was infilled at an early stage but was restored after the 1960s with new timber posts. Rear single-storey skillion roofed addition. Corrugated metal roofing has been replaced since 2013.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Early on, the area between Parramatta and Lane Cover Rivers was known to Europeans as the Field of Mars, in association with the marines of the First Fleet who received the first grants in the area in 1792. That same year, 10 emancipated convicts were given smaller grants which became known as the Eastern Farms. By 1800 it became called Kissing Point and was an important supplier of produce to the early colony. Early development in Ryde, mainly in the form of farmland, centred around St. Anne's Anglican Church which was built in 1826–1827. The name Ryde is derived from the birthplace of Mary Turner, the wife of the church's first minister. Estates near St. Anne's were subdivided in the 1840–1850s, creating a village centre among the farmland. By 1870 the Municipality of Ryde was declared. Suburban development increased after Gladesville Bridge (1881) and the Ryde Railway Station (1886) were constructed. Initially Victoria Road to the south was the main commercial district of Ryde. This shifted north to Parkes Street—now Blaxland Road—after council buildings and the post office were constructed on it. Also in the area is Top Ryde, built in the 1950s, which was the first American style shopping centre opened in Australia.. No. 24 Gladstone Avenue was part of Thomas Jones' grant of 1794, which marks the beginning of colonisation of this land. Jones appears to have still owned this initial grant in 1842 despite many of his former neighbours having sold their grants to large landholders. It is not known whose hands the land passed through but by 1882 it was in control of Thomas Cox, who owned the Gladstone Estate. No. 24 Gladstone Avenue was advertised for sale as part a subdivision of the estate which occurred the same year. How successful the sale was is unknown, as it appears Cox or his family were still in possession of the land when lots 58–59 were sold to Margaret Madden in 1917. Interestingly, a hut was denoted on lot 58 in the original 1882 subdivision plan, although it is unknown if this remained when it was sold to Margaret. Margaret Madden was a widow living in poor circumstances whose son, James Patrick Madden, was killed in action at Pozieres in 1916. The Voluntary Workers' Association (VWA), a group established to build homes for severely injured returned soldiers or widows, was made aware of Margaret's situation soon after her son's death. To help her the Ryde branch of the VWA, one of three in the Ryde council area, secured a £200 loan for her from a local butcher to purchase lots 58–59 of Gladstone Estate. The VWA then set about building a small weatherboard cottage for Margaret, named The Somme, which was handed over in October 1917. In 1919 Margaret assumed ownership of lot 60 of the Gladstone Estate subdivision. Margaret Madden lived at 24 Gladstone Avenue until her death in 1935. The land was transferred to the Public Trustee before being purchased by seaman Edward Lousada. In 1948 the land was resumed by Ryde Council for the Ryde Council Housing Scheme, a postwar housing scheme offering home buyers loans with low interest rates for a small deposit on a suite of newly built homes. Community opposition to the scheme's implementation on the Gladstone Estate lands meant the house was saved from demolition, forcing the council to sell the land on. During this time the lots were subdivided, and 24 Gladstone Avenue assumed its current boundaries. The house was purchased in 1968 by Gladys Madden, a descendant of Margaret Madden, and her husband.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The cottage at 24 Gladstone Avenue, known as The Somme, was built in 1917 by the Ryde branch of the Voluntary Workers' Association (VWA). The VWA was formed in 1916 as a civilian volunteers' organisation with the aim of providing housing and assistance to severely injured returned soldiers and widows. The Somme was built for the widow Margaret Madden, whose son died on the Western Front in 1916. The cottage shows the profound community spirit which developed in Ryde during the war and the efforts the Ryde community took to assist those most affected by the conflict. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The cottage at 24 Gladstone Avenue is significant for its association with the Ryde branch of the VWA, a civilian volunteers' organisation which formed to provide housing and support to severely injured soldiers and widows of the First World War. The VWA was a historical community group of the local area which formed in response to the desire to assist local soldiers, and their families, who were most affected by the conflict. The Somme was built for the widow Margaret Madden, whose son died on the Western Front in 1916. The dwelling is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The building is an intact early twentieth-century freestanding single-storey weatherboard cottage. The building demonstrates the traditional elements of the vernacular cottage, including its symmetrical form, steep hipped roof, front skillion verandah, weatherboard cladding and timber sash windows. Although built in 1917, the building reflects the typology of earlier Victorian period cottages. The building is highly intact and in good condition. It is significant as an example of early twentieth-century vernacular architecture and shows the continuation of traditional nineteenth-century building design in the local area into the next century. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The building is an example of vernacular cottage design from the early twentieth century. Although timber cottages were popular in Ryde during the period between the late nineteenth and early twentieth century, only a small number of examples remain today. Because of this, the building does meet the threshold of significance for rarity. The dwelling is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling represents the principal characteristics of a typology of the worker's cottage, once common in the local area. It is a good example of its type and displays a number of original architectural characteristics, including its form and roof, that have remained intact. The dwelling is considered significant at a local level under this criterion
Integrity	The house is highly intact and retains a number of original style indicators of a modest worker's cottage from the early twentieth century. Alterations include new roof sheeting, a detached carport at the side of the dwelling and a skillion roofed addition at the rear.

HERITAGE LISTINGS	
Heritage listing/s	None

Heritage Data Form

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Publication	Angela Phippen	Ryde's World War I House Names	2018	
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	
Article	Angela Phippen	Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*. .

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	32		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation, 24 Gladstone Avenue.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

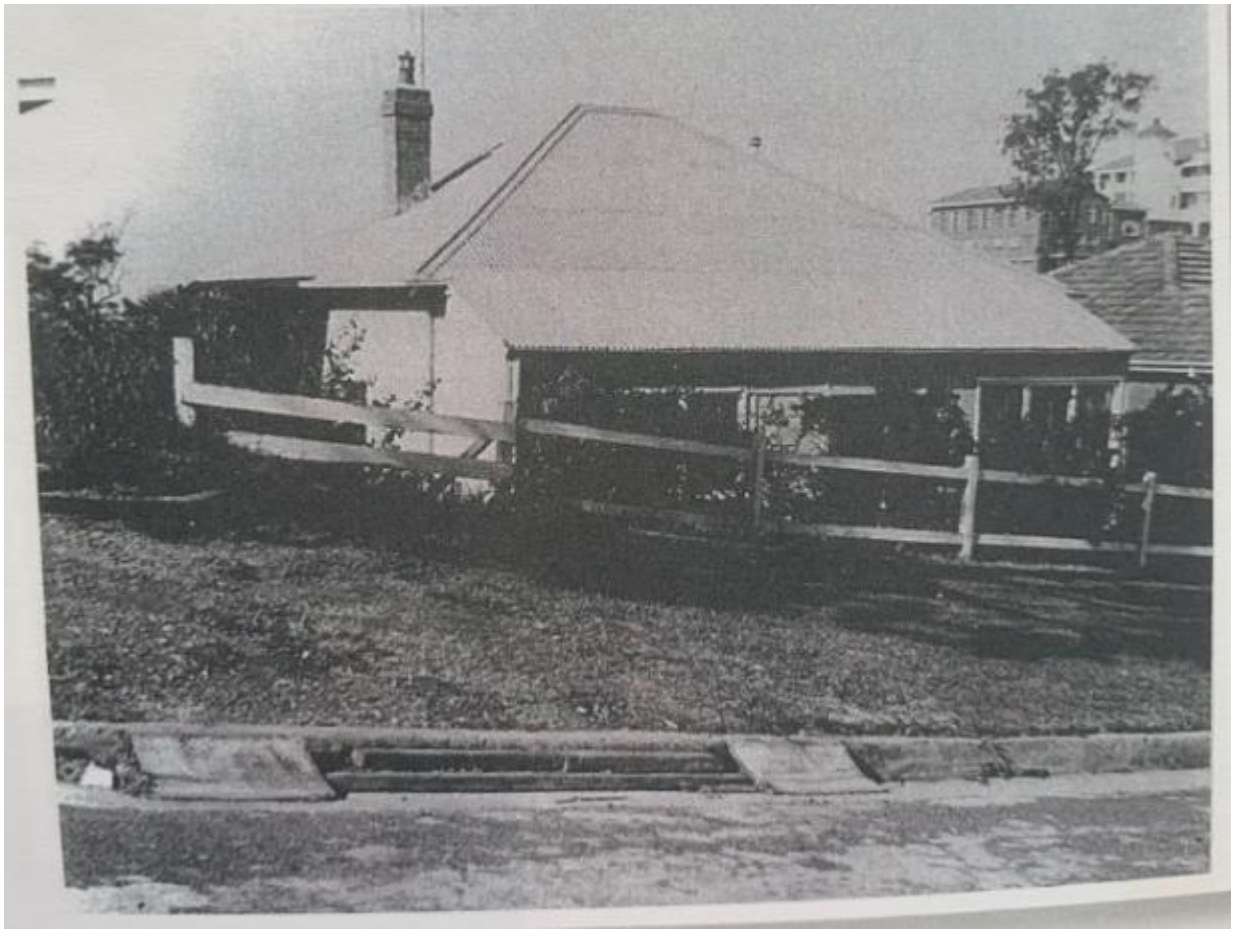


Heritage Data Form

IMAGES - 1 per page

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

Image caption	24 Gladstone Avenue, 1960s.				
Image year	1965	**Image by**	Unknown	**Image copyright holder**	Ryde Local Studies



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Gladstone Estate Subdivision Plan. No. 24 Gladstone Avenue is located on lots 58–60.				
Image year	2019	**Image by**	Hardie & Gorman	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	1943 aerial showing 24 Gladstone Avenue.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Modern aerial showing 24 Gladstone (outlined).				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation-era Cottage					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential Building					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	51					
Street name	Higginbotham Road					
Suburb/town	Ryde				**Postcode**	2112
Local Government Area/s	Ryde					
Property description	Lot 4 / DP6527					
Location - Lat/long	**Latitude**	-33.815321		**Longitude**	151.121924	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The house at 51 Higginbotham Road has cultural heritage significant at a local level as a representative example of a Federation weatherboard cottage in the local area. Built between c.1920–1926 on a 1911 subdivision of the College Hill Estate, the house demonstrates a part of the history of Ryde's suburban development. The dwelling is significant as an intact example of a Federation period weatherboard cottage that retains its original form. The dwelling has significance as a representative example of an early twentieth-century vernacular cottage, demonstrating the ongoing use of traditional cottage design in the Ryde area during the early twentieth century.					
Level of Significance	State ☐			Local ☒		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house at 51 Higginbothan Road is a detached single-storey weatherboard cottage built in the early twentieth century. The cottage has an asymmetrical design with hipped roof and projecting gable to the front, and bullnosed front verandah with timber joinery. The simple hipped roof is clad in corrugated metal. The house sits on a rendered base with wide timber weatherboards. The gable end has a bay window with flat awing roof. The casement bay window has coloured leadlight lower panes. There is a single double-hung window on the front façade The verandah appears to have been recently renovated or rebuilt with new joinery. The timber posts, balustrades and decorative fretwork appear to be non-original and overly decorative for a simple early twentieth century cottage. These elements detract from the building's integrity but could be removed and original details reinstated. The cottage is elevated above the street on its original allotment. The street boundary consists of a rough sandstone retaining wall and timber picket fence that is not original. A flat roofed carport is located at the side of the house with ashlar sandstone and concrete drive. A shed, used as a laundry, is located at the rear of the carport and is visible from the street. The shed is weatherboard on a sandstone base and has a small four-pane timber casement window. It appears to be original. It has a large garden at the rear. The cottage retains its original form when viewed from the street, although it has been recently modernised with some non-original details applied.					
Physical condition and Archaeological potential	The cottage is in good condition. Timber joinery to the front verandah appears to have been recently added and the house has been recently painted in a contemporary colour scheme. The archaeological potential of the site is unknown.					
Construction years	**Start year**	1920	**Finish year**	1926	**Circa**	☒
Modifications and dates	The carport was added in 1986. The corrugated metal roof appears to have been recently replaced. Timber joinery to the front verandah appears to have been recently added and the house has been recently painted in a contemporary colour scheme.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Early on, the area between Parramatta and Lane Cover Rivers was known to Europeans as the Field of Mars, in association with the marines of the First Fleet who received the first grants in the area in 1792. That same year, 10 emancipated convicts were given smaller grants which became known as the Eastern Farms. By 1800, it became called Kissing Point and was an important supplier of produce to the early colony. Early development in Ryde, mainly in the form of farmland, centred around St. Anne's Anglican Church, which was built in 1826–1827. The name Ryde is derived from the birthplace of Mary Turner, the wife of the church's first minister. Estates near St. Anne's were subdivided in the 1840–1850s, creating a village centre among the farmland. By 1870, the Municipality of Ryde was declared. Suburban development increased after Gladesville Bridge (1881) and the Ryde Railway Station (1886) were constructed. Initially Victoria Road to the south was the main commercial district of Ryde. This shifted north to Parkes Street—now Blaxland Road—after council buildings and the post office were constructed on it. Also in the area is Top Ryde, built in the 1950s, which was the first American style shopping centre opened in Australia. 51 Higginbotham Road was part of the Field of Mars Common, an area north of the Eastern Farms that was declared by Governor King in 1804. The area remained in common ownership for most of the nineteenth century and was used by many as a source of firewood or grazing land. Portions were also leased out at times during the early nineteenth century. By the 1850s, local landholders were lobbying the government to sell the Common to fund the construction of bridge connections to Sydney. In 1874, the *Field of Mars Resumption Act* was passed allowing the government to sell the land, but this did not happen until a decade later. By this time, the bridge connections from the city to Ryde had already been finished. 51 Higginbotham Road was part of Lot 290 of the initial sale, which came to be known as College Hill Estate due to its proximity to Holy Cross College. In 1911, College Hill Estate was subdivided and auctioned by Richardson and Wrench. 51 Higginbotham road was Lot 4 of the sale. Exactly when the building was constructed is unknown. The number of tenders for cottage construction on Higginbotham Road between 1920–1926 indicates it was likely built in these years. A 1943 aerial shows the original form of the building, with modifications to the rear. 1950s land use cards show that by this decade the surrounding area had been established as a residential suburb. In 1986 the carport was added to the side of the building.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The house at 51 Higginbotham Road was built between c.1920–1926 on a 1911 subdivision of the College Hill Estate, which was formerly part of the Field of Mars Common. The house demonstrates a part of the history of Ryde's suburban development, being a simple weatherboard cottage demonstrating some elements of the late Federation style. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey weatherboard cottage from the early twentieth century. It exhibits some simplified characteristics of the Federation style including its overall form, projecting gable, coloured-glass window panes, and timber joinery. Some architectural elements have been replaced, including the verandah joinery . The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is an example of an architectural and aesthetic typology which is uncommon in the area. Weatherboard cottages were once a common type of dwelling in the Ryde area, being inexpensive to build. Since the early twentieth century many have been replaced by masonry houses. 51 Higginbotham Road has local significance as a rare surviving weatherboard cottage from the early twentieth century in the area. The building is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling is has representative value as an intact example of a Federation period weatherboard cottage. Weatherboard cottages were once a popular typology of house in the area but have since been replaced by modern masonry houses. The building retains original elements and its original form is intact. The dwelling has significance as an representative example of weatherboard construction that was once popular in the area. The building is considered significant at a local level under this criterion.
Integrity	The original form of the building remains intact, with many original elements retained. It has been subject to some changes, including modifications to the detailing at the façade. Unsympathetic modifications, such as the verandah joinery, have could be replaced.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Newspaper	Construction and Local Government Journal	Tenders Accepted—Cottages	1920-1926	Trove Digital Library
Article	Angela Phippen	Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	33		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street Elevation of 51 Higginbotham Road, Ryde.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	View of the shed from the street showing the intrusive carport.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

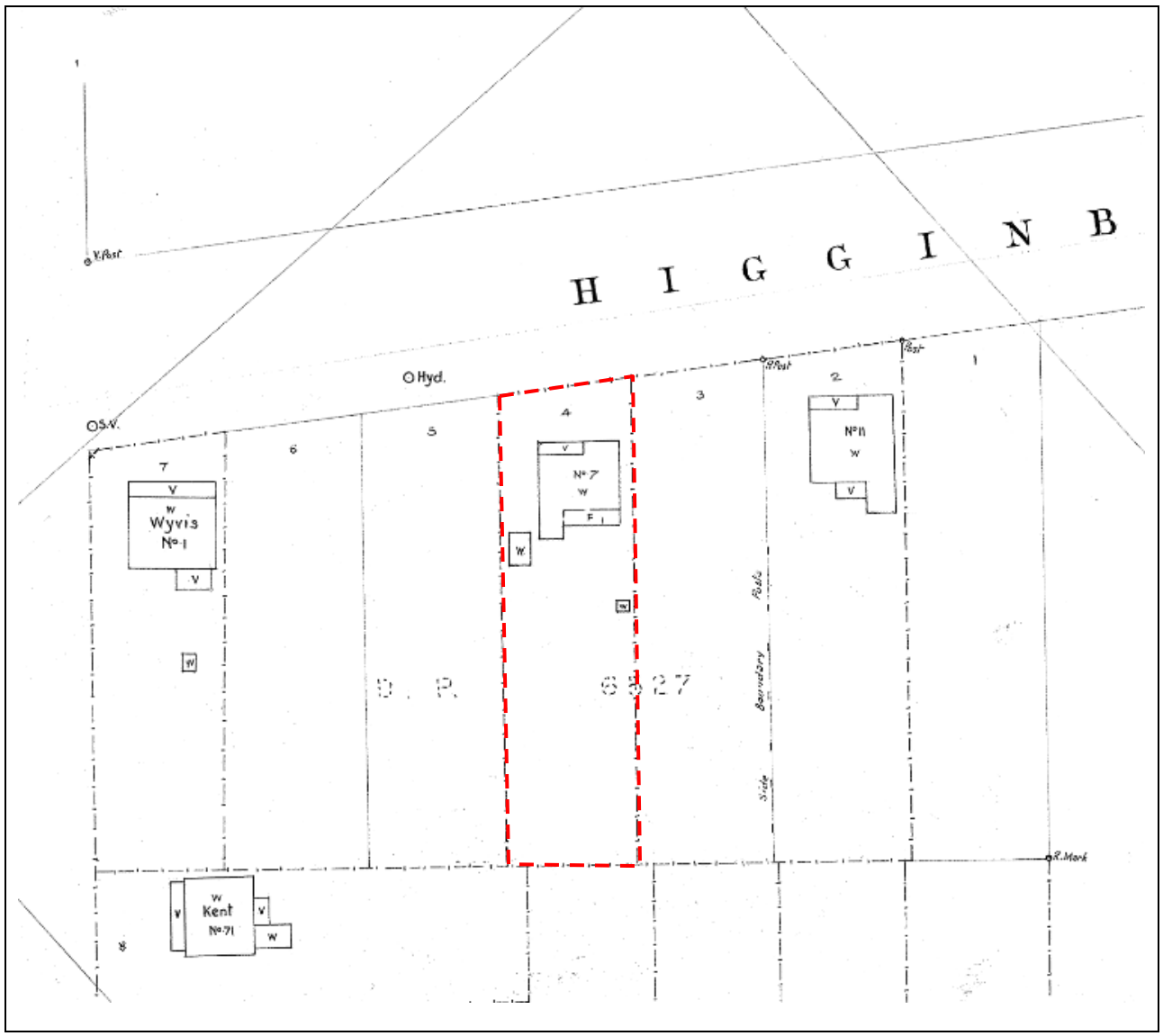


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Sewerage diagram showing 51 Higginbotham Road in 1938.				
Image year	1938	**Image by**	C J Barnes	**Image copyright holder**	City of Ryde

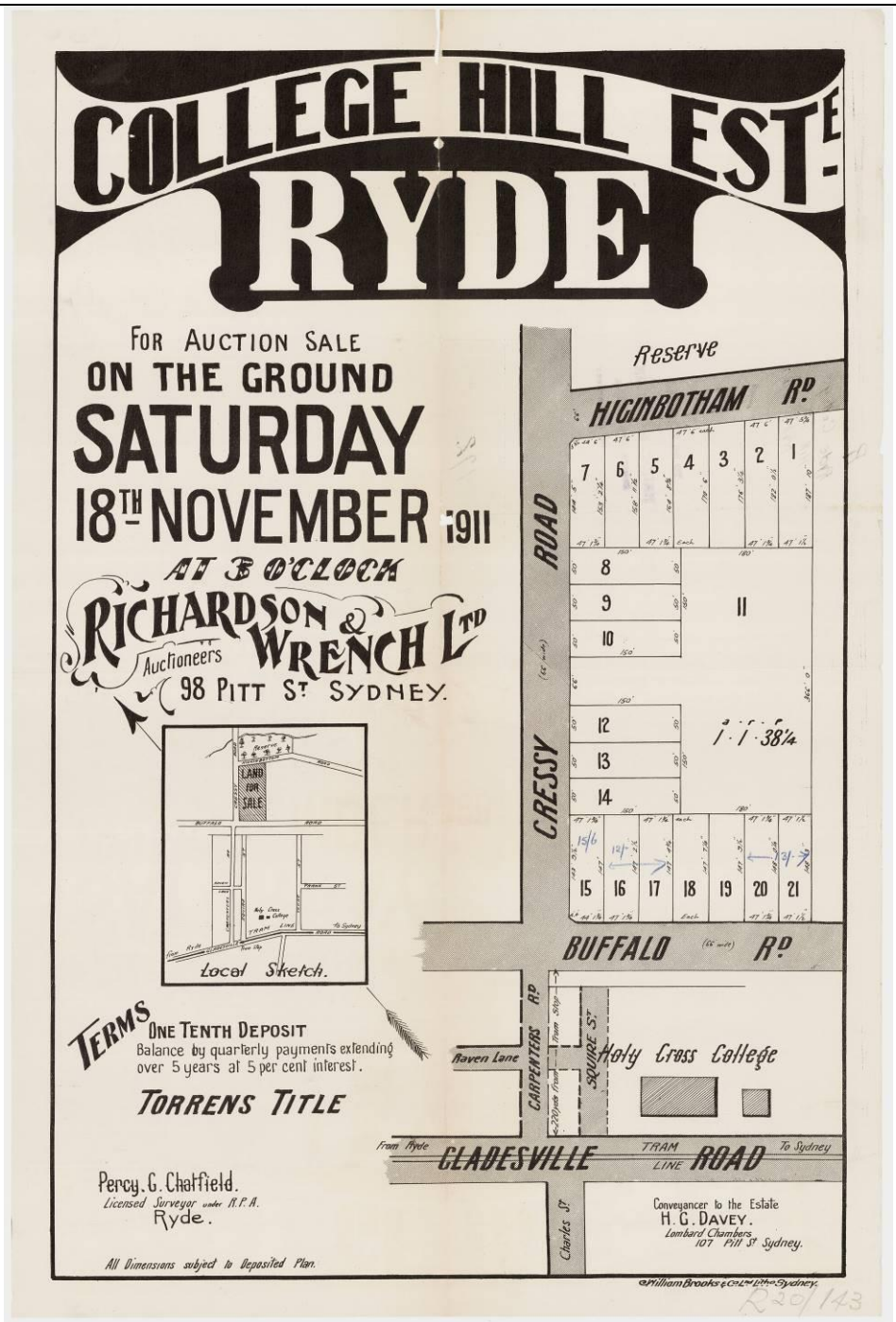


Heritage Data Form

IMAGES - 1 per page

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

Image caption	1911 Subdivision plan of College Hill Estate. 51 Higginbotham Road is Lot 4 of this subdivision.				
Image year	1911	**Image by**	Richardson & Wrench Ltd	**Image copyright holder**	SLNSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A 1943 aerial photograph of 51 Higginbotham Road.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A modern aerial photograph showing 51 Higginbotham Road and its boundaries.				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Quarry (former)—Buffalo Creek / Burrows Park					
Other Name/s Former Name/s						
Item type (if known)	Parks, gardens and trees					
Item group (if known)	Landscape					
Item category (if known)	Urban park					
Area, Group, or Collection Name						
Street number						
Street name	Princes Street					
Suburb/town	Ryde				**Postcode**	2112
Local Government Area/s	Ryde					
Property description	Lot and DP numbers to be added by Council					
Location - Lat/long	**Latitude**			**Longitude**		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	City of Ryde					
Current use	Disused quarry / within public reserve					
Former Use	Quarry					
Statement of significance	The site of the former quarry in Buffalo Creek, abutting Princes Street, has cultural heritage significance because of its historical value as an intact example of one of a number of prominent quarries scattered across the Ryde local government area during the early to mid-1900s. It provides an important asset in understanding the history of nineteenth-century and twentieth-century land use in the local government area.					
Level of Significance	State ☐			Local ☑		

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DESCRIPTION						
Designer	N/A					
Builder/ maker	Further research is required to determine who established and ran the quarry.					
Physical Description	From Dr Peter Mitchell – City of Ryde Heritage Advisory Committee: The best exposure of sandstone quarry faces is in Burrows Park in cross-bedded and massive Hawkesbury Sandstone. Faces 2m to 7m high are easily examined and stable and these display some good examples of the different sandstone types. The park has good natural vegetation (tall blackbutt) and the creek is in reasonable condition, a couple of large patches of lantana have yet to be cleared, but it seems to have active weed management. The form of the quarry and the exposed faces are easy to discern. The former quarry sits within the Buffalo Creek catchment, the creek length of which is 4435 (based on the 2014 GHD flood study). Parks are scattered along the catchment and forested reserves are dominant along the creek banks. A Geographical Names Board of NSW letter from 15 July 1985 describes Buffalo Creek as 'a watercourse about 4km long that rise near the junction of Buffalo Road with Lane Cove Road and flows generally south east then east to join the Lane Cove River about 250 southeast of Sugarloaf Hill'.					
Physical condition and Archaeological potential	Due to the extent of overgrowth through the former quarry site, it is impossible to comprehensively determine the structural integrity of all the faces of the former quarry. Archaeological potential certainly exists in the place's use as a quarry in the early decades of the twentieth century. It is possibly one of the few smaller quarry or brickpit sites in the local government area not infilled for the establishment of parks and recreation reserves following the cessation of quarrying activities. Archaeological potential also exists in the creek bank abutting the quarry, which was used as a waste dump.					
Construction years	**Start year**	Circa early 1900s	**Finish year**	Further research required	**Circa**	☐
Modifications and dates	Further research is required to ascertain the dates when quarrying activities were commenced and ceased on this site and under whose management the operations were undertaken.					
Further comments	This was a sandstone quarry, not shale as were the large operations abutting Tennyson Road and Frank Street, Gladesville. This Princes Street pit was likely used for dimension stone and aggregate. Burrows Park, in toto, is listed under the setting categories of 'Passive Parklands', 'Natural Areas and Bushland' and 'Creeks and Wetlands' within City of Ryde's 2012 Integrated Open Space Plan.					

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HISTORY	
Historical notes	Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Early on, the area between Parramatta and Lane Cover Rivers was known to Europeans as the Field of Mars, in association with the marines of the First Fleet who received the first grants in the area in 1792. That same year, 10 emancipated convicts were given smaller grants which became known as the Eastern Farms. By 1800 it became called Kissing Point and was an important supplier of produce to the early colony. Early development in Ryde, mainly in the form of farmland, centred around St. Anne's Anglican Church which was built in 1826–1827. The name Ryde is derived from the birthplace of Mary Turner, the wife of the church's first minister. Estates near St. Anne's were subdivided in the 1840–1850s, creating a village centre among the farmland. By 1870 the Municipality of Ryde was declared. Suburban development increased after Gladesville Bridge (1881) and the Ryde Railway Station (1886) were constructed. Initially Victoria Road to the south was the main commercial district of Ryde. This shifted north to Parkes Street—now Blaxland Road—after council buildings and the post office were constructed on it. Also in the area is Top Ryde, built in the 1950s, which was the first American style shopping centre opened in Australia. The quarry abutting Princes Street, Ryde (within the Buffalo Creek catchment), was in operation by 1930. The pit was sited on land that, in 1907, was owned by John Laurel; that parcel extended from Buffalo Road to Victoria Road. The pit appears to have always been accessed from Princes Street. Further research of land titles is required to resolve the question of when subdivisions of the above parcel were undertaken, in reference to the establishment of the subject quarry and to determine if the quarry operations were undertaken within a lease agreement. A *Sydney Morning Herald* article from 8 April 1989 describes that until 1965, sections of Buffalo Creek creek banks were used as rubbish dumps by Ryde and Hunters Hill Councils. The reserve as a whole underwent remedial work in the late 1980s which included a jogging track, general landscape works and shelter sheds.

THEMES	
National historical theme	Tracing the natural evolution of Australia Developing local, regional and national economies
State historical theme	Environment—naturally evolved Commerce Environment—cultural landscape Mining Leisure

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The former quarry within and abutting Buffalo Creek has historical significance as one of a number of similar sandstone and shale pits, some very substantial, established in the Ryde local government area through the late nineteenth century and early twentieth century to supply dimension stone and aggregate for supply in the construction industry.

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	Some historical significance also relates to the theme of adaptive re-use of the municipality's former working landscapes (of the late nineteenth century and early twentieth century) into public parks and reserves. It is an archetype of this particular 'land sequencing' in the City of Ryde.
Historical association significance SHR criteria (b)	Further research is required to ascertain if any particular individual or company is associated with the development of the quarry on this site. Some minor degree of historic associative value would relate to those entities, although that value would be substantially diminished if those entities were no longer in existence. Land title research, as part of further study, would be able to identify if John Laurel, the owner of the land in 1907, had any association with the quarry operation or leasing of the land for quarry purposes.
Aesthetic significance SHR criteria (c)	As the scope of the former quarry is somewhat camouflaged by the vegetative overgrowth within and around it and by the riparian vegetation along Buffalo Creek, the faces of the former pit are at present of little contributory aesthetic value to the overall scenic values of Buffalo Creek. Aesthetic values of the quarry, chiefly the geological profile exposed by the former works on the site, could be improved with a wholesale bushcare clearing of the pit.
Social significance SHR criteria (d)	Burrows Park, in toto, is likely held in high esteem by the local community as a passive recreational venue and, regarding Buffalo Creek, as an important contributory part of the local government area's natural watercourse network. It is expected that the former quarry in Burrows Park is little known by the community at large, as it would appear that its existence is not advertised or identified by the City of Ryde.
Technical/Research significance SHR criteria (e)	The former quarry site is unlikely to have any particular scientific value, other than possibly geological investigations of the nature of the bedrock and outcrops in and around the pit. Some research significance lies with the assessment of the Buffalo Creek catchment more broadly, and any impacts that the past quarrying activities and former use as a rubbish dump had and continues to have on the natural heritage values of the creek and Burrows Park.
Rarity SHR criteria (f)	The former quarry pit is not unique within the Ryde local government area (LGA), although some rarity value may exist in the original establishment of the quarry within a creek catchment. This geographical aspect should be further investigated as part of an LGA-wide quarrying study. The fact that the pit was not filled in, in the mid-twentieth century—as occurred in various other disused quarry sites through the LGA—is also relatively unique.
Representativeness SHR criteria (g)	The site is broadly representative of the widespread use of the Ryde landscape during the late nineteenth century and early to mid-twentieth century for the production of materials for the construction sector. Similar mining activities in suburban Sydney were underway during the same period in many government areas, including Waverley and Burwood.
Integrity	The relict form of the quarry pit at the time of cessation of quarrying activities on the site appears to remain intact, although this requires detailed examination. An existing foot track into the pit on its north may reflect the alignment of one of the original access roads in and out of the site in the early to mid-1900s.

HERITAGE LISTINGS	
Heritage listing/s	Buffalo Creek, Burrows Park and the disused quarry are not currently listed on the *Ryde Local Environmental Plan 2014.*

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Angela Phippen	Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde*	1947	

Heritage Data Form

		and its District, 1792 to 1945		
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
	Dr Peter Mitchell	General information	N/A	
Maps	NSW Land Registry Services	Parish Maps	Various	Historical Land Records Viewer

RECOMMENDATIONS	
Recommendations	Add the site of the former quarry to Schedule 5 of the *Ryde Local Environmental Plan 2014*. Establish an appropriate curtilage for the place and its listing. Undertake a land title analysis of the site of the quarry to determine former owners of the land on which the pit was located and lease agreements that may have been in place to quarrying companies. Undertake further research through Council minutes, the Geoscience NSW online archive, Mines Department records and allied online sources like Geocaching – Ryde District Quarries regarding the development of the subject quarry. This could be undertaken as part of an LGA-wide analysis of quarrying throughout the Ryde area. Consider the development of a Landscape Masterplan for Burrows Park, including the former quarry site. Manage future impacts to ensure natural significance in and around the quarry pit are retained and that the geodiversity and biodiversity of the place are protected in accordance with the Australian Natural Heritage Charter.

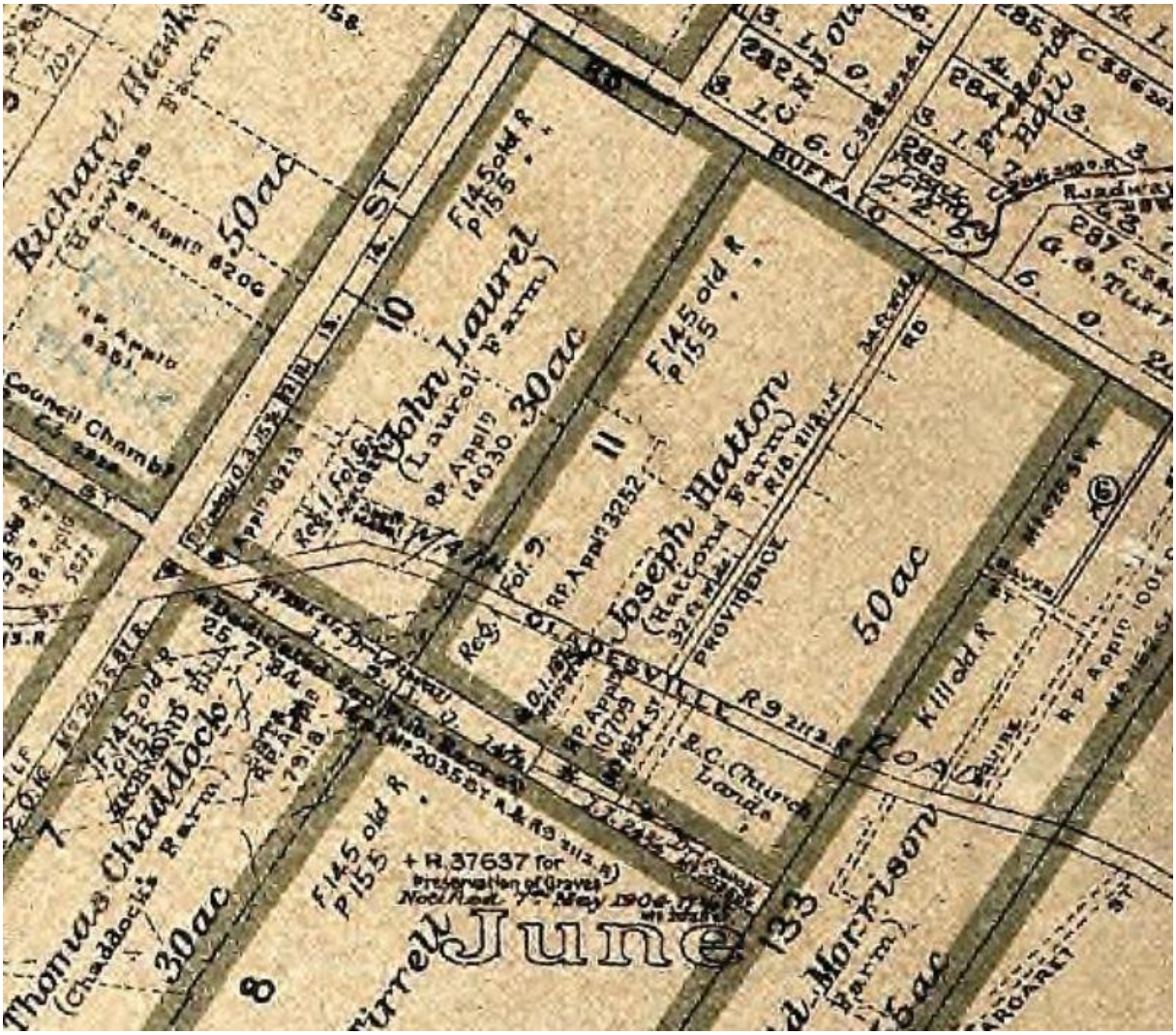
SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	34		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish of Hunters Hills map showing Laurel Farm and Hattons Farm (at centre) through which Burrows Park was to extend. The land that comprised Laurels Farm appears to have solely supported the quarry.				
Image year	1907	**Image by**	NSW Land Registry Services	**Image copyright holder**	NSW Land Registry Services

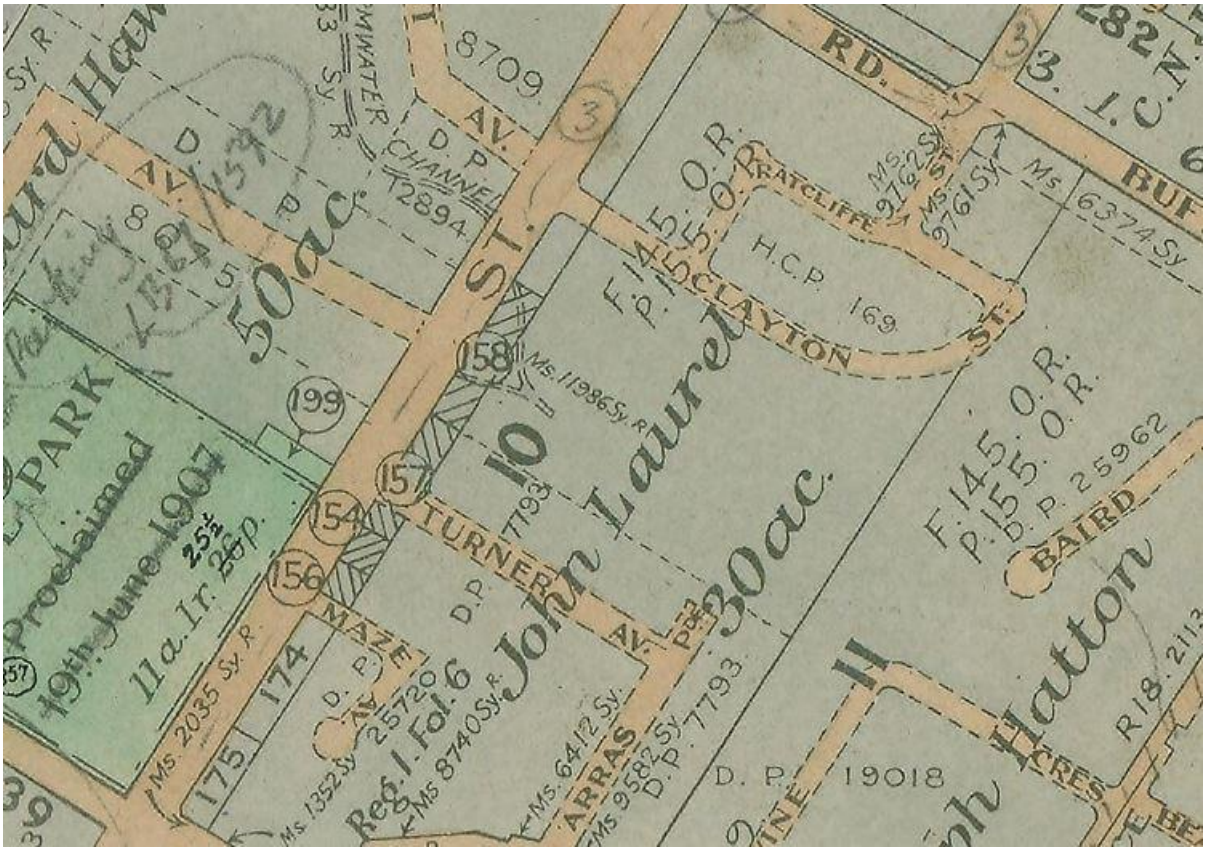


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish of Hunters Hills map showing the dashed lines at centre (next to the '158' marking), which would appear to have been the entry and/or exit roads into the Burrows Park quarry site.				
Image year	Undated	**Image by**	NSW Land Registry Services	**Image copyright holder**	NSW Land Registry Services

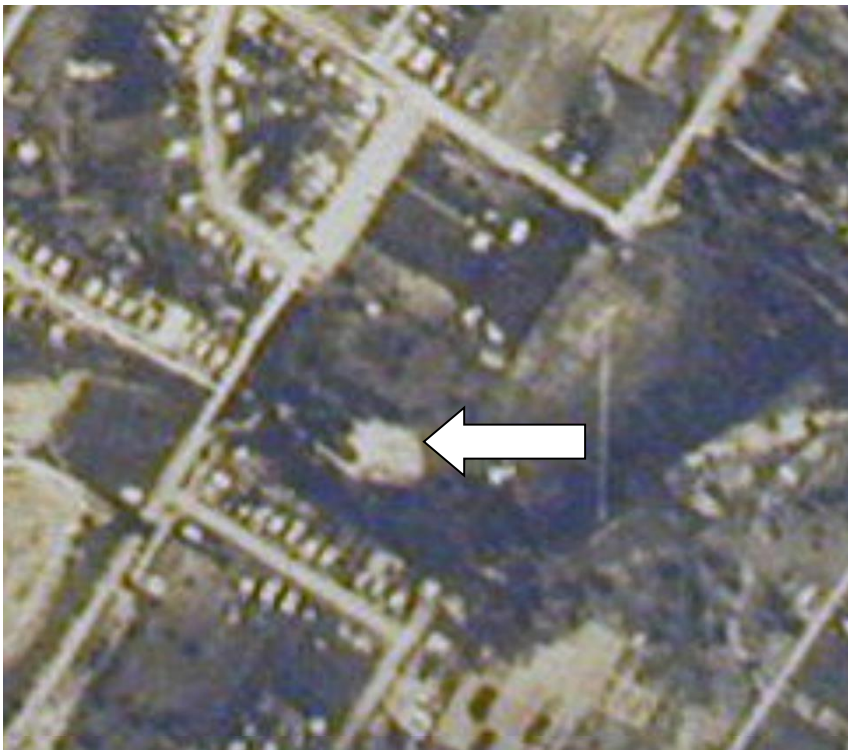


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photo over West Ryde in 1930, showing the quarry (arrowed) in operation within the Buffalo Creek corridor (identified by the dark curve through the centre of the image).				
Image year	1930	**Image by**	Ryde Local Studies Library	**Image copyright holder**	Ryde Local Studies Library

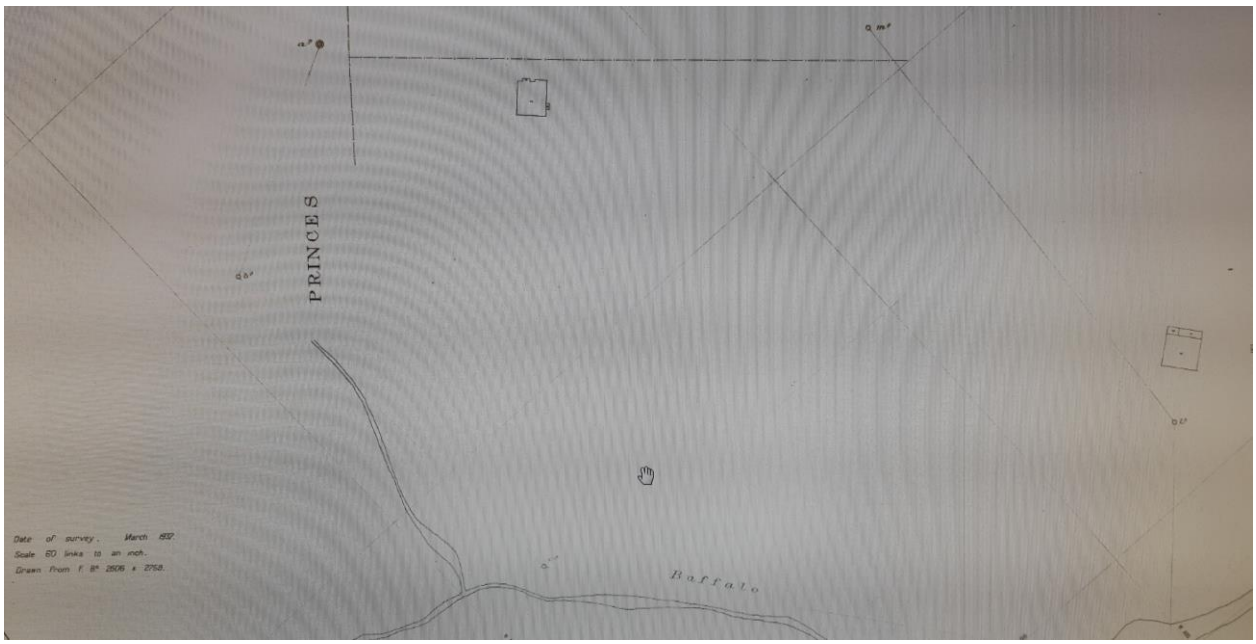


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Sydney Water sewerage diagram from 1937 of Burrows Creek as it abuts Princes Street. Interestingly, the quarry is not recorded on this plan, even though it was in operation by this date.				
Image year	1937	**Image by**	Sydney Water	**Image copyright holder**	Sydney Water



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IMAGES - 1 per page

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

Image caption	Aerial showing quarry, at centre left, within what is now Burrows Park.				
Image year	1943	**Image by**	SIX Maps	**Image copyright holder**	SIX Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of the northern face of the former quarry in what became Burrows Park.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



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ITEM DETAILS						
Name of Item	17 Champion Road					
Other Name/s Former Name/s	Glen Ayr					
Item type (if known)	Built					
Item group (if known)	Residential buildings (private)					
Item category (if known)	House					
Area, Group, or Collection Name	-					
Street number	17					
Street name	Champion Road					
Suburb/town	Tennyson Point			**Postcode**	2111	
Local Government Area/s	Ryde					
Property description	Lot 25 Section 13 Plan DP2166					
Location - Lat/long	**Latitude**	-33.830105	**Longitude**	151.118278		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 17 Champion Road, Tennyson Point, has cultural heritage significance at a local level as a fine example of a Federation Queen Anne style house. It is historically significant, having been constructed on an early subdivision of the Tennyson Estate, and demonstrates a distinct architectural typology from the late Federation period. It has aesthetic significance as a very fine example of its type, rare within the local area, and is representative of a particular typology of housing retaining many original architectural characteristics.					
Level of Significance	State ☐		Local ☑			

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 17 Champion Road is an intact single-storey asymmetrical masonry cottage, displaying characteristics of the Federation Queen Anne style. The dwelling is in excellent condition and has been well-maintained. The roof is a hipped and gabled slate roof, with terracotta ridge capping and finials. It has roughcast rendered chimney with face brick corbels at the side of the dwelling. The external walls are of a red face brickwork, with painted roughcast rendered treatment to the projecting gable end. The house sits on high sandstone foundations which have been recently tuckpointed. The building features a projecting gable and a covered verandah extending across the rest of the front façade. The verandah has a solid brick balustrade, with stone coping, simple painted timber posts set into brick and stone piers, and shaped painted timber brackets. The windows at the façade are arranged in sets of three timber framed leadlight casement windows, with square coloured glass fanlights and an arched brick lintel. There is a window hood with timber shingles supported on timber brackets over the window at the gable end. The house is elevated above the street on a site that slopes down towards the street. The front boundary is defined by a castellated sandstone fence with an iron palisade gate. There is a high hedge behind the fence and ornamental plants in the front garden, including a variety of rose bushes. The steps to the front verandah are tiled with sandstone. There is a brick garage located at the front boundary below the dwelling, with concrete crossover driveway. It has a second driveway accessing a double carport at the side of the dwelling, with a hipped corrugated iron roof, natural timber posts and shaped, painted timber brackets to match the dwelling. There is a face brickwork addition at the rear of the dwelling with a hipped corrugated iron roof which distinguishes it from the original fabric of the main dwelling.					
Physical condition and Archaeological potential	The dwelling is in excellent condition. The interiors were not inspected. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c1911	**Finish year**	c1913	**Circa**	☒
Modifications and dates	Comparison of historic aerials and plans with present-day aerial imagery show that the rear of the house has been significantly altered, with major modifications occurring between 2009 and 2011. Real estate photographs show the interior of the house has been modernised. Modifications include the side double carport, which is set back from the street with a concrete driveway. The garage on the other side of the house has been built to the street alignment and appears to have been updated; however, historic plans show that the house has historically had a garage in this position.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Tennyson Point is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Captain William Raven received a 100-acre grant in the Tennyson Point area in 1795 as part of the Eastern Farms. This was later expanded by 285 acres in 1799 when Raven was given another grant. Raven was a mariner and did not spend long in the new colony. Unable to tend to his grants, his neighbour James Squire managed the lands before buying them outright. When James Squire died in 1822 it was inherited by his grandson James Squire Farnell. The land was not productively used during this time, remaining mostly forested while he owned the estate. While not productively used, Tennyson Point became an important viewing point for the Anniversary Regatta—now Australia Day Regatta—which took place on Parramatta River and was known as the 'Champion Course.' In the late nineteenth century rowing was a popular spectator sport and big races brought huge crowds along the river to watch. When Farnell's land was subdivided in 1887 its commanding view of the Anniversary Regatta was a selling point, with many of the roads being named after prominent rowers to entice buyers. Sales were slow, and the suburb was not fully sold until the twentieth century. From 1946 until the 1960s there was a textile factory in the bay on the western side of the point called Tennyson Textiles. This was later bought by the Ryde Council and turned into Morrison Bay Park. No. 17 Champion Road was section 13, Lot 25, of the Tennyson Estate subdivision in 1887. Champion Road was named after the 'Champion Course', the one used for the Anniversary Regatta. Elizabeth Maud Finigan purchased the lot in 1911. Her husband Charles Finigan is listed as living on Champion Road from 1913, and from 1914 onwards he was recorded as living at Glen Ayr. This dates the house to c1911–1913. Land valuations describe the property as a brick cottage on stone foundations with a slate roof, owned and occupied by retiree John Lauder, who is recorded as buying the property from the Finigans.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling at 17 Champion Road demonstrates the historic development of Tennyson Point, which was released as part of the Tennyson Estate in 1887 and gradually developed well into the twentieth century. It represents the residential development of the area in the late Federation period, demonstrating the distinct architectural typology of the Queen Anne style cottage, and it also represents the desirability of Champion Road, named for its views over the annual regatta Champion Course. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling has aesthetic significance as a fine example of a Federation Queen Anne style dwelling built at a height to take advantage of views across Glades Bay. The dwelling retains many architectural characteristics of this style, including its original slate roof, projecting gable form, sandstone verandah detailing and fence, timber fretwork and leadlight casement windows. Its large allotment and landscaped garden setting contribute to its aesthetic value. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion .
Rarity SHR criteria (f)	Comparable buildings of this style and typology were not readily found in the Tennyson Point area. Although historical aerials indicate that this type of building was likely prominent in Tennyson Point until the mid-twentieth century, this typology no longer exists in the local area due to large scale development along the peninsula. The building is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling represents the principal characteristics of a typology of ornate Federation Queen Anne style houses. It is a fine example of its type and displays a number of original architectural characteristics, including its form and roof, that have remained intact. Despite alterations to the dwelling at the rear, and the addition of a carport, the building typology is still readily apparent and the large size of the allotment prevents those modifications from imposing on the house. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling has characteristics of a Federation Queen Anne style house, popular between 1890 and 1915. Intact style indicators appear to be limited to the façade of the dwelling. Subsequent alterations to the house are sympathetic and set well back from the front building line, using different materials that are distinguishable as new. Note that real estate photographs show that the inside of the house has been updated.

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HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Angela Phippen	Tennyson Point	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Directory	John Sands Ltd	*Sands' Directory*	1913	City of Sydney Archives
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Title	Registrar General	Certificate of Title Vol. 2202 Fol. 102	1911	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance in Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	35		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 17 Champion Road, Tennyson Point.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

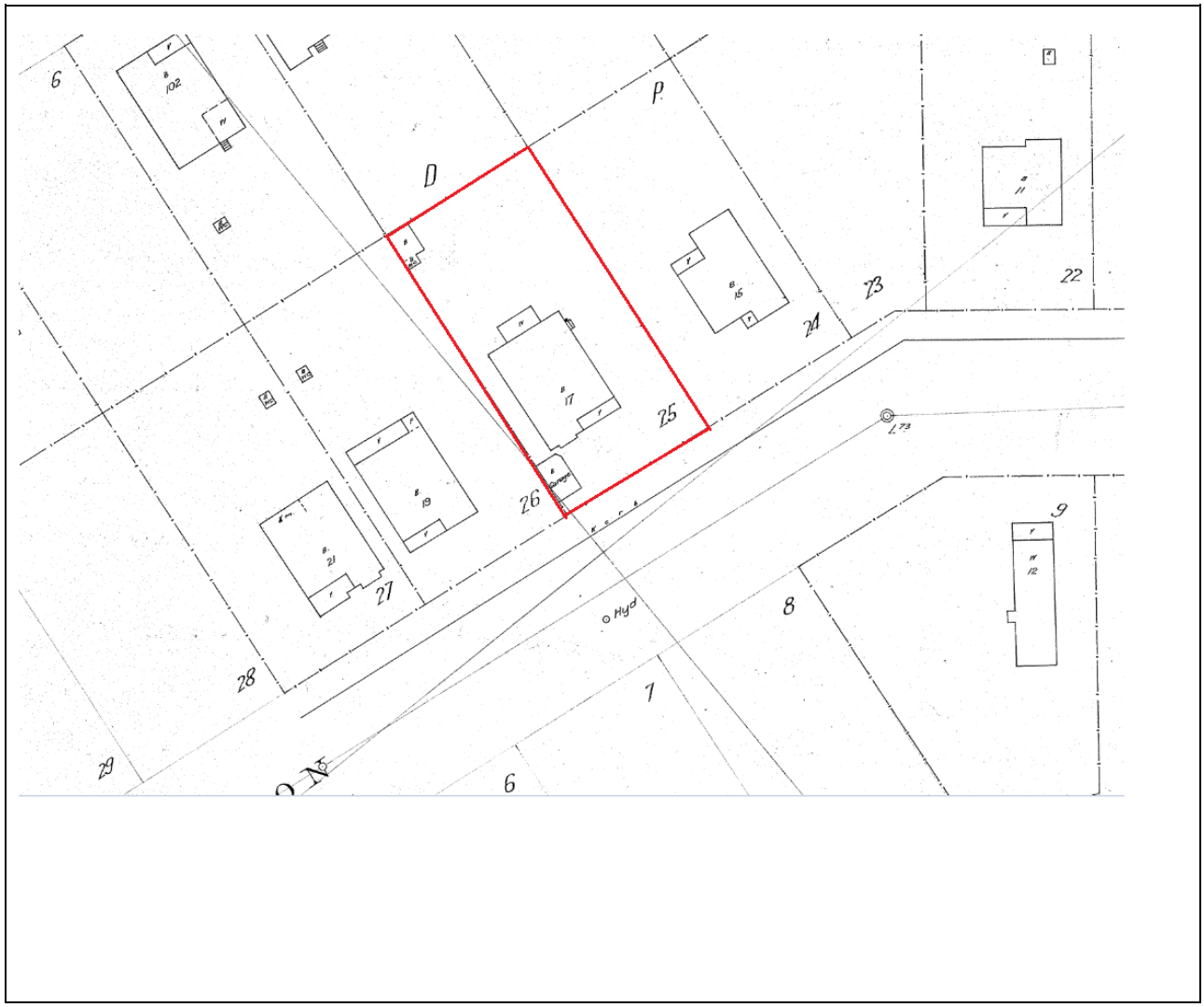
Image caption	Street elevation of 17 Champion Road, Tennyson Point—detail view.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



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Image caption	Extract from Ryde sewer diagrams, indicating 17 Champion Road, Tennyson Point.				
Image year	c.1930	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

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Image caption	Historic aerial photograph of 17 Champion Road, Tennyson Point, with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

Image caption	Aerial photograph of 17 Champion Road, Tennyson Point, with current lot boundaries indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



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IMAGES - 1 per page

Image caption	Real estate photograph of the dwelling c.2004 before its sale, showing the condition of the house. Some changes since that time have included new shingles to the window hood, changes in colour scheme and landscaping to the front yard.				
Image year	c.2004	**Image by**	Ray White Gladesville	**Image copyright holder**	Ray White Gladesville



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation style house					
Other Name/s Former Name/s	Dawn, Stanton					
Item type (if known)	Built					
Item group (if known)	Residential buildings (private)					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	43					
Street name	Champion					
Suburb/town	Tennyson Point				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 19 Section 5 Plan DP2166					
Location - Lat/long	**Latitude**	-33.832298		**Longitude**	151.118033	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 43 Champion Road has cultural heritage significance at a local level as a fine and intact example of a late Federation cottage with unusual filigree detailing. The house reflects the residential development of Tennyson Point during the late nineteenth to early twentieth century. It has aesthetic significance as an unusual example of a late Federation style dwelling with cast-iron detailing suggestive of Victorian Filigree design. It is a rare and representative example of its type and remains highly intact.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 43 Champion Road is a detached Federation cottage with symmetrical form, hipped roof, twin projecting gables and distinctive filigree details. The roof is tiled in terracotta with matching ridge caps and finials. Walls are face brick, tuck-pointed. The house has two chimneys in brick and roughcast render patterning with brick corbels and two terracotta chimney pots. The gable ends are roughcast rendered with a half-timbered effect. The house is raised on rough faced sandstone foundation with herringbone brick inlays. The verandah, which extends across the width of the house, is under a flat awning roof with exposed timber rafters. It has Filigree style details, with an ornate iron balustrade and cast-iron columns with lace valences. There are two bay windows with three panes each on either side of the centrally located entrance door. The windows are timber framed casements with brick sills. The doorway has sidelights and a fanlight with frosted glass panes. Windows at the side have arched brick lintels and brick corbel sills. The house is raised above the road within a lawned setting. It has a low brick retaining wall at the front boundary with no fence, which gives a clear view of the house. A concrete driveway runs along the side of the house giving access to a garage at the rear. The house has a skillion roofed addition at the rear which is not visible from the street. There is a walled courtyard at the rear of the building which is not original. The house is highly intact with no discernible modifications to the original cottage.					
Physical condition and Archaeological potential	The house appears to be in good condition. The interior was not inspected. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1920	**Finish year**	c.1924	**Circa**	☒
Modifications and dates	The house is highly intact with no discernible modifications to the original cottage. A skillion roofed addition is located at the rear and is not visible from the street. A detached single garage is located at the side of the house towards the rear.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Tennyson Point is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Captain William Raven received a 100-acre grant in the Tennyson Point area in 1795 as part of the Eastern Farms. This was later expanded by 285 acres in 1799 when Raven was given another grant. Raven was a mariner and did not spend long in the new colony. Unable to tend to his grants, his neighbour James Squire managed the lands before buying them outright. When James Squire died in 1822 it was inherited by his grandson James Squire Farnell. The land was not productively used during this time, remaining mostly forested while he owned the estate. While not productively used, Tennyson Point became an important viewing point for the Anniversary Regatta—now Australia Day Regatta—which took place on Parramatta River. In the late nineteenth century rowing was a popular spectator sport and big races brought huge crowds along the river to watch. When Farnell's land was subdivided in 1887 its commanding view of the Anniversary Regatta was a selling point, with many of the roads being named after prominent rowers to entice buyers. Sales were slow, and the suburb was not fully sold until the twentieth century. From 1946 until the 1960s there was a textile factory in the bay on the western side of the point called Tennyson Textiles. This was later bought by the Ryde Council and turned into Morrison Bay Park. No. 43 Champion Road was Lot 19, Section 5, of the 1887 subdivision of Farnell's land. This lot was along the new road named after the 'Champion Course' on which the Anniversary Regatta was raced. The land failed to sell for many decades, being bought in 1914 by George Rice. Rice did not hold onto the land long, as it was sold the same year to John Dagleish. Dagleish mortgaged the land multiple times, taking out a loan from the Intercolonial Investment Land and Building Company in 1920. A 1924 Land Valuation Roll lists John Dagleish living in a brick house named Dawn built on a stone base, indicating the house had been constructed in the intervening years. In 1956, ownership was transferred in an equal share between Leslie and Annie Dagleish, presumably John's children who inherited the property following his death. It was later transferred to Anne Hambrett in 1971.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities, Developing local, regional and national
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The house at 43 Champion Road, built c1920–1924, demonstrates the historical development of Tennyson Point which began with the 1887 subdivision and continued through to the early twentieth century. The house is the first building erected on its lot and represents the residential development of the peninsula in the Federation period. It is significant as a historic example of a house built to the plan of Farnell's Tennyson Point estate's subdivision in 1887. The house has significance at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The house is an unusual example of a late Federation style dwelling with cast-iron detailing suggestive of Victorian Filigree design. The house is built on a large stone foundation set into the slope of a hill which gives it a commanding presence from the street. It retains many characteristics of Federation style architecture, such as its projecting gables, stone base, tuckpointed face-brick, bay windows and a terracotta roof. The Victorian Filigree style cast-iron balustrading, columns and valences of the verandah are an unusual feature, suggesting the building was designed to match a vernacular style of housing. The house has significance at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The house is an unusual variation of late Federation period architectural design. It combines the form and general characteristics of a Federation style house with the type of detailing associated with the Victorian Filigree style. Comparable buildings to 43 Champion Road cannot be found in Tennyson Point, as much of the area has been rebuilt since the early twentieth century. No. 43 Champion Road has significance for its rarity, being an unusual variation of Federation design uncommon to the area. The house has significance at a local level under this criterion.
Representativeness SHR criteria (g)	The house is an unusual variation of Federation style house design. It has the general characteristics of Federation housing but uses an earlier style of detailing associated with Victorian Filigree design. It is a good example of the type, being very intact, and its style is readily apparent. The house has significance at a local level under this criterion.
Integrity	The house is highly intact with no discernible modifications to the original structure and a high level of integrity. The Federation form and fine Filigree details of the house remain intact. A skillion roofed addition is located at the rear and is not visible from the street and does not impact on the integrity of the dwelling.

HERITAGE LISTINGS	
Heritage listing/s	None

Heritage Data Form

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Title	Registrar General	Certificate of Title Vol. 2464 Fol. 189	1914	Lands Registry Services NSW
Title	Registrar General	Certificate of Title Vol. 7110 Fol. 43	1956	Lands Registry Services NSW
Article	Angela Phippen	Tennyson Point	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance in Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	36		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	The street elevation of 43 Champion Road, Tennyson Point, showing its height over the road.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A close-up shot of the detail of the verandah and herringbone inlay pattern of the stone foundation.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	The driveway to the south of the building, showing the rear garage.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	The 1887 subdivision plan of Tennyson Estate.				
Image year	1887	**Image by**	Batt, Rodd & Purves	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A historic aerial photograph showing 43 Tennyson Point, Tennyson Point, with lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A modern aerial photograph of 43 Tennyson Point, Tennyson Point, with lot boundaries indicated.				
Image year	2018	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Late Victorian worker's cottage					
Other Name/s Former Name/s	Kelvin					
Item type (if known)	Built					
Item group (if known)	Residential buildings (private)					
Item category (if known)	House					
Area, Group, or Collection Name	-					
Street number	63					
Street name	Champion					
Suburb/town	Tennyson Point			**Postcode**	2111	
Local Government Area/s	Ryde					
Property description	Lot A, DP 366911					
Location - Lat/long	**Latitude**	-33.833924		**Longitude**	151.117857	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of Significance	The dwelling at 63 Champion Road, Tennyson Point, has cultural heritage significance at a local level as a rare example of a late Victorian/early Federation weatherboard worker's cottage within the local area. It has historical significance as an original dwelling built on a subdivision of the Tennyson Estate, held in high regard for its views over the Champion Course. Its simplicity of form and vernacular building materials demonstrate qualities of a particular building typology no longer found in the local area. It is representative of a typology of worker's cottages that would have once been common in the early twentieth century.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/maker	Unknown					
Physical Description	The building is a single-storey symmetrical weatherboard cottage, constructed in raised foundations with a hipped corrugated iron roof and verandah extending across the front of the house. The house retains its original form and presentation to the street, featuring simple timber detailing and minimal ornamentation. A later extension at the rear is visible on aerial imagery but cannot be seen from the street. The house has a hipped corrugated iron roof and simple hipped verandah roof. External walls are painted weatherboard. The front porch features turned painted timber posts, a decorative gablet above the front steps with timber fretwork, a timber finial and cut out flower motifs, and timber balustrade. Steps to the front porch appear to be new or recently tiled. The façade is symmetrical and features pairs of timber framed double hung windows on either side of the central front door. Modern flyscreens have been applied to the exterior of the windows. The property does not have a front fence and review of historic aerial photographs suggests that there has historically been no fence at the property. The side boundaries are defined by high timber paling fences. A carport is located at the side of the dwelling behind the front building line.					
Physical condition and archaeological potential	Externally, the house is in fair condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1890	**Finish year**	c.1915	**Circa**	☒
Modifications and dates	Comparison of historic aerials and plans with present-day aerial imagery show that the roof and form have not been significantly altered. There have, however, been some stylistic additions to the house since it was constructed. The dates of these alterations are not known. There is a flat roofed, single-storey addition to the rear of the house that is not visible from the front.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Tennyson Point is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Captain William Raven received a 100-acre grant in the Tennyson Point area in 1795 as part of the Eastern Farms. This was later expanded by 285 acres in 1799 when Raven was given another grant. Raven was a mariner and did not spend long in the new colony. Unable to tend to his grants, his neighbour James Squire managed the lands before buying them outright. When James Squire died in 1822 it was inherited by his grandson James Squire Farnell. The land was not productively used during this time, remaining mostly forested while he owned the estate. While not productively used, Tennyson Point became an important viewing point for the Anniversary Regatta—now Australia Day Regatta—which took place on Parramatta River. In the late nineteenth century rowing was a popular spectator sport and big races brought huge crowds along the river to watch. When Farnell's land was subdivided in 1887 its commanding view of the Anniversary Regatta was a selling point, with many of the roads being named after prominent rowers to entice buyers. Sales were slow, and the suburb was not fully sold until the twentieth century. The subject site was part of section 5, Lot 28, of the 1887 subdivision on Champion Road. Champion Road was named after the 'Champion Course' that the Anniversary Regatta took along Parramatta River. The land was sold to Amy Elizabeth Ellis in 1910. The house was built by 1924, and land valuations describe the property as a four-room weatherboard cottage with an iron roof. The simple symmetrical Victorian-period style of the house suggests that it was built closer to 1900 than 1924, as other later houses in the street reflect a more typical late Federation architectural character.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The house at 63 Champion Road demonstrates the historic development of Tennyson Point, which was released as part of the Tennyson Estate in 1887 and gradually developed well into the twentieth century. It represents the early part of development of the area, demonstrating the distinct architectural typology of the worker's cottage, with weatherboard walls and corrugated roofing being quintessential Australian building materials common from the 1850s due to their affordability. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a symmetrical weatherboard worker's cottage with hipped metal roof. It has characteristics of the Victorian and Early Federation style and has a strong street presentation. However, many of its original elements have been replaced and it is not known if its existing appearance retains its design authenticity. The dwelling does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under criterion E.
Rarity SHR criteria (f)	Comparable buildings of this style and typology were not readily found in the Tennyson Point area. Although historical aerials indicate that this type of building was likely prominent in Tennyson Point until the mid-twentieth century, this typology no longer exists in the local area and the house at 63 Champion Road is the only known remaining example of the type. The building is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling represents the principal characteristics of a typology of the worker's cottage, once common in the local area. It is a fine example of its type and displays a number of original architectural characteristics, including its form and roof, that have remained intact. Despite alterations to ornamental features of its façade, the building typology is still readily apparent. The dwelling is considered significant at a local level under this criterion.
Integrity	The house retains a number of original style indicators of a modest worker's cottage at the turn of the century, and the modifications do not intrude on the street presentation of the dwelling. Despite this, the house has later decorative modifications that diminish its integrity.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None.

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Angela Phippen	Tennyson Point	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	*A Pictorial History of Ryde*	**Year of study or report**	1998
Item number in study or report	n/a		
Author of study or report	Megan Martin		
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	37		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 63 Champion Road, Tennyson Point.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial image of 63 Champion Road, Tennyson Point, with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial image of 63 Champion Road, Tennyson Point, with current lot boundaries indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Maze Park					
Other Name/s Former Name/s						
Item type (if known)	Parks, garden and trees					
Item group (if known)	Landscape					
Item category (if known)	Urban Park					
Area, Group, or Collection Name						
Street number						
Street name	Brush Road, Darvall Road, Victoria Road					
Suburb/town	West Ryde			**Postcode**	2114	
Local Government Area/s	Ryde					
Property description	Lot and DP information to be added by Council					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	City of Ryde					
Current use	Public reserve					
Former Use	Chinese market garden					
Statement of significance	Maze Park has heritage value primarily as a result of its historical significance as a working agricultural landscape of the early 1900s. In terms of the provision of the public open spaces in the municipality of Ryde, it is a landscape that has been used as a public asset for approximately the last 75 years. It would be held in high esteem by a broad cross-section of the local community in West Ryde.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	City of Ryde					
Builder/ maker	City of Ryde					
Physical Description	A rather unassuming site, it is delineated by dual creek lines which splay through the site. These are upper tributaries of Archer Creek, which extends to Parramatta River through the grounds of the Ryde Parramatta Golf Club. The park contains a single pedestrian accessway which leads from Victoria Road to Clifton Street (the latter is a thoroughfare that had not been developed by 1943). It would appear that whilst the park has some lovely aesthetic and scenic qualities, courtesy principally of its mature native trees and creek lines, it may be little used as a recreational venue. It is likely that it is primarily used, partially due to the nature of its segmented open spaces, as a transitory parkland and dog walking location.					
Physical condition and Archaeological potential	The park appears to be in fair overall condition, including its creek lines. There may be some archaeological potential, especially around the sites of the original market gardening buildings.					
Construction years	**Start year**	c.1913	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates	Commencement as a market garden c.1913. Cessation sometime after 1943. Acquisition by Council to be confirmed through further research.					
Further comments	This was one of several large Chinese market garden sites in the local government area that are now public parks, including Waterloo Park and Bremner Park, all established in the late 1910s. None of these sites are listed on the *Ryde Local Environmental Plan 2014*. Maze Park is considered to be the most valuable in terms of potential archaeological values and interpretive possibilities. The park is listed under the setting categories of 'Passive Parklands', 'Natural Areas and Bushland' and 'Creeks and Wetlands' within City of Ryde's 2012 Integrated Open Space Plan.					

Heritage Data Form

HISTORY	
Historical notes	West Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s There were many recipients of these grants in the West Ryde area, the largest going to Dr. William Balmain, Reverend Samuel Marsden and William Kent. In the decades following the 1790s many smaller grants were purchased or leased by large landholders, creating extensive farming estates. West Ryde was split between notable landholders and families such as the Darvalls, Blaxlands, Bennetts and Samuel Marsden. The area was a prominent fruit-growing district, with many orchards being planted early in the nineteenth century. This was especially true to the west and north, where Blaxland began growing grape vines in the decade before 1820. Towards the end of the nineteenth century these estates began to split up, forming smaller farms which continued as orchards and nurseries. A railway station in West Ryde was completed in 1886, starting a process of subdivision and urban development that would continue through to the 1930s. Large landholding families began to divest their lands, forming a suburban nucleus around the railway station. Although increasingly suburbanised, West Ryde remained a fruit-growing district until the 1950s when the last nurseries and orchards succumbed to the pressure for suburban housing. The market garden which formerly encompassed the Maze Park site measured 12 acres 2 roods and 24.5 perches and operated from c.1913 until at least the mid-1940s. The market gardeners associated with this garden were Ah King, Kum Chong and Sun Kum Chong. It is presumed that this site was considered suitable for market gardening activities largely due to the proximity of watercourses, as well as favourable soils and aspect. In March 1917, Kum Chong took out a lease on the Maze Park land from George Thomas Spurway, a railway employee. Part of the land that was to make up Maze Park had been in the Spurway family since at least 1894, when the orchardist James Spurway acquired it. The property was held in the previous year by the nurseryman Edward Atkins Junior. The 1915 and 1931 Sands Directories show Kum Chong (market gardener) as residing on the northern side of Parramatta Road, between Brush Road and Darvall Road. The 1930 Wise's directory identifies Chong as a vegetable gardener in the same location. In 1991, a major tree planting project was organised to beautify Maze Park. This project, seemingly launched and managed by the Greening of Ryde Taskforce, identified 12 sites which were to be beautified along Victoria Road. Locally indigenous trees to the Ryde area were favoured including the Sydney blue gum, white mahogany and swamp oak.

THEMES	
National historical theme	Tracing the evolution of Australia Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Working Developing Australia's cultural life
State historical theme	Environment—naturally evolved Ethnic influences Agriculture

Heritage Data Form

	Environment—cultural landscape Towns, suburbs and villages Land tenure Labour Leisure

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Maze Park has historical significance as a small public reserve created from the acquisition of a former agricultural working landscape. It is an archetype of the acquisition of private lands within this local government area during the middle decades of the twentieth century for the specific purpose of providing recreational spaces for the local community. Much of its historical significance relates to its history in the early twentieth century as one of Ryde's principal Chinese market gardens. There was a concentration of such market gardens around the Winbourne Street, Brush Road and Darvall Road area in West Ryde. By World War II, there were at least 15 market gardens throughout the Ryde local government area still being operated by Chinese people.
Historical association significance SHR criteria (b)	Some historical associative significance would lie with the Chinese gardeners who farmed this landscape over a period of several decades from the 1910s. There is no evidence to conclude that the site of Maze Park was used for specific farming purposes by landowners during the nineteenth century and therefore little associative value can be prescribed to former owners like John Redman.
Aesthetic significance SHR criteria (c)	The site's principal aesthetic values lie in the planted forest that skirts the dual creek lines through the site and indeed the creeks themselves, some portions of which have been concreted and their banks structured with tiered sandstone 'shelves'.
Social significance SHR criteria (d)	Its existence as a public open space provides a valuable resource in understanding the land usage and settlement histories of West Ryde and the fortuitous conversion of former working landscapes into public reserves. In a contemporary sense, the park would likely be valued by the local community as a public asset, even if its existence and twentieth-century history is not broadly known.
Technical/Research significance SHR criteria (e)	The site is unlikely to have any particular scientific value, other than possibly ecological investigations of the watercourses or archaeological enquiry of the former market gardening activities.
Rarity SHR criteria (f)	Maze Park has a degree of rarity value in terms of its siting, straddling two watercourse tributaries. Some rarity value also exists in its former use as a market garden, one that has not been developed during subdivisions in the latter decades of the twentieth century.
Representativeness SHR criteria (g)	The park is representative of a grouping of public parks and reserves throughout the municipality which have been salvaged as open spaces through Council's acquisition of former working landscapes or which were sectors of residential subdivisions considered unsuitable for housing development. Maze Park is the site of one of several former large Chinese market garden operations in the local government area that are now public parks, including Waterloo Park and Bremner Park.
Integrity	Maze Park's overall proportions and composition from the time of the cessation of market gardening operations appear to have remained the same. The natural watercourses through the landscape have been impacted by Council stormwater channel formalisation works, although a portion of these works near Victoria Road appear to have been carried out to assist in bank stabilisation and the re-establishment of riparian plant communities. Attempts have been made during the last several decades to re-establish endemic vegetation of the West Ryde area—that which may have existed prior to nineteenth-century wholesale clearing—throughout the subject site.
HERITAGE LISTINGS	
Heritage listing/s	Maze Park is not currently listed on the City of Ryde LEP 2014

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Angela Phippen	West Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	

Heritage Data Form

Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
	Various	Maze Park vertical file	Various	Ryde Library
	NSW Land Registry Services	Historical Land Record Viewer		Online
Brochure	City of Ryde Library	Chinese market gardens and gardeners of Ryde and Eastwood		Ryde Library

RECOMMENDATIONS	
Recommendations	Maze Park should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*. Further research of Council minutes and works files should be undertaken to determine the precise date when market gardening pursuits ceased on this site, when Council acquired the site, when creek formalisation through the reserve was carried out and when and why the name 'Maze' was determined. Develop a Conservation Landscape Masterplan for Maze Park and heritage interpretation for this site, as part of an LGA-wide heritage interpretation strategy. This could include the development of an allotment community garden within Maze Park referencing a key phase of the site's history. Commission an LGA-wide agricultural history of the City, in collaboration with Ryde Library.

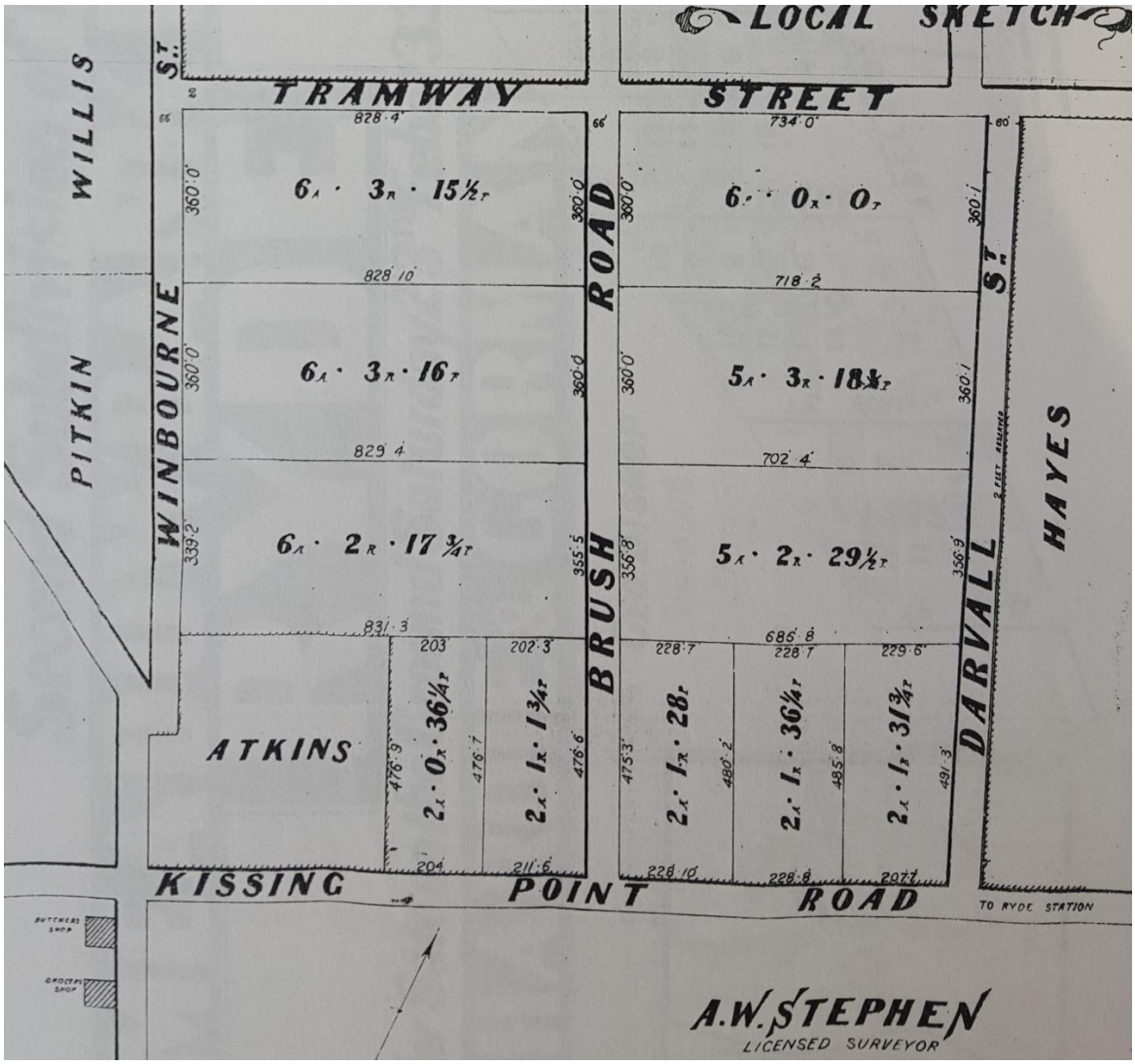
SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	38		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of a subdivision plan, dated 15 November 1883, of the Brush Farm estate, for sale as 'orchard blocks'. Maze Park was established toward the lower right corner of this image, between Brush Road, Darvall Street and Kissing Point Road (now Victoria Road).				
Image year	1883	**Image by**	AW Stephen, Licenced Surveyor	**Image copyright holder**	Unknown

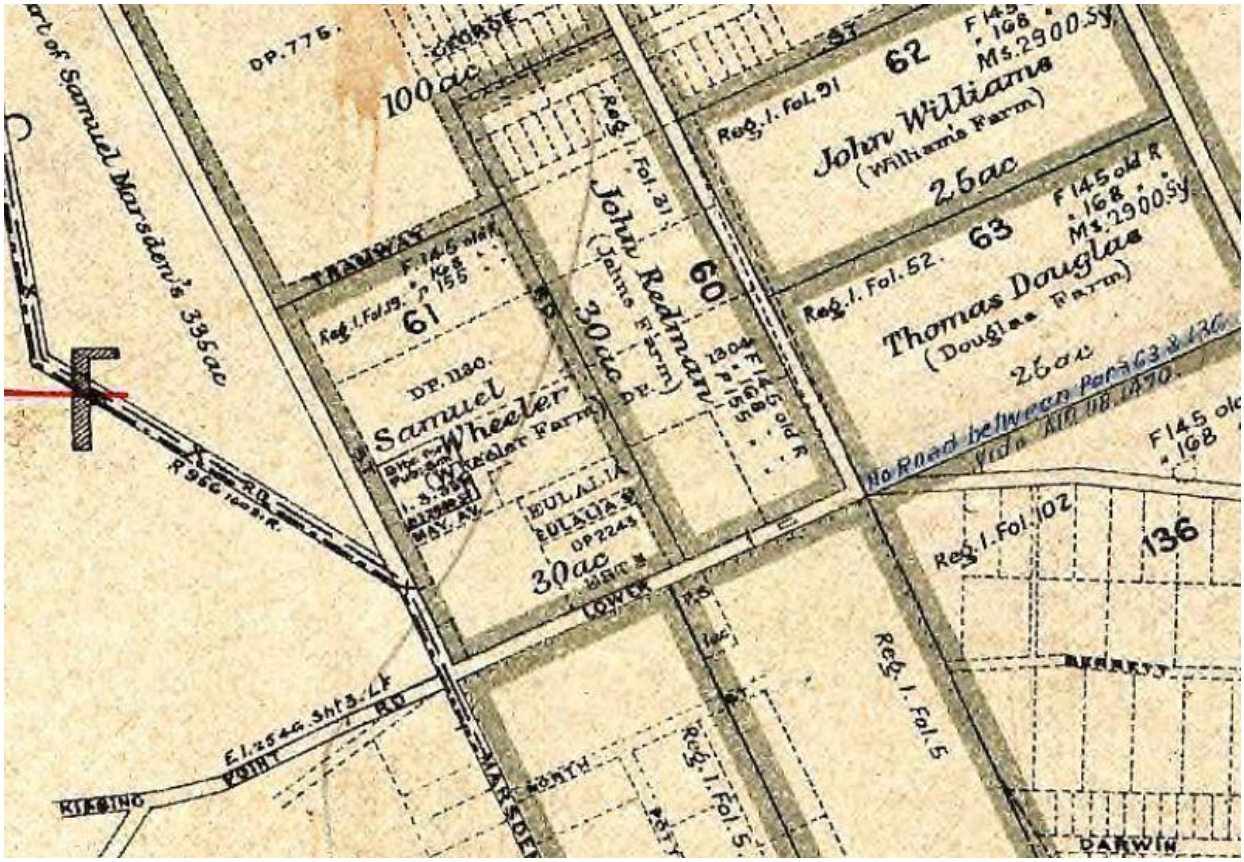


Heritage Data Form

IMAGES - 1 per page

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

Image caption	John's Farm (belonging to John Redman), at centre, was the land on which Maze Park was established.				
Image year	1907	**Image by**	Land and Property Information	**Image copyright holder**	Land and Property Information

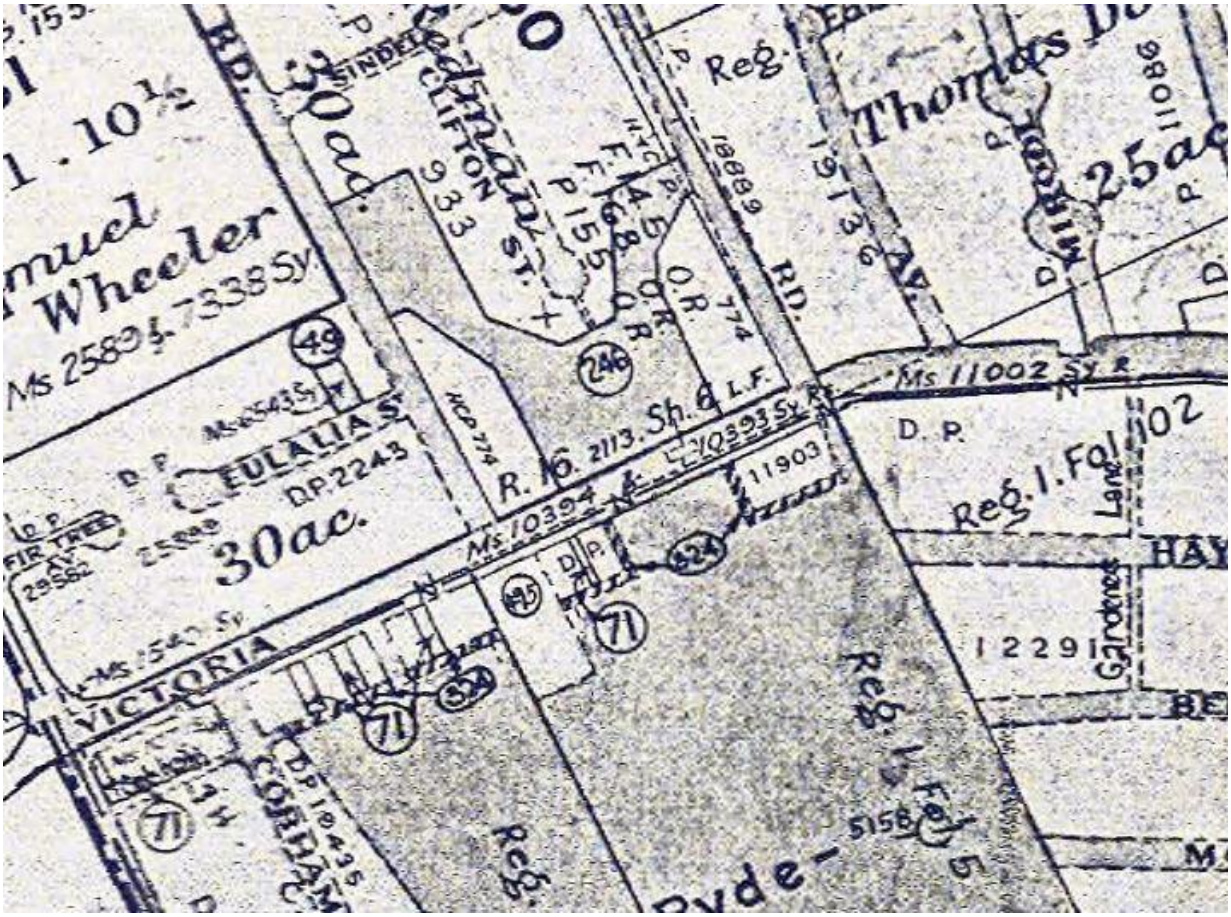


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Maze Park on a Parish of Hunters Hill charting map, portion 246. The site, totalling 4 acres, 3 roods, 3.5 perch, was reserved for public recreation in May 1961.				
Image year	Undated	**Image by**	Land and Property Information	**Image copyright holder**	Land and Property Information



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Chinese market garden abutting Winbourne Street and Brush Road, near the Maze Park site, during the 1920s.				
Image year	1920s	**Image by**	Unknown	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial image of land that was to become Maze Park, seen here in 1930, under cultivation as a market garden. Its operations buildings are at the centre of the image.				
Image year	1930	**Image by**	Unknown	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial image of land that was to become Maze Park, seen here in 1943, under cultivation as a market garden. The operations seem to have been managed from buildings sited on the eastern bank of the western creek through the site.				
Image year	1943	**Image by**	SIX Maps	**Image copyright holder**	SIX Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking south through the southern portion of Maze Park, from the approximate location of the former small buildings that stood on the market garden site.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

ITEM DETAILS						
Name of Item	Victorian-style Cottage					
Other Name/s Former Name/s	Hillcrest					
Item type (if known)	Built					
Item group (if known)	Residential Building					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	61					
Street name	Marsden Road					
Suburb/town	West Ryde			**Postcode**	2114	
Local Government Area/s	Ryde					
Property description	Lot A / DP164001					
Location - Lat/long	**Latitude**	-33.802605	**Longitude**	151.066539		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	(2016) The Lauria family					
Current use	Residential					
Former Use	Residential					
Statement of significance	The house at 61 Marsden Road has cultural heritage significance at a local level as an early fruit-grower's cottage, providing evidence of the former fruit growing history of the area. The property has significance for its association with Robert Hughes, one of six fruit growers who operated along Marsden Road in the late-nineteenth century and into the twentieth century. The cottage has aesthetic and representative significance as an intact example of Victorian era cottage, which contrasts with the more substantial Victorian period houses along Marsden road to the north. It has rarity in the local area where few intact Victorian era cottages remain.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	unknown; possibly Richard Hughes					
Builder/ maker	unknown; possibly Richard Hughes					
Physical Description	The property contains a highly intact single-storey brick cottage. It was built in the Victorian period, between c1873–1885. It has a simple gable roof form with hipped service wing and a later skillion addition to the rear. The cottage was constructed from red face brick that has been painted below the verandah. The roof is clad in corrugated metal and has two chimneys with stoneware chimney pots. The gable ends are face brick with decorative timber bargeboards. The cottage has its original bullnose front verandah with metal roof and decorative cast iron columns, balustrades, bracketing and valences. The timber verandah has a stone base course and wraps around one side of the house. Windows are timber double-hung sashes with stone sills. Windows appear to have been replaced at the front of the building. The building is set behind an extensive and overgrown garden, which makes it difficult to view the house from the street. There is a gravel driveway at the side of the house with an awning roof over. There are some mature trees visible at the rear of the property. The property does not have a front fence.					
Physical condition and Archaeological potential	The building is intact but in need of some repair. The corrugated metal roofing is rusted and needs replacing, as does the guttering. The garden is overgrown and prevents clear views of the house from the street. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c1876	**Finish year**		**Circa**	☒
Modifications and dates	The gravel driveway was added sometime after 1943. An awning roof and gate have been added to the the north side of the house.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	West Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. There were many recipients of these grants in the West Ryde area, the largest going to Dr William Balmain, Reverend Samuel Marsden and William Kent. In the decades following the 1790s many smaller grants were purchased or leased by large landholders, creating extensive farming estates. West Ryde was split between notable landholders and families such as the Darvalls, Blaxlands, Bennetts and Samuel Marsden. The area was a prominent fruit-growing district, with many orchards being planted early in the nineteenth century. This was especially true to the west and north, where Blaxland began growing grape vines in the decade before 1820. Towards the end of the nineteenth century these estates began to split up, forming smaller farms which continued as orchards and nurseries. A railway station in West Ryde was completed in 1886, starting a process of subdivision and urban development that would continue through to the 1930s. Large landholding families began to divest their lands, forming a suburban nucleus around the railway station. Although increasingly suburbanised, West Ryde remained a fruit-growing district until the 1950s when the last nurseries and orchards succumbed to the pressure for suburban housing. 61 Marsden Road is on Reverend Samuel Marsden's original 100-acre grant of 1796. It was consolidated with his other grants in 1803, making the Reverend one of the largest landholders in the area. The land was known as Kingston Farm and bordered Gregory Blaxland's Brush Farm to the north. After Marsden's death in 1838 it was inherited by his daughter Mrs Anne Hassall, who subdivided the land in 1873. 61 Marsden Road was part of Lot 20 of this sale, which was 6 acres and 22 perches. This was purchased by Robert Hughes the same year. Hughes, listed as a farmer on the deed, was one of six fruit-growers who operated along Marsden Road in the late-nineteenth century, living on a nursery named Hillcrest in a house of the same name. Hughes took a mortgage out on his land in 1876 with the New South Wales Permanent Mutual Benefit Building and Investment Society, a building society which provided loans to members to build houses or purchase land. The cottage was likely built soon after this mortgage was taken, with Hughes paying off the loan a decade later. Hughes owned the land until 1916, when it was transferred to a Maria Letitia Owen. Hughes later passed away in 1921. Owen owned the land up until her death in 1955–1956. A 1943 aerial clearly shows the house with its original 1873 boundaries intact, showing that the small plot farmland used by Hughes still existed a this time and was possibly still being used to grow fruit. However, the next year it was subdivided by Owen into two allotments. Following her death, the allotment containing 61 Marsden Road was purchased by Thomas Fleming and Brian Farmer, both recorded as living at 55 Marsden Road. Since the 1950s, the land has been further subdivided with Farnell Street aligned through the rear of the original 1873 lot.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The cottage at 61 Marsden Road is one of the earliest remaining buildings along Marsden Road. The cottage was built c1.876 for one of the small orchard farms that operated in the area after Reverend Marsden's 100-acre grant was subdivided in 1873. It has local historical significance as an original fruit-grower's cottage and as evidence of the area's history as orchard farms. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The house at 61 Marsden Road was built by Robert Hughes, one of six fruit-growers who operated along Marsden Road in the late-nineteenth century. Hughes purchased the land from Anne Hassall, the daughter of Reverend Marsden, and operated a nursery and orchard called 'Hillcrest'. The West Ryde area has a long history of fruit growing and the property has significance as the original cottage built for Hughes, a fruit-grower in this area into the early twentieth century. The dwelling is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	61 Marsden Road is a modest Victorian farm cottage. It has aesthetic significance as an intact example of small cottage design, in contrast to the more substantial Victorian period houses along Marsden Road to the north. It retains its original form and features, including concave verandah, cast iron and timber decorative features, and rear service wing. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	61 Marsden Road is one of the few remaining examples of an original fruit-grower's cottage from the Victorian period in the Ryde area. The cottage is very modest and is the smallest of the type found in the area. It has local significance for its rarity under this criterion. The dwelling is considered significant at a local level under this criterion..
Representativeness SHR criteria (g)	61 Marsden Road is a good example of a modest Victorian cottage that is intact and has not undergone substantial alterations. The building has representative value at a local level as an example of a fruit-grower's cottage. The dwelling is considered significant at a local level under this criterion.
Integrity	The house at 61 Marsden road shows a high degree of integrity, with few modifications. The building is intact but requires maintenance, repair and conservation. Further deterioration of its condition would threaten its significance.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Deed	Office for the Registration of Deeds	Certificate of Deed No. 333 Book. 157	1875	General Register of Deeds
Deed	Office for the Registration of Deeds	Deed of Conveyance no. 436 Book .2360	1956	General Register of Deeds
Article	Angela Phippen	West Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	

RECOMMENDATIONS	
Recommendations	The dwelling should be listed as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	39		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Front Elevation of 61 Marsden Road.				
Image year	2016	**Image by**	Raine & Horne	**Image copyright holder**	Raine & Horne



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail of the verandah and overgrown garden.				
Image year	2018	**Image by**	City of Ryde	**Image copyright holder**	City of Ryde

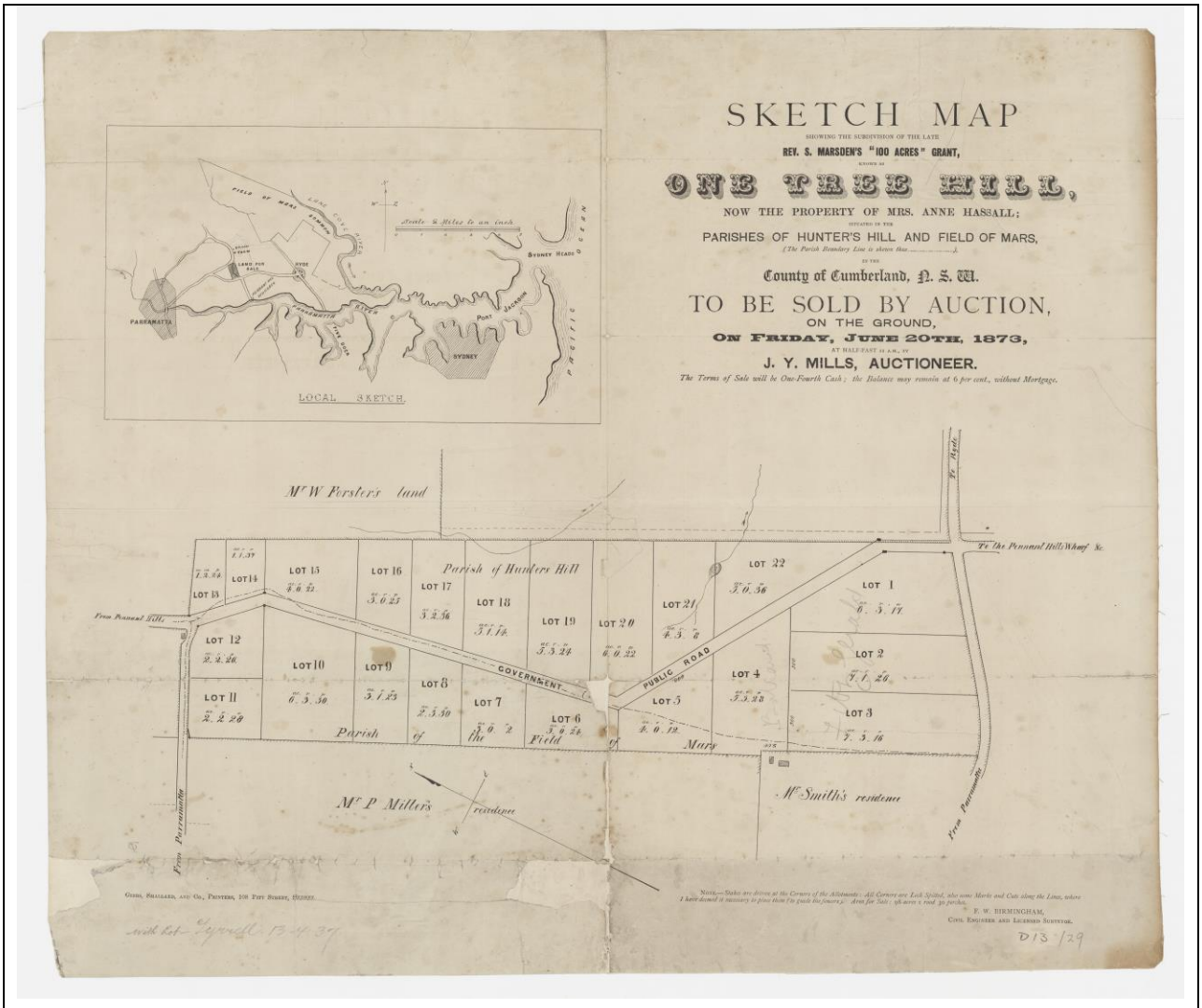


Heritage Data Form

IMAGES - 1 per page

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

Image caption	1873 Subdivision of One Tree Hill Estate by Anne Hassall. 61 Marsden Road was Lot 20.				
Image year	1873	**Image by**	J Y Mills	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial photograph showing the cottage (centre left) on the 1873 subdivision.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A recent aerial photograph showing the current context of 61 Marsden Road.				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Elderslie					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential Buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	48					
Street name	Falconer Street					
Suburb/town	West Ryde				**Postcode**	2114
Local Government Area/s	Ryde					
Property description	Lot 1 / DP511924					
Location - Lat/long	**Latitude**	-33.808051		**Longitude**	151.096227	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 48 Falconer Street, known as Elderslie, has cultural heritage significance at a local level as an original dwelling built on an early subdivision of the Goodins Vale Estate. Elderslie has aesthetic and representative significance as a good example of Federation architecture and demonstrates a range of key characteristics of the style, retaining its original features and form. The building demonstrates a distinct architectural typology that would likely have once been common in the West Ryde area, but has now been lost to modern development.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The property at No. 48 Falconer Street contains a detached single storey face-brick Federation dwelling named Elderslie built between 1906 and 1910. The house has a symmetrical form with hipped roof and projecting gables on either side of a corner verandah. The original roofing, likely to be slate or terracotta tiles, has been replaced with concrete tiles. It retains a face brick chimney with darker brick corbels. The roof extends over the verandah which has turned timber posts and decorative fretwork. The verandah has a stone base with encaustic tile paving and contains three French doors and central doorway. The walls of the house are face brick with darker brick banding. The gable ends are face brick with liver-brick banding and quoins. The street facing gable has a timber casement window and timber shingles awning. The side gable has a timber casement window with panelled fan lights and brick arched lintel. The original allotment has been subdivided with a new lot created at the rear. A detached single garage is located to the side of the house at the rear, with concrete strip driveway. The house is set within a lawned garden setting with a large and significant mature eucalypt is between the house and the street. The house appears to be in intact condition, apart from the concrete roof tiles, which can be reversed.					
Physical condition and Archaeological potential	Elderslie appears to be in good condition and intact with most of its original features retained. The archaeological potential of the site in unknown.					
Construction years	**Start year**	1906–1910	**Finish year**	1906–1910	**Circa**	☒
Modifications and dates	Between 1950 and 1973 the site was subdivided and 48A Falconer Street was made with an easement on the north of 48. Original roof tiles have been replaced with concrete tiles. A garage was built during the second half of the twentieth century.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	West Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s There were many recipients of these grants in the West Ryde area, the largest going to Dr. William Balmain, Reverend Samuel Marsden and William Kent. In the decades following the 1790s many smaller grants were purchased or leased by large landholders, creating extensive farming estates. West Ryde was split between notable landholders and families such as the Darvalls, Blaxlands, Bennetts and Samuel Marsden. The area was a prominent fruit-growing district, with many orchards being planted early in the nineteenth century. This was especially true to the west and north, where Blaxland began growing grape vines in the decade before 1820. Towards the end of the nineteenth century these estates began to split up, forming smaller farms which continued as orchards and nurseries. A railway station in West Ryde was completed in 1886, starting a process of subdivision and urban development that would continue through to the 1930s. Large landholding families began to divest their lands, forming a suburban nucleus around the railway station. Although increasingly suburbanised, West Ryde remained a fruit-growing district until the 1950s when the last nurseries and orchards succumbed to the pressure for suburban housing. No. 48 Falconer Street, Elderslie, is on the site of Edwin Goodin's (Goodwin) grant of 1798. Unlike many grantees in the area who were bought out by bigger landowners, Goodin owned his grant until his death in 1839. It is likely the Goodin family continued to own the land until it was subdivided in 1888. This subdivision sale came two years after Edward Goodin's son, William Goodin, died. It was advertised by Richardson and Wrench as the subdivision of Goodin's Vale Estate and 48 Falconer Street was listed as Lot 6, Block 6. This 1888 sale was not successful as the estate once again went up for sale in 1906, the subject site being Lot 10. The property was marked sold at a later auction the same year. A register of debt shows that in 1914 Ellen O'Toole of Elderslie, Falconer Street, had borrowed money for the purpose of buying furniture. Elderslie is also recorded in a 1928 Sewerage Map of the street on Lot 10 of the Goodin's Vale Estate, which shows the same wraparound verandah as 48 Falconer Street today. Ellen was likely the wife of Lawrence O'Toole, who was recorded on the Sands Directory of 1910 as living on Falconer Street. It can be inferred that Elderslie was built by 1910 given that Lawrence was recorded as living there, which sets a provisional date of its construction between 1906–1910. It is unknown how long the O'Tooles lived at Elderslie. The original subdivision of the Goodin's Vale Estate was still intact in the 1950s, but by 1973 the property had been subdivided to form 48 (Elderslie) and 48A Falconer Street.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Elderslie, at 48 Falconer Street, has historical significance as evidence of the Goodin's Vale subdivision, and as evidence of the early suburban development of West Ryde after the subdivision of prominent early estates. However, it no longer sits on its original allotment. The building demonstrates a distinct architectural typology that would likely have once been common in the West Ryde area, but has now been lost to modern development. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	Elderslie, built between 1906–1910, is a Federation style single-storey house which shows many principal characteristics of Federation architectural design. Elements such as its asymmetry, projecting gables, overhanging exposed rafter eaves, tuckpointed face-brick, liver-brick banding and quoins, skillion-covered timber casement windows, wraparound stone base verandah with encaustic tile paving, and decorative timber bracketing are Federation style in nature.. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	When compared to similar heritage listed items in the West Ryde area, the dwelling at 48 Falconer Street does not display rare, uncommon or endangered aspects for the local area and there are existing heritage items which are better examples of the typology. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	Elderslie is a good example of Federation architecture and demonstrates a range of key characteristics of the style. It is intact and in generally good condition, retaining its original features and form. Buildings such as Elderslie were once the dominant style of building in the streetscape, many of which have since been replaced by newer houses. Elderslie is a good example of the Federation style in its street and both complements, and is complemented by, nearby buildings of a similar era and style. It has significance as a representative example of the Federation style in the local area. The property meets the threshold of local significance under this criterion.
Integrity	Elderslie has a high level of integrity and reflects elements of Federation style architectural design popular at the time of its construction. Its asymmetry, projecting gables, skillion-covered casement windows, tuckpointed face-brick, liver-brick quoins and banding, French doors, timber lathed verandah posts, and decorative timber bracketing are all Federation style elements. Modifications include concrete roof tiles, detached garage and subdivision of its original allotment.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Gazette	R G Dunn & Co	Bill of Sale Registered in the Small Debts Courts. Dunn's Gazette Vol. 11 No. 1.	1914	Trove Digital Library
Directory	John Sands Ltd	Sands' Directory	1910	City of Sydney Archives
Article	Angela Phippen	West Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	40		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of Elderslie, showing the mature eucalypt in its front yard.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail of the verandah.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

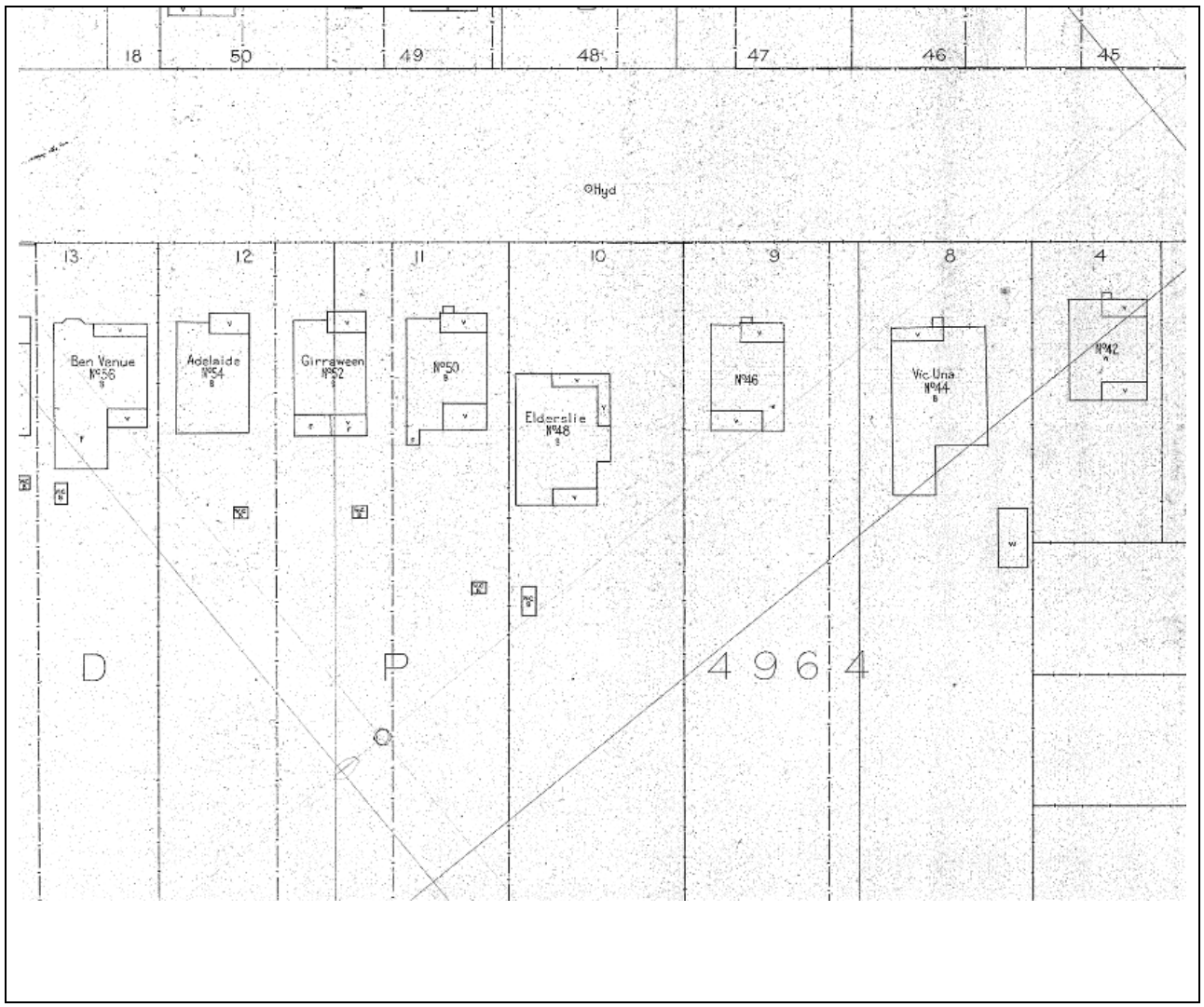


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Elderslie as shown in a 1928 sewerage diagram largely in its current form.				
Image year	1928	**Image by**	JG Arkell	**Image copyright holder**	City of Ryde

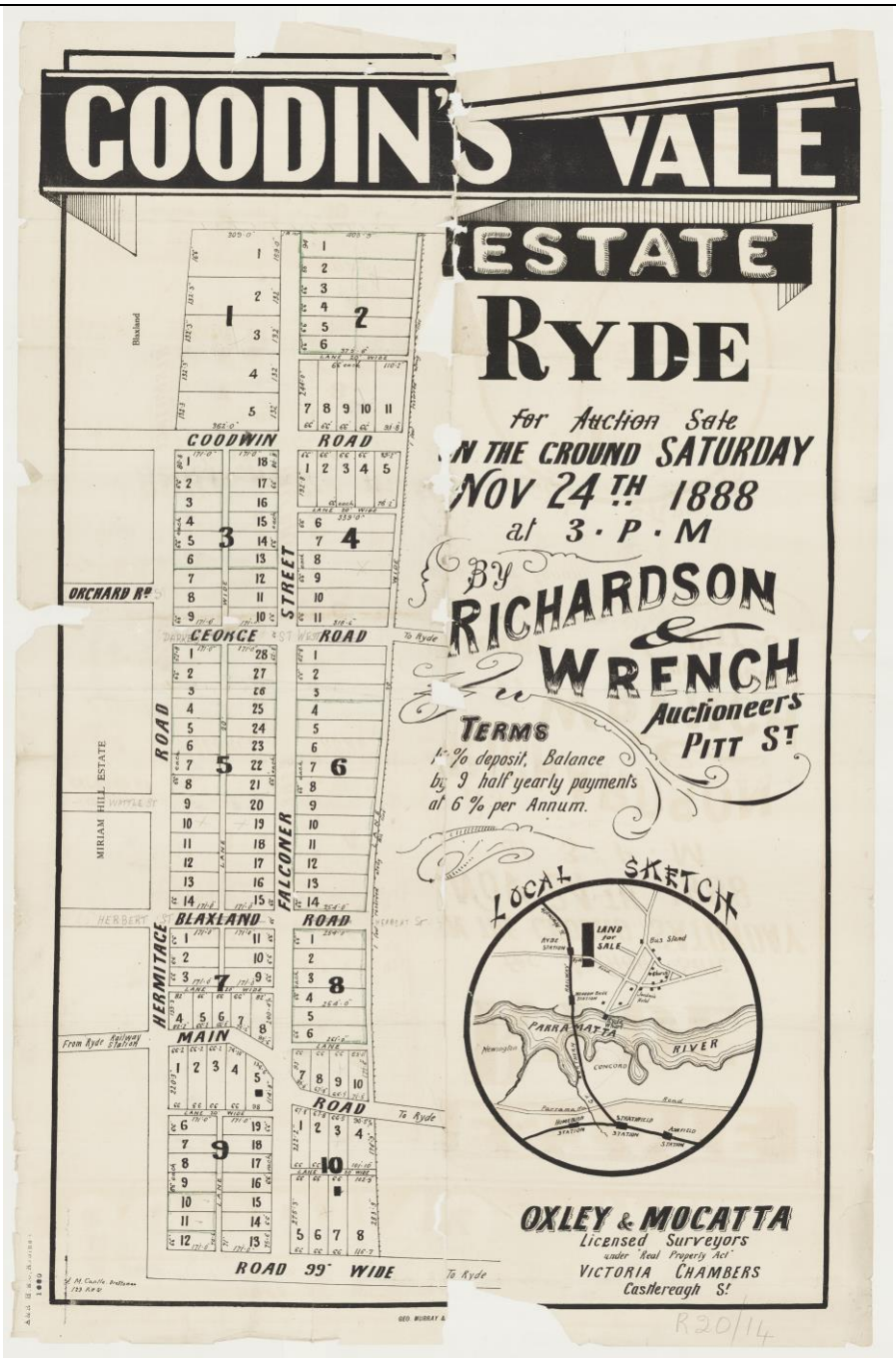


Heritage Data Form

IMAGES - 1 per page

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

Image caption	First subdivision sale of the Goodin's Vale Estate in 1888. Elderslie is Block 6, Lot 6.				
Image year	1888	**Image by**	Oxley & Mocatta	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial of Elderslie showing the boundaries of the property in 1943.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services

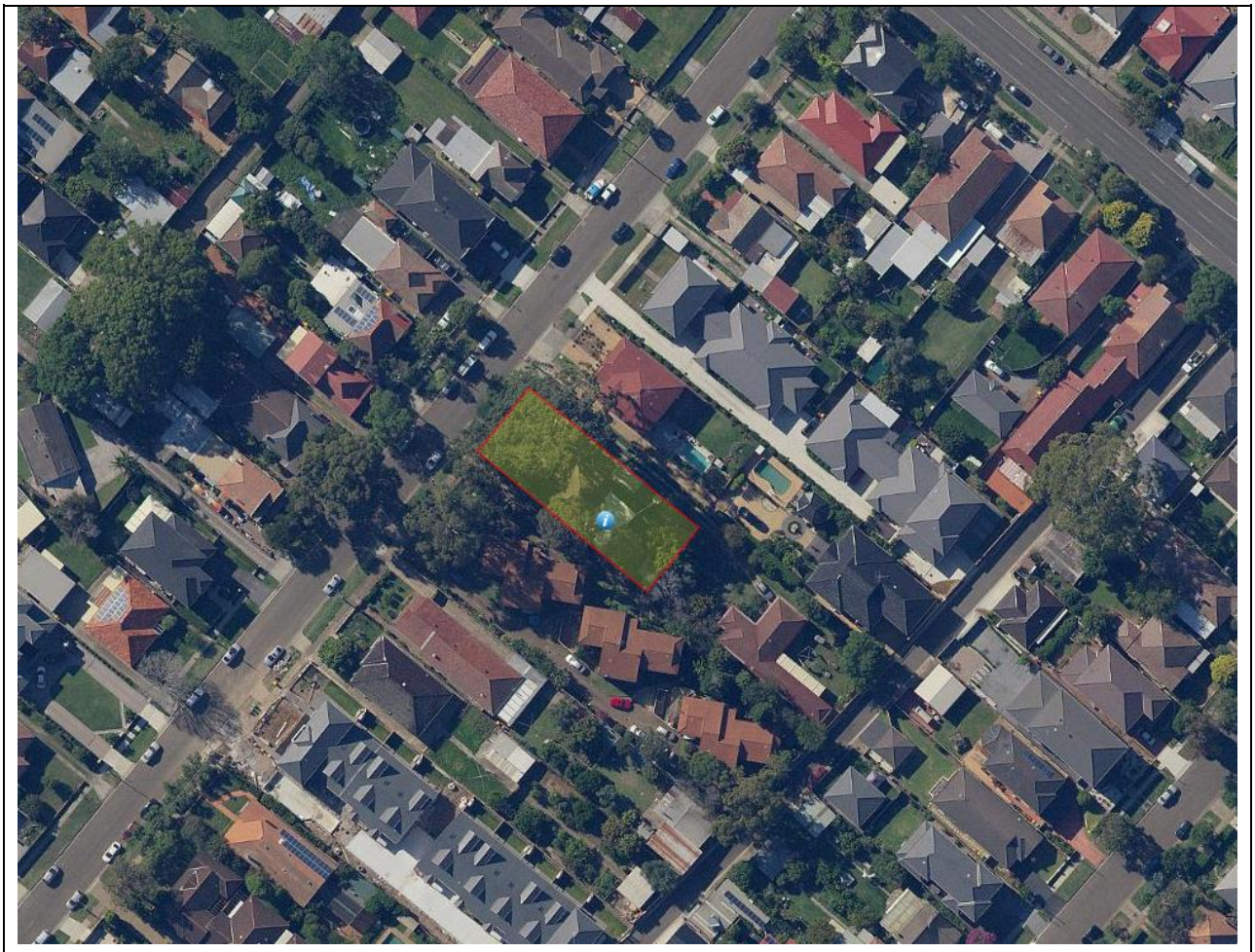


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A modern aerial of Elderslie showing the property's current boundaries.				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Queen Anne house					
Other Name/s Former Name/s	Osterley					
Item type (if known)	Built					
Item group (if known)	Residential Building					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	45					
Street name	Terry Road					
Suburb/town	West Ryde			**Postcode**	2114	
Local Government Area/s	Ryde					
Property description	Lot A / DP386339					
Location - Lat/long	**Latitude**	-33.802614		**Longitude**	151.093842	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The house at 45 Terry Road, known as Osterley, has cultural heritage significance at a local level as a fine and intact example of a Federation Queen Anne style dwelling built on the Meriam Hill Estate which was granted to Captain William Kent and later acquired by John Blaxland, becoming part of his Hermitage Estate. Osterley demonstrates the progressive development of the Ryde area in the early twentieth century. Its. The house has aesthetic significance as a fine and intact example of the Federation Queen Anne style and represents a distinct architectural typology demonstrates an important part of the historical pattern of development in Ryde					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	unknown					
Builder/ maker	unknown					
Physical Description	The house at 45 Terry Road is a single-storey detached Federation Queen Anne style bungalow built c.1911. Located on a prominent corner lot, it has a stepped pitched hipped slate roof with terracotta ridge capping and finials. The building has four large roughcast rendered chimneys with face-brick banding and terracotta chimney pots. Walls are face brick with rendered gable ends, on a rough-cast sandstone base. The house has its primary façade to Terry Street. There are projecting gables at both sides, connected by a deep front verandah that wraps around the corner of the house. The entrance to the house is defined by a gabled portico, centrally located on the front façade, with slate roof and timber finial. The verandah has timber posts and ornate 'sea-horse' motif brackets and timber fretwork. The timber detail on the entrance portico matches the verandah, including the posts and fretwork and it has timber motif and final to the gable. The verandah has a face-brick balustrade with darker brick solider course. The gables are rendered. The front gable has a vertical banded motif within the render, and a faceted bay window with five window panes and a flat roof. The side gable is rendered with vertical timber battening. It has a rectangular bay window with slate-tiled awning over. Windows are timber-framed casement windows with panelled top and bottom panes, some with coloured leadlighting. A smaller window with arched brick lintel is located on the Goodwin Street façade. The house is set within a formal garden setting. It has a brick and iron palisade front fence, which complements the style of the house. The fence to Goodwin Street is a timber lapped-and-capped side fence. The house was originally located in a much larger lot with a tennis court at the rear. The property has been subdivided and neighbouring houses built at the side and rear. It has a detached gabled roofed garage at the rear, accessed from Goodwin Street. The house appears to be intact with no significant modifications. Real estate photographs indicate that it was intact internally in 2010, with decorative plaster ceilings and original joinery throughout.					
Physical condition and Archaeological potential	The building appears to be in good condition and well-maintained. Original features are in evidence with no significant modifications. The archaeological potential of the site is unknown					
Construction years	**Start year**	1911	**Finish year**	1911	**Circa**	☒
Modifications and dates	The building is highly intact with no discernible modifications other than a detached garage at the rear. The setting of the house has been altered by its subdivision and the construction of houses to the side and rear. The archaeological potential of the site is unknown.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	West Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s There were many recipients of these grants in the West Ryde area, the largest going to Dr William Balmain, Reverend Samuel Marsden and William Kent. In the decades following the 1790s many smaller grants were purchased or leased by large landholders, creating extensive farming estates. West Ryde was split between notable landholders and families such as the Darvalls, Blaxlands, Bennetts and Samuel Marsden. The area was a prominent fruit-growing district, with many orchards being planted early in the nineteenth century. This was especially true to the west and north, where Blaxland began growing grape vines in the decade before 1820. Towards the end of the nineteenth century these estates began to split up, forming smaller farms which continued as orchards and nurseries. A railway station in West Ryde was completed in 1886, starting a process of subdivision and urban development that would continue through to the 1930s. Large landholding families began to divest their lands, forming a suburban nucleus around the railway station. Although increasingly suburbanised, West Ryde remained a fruit-growing district until the 1950s when the last nurseries and orchards succumbed to the pressure for suburban housing. The house at 45 Terry Road was part of Captain William Kent's grant of 1797, which became known as Meriam Hill. Captain Kent did not remain in Australia long, returning to England in 1805. During this time his land was placed in a trust for his son, William Kent, who inherited the land by the mid-1810s. In 1835, William Kent was in a poor financial situation and chose to sell his holdings, and John Blaxland bought the Meriam Hill Estate. John Blaxland was the son of Gregory Blaxland, a pioneering farmer and explorer who came to Australia in the early nineteenth century. Gregory Blaxland made the first successful crossing of the Blue Mountains by a European. He was also the first person who successfully made wine in Australia, grown on his Brush Farm in Eastwood. John Blaxland, his son, served as a member of the Legislative Council from 1863–1883. When Blaxland bought Meriam Hill Estate it became part of his larger Hermitage Estate. This was named after the villa he had built on the land in 1841, about 450 metres northeast of Osterley. The land remained in his possession until his death in 1884 when it was inherited by his son, subdivided and sold. This occurred in 1888 and the subject site was listed as Lot 8, Section 8. This first subdivision sale was not successful, as the land remained unsold in 1897 when another subdivision sale of the same plan occurred. By 1911, the Sands Directory lists W J H Scott as living on Terry Road in Osterley. The date of construction for the house can be inferred to this year, owing to a sewerage diagram from 1928 showing a house called Osterley on the corner of Goodwin Street and Terry Road in the subject lot. This sewerage diagram also corroborates the form of the house, being identical to Osterley today. A 1943 aerial image shows Osterley on its original Meriam Hill subdivision. Scott is recorded as still living on the property in 1950 when his syndicate was announced as winning second prize in the State Lottery.

	Since 1943 the land has been subdivided into smaller lots and two dwellings built to the south and east of Osterley.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Osterley is part of the Meriam Hill Estate granted to Captain William Kent , which was later acquired by John Blaxland, becoming part of his Hermitage Estate. The house was constructed c.1911 in the Federation Queen Anne bungalow style, and demonstrates the progressive development of the Ryde area in the early twentieth century. Its distinct architectural typology demonstrates an important part of the historical pattern of development in The dwelling is considered significant at a local level under this criterion
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	Osterley is a fine example of a Federation Queen Anne style house. The building is highly intact, demonstrating a high degree of integrity and quality of design. Its asymmetry, prominent street-facing gables, projecting bays, dominant roof and wraparound verandah remain as original elements of its Queen Anne design. The dwelling is considered significant at a local level under this criterion
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	Osterley is a good example of the Federation Queen Anne style which once dominated the Ryde area. The house remains highly intact with limited modification and a large number of original features. There are few remaining houses of this typology and integrity in the West Ryde area. The dwelling is considered significant at a local level under this criterion
Representativeness SHR criteria (g)	Osterley is an intact example of the Federation Queen Anne style, displaying a high degree of integrity. The building has many of the principal characteristics of the style and is valuable as a representative example of a Federation Queen Anne building on a corner lot. The dwelling is considered significant at a local level under this criterion
Integrity	Osterley retains a high level of integrity. Many elements of the Federation Queen Anne style are evidenced, having an asymmetrical design with prominent street facing gables, projecting bays and a dominant roof. The subdivision of its original allotment and construction of houses to the side and rear have impacted on the item's original setting do not result in a substantial loss of integrity.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Angela Phippen	West Ryde	2008	Dictionary of Sydney
Book	F S Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Directory	John Sands Ltd	Sands' Directory	1911	
Book	M C Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Newspaper	The Daily Telegraph	Official Result of the New South Wales State Lottery No,. 1993	1950	Trove Digital Library
Article	Jill Conway	Blaxland, Gregory (1778-1853)	1966	Australian Dictionary of Biography
Obituary	*Sydney Morning Herald*	Blaxland, John (1799-1884)	1884	Obituaries Australia

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*. .

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	41		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Primary elevation of 45 Terry Road.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Secondary elevation of 45 Terry Road, viewed from Goodwin Street.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	View of the dwelling at 45 Terry Road from the corner of Terry Road and Goodwin Street.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

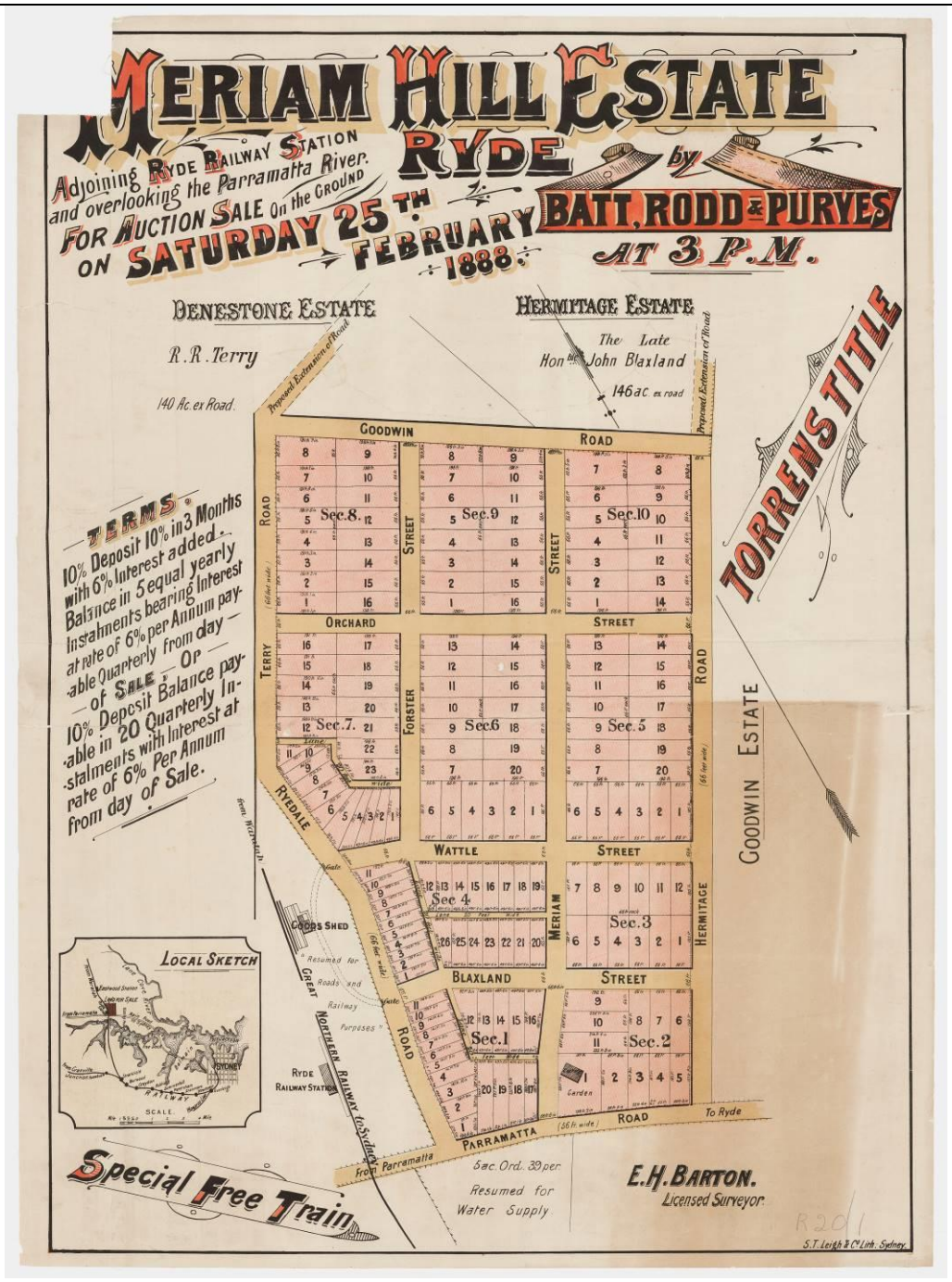


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Subdivision plan of Meriam Hill Estate in 1888, the subject site being Lot 8 Section 8.				
Image year	1888	**Image by**	Batt, Rodd & Purves	**Image copyright holder**	State Library of NSW

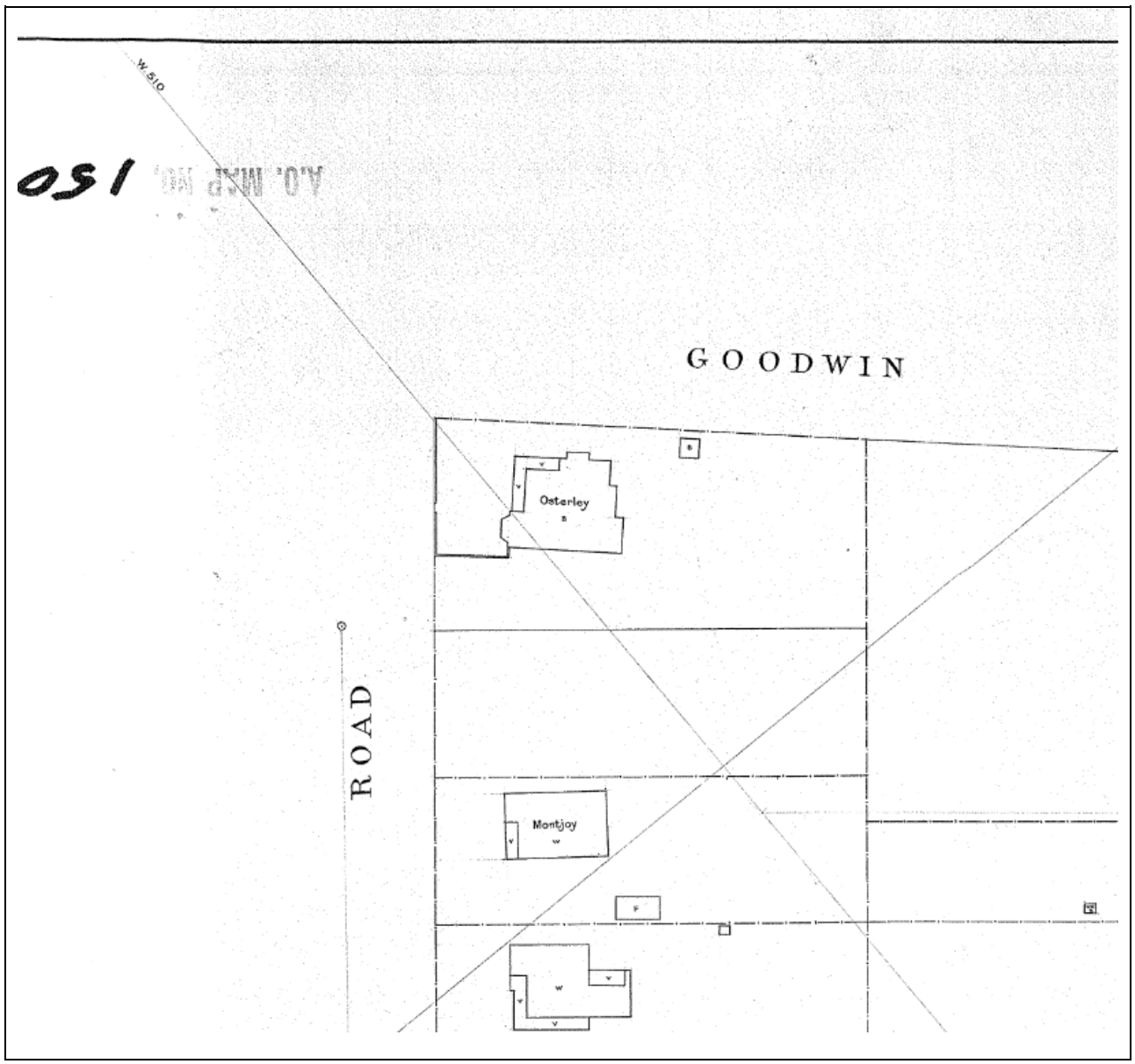


Heritage Data Form

IMAGES - 1 per page

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

Image caption	The sewerage diagram showing the house on the corner of Terry and Goodwin Road.				
Image year	1928	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives

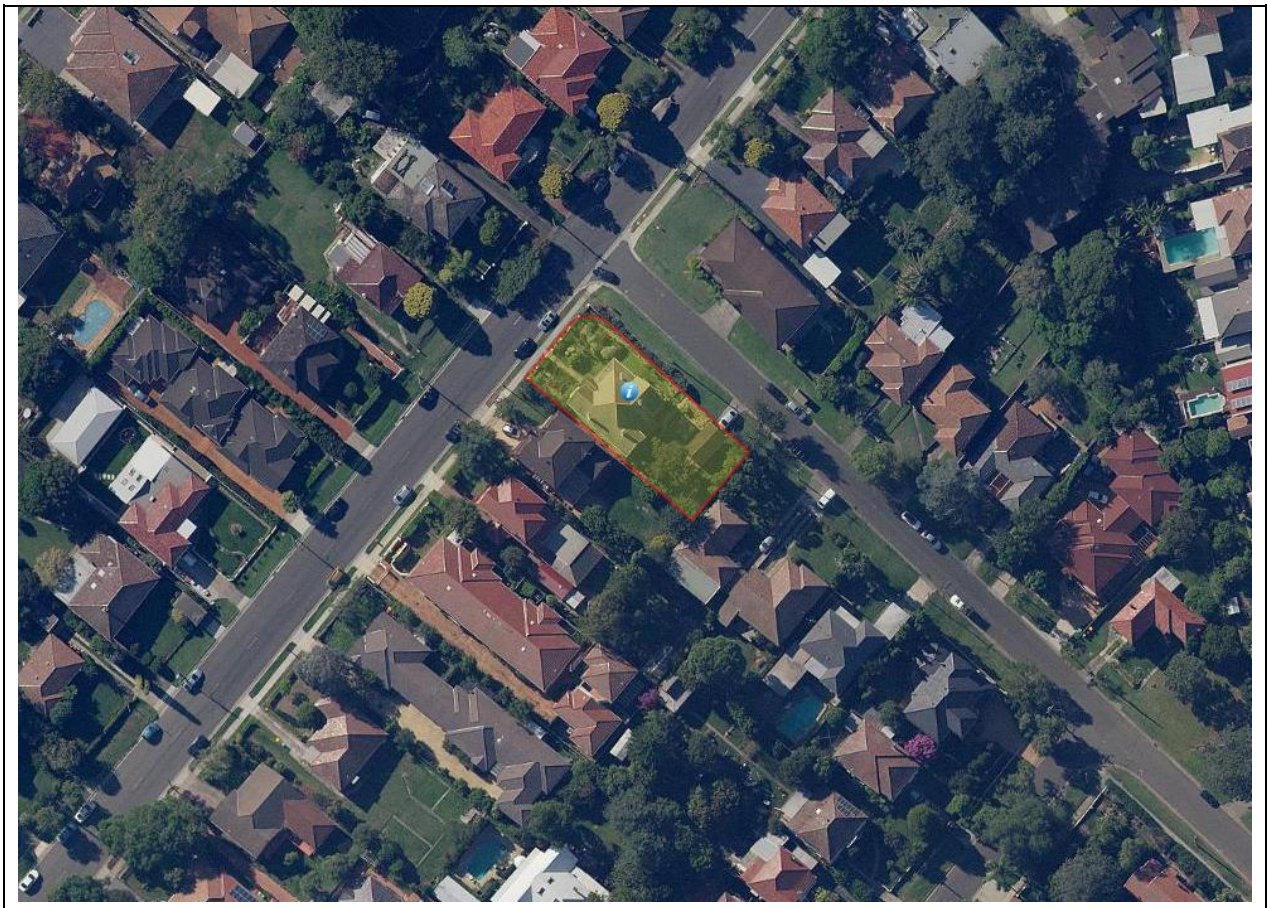


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A modern aerial image of Osterley, showing its current boundaries.				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial image of Osterley, showing its original boundaries.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	West Ryde Hotel					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Commercial					
Item category (if known)	Hotel					
Area, Group, or Collection Name						
Street number	1021–1023					
Street name	Victoria Road					
Suburb/town	West Ryde			**Postcode**	2114	
Local Government Area/s	Ryde					
Property description	Lots 1, 2 / DP1053130					
Location - Lat/long	**Latitude**	-33.807096	**Longitude**	151.086735		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner						
Current use	Commercial					
Former Use	Commercial					
Statement of significance	The West Ryde Hotel has cultural heritage significance at the local level as an intact example of an interwar Art Deco hotel, located in a prominent corner location. Built in 1935, it has historical significance as an early and ongoing commercial enterprise built during an important period of development in Ryde following the subdivision of Major Edward Darvall's Ryedale Estate. The building has aesthetic significance as a good example of the Art Deco style for Hotels, and displays a high level of integrity and key characteristics of the style. The hotel is significant as a rare and representative example of an interwar Art Deco hotel in the Ryde area.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The West Ryde Hotel is located on the corner of Victoria and Chatham Roads. The hotel is a two-storey face brick building that has been designed with its principal presentation to the corner. Built in 1935 in the Art Deco style, it has a hipped tiled roof behind a brick and tiled parapet which runs along the length of the building. The external walls of the hotel are red face brick with brick and tiled banding. The façade is tiled under the awning. The awning, although altered, appears to be original and has a decorative pressed metal ceiling. The openings have been altered at street level and some original windows at the upper level are retained. The corner features a deep verandah at the second storey with a decorative crenellated tiled parapet. The verandah retains its original decorative metal balustrade and faceted brick columns. The hotel has four flagpoles framing the corner element. The original external form and many of the original Art Deco details remain intact despite modifications to the hotel over time. The hotel is located within a commercial precinct at a major intersection, bordered on its west by a row of brick terrace shops and on the north by Dickson Lane.					
Physical condition and Archaeological potential	The hotel is in good condition externally. The archaeological potential of the site is unknown.					
Construction years	**Start year**	1935	**Finish year**	1935	**Circa**	☐
Modifications and dates	A single-storey concrete, metal and glass extension was added at the rear of the building in 2008 to create a covered beer garden. This replaced an open courtyard and can only be seen from Chatham Road and Dickson Lane. In 2010 two windows were increased in size and glazing was removed to create an outdoor terrace.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	West Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s There were many recipients of these grants in the West Ryde area, the largest going to Dr. William Balmain, Reverend Samuel Marsden and William Kent. In the decades following the 1790s many smaller grants were purchased or leased by large landholders, creating extensive farming estates. West Ryde was split between notable landholders and families such as the Darvalls, Blaxlands, Bennetts and Samuel Marsden. The area was a prominent fruit-growing district, with many orchards being planted early in the nineteenth century. This was especially true to the west and north, where Blaxland began growing grape vines in the decade before 1820. Towards the end of the nineteenth century these estates began to split up, forming smaller farms which continued as orchards and nurseries. A railway station in West Ryde was completed in 1886, starting a process of subdivision and urban development that would continue through to the 1930s. Large landholding families began to divest their lands, forming a suburban nucleus around the railway station. Although increasingly suburbanised, West Ryde remained a fruit-growing district until the 1950s when the last nurseries and orchards succumbed to the pressure for suburban housing. West Ryde Hotel is on part of the land regranted to William Balmain in 1798 after initially being given to three convicts, Dixon, Moss and Jones. Balmain stayed in Port Jackson for five years before being given permission to return to England in 1800. He left his friend, D'Arcy Wentworth, to manage his properties with a view to returning to the colony, but died in 1803 while still in England. Balmain's wife, Margaret Dawson, inherited the land after his death. By the mid-1820s the land had been sold to John Bennett, who ran a farm on Balmain's grant. The Bennett family continued to run the farm after John's death in 1829 and remained in the area for much of the nineteenth century. In 1855, 100 acres of the Bennetts' farm was sold to Major Edward Darvall. Darvall had arrived in the colony the decade before, living for a time at Deniston house on Thomas Foster's nearby Porteous Mount Estate. In 1849 Darvall began to purchase land in the area, creating Ryedale Estate, one of the largest estates in Ryde. The purchase of 100 acres from the Bennetts expanded Ryedale Estate westward to border Blaxland's Brush Farm. Ryedale Estate remained in the hands of the Darvall family throughout the rest of the nineteenth century. After Darvall's widow, Jane, died in 1899, their son set about subdividing portions of the land in batches. In 1915 the third round of subdivision of the Darvall land occurred, and the land of West Ryde Hotel was sold to Albert Rolfe, who owned it until 1934. The land was bought by Tooth & Co. Ltd and leased to Albert Brown, and the West Ryde Hotel was built the following year. The West Ryde Hotel replaced Brown's Railway Hotel, which was built on the corner of Ryedale and Victoria Roads in 1896. In 1935 this hotel was demolished to make way for the Victorian Road underpass. The West Ryde Hotel was built as a replacement for Brown. In 2006 the hotel underwent refurbishment to the rear to create indoor and outdoor dining areas.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities Commerce—Developing local, regional and national economies
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

	Commerce—Activities relating to buying, selling and exchanging goods and services

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Built in 1935, the West Ryde Hotel demonstrates an early and ongoing commercial enterprise built during an important period of development in Ryde following the subdivision of Major Edward Darvall's Ryedale Estate. It has continued to be used as a hotel since its construction. The hotel demonstrates a distinct architectural typology that was once commonly used in hotel design in Ryde and the wider area. The hotel is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The property does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The West Ryde Hotel is a good example of an interwar Art Deco style hotel building designed to address a prominent corner location. The hotel demonstrates some key characteristics of the Art Deco style, including symmetrical hipped roofed form, face brick walls with strong geometric detail and horizontal decorative motifs, crenellated corner detail and an original awning with a pressed metal ceiling. It retains its original external form and many stylistic features, and is largely intact despite modifications. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the building or monument could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The hotel is a rare example of an interwar Art Deco style hotel in the Ryde Area. The dwelling is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The West Ryde Hotel represents the key characteristics of interwar Art Deco style, which was once commonly used in the design of hotels. The building is a good example of its type and displays many of the key characteristics of Art Deco design. It remains largely intact. The dwelling is considered significant at a local level under this criterion.
Integrity	West Ryde Hotel shows a high level of integrity. The original external form of the building is intact and it retains many of its Art Deco stylistic elements. Modifications include changes to the opening below the awning level and an addition that is not visible from the street.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Angela Phippen	West Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	
Heritage Study	City of Ryde	City of Ryde Heritage Study Review	2016	
Newspaper article	*Sydney Morning Herald*	New Ryde Hotel	23 Jan 1935	
Document	Land Registry	Certificate of Title 4613-77	1934	

RECOMMENDATIONS	
Recommendations	The building and monument should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	42		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	The West Ryde Hotel from Victoria Road.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail of the hotel's crenellations.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail of the underside of the awning showing the geometric decorative motif.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	The third Darvall Estate subdivision of 1915. Lots 1 and 2 are the site of the present-day West Ryde Hotel.				
Image year	1915	**Image by**	Richardson & Wrench Ltd	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A modern aerial of the West Ryde Hotel.				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A historic aerial showing the West Ryde Hotel in 1943.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Eulalia—Victorian Villa					
Other Name/s Former Name/s	Eulalie/Enalia					
Item type (if known)	Built					
Item group (if known)	Residential Buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	1219					
Street name	Victoria Road					
Suburb/town	West Ryde			**Postcode**	2114	
Local Government Area/s	Ryde					
Property description	Lot 1 / DP513520					
Location - Lat/long	**Latitude**	-33.80622		**Longitude**	151.072421	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner						
Current use	Residential					
Former Use	Residential					
Statement of significance	The house at 1219 Victoria Road, known as Eulalia, has cultural heritage significance at the local level for its historical, aesthetic and representative values. Eulalia is a two-storey Victorian Villa built on an early subdivision of Gregory Blaxland's Brush Farm, demonstrating the role of the orcharding industry to the historic development of the Ryde area. The Victorian house is significant as remaining evidence of the history of fruit-growing history in the area and the type and style of residences built for fruit-growers during the period. The house has aesthetic significance as an intact but modest Victorian Villa. It is significant is a good and rare representation of the type of larger house associated with prominent orchardists and nursery owners in the West Ryde area.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	unknown					
Builder/ maker	unknown					
Physical Description	The property at 1219 Victoria Road contains a free-standing two-storey sand-stock brick house that was constructed in the late Victorian era. The house is built in the Victorian Villa style, with a simple symmetrical design, hipped metal roof clad, face sandstock brick walls and a verandah that extends across the front of the house on both levels. The house retains its original symmetrical form and many of its features, including two chimneys and original timber-framed windows and doors. The front façade has symmetrically placed timber-framed French doors on both sides of the centrally located door. The entrance door is panelled with simple side and fan lights. The front verandah retains the integrity of its historical form but has been altered by ornate replication Victorian lace that detracts from the presentation of the house. However, this lace can be removed and replaced with a more sympathetic detail that would allow the house to be returned to a highly intact condition. The house is set well back from the street and raised above street level within a lawned setting with garden beds and mature trees. Originally on a much larger lot, the land has been subdivided at the side and rear, and the house now sits at the rear of the lot. The property has a long driveway giving access to the front of the house and a detached open carport at the side of the house. The house has a later addition at the rear that is not visible from the street.					
Physical condition and Archaeological potential	The building is in fair condition and appears to need some repair. The archaeological potential of the site is unknown.					
Construction years	**Start year**	1886–1900	**Finish year**		**Circa**	☒
Modifications and dates	The front verandah has been altered by ornate replication Victorian lace that detracts from the presentation of the house. However, this lace can be removed and replaced with a more sympathetic detail that would allow the house to be returned to a highly intact condition. A metal carport and rear addition have been added, date unknown The house originally stood on a much larger lot and the property has been subdivided over time					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	West Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s There were many recipients of these grants in the West Ryde area, the largest going to Dr William Balmain, Reverend Samuel Marsden and William Kent. In the decades following the 1790s many smaller grants were purchased or leased by large landholders, creating extensive farming estates. West Ryde was split between notable landholders and families such as the Darvalls, Blaxlands, Bennetts and Reverend Marsden. The area was a prominent fruit-growing district, with many orchards being planted early in the nineteenth century. This was especially true to the west and north, where Blaxland began growing grape vines in the decade before 1820. Towards the end of the nineteenth century these estates began to split up, forming smaller farms which continued as orchards and nurseries. A railway station in West Ryde was completed in 1886, starting a process of subdivision and urban development that would continue through to the 1930s. Large landholding families began to divest their lands, forming a suburban nucleus around the railway station. Although increasingly suburbanised, West Ryde continued as a fruit growing district until the 1950s when remaining nurseries and orchards succumbed to the pressure for suburban housing. Eulalia, 1219 Victoria Road, was part of Samuel Wheeler's grant of 1794. The land became part of Gregory Blaxland's Brush Farm estate in the early nineteenth century, a significant early estate involved in fruit-growing and viniculture. This was sold to Blaxland's son-in-law Thomas Forster in 1831 before ending up in the hands of his grandson, William Forster in 1856. In 1881 the of estate was bought in an equal share by Lancelot Threlkeld and John Bennett, who began the process of subdividing and selling the land. In 1884 Edwards Atkins junior, a nurseryman from Pennant Hills, purchased a section of the former Brush Farm estate. The parcel was between Brush Road and Winbourne Street and bordered Victorian Road, which was known as Kissing Point Road at the time. He started a nursery on the land which he called Eulalia and grew a variety of fruit trees, ranging from citrus varietals to exotic fruits such as persimmons and pears imported from Japan. By 1890, it was reported that he had 100,000 trees in his nursery. Atkins junior subdivided the eastern portion of his estate very early on and aligned Eulalia Street through it, naming the newly formed road after his nursery. Atkins junior kept a portion of this subdivision, building Eulalia on it soon after. It is thought that the villa was built in 1889, but it has also been suggested that it was built in the 1870s. Nevertheless, Edward Atkins junior was registered as living at the address in 1890. In 1902 the Atkins' were still recorded at the address, but by 1905 it had become the residence of nurseryman Lachlan MacDonald. A 1924 Land Valuation card shows that James Addis was living in Eulalia, which is called Eulalie on the valuation card. Multiple improvements are listed on the card, showing that by 1924 the balcony had been replaced and its tiled roof replaced by corrugated iron sheeting. By 1943 the surrounding land had been fully subdivided—aerial images show the building on a reduced lot with houses built around it. Since the mid-twentieth century the area has been built up, with new houses being constructed around it. The boundaries of 1219 Victoria Road have changed slightly to accommodate a new building to the east.

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THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Eulalia, 1219 Victoria Road, was originally part of an early subdivision of the Brush Farm estate. Brush Farm was owned by Gregory Blaxland and is associated with the establishment of the fruit-growing industry in the Ryde district. When the land was subdivided from Brush Farm in 1884, it was purchased by Edward Atkins junior, who created a nursery on the land. The Victorian house is significant as remaining evidence of the history of fruit-growing history in the area and the type and style of residences built for fruit-growers during the period. The dwelling is considered significant at a local level under this criterion
Historical association significance SHR criteria (b)	Eulalia is associated with Edward Atkins junior, a prominent Ryde nurseryman during the late-eighteenth century. Atkins junior served as an alderman for Ryde Council multiples times after being elected in 1888, but was removed for lack of attendance. His nursery business grew 100,000 fruit trees at its height. Eulalia is the modest villa he built as his residence while the nursery was still in operation. The villa has significance for this strong association to a prominent Ryde agriculturalist of the late-nineteenth century. The dwelling is considered significant at a local level under this criterion
Aesthetic significance SHR criteria (c)	Eulalia is a modest late Victorian Villa, set well back from the street within a garden setting. It has retained its simple symmetrical design, sand-stock face bricks, hipped roof and verandah across the width of the house at both levels. The original villa form of the building is highly intact. The front verandah has been altered by ornate replication Victorian lace that detracts from the presentation of the house. However, this lace can be removed and replaced with a more sympathetic detail that would allow the house to be returned to a highly intact condition. The dwelling is considered significant at a local level under this criterion
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The dwelling has not been assessed under this criterion.
Rarity SHR criteria (f)	Eulalia is a rare remaining intact Victorian villa with simple details. Whilst grander examples of the type can be found throughout the Ryde area, the property is rare for its simple for and details The dwelling is considered significant at a local level under this criterion
Representativeness SHR criteria (g)	Eulalia is significant as a good representative example of modest Victorian Villa design in West Ryde. The building's form is highly intact and it retains the deep setback associated with grandness of the villa type. The building is a good representation of the type of grand house associated with orchardists and nursery owners in the West Ryde area. The dwelling is considered significant at a local level under this criterion .
Integrity	The Villa is intact with some loss of original detail. Its form is highly intact. The reproduction iron lace detracts from the building but can be easily removed to improve the integrity of the dwelling.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Australian Town and Country Journal	Flourishing Orchards and Nurseries: Eulalia	June 14, 1890	Trove Digital Library
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	
Article	Angela Phippen	West Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	43		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Eulalia from the street showing the deep setback and strong viewline down to the front door.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	View of Eulalia from inside the property.				
Image year	2008	**Image by**	Jackson & Rowe	**Image copyright holder**	Jackson & Rowe



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail of the balcony and verandah reproduction detailing.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

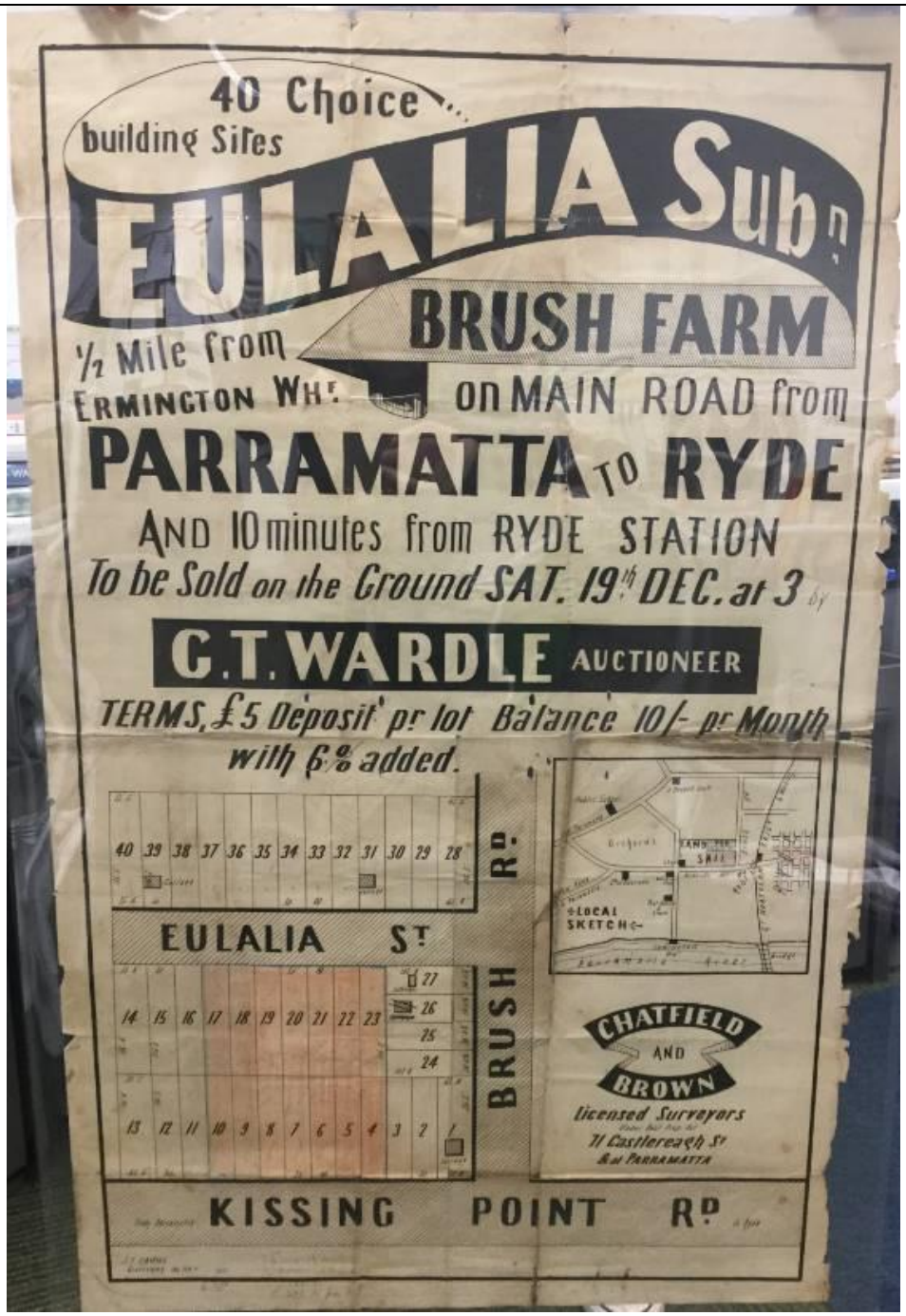


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IMAGES - 1 per page

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

Image caption	Eulalia's 1885 subdivision map showing the subdivided plots of the block.				
Image year	1885	**Image by**	G.T Wardle	**Image copyright holder**	City of Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A historical 1943 aerial showing Eulalia.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Modern aerial of Eulalia showing its deep setback compared to neighbouring buildings.				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Anzac Park					
Other Name/s Former Name/s						
Item type (if known)	Parks, gardens and trees					
Item group (if known)	Landscape					
Item category (if known)	Urban park					
Area, Group, or Collection Name						
Street number						
Street name	Wattle Street, Herbert Street, Anzac Avenue					
Suburb/town	West Ryde			**Postcode**	2114	
Local Government Area/s	City of Ryde					
Property description	Lot and DP numbers to be added by Council					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	City of Ryde					
Current use	Public park					
Former Use	Undeveloped estate lands					
Statement of significance	Anzac Park is a significant cultural landscape associated with early to mid twentieth-century development of the local government area. Its creation is emblematic of the local council's awareness that lands available for public recreation were disappearing with the increasing extent of subdivision and residential development throughout the district. At a local level this landscape has a high degree of historic, aesthetic and social value, principally as the primary town park of West Ryde. It has been in use as a public asset for approximately 70 years and is likely held in high esteem by a broad cross-section of the local community.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Mr Hazelwood, consulting landscape architect					
Builder/ maker	Ryde Council					
Physical Description	Anzac Park is a rhomboid-shaped town park which serves as both a place of passive recreation and transit toward and from West Ryde train station. The structural composition of the park is defined largely by the slightly contorted cross-axial layout of pathways that broadly divide the site into triangular quarters. Some of these paths are additions to the original strictly cross-axial layout developed in the late 1930s. A palette of mature specimen plantings surround parts of the place, the largest of which provide a substantial canopy over the Anzac Avenue and Wattle Street corner of the park. Species there include liquidambars and brush box. Other mature specimens in the park include pepper trees toward the southeast corner of the site and assorted casuarinas and jacarandas. A continuous mature box hedge extends from northeast to southwest along one of the park's main pedestrian axes. The centre of the park is defined by a broad circular memorial remembrance walk which was opened in 2017. Facilities in the park include a toilet block and playground near Anzac Avenue and an assortment of seats and barbeque facilities. An upgrade to the playground is proposed in 2019, in a revised location within the park. Angled vehicular parking exists along the full Wattle Street frontage of the site.					
Physical condition and Archaeological potential	The park appears in fair to good overall condition in respect to its public amenity features and is maintained to a high standard. The only likely archaeological potential that exists at Anzac Park concerns the extensive zig-zag World War II aircraft bunker which was located in the Herbert Street / Ryedale Lane corner of the site. It is understood that asbestos waste was used to fill the bunker.[1]					
Construction years	**Start year**	c.1936	**Finish year**	2003	**Circa**	☐
Modifications and dates	Late 1930s—Original setout and planting of the park. 1940s—Aircraft bunker built and fake World War II Victoria Road alignment added to park (to confuse enemy aerial surveillance). 1970s—Last major upgrade to park facilities and plantings. Possible date of removal of boundary poplars and oleanders planted en masse in the late 1930s. 1991—John Chetham (landscape architect) prepares concept plan for the site. 2003—Memorial proposed for Harry Quinlan.					
Further comments	Anzac Park has retained a considerable portion of the overall form it had during the middle of the twentieth century. Works during the last several decades have unfortunately interrupted the totality of the initial cross-axial pathway and many plantings during that same period have seemingly been planted in a rather ad-hoc locational manner without historical reference to the formal boundary planting locations first made around the site during the late 1930s. The park is listed under the setting categories of 'Passive parklands', 'Civic and Urban Spaces' and 'Conservation and Heritage' within City of Ryde's 2012 *Integrated Open Space Plan*.					

HISTORY	
Historical notes	Mapping in the *Ryde Local Environmental Plan 2014* (LEP) suggests that Anzac Park actually consists of 22 allotments and a laneway reserve—presumably a planned subdivision immediately prior to resumption by Council. The site was originally part of the Hermitage Estate.

[1] Dr Peter Mitchell (pers comms with Ari Anderson)

	A Parks & Lighting Committee report from 6 November 1935 indicates that at that time the Committee was considering the acquisition of land between Herbert Street, Wattle Street and Anzac Avenue and that funding assistance was sought from Council. That same committee's report from 16 May 1936 shows that the Minister for Works and Local Government approved of Council's acquisition of the land bounded by Herbert Street, Wattle Street and Anzac Avenue for the purposes of the establishment of a public park, if Council paid 1077 pounds, to be repaid with interest over 10 years. A Council Engineer's report from 27 February 1937 describes that urgent drainage works were required in the vicinity of the Anzac Park land and that that work was underway. It sought to divide runoff in the catchment area above Orchard Street, to avoid concentration in streets and land parcels to the south. Council's Parks Committee report from 13 March 1937 recommended that the park between Wattle and Herbert Streets be known as 'Anzac Park'. At that time about 3000 pounds was set aside for fencing of the park with cyclone wire and galvanised posts including pergola entrances, the levelling of the site, the planting of oleanders and poplars and the construction of a pavilion either from stone or brick. A subsequent report from Council's Engineering department from 1 May 1937 recommended no park fencing but stone pergolas at each park entrance, that shelter sheds be installed and that suitable lavatories be built near Herbert Street. Council minutes from 17 April 1937 suggest that the initial park design was prepared by a Mr Hazelwood, a consulting landscape architect. He worked on a range of projects for Ryde Council. A general report about parks prepared by Council on 29 December 1937 describes that open spaces in the district were rapidly disappearing, that not all open spaces should be thought of as sporting venues, that conservation of natural beauty should be fundamental to Council's planning, the necessity for more trees, seats, drinking taps and swings, and that all parks should have definite plans for development to avoid repetition of piecemeal past treatments. A Council files register prepared by the Ryde Historical Association includes mention from 1937 of legal papers about the acquisition of land for a park and notes regarding the design of that park. An area of 1 acre 3 roods and 26 perches comprising part of Anzac Park was dedicated for public recreation on 7 March 1941. The park was the site of two major World War II works. A fake Victoria Road corridor was scythed into the site during World War II, in the hope of fooling Japanese bombers (evident on the 1943 aerial photograph of the place). A zig-zag trench also existed at that time in the southwestern corner of the park. The fake roadway was also supposedly laid in waste asbestos obtained from the Hardie Factory in Camellia.[2] A conservation area lies to the immediate west of Anzac Park. John Chetham, a landscape architect, prepared a concept plan for the site in 1991. Prior to that, the last works in the park appear to have been in the mid-1970s. Within that plan, a monument and peace gardens to a sister city relationship (Ryde–Jiading) were proposed. Further research should be conducted to ascertain how much of this planning resulted in additions to the park. In 2003, as part of a phase of landscape works in the park, a memorial was proposed for Harry Quinlan (former President of the Ryde Eastwood Leagues Club) on the corner of Wattle Street and Anzac Lane, to commemorate his significant contribution to the local community. The boundary pathway network appears to have been completed in 2003, at which time all existing seats and picnic settings were also removed from the site. An existing playground was also relocated during that phase of works. The original northwest to southeast axial pathway through the park did not, in fact, lead to the far northwest corner of the site—its extent and alignment was determined by the distance of the park's southern frontage with Herbert Street.

[2] Dr Peter Mitchell (pers comms with Ari Anderson)

Heritage Data Form

THEMES	
National historical theme	Developing local, regional and national economies Developing public parks and gardens Building settlements, towns and cities Governing Marking the phases of life
State historical theme	Environment—cultural landscape Towns, suburbs and villages Events Utilities Defence Leisure Persons

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Anzac Park has historical significance as the main town park of the West Ryde area, established after purchase by Council for the sole purpose of public recreation and amenity. It is an archetype of the acquisition of private lands across Sydney and NSW from the late nineteenth century to the mid-twentieth century for the provision of passive and active recreation venues for suburban and regional communities.
Historical association significance SHR criteria (b)	The park has some degree of associative significance with a landscape architect, Mr Hazelwood, who is reputedly responsible for the original design of the public landscape. It is possible that, owing to its name, the site also has some historic associative significance (beyond just one of nomenclature) with the Anzac tradition. Further investigation about original Anzac memorials on the site should be undertaken to confirm this.
Aesthetic significance SHR criteria (c)	Aesthetic considerations in planning for the park's composition were obviously at the forefront of Council's thinking in the late 1930s, thus their involvement with a consulting landscape architect. This is demonstrable through the design intent of the original pedestrian network through the park and by the nature and consistency of boundary plantings which first skirted the site. Some considerable portion of these original components has been lost by more contemporary works, reducing to some degree the aesthetic integrity of the place. Aesthetic significance does, nevertheless, remain from the existence of the broad public open space in this suburban and commercial setting. The mature canopy plantings in the park are of some scenic quality merit.
Social significance SHR criteria (d)	The park would appear to have a strong association with the local community and would, no doubt, be highly valued as a public asset. The memorials within the park's central precinct would hold some social associational significance with a portion of the local and district population. The site of the park is crucial in understanding the settlement history of Ryde and the supply of social infrastructure throughout the local government area (LGA).
Technical/Research significance SHR criteria (e)	Further research into the acquisition of the land for the development of Anzac Park would likely yield additional information about the extent of public interest in the formation of parks throughout Ryde during the 1920s and 1930s.
Rarity SHR criteria (f)	Anzac Park is neither uncommon nor rare in terms of the state's history. It also doesn't appear to contain endangered aspects or elements of Ryde's cultural or natural past. Further investigations into the former air-raid bunker may uncover some unique elements of that feature on this site.
Representativeness SHR criteria (g)	Anzac Park demonstrates the principal characteristics of a class of local public parks developed principally as passive recreation venues during the early to mid-twentieth century across Sydney and NSW. The original cross-axial layout with structural boundary landmark plantings was characteristic of municipal landscape design during the 1920s and 1930s. A common landscape model in civic park design of that time was geometry, based on expected pedestrian desire lines and connections between utilities. Municipal designs of this period, even for relatively small urban sites, often sought some monumental grandeur, through prominent view corridors and sentinel plantings. Works in parks such as Enmore Park and Weekley Park, Marrickville, during the same period as the development of

Heritage Data Form

	Anzac Park reflected similar prevailing design tendencies of that era. Information contained in the 1936 publication 'A History of the Municipality of Marrickville', for example, suggests that around that time substantial expansion and improvement works were undertaken to many of the parks within the Marrickville area.
Integrity	Anzac Park's overall proportions from the early twentieth century remain the same. Design modifications to the park have occurred since its first layout as a public recreation reserve. Whilst individually most of these changes have not materially impacted one's ability to interpret the place's early twentieth-century arrangement, in toto they have caused some impact to the appreciation of the heritage significance of the place. This is demonstrable chiefly through the planting and pathway choices made for the park over the last 40-odd years.

HERITAGE LISTINGS	
Heritage listing/s	Not currently heritage listed on the *Ryde Local Environmental Plan 2014*.

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Angela Phippen	West Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Council minutes	City of Ryde		1930s	Ryde Library

RECOMMENDATIONS	
Recommendations	Add Anzac Park to Schedule 5 of the *Ryde Local Environmental Plan 2014*. The Council files register prepared for the site by the Ryde Historical Association should be reviewed. Further research should be undertaken to ascertain if the entry pergolas and pavilion proposed c.1940 were ever constructed. A Conservation Landscape Masterplan for the site should be prepared. This Masterplan could consider the re-establishment of the formal north–west to south–east cross-axial pathway through the reserve and the re-establishment of a framing boundary plant palette drawing inspiration from the poplar plantings of the late 1930s. Utilising City of Ryde Council minutes, further research should be carried out to ascertain if there was an original Anzac monument in the centre of the park and whether there were any major accretions of occupancy added to the park between the 1940s and 1970s, or if that was a period of design dormancy. Further research should be undertaken on landscape architect Hazelwood, who was reputedly responsible for the initial design of the place. A compendium of his full involvement on public sites for Ryde Council could be prepared with analysis of Council minutes and historic works files.

Heritage Data Form

	Heritage interpretation should be developed for Anzac Park, possibly as part of an LGA-wide heritage interpretation strategy.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	44		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes X☐	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish of Hunters Hill map showing the area on which Anzac Park was formed. Wattle Street, which forms the northern edge of the park, can be seen at the centre of this image under the number '4'.				
Image year	Undated	**Image by**	Land and Property Information NSW	**Image copyright holder**	Land and Property Information NSW

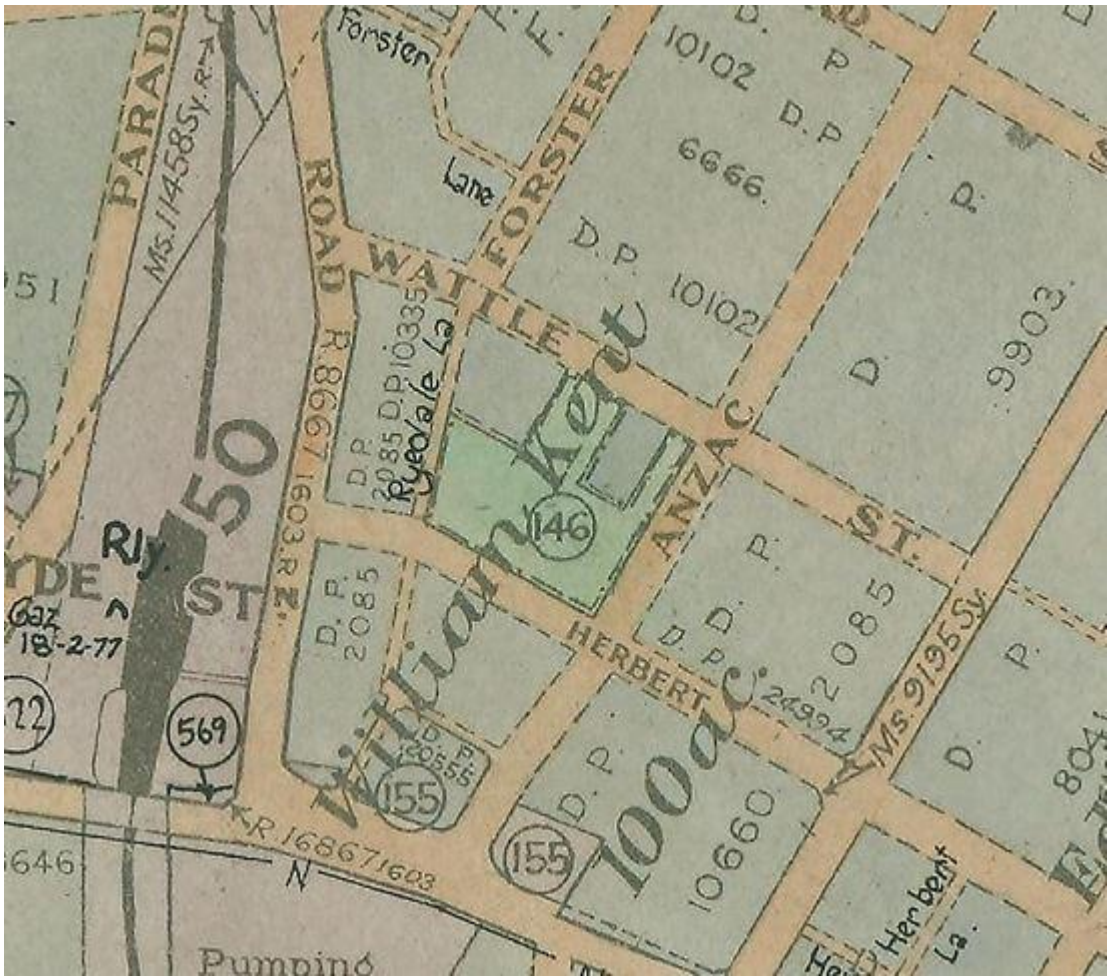


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish of Hunters Hill map showing the grounds of Anzac Park, not yet completely formed, in green at centre (portion 146).				
Image year	Undated	**Image by**	Land and Property Information NSW	**Image copyright holder**	Land and Property Information NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of Anzac Park, showing the fake alignment of Victoria Road running diagonally through the reserve and the World War II bunker at lower left. Note the regularity of the original poplar layout around the park boundaries.				
Image year	1943	**Image by**	SIX Maps	**Image copyright holder**	SIX Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Anzac Park, showing the poplar plantings along its road frontages and what are likely the former oleander plantings placed between them.				
Image year	1945	**Image by**	unknown	**Image copyright holder**	City of Ryde Library, 508962A



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of Ryde aerial showing Anzac Park (at centre), with what was at the time a distinctively cross-axial minimalist path layout and the site's northern, eastern and southern boundaries lined with poplars. Central shade trees were apparently not a major concern at that time.				
Image year	c.1950s	**Image by**	unknown	**Image copyright holder**	City of Ryde Library, 438-36



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking northeast through Anzac Park.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	The northeastern corner of Anzac Park, which supports the most substantial tree canopy on the site.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Conservation Areas

LEP Heritage Maps

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ITEM DETAILS						
Name of Item	Lunds Estate Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—urban area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Shaftsbury Road, Rowe Street, Richards Avenue, Auld Avenue, Tarrants Avenue, Wallace Street					
Suburb/town	Denistone			**Postcode**	2114	
Local Government Area/s	Ryde					
Property description	Various					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Lunds Estate Heritage Conservation Area is culturally significant at a local level as an intact example of an early twentieth-century subdivision in the Ryde area. It has aesthetic value for its high proportion of original building stock, with many high-quality homes representing a range of architectural styles from the late Federation and early interwar period. The area as a whole is representative of the boom in suburban development in the Denistone/Eastwood area in the early twentieth century as early land grants began to be subdivided and train stations were opened along the rail line.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The landscape of the Lunds Estate Heritage Conservation Area is largely flat. The area retains its original subdivision pattern, with a small number of allotments having been re-subdivided to create additional properties but the majority retaining their original size with wide street frontages. There is a large proportion of original housing stock, demonstrating typologies ranging from late Federation Queen Anne styles, to early Inter-War Bungalows. Original houses are particularly concentrated on Auld Avenue, where there are prominent heritage-listed early houses that predate the subdivision of the area. The houses demonstrate a range of materiality which adds visual interest. There is some uncharacteristic infill development on adjacent streets but the prevailing character of the area is still easily discernible. The streets contain a large number of mature pre-1943 brush box trees, which characterise much of the Denistone/Eastwood area and were possibly planted as part of a Council beautification scheme in the 1930s. The trees form a canopy over the streetscape and contribute to the aesthetic value of the area, particularly on Richards Avenue.					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
Construction years	**Start year**	1902	**Finish year**	c.1940	**Circa**	☐
Modifications and dates	Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge. Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice. Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar. In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing. The land on which the conservation area is located was originally part of a number of grants including Thomas Bride, James Potts and Sarah Petit among others. The block between present-day Rowe Street, Shaftsbury Road and Terry Road was consolidated in 1884 by Thomas Rowe, an architect, as Section A DP1140. Rowe began to subdivide the land in the late 1890s. Lot 2 and 3 of Rowe's subdivision was transferred to Parnell W Johnson, an art teacher at the Sydney Technical College, and his wife Margaret in 1903 and 1906. The Johnsons built the house Heatherwold (now at 4 Auld Avenue) in 1907 and sold part of their property to their daughter Annie and her husband Charley Lund, a woolbroker. The Lunds built Ripley, a Federation Arts and Crafts style house, on their land in 1907. After Parnell Johnson's death in 1911, Heatherwold was transferred to Margaret Johnson, who then sold it to Charley Lund in 1916. Auld Avenue and Richard Avenue were created with the subdivision of the Lunds Estate in 1922. The nearby streets of Tarrants Avenue and Wallace Street were created in 1919 as the Station View Estate, with the subdivisions of the portion south of Lund's property also occurring in 1919 as the

Heritage Data Form

	Caldwell's Estate.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Lunds Estate Heritage Conservation Area is historically significant at a local level for its representation of the development of Eastwood in the interwar period and demonstration of a range of architectural typologies which illustrate the historical development of the street. Constructed on the early twentieth-century subdivisions of the Lunds (1922), Caldwell's and Station View (1919) estates, the streets are representative of the nature of suburban growth at that time as smaller landholdings underwent rapid subdivision. The streets contain a significant number of original interwar cottages that were popular at the time the land was released. The area meets the threshold of local significance under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the area has a strong or special association with any person or group of persons of importance to the local area. The area does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The Lunds Estate Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies from the late Federation to early interwar period, built to a consistently high quality with high aesthetic values. The variety of materials used adds interest to the streetscape. The landscaping features contribute to the amenity of the area with wide roads and mature street trees. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/ Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed in this report and should be assessed in order to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.

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Rarity SHR criteria (f)	The area demonstrates intact examples of Federation and interwar architecture and elements of early twentieth-century town planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of late Federation and interwar architectural typologies, with particularly fine examples of the Arts and Crafts style, Federation Bungalow style and Inter-War California Bungalow styles. These architectural typologies and planning principles were common in the early twentieth century as early estates were subdivided and populations increased in the suburbs. The area is considered significant at a local level under this criterion.
Integrity	The Lunds Estate Heritage Conservation Area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness. Auld Avenue is particularly intact with a high proportion of original houses. The adjacent streets are somewhat intact despite some modern infill dwellings and still contribute to the overall character of the subdivision.

HERITAGE LISTINGS	
Heritage listing/s within the conservation area	4 Auld Avenue, 'Heatherwold—Federation style dwelling', Item
	14 Auld Avenue, 'Ripley—Federation Arts and Crafts style dwelling', Item

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The Lunds Estate Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*. The heritage significance and historic character of the Lunds Estate Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained and conserved. The single- and double-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained. A detailed character statement and development controls specific to the Lunds Estate Heritage Conservation Area should be included within the *Ryde Development Control Plan* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the HCA should be identified within the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.

Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Heritage Items	**Year of study or report**	2019
Item number in study or report	C1		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Boundaries of the Lunds Estate Heritage Conservation Area.				
Image year	2019	**Image by**	NSW SIX Maps with GML overlay	**Image copyright holder**	NSW SIX Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling Heatherwold within the Lunds Estate Heritage Conservation Area.				
Image year	2013	**Image by**	Unknown	**Image copyright holder**	State Heritage Inventory



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling Ripley within the Lunds Estate Heritage Conservation Area.				
Image year	2013	**Image by**	Unknown	**Image copyright holder**	State Heritage Inventory



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Prominent street trees on Richards Avenue in the Lunds Estate Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Lunds Estate Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

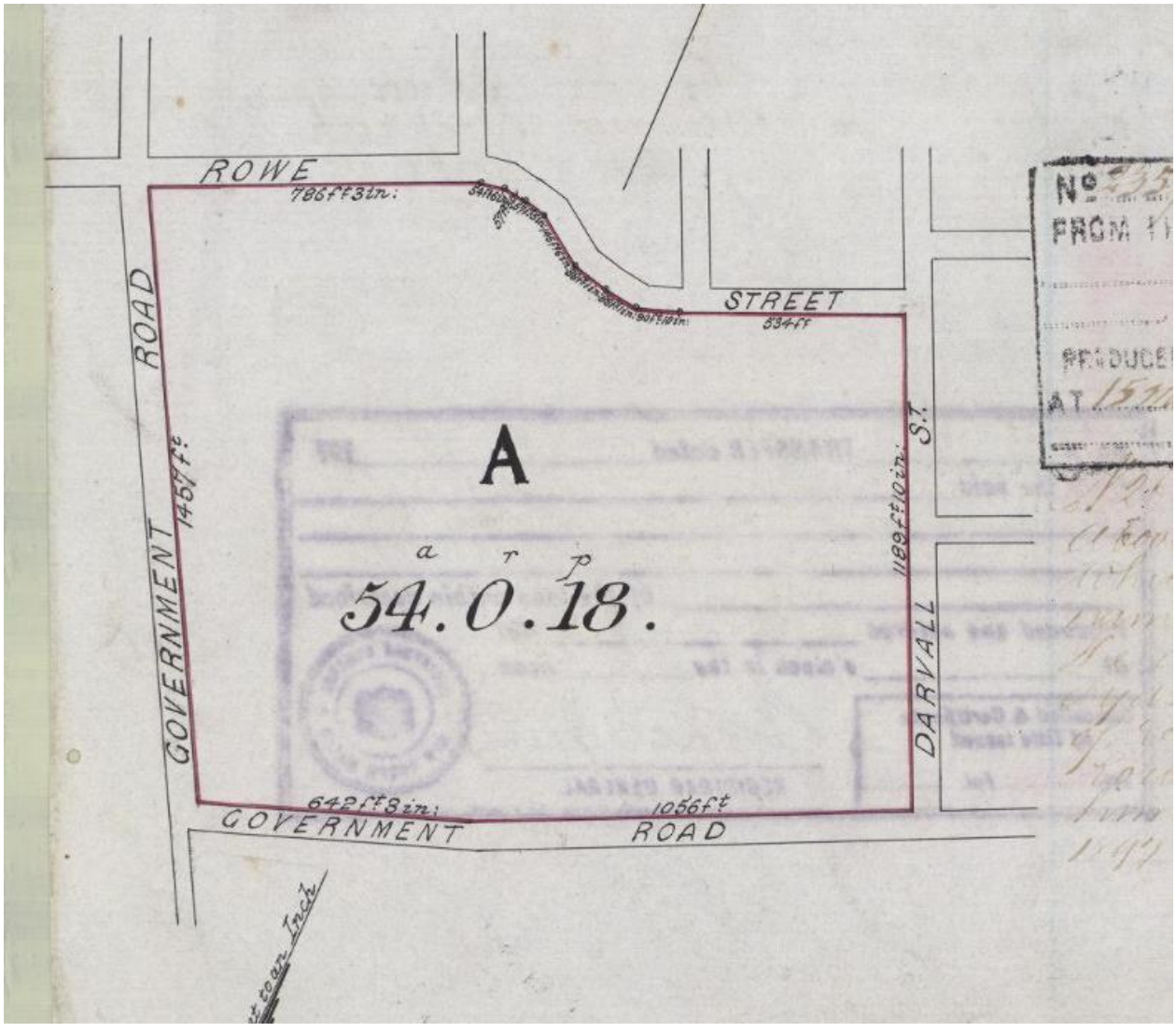


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Plan of Section A, DP1140, consolidated by Thomas Rowe in 1884. Government Road at the left side of the plan refers to present-day Shaftsbury Road.				
Image year	1884	**Image by**	Unknown	**Image copyright holder**	NSW Lands Registry Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Heatherwold, 4 Auld Avenue, Eastwood.				
Image year	1909	**Image by**	Unknown	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Subdivision plan of the Lunds Estate, 1922. The dwelling Heatherwold was included in the sale.				
Image year	1922	**Image by**	W. Robjohns Ltd	**Image copyright holder**	State Library of NSW

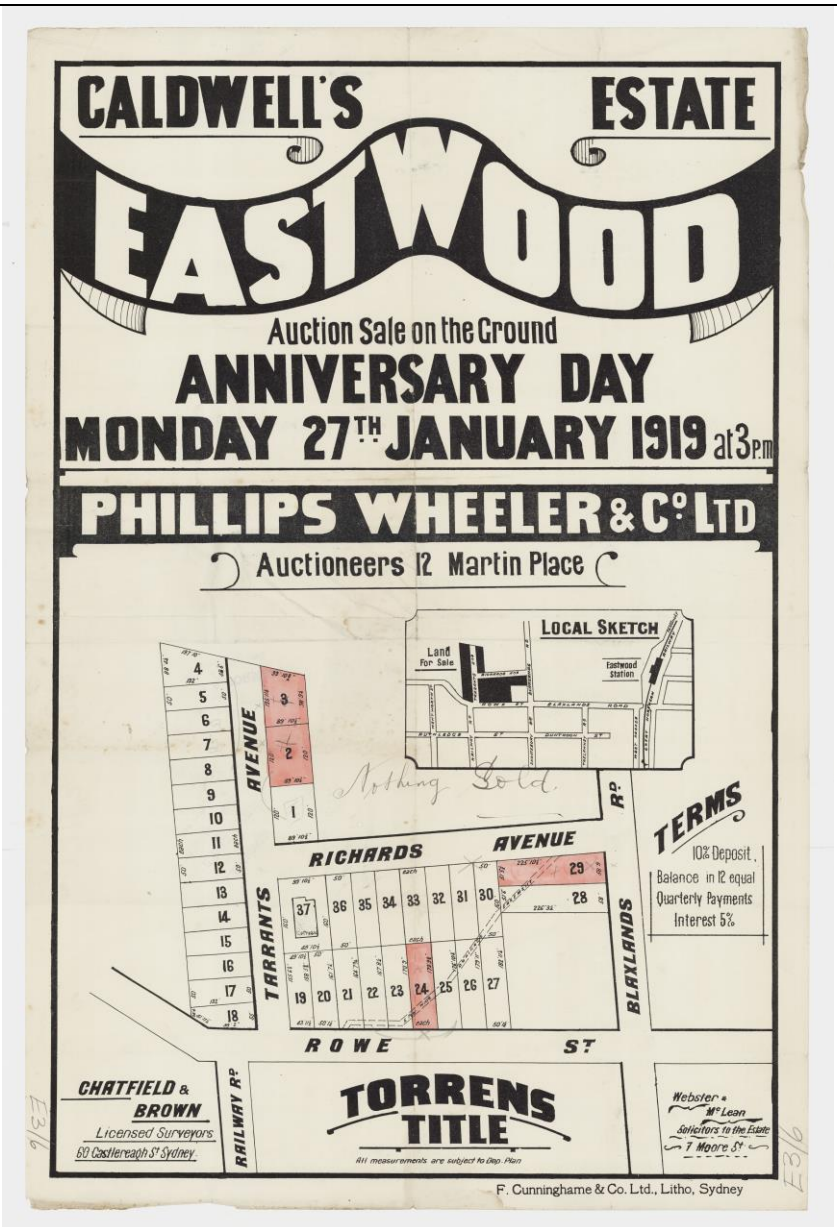


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Plan of the Caldwell's Estate subdivision, 1919.				
Image year	1919	**Image by**	Phillips Wheeler & Co	**Image copyright holder**	State Library of NSW



Heritage Data Form

ITEM DETAILS						
Name of Item	Summerhayes Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Rutledge Street, Campbell Street, Clanwilliam Street, Coronation Avenue, Stewart Street, Shaftsbury Road, Clanalpine Street, and Trelawney Street					
Suburb/town	Eastwood				**Postcode**	2122
Local Government Area/s	Ryde					
Property description	Multiple lots					
Location - Lat/long	**Latitude**			**Longitude**		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Summerhayes Heritage Conservation Area is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Ryde area. It is historically significant for its association with Charles Summerhayes, Alderman and Mayor of Ryde, who was responsible for several subdivisions, residences and public buildings in Eastwood, and for its demonstration of early town planning principles. It has aesthetic value for its high proportion of original building stock, with many high-quality dwellings built to a strict building covenant representing a range of architectural styles from the late Federation and early interwar period. The area is representative of the early twentieth century boom in suburban development in the Denistone/Eastwood area when early land grants were subdivided along the rail line and the opening of train stations.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Charles Robert Summerhayes; Various					
Builder/ maker	Various					
Physical Description	The Summerhayes Heritage Conservation Area is located just south of Eastwood Station and set on a hill, overlooking parts of Denistone and West Ryde, with views to the city. The area largely retains its original subdivision pattern, with a small number of allotments having been re-subdivided to create additional properties but the majority retaining their original size. There is a large proportion of original housing stock, demonstrating typologies including Federation Queen Anne style houses, late Federation bungalows, and Inter-War bungalows. Original houses are retained throughout the conservation area and are generally of a high quality and are finely detailed, reflecting the desirability of the area at the time of subdivision. The high number of original dwellings is likely a result of a covenant on the land at the time of sale that required quality dwellings to be built with a value of at least 350 pounds. The streets contain many mature brush box trees, which characterise much of the Denistone/Eastwood area and were possibly planted as part of a council beautification scheme in the 1930s. The high elevation of the area affords prominent views to a number of houses and within streetscapes, particularly streets running in a north–south direction such as Coronation Avenue and Shaftsbury Road.					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
Construction years	**Start year**	c.1904	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates	Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions of varying levels of intrusion.					
Further comments	Part of the conservation area is listed as a Character Area within the *City of Ryde Development Control Plan 2014*. This does not afford the area any statutory protection.					

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Summerhayes Heritage Conservation Area is historically significant for its demonstration of early town planning principles, evident through its use of wide streets and generous allotments, as well as the covenant on the land requiring the construction of a single dwelling of a high value and specifying particular materials that could be used. It is historically significant as part of the first and second subdivisions of the land held by and lived upon by the Darvall family for 70 years. It is representative of the rapid rates of subdivision in the area around the train line in the early twentieth century, which shaped the present-day suburbs of West Ryde, Denistone and Eastwood. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The Summerhayes Heritage Conservation Area is associated with Charles Robert Summerhayes, a local architect and developer who was responsible for several subdivisions in the Eastwood area. He was Mayor of Ryde in 1911 and 1912, served as an alderman on Ryde Council, oversaw the construction of many residences and buildings in Eastwood, and was a well-respected member of the community. The conservation area contains the Summerhayes family home, Womerah, at 31 Trelawney Avenue, which Charles Robert Summerhayes designed himself. The area is also associated with the Darvall family, prominent early landholders, whose first and second subdivisions of the Darvall Estate make up a portion of the conservation area. The area is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The Summerhayes Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies from the late Federation to early interwar periods, built to a consistently high quality with high aesthetic values. The streetscapes and landscaping contribute to the amenity of the area with wide roads and mature street trees. The distinctive views over the city and surrounding suburbs informed the layout of the streets and siting of original dwellings and contributed to the desirability of the area. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed in this report and should be assessed in order to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	The area demonstrates intact examples of Federation and interwar architecture and elements of early twentieth-century town planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of late Federation and Inter-War architectural typologies, with particularly fine examples of the Queen Anne style, Federation Bungalow style and Inter-war Californian Bungalow. The area is also representative of early twentieth-century town planning principles, which are evident in the wide tree-lined streets and the use of a covenant on several allotments to encourage a particular architectural character. These architectural typologies and planning principles were common in the early twentieth century as early estates were subdivided and populations increased in the suburbs. The area is considered significant at a local level under this criterion.
Integrity	The Summerhayes Heritage Conservation Area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness. Despite some modern infill dwellings, the overall character of the area is easily discernible.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	25 Clanalpine Street, 'The Rectory (house)', Item 34
	29 Clanalpine Street, 'St Philip's', Item 35
	1 Coronation Avenue, 'House', Item 38
	24 Rutledge Street, 'Upna (house)', Item 108
	31 Trelawney Street, 'Womerah (house)', Item 129
	30 Clanalpine Street, 'Dwelling', Item 201
	11 Coronation Avenue, 'House', Item 202

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Local Planning Instrument	City of Ryde	Coronation Avenue and Trelawney Street	2014	*City of Ryde Development Control Plan 2014*
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The Summerhayes Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*. The heritage significance and historical character of the Summerhayes Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained, conserving their single-storey character, consistent setbacks, and relationship to the street and each other. A detailed character statement and development controls specific to the Summerhayes Heritage Conservation Area should be included within the *City of Ryde Development Control Plan* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Heritage Items	**Year of study or report**	2019
Item number in study or report	C2		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Boundaries of the Summerhayes Heritage Conservation Area.				
Image year	2019	**Image by**	NSW SIX Maps with GML overlay	**Image copyright holder**	NSW SIX Maps / GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Original subdivisions that make up the Summerhayes Heritage Conservation Area.				
Image year	2019	**Image by**	NSW SIX Maps with GML overlay	**Image copyright holder**	NSW SIX Maps / GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Charles Summerhayes' residence, Womerah, at 31 Trelawney Street, Eastwood.				
Image year	Unknown	**Image by**	City of Ryde	**Image copyright holder**	City of Ryde



Heritage Data Form

IMAGES - 1 per page

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

Image caption	St Philip's Anglican Church, designed by Summerhayes and listed as a heritage item within the conservation area.				
Image year	2008	**Image by**	City of Ryde	**Image copyright holder**	City of Ryde



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Heritage-listed item within the Summerhayes Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Summerhayes Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Summerhayes Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Summerhayes Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

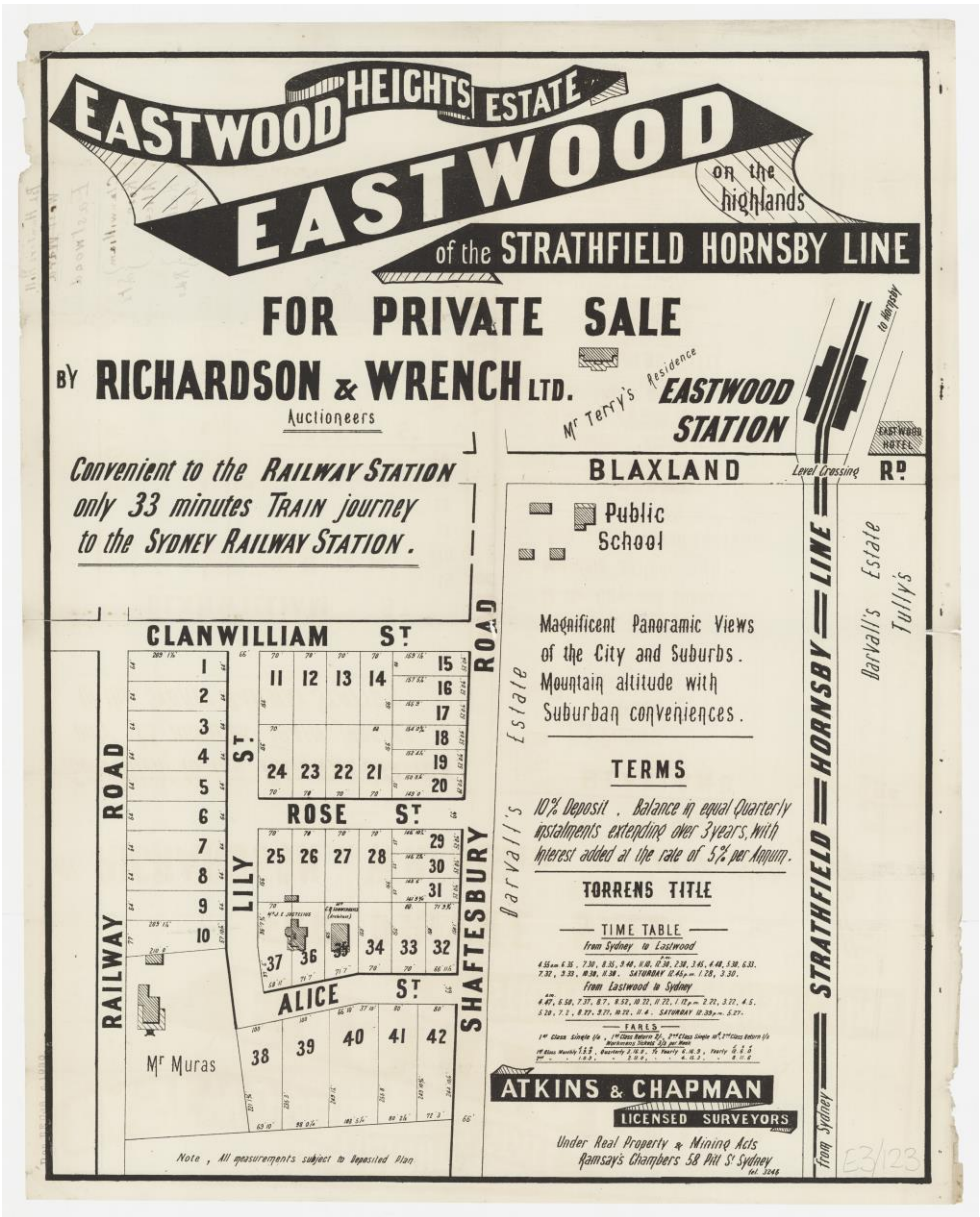


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Subdivision map of Summerhayes' Eastwood Heights Estate.				
Image year	c.1905–1910	**Image by**	Richardson & Wrench	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Map of the first Darvall Estate subdivision.				
Image year	1904	**Image by**	Richardson & Wrench	**Image copyright holder**	State Library of NSW

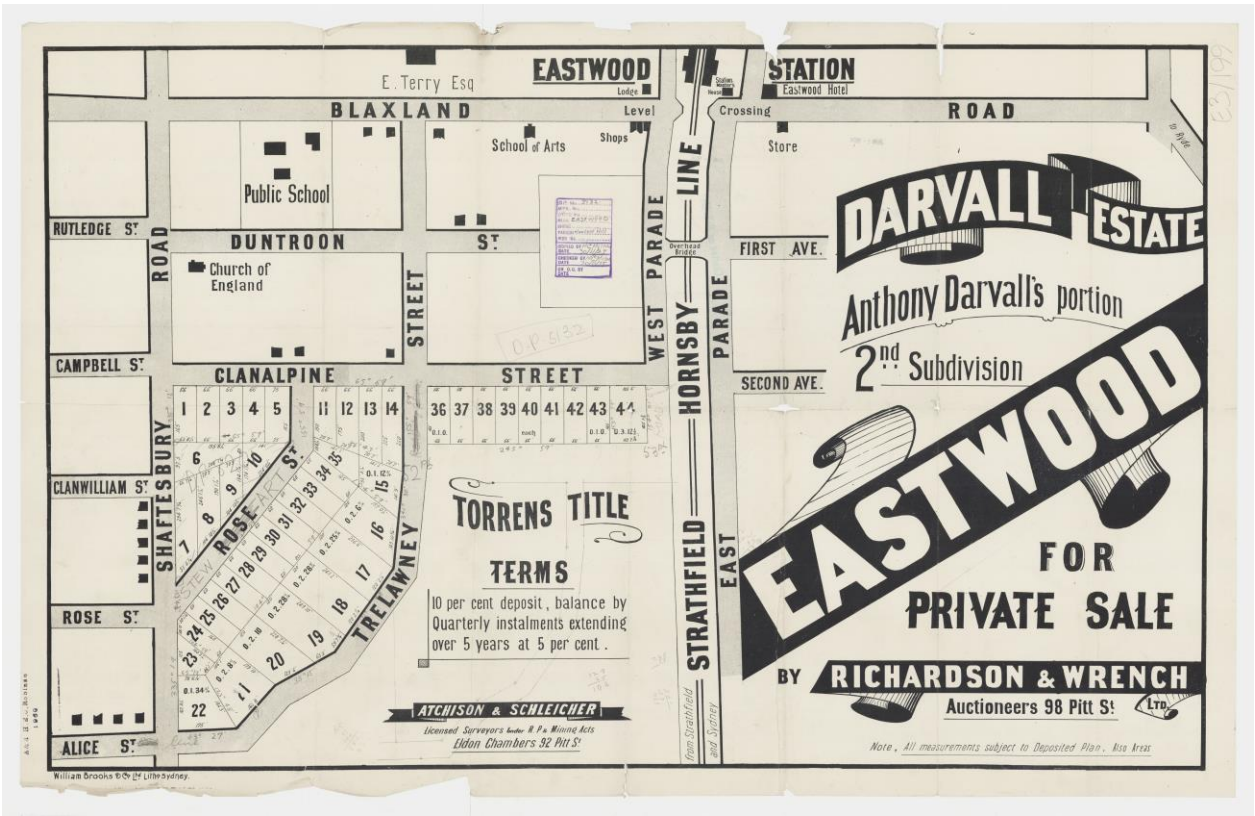


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Map of the second Darvall Estate subdivision.				
Image year	c.1900s–1910s	**Image by**	Richardson & Wrench	**Image copyright holder**	State Library of NSW

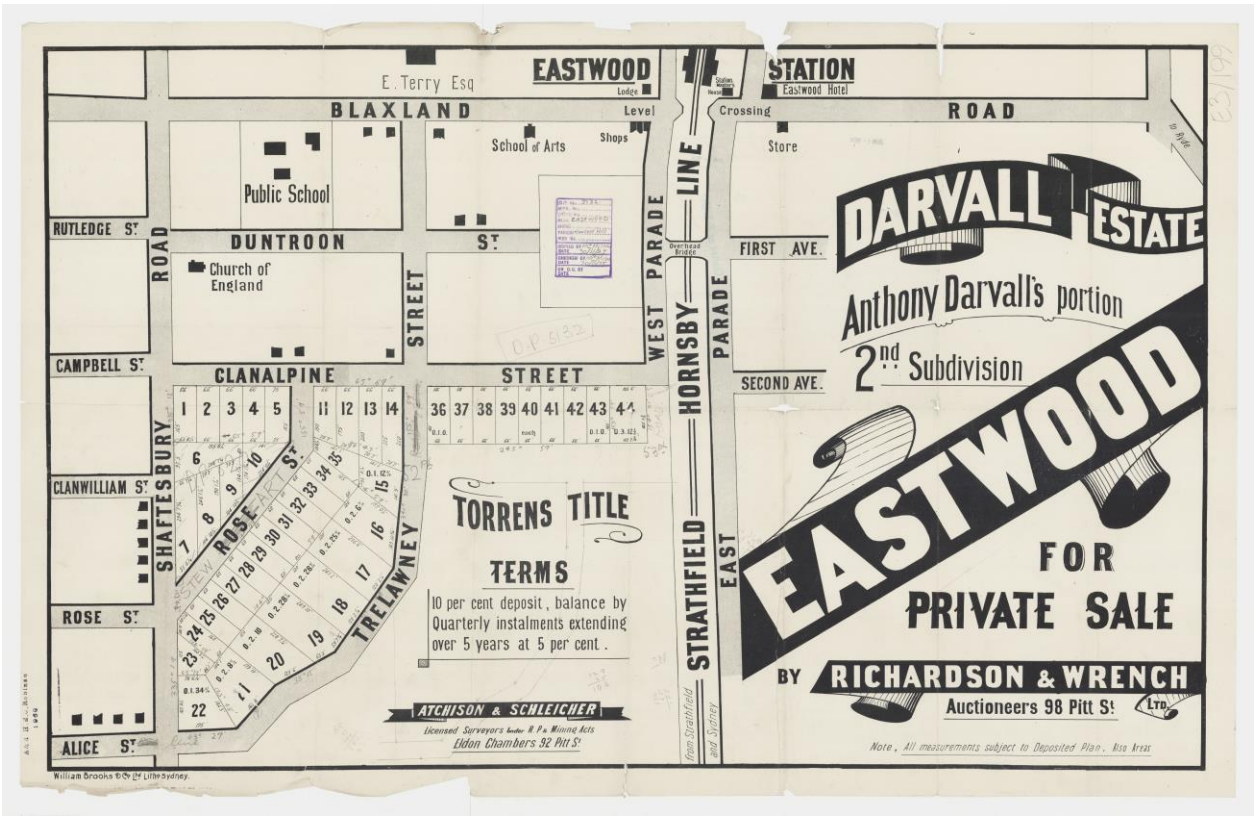


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Map of the second Darvall Estate subdivision.				
Image year	c.1900s–1910s	**Image by**	Richardson & Wrench	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Womerah, home of the Summerhayes family, c.1906.				
Image year	1906	**Image by**	Unknown	**Image copyright holder**	Ryde Library



Heritage Data Form

ITEM DETAILS						
Name of Item	Chatham Road Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—urban area					
Area, Group, or Collection Name						
Street number						
Street name	Chatham Road, Burmah Road, Simla Road, Bencoolen Road					
Suburb/town	Denistone				**Postcode**	2114
Local Government Area/s	Ryde					
Property description	Multiple					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Chatham Road Heritage Conservation Area is culturally significant at a local level as a highly intact example of an early twentieth-century subdivision in the Ryde area. It is historically significant for its association with the Darvall family, particularly Anthony Darvall, an alderman of Ryde who was responsible for the first subdivisions of the family estate, and for its demonstration of early town planning principles. It has aesthetic value for its high proportion of original building stock, with many high-quality homes built to a strict building covenant and representing architectural styles from the interwar period. The area as a whole is representative of the boom in suburban development in the Denistone/Eastwood area in the early twentieth century as early land grants began to be subdivided and train stations were opened along the rail line.						
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The landscape of the Chatham Road Heritage Conversation Area is characterised by a steep slope from Eastwood in the north down towards Denistone in the south, defined by Chatham Road which runs in a north–south direction parallel to the rail corridor. The area largely retains its original subdivision pattern, with a small number of allotments having been re-subdivided to create additional properties but the majority retaining their original size. There is a large proportion of original housing stock, with the dominant architectural typology demonstrating characteristics of the Inter-war Bungalow style. A covenant on the land at the time of sale stipulated that the lots were only for residential purposes, any house constructed must be to the value of 400 pounds, and all houses must have a slate, tile or shingled roof. The northern portion of the Chatham Road Heritage Conservation Area, north of Burmah Road, demonstrates a slight but noticeable change in typology as it was the result of a later subdivision. Houses in this area exemplify characteristics more common in the 1930s and are exclusively constructed of face brick, with face brick front fences and timber joinery, often with arched verandah entryways and polychromatic Art Deco brick detailing to the façade. The streets contain a large number of mature pre-1943 brush box trees, which characterise much of the Denistone/Eastwood area and were possibly planted as part of a Council beautification scheme in the 1930s. The slope of the landscape provides an attractive leafy outlook from the crest of the hill over the trees and private gardens of the streets. A defining landscape feature of the area is the remnant endangered Turpentine-Ironbark Forest community comprising about 400 square metres within Darvall Park, a long thin strip of open space between Chatham Road and the rail corridor. Darvall Park is a listed heritage item within the *Ryde Local Environmental Plan 2014* as a remaining unbuilt portion of Darvall's Estate, acquired by Ryde Council between 1926 and 1929. Houses fronting Chatham Road have a pleasing outlook over Darvall Park looking east.					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
Construction years	**Start year**	1924	**Finish year**	1950s	**Circa**	☐
Modifications and dates	Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Denistone is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. This began in 1794 in Denistone, when William Balmain was given land in the north of the area. Another grant named Porteous Mount was quickly acquired by Reverend Richard Johnson after being given to three men in 1795. Johnson then sold this land to the Connor family. Porteous Mount was bought by Elizabeth Blaxland and her husband Dr Thomas Forster in 1830, who built a house named 'Deniston' after which the suburb is named (and which burnt down in 1855). John Blaxland purchased land east of Porteous Mount from Forster and built the Hermitage in 1842. Richard Rouse Terry later acquired land from the Blaxlands and built a new house called 'Denistone House' in 1874. Subdivision of the area began in 1888 after the construction of Eastwood Station and continued till 1929. Terry's Denistone Estate was subdivided in 1913. A train station opened in the in 1937, after which time the suburb was called Denistone. Subdivision and development continued after World War Two with the Ryde Council Housing Scheme, which built hundreds of houses in Denistone East and West. Major Edward Darvall leased the first Deniston House, and the surrounding 100 acres, from Thomas Forster after arriving in Sydney with his family in 1840. The lease was for a period of 12 years, but Deniston House was once again advertised for lease in 1849 indicating that the Darvalls left the estate earlier than expected. Darvall then purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road, called Ryedale House, and planted the 50 acres nearest to the house with orchards (Angela Phippen 2008, 'West Ryde'). Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s, including a two-acre parcel sold to the Crown for a school (now Eastwood Public School) in 1889. In 1899, the estate was divided into two titles separated by the rail line, and transferred to her son Anthony Darvall who began to subdivide portions of the estate in 1902. The area of the Chatham Road Heritage Conservation Area was formed as part of a series of subdivisions of the Darvall Estate. Allotments were advertised for sale along the southern part of Chatham Road in 1919 and were subject to a building covenant restricting all development to be residential only, to the value of 400 pounds, and requiring all houses to have a slate, tile or shingled roof. The northern section of the conservation area was subdivided in 1929 as the Outlook Estate, which was advertised for its breathtaking views over the suburbs towards the city. However, the advent of the 1929 stock market crash slowed any development in this area, which picked up again in the mid-1930s. The Outlook Estate was influenced by Garden Suburb principles, evident in its use of curvilinear streets, a dedicated public reserve, standardised building line and consistent setbacks, and

	extensive street trees.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Chatham Road Heritage Conservation Area is historically significant as one of a series of subdivisions of the land held by and lived upon by the Darvall family for 70 years—the Darvalls were prominent landholders in the Ryde area. The estate demonstrates early town planning principles, evident through its use of wide streets, a planned public reserve and generous allotments, as well as the covenant on the land requiring the construction of a single dwelling of a high value and restricting the use of particular materials. It is representative of the rapid rates of subdivision in the area around the train line in the early twentieth century, which shaped the present-day suburbs of West Ryde, Denistone and Eastwood. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The Chatham Road Heritage Conservation Area is associated with the Darvall family. Major Edward Darvall was a prominent landholder in the Ryde area, holding a number of significant estates, including the estate of the family home where the conservation area is located. The Darvall Estate was kept mostly intact by his second wife Jane Darvall until it was transferred to her son Anthony Darvall, who began to subdivide the area. The area is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The Chatham Road Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies from the interwar period. Its open space and public reserve was designed to be an integral element of the subdivision's design and appeal. The streetscapes and landscaping contribute to the amenity of the area with wide roads and mature street trees. The distinctive slope of the landscape informed the layout of the streets in a north–south direction and provides a leafy outlook from the crest of the slope near Outlook Park. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed in this report and should be assessed in order to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	The area demonstrates intact examples of interwar architecture and elements of early twentieth-century town planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of interwar architectural typologies. The area is also representative of early twentieth-century town planning principles, which are evident in the wide curvilinear tree-lined streets and a dedicated public reserve. These architectural typologies and planning principles were common in the early twentieth century as early estates were subdivided and populations increased in the suburbs. The area is considered significant at a local level under this criterion.
Integrity	The Chatham Road Heritage Conservation Area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness. There are some modern infill dwellings, but the overall character of the subdivision is easily discernible.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage Study		Treasures of the Outlook Estate		Ryde Library
Online article	Angela Phippen, Ryde Local Studies Librarian	West Ryde	2008	Dictionary of Sydney
Article	Angela Phippen	Denistone; Denistone West	2010	Dictionary of Sydney
Article	Angela Phippen	Denistone East	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The Chatham Road Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*. The heritage significance and historical character of the Chatham Road Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings, public open space, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained, conserving their single-storey character, consistent setbacks, and relationship to the street and each other. A detailed character statement and development controls specific to the Chatham Road Heritage Conservation Area should be included within the *Ryde Development Control Plan* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Heritage Items	**Year of study or report**	2019
Item number in study or report	C3		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Boundaries of the Chatham Road Heritage Conservation Area.				
Image year	2019	**Image by**	NSW SIX Maps with GML overlay	**Image copyright holder**	NSW SIX Maps with GML overlay



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Chatham Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Chatham Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Chatham Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Chatham Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Chatham Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Chatham Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Plan of the fifth subdivision of the Darvall Estate, 1919.				
Image year	1919	**Image by**	Richardson & Wrench	**Image copyright holder**	State Library of NSW

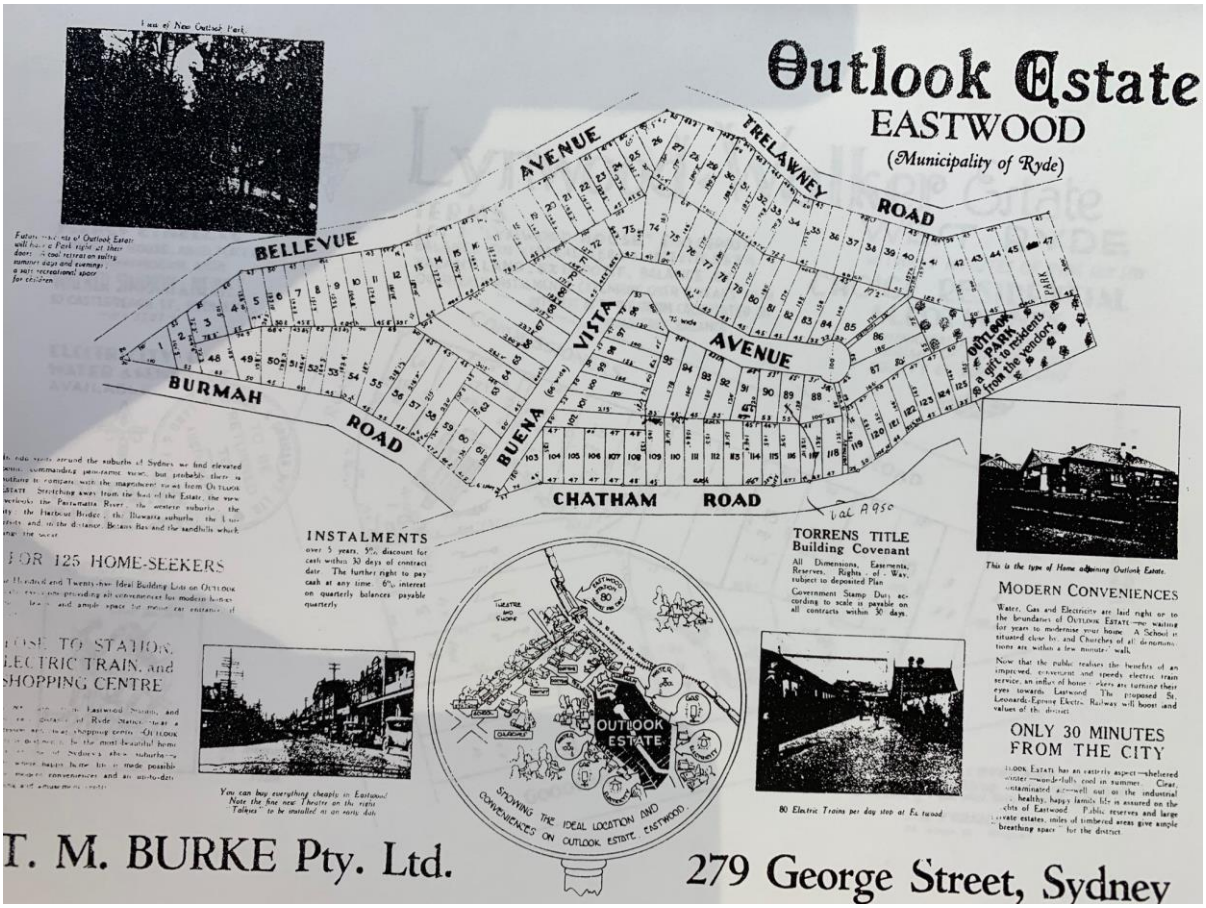


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Plan of the Outlook Estate subdivision.				
Image year	1929	**Image by**	TM Burke Pty Ltd	**Image copyright holder**	Ryde Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	*Darvall's Homestead, Ryde, NSW*, a watercolour by Herbert R Gallop, 1944, showing the character of the estate. The homestead was located next to the conservation area until it was relocated in the mid-twentieth century.				
Image year	1944	**Image by**	Herbert R Gallop	**Image copyright holder**	New England Regional Art Museum



Heritage Data Form

ITEM DETAILS						
Name of Item	Darvall Estate Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Anthony Road, Miriam Road, West Parade, Reserve Street					
Suburb/town	Denistone			**Postcode**	2114	
Local Government Area/s	Ryde					
Property description	Various					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Darvall Estate Heritage Conservation Area is culturally significant at a local level as a highly intact example of an early twentieth century subdivision in the Ryde area. It is historically significant for its association with the Darvall family, particularly Anthony Darvall, an alderman of Ryde who was responsible for the first subdivisions of the family estate, and for its demonstration of early town planning principles. It has aesthetic value for its high proportion of original building stock, with many high-quality homes built to a strict building covenant and representing a range of architectural styles from the late Federation and early interwar period. The area as a whole is representative of the boom in suburban development in the Denistone/Eastwood area in the early twentieth century as early land grants began to be subdivided and train stations were opened along the rail line.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The landscape of the Darvall Estate Heritage Conservation Area is characterised by a steep slope from Denistone Station in the north down towards West Ryde Station in the south, with three main streets running in a north-south direction between these two points. The area largely retains its original subdivision pattern, with a small number of allotments having been re-subdivided to create additional properties but the majority retaining their original size with wide street frontages. There is a large proportion of original housing stock, demonstrating typologies ranging from late Federation Queen Anne styles, to early Inter-War Bungalows. Original houses are particularly concentrated on Miriam Road, with uncharacteristic infill development more prevalent on Anthony Road and West Parade. The high number of original dwellings is likely a result of a covenant on the land at the time of sale that required quality dwellings to be built with a value of at least 250 pounds. The streets contain a large number of mature pre-1943 brush box trees, which characterise much of the Denistone/Eastwood area and were possibly planted as part of a council beautification scheme in the 1930s. The slope of the landscape provides an attractive leafy outlook from the crest of the hill over the trees and private gardens of the streets.					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
Construction years	**Start year**	1902	**Finish year**	c.1940	**Circa**	☐
Modifications and dates	Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Denistone is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. This began in 1794 in Denistone, when William Balmain was given land in the north of the area. Another grant named Porteous Mount was quickly acquired by Reverend Richard Johnson after being given to three men in 1795. Johnson then sold this land to the Connor family. Porteous Mount was bought by Elizabeth Blaxland and her husband Dr Thomas Forster in 1830, who built a house named 'Deniston' after which the suburb is named (and which burnt down in 1855). John Blaxland purchased land east of Porteous Mount from Forster and built the Hermitage in 1842. Richard Rouse Terry later acquired land from the Blaxlands and built a new house called 'Denistone House' in 1874. Subdivision of the area began in 1888 after the construction of Eastwood Station and continued till 1929. Terry's Denistone Estate was subdivided in 1913. A train station opened in the in 1937, after which time the suburb was called Denistone. Subdivision and development continued after World War Two with the Ryde Council Housing Scheme, which built hundreds of houses in Denistone East and West. Major Edward Darvall leased the first Deniston House, and the surrounding 100 acres, from Thomas Forster after arriving in Sydney with his family in 1840. The lease was for a period of 12 years, but Deniston House was once again advertised for lease in 1849 indicating that the Darvalls left the estate earlier than expected. Darvall then purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road, called Ryedale House, and planted the 50 acres nearest to the house with orchards (Angela Phippen 2008, 'West Ryde'). Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s, including a two-acre parcel sold to the Crown for a school (now Eastwood Public School) in 1889. In 1899, the estate was divided into two titles separated by the rail line, and transferred to her son Anthony Darvall who began to subdivide portions of the estate in 1902. The conservation area was formed as part of the first subdivision of the Darvall Estate in 1902, which comprised Miriam Road, Anthony Road, West Parade, and Reserve Street, as well as a dedicated public reserve in the centre of the subdivision. Sales were initially slow and by 1907 only five allotments had been sold, all on West Parade near Ryde Station. However, by 1915 the majority of the lots in the subdivision had sold, with almost all occupied by 1924. Purchasers of the estate were bound to a building covenant specifying that only one building was allowed per allotment, which had to be worth at least 250 pounds and was not allowed to have an iron roof.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Darvall Estate Heritage Conservation Area is historically significant as the first subdivision of the land held by and lived upon by the Darvall family for 70 years—the Darvalls were prominent landholders in the Ryde area. The estate demonstrates early town planning principles, evident through its use of wide streets, a central public reserve and generous allotments, as well as the covenant on the land requiring the construction of a single dwelling of a high value and restricting the use of particular materials. It is representative of the rapid rates of subdivision in the area around the train line in the early twentieth century, which shaped the present-day suburbs of West Ryde, Denistone and Eastwood. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The Darvall Estate Heritage Conservation Area is associated with the Darvall family. Major Edward Darvall was a prominent landholder in the Ryde area, holding a number of significant estates, including the estate of the family home where the conservation area is located. The Darvall Estate was kept mostly intact by his second wife Jane Darvall until it was transferred to her son Anthony Darvall, who began to subdivide the area. The Darvall Estate Heritage Conservation Area was the first of these subdivisions, which shaped the existing streetscape and green space of a significant area of Denistone and West Ryde. The area is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The Darvall Estate Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies from the late federation to early interwar periods, built to a consistently high quality with high aesthetic values. Its open space and public reserve was designed to be an integral element of the subdivision's design and appeal. The streetscapes and landscaping contribute to the amenity of the area with wide roads and mature street trees. The distinctive slope of the landscape informed the layout of the streets in a north-south direction and provides a leafy outlook from the crest of the slope near Denistone Station. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/ Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed in this report and should be assessed in order to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	The area demonstrates intact examples of Federation and Inter-war architecture and elements of early twentieth century town planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of late Federation and Inter-War architectural typologies, with particularly fine examples of Queen Anne style, Federation Bungalow style and Inter-War Bungalow styles on Miriam Road. The area is also representative of early twentieth century town planning principles, which are evident in the wide curvilinear tree-lined streets and a central dedicated public reserve. These architectural typologies and planning principles were common in the early twentieth century as early estates were subdivided and populations increased in the suburbs. The area is considered significant at a local level under this criterion.
Integrity	The Darvall Estate Heritage Conservation Area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness. Miriam Road is particularly intact with a high proportion of original houses. The adjacent streets are somewhat intact despite some modern infill dwellings and still contribute to the overall character of the subdivision.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s within the conservation area	14 Miriam Road, 'Fairhaven—Federation Queen Anne style dwelling,' Item 217
	16 Miriam Road, 'Wallington—Inter-war California Bungalow style dwelling,' Item 218
	22 Miriam Road, 'Twyford—Federation Queen Anne style dwelling,' Item 219
	24 Miriam Road, 'Lorraine—Federation Queen Anne style dwelling,' Item 74
	30 Miriam Road, 'Wee Gnallan—Federation Queen Anne style dwelling,' Item 75
	38 Miriam Road, 'House,' Item 220
	78 West Parade, 'Tamarua—Federation weatherboard dwelling,' Item 164
	33 Reserve Street, 'House,' Item 103

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Online article	Angela Phippen, Ryde Local Studies Librarian	West Ryde	2008	Dictionary of Sydney
Article	Angela Phippen	Denistone; Denistone West	2010	Dictionary of Sydney
Article	Angela Phippen	Denistone East	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The Darvall Estate Heritage Conservation Area should be should be included as a heritage conservation area of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*. The heritage significance and historical character of the Darvall Estate Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings, public open space, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained, conserving their single-storey character, consistent setbacks, and relationship to the street and each other. A detailed character statement and development controls specific to the Darvall Estate Heritage Conservation Area should be included within the Ryde Development Control Plan (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	**Year of study or report**	2019
Item number in study or report	C4		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Boundaries of the Darvall Estate Heritage Conservation Area.				
Image year	2019	**Image by**	NSW SIX Maps with GML overlay	**Image copyright holder**	NSW SIX Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling within the Darvall Estate Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling within the Darvall Estate Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Miriam Park, on the corner of Miriam Road and Reserve Street, in the Darvall Estate Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

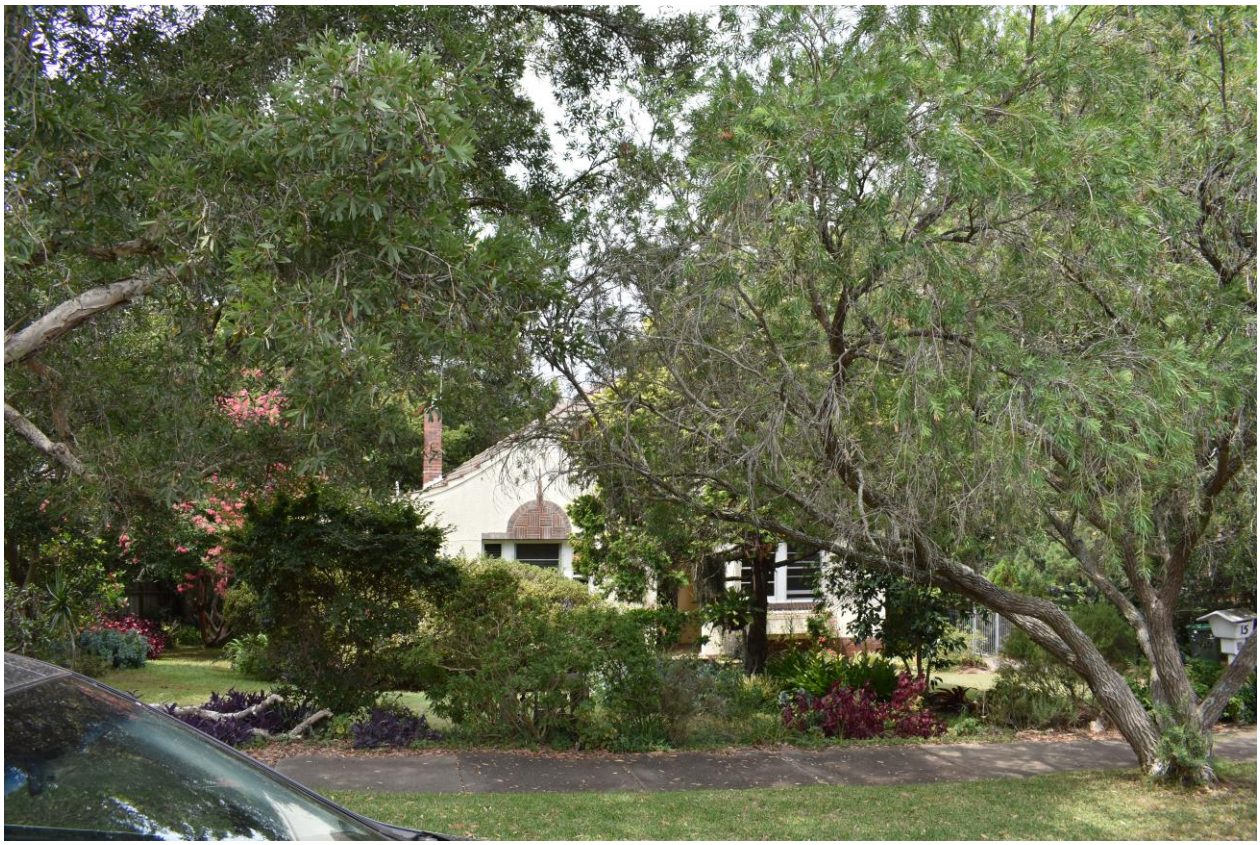


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Darvall Estate Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Darvall Estate Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

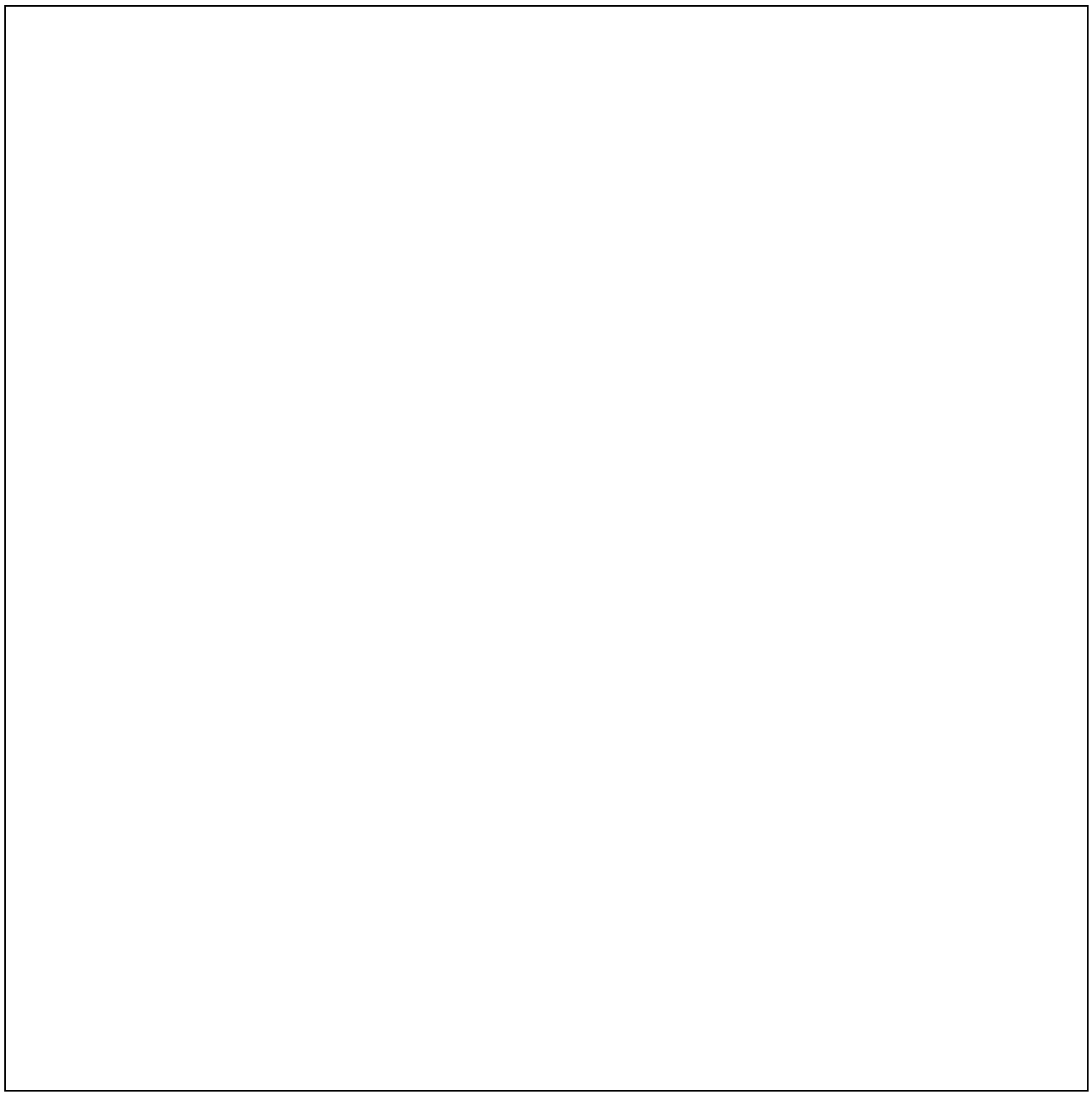


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Mature trees on Reserve Street.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Portrait of Mrs Jane Darvall, Ryde, by Sydney photographer David Scott.				
Image year	c.1870s	**Image by**	David Scott	**Image copyright holder**	National Library of Australia

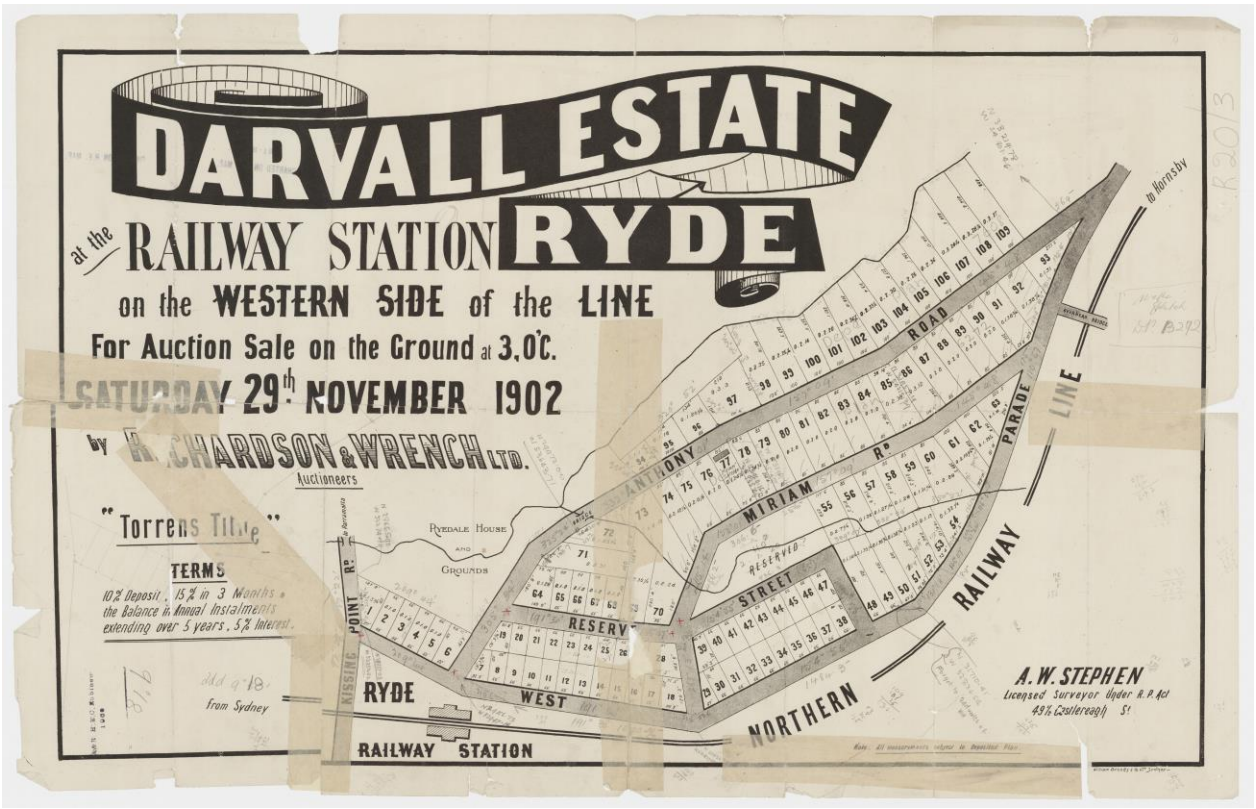


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Map of the first Darvall Estate subdivision, 1902, showing Miriam Park set aside as a public reserve and also the proximity of the subdivision to the Darvall family home, Ryedale House.				
Image year	192	**Image by**	State Library of NSW	**Image copyright holder**	State Library of NSW

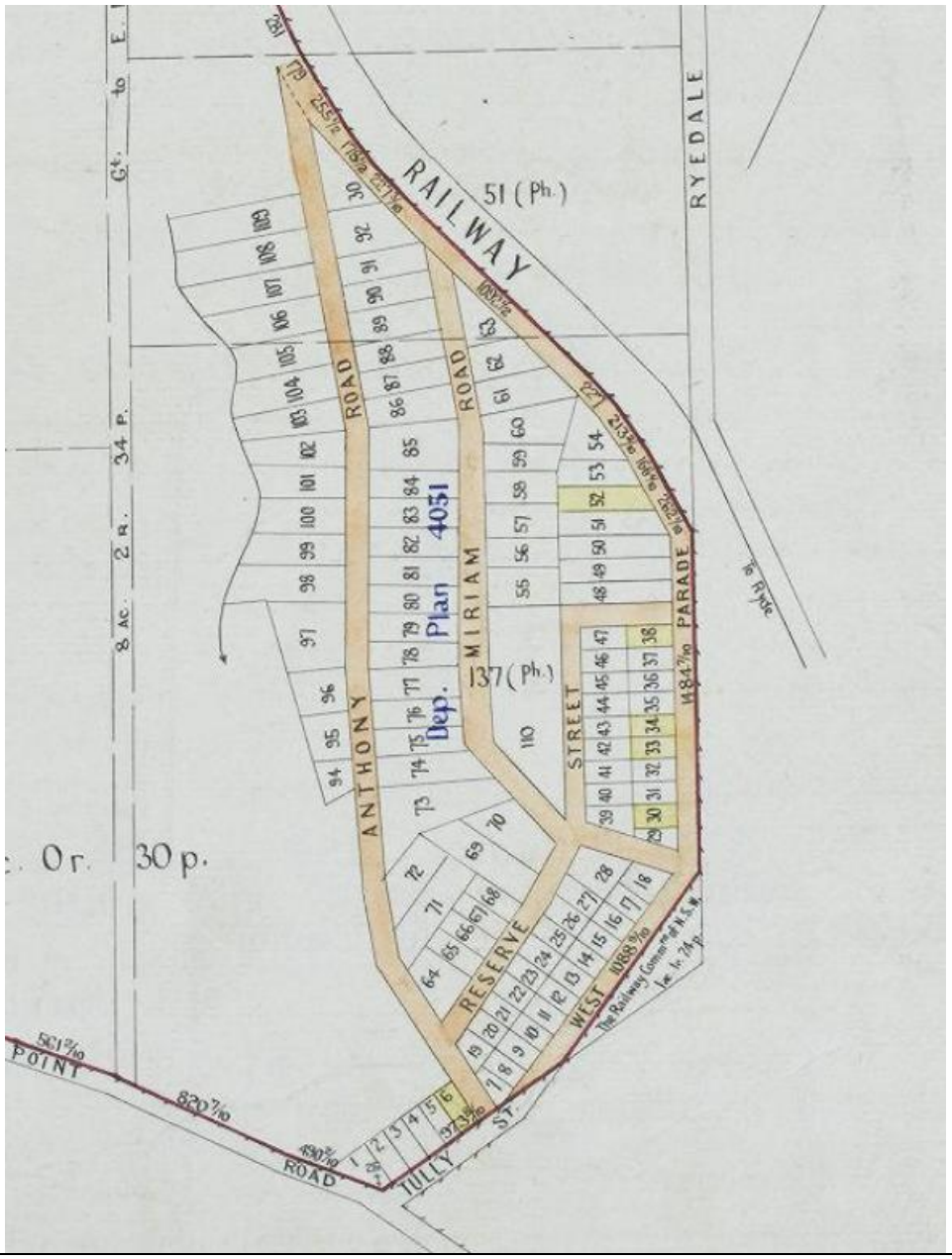


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Map of part of the 1902 subdivision of the Darvall Estate, drawn in 1907 (Vol 1838 Fol 4). Lots shaded yellow had been sold in the previous years, indicating that sales were very slow and were concentrated near the station.				
Image year	1907	**Image by**	NSW Department of Lands	**Image copyright holder**	NSW Lands Registry Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Subdivision map of the Estate in 1911, showing that most allotments were still available except for previously sold lots on West Parade.				
Image year	1911	**Image by**	State Library of NSW	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Darvall's Homestead, Ryde, NSW; watercolour by Herbert R Gallop, 1944, showing the character of the estate. The homestead was located next to the conservation area until it was relocated in the mid-twentieth century.				
Image year	1944	**Image by**	Herbert R Gallop	**Image copyright holder**	New England Regional Art Museum



Heritage Data Form

ITEM DETAILS						
Name of Item	Tyrell Street Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number	n/a					
Street name	Tyrell Street					
Suburb/town	Gladesville			**Postcode**	2111	
Local Government Area/s	Ryde					
Property description	Lots 6–9, 10, 14–16, 18–22 / Section D / DP 1821; Lots 26–29, 32–36 / Section E / DP 1821; Lot 1 / DP188759; Lots A, B / DP318637; Lot 3 / DP355166; Lots A, B / DP371576; Lot 3 / DP374479; Lot A / DP385120; Lots 1, 2 / DP510376; Lots 5–8 / DP6220; Lot 37 / DP660886; Lots 1–3 / DP964666; SP43922.					
Location - Lat/long	**Latitude**	-33.829832		**Longitude**	151.123349	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Tyrell Street Heritage Conservation Area (HCA) is of cultural heritage significance at a local level as a remnant early twentieth century Federation streetscape in the Gladesville area. Built on an 1886 subdivision of the Gladesville Estate, it is historically significant for its ability to demonstrate subdivision lot planning and housing development reflected through the design, character and architectural styles from the late Federation period. Many of the original houses and cottages including Queen Anne style dwellings and Arts and Crafts style bungalows, built in this period remain providing an aesthetically pleasing visual coherence and consistency with a recognisable Federation character. The area is representative of the historical development of Gladesville and the shift from farmland and large estates with villas, to denser subdivision and suburban development during the early twentieth century. The streetscape is largely intact.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The Tyrell Street Heritage Conservation Area is a residential streetscape characterised by single-storey late Federation period cottages representing a range of architectural styles from the early twentieth century. The street is set on a gentle slope between Ross Street and Western Crescent. The land either side is generally flat but begins fall on the south side. The area largely retains its original subdivision pattern, with some changes at either end of the street, and a small number of allotments having been reduced in size through later subdivision. There is a large proportion of original housing stock, demonstrating popular typologies from the late Federation period including Queen Anne style dwellings and Arts and Crafts style bungalows. Houses from this period are consistent in scale and overall form. The material palette is varied with a range of roofing materials, wall cladding, colour schemes and ornamentation. Setbacks are generally shallow with small private gardens adjoining the street and front fences or hedging defining the boundary. Garages are generally at the rear accessible via a driveway, but carports to one side are not uncommon. Most of the buildings on Tyrell Street are contributory to the character and amenity of the conservation area, with a number of later infill dwellings, which are generally neutral. Most dwellings have been extended or altered in some way to varying degrees of intrusion. There is also some uncharacteristic double-storey infill development, ranging from 1970s blond brick to modern rendered project homes.					
Physical condition and Archaeological potential	The area largely retains its original subdivision pattern, except for a small number of allotments bought up by landholders then resubdivided into a higher number of allotments. There are several uncharacteristic infill dwellings from the 1970s onwards. Most houses are in good condition. The archaeological potential of the area is unknown.					
Construction years	**Start year**	1909	**Finish year**	Ongoing	**Circa**	☒
Modifications and dates	Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions, of varying levels of intrusion.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time. Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures. All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows. Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Tyrell Street Heritage Conservation Area is culturally significant at a local level as a representative of the early development of Gladesville and demonstrating a range of architectural typologies. Constructed on an 1886 subdivision of the Glades Ville Estate, the street contains several original cottages that would have once been throughout the immediate area. The area meets the threshold of local significance under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the street has a strong or special association with a person or group of persons of importance to the local area. The area does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The Tyrell Street Heritage Conservation Area contains several original dwellings from the early twentieth century/late federation period. The remaining dwellings have some aesthetic significance when considered as individual buildings or as a building group, but the street also contains many intrusive elements that reduce the overall aesthetic significance of the street and disrupt its consistency. The area does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/ Research significance SHR criteria (e)	The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed in this report and should be gauged in order to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.
Rarity SHR criteria (f)	The area demonstrates several intact and modified examples of federation period architecture. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.

Heritage Data Form

Representativeness SHR criteria (g)	Tyrell Street is representative of an early twentieth century streetscape which remains somewhat intact despite later intrusive infill development. It contains several original single-storey detached dwellings demonstrating architectural characteristics of late Federation period typologies, through their form, small scale, moderate setbacks, and low fences. The area is considered significant at a local level under this criterion.
Integrity	The Tyrell Street Heritage Conservation Area is somewhat intact despite modifications, with most houses on the street having a contributory or neutral impact on the character of the heritage conservation area. There are number of intrusive infill dwellings that are inconsistent with this character. Modifications to the original dwellings have generally been sympathetic and has not impacted the overall visual amenity of the street.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	3 Tyrell Street, 'Federation style dwelling,' Item 135
	42 Tyrell Street, 'Federation style dwelling,' Item 136

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage Study	Paul Davies Pty Ltd	City of Ryde SHI Review – Stage 1	2012	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review— Shortlist of Potential Heritage Items	2019	
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The Tyrell Street Heritage Conservation Area should be should be included as a heritage conservation area of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*. The heritage significance and historical character of the Tyrell Street Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern. All remaining original dwellings should be retained and conserved by maintaining their single-storey character, consistent setbacks, and the relationship of the houses to the street and to each other. A detailed character statement and development controls specific to the Tyrell Street Heritage Conservation Area should be included within the Ryde Development Control Plan to guide future development and ensure the preservation of the areas significance and character. All buildings within the heritage conservation area should be identified within the development control plan as contributory, neutral or uncharacteristic, through mapping and schedules.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	C5		
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Boundaries of the Tyrell Street Heritage Conservation Area.				
Image year	2018	**Image by**	NSW SIX Maps with GML overlay	**Image copyright holder**	NSW SIX Maps / GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	Unknown	**Image by**	State Heritage Inventory	**Image copyright holder**	State Heritage Inventory



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling within the Tyrell Street Heritage Conservation Area.				
Image year	2019	**Image year**	2019	**Image year**	2019



Heritage Data Form

IMAGES - 1 per page

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

Image caption	The 1886 Gladesville Park subdivision showing Tyrell Street between Sections D and E.				
Image year	1886	**Image by**	Hardie & Gorman	**Image copyright holder**	State Library of NSW



Heritage Data Form

ITEM DETAILS						
Name of Item	Wharf Road Heritage Conservation Area					
Other Name/s Former Name/s						
Item type (if known)	Heritage Conservation Area					
Item group (if known)	Urban Area					
Item category (if known)	Other—Urban Area					
Area, Group, or Collection Name						
Street number						
Street name	Ashburn Place, Wharf Road, Amiens Street and Meriton Street					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Multiple					
Location - Lat/long	**Latitude**		**Longitude**			
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Various					
Current use	Residential					
Former Use	Residential					
Statement of significance	The Wharf Road Heritage Conservation Area is culturally significant at a local level as a highly intact collection of historically significant buildings representing the gradual development of Gladesville from c.1870. It is historically significant for its association with Walter Scott Campbell, an alderman of Ryde who was an important figure in the development of the local area and served as Chief Inspector of Agriculture and Chief Draftsman of the Department of Mines. It has high aesthetic values for its high proportion of original building stock, with many high-quality homes representing a range of architectural styles from the Victorian to early interwar period. The area as a whole is representative of the nature of suburban development in Gladesville, with a range of architectural typologies showing a clear timeline of how the area progressed over time.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The Wharf Road Heritage Conservation Area is bounded by Ashburn Place, Wharf Road, Amiens Street and Meriton Street in the suburb of Gladesville, near Glades Bay on Parramatta River. The landscape is mostly flat, with a slight slope to the south at the corner of Amiens and Meriton Streets. It is a residential area, characterised by a concentrated collection of heritage-listed residential buildings ranging from Victorian Georgian former estates to smaller and denser Federation period cottages following subdivision of the area. There is a large proportion of original housing stock which were constructed following the subdivision of the grounds of those earlier estates. Houses are generally single-storey, with the exception of some infill development and additions/extensions at the rear of contributory properties. The block is eclectic in character, demonstrating a range of architectural styles and materiality, all of them representative of the development of Gladesville since the 1850s. Defining landmark properties include: • the dwelling Woodstone on the corner of Wharf Road and Amiens Street; • the Federation Queen Anne style house group on Amiens Street; • interwar dwellings at the corner of Meriton Street and Ashburn Place; and • the Victorian house Ellora on the opposite corner of Amiens and Wharf Road. The presence of street trees is a defining feature of the conservation area, particularly on Wharf Road which is characterised by a dense canopy over the street.					
Physical condition and Archaeological potential	The area retains a large proportion of original housing stock and listed heritage items. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.					
Construction years	**Start year**	1865	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates	Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions of varying levels of intrusion.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. The land on which the conservation area is located was originally part of a number of grants including that of John Glade, whose 50-acre parcel of land was situated along Parramatta River to the west of Looking Glass Bay. In 1817 Glade purchased adjacent land grants and the district became a rural farming and dairy area supplying Sydney, but remained isolated. The Great North Road (now Victoria Road) was dedicated in 1825 and assisted in opening up the area. A commercial centre was established on Victoria Road as the area was further developed during the late nineteenth century. Glade's estate was subdivided by Sydney developer William Billyard following his death in 1848. Billyard named the area Glades Ville and included a wharf on Parramatta River to enable better access. Wharf Road was the central spine of Billyard's subdivision, connecting the Great North Road with the river. Properties along Wharf Road were large blocks suitable for villa residences on generous landscaped grounds for extensive gardens and orchards. In 1858, William Henry Sargeant purchased four acres of the Gladesville Estate, comprising the block bounded by Wharf Road, Bay View Terrace (now Amiens Street), Ashburn Place and Meriton Street. He sold a portion to Walter Scott Campbell in 1869. Campbell was Chief Draftsman of the Department of Mines, Chief Inspector of Agriculture, an Alderman in the first Ryde Council in 1871, and contributed to the construction of the Christ Church. The first evidence of Campbell occupying the site appears in the 1874 Sands Directory and on a subdivision map of 1876. The house he constructed was a four-room sandstone cottage with an attic. Campbell resided at Woodstone until 1889, when he sold the property to Edwin Mackenzie, a grazier from New England. Mackenzie extended the dwelling and built two stone houses for his daughters on Lots 61 and 62 (now 37 Wharf Road, The Pines, and 36 Ashburn Place, Speen).

	Little suburban development in the conservation area occurred until the 1910s and 1920s. Subdivision plans for the land between Ashburn Place, Bay View Terrace (now Amiens Street) and Wharf Road are not readily available, and it is unknown whether Mackenzie was responsible for the construction of the matching set of cottages at 23–31 (and potentially 16–18 on the southern side of Amiens Street) or whether the land was re-sold before this occurred. It is not known therefore who owned the land when the cottages were built and then subdivided them for individual sale. Due to research constraints, investigation into the subsequent occupants and owners of the properties was limited. Further research, including a detailed search of land title and subdivision plans, would provide more clarification in this area. The eastern side of Meriton Street was subdivided by Walker Lane, who acquired the land in 1913 and began to sell off allotments after 1915. Lane died in 1918 and his widow Sarah continued to sell the properties until the last was sold in 1923. The name of Bay View Terrace was changed to Amiens Street following World War I in honour of the battle at Amiens, France. Although a specific date for this change is unknown, 'Amiens Street' was in use by November 1923. Documents illustrating the transfer of Woodstone to Frederick Elgood in 1925 show that the portion of the block to the west of the three houses had been sold off by this time. A private lane is also visible at the rear of Speen and The Pines.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Wharf Road Heritage Conservation Area is historically significant for its representation of a range of architectural typologies from 1869 up to the interwar period. Build on a c.1850s subdivision of John Glade's estate, the area was slowly and progressively developed over the following 100 years and retains examples of popular architectural styles from across that time. The area is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The Wharf Road Heritage Conservation Area is associated with Walter Scott Campbell, an important figure in the early development of Ryde. Campbell was a naturalist and historian with an interest in botany and collecting, who served as Chief Inspector of Agriculture, Chief Draftsman of the Department of Mines, and an Alderman on the first Ryde Council. He established horse studs, vineyards and experimental farms throughout NSW. Campbell built Woodstone, at 39 Wharf Road, the same year he married Mary Ann Holt, and he and his family lived at the property for approximately 20 years until it was sold and the process of subdivision began. The area is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	The Wharf Road Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies from the Victorian to early interwar periods, built to a consistently high quality with high aesthetic values. The streetscapes and landscaping contribute to the amenity of the area with wide roads, mature street trees, and timber picket and brick fences. The proximity to the water and views over Glades Bay contributed to the initial desirability of the area, in turn encouraging the development of high quality homes and contributing to the amenity of the area today. The area is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the area could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	It is not known if the area would yield information that would contribute to an understanding of the building typologies evident in the area. The archaeological potential of the area has not been assessed in this report and should be assessed in order to determine if it has research potential to contribute to a better understanding of the history of the area. The area has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	The area demonstrates intact examples of Victorian, Federation and interwar architecture. It does not demonstrate uncommon, rare or endangered aspects for the local area. The area does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The area represents principal characteristics of a range of architectural typologies, with particularly fine examples of the Victorian Georgian, Federation Queen Anne, Federation Bungalow and Inter-War Bungalow styles. These architectural typologies are representative of the progressive subdivision of early estates and show a clear timeline of historical development in the area. The area is considered significant at a local level under this criterion.
Integrity	The Wharf Road Heritage Conservation Area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness. There are some modern infill dwellings, but overall the historic character of the area is easily discernible.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	19A Amiens Street, 'Ellora—Victorian weatherboard dwelling', Item 3
	23–31 Amiens Street, 'Federation Queen Anne style dwelling group', Item 4
	43–45 Wharf Road, 'Federation Queen Anne style houses', Item 167
	Ashburn Place & Wharf Road corner, 'Stone marker', Item 207
	37 Wharf Road, 'The Pines', Item 166

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
	Research held by the Ryde Local Studies Library	Woodstone		

RECOMMENDATIONS	
Recommendations	The Wharf Road Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014*. The heritage significance and historical character of the Wharf Road Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained, conserving their single-storey character, consistent setbacks, and relationship to the street and each other. A detailed character statement and development controls specific to the Wharf Road Heritage Conservation Area should be included within the *City of Ryde Development Control Plan* (DCP) to guide future development and ensure the preservation of the area's significance and character. All buildings within the heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using mapping and schedules.

Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	**Year of study or report**	2019
Item number in study or report	C6		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Boundaries of the Wharf Road Heritage Conservation Area.				
Image year	2019	**Image by**	NSW SIX Maps with GML overlay	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling in the Wharf Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Heritage-listed dwellings in the Wharf Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Wharf Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Wharf Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Contributory dwelling in the Wharf Road Heritage Conservation Area.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

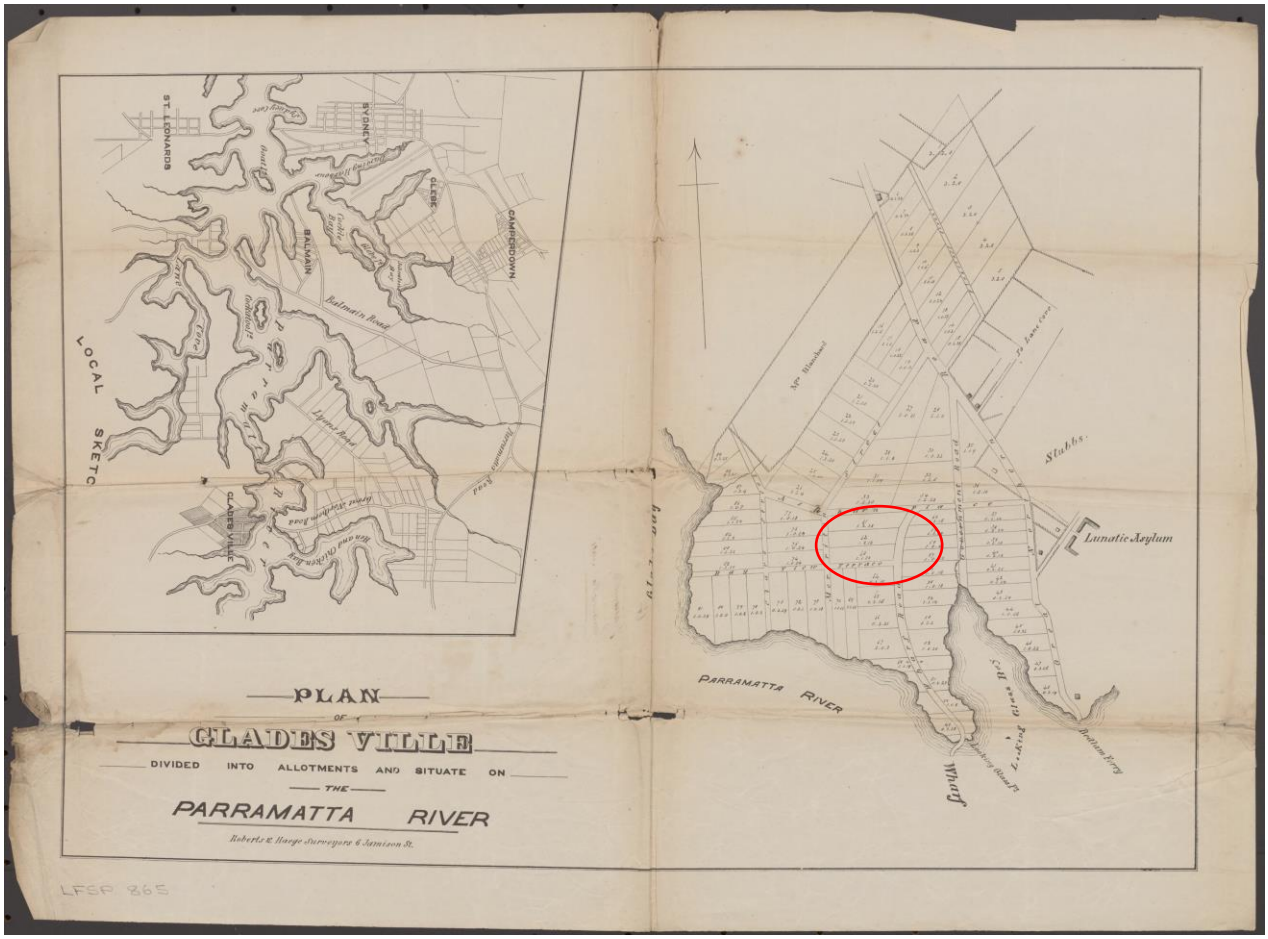


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Original subdivision of Glade's Estate, with the location of the conservation area circled.				
Image year	c.1870s	**Image by**	Roberts & Haege	**Image copyright holder**	State Library of NSW

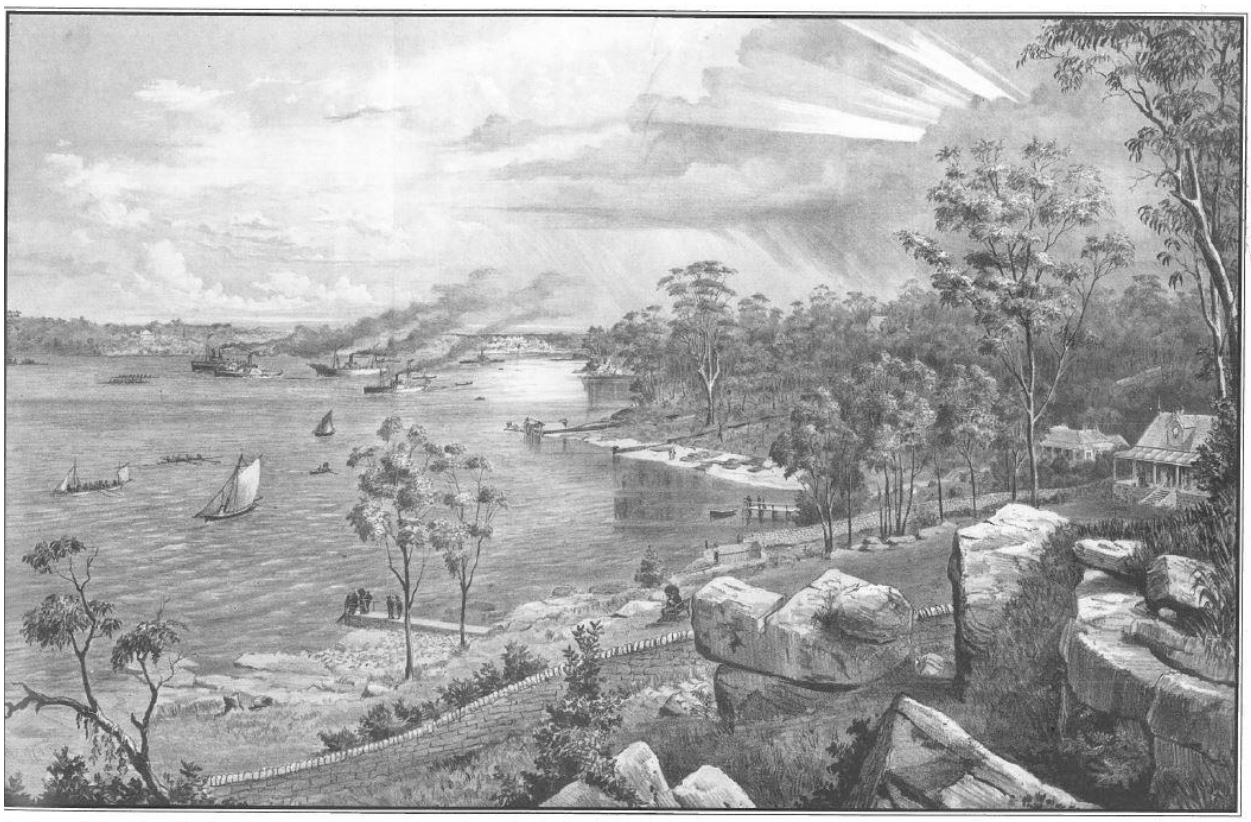


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Marine villas on the shores of Parramatta River between Looking Glass Bay and Glades Bay, *Illustrated Sydney News*, 1879.				
Image year	1879	**Image by**	*Illustrated Sydney News*	**Image copyright holder**	National Library of Australia

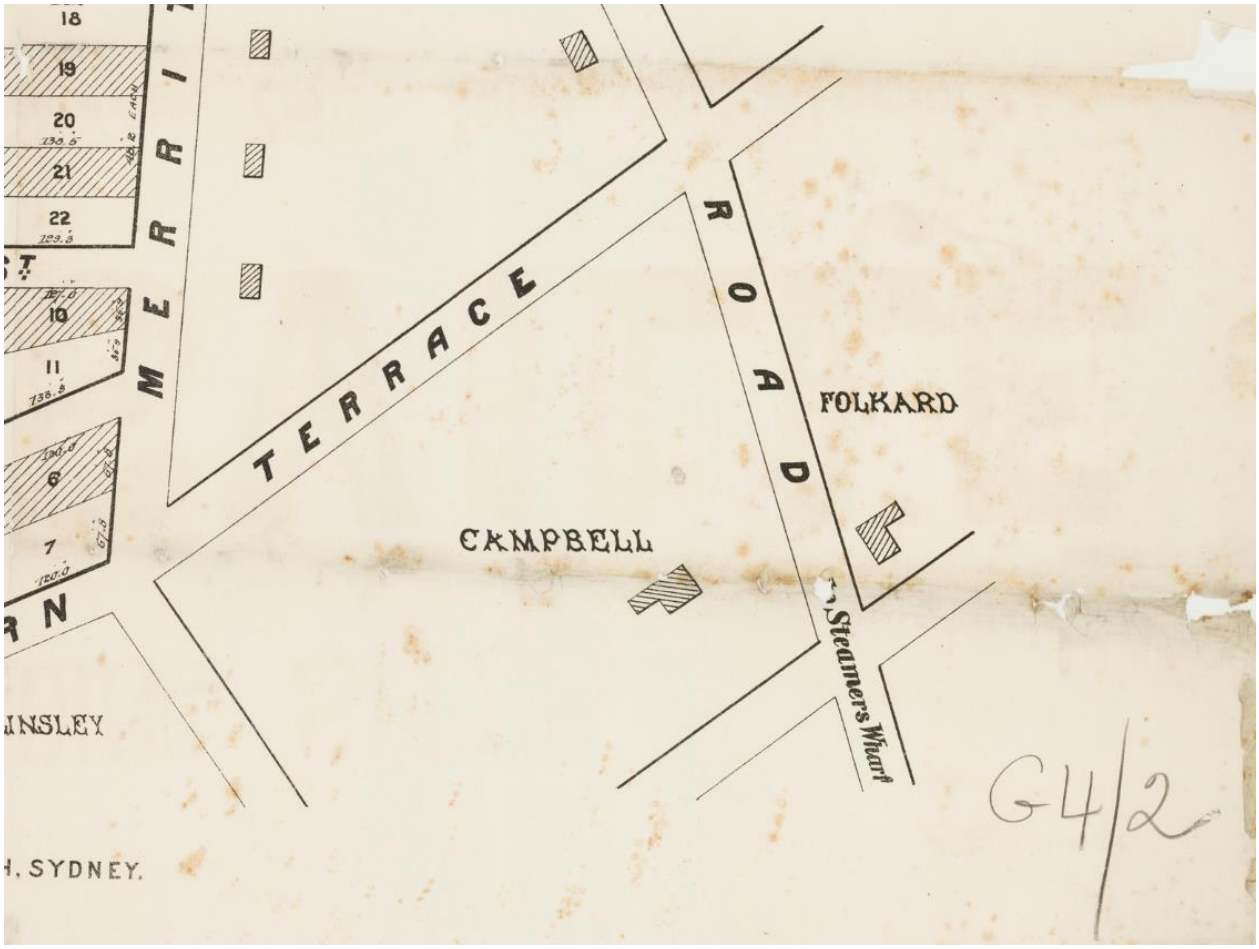


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from a subdivision plan of Gladesville, showing Walter Campbell's house at 39 Wharf Road as the only dwelling extant on the block at that time. The house Ellora is also shown on the opposite corner.				
Image year	c.1880	**Image by**	Hardie & Gorman	**Image copyright holder**	State Library of NSW



LEP Heritage Maps for Draft Heritage Conservation Areas

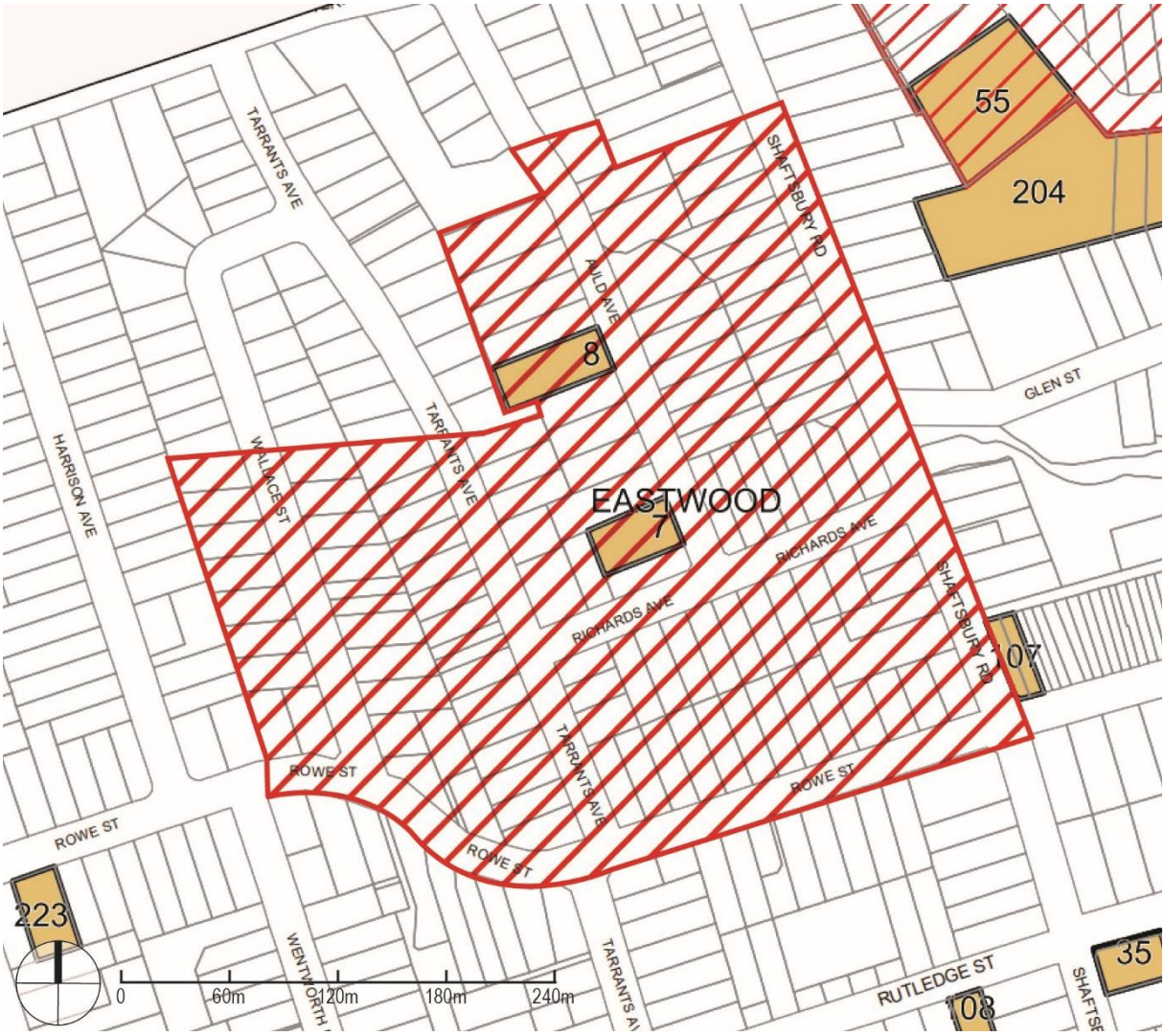
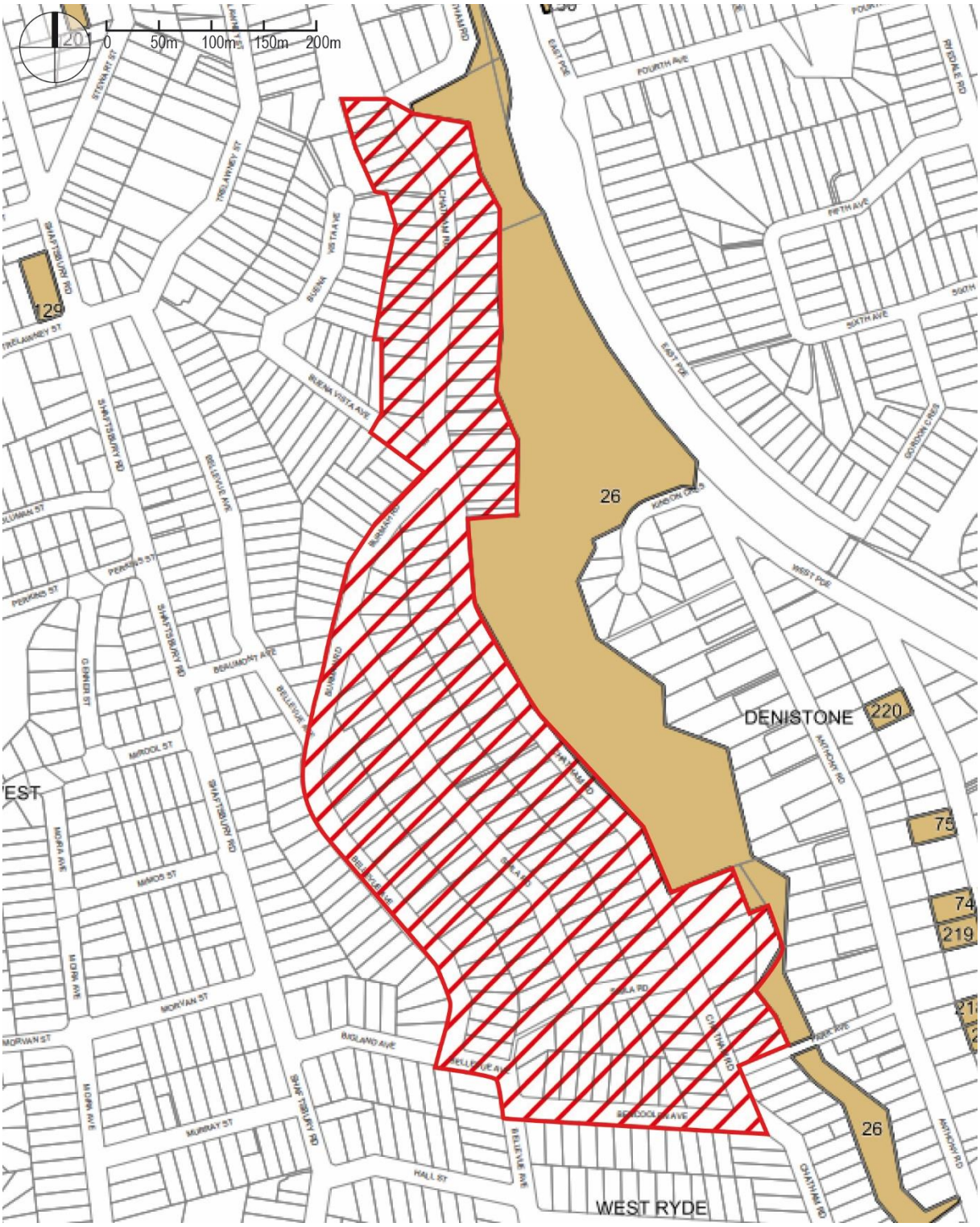


Figure 4.2.1 Ryde LEP Heritage Map indicating the draft Lunds Avenue Heritage Conservation Area, Eastwood. (Source: Ryde LEP with GML overlay 2019)



Figure 4.2.2 Ryde LEP Heritage Map indicating the draft Summerhayes Heritage Conservation Area, Eastwood. (Source: Ryde LEP with GML overlay 2019)


0
50m
100m
150m
200m
129
26
DENISTONE
220
75
74
219
26
WEST RYDE
EST
SHAFTSBURY RD
BELLEVUE AVE
BUENA VISTA AVE
BUENA VISTA AVE
BUMBORA RD
BUMBORA RD
BELLEVUE AVE
BELLEVUE AVE
BELLEVUE AVE

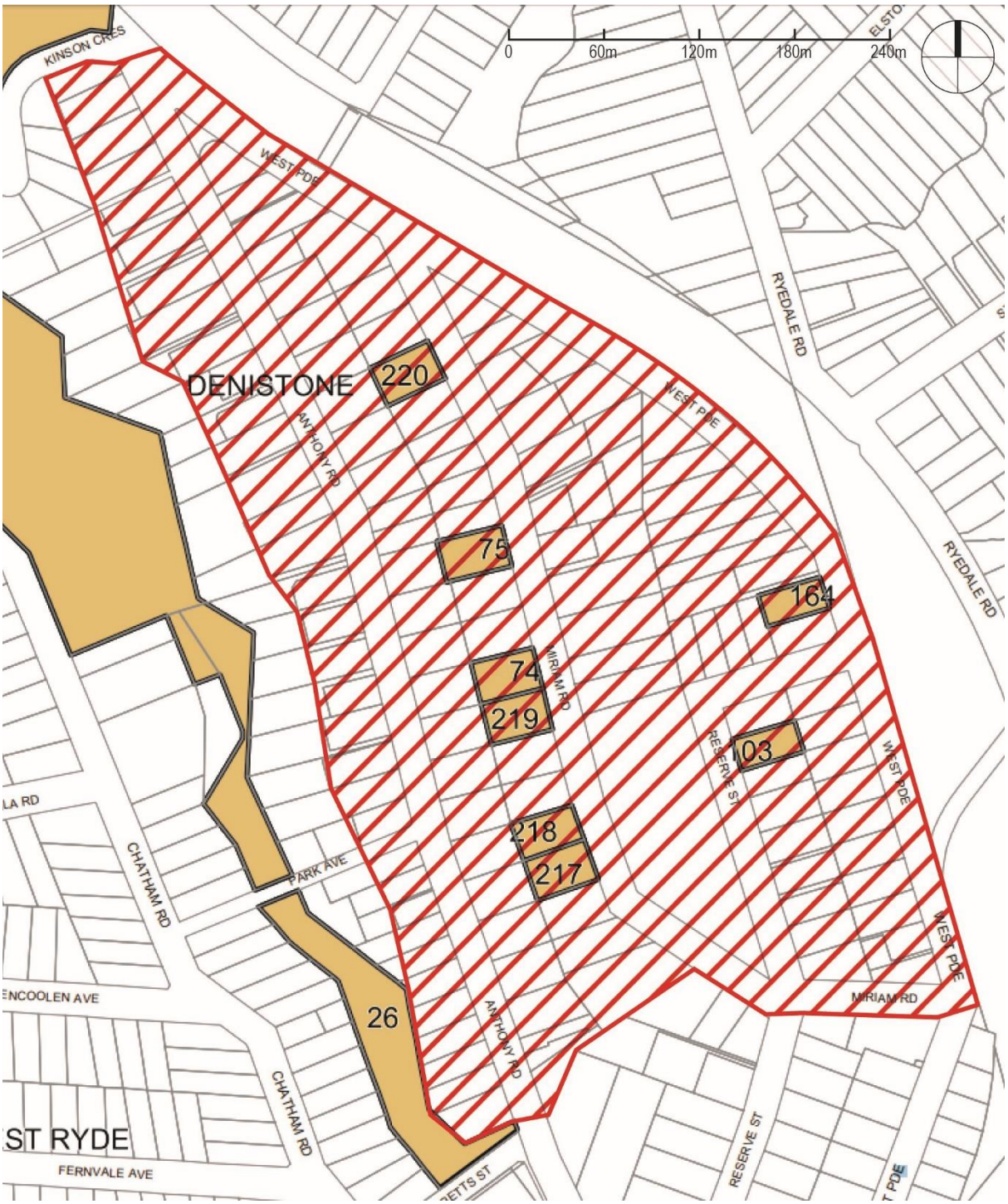


Figure 4.2.4 Ryde LEP Heritage Map indicating the draft Darvall Estate Heritage Conservation Area, Denistone. (Source: Ryde LEP with GML overlay 2019)



Figure 4.2.5 Ryde LEP Heritage Map indicating the draft Tyrell Street Heritage Conservation Area, Gladesville. (Source: Ryde LEP with GML overlay 2019)



Figure 4.2.6 Ryde LEP Heritage Map indicating the draft Wharf Road Heritage Conservation Area, Gladesville. (Source: Ryde LEP with GML overlay 2019)

Archaeological Sites

Heritage Data Form

ITEM DETAILS						
Name of Item	Former Squire's Brewery and Halvorsen's Boat Yard					
Other Name/s Former Name/s	Naval Refit Centre, Squires Wharf remains					
Item type (if known)	Archaeological—maritime Archaeological—terrestrial Built					
Item group (if known)	Transport—water Maritime Industry					
Item category (if known)						
Area, Group, or Collection Name						
Street number	20					
Street name	Waterview Street					
Suburb/town	Putney			**Postcode**	2112	
Local Government Area/s	Ryde					
Property description	Lot 440, 441, 442, 443, 444, 445, 446, 447 / DP15224; Lot 2 / DP70488; Lot 1 / DP70489; Lot 1 / DP430647					
Location - Lat/long	**Latitude**	-33.825979		**Longitude**	151.099977	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Industrial/Warehouse property Marine related uses					
Former Use	Trade, licenced premises, industrial, ship building					
Statement of significance	The complex at 20 Waterview Street, Putney, has cultural heritage significance at a local level for its remnant archaeological evidence of early colonial occupation, as well as its ongoing use as a boat building, servicing and repair facility from the 1930s to the present day. It is associated with James Squire, an emancipist convict and prominent early landholder in the Ryde area who established the Malting Shovel Inn and brewery on the site c.1798; the archaeological remains of Squire's c.1804 wharf can be seen on the site today. The complex is associated with Halvorsen Sons Pty Ltd, a prominent family company who constructed a boat building shed and associated structures on the site in the 1930s, and it is of historical significance for its continuous and ongoing use as a maritime complex for pleasure craft as well as wartime production. It has archaeological potential particularly for the remnant deposits associated with Squire's Wharf, which may yield information relating to early colonial maritime construction methods. The site also has archaeological potential as the site of James Squire's house and brewery, the first commercial brewery in Australia. The wharf remains are rare, with one other from this period listed on the NSW Maritime Heritage and Conservation Register at Windsor, and two others in the Ryde area which date from a later period.						
Level of Significance	State ☒			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	The site was not inspected by GML as it is a large enclosed industrial complex on private property. However, the site was inspected by Cosmos Archaeology in 2015 and documented in a maritime archaeology assessment that year. The site is described in that document as containing: • a large corrugated-iron clad and gable roofed boatshed with attached workshops of steel girder construction; • remnants of a 1930s partly collapsed wharf, which is not visible from aerial photographs since its destruction in 2016; • a fibro dwelling with detached garage; • a large concrete hard stand area with two slipways to the east of the hard stand area and south of the main boatshed; and • extensive vegetation. The site also contains subsurface archaeological remains of pre-colonial Aboriginal occupation and archaeological remains of an early colonial wharf which remained on the site from its construction in c.1798 until demolition in 1937.					
Physical condition and Archaeological potential	The boatshed contains original intact elements and is in fair condition. The site contains archaeological remains of James Squire's inn and brewery complex. The last remains of this complex were demolished in 1937 by Halvorsen Sons Pty Ltd, although reports of a cellar and some associated features continued after the company's occupation. The site could also contain archaeological potential for pre-colonial Aboriginal occupation.					
Construction years	**Start year**	c.1798	**Finish year**	Ongoing	**Circa**	☐
Modifications and dates	An inn, house, brewery and wharf associated with emancipist convict James Squire were on the site from c.1798 until final demolition in 1937. Halvorsen Sons Pty Ltd boat building yard was established on the site c.1937. Navy refit centre dates from 1980.					
Further comments	A Stage 1 DA for development for works above the high-water mark is currently on public exhibition.					

Heritage Data Form

HISTORY	
Historical notes	Putney is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Most of Putney was granted to Nicholas Bayly in 1799. The western side of Putney, which included Kissing Point, was acquired by James Squire, who bought grants off other colonists in the early 1800s. Squire ran a popular tavern named the Malting Shovel near the wharf he had constructed, where he sold beer made from hops he grew. James Squire consolidated his ownership of the Putney area in 1822, when he purchased Bayly's grant, but he passed away a short time later. Although dispossessed of their lands, Wallumedegal people continued to have an association with Putney after the grants were made. Bennelong, who had close family ties to the Wallumedegal, lived in the area after befriending James Squire. Following his death in 1813 he was buried on James Squire's land in Kissing point. His associate Nanbarry lived in the area too, later being buried alongside him. In 1856 the area of Bayly's grant was bought by Eugene Delange, who tried to create a subdivided village of small farms named Eugenie in the area with limited success. The leftover land was bought by Philip Walker, who initiated the Putney Estate subdivision a while later in 1879. Subdivision continued for the next 50 years, with houses slowly replacing the orchards and small farms which were set up in the area. Shipbuilding and shipping were important industries in Putney; their origins could be traced back to James Squire's time. The first shipbuilders began in 1918 and during the Second World War Putney was used to construct vessels for the United States Army and Royal Australian Air Force. The subject site was part of a land grant to John Pollard in 1795. His land was almost immediately acquired by James Squire, who had received 30-acre grant north of Pollard's allotment and began buying up underutilised land around him at a cheap rate. By 1798, Squire's land occupied much of the Putney area and included grants originally made to James Callaghan, Nicholas Bayly, William Raven and Archibald Morrison. He established the Malting Shovel Inn and a brewery by late 1798 on Pollard's original grant and began to cultivate the land to grow hops, corn and barley. By 1804, Squire had constructed a wharf on Parramatta River next to his inn, known as Squire's Wharf, to attract passing customers on the river and to support trade and the needs of the estate and his business. The date of construction is not known but it is likely it would have coincided with the construction of the inn. The wharf and the Squire Estate are depicted in a number of early sketches, paintings and drawings from the early nineteenth century, including an 1824 aquatint by Joseph Lycett, and two unsigned watercolours from the 1820s and 1830s. The wharf is depicted as an elevated timber jetty extending out into the river from a rock outcrop. Squire was also sympathetic to the local Indigenous population. Prominent Aboriginal individuals, including Bennelong, Nanbaree (also known as Andrew Sneap Hammond Douglas White), and his mother are reported to have been buried on Squire's property. The exact location of Bennelong's grave is believed to be 25 Watson Street in Putney, although the exact location of the burials remains disputed by historians. Following Squire's death in 1822, the Malting Shovel Inn, its land, orchards and outbuildings, were left to his son, James Squire Jnr. Squire Jnr. maintained the operation of the inn for the next four years

	until his own death in 1826 at the age of 29. The rights to the brewery, inn and lands was awarded to Mary Farnell, his sister, who was married to Thomas Farnell and lived on an estate further south. Thomas Farnell attempted to revive the brewing business but it was soon advertised to let, including Squire's Wharf, which was described as 'a projecting wharf, enabling boats of any size to load or unload at low water' (Thomas Farnell, 1831, 'To Let,' *Sydney Gazette*). An 1842 plan of James Squire's estate shows that the site of the inn and wharf was in possession of Mary Farnell, and depicts the wharf as a very long structure. After her death in 1850, the allotment passed to her two daughters who later divided it into two separate portions. The youngest daughter, Elizabeth Farnell, received the portion with the brewery and wharf. She and her husband advertised the property for sale in 1858 with 'two stone wharves built into the river' (Burgis & Bowes, 1858, 'Valuable Land, Kissing Point', *Sydney Morning Herald*). In 1888, Elizabeth Farnell's portion was sold to Charles Blaxland, the third son of Gregory Blaxland of Brush Farm, and his wife Elizabeth. In the 1850s, Blaxland had purchased the house and estate Cleves, located at the corner of present-day Waterview and Charles Streets, Putney. The acquisition of the Farnells' land was an expansion of the Cleves Estate. The plan for the sale shows two wharves at the river, one of them labelled 'old wharf,' which is possibly Squire's Wharf. After Blaxland's death, the Cleves Estate was granted to three of his children then sold to the Intercolonial Investment and Building Company, who gradually subdivided the estate. The land south of Waterview Street was divided into Lots 440-447 DP 15224 in 1928 (TF Murphy 1928, Plan of Resubdivision of the Cleves Estate, NSW LPI). These allotments remained largely unchanged throughout the 1930s until all were purchased by Lars Halvorsen Sons Pty Ltd, a boat building business, in 1938. Construction began on the Halvorsen Sons complex at the start of 1939 and was completed in the early 1940s, comprising a timber wharf, concrete slipways, a boatshed, and associated buildings. Halverson Sons Pty Ltd was commissioned by the Royal Australian Navy to commence building vessels for service in World War II. After the war ended, the business focused on building pleasure craft and working boats. By the late 1940s, a crane had been installed at the end of the wharf, as well as a three-pile timber dolphin southeast of the jetty. In 1980, Halvorsen Sons sold the property to the Commonwealth of Australia and it was converted to a repair facility for the Royal Australian Navy (RAN). Part of the works included addition of mooring facilities on the Halvorsens' wharf and some dredging of slipways. The site was owned by the Commonwealth until 1989, when it was sold to Australia Defence Industries Pty Ltd; however, the RAN continued to use the site as a marine service facility. In 1998 naval operations had ceased at the premises and it was sold to a private company, Lilac Pty Ltd, and renamed Putney Marina. It has continued to be used for boat storage and repair purposes and leased out to individuals and small companies.

THEMES	
National historical theme	Developing local, regional and national economies
State historical theme	Commerce—Activities relating to buying, selling and exchanging goods and services Industry—Activities associated with the manufacture, production and distribution of goods Transport—Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The complex at 20 Waterview Street has historical significance as the site of the Malting Shovel Inn and Brewery, an important early colonial enterprise established by emancipist convict James Squire in c1798. Squire's brewery was the first commercial brewery established in New South Wales, the first hops brewery, and was an important stopping place along Parramatta River. It is also historically significant for its ongoing use for boat building, servicing and repair works from the 1930s up to the present day, ranging from small boats belonging to private individuals up to Royal Australian Navy vessels. It is an example of a once prominent local industry within the Ryde foreshore area. It has historical significance as a site of wartime production. The complex is considered significant under this criterion.
Historical association significance SHR criteria (b)	The complex is associated with James Squire and his family, an emancipist convict who established the Malting Shovel Inn and brewery on the shores of the river and was an important landholder in the Ryde area in the late eighteenth to early nineteenth century. The site is also associated with Lars Halvorsen and Halvorsen Sons Pty Ltd, one of Australia's most prominent boat building families, who have made boats from cruising pleasure craft to yachts to military vessels since 1925. The complex is considered significant under this criterion.
Aesthetic significance SHR criteria (c)	The position on the foreshore at Kissing Point gives it some landmark qualities as part of a disappearing industrial landscape. The Squire's Wharf remains have some aesthetic quality as a picturesque marine ruin on the foreshore. Further research is required. The complex may have significance under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the complex could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The site has potential to yield archaeological information about early brewing practices. It also has some technical significance in its ability to demonstrate changing boat building techniques and equipment. The archaeological remains of early colonial infrastructure may yield information about early colonial maritime construction practices. The site also has potential to yield archaeological information about the pre-European occupation by the Wallumedegal clan. The complex is considered significant under this criterion.
Rarity SHR criteria (f)	The complex is the last remaining operational boat building and repair yard in the Ryde local government area. It also represents a rare aspect of Ryde's early development related to brewing and innkeeping practices. It is rare for its remnant archaeological remains of the former Squire's Wharf, an early colonial maritime structure which is considered to be extremely rare within not only the Ryde area but also the wider Sydney Harbour foreshore. The complex is considered significant under this criterion.
Representativeness SHR criteria (g)	The remaining archaeological deposits connected to Squire's Wharf have deteriorated over time. It is not known whether the wharf ruins once demonstrated the principal characteristics of colonial wharves along the harbour foreshore, but they have deteriorated to a point where they are not considered to be representative of any typology.
Integrity	The remains of the Squire's Wharf are in poor condition and survive as remnant archaeological

Heritage Data Form

	structures on the riverbed. The Halvorsen Sons' boat building complex has had the majority of its original fabric replaced over time, including its wall cladding, fenestration and door treatment, and roof sheeting. However, this is considered to be expected maintenance for a maritime structure and the building retains its overall form and original structural timber. The post-1930s timber wharf has moderate significance but a low level of integrity. The archaeological integrity has not been assessed.

HERITAGE LISTINGS	
Heritage listing/s	*Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, 'Naval Refit Centre,' Item 46
	NSW Maritime Heritage and Conservation Section 170 Register, 'Squires Wharf Remains,' Item 4920112

INFORMATION SOURCES
Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Article	Gregory Blaxell	Putney	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	Gregory Blaxell	*Putney: that special place*	2012	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Report	Godden Mackay Logan	Ryde Foreshore Natural and Cultural Heritage Study, Vol. 1 and Vol. 2	2009	
Online	Various	Squires Wharf remains	2010	State Heritage Inventory
Report	Architectural Projects	20 Waterview Street, Putney Heritage Assessment	2014	
Report	JBA Urban Planning Consultants	Planning Proposal—20 Waterview Street, Putney	2013	

Heritage Data Form

RECOMMENDATIONS	
Recommendations	The site should be listed as both a built heritage item and an archaeological heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.* The *Sydney Harbour Catchment Regional Environmental Plan 2005* lists the site as a heritage item of state significance under Schedule 4, and the site should also be considered for state heritage listing as an archaeological site, pending further investigation. Any future development should be accompanied by an archaeological assessment in relation to James Squire's estate. Opportunities for interpretation of the history and significance of the site should be explored and developed. A detailed study of potential Aboriginal burials on the site should also be conducted before development occurs.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Heritage Items	**Year of study or report**	2019
Item number in study or report	A1		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aquatint by convict artist Joseph Lycett of James Squire's property at Kissing Point, showing the brewery, inn and a wharf extending into the river.				
Image year	1825	**Image by**	Joseph Lycett	**Image copyright holder**	National Library of Australia



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Watercolour by an unknown artist depicting the Squire property, showing the wharf as a timber jetty extending from a rock outcrop.				
Image year	c.1820s–1830s	**Image by**	Unknown	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Lars Halvorsen Sons' staff at the Ryde shipyard.				
Image year	1954	**Image by**	Unknown	**Image copyright holder**	Australian National Maritime Museum Collection



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery showing the Halvorsen Sons' boat building complex on the site and indicating current lot boundaries.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Current aerial imagery showing present structures on the site.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Glades Bay Baths (former)					
Other Name/s Former Name/s						
Item type (if known)	Archaeological—terrestrial					
Item group (if known)	Recreation and Entertainment					
Item category (if known)	Swimming pool—tidal					
Area, Group, or Collection Name						
Street number						
Street name	West of Ross Street					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	n/a					
Location - Lat/long	**Latitude**	-33.834362		**Longitude**	151.120502	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Part of a walking track					
Former Use	Swimming baths					
Statement of significance	Glades Bay Baths (Former) have cultural heritage significance at a local level for their demonstration of the once popular local social activity of bathing in Parramatta River. The baths were built as a response to the threat of sharks and the desire for the community to have safe places to swim. While limited fabric of the baths remains, the site where the bathing occurred serves as a reminder of public bathing in Parramatta River, an activity that occurs into the present, albeit at limited locations.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The remains of the Glades Bay Baths are located at the end of Ross Street, Gladesville, and formerly extended into Glades Bay. The general area is now a public bayside track, accessible from the end of Ross Street via a set of informal stone steps. The track leads west down a short slope towards the water then turns north to continue around Glades Bay. The baths' remnants can be found adjacent to this track. The site is also adjacent to the rear of a number of two-storey waterfront private residential properties, at 99 to 103 Western Crescent. The area is mostly overgrown with grass and mangroves. Evidence of sandstone retaining walls and sandstone steps is visible in the landscape. There is also a sloped stone wall descending into the water which may have been associated with the baths or with a nearby boat ramp/wharf.					
Physical condition and Archaeological potential	The remains of sandstone remnant walls along the shore are visible today, though becoming eroded from exposure. Most of the archaeological remains of the fabric and any associated artefacts are only visible through underwater inspection. This was beyond the scope of this assessment. Aboriginal archaeological assessment beyond baseline historical associations to the baths was also beyond the scope of this assessment.					
Construction years	**Start year**	1908	**Finish year**	1909	**Circa**	☐
Modifications and dates	Ancillary buildings associated with the baths were removed by 1940. The baths themselves were closed by the 1960s.					
Further comments	The site can be interpreted in terms of Aboriginal archaeology, as it was around the foreshore of Gladesville (specifically Looking Glass Bay) that the first contact between the Wallumedegal and Europeans occurred. There are Aboriginal sites located throughout the foreshore area and this association to the bathing location is significant. Assessing the Aboriginal archaeological significance of the site was beyond the scope of this assessment.					

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. Swimming was a common recreational activity in Parramatta River in the late nineteenth century, especially for men and boys. Tidal baths were often constructed at private waterfront residences. The death of a young man attacked by a shark in 1887 prompted the Ryde Council to lease an area for public baths at Ryde near Jordan's Wharf, west of the subject site. They were eventually completed after the State Government granted Ryde Council 300 pounds towards their construction. At the official opening on 30 January 1905, the Minister for Works expressed the view that 'easy access to saltwater bathing was the foundation of health to a large degree' (Godden Mackay Logan 2009, Ryde Foreshore Natural and Cultural Heritage Study, Vol. 1). Public tidal baths became popular. With continued pressure from residents, additional bathing facilities were opened along the river but were limited to areas alongside publicly owned land, in parks or at the ends of public roads. The Glades Bay public baths were opened at the end of Ross Street in 1909. Although women and girls could swim in the baths, they were restricted to certain times of the week, as a set of laws at the time prevented mixed bathing. They existed until at least the 1950s. Council minutes from 28 May 1940 described that Council had by that time removed all the buildings associated with the Glades Bay baths due to pollution but did not have sufficient funds to remove the baths themselves. It is unclear whether the baths' users at that time were afforded access along the foreshore and into what was to become Glades Bay Park for general recreation.

Heritage Data Form

THEMES	
National historical theme	Culture—Developing cultural institutions and ways of life
State historical theme	Leisure—Activities associated with recreation and relaxation

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Glades Bay Baths (former) demonstrates evidence of human activity associated with a period of saltwater bathing in the Parramatta River, which was popular from the late nineteenth century. The creation of the shark-proof enclosure also demonstrated a fear of sharks that was prominent in that era and into today. Saltwater bathing was an activity guided by public decency laws, such as gender segregation and restrictions on types of bathing suits allowed to be worn. This site is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The site at Glades Bay Baths (former) has special associations with the historical Ryde local community. As examined under criteria a), it demonstrates the former practice of saltwater bathing, a recreational activity many of the locals would have participated in during the past. The site is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	Although the baths would once have had strong aesthetic significance in the local landscape, the remains that can be seen today have lost their design and technical integrity, as well as their visual or sensory appeal. The baths do not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a community or cultural group beyond the local area. It is not known if the site could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	An underwater inspection would need to be undertaken before the technical/research significance of the site can be verified. If there are extensive underwater artefacts from people dropping items as they were swimming it could have research potential for the study of the history of the foreshore area. Furthermore, the extent of underwater remains of the structural elements of the barrier protecting the swimmers from sharks is not known. The property was not able to be assessed under this criterion.
Rarity SHR criteria (f)	Baths were a common feature of the Ryde foreshore during the first half of the twentieth century. Besides Glades Bay Baths, others included Shepherds Bay (Ryde Baths); Morrison Bay at Bayview Street, Tennyson Point (1918); Charity Point, Meadowbank (1923); Princes Regent Swimming Clubs Baths between Princes and Regent Street, Ryde (1932); and the baths at the end of Regent Street and Osborne Avenue, Ryde. An assessment of the full extent and intactness of the submerged fabric of the site, in comparison with that of the other former local baths, needs to be undertaken before an assessment under this criterion can be finalised.
Representativeness SHR criteria (g)	As with criterion (f), the full extent of the submerged fabric of the site, in comparison with the intactness of the other former baths, needs to be undertaken, before an assessment under this criterion can be finalised.
Integrity	The integrity of the site will depend on the results of a survey of the subsurface remains, which is beyond the scope of this study. From the visible remains on the shore, there appears to still be authentic traces of the former baths which hold integrity, though most of the structures appear to have been destroyed.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
File	Various	Glades Bay Park	Various	Ryde Library
Online	NSW Land Registry Services	Parish of Hunters Hill	Various	http://hlrv.nswlrs.com.au
Report	Godden Mackay Logan	Ryde Foreshore Natural and Cultural Heritage Study, Vol. 1	2009	

RECOMMENDATIONS	
Recommendations	The former baths should be listed as an archaeological heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.* Investigate associations between the sandstone steps down the outcrop above the former baths site and the former baths themselves.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	A2		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Remnant sandstone retaining walls at the site of the former Glades Bay Baths.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Remnant walls at the site of the former Glades Bay Baths.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish of Hunters Hill—plan of public baths for children at Glades Bay.				
Image year	1908	**Image by**	Roberts and Haege	**Image copyright holder**	National Library of Australia, map folder 60/865

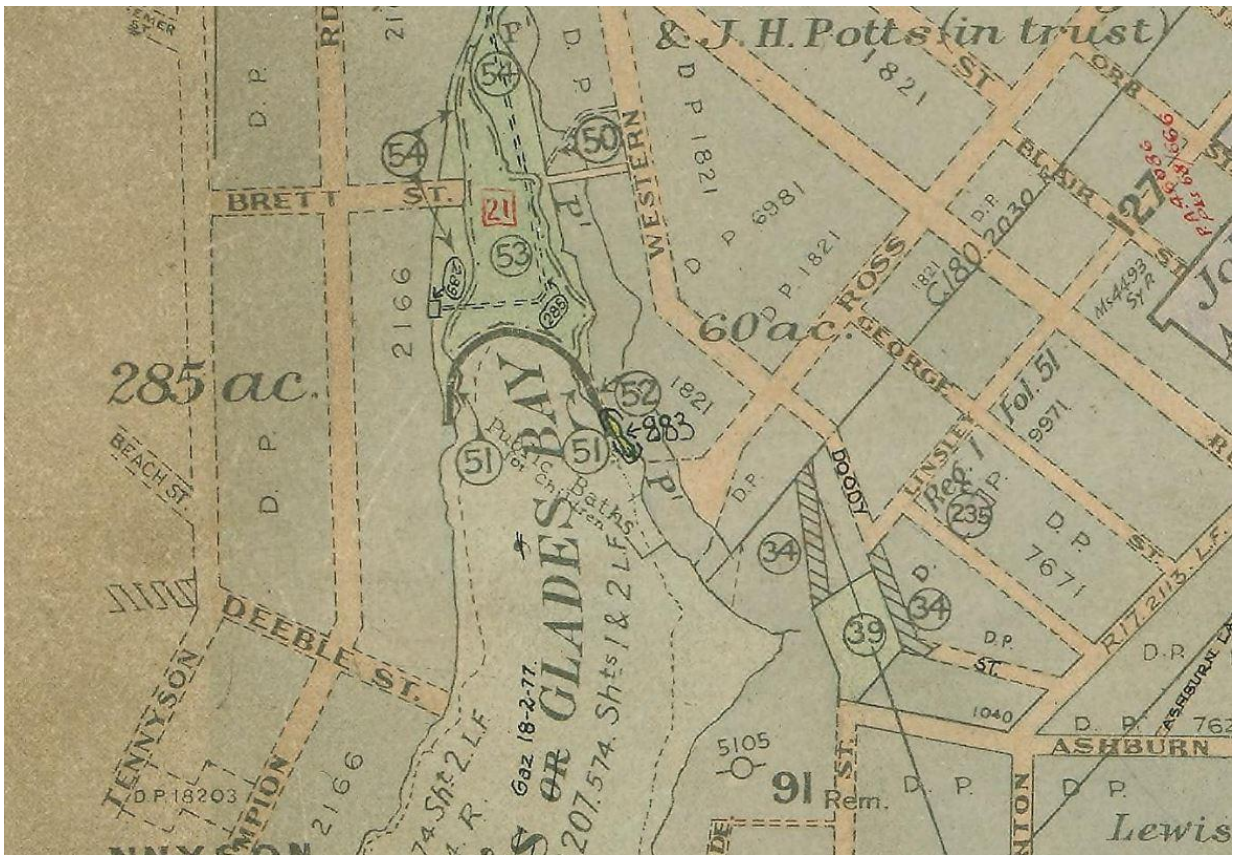


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish of Hunters Hill—map indicating the public baths at the end of Ross Street.				
Image year	unkown	**Image by**	unkown	**Image copyright holder**	NSW Lands Registry Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Children swimming at the Glades Bay Baths, around 1951.				
Image year	c.1951	**Image by**	Ryde Local Studies Library	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial photograph of the Glades Bay Baths site.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange

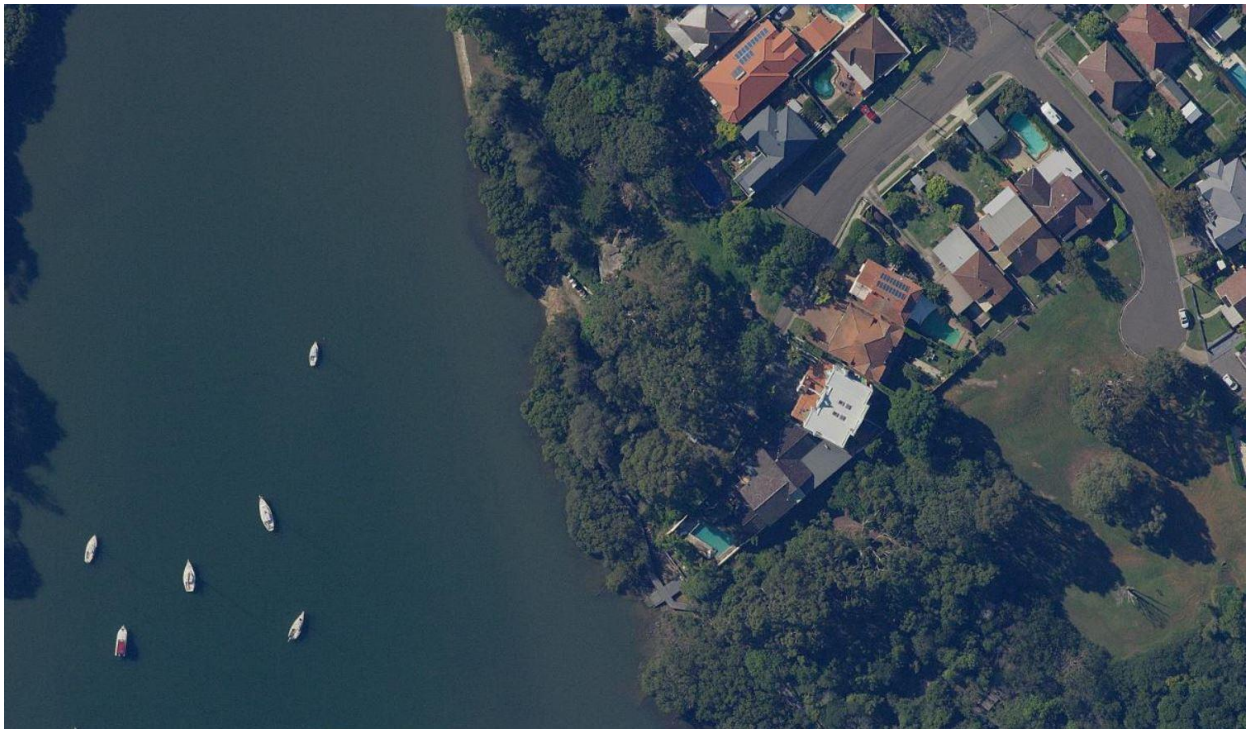


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Current aerial photograph of the Glades Bay Baths site.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Places Not to be Listed

Heritage Data Form

ITEM DETAILS						
Name of Item	Beaumonde					
Other Name/s Former Name/s	Beaumonde					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	22					
Street name	Campbell Street					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 2, DP311613					
Location - Lat/long	**Latitude**	-33.795383	**Longitude**	151.075252		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 19 Campbell Street, Eastwood, does not reach the threshold for listing as a heritage item of local significance.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 22 Campbell Street is a modest single-storey Inter-War style cottage built between 1925 and 1930. The house has a pitched and gabled terracotta tiled roof with two asymmetric gables facing the street. The cottage currently has rendered masonry walls that may have originally been face brick. The gable ends have timber battens. The cottage has a projecting bay at the front façade and verandah under the main gable. The verandah has a flat roof with exposed eaves and pairs of timber posts in masonry piers. The projecting bay has a bay window with awning roof and exposed eaves. Windows are timber framed casement windows with leadlight glazing and appear to be original. The house is raised above street level and set back from the street within a garden setting that is predominantly lawns. A detached single garage is located at the side of the house, accessed by a concrete driveway. The property has a low rendered fence with face brick soldier course and curved entry. An extension was built at the rear of the house in 2014, more than doubling the length of the house. This single-storey addition sits within an extension of the main ridge and is not visible from the street.					
Physical condition and Archaeological potential	The house is in a good condition and retains many original features of an Inter-War style cottage. The condition of the dwelling's interior is not known. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1925	**Finish year**	c.1930	**Circa**	☐
Modifications and dates	A garage at the side was added sometime after 1943. A large addition to the rear was added in 2014.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge. Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice. Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar. In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing. No. 22 Campbell Street sits on land that was granted to William Patullo in 1794. Six years later in 1800, William Cox purchased the land and consolidated it with other grants. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains. Blaxland named the land Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr T Forster expanded the farm and built Deniston House to the south. The property at 22 Campbell Street was a part of the Campbell Estate which was subdivided from Brush Farm in 1906. The Campbell Estate was bound by Rutledge Street, Clanwilliam Street, Wentworth Road, and Tarrants Avenue (formerly Railway Road). In 1912, Ernest Stanley Simmonds purchased one and a half blocks of land in the Campbell Estate. The 1924 valuation roll identifies ES Simmonds as the landowner at the time; however, it does not give a description of what was on the land. It does identify the neighbouring block (also owned by Simmonds) as an empty lot. Nos 22 and 24 Campbell Street were purchased by Henry Irwin in 1925. This land was subdivided in 1925 and sold as two separate lots (number 22 and 24). The land was purchased later in 1925 by an unknown person. The outline of the property is visible in the 1930 and 1943 aerials.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages.

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Although this dwelling was initially released as a part of the Campbell Estate, between the initial release in 1906 and the dwelling's construction, several property boundaries changed resulting in a loss of representation of the early subdivision of the Campbell Estate. Its architectural typology of an Inter-War cottage demonstrates part of the historical pattern of development in Eastwood, but does not reflect the key period of development. The building is not considered significant under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, such as Gregory Blaxland, there is no evidence that the dwelling has a strong or special association with a person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey, rendered, brick dwelling exhibiting characteristics of an Inter-War style cottage. Some of the original features commonly found on a cottage of the style are still present including the casement windows, the window leadlighting, a large verandah with wide brick piers topped with short timber columns, battening and bargeboards on the double gable end and a raised front elevation on a stone basecourse. Although this is a good example of an Inter-War cottage it does not reach the threshold for significance under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of a typology of Inter-War style housing that was common locally in the 1920s. However, better examples of the typology exist within the local area. The dwelling is not considered significant at a local level under this criterion.
Integrity	The dwelling is substantially intact. It retains features commonly found on a cottage of the style, including the casement windows, the window leadlighting, a large verandah with wide brick piers topped with short timber columns, and the battening and bargeboards on the double gable end. The size and shape of the house have been altered with a rear extension added in 2014.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	The dwelling at 19 Campbell Street, Eastwood, does not reach the threshold for listing as a heritage item of local significance.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Campbell Street, Eastwood, as seen from Campbell Street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Campbell Street, Eastwood.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Campbell Street, Eastwood, in 1930. Both 20 and 22 Campbell Street are visible in this aerial.				
Image year	1930	**Image by**	unknown	**Image copyright holder**	City of Ryde Council

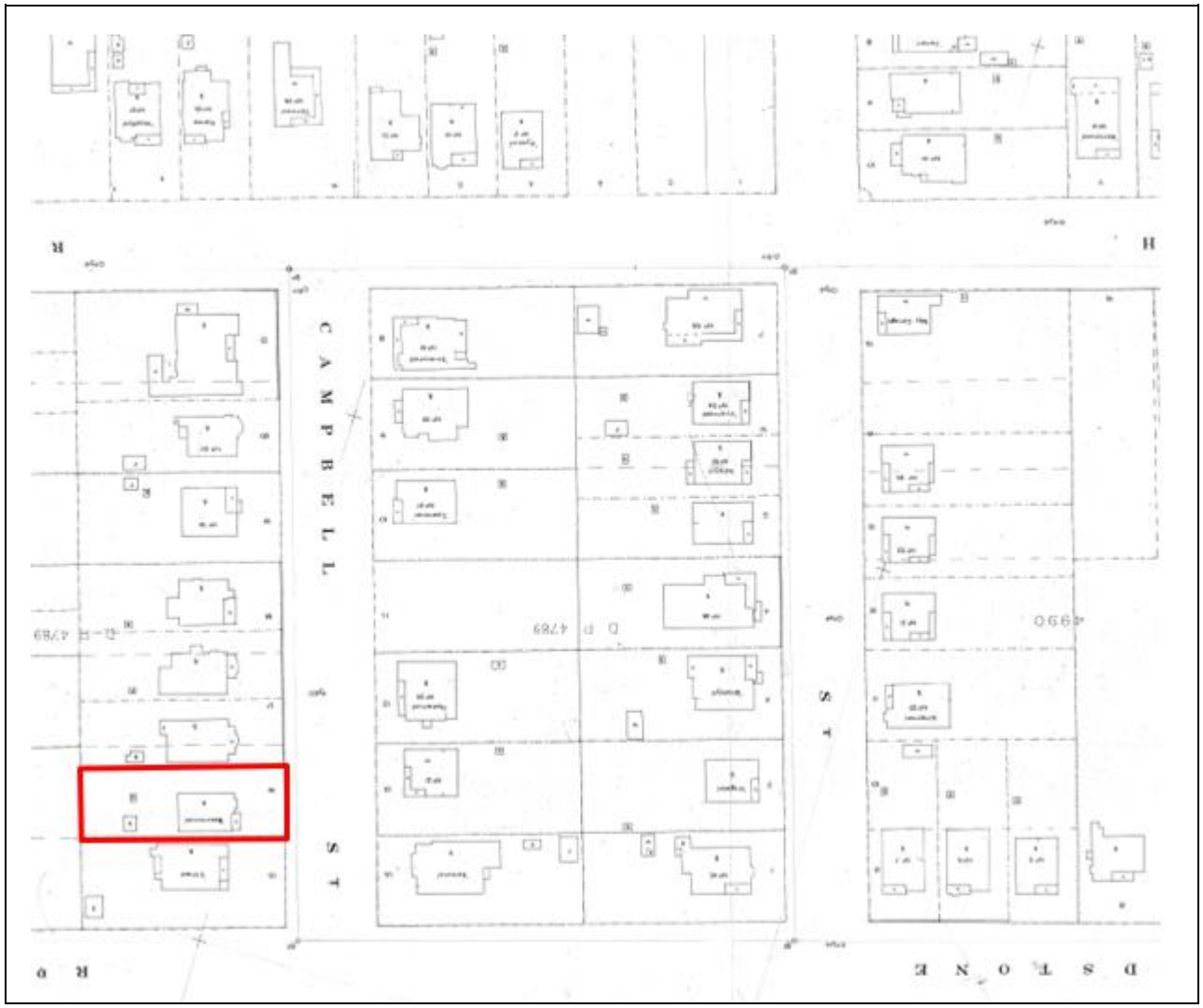


Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Campbell Street, Eastwood, as seen in the 1937 sewer diagrams. The dotted lines indicate the change in boundaries from the original boundaries advertised in the Campbell Street Estate maps.				
Image year	1937	**Image by**	Ryde Local Studies Library	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Campbell Street, Eastwood.				
Image year	1943	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Campbell Street, Eastwood.				
Image year	2018	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Bungalow					
Other Name/s Former Name/s	Rangimarie					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	47					
Street name	Tarrants Avenue					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 18, DP4826					
Location - Lat/long	**Latitude**	-33.793688		**Longitude**	151.075298	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 47 Tarrants Avenue, Eastwood, does not meet the threshold for heritage listing at local level.					
Level of Significance	State ☐			Local ☐		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house at 47 Tarrants Avenue is a single-storey brick dwelling built in the Federation Bungalow style. The dwelling retains original features that are characteristic of a Federation bungalow, including a hipped and gabled roof with projecting gables to each side of a deep front verandah. The house has face brick walls and a rendered base. The original roof of the house, which is likely to have been terracotta tiles or natural slate, has been replaced by slate profile concrete tiles. The main roof extends over the front verandah which wraps around the corner of the house. It has simple timber posts and a timber and brick balustrade. The gable ends are rendered with no details. The front bay window has a tiled awning roof that is likely to be a replacement of the original timber shingles or metal. Windows are simple timber framed casements and French doors. There are two rendered chimneys. The house is set within a formal front garden with low picket fence that is not original but of traditional detail. An early detached garage with gabled roof is located at the side of the house to the rear. The concrete driveway extends along the side of the house. The dwelling has been the subject of recent alterations that are generally sympathetic. A roof addition has been added with dormers to the side; these are set well back and not visible from the street. The roofing is likely to have been replaced at this time. The house has been modernised internally but decorative ceilings have been retained. There is a single-storey addition at the rear that is not visible from the street.					
Physical condition and Archaeological potential	The house is in a good condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1910	**Finish year**	c.1915	**Circa**	☐
Modifications and dates	Roof addition with dormers to each side not visible from the street. Original roof replaced with slate profile concrete tiles. Single-storey addition at rear. Early garage at side to rear. Modernised internally.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge. Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice. Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar. In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing. No. 47 Tarrants Avenue sits on land that was granted to William Patullo in 1794. Six years later, in 1800, William Cox purchased the land and consolidated it with other grants. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains. Blaxland named the land Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr T Forster expanded the farm and built Deniston House to the south. From 1884, the former Brush Farm estate was progressively sold off. In 1885 George Woolnough purchased the land that is bound by Row Street, Tarrants Avenue, Rutledge Street and Shaftsbury Road. This land was subsequently subdivided and in 1908 Alice Allard purchased the majority of the land, except for a few lots on Rowe Street and Shaftsbury Road. This land was then sold as the Eastwood Park Estate later in 1908. In 1911, Sydney Wheeler purchased the lot on which 47 Tarrants Avenue is located. Title records indicated that between 1911 and 1948, this property had 18 different owners and mortgages. R. Gillespie, a former soldier, purchased the property in 1948 and two years later sold it to Veronica Conlon, who lived in the property until her death in 1982.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the progressive development of Eastwood in the early twentieth century. The site was released as part of the Eastwood Park Estate in 1908, and its original allotment has not changed, although this alone is not considered sufficiently significant to satisfy this criterion. The dwelling does not meet the threshold for inclusion under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling at 47 Tarrants Avenue is a Federation Bungalow style dwelling that maintains several features that are characteristic of houses built at the start of the twentieth century. The dwelling is a good example of its type and is representative of a typology of late Federation period housing in the local area. However, it does not a particularly good or intact example of its type and there are finer examples in the local area. The dwelling does not meet the threshold for significance under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is representative of a typology of late Federation period housing in the local area and displays a number of original architectural characteristics. However, it has been modified and is no longer a good representation of its type. The dwelling does not meet the threshold for significance under this criterion.
Integrity	The dwelling retains its overall form, scale, materiality and detailing, although it has been subject to a number of modifications including a large extension at the rear and addition of a carport.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Images	Realestate.com.au	47 Tarrants Avenue	2017	https://www.realestate.com.au/property/47-tarrants-ave-eastwood-nsw-2122

RECOMMENDATIONS	
Recommendations	This property does not meet the threshold for heritage listing at local level.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	47 Tarrants Avenue, Eastwood.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	47 Tarrants Avenue, Eastwood—close-up of the bay window.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	1930 aerial showing the location of the dwelling. An outline of the dwelling is visible.				
Image year	1930	**Image by**	Unknown	**Image copyright holder**	unknown



Heritage Data Form

IMAGES - 1 per page

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

Image caption	1937 sewer diagram showing the location of the dwelling. Note that the present-day house isn't as long and the garage is smaller. Tarrants Avenue was formally called Gladstone Street.				
Image year	1937	**Image by**	Unknown	**Image copyright holder**	unknown



Heritage Data Form

IMAGES - 1 per page

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

Image caption	1943 aerial showing the location of the dwelling. The present-day house isn't as long and the garage is smaller.				
Image year	1943	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	2018 aerial showing the location of the dwelling. Note that the house has been extended to the rear.				
Image year	2018	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	2017 floor plan of the property.				
Image year	2017	**Image by**	Wiggins Keenan	**Image copyright holder**	Realestate.com.au



Heritage Data Form

IMAGES - 1 per page

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

Image caption	2017 image of the rear of the property.				
Image year	2017	**Image by**	Wiggins Keenan	**Image copyright holder**	Realestate.com.au



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A 2017 image of the interior of the dwelling. Note the decorative ceiling which can be found in most rooms in the house.				
Image year	2017	**Image by**	Wiggins Keenan	**Image copyright holder**	Realestate.com.au



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Queen Anne style cottage					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	18					
Street name	College Street					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 29, DP 5642					
Location - Lat/long	**Latitude**	-33.821982		**Longitude**	151.123011	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling is not considered to reach the threshold for listing as a heritage item of local significance.					
Level of Significance	State ☐			Local ☐		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a single-storey masonry house, comprising of a main hipped roof with a projecting gable. The external walls are of a warm red face brickwork, with a darker brick detail to the external window sills. The foundations of the dwelling are rendered and painted cream. The roof features terracotta-coloured concrete tiles. Exposed timber rafters are visible at the main façade. The projecting gable end features painted timber shingle cladding above the brickwork. There is a simple blue metal window hood, with a cut scalloped edge and timber brackets. The front entrance is located at the front façade of the building, enclosed by a porch featuring painted square timber posts with decorative timber brackets. The porch wall is masonry and features a roughcast base course. There are small ornamental tiles applied to the rise of the porch steps. The entry has a modern metal flyscreen door. Windows are timber framed hung windows with coloured glass panes on the lower sash. Modern flyscreens have been applied to the external side of the windows. The house is set within a large site and is located towards the southern boundary of the lot. There is a double garage with face brick exterior walls on the northern boundary of the site, and a brick paved driveway.					
Physical condition and Archaeological potential	The dwelling is in good condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**	Likely 1915–1920	**Finish year**		**Circa**	☐
Modifications and dates	An extension has been added at the rear of the dwelling, post-1943. A double garage has been added along the northwestern boundary, with a paved brick driveway. Flyscreens have been added to the external façade of the dwelling. The roof has been replaced with concrete tiles.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. These grants were some of the earliest in the Ryde LGA and were known as the Eastern Farms. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time. No. 18 College Street is situated on the land that was originally granted to William Raven in 1795. Raven was a mariner in the navy and did not stay in the colony, leaving James Squire to manage his land. Squire later bought this land which then passed to his daughter, Mrs. Thomas Farnell, when he died. Her son, James Squire Farnell, became the first premier of NSW. The Farnells subdivided their land in the 1860s, and the area north of Victoria Road was sold to the Le Gay Brereton family. John Le Gay Brereton was a physician and author and was close friends with many leading members of the poet community, including Henry Kendall. In 1891 the land was transferred to Mary Le Gay Brereton, Victor Le Gay Brereton, and Robert David Fitzgerald. It was subdivided in 1909 as the Brereton Hill Estate and sold as Lot 29.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The site was released as part of the Brereton Hill Estate in 1909, though no longer demonstrates this allotment pattern. The building is a simplified brick cottage demonstrating some elements of the late Federation Queen Anne style; however, it is not a particularly good example or representative of this style. The dwelling does not meet the threshold for inclusion under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey face brick dwelling in a garden setting. It exhibits some simplified characteristics of the Federation Queen Anne style including its overall form, projecting gable, coloured glass window panes, polychromatic brick detail and painted timber shingles to the gable. Some architectural elements have been replaced, including the porch posts. The site has been significantly modified with the addition of a garage at the side and a large brick paved driveway. It is not a notable example for the local area and does not demonstrate creative or technical achievement. The dwelling does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Heritage Data Form

Rarity SHR criteria (f)	The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is not a particularly notable example of its type due to significant alterations and modifications to its exterior presentation. Although demonstrating some original characteristics attributed to the Federation Queen Anne style, it is not considered to be a good representation of the typology. The dwelling does not meet the threshold for inclusion under this criterion.
Integrity	The property has been subject to some changes including the construction of an extension at the rear of the original house and some changes to the garden including a hard stand carparking area and a double garage. Later modifications to the detailing at the façade of the dwelling have been generally consistent with the style of the house and have been made like for like. Unsympathetic modifications such as the window hood have the potential to be replaced at a future time.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	This property does not reach the threshold for listing as a heritage item.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 18 College Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

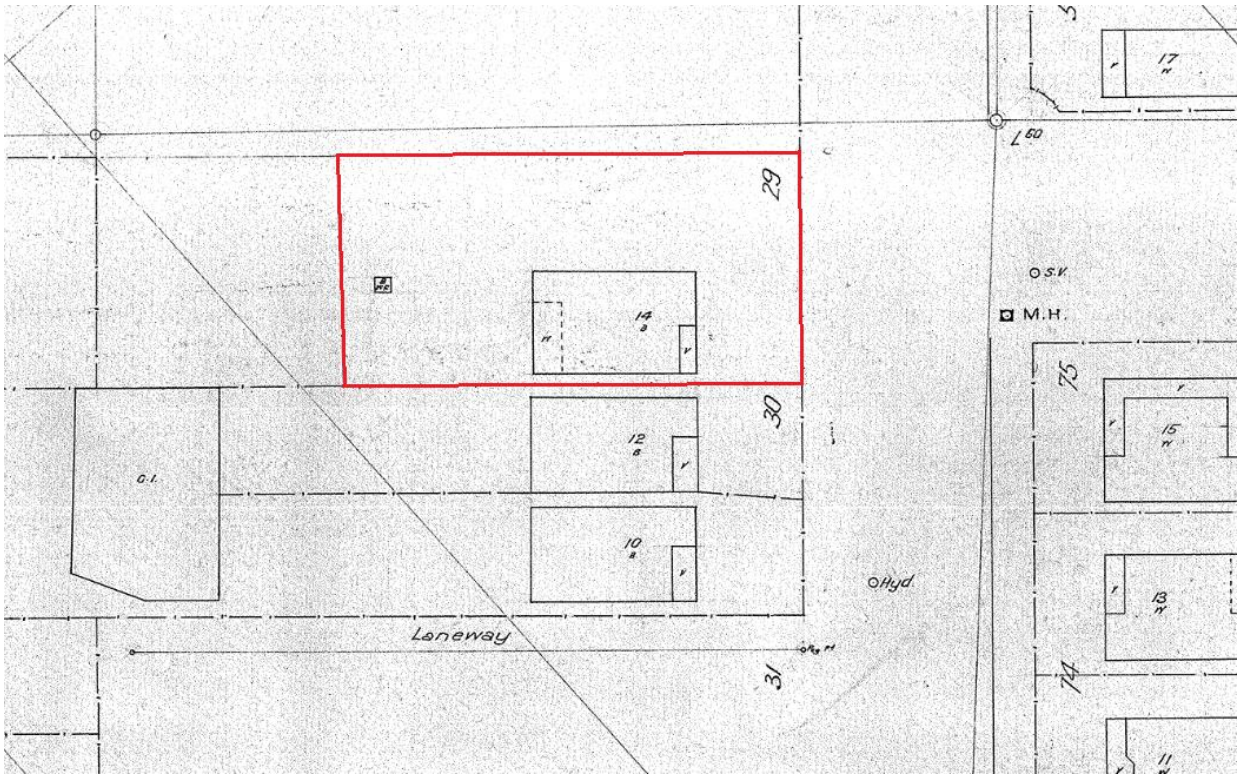


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde sewer diagrams with 18 College Street indicated. Note that the street numbers have since changed.				
Image year	c.1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial image of 18 College Street, Gladesville.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 18 College Street, Gladesville, with current lot boundaries indicated.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Queen Anne style dwelling					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	14					
Street name	Percy Street					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 8, DP 679					
Location - Lat/long	**Latitude**	-33.826176		**Longitude**	151.127993	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of Significance	The dwelling is not considered to meet the threshold for heritage significance at a local level.					
Level of Significance	State ☐			Local ☐		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/maker	Unknown					
Physical Description	The dwelling is a single-storey Federation era masonry house, with a hipped and gabled terracotta tiled roof. The original form of the dwelling has been extensively modified, with a large extension added onto the side of the original house, doubling its width. Although the addition has been designed in a style that complements the original house, using similar details and materials, it has altered the original form such that it is undisguisable. The house has also been extended significantly to the rear. The external walls are of a warm red face brick, with darker liver brick quoining at the façade, and liver brick coping at the porch balustrade. The roof is of terracotta Marseilles pattern tiles, with exposed timber rafters visible at the front verandah eaves. The roof has terracotta finials and ridge capping. The gutters have been replaced with modern aluminium. There is a face brick and metal chimney at the front roof plane. The chimney has likely been relocated or reconstructed as it is located at the newer extension. The front door is accessed via the front verandah. The verandah features painted timber posts, simple timber barge boards and decorative timber brackets, which are not original. The porch balustrade is solid brick with liver brick detail. The front door appears to be original. The projecting gable features timber framed triple casement windows with square coloured glass fanlights. The house is located with a formal garden setting. The front fence is a contemporary high metal palisade fence. A paved brick driveway at the side of the dwelling leads to a garage at the rear. There is a decorative tiled path from the street to the front door.					
Physical condition and archaeological potential	The dwelling is in excellent condition but has been substantially modified and no longer demonstrates its original scale or form. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1885	**Finish year**	c.1886	**Circa**	☐
Modifications and dates	The dwelling has been substantially modified, as evidenced in historic aerial imagery. The southern side of the house, including the front verandah, was added post 1943, along with a large rear extension, driveway and garage. The alterations and additions have been stylised to match the era of the dwelling.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time.. The land that the subject site is located on was originally granted to William House in 1795, who arrived in Sydney aboard the *Daedalus* and was later appointed to several maritime roles including Superintendent of Boats in Tasmania. It is not known if House or his family ever lived at the estate. The subject property was first offered for sale in 1880 as part of Lot 8 within the 'Field of Mars & Eltham Estate'. It was later reoffered as part of a smaller subdivision, the 'Eltham Estate, Gladesville Heights', in 1881. Sales were slow during this time and advertisements for the estate recurred frequently in the following years. Sites fronting Percy Street were described as 'choice villa sites' with rich soil and a 'remarkably healthy climate' (*Sydney Morning Herald*, 5 May 1886).

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling has been significantly modified and is not an authentic representation of a particular style or typology. It is constructed on a subdivision of the Eltham Gladesville Heights Estate, although this alone is not considered sufficiently significant to satisfy this criterion. The dwelling does not meet the threshold for inclusion under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	Although the dwelling has some intact architectural elements of its style, it has been modified to an extent that it is not considered to have aesthetic significance to the local area. The form of the dwelling has been extended and altered to an extent that the original form is no longer clearly visible. The dwelling features finely detailed timber fretwork and detailing at the façade, although the authenticity of these elements cannot be judged due to the scale of later ornamentation mimicking this style. The dwelling does not meet the threshold for listing under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The property has been extensively modified and is unlikely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is not an authentic example of an architectural or aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is not a good example of its type due to significant alterations and modifications to its exterior presentation. It no longer represents a particular architectural typology or style to the extent required to meet this criterion. The dwelling does not meet the threshold for inclusion under this criterion.
Integrity	The dwelling has been subject to a number of modifications that detract from its representation of a particular style, including its significantly altered form and replacement of much of its original fabric.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	The property does not meet the threshold for listing as a heritage item and should not be included in Schedule 5 of the *Ryde Local Environmental Plan 2014*.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	14 Percy Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	14 Percy Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

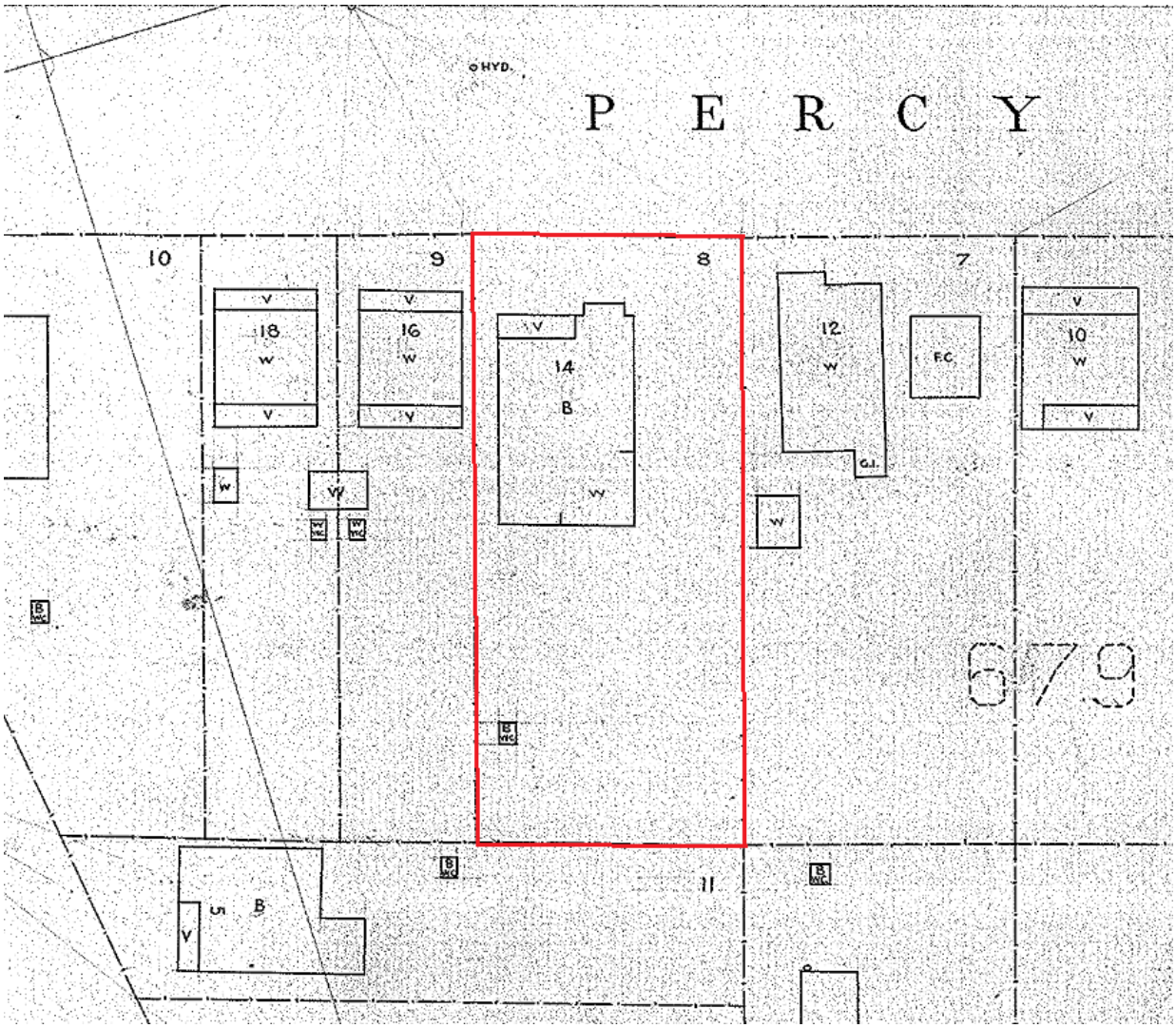


Heritage Data Form

IMAGES - 1 per page

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

Image caption	14 Percy Street, Gladesville—extract from City of Ryde sewer diagrams.				
Image year	1929	**Image by**	Metropolitan Sewerage & Water Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	14 Percy Street, Gladesville—historical aerial showing current lot boundaries.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange

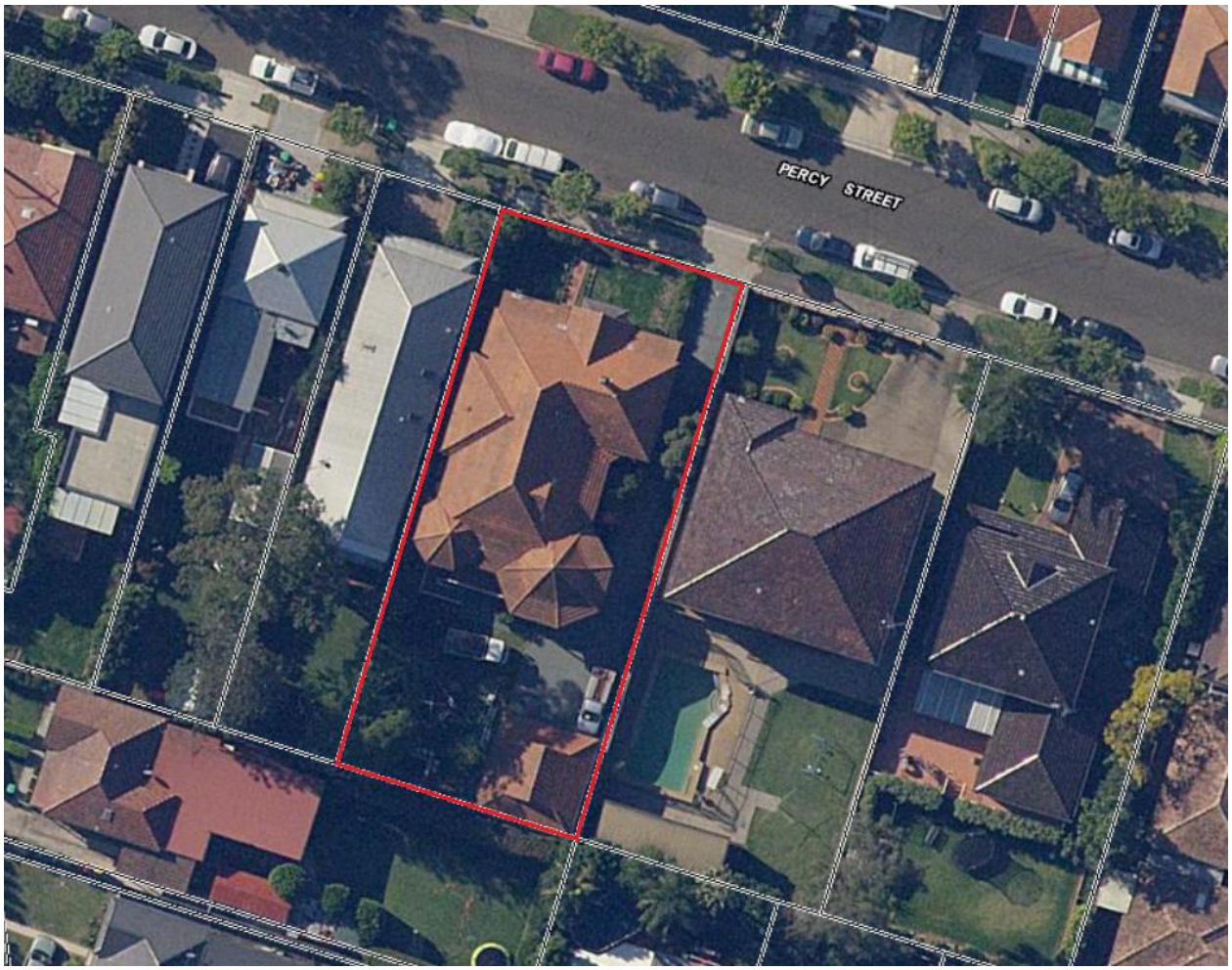


Heritage Data Form

IMAGES - 1 per page

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

Image caption	14 Percy Street, Gladesville—aerial showing current lot boundaries.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	House					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	74					
Street name	Wharf Road					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot B, DP 319223					
Location - Lat/long	**Latitude**	-33.839580		**Longitude**	151.124882	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling is not considered to meet the threshold for listing at a local level.					
Level of Significance	State ☐			Local		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house at 74 Wharf Road is a two-storey masonry dwelling with hipped roof and gable facing the street. The original form of the dwelling has been extensively modified, with a second storey added to the building within the original roof form that has large projecting dormer-style additions to both side roof planes. The external walls are red face brick, with a roughcast render treatment to the gable end, and applied timber shingles to the second-storey additions. The roof is tiled in terracotta Marseilles-pattern tiles, with exposed timber rafters. Simple timber barge boards are a prominent feature of the front façade. The gutters appear to be modern and possibly aluminium. The front entrance is accessed through a gables entrance porch facing Wharf Road. Little can be seen of the porch, except its tiled gable roof with timber battening at the gable end. Windows are timber-framed sash windows, with decorative glass panels on the upper sash. The second-storey windows are generally arranged in bays of three hung windows, with added flyscreens. The house is set within an established garden setting. The site has a narrow street frontage but is very deep, extending from Wharf Road to the waterfront with access to Looking Glass Bay The front boundary of the site is bordered with a wire fence set into concrete foundations, with a high dense hedge growing over the fence. There are several mature palm trees visible to the side and rear of the house. The dwelling demonstrates some aspects which are characteristic of the Federation Arts and Crafts style. However, the house has been heavily modified and is no longer a good example of the style or typology.					
Physical condition and Archaeological potential	The dwelling is in sound condition and appears well maintained. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c1910-1915	**Finish year**		**Circa**	☐
Modifications and dates	Second storey addition, small rear extension, and swimming pool/landscaping added post 1943.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, called Wallumetta., which stretches along the north bank of the Parramatta River from Lane Cove River in the east to Parramatta in the west. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and Europeans, named after a looking glass given to an Aboriginal man during the encounter. The Wallumedegal were dispossessed of their land when it was granted to European settlers in the 1790s. John Glade, a convict settler, was granted a 50 acre parcel of land along the Parramatta River to the west of Looking Glass Bay. In 1817 Glade purchased adjacent land grants and the district became a rural farming and dairy area supplying Sydney, but remained isolated. The Great North Road (now Victoria Road) was dedicated in 1825 and assisted in opening up the area. A commercial centre was established on Victoria Road as the area was further developed during the late nineteenth century. Glade's estate was subdivided by Sydney developer William Billyard following his death in 1848. Billyard named the area Glades Ville and included a wharf on Parramatta River to enable better access. Wharf Road was the central spine of Billyard's subdivision, connecting the Great North Road with the river. Properties along Wharf Road were large blocks suitable for villa residences, on generous landscaped grounds for extensive gardens and orchards. Sales of the Gladesville Estate were initially slow. Further settlement of the area was encouraged when an iron bridge was constructed over the river at Gladesville in 1881, and a second bridge over Iron Cove in 1882. The subject site comprises part of Lot 68A of Billyard's subdivision, which remained undeveloped at least until the early twentieth century. A 1910 map of the Riverview Estate subdivision shows only one house existing on the eastern side of Wharf Road near the peninsula, which is most likely the house Avondale, built by Edwin Lumsdaine in 1895. It is estimated that the subject dwelling was built between 1910 and 1915. It appears in the Ryde land valuation records of 1924.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling is constructed on part of the 1850s Glades Ville subdivision, although construction did not commence until after 1910. The site has been resubdivided since that time and does not reflect the original allotment pattern. The dwelling does not meet the threshold for inclusion under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a large, prominent building within the Wharf Road streetscape and reflects some architectural characteristics of the Federation style, with some elements characteristic of the Arts and Crafts style. However, the building has been heavily modified, including a large second storey which has impacted its historic form and heritage significance. The dwelling does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is not a good example of a particular style or typology due to the extent of alterations. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is no longer representative of a style or architectural character due to subsequent alterations and additions. The dwelling does not meet the threshold for inclusion under this criterion.
Integrity	The dwelling has been extensively modified and with loss of integrity and original fabric. Its original form is no longer easily discernible due to the scale of the second-storey additions.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Book	Frances Pollon	The Book of Sydney Suburbs	1988	
Book	MC Levy	Wallumetta: A History of Ryde and its District, 1792 to 1945	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	A Pictorial History of Ryde	1998	
Book	Philip Geeves	A Place of Pioneers: The Centenary History of the Municipality of Ryde	1970	

RECOMMENDATIONS	
Recommendations	The dwelling is not considered to meet the threshold for listing at a local level.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	74 Wharf Road, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	74 Wharf Road, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	74 Wharf Road, Gladesville.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic alaerial imagery of 74 Wharf Road, Gladesville.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	74 Wharf Road, Gladesville.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation dwelling					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	17					
Street name	Riverside Avenue					
Suburb/town	Putney			**Postcode**	2111	
Local Government Area/s	Ryde					
Property description	Lot 9, DP 5966					
Location - Lat/long	**Latitude**	-33.824120	**Longitude**	151.105730		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling is not considered to meet the threshold for significance at a local level.					
Level of Significance	State ☐		Local ☐			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a freestanding single-storey masonry house, with a hipped roof and side verandah occupying a prominent corner lot. The roof is terracotta tiled and features a gablet at the apex of the ridge and terracotta ram's horn style finials. The eaves are moderately shallow and there are exposed timber rafters at the front façade. The dwelling retains its original roughcast rendered chimney, with terracotta chimney pots and dark brick corbels. The external walls are of a red tuckpointed face brick. The verandah and dwelling entrance is located at the side of the dwelling, facing Osborne Avenue. The verandah features grouped timber posts on face brick piers with rendered coping, and ornate arched timber fretwork with cut out spade motifs. There are elements of Art Noveau detailing in the shaped timberwork. The verandah floor is tiled and sited low to the ground, with formal decorative low hedging shaped around the verandah piers and at the front of the dwelling. There is a projecting bay window at the façade, featuring timber framed triple casement windows with coloured glass margin panes and coloured glass fan lights. The base of the bay window is rendered. There is a window hood with timber shingles above the bay supported on timber brackets. The adjacent property at 15 Riverside Avenue was once part of the subject dwelling, as real estate photographs show a large backyard at the side of the dwelling with a tennis court. The tennis court also appears in historic aerial imagery. However, this side portion has now been subdivided and contains a double-storey modern rendered dwelling. A double carport has been added at the rear of the property, with timber shingle cladding and timber fretwork attempting to match the detailing at the façade. There is a concrete driveway at the side of the property leading from Osborne Avenue. The front yard of the property has a manicured lawn with a garden bed in front of the dwelling. There is a brick paved path from the street to the front verandah. The dwelling addresses the corner of Riverview and Osborne Avenues, with a painted timber fence and gate at the corner of the property. The dwelling demonstrates characteristics of a number of architectural styles. Its curvilinear Art Noveau decorative timber fretwork at the verandah, gablet with timber screening, and tuckpointed brick are representative of the Federation Queen Anne style, whereas it has other features such as its exposed rafters, simple roof planes, bay window, and masonry verandah piers which are typical of later, simpler bungalow style cottages.					
Physical condition and Archaeological potential	The dwelling appears to be well-maintained. The archaeological potential of the site is unknown.					
Construction years	**Start year**		**Finish year**	Before 1918	**Circa**	☐
Modifications and dates	A portion of the site has been subdivided at the side and now contains a double-storey modern house. The rear of the dwelling has been extended significantly and contains additional living areas. A double carport has been added at the rear of the property, with timber shingle cladding and timber fretwork attempting to match the detailing at the façade.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Putney is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Most of Putney was granted to Nicholas Bayly in 1799. The western side of Putney, which included Kissing Point, was acquired by James Squire, who bought grants off other colonists in the early 1800s. Squire ran a popular tavern named the Malting Shovel near the wharf he had constructed, where he sold beer made from hops he grew. James Squire consolidated his ownership of the Putney area in 1822, when he purchased Bayly's grant, but he passed away a short time later. Although dispossessed of their lands, Wallumedegal people continued to have an association with Putney after the grants were made. Bennelong, who had close family ties to the Wallumedegal, lived in the area after befriending James Squire. Following his death in 1813 he was buried on James Squire's land in Kissing point. His associate Nanbarry lived in the area too, later being buried alongside him. In 1856 the area of Bayly's grant was bought by Eugene Delange, who tried to create a subdivided village of small farms named Eugenie in the area with limited success. The leftover land was bought by Philip Walker, who initiated the Putney Estate subdivision a while later in 1879. Subdivision continued for the next 50 years, with houses slowly replacing the orchards and small farms which were set up in the area. Shipbuilding and shipping were important industries in Putney; their origins could be traced back to James Squire's time. The first shipbuilders began in 1918 and during the Second World War Putney was used to construct vessels for the United States Army and Royal Australian Air Force. The land at 17 Riverside Avenue was originally part of a 30-acre land grant to William Careless in 1792 and was known as Careless's Farm. A portion of this was acquired in 1910 by Arthur Drury, who subdivided the land in 1910 as the Riverside Estate. The subject site was Lot 9 of the Riverside Estate, which eventually sold in 1914 to Nina Murielle Blackmore. It is not known when the Blackmores built the house, but it appears by 1930 on a sewer diagram showing the dwelling on the corner and a number of smaller houses nearby on Riverside and Osbourne Avenues. Historic aerial imagery as well as recent real estate photography shows that at some point the adjacent property at 15 Riverside Avenue (Lot 10) was part of the subject site and contained a private tennis court. The land was transferred from the Blackmores to Allison Tomlin in 1949, and then was not sold again until 1990 to Alwynne Dorothy Brake, and again in 1991 to James Walter Middleton. It was sold most recently in 2012. After 2012, the adjacent property at 15 Riverside Avenue was subdivided from the subject site and now contains a modern dwelling.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the progressive development of Putney in the early twentieth century, released as part of the subdivision of the Riverside Estate. For some time it occupied the adjacent allotment, but has now returned to its original allotment size. It does not demonstrate a particular historical typology important to the development of Putney. The dwelling does not meet the threshold for significance under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a large, prominent corner building within the Riverside Avenue and Osborne Avenue streetscapes and reflects some architectural characteristics of the Federation and interwar periods, with some elements characteristic of the Queen Anne style and Federation Bungalow style. However, the building is no longer a good example of a particular type as it has undergone modifications and stylistic changes to incorporate elements from a range of styles as well as modern additions. It does not demonstrate creative or technical excellence, or distinctive or unusual aesthetic attributes. The dwelling does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	It is not known if the property is likely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

Rarity SHR criteria (f)	The dwelling is in fine condition, but does not demonstrate a particular style or typology. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is not a good representation of a particular style or architectural character. The dwelling does not meet the threshold for inclusion under this criterion.
Integrity	The dwelling retains its overall form, scale, materiality and detailing, although it has been subject to a number of modifications including a large extension at the rear, addition of a double carport, and subdivision of the original lot. The integrity of the interiors is not known.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Gregory Blaxell	Putney	2010	Dictionary of Sydney
Book	Gregory Blaxell	*Putney: that special place*	2012	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	The dwelling does not meet the threshold for listing as a heritage item of local significance.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by:	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 17 Riverside Avenue, Putney.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail view of 17 Riverside Avenue, Putney.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

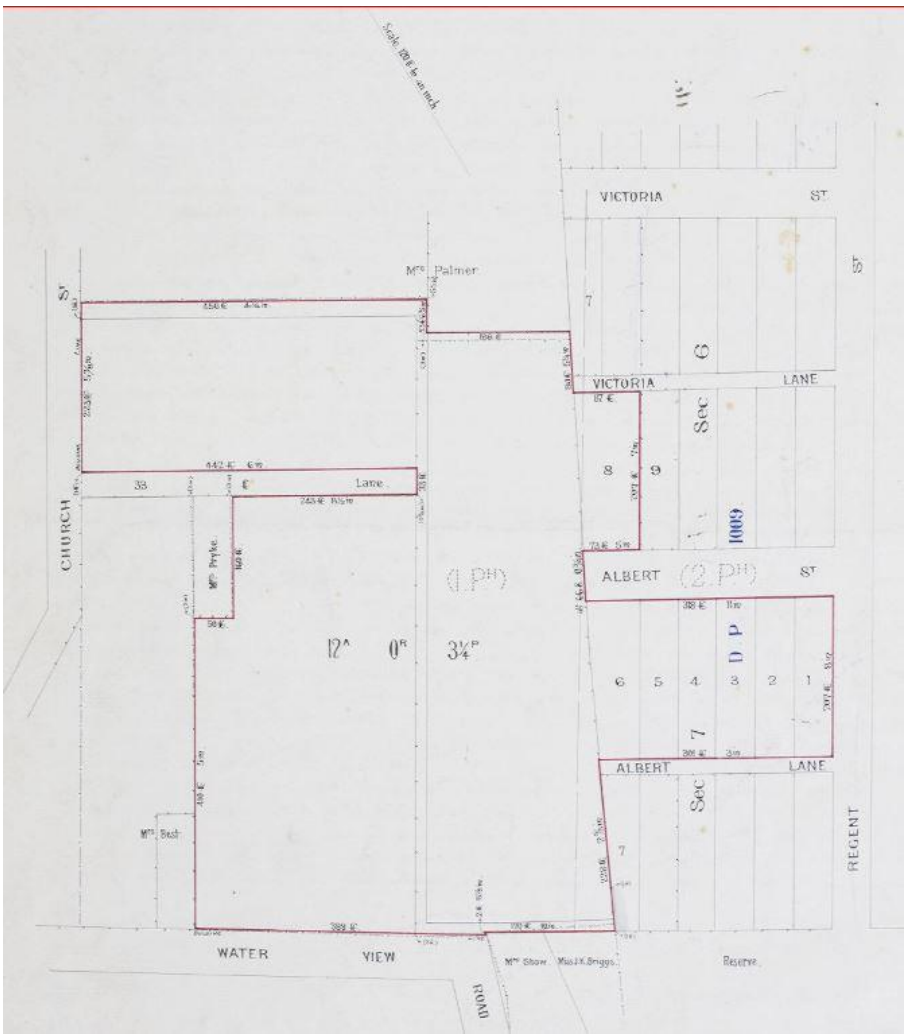


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Portion of land acquired by Arthur H Drury in 1910 and subdivided as the Riverside Estate later that year (Vol 2109-226).				
Image year	1910	**Image by**	NSW Land Registry Services	**Image copyright holder**	NSW Land Registry Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	*Riverside Estate at Ryde Wharf*, 1910. The subject dwelling was released for sale as Lot 9 on the corner of Riverside and Osborne Avenues.				
Image year	1910	**Image by**	State Library of NSW	**Image copyright holder**	State Library of NSW

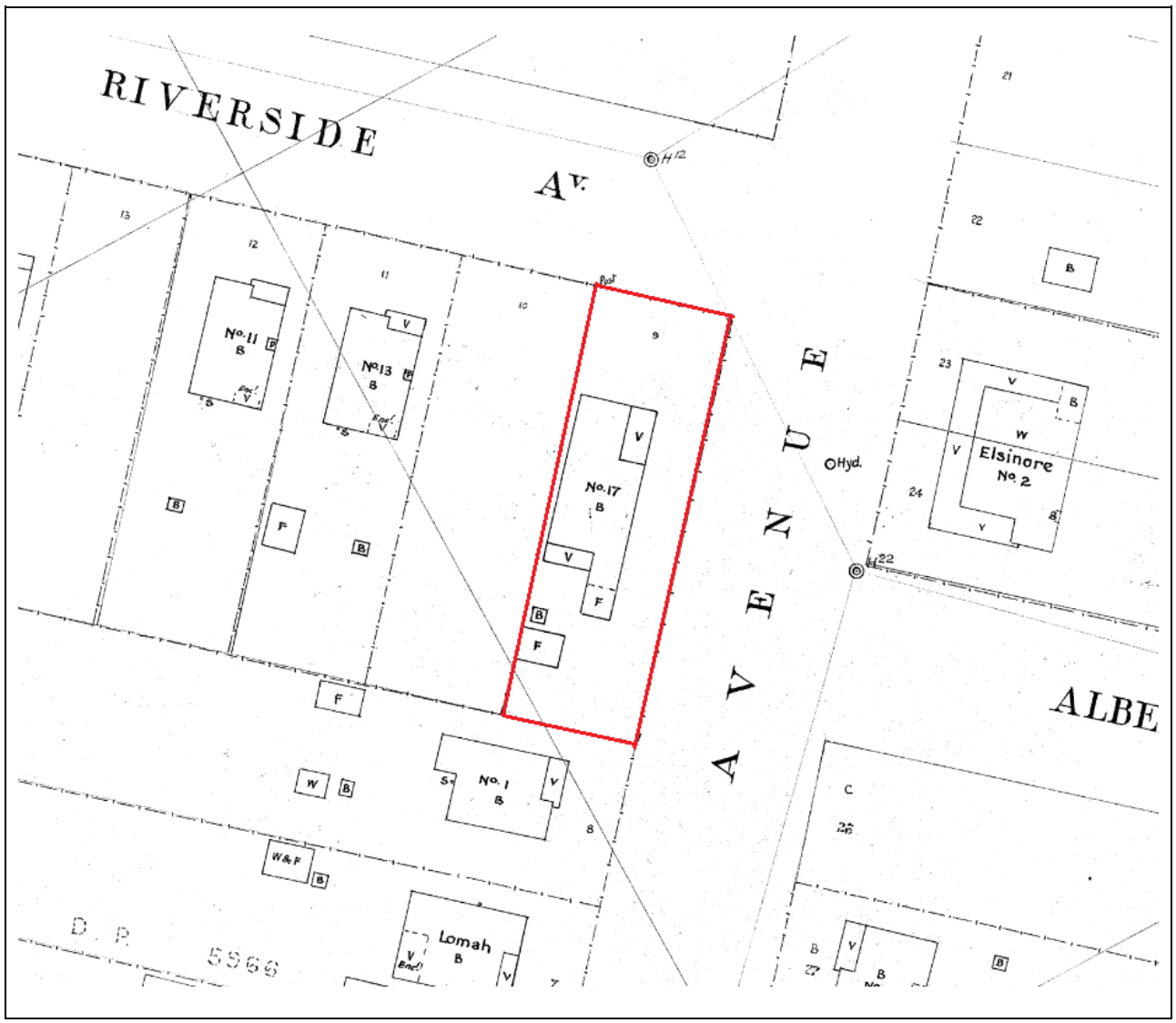


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde sewer diagrams, with 17 Riverside Avenue indicated.				
Image year	c.1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives

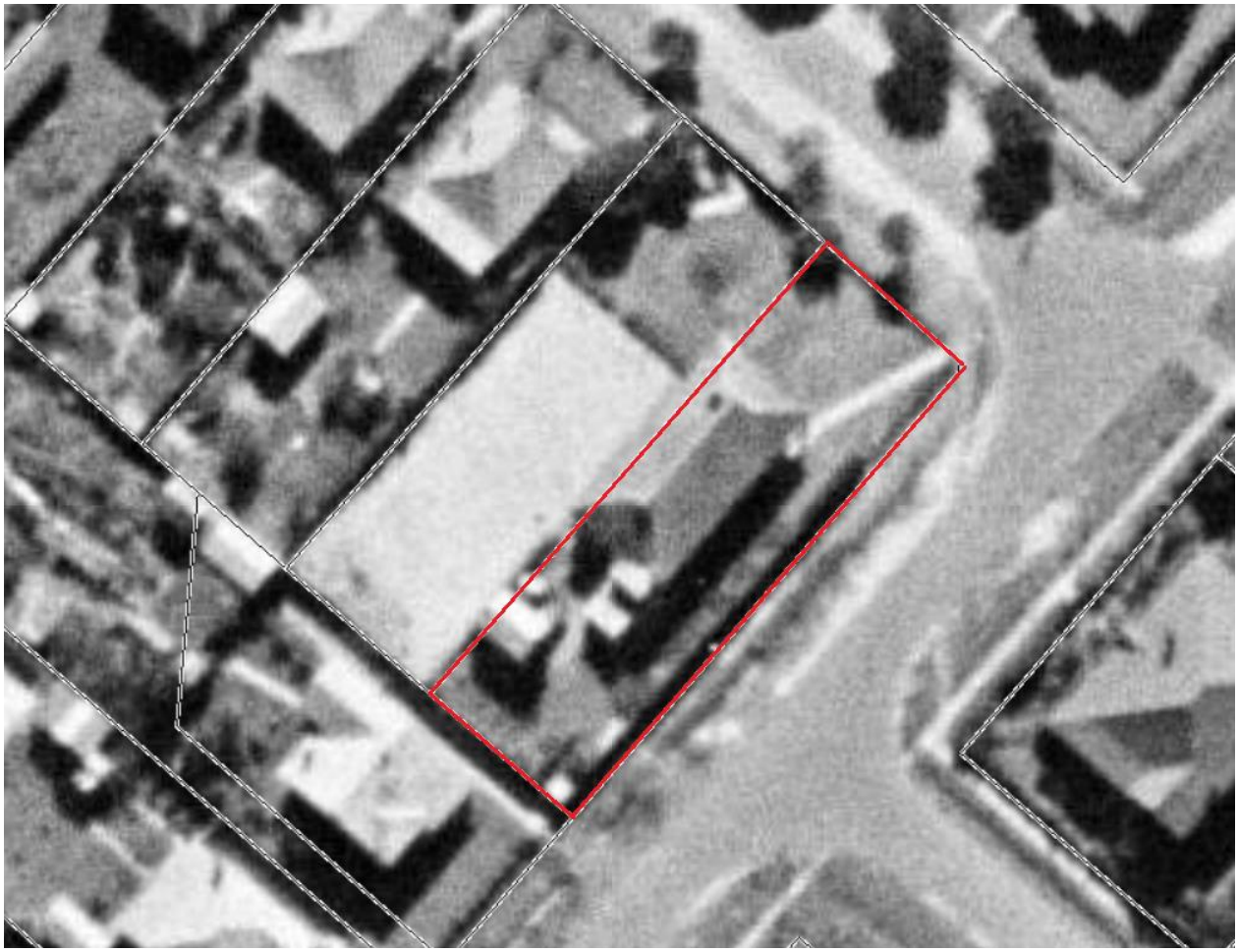


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 17 Riverside Avenue, Putney, with current lot boundaries indicated. Note the property's tennis court on the neighbouring lot.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 17 Riverside Avenue, Putney. Current lot boundaries are indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Real estate photo of 17 Riverside Avenue, Putney.				
Image year	2012	**Image by**	Century 21	**Image copyright holder**	Century 21



Heritage Data Form

ITEM DETAILS						
Name of Item	House					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential building					
Item category (if known)						
Area, Group, or Collection Name						
Street number	270					
Street name	Blaxland Road					
Suburb/town	Ryde				**Postcode**	2112
Local Government Area/s	Ryde					
Property description	DP208962					
Location - Lat/long	**Latitude**	-33.805266		**Longitude**	151.104128	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	No. 270 Blaxland Road, Ryde, does not meet the threshold of heritage significance.					
Level of Significance	State ☐			Local ☐		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house at 270 Blaxland Road is a single-storey Federation bungalow which demonstrates some Federation Queen Anne stylistic elements. It has a steep hipped roof with slate tiles and terracotta ridge capping. It has two distinct roughcast brick chimneys with decorative brickwork and terracotta pots. Walls are face brick with rough cast render detail. The house has a simple asymmetric form, with a projecting gable to the street. The gable end is roughcast rendered and has a simple decorative rising sun motif. It has a timber casement window with timber shingled awning roof. The adjacent front verandah has been enclosed with a weatherboard addition leading to a loss of detail and obscuring views of the original front façade. A large single-storey addition has been constructed at the rear of the dwelling. This extension is brick with corrugated metal roofing and is not visible from the street. The property has a high face brick wall to the street which obscures views of the building from the public domain. The building is no longer on its original allotment, which has been subdivided, with a house now located on the lot at the rear.					
Physical condition and Archaeological potential	The dwelling appears to be in good condition. It has had a number of modifications with loss of original detail and integrity. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1913	**Finish year**		**Circa**	☒
Modifications and dates	The original allotment has been subdivided with a new lot created at the rear. The front verandah has been enclosed with loss of original fabric and obstruction of views of the front façade. The date is unknown. It has a large single-storey addition at the rear which is likely from the late twentieth century. A high brick fence to the street has been erected at the front boundary.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. Early on, the area between Parramatta and Lane Cover Rivers was known to Europeans as the Field of Mars, in association with the marines of the First Fleet who received the first grants in the area in 1792. That same year, 10 emancipated convicts were given smaller grants which became known as the Eastern Farms. By 1800 it became called Kissing Point and was an important supplier of produce to the early colony. Early development in Ryde was mainly farmland, centred around St. Anne's Anglican Church which was built in 1826–1827. The name Ryde is derived from the birthplace of Mary Turner, the wife of the church's first minister. Estates near St. Anne's were subdivided in the 1840–1850s, creating a village centre among the farmland. By 1870 the Municipality of Ryde was declared. Suburban development increased after Gladesville Bridge (1881) and the Ryde Railway Station (1886) were constructed. Initially Victoria Road to the south was the main commercial district of Ryde. This shifted north to Parkes Street—now Blaxland Road—after council buildings and the post office were constructed on it. Also in the area is Top Ryde, built in the 1950s, which was the first American style shopping centre opened in Australia. The land containing the subject site was granted to convict Richard Porter in 1798. In 1806 Porter married the widow Mary Weaver, gaining control of 100 acres Goodin and Connor's grants to the south of his own. This land was then leased to Reverend George Turner, the first minister of St. Anne's, for a period. In the late 1840s the land was purchased by Major Edward Darvall, becoming part of his Ryedale Estate. It was used as farmland. Darvall's family continued to farm it for the rest of the nineteenth century before his son began the process of subdivision in the early twentieth century. No. 270 Blaxland Road was part of the Ryde Heights Estate subdivision of 1909. This was the northernmost section of Darvall's Ryedale Estate and was promoted for its elevation. The subdivision did not occur until 1911, when the estate was progressively auctioned. It is thought that the house was built soon after this sale. After the mid-twentieth century, the original lot of 270 Blaxland Road was subdivided. A large extension at the rear of the building was constructed, as was a large brick fence facing Blaxland Road.

THEMES	
National historical theme	N/A
State historical theme	N/A

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	No. 270 Blaxland Road is built on Ryde Heights Estate, one of the early twentieth-century subdivisions of Major Darvall's Ryedale Estate, although this association alone is not considered to be sufficient grounds for listing under this criterion. The dwelling has been significantly modified and is not a good representation of its style. The dwelling does not meet the threshold for inclusion under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling shows stylistic qualities of the Federation Queen Anne style such as a hip and gable roof tiled in slate with terracotta ridge capping, exposed rafter eaves, roughcast brick chimneys with decorative brickwork and terracotta pots, and a half-timbered and roughcast gable end. The building is obscured by a high brick fence facing the street and a weatherboard front section which is possibly an infilled verandah. Although it has stylistic elements of the Queen Anne style, it is not a particularly good example of the style and its setting and aesthetic qualities have been compromised by subdivision, rear extension, and the high brick fence. The dwelling does not meet the threshold for significance under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	Federation style dwellings are not rare in the Ryde local government area. The dwelling is not a significant example of the architecture of the era either. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling shows stylistic elements of the Federation Queen Anne style, but is not a particularly good example of the type in comparison to similar items in the local area. The dwelling has also been compromised by a loss of setting by subdivision and the construction of a high brick fence to the street. Modifications to the rear have further compromised its significance. This dwelling does not meet the threshold for significance under this criterion.
Integrity	The original house is highly modified with resultant loss of integrity. Its original allotment has been subdivided with a new lot created at the rear. The front verandah has been enclosed with loss of original fabric and obstruction of views of the front façade. A high brick fence to the street has been erected at the front boundary.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Angela Phippen	Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	This property does not meet the threshold for heritage listing. It is not recommended for inclusion within Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 270 Blaxland Road, Ryde.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 270 Blaxland Road, Ryde, as viewed from Great North Head Road.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

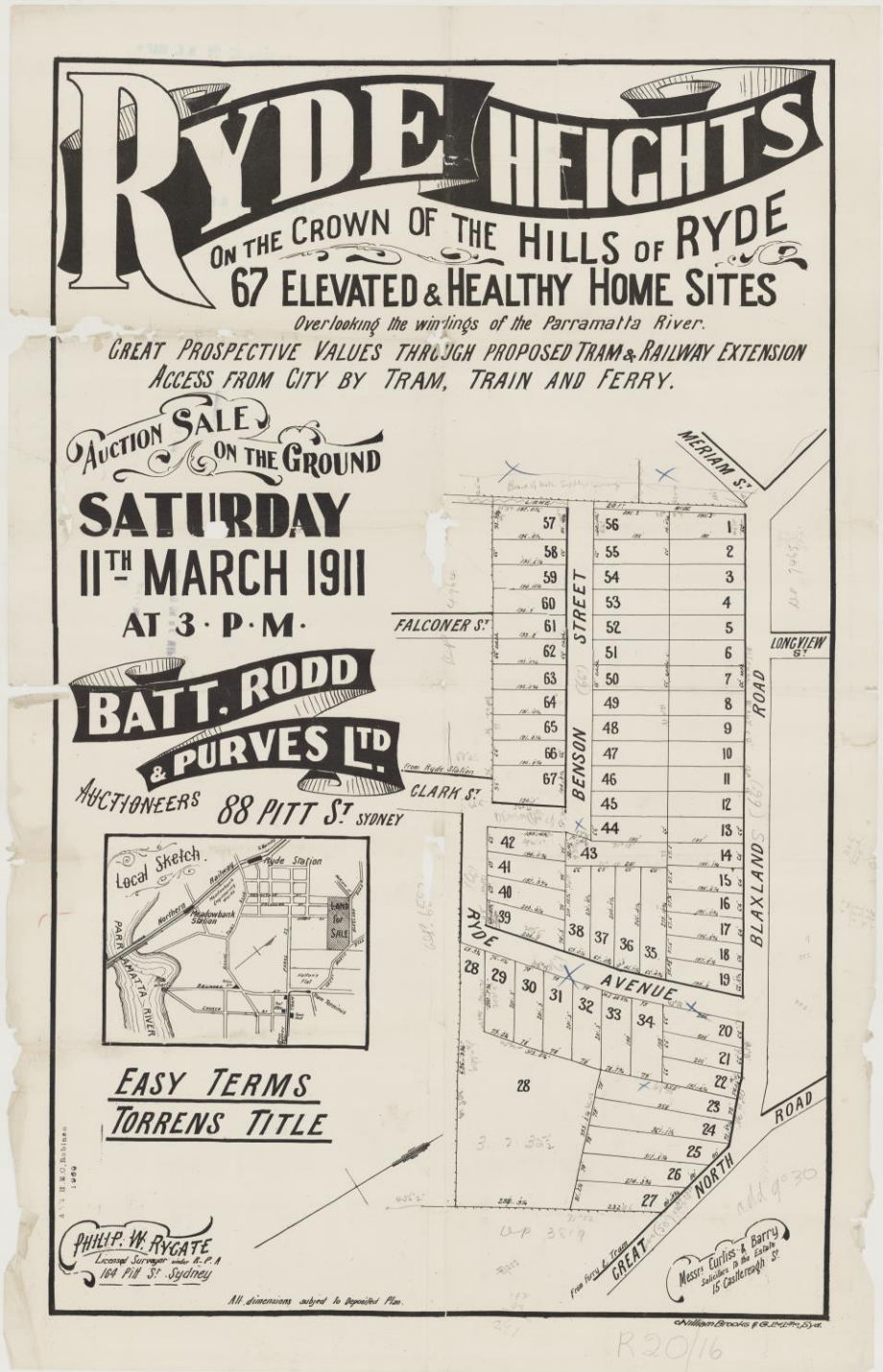


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A 1911 subdivision plan showing the original boundaries of 270 Blaxland Road, Ryde, Lot 24.				
Image year	1911	**Image by**	Batt, Rodd & Purves Ltd	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A 1943 aerial of 270 Blaxland Road, Ryde, showing the extent of its original subdivision.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A 2018 aerial of 270 Blaxland Road, Ryde.				
Image year	2018	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Greenacres					
Other Name/s Former Name/s	Late Federation/Inter-War Bungalow					
Item type (if known)	Built					
Item group (if known)	Residential Building					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	105					
Street name	Marsden Road					
Suburb/town	West Ryde				**Postcode**	2114
Local Government Area/s	Ryde					
Property description	Lot 2 / DP414244					
Location - Lat/long	**Latitude**	-33.799326		**Longitude**	151.066403	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	(In 2016) Geoffrey Meagher, Toni Meagher					
Current use	Residential					
Former Use	Residential					
Statement of significance	The house at 105 Marsden Road does not reach the threshold for listing as a heritage item of local significance					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	unknown					
Builder/ maker	unknown					
Physical Description	The house at 105 Marsden Road is a detached Late Federation/Inter-War bungalow, with symmetrical hipped slate roof, terracotta ridge and rendered chimneys. The house, which was built in 1917, has a simple symmetrical form and rendered masonry walls. The slate roof extends over the verandahs, which originally extended around all four sides of the house. Parts of the verandah have been modified or infilled. It has heavy masonry verandah columns and a timber shingled balustrade. The verandah is tiled. Windows to the front façade are simple timber-framed windows either side of its central door. The house is raised on a rendered base, and the site slopes steeply to the rear. The house presents as two storey to the rear and contains accommodation within a lower ground floor not visible from the street. The house was originally set on a much larger lot that was subdivided in the 1950s, with houses built on both sides and to the rear. The setting of the house has been heavily modified. The font garden has been levelled and is now paved for carparking. A double carport with hipped roof is located at one side and a single garage with skillion roof at the other. There are two driveways. The front of the property has a row of mature trees and a low wire fence.					
Physical condition and Archaeological potential	105 Marsden Road is in good condition. The house appears to be largely intact within a heavily modified setting. The archaeological potential of the building is unknown					
Construction years	**Start year**	1917	**Finish year**	1917	**Circa**	☒
Modifications and dates	The original allotment was subdivided in the late 1950s. Modifications have been made to the verandahs to accommodate the garage and carport at either side of the house. The front garden was levelled and paved for vehicular access and parking from 2006–2010.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	West Ryde is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s .There were many recipients of these grants in the West Ryde area, the largest going to Dr William Balmain, Reverend Samuel Marsden and William Kent. In the decades following the 1790s, many smaller grants were purchased or leased by large landholders creating extensive farming estates. West Ryde was split between notable landholders and families such as the Darvalls, Blaxlands, Bennetts and Samuel Marsden. The area was a prominent fruit-growing district, with many orchards being planted early in the nineteenth century. This was especially true to the west and north, where Blaxland began growing grape vines in the decade before 1820. Towards the end of the nineteenth century these estates began to split up, forming smaller farms which continued as orchards and nurseries. A railway station in West Ryde was completed in 1886, starting a process of subdivision and urban development that would continue through to the 1930s. Large landholding families began to divest their lands, forming a suburban nucleus around the railway station. Although increasingly suburbanised, West Ryde remained a fruit-growing district until the 1950s when the last nurseries and orchards succumbed to the pressure for suburban housing. 105 Marsden Road is part of Reverend Samuel Marsden's 100-acre grant of 1794. The land came to be known as Kingston Farm and bordered Gregory Blaxland's Brush Farm on the west and south. After Marsden's death in in 1838 the land was inherited by his daughter, Mrs Anne Hassall, who held onto the land until 1873 when the estate was first subdivided. 105 Marsden Road was part of Lot 17 of the sale. Research has been unable to find the progress of ownership up to the 1950s. However, the building is recorded as having been constructed in 1917. Aerial photographs indicated that the building was constructed before 1943 and was quite isolated, the area still being mainly orchards or small farms. A 1950s land use map shows more buildings had been built in the seven years to that decade, and that by 1952 the property, which reflected the original 1873 subdivision, was purchased by Augustine Daniel Ryan. Ryan subdivided the lot into seven smaller lots by 1959, forming 105 Marsden Road's current boundaries. This was then purchased by Henry and Kathleen Riches.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	105 Marsden Road is part of the historic 100-acre grant given to Reverend Samuel Marsden in 1794. The property was a likely a small 'market-garden' farm dating from the late-nineteenth to early twentieth century. It's connection with Reverend Marsden's 100-acre grant has been largely lost through multiple subdivisions. The property does not meet the threshold for inclusion under this criterion.
Historical association significance SHR criteria (b)	The property was formerly part of Reverend Samuel Marsden's 1794 100-acre grant. Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The property does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	105 Marsden Road is a Late Federation/ Inter-War bungalow. The house was originally set on a much larger lot that was subdivided in the 1950s, with houses built on both sides and to the rear. The house appears to be largely intact within a heavily modified setting. The property does not meets the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The house at 105 Marsden is a Late Federation/Inter-War bungalow with a number of elements that are typical of a Late Federation style dwelling. The property meets the threshold of local significance under this criterion.
Representativeness SHR criteria (g)	The house at 105 Marsden Street represents the principal characteristics of a typology of Federation houses once common in the local area. It displays a number of original architectural characteristics but has been modified with loss of integrity. The dwelling does not meet the threshold for inclusion under this criterion.
Integrity	105 Marsden Road is a Late Federation/ Inter-War bungalow. The house was originally set on a much larger lot that was subdivided in the 1950s, with houses built on both sides and to the rear. The house appears to be largely intact within a heavily modified setting.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Title	Land Registry Services	Certificate of title 6439-206	1952	
Article	Angela Phippen	West Ryde	2008	Dictionary of Sydney
Book	FS Pacey	*Ryde 1792–1926*	1926	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The property does not meet the threshold for inclusion as a heritage item within Schedule 5 of the *Ryde Local Environmental Plan 2014*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of the bungalow showing the significant mature trees at the front of the property.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

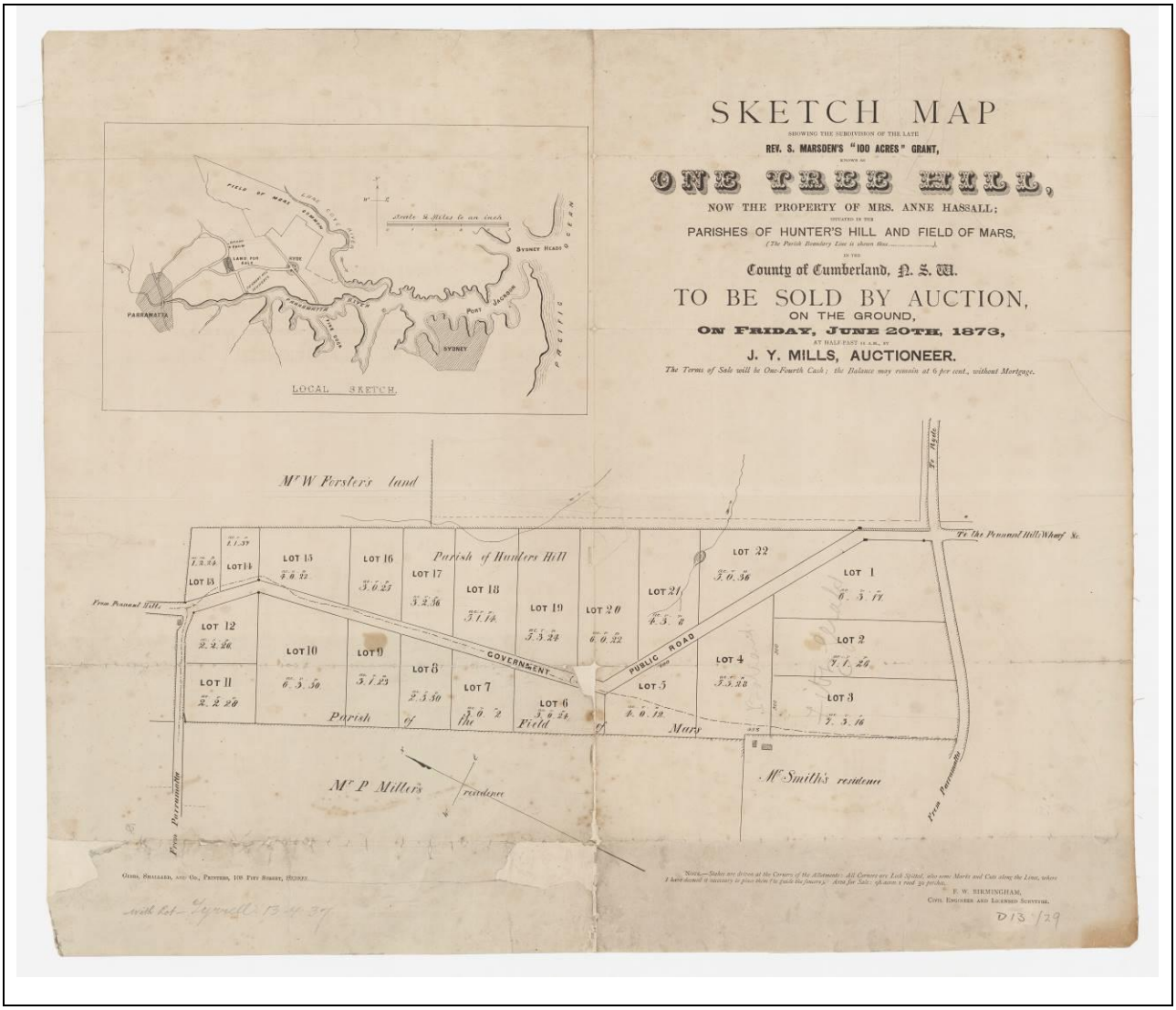


Heritage Data Form

IMAGES - 1 per page

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

Image caption	1873 Subdivision plan of One Tree Hill—105 Marsden Road is Lot 17.				
Image year	1873	**Image by**	J Y Mills	**Image copyright holder**	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph showing the boundaries of the property.				
Image year	2019	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	1943 aerial photograph showing 105 Marsden Road.				
Image year	1943	**Image by**	Spatial Services, NSW Department of Finance and Services	**Image copyright holder**	Spatial Services, NSW Department of Finance and Services



Contributory Items

Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Bungalow style cottage					
Other Name/s Former Name/s	Stratford					
Item type (if known)	Built					
Item group (if known)	Residential Buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	15					
Street name	Clanalpine Street					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 50 DP4231					
Location - Lat/long	**Latitude**	-33.793950	**Longitude**	151.079641		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 15 Clanalpine Street, Eastwood, is a good example of an intact single-storey face brick Federation Arts and Crafts style dwelling. It is representative of the predominant typology of residential development in Eastwood at the beginning of the twentieth century. It is historically significant as one of a collection of surviving houses built on an early subdivision of the Darvall Estate in 1904. It retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house is a single-storey asymmetrical dwelling, with masonry walls and a hipped and gabled tiled roof with a projecting gable facing the street. The house appears to have retained a significant amount of its original architectural characteristics and stylistic elements. The external walls are red face brick on rendered foundations, with roughcast render, timber battening and a louvred vent to the projecting gable. The front verandah features square timber posts set into brick and stone piers and a decorative timber barge board with cut-out motifs. Windows are timber framed casement windows in sets of three, with coloured glass bottom panes and fan lights. These appear to be original. The projecting gable has a timber shingled window hood supported by timber brackets. The property has a low timber picket fence and a small garden with several trees growing along the boundaries. The dwelling is set within a streetscape of houses of similar scale and style. A carport with a corrugated roof has been constructed to the side of the house in a similar style to the house, featuring the same timber battening detail.					
Physical condition and Archaeological potential	The dwelling is in good condition. The carport has been designed to match the style of the house and does not detract from the presentation of the dwelling to the street. The condition of the interior is unknown. The archaeological potential of the site is unknown.					
Construction years	**Start year**	1907	**Finish year**		**Circa**	☐
Modifications and dates	A carport has been added to the side of the dwelling (date unknown). This has little impact on the house as it is of a similar design and style and set behind the front building line. The building originally had a slate roof as described in land valuations c.1924.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be

	constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. Clanalpine Street was formed as part of a subdivision of the Darvall Estate in 1902. The subject site is part of the subdivision of land on the northern side of the street at this time .Mary Trotter was the first person to purchase land from this subdivision in 1904, although the Sands Directory does not indicate any houses or residents until 1907 (one person) and then three residents in 1908. The 1913 entry shows five residents in this part of the street. The dwelling at 15 Clanalpine Street was constructed before 1924, as it appears in land valuations from this time describing it as a five-room brick cottage with a slate roof, owned at this point by Sarah Knibb.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling is of historical significance as evidence of the first subdivision of the Darvall Estate, and as evidence of the early suburban development of Eastwood which was dramatically shaped by these subdivisions. The building demonstrates a distinct architectural typology that would have once been common in the Eastwood area due to the significant amount of development occurring there between 1909 and 1920. This dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey face brick dwelling exhibiting fine characteristics of the Federation Arts and Crafts style. It has a strong street presentation. It has many original elements, including its timber framed casement windows with coloured glass fanlights, a verandah with decorative timber barge boards, and roughcast rendered detailing and timber battening to the gable end. The original dwelling is largely intact and later sympathetic modifications do not detract from its aesthetic qualities. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a well-maintained, intact example of a Federation style dwelling in the Ryde local government area. It has a number of elements that are typical of a Federation style dwelling, such as its windows, verandah and roof. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling at 15 Clanalpine Street represents the principal characteristics of a typology of Federation houses once common in the local area. It is a fine example of its type and displays a number of original architectural characteristics that remain intact. It is located within a street with at least six other similar Federation style dwellings. Together they provide evidence of a style of house that would have been very common in the Eastwood area and provides evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s. The dwelling is considered significant at a local level under this criterion.
Integrity	The property retains a high level of integrity. It has been subject to few changes visible from the street, with the exception being the addition of a carport built to the side of the dwelling. Comparison of historic and current aerial photography indicates that very little external changes have occurred since the 1940s. The house retains several style indicators that are identified with Federation style dwellings.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	Garry Stanley, City of Ryde Council	City of Ryde Heritage Study	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014* (LEP), this property should be considered a contributory item within the conservation area. If the Summerhayes HCA does not proceed, it should be included as a heritage item of local significance on Schedule 5 of the LEP.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Study	**Year of study or report**	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	15 Clanalpine Street, Eastwood—view from footpath.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	15 Clanalpine Street, Eastwood, as viewed from the street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

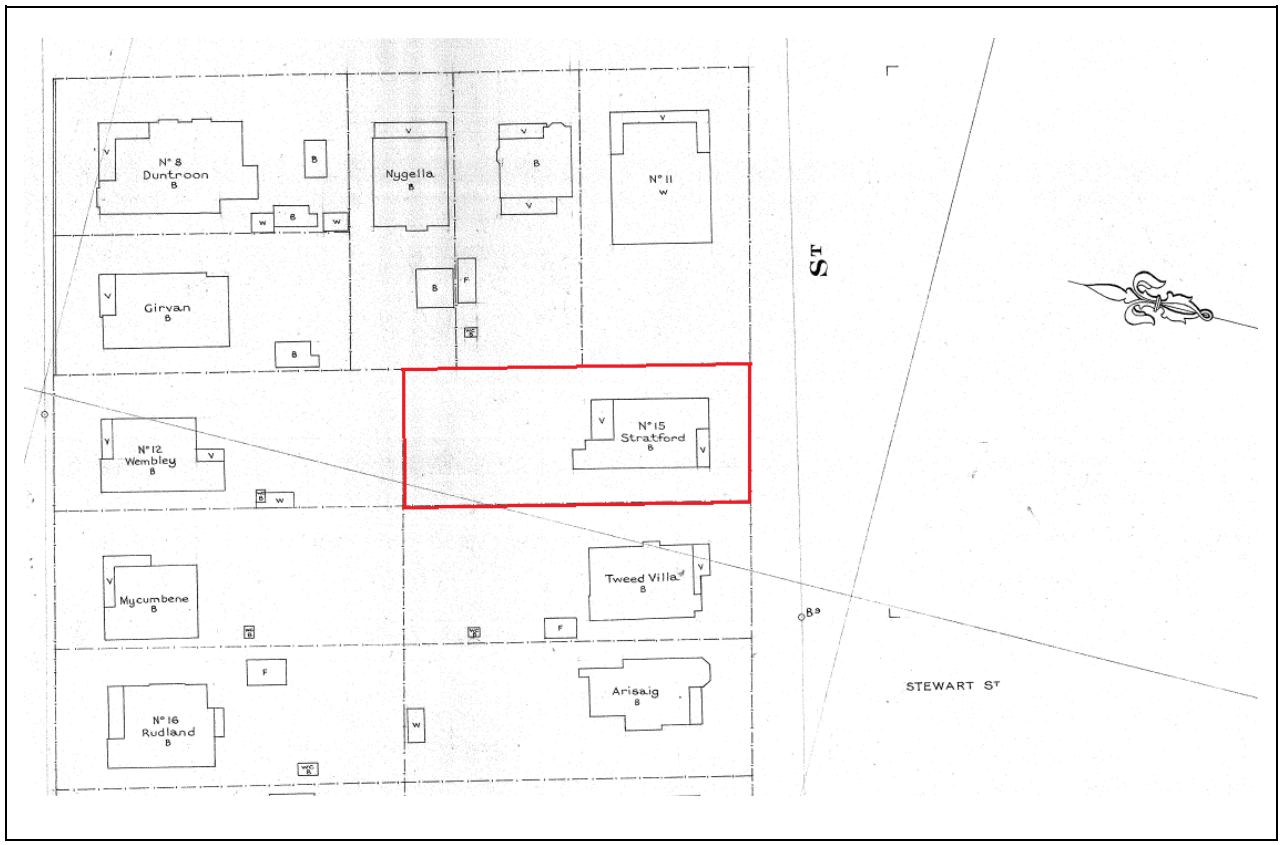


Heritage Data Form

IMAGES - 1 per page

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

Image caption	15 Clanalpine Street, Eastwood, outlined on this sewer diagram.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial photograph of 15 Clanalpine Street, Eastwood, showing current lot boundaries.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of 15 Clanalpine Street, Eastwood, showing current lot boundaries.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Late Federation period cottage					
Other Name/s Former Name/s	Arisaig					
Item type (if known)	Built					
Item group (if known)	Residential Buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	19					
Street name	Clanalpine Street					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 48 DP4231					
Location - Lat/long	**Latitude**	-33.794021		**Longitude**	151.079239	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 19 Clanalpine Street is an example of a modified Federation Bungalow and demonstrates qualities of a particular building typology that was once predominant in the area. The dwelling was constructed as part of the 1904 subdivision of the Darvall Estate and is part of a group of similarly styled buildings on Clanalpine Street which represents a distinct period of development in Eastwood. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 19 Clanalpine Street is a single-storey Federation bungalow with face brick walls and a terracotta tiled roof. It has an asymmetrical form with hipped and gabled roof. The house appears to have undergone significant maintenance work, evident through recent tuckpointing, including modifications to the front façade. The external walls are of warm red face brickwork, with contrasting liver brick courses above and below the external windows. The gable end is rendered with painted timber battening. The roof is tiled with terracotta Marseilles patterned tiles. There are decorative terracotta finials at the apex of the roof and gable. Historic aerial imagery suggests that the house has lost its original chimneys. The projecting gable element is faceted with narrow hung windows to each side. Windows appear to be timber framed with modern flyscreens applied to the exterior. This bay does not appear to be original and may have been modified from a simpler gabled form. The front porch is located to the side of the verandah and features simple square timber posts, shaped painted timber brackets and a timber valance. The porch was originally located at the front only, but has now been extended and wraps around the corner of the dwelling. A low picket fence marks the front boundary and stands in front of a low hedge, with a timber gate in the centre. The fence is the same colour as the wooden joinery of the verandah. A carport with a corrugated roof has been added at the side of the dwelling. A skillion roofed addition is located at the rear.					
Physical condition and Archaeological potential	This house is in a good condition but has been modified with a new side verandah, changes to the form of the projecting bay and alterations to original brickwork. The condition of the interior is unknown. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1910s	**Finish year**	By 1922	**Circa**	☐
Modifications and dates	The house retains its original form but has been modified with a new side verandah, changes to the form of the projecting bay and alterations to original brickwork. It has a carport to one side and a skillion roof addition at the rear.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. Clanalpine Street was formed as part of a subdivision of the Darvall Estate in 1902. The subject site is part of the subdivision of land on the northern side of the street at this time (the southern side was subdivided in 1907). The first lot to be sold in the street was its neighbour at 17 Clanalpine Street, by Mary Trotter in 1904, although the Sands Directory does not indicate any houses or residents until 1907 (one person) and then three residents in 1908. The 1913 entry shows five residents in this part of the street. It is known that the dwelling at 19 Clanalpine Street was constructed by 1922, as an obituary for Lucy Catherine Sudlow of Arisaig appeared in the *Daily Telegraph* in July that year.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling is evidence of the subdivision of the first Darvall Estate, an estate owned by the Darvalls, who were significant landowners in the area. This dwelling is an example of a particular style of residential dwelling from the early twentieth century, a style that would have been plentiful then due to the large amount of land released at the time. The building demonstrates a distinct architectural typology that would have once been common in the Eastwood area due to the large number of subdivisions occurring in the area between 1809 and 1920. This dwelling is considered to be significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey face brick dwelling that exhibits characteristics of the Federation style and has a strong street presentation. It has many original elements, including its timber framed windows, a verandah with ornamental woodworking, and a hipped tile roof. The original dwelling has been modified at the front with loss of its overall integrity. The dwelling does not meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	No. 19 Clanalpine Street is a modified Federation style dwelling with a number of elements that are typical of a Federation style dwelling. The dwelling sits in a street with a number of other Federation style dwellings and is not the only example of its type in the area. It does provide evidence of a style of house that would have been very common in the Eastwood area as well as evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s. The dwelling does not meet the threshold for inclusion under this criterion.
Representativeness SHR criteria (g)	The house at 19 Clanalpine Street represents the principal characteristics of a typology of Federation houses once common in the local area. It displays a number of original architectural characteristics but has been modified with loss of integrity resulting. The dwelling does not meet the threshold for inclusion under this criterion.
Integrity	The house at 19 Clanalpine Street is a modified Federation style residential dwelling. This house retains a number of style indicators that are identified with Federation style dwellings. However, modifications to the front of the dwelling have resulted in a loss of overall integrity.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	Garry Stanley, City of Ryde Council	City of Ryde Heritage Study	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014* (LEP), this property should be considered a contributory item within the conservation area. It does not reach the threshold for inclusion as a heritage item of local significance on Schedule 5 of the LEP.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Study	**Year of study or report**	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Clanalpine Street, Eastwood—view from footpath.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

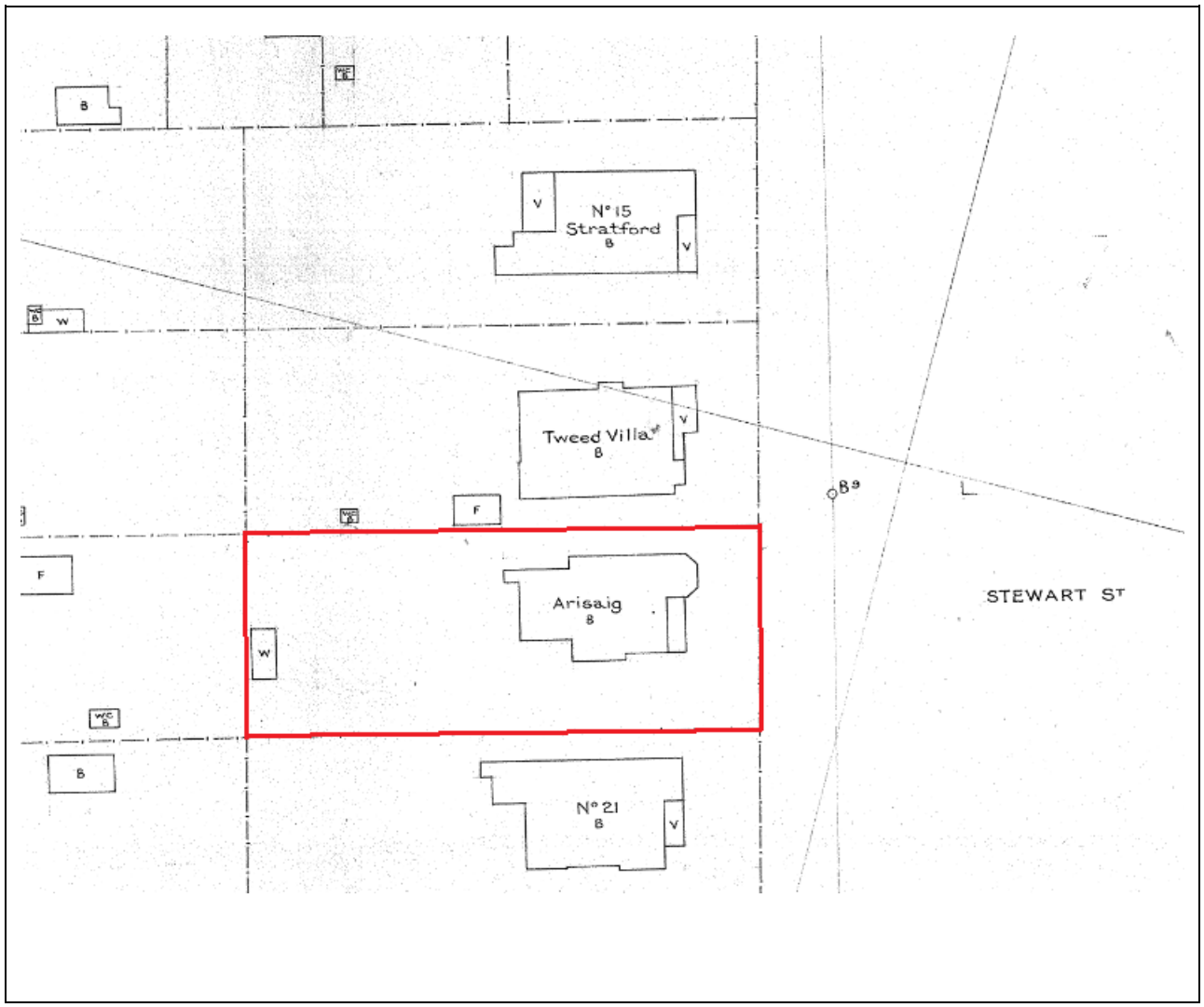


Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Clanalpine Street, Eastwood—visible on this sewer diagram.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial photography of 19 Clanalpine Street, Eastwood, with current lot boundaries shown.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photography of 19 Clanalpine Street, Eastwood, with current lot boundaries shown.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation House					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential Buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	22					
Street name	Clanalpine Street					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 1 DP104822					
Location - Lat/long	**Latitude**	-33.794388	**Longitude**	151.080046		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The house at 22 Clanalpine Street has cultural heritage significance at a local level as a good example of an intact brick Federation dwelling, representative of residential development in Eastwood at the beginning of the twentieth century. The dwelling was constructed as a part of the 1915 second subdivision of the Darvall Estate. The dwelling represents a distinct stage of development of the early development of Eastwood and the surrounding area. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unkown					
Physical Description	The house at 22 Clanalpine Street is a single-storey double fronted brick Federation Bungalow dwelling with a steep pitched terracotta tiled roof and Arts and Crafts details. The house has a symmetrical form with projecting bays to the front and sides. The walls are face brick. The dwelling has a projecting bay window at the front with a decorative gable end and awning roof over the windows. A deep verandah wraps partially around the front and side of the house. The verandah has pairs of timber posts on splayed brick piers and decorative timber fretwork. Gable ends are rendered with timber battens. Windows are timber frame double hung sashes, some with leadlight lower panes. The house is set within a formal garden with lawns and hedging. Garden beds are defined by brick edging. The front fence is a face brick wall with rounded soldier course and hedging between brick piers with sandstone coping. Although it is a recent addition, the fence complements the style and traditional setting of the house. A garage is located at the side of the dwelling at the rear of the property, designed to complement the house. It has a concrete strip driveway. A dormer is visible at the side, indicating a later roof addition. The roof addition is located within an extension of the main ridge to the rear. It does not alter the original form of the dwelling as viewed from the street.					
Physical condition and Archaeological potential	The house and garden appear to be in excellent condition. The house has retained its original form and most of its original Federation features. Modifications are not visible from the street. The condition of the interior is unknown. The archaeological potential of the site is unknown.					
Construction years	**Start year**	1907	**Finish year**		**Circa**	☐
Modifications and dates	New brick front fence. Roof addition within an extension of the main ridge, with dormer window set at the rear. Garage at the side of the house at the rear of the property. Brick garden edging.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. The land that 22 Clanalpine Street sits on was sold in the second Darvall Estate subdivision in 1915. Land titles indicate that Rosa Ann F. was the first owner of the land in 1912. The 1924 Land Valuation identifies the dwelling as a brick cottage with six rooms and a tiled roof. Robert Moorhead was identified as the owner.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling, built c.1907, demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. It is evidence of the subdivision of the second Darvall Estate, an estate owned by the Darvalls, who were significant landowners in the area. This dwelling is an example of the Federation Bungalow style dwelling from the early twentieth century. This dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling at 22 Clanalpine Street is a good example of an intact Federation Arts and Crafts bungalow. It retains its original form and many original Federation features, including decorative timber joinery, timber framed windows with leadlight panes, and a corner verandah with Arts and Craft details. It has a strong street presentation and has retained its formal garden setting. The house is largely unmodified. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling at 22 Clanalpine Street is a fine example of a Federation Arts and Crafts bungalow from the early twentieth century. It has a number of elements that are typical of a Federation style dwelling, such as its windows, verandah and roof. The dwelling is located within a street with at least six other Federation style dwellings but this property is a better and more intact example. This dwelling is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The house at 22 Clanalpine Street represents the principal characteristics of a typology of Federation houses once common in the local area. It is a fine example of its type and displays a number of original architectural characteristics that have remained intact. The dwelling is considered significant at a local level under this criterion.
Integrity	The house at 22 Clanalpine Street has retained a high level of integrity. No visible modifications have been made to the dwelling and it retains a number of style indicators that are identified with Federation style dwellings.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	Garry Stanley, City of Ryde Council	City of Ryde Heritage Study	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	The property is located within the draft Summerhayes Estate Heritage Conservation Area. If the Summerhayes Street Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014* (LEP), this property should be considered a contributory item within the conservation area. Should the Summerhayes Estate Heritage Conservation area not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the Ryde LEP.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Study	**Year of study or report**	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Clanalpine Street, Eastwood, viewed from the driveway.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Clanalpine Street, Eastwood.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

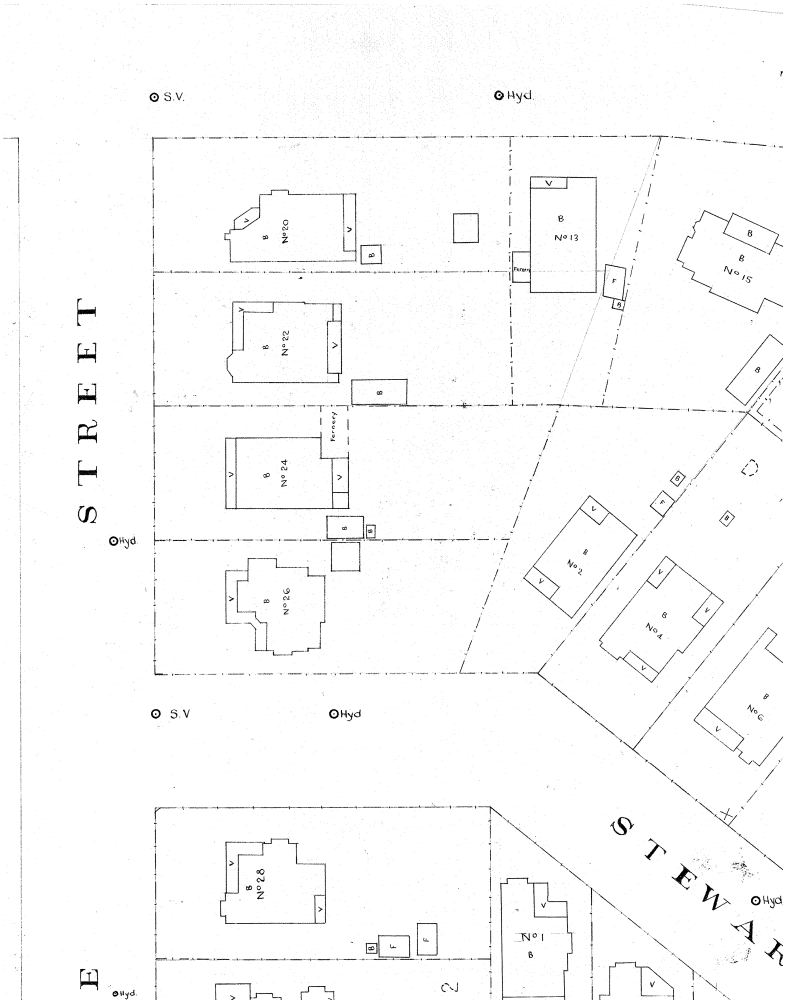


Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Clanalpine Street, Eastwood—Extract from a sewer diagram showing the form of the dwelling.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archvies



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 22 Clanalpine Street, Eastwood., indicating current lot boundaries.				
Image year	1943	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Clanalpine Street, Eastwood.				
Image year	2018	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation House					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential Buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	23					
Street name	Clanalpine Street					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 46 DP4231					
Location - Lat/long	**Latitude**	-33.794151	**Longitude**	151.078823		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 23 Clanalpine Street is an example of a modified Federation bungalow and demonstrates qualities of a particular building typology that was once predominant in the area. The dwelling was constructed as a part of the 1904 subdivision of the Darvall Estate and is part of a group of similarly styled buildings on Clanalpine Street which represents a distinct period of development in Eastwood. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	unknown					
Builder/ maker	unknown					
Physical Description	The house at 23 Clanalpine Street is a single-storey face brick, Federation style dwelling. The house has a steep pitched terracotta tiled roof, three chimneys, and a projecting gable to the street. It has timber paned windows with rendered sills. Views of the front of the house are obscured by dense planting. However, the house appears to be intact and its original form and features are retained. It has had an addition at the rear that is not visible from the street. The house is set on a large lot with established trees and a garden. The front garden is characterised by large trees and shrubs. A concrete strip driveway gives access to a hard stand car space at the side of the dwelling. The property has a traditional timber picket fence. The description of this property should be reviewed once access to the front of the house is gained. Views from the public domain are limited due to vegetation.					
Physical condition and Archaeological potential	Views of the front of the house are limited and its condition is unknown. The front garden is overgrown.					
Construction years	**Start year**	c.1905–1910	**Finish year**		**Circa**	☐
Modifications and dates	In 1982, a small addition was added to the side of the dwelling. An addition at the rear is not visible from the street.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. No. 23 was part of Anthony Darvall's portion of the Darvall Estate. The site is part of the subdivision of land on the northern side of the street in 1902. The Sands Directory does not indicate any houses or residents were present on the site until 1907 (one person) and then three residents in 1908. The 1913 entry shows five residents in this part of the street. A 1924 land valuation identified the property as a brick cottage with five rooms and a tile roof. James Trotter is identified as the owner. In 1982, a small addition was added to the right side of the dwelling.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling is evidence of the subdivision of the first Darvall Estate, an estate owned by the Darvalls who were significant landowners in the area. This dwelling is an example of a particular style of residential dwelling from the early twentieth century, a style that would have been plentiful at the time due to the large amount of land released at the time. The building demonstrates a distinct architectural typology that would have once been common in the Eastwood area due to the large number of subdivisions occurring in the area between 1809 and 1920. This dwelling is considered to be significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey face brick dwelling and it exhibits characteristics of the Federation style, including its timber framed windows, a verandah with ornamental woodworking, a hipped tile roof. Views of the house are obscured by vegetation. A full assessment of the aesthetic significance cannot be undertaken and therefore this cannot be assessed. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	Due to the condition of the property and the dwelling being covered by vegetation, it cannot be properly assessed under this criterion. The building has some visible features that are of a Federation style; however, this cannot be confirmed. This dwelling is not considered significant under this criterion.
Representativeness SHR criteria (g)	No. 23 Clanalpine Street is a Federation style dwelling with a number of elements that are typical of a Federation style dwelling. The dwelling sits in a street with a number of other Federation style dwellings and is not the only example of its type in the area. It does provide evidence of a style of house that would have been very common in the Eastwood area and provides evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s. This dwelling is not considered significant under this criterion.
Integrity	No. 23 Clanalpine Street contains a single-storey Federation style dwelling. Most of the house is obscured by dense vegetation. However, some style identifiers can be seen from the street and its original form and features appear to be intact. A small addition to the side and addition at the rear are not visible from the street.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014* (LEP), this property should be considered a contributory item within the conservation area. It does not reach the threshold for inclusion as a heritage item of local significance on Schedule 5 of the LEP.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Study	**Year of study or report**	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	23 Clanalpine Street, Eastwood.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	23 Clanalpine Street, Eastwood, as seen from the driveway.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	23 Clanalpine Street, Eastwood—visible on this sewerage diagram.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A historical aerial photograph of 23 Clanalpine Street, Eastwood.				
Image year	1943	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services

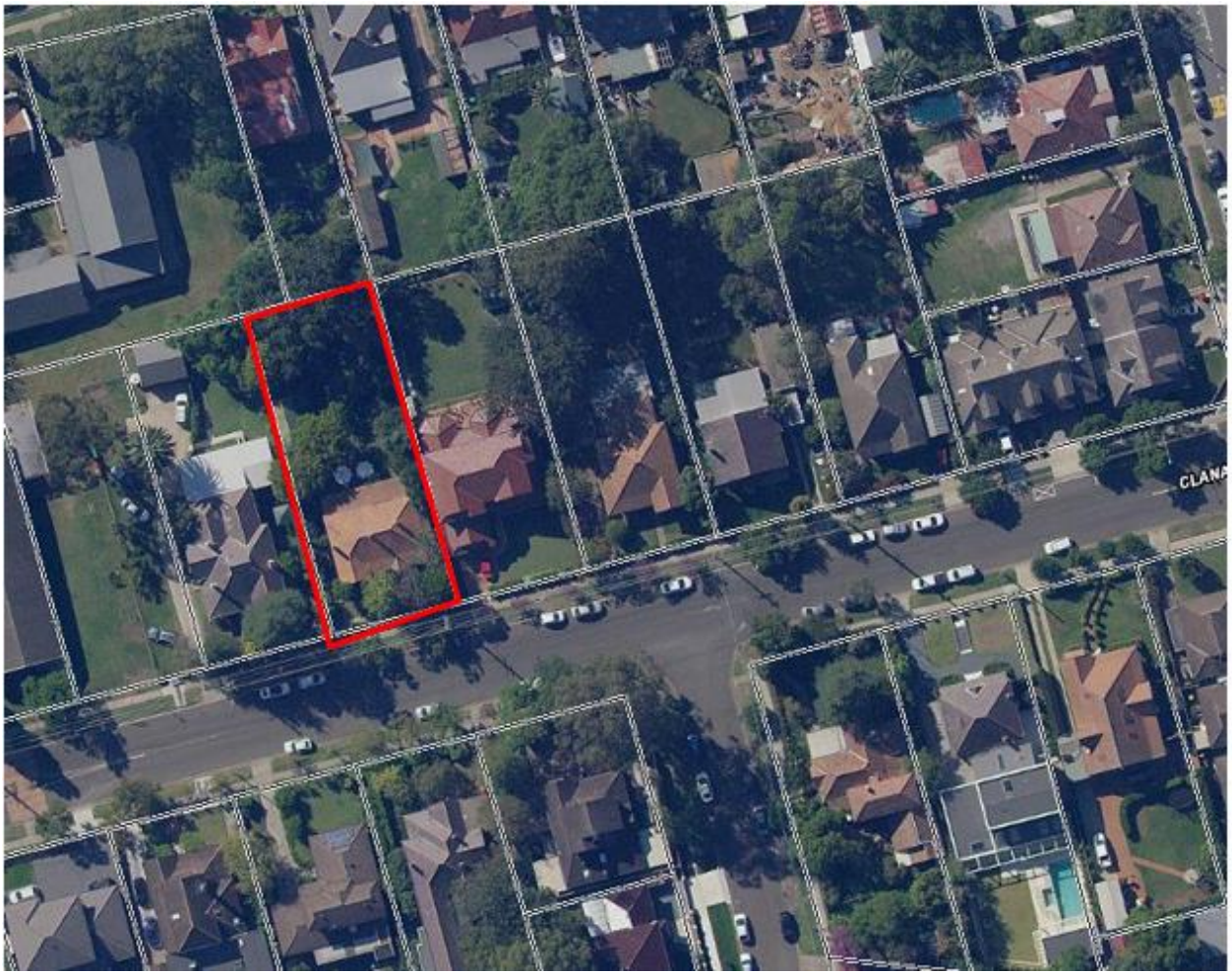


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A contemporary aerial photograph of 23 Clanalpine Street, Eastwood.				
Image year	2018	**Image by**	NSW Spatial Services	**Image copyright holder**	NSW Spatial Services



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation House					
Other Name/s Former Name/s	Orinda					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	24					
Street name	Clanalpine Street					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 12 DP5132					
Location - Lat/long	**Latitude**	-33.794388	**Longitude**	151.079781		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 24 Clanalpine Street is an example of a Federation Arts and Crafts bungalow that has a distinctive design and demonstrates qualities of a particular building typology that was once predominant in the area. The dwelling was constructed as a part of the 1904 subdivision of the Darvall Estate and is part of a group of similarly styled buildings on Clanalpine Street which represents a distinct period of development in Eastwood. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 24 Clanalpine Street is a single-storey Federation Arts and Crafts bungalow with face brick walls and slate roof. It has a symmetrical form with a simple hipped roof form and front gablet. The external walls are of a warm red face brickwork, with contrasting liver brick features. The slate roof extends over the symmetrical deep front verandah. The roof has terracotta ridge tiles and decorative terracotta finials at the apex of the roof. It retains an original chimney at one side of the roof, which is rendered with terracotta chimney pots. Windows to the front façade are timber framed double hung sashes with panelled bottom panes. They sit in pairs on either side of the front door. The centrally located font door has an arched fan light. The front verandah has a distinctive rounded brick balustrade with darker soldier course. This balustrade and the decorative joinery to the verandah appear to be intact Arts and Crafts elements. The house is set within a large, level site. A low brick wall with brick piers defines the front boundary. This is unlikely to be original but has been designed to match the house. A centrally located path, with contemporary tiles, leads to the front verandah. The front garden is characterised by level lawns and hedges. The house has a substantial two-storey pavilion addition at the rear that has been designed in a contemporary style with rendered walls and a skillion roof. The addition is visible in oblique view but does not detract from the street presentation of the dwelling. It is clearly identifiable as new work and has a neutral impact on the streetscape. A garage is located to one side of the original dwelling, at the rear, with concrete driveway. A pool is located in the rear yard.					
Physical condition and Archaeological potential	The original dwelling appears to be in good condition with few external modifications. Modifications have been made to the front fence and paths. A large two-storey pavilion addition was added in 2013/2014. The condition of the interior is unknown. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1915-1920	**Finish year**		**Circa**	☐
Modifications and dates	The house has a substantial two-storey pavilion addition at the rear, built 2013/2014, which has been designed in a contemporary style with rendered walls and a skillion roof. The addition is visible in oblique view but does not detract from the street presentation of the dwelling. It is clearly identifiable as new work and has a neutral impact on the streetscape. A garage is located to one side of the original dwelling and changes have been made to the front fence and paths. Most of these changes originate from 2013/2014.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. The land that No. 24 sits on was sold in the second Darvall Estate subdivision in 1915. The 1924 Valuation identifies the dwelling as a brick cottage with six rooms and a slate roof. John J Goldsborough is identified as the owner. Land title information is not available for this property. In 2013/2014 a large addition was built behind the original cottage.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling is evidence of the subdivision of the Second Darvall Estate, an estate owned by the Darvalls, who were significant landowners in the area. This dwelling is an example of a particular style of residential dwelling from the early twentieth century, and is a style that would have been plentiful then due to the large amount of land released in a short period of time. The building demonstrates a distinct architectural typology that would have once been common in the Eastwood area due to the large number of subdivisions occurring there between 1809 and 1920. This dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey face brick dwelling that exhibits characteristics of a Federation Arts and Crafts style cottage. It has many original elements, including its timber framed windows with leadlight, a verandah with ornamental woodworking, and a hipped slate roof. The original dwelling is intact with the addition at the rear only being visible when viewed from certain angles. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	When compared to similar listings, 24 Clanalpine Street is a good example of a Federation Arts and Crafts style cottage. The dwelling is largely intact and has retained most of its original features. No. 24 sits within a group of Federation Style dwellings; however, it is the only building of its type on the street. The dwelling meets the threshold of local significance for this criterion.
Representativeness SHR criteria (g)	No. 24 Clanalpine Street is a Federation Arts and Crafts style dwelling with a number of distinctive design elements that are typical of a Federation Arts and Crafts style dwelling. The dwelling sits in a street with a number of other Federation style dwellings and is not the only example of its type in the area. It does provide evidence of a style of house that would have been very common in the Eastwood area as well as evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s. The dwelling is considered significant at a local level under this criterion.
Integrity	The house at 24 Clanalpine Street is an intact Federation Arts and Crafts style dwelling. The original form and features of the dwelling are largely intact. It has a substantial two-storey pavilion addition at the rear that has been designed in a contemporary style with rendered walls and a skillion roof. The addition is visible in oblique view but does not detract from the street presentation of the dwelling. A garage is located to one side of the original dwelling and changes have been made to the front fence and paths. Most of these changes can be reversed.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014* (LEP), this property should be considered a contributory item within the conservation area. If the Summerhayes Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the LEP.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	24 Clanalpine Street, Eastwood.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

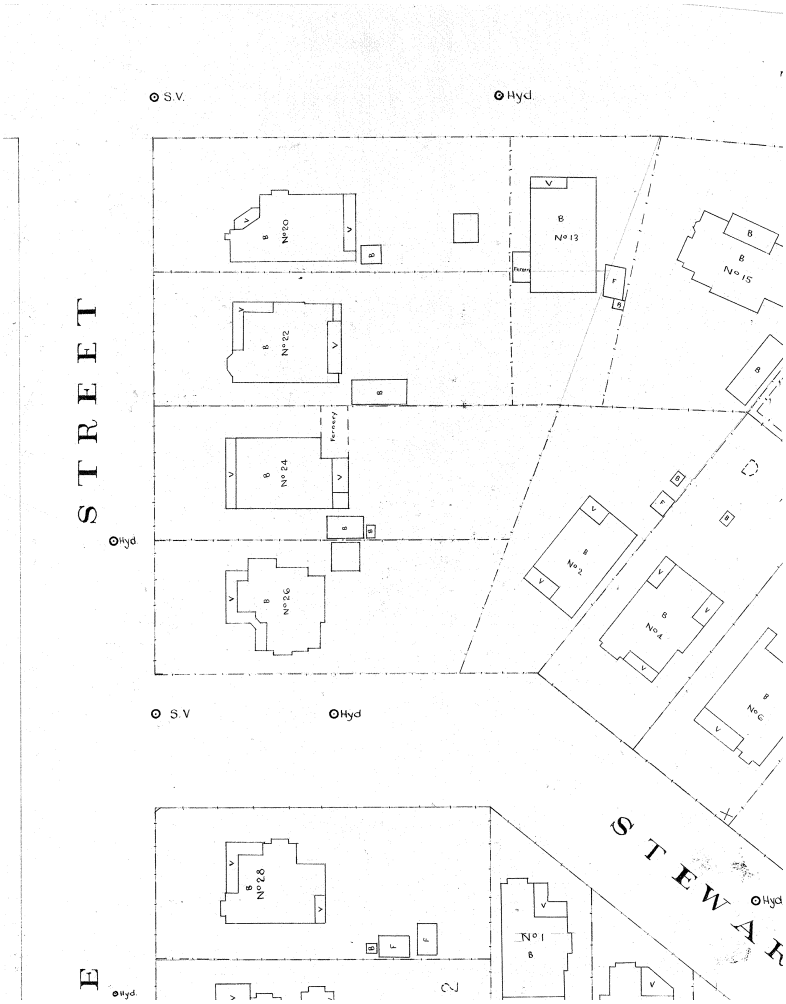


Heritage Data Form

IMAGES - 1 per page

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

Image caption	24 Clanalpine Street, Eastwood—Extract from a City of Ryde sewer diagram showing the form of the house.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	24 Clanalpine Street, Eastwood, viewed from the side. Note the addition that has been built behind the original cottage.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 24 Clanalpine Street, Eastwood, with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A 2010 aerial photograph of 24 Clanalpine Street, Eastwood, before the addition was added to the rear.				
Image year	2010	**Image by**	NearMap	**Image copyright holder**	NearMap



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A contemporary aerial photograph of 24 Clanalpine Street, Eastwood.				
Image year	2018	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation House					
Other Name/s Former Name/s	Glendyne and Bindawalla					
Item type (if known)	Built					
Item group (if known)	Residential Buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	5					
Street name	Coronation Avenue					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 1 DP209124					
Location - Lat/long	**Latitude**	-33.796378	**Longitude**	151.076588		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 5 Coronation Avenue is locally significant as it is an intact example of a Federation style dwelling, constructed on a subdivision of William Patullo's 1794 land grant. It is historically significant as it was built as part of the Eastwood Heights Subdivision which was owned and planned by the Mayor of Eastwood (1911–1912), C R Summerhayes, who was an architect. It is an early example of town planning in the Eastwood area. The dwelling sits within a mostly intact streetscape of Federation style dwellings which collectively represent the development of Eastwood at the start of the twentieth century. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	No. 5 Coronation Street is an intact single-storey asymmetrical Federation dwelling, with masonry walls and a hipped and gabled slate roof with projecting gable facing the street. The house has retained its original form and a significant amount of its original architectural characteristics and stylistic elements. The external walls are red face brick on rendered foundation, with darker brick banding. The hipped and gabled slate roof has terracotta ridge capping and finials. The roof extends over the deep verandah to the front and side of the house. The verandah has simple timber posts and exposed rafters to the eaves. The fretwork does not appear to be original. The verandah has a timber balustrade that may not be original but does not detract from the overall presentation of the dwelling. Windows are timber framed casement windows in sets of three, with coloured glass bottom panes and fan lights. There is a set of French doors with timber shutters to the front façade. The house is set back and above the street within an established and formal garden setting with several mature trees and a front timber picket fence that is not original. A two-storey detached garage is located to the side of the house, set back from its front façade, and is designed in a similar style to the house. Aerial imagery shows a covered verandah and a pool at the rear of the house.					
Physical condition and Archaeological potential	The dwelling is in good condition. Some details, such as the verandah balustrade and front fence, are not original but have been designed to match the style of the house not detract from the presentation of the dwelling to the street. The condition of the interior is unknown. A verandah was added in the early twentieth century before 1943. A pool and garage have been added post 1943 (date unknown). The archaeological potential of the site is unknown.					
Construction years	**Start year**	1906	**Finish year**	1906	**Circa**	☐
Modifications and dates	A Verandah was added to the rear of the house between 1924 and 1943. The Lot was subdivided between 1950 and the 1980s. A Pool was added to the rear of the house between 1950 and 2009. The garage was added at the side of the house between 1950 and 2009.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. No. 5 Coronation Avenue was built in 1906 for Joseph Simpson on a portion of land subdivided as part of Summerhayes's Eastwood Heights Estate. The subsequent ownership of the property has not been investigated.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. The property was a part of the Eastwood Heights subdivision which was originally owned by the architect and mayor of Eastwood, CR Summerhayes. The building demonstrates a distinct architectural typology of an early Federation style dwelling in an area developed between 1900 and 1920. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The house at 5 Coronation Avenue is associated with CR Summerhayes, a prominent architect and local politician in the Eastwood area. Summerhayes served as mayor of Eastwood in 1911–1912, and as an alderman during a period of rapid development in the local area. The Eastwood Heights estate was planned by Summerhayes himself and can be considered to be a very early example of town planning in Sydney. Summerhayes also designed Australia's first Greek Orthodox church and a listed group of shops on Rowe Street in Eastwood. The building is considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	No. 5 Coronation Avenue is aesthetically significant as an intact Federation style dwelling that demonstrates several features that are characteristic of houses built at the start of the twentieth century. The design and style of the house is locally significant as it is of a style that represents the early development in the Eastwood area. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a well-maintained, intact example of a Federation style dwelling in the Ryde local government area. It has a number of elements that are typical of a Federation style dwelling, such as its windows, verandah and roof. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a fine example of a brick Federation style home that was built following the subdivision of Summerhayes' land. The only visible modification to the dwelling is the addition of a pool and larger verandah at the rear of the house which do not detract from the value of the property. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling retains a high level of integrity and is generally intact. It retains a number of style indicators identified with the Federation style. The fretwork and balustrade to the front verandah may not be original but do not detract from the presentation of the house to the street.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Heritage Study	City of Ryde	City of Ryde Heritage Review	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014*, this property should be considered a contributory item within the conservation area. If the Summerhayes Heritage Conservation Area is not included within Schedule 5 of the Ryde LEP, he dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	5 Coronation Avenue seen from the street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

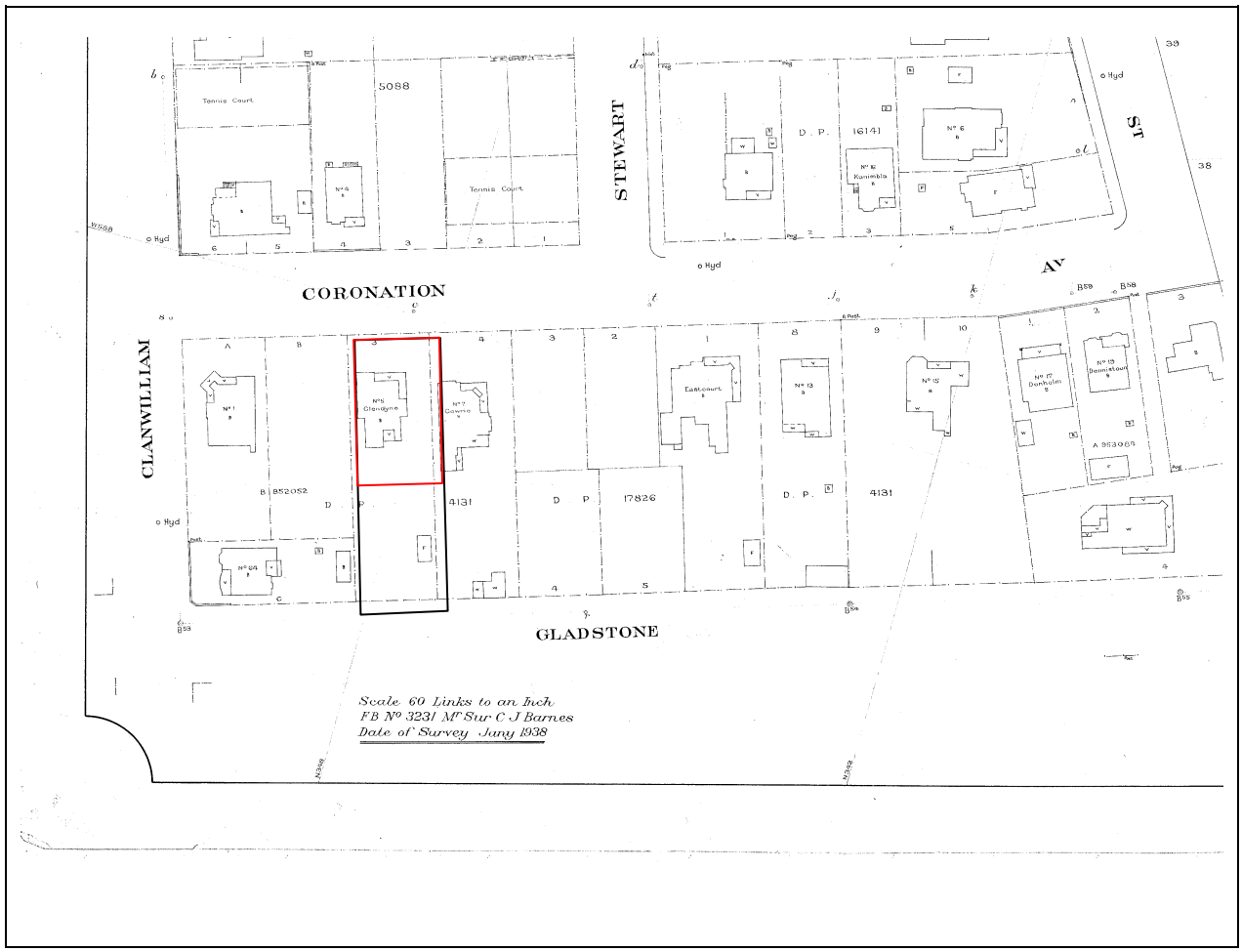


Heritage Data Form

IMAGES - 1 per page

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

Image caption	5 Coronation Avenue on the sewerage maps from the 1930s. The black line outline identifies the former boundary, and the red shows the current.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	5 Coronation Avenue in 1943. The black line outline identifies the former boundary, and the red shows the current.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	5 Coronation Avenue in 2019. The black line outline identifies the former boundary, and the red shows the current.				
Image year	2019	**Image by**	NearMap	**Image copyright holder**	NearMap



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation house					
Other Name/s Former Name/s	Minto Crags, Cavan and Gowrie					
Item type (if known)	Built					
Item group (if known)	Residential Building					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	7					
Street name	Coronation Avenue					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 1 DP 527002					
Location - Lat/long	**Latitude**	-33.796512		**Longitude**	151.076637	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 7 Coronation Avenue, Eastwood, is culturally significant at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is a good and intact example of a Federation Arts and Crafts dwelling and demonstrates qualities of a particular building typology that was once predominant in the area. It is largely intact and retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The house at 7 Coronation Avenue is a largely intact single-storey face brick Federation Arts and Crafts dwelling with a hipped and gabled slate roof and many usual features. It is distinctive for its wraparound verandah framed by projecting bays and angled corner bay window. The slate roof extends across the verandah, with terracotta ridge capping and finials and exposed timber rafters. It has two roughcast rendered chimneys with terracotta chimney pots. The projecting bays have rendered gables with timber battens. The house is raised on rendered foundations with an unusual arched design. Walls are red face brick with liver coloured quoining and banding. Windows are timber framed casement windows with fan lights. The corner bay window is a key feature of the presentation of the house within the street. The verandah has a timber balustrade that may not be original. A garage with terrace above has been built at the side of the house, towards the rear of the lot. This garage dates from pre-1943 imagery and is designed in the interwar style. The driveway that accesses the garage has impacted on the traditional garden setting of the house. Despite this, the house remains largely intact. The front yard contains several mature trees, a lawn and a timber picket fence. The house is accessed through the verandah at the side of the house.					
Physical condition and Archaeological potential	The dwelling is in good condition. Some features such as the picket fence and garage appear to have been added after the house was built. The garage was built some time between 1930 and 1943. The archaeological potential of the site is unknown.					
Construction years	**Start year**	1912	**Finish year**	1912	**Circa**	☒
Modifications and dates	Garage was added to the side of the house—Between 1930 and 1943. Lot was divided in half—Between 1950 and 1980s.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. No. 7 Coronation Avenue was built c.1912 for William Macnaught, a shoe importer in the late nineteenth and early twentieth century.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. The property was a part of the Eastwood Heights subdivision which was originally owned by the architect and mayor of Eastwood, CR Summerhayes. The building demonstrates a distinct architectural typology of an early Federation style dwelling in an area developed between 1900 and 1920. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The dwelling at 7 Coronation Avenue is associated with C R Summerhayes, a prominent architect and local politician in the Eastwood area. Summerhayes served as mayor of Eastwood in 1911–1912, and as an alderman during a period of rapid development in the local area. The Eastwood Heights Estate was planned by Summerhayes himself and can be considered to be a very early example of town planning in Sydney. Summerhayes also designed Australia's first Greek Orthodox church and a listed group of shops on Rowe Street in Eastwood. This item is considered to be locally significant.
Aesthetic significance SHR criteria (c)	No. 7 Coronation Avenue is aesthetically significant as a large, Federation style dwelling that maintains several features that are characteristic of houses built at the start of the twentieth century. The house is situated towards the rear of the lot and is raised above the street, making it a prominent feature in the street. The design and style of the house is locally significant as it is of a style that represents the early development in the Eastwood area. The building is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a well-maintained, intact example of a Federation style dwelling in the Ryde local government area. It has a number of elements that are typical of a Federation style dwelling, such as its windows, verandah and roof. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a good and intact example of a brick Federation style home that was built following the subdivision of Summerhayes' land. This dwelling represents the early development of the suburb of Eastwood between 1900 and 1924. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling retains a high level of integrity and is generally intact. It retains a number of style indicators identified with the Federation style. Original features, such as the roof and chimneys, remain intact and appear to be in the original style.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	City of Ryde	City of Ryde Heritage Review	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014* (LEP), this property should be considered a contributory item within the conservation area. If the Summerhayes Heritage Conservation Area is not included within Schedule 5 of the Ryde LEP, the dwelling should be included as a heritage item of local significance on Schedule 5 of the Ryde LEP.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood, as seen from the side.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

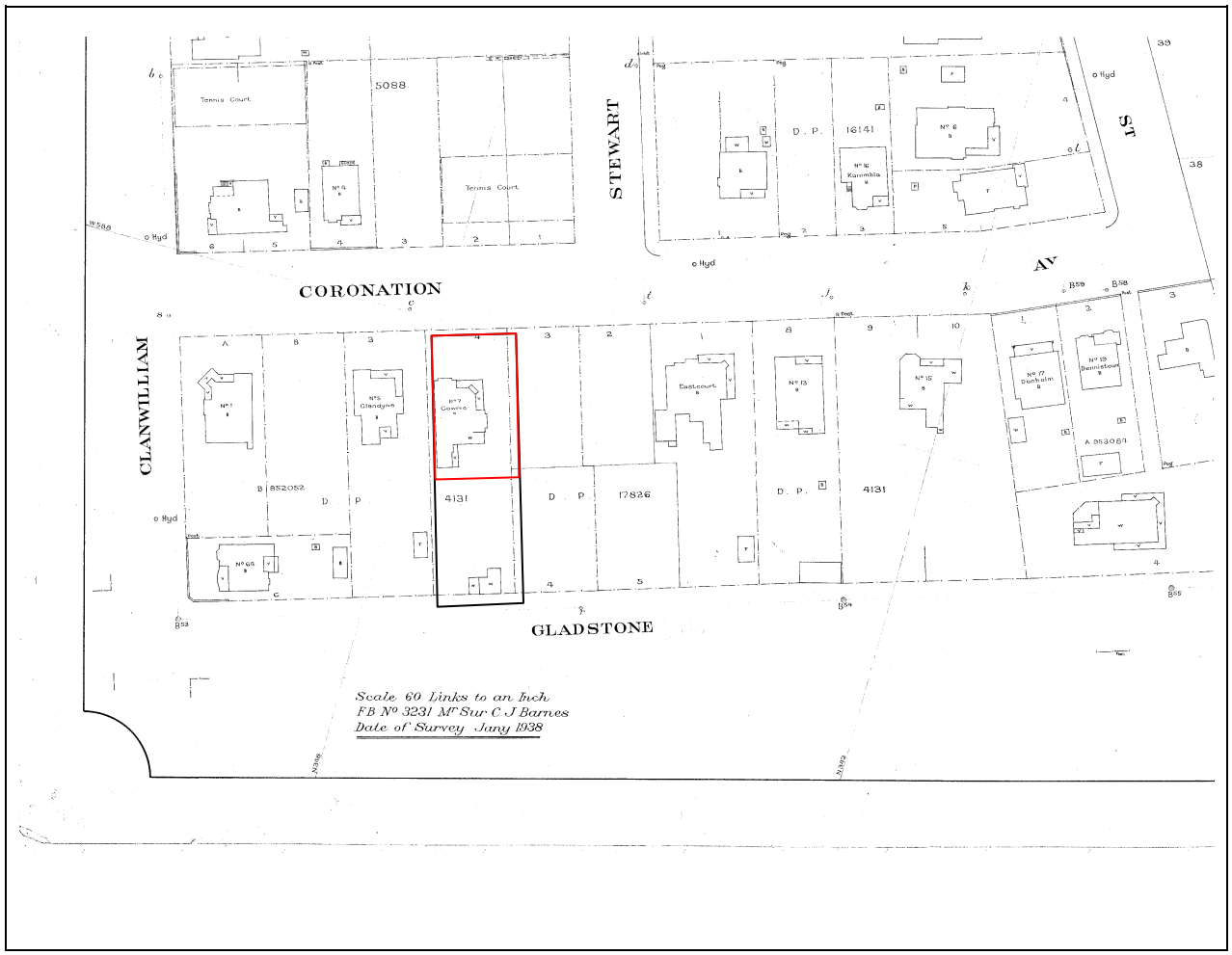


Heritage Data Form

IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood, on the sewerage maps from the 1930s. The black line outlines the former boundary, and the red shows the current.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood, in 1943. The black line outlines the former boundary, and the red shows the current.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood, in 2019. The black line outlines the former boundary, and the red shows the current.				
Image year	2019	**Image by**	NearMap	**Image copyright holder**	NearMap



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation House					
Other Name/s Former Name/s	Branxton					
Item type (if known)	Builtf					
Item group (if known)	Residential building					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	12					
Street name	Coronation Avenue					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot B DP 401700					
Location - Lat/long	**Latitude**	-33.796969	**Longitude**	151.077502		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 12 Coronation Avenue is locally significant as it is an example of a two-storey Federation style dwelling, constructed on a subdivision of William Patullo's 1794 land grant. It is historically significant as it was built as part of the Eastwood Heights subdivision which was owned and planned by the architect and mayor (1911–1912) of Eastwood, CR Summerhayes. It is situated on a subdivision that was planned by an architect and can be considered an early example of town planning in the Eastwood area. The dwelling sits within a mostly intact streetscape of Federation style dwellings and represents the development of Eastwood at the start of the twentieth century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	James Edward Justelius					
Builder/ maker	James Edward Justelius					
Physical Description	The house at 12 Coronation Avenue is a two-storey, asymmetric Federation Arts and Crafts dwelling. It has a pitched and gabled slate roof with terracotta ridge capping and finials. The house has a projecting bay and verandahs at both levels at the front. The walls are red face brick to the lower level and painted timber shingles to the upper level. The lower verandah is supported on pairs of timber columns on curved brick bases, with decorative fretwork. The upper level verandah has been enclosed and extended over the lower level, with loss of the original verandah roof. The new verandah uses timber shingles and timber balustrade in an attempt to blend in with the original character of the house. These modifications were made between 2010 and 2013. The projecting bay is brick at the lower level with timber shingles above. The gable end is rendered with timber battens. It has slate window hoods to the upper level windows. The windows are timber framed panelled casement windows with some coloured panes at the top. The house has a balcony to the upper level on the side that is not original, and a flat roofed carport to the side of the house. There is a large addition at the rear that is not visible from the street. The house is set within a formal garden setting with a timber picket fence and concrete path and driveway.					
Physical condition and Archaeological potential	The house is in good condition but has been modified at the front and rear. The archaeological potential of the site is unknown.					
Construction years	**Start year**	1916	**Finish year**	1916	**Circa**	☐
Modifications and dates	The original allotment has been subdivided, most likely between 1950 and 1980. The front verandah was enclosed and extended at some point between 2010 and 2013 with loss of the original fabric including the lower level verandah roof. There is a large addition at the rear that is not visible from the street. A carport has been added to the side of the house (date unknown).					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. The house at 12 Coronation Street house was designed, built and occupied from 1916 to 1926 by James Edward Justelius. Justelius was a Sydney architect who practiced between 1875 and 1900. The land was originally a larger allotment with frontages to Coronation Avenue and Stewart Street. This land was subdivided some time after 1950, and a new house was built on the corner lot.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. The property was a part of the Eastwood Heights subdivision which was originally owned by the architect and mayor of Eastwood CR Summerhayes. The building demonstrates a distinct architectural typology of an early Federation style dwelling in an area developed between 1900 and 1920. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area. The building is not considered significant at a local level under this criterion.
Aesthetic significance SHR criteria (c)	No. 12 Coronation Avenue is a large, two-storey Federation style dwelling that maintains several features that are characteristic of houses built at the start of the twentieth century. Two-storey Federation dwellings are rare in Eastwood, as most that were built in the area were single-storey dwellings. Modifications made to the property, such as enclosing of the top floor verandah and loss of the ground floor verandah roof, the carport addition and a rear extension, have impacted on the aesthetic significance of this property. This building is not considered significant under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	Although here are few heritage-listed two storey Federation dwellings remaining in the Ryde Local Government Area, the dwelling has been altered to an extent it is no longer a good example of its type. There are other examples which better demonstrate the typology, including Highbury House, which is a finer, more intact example of a two-storey Federation dwelling. This property is not considered to be locally significant under this criterion.
Representativeness SHR criteria (g)	The dwelling is a heavily modified example of a two-storey Federation style dwelling. Although it does retain some features that are consistent with the Federation style, major modifications have resulted in the loss of its significance. The dwelling is not considered significant at a local level under this criterion.
Integrity	The house has been modified at the front and rear with a loss of integrity. However, it retains a number of style indicators identified with the Federation style. Original features, such as the slate roof, timber joinery and windows, remain intact and appear to be in the original style.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	City of Ryde	City of Ryde Heritage Review	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014* (LEP), this property should be considered a contributory item within the conservation area. If the Summerhayes Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the LEP.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood, as viewed from the footpath.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood, in 2010 with a smaller verandah on the first floor.				
Image year	2010	**Image by**	Google Street View	**Image copyright holder**	Google



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood, as viewed from the street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood—detail of second floor window.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood—visible on the corner of Coronation Avenue and Stewart Street. The black line identifies the former lot boundary and the red identifies the current boundary.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood—visible on the corner of Coronation Avenue and Stewart Street. The black line identifies the former lot boundary and the red identifies the current boundary.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood—visible on the corner of Coronation Avenue and Stewart Street. The black line identifies the former lot boundary and the red identifies the current boundary.				
Image year	2019	**Image by**	NearMap	**Image copyright holder**	NearMap



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation House					
Other Name/s Former Name/s	East Lodge					
Item type (if known)	Built					
Item group (if known)	Residential building					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	15A					
Street name	Coronation Avenue					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 2 DP203454					
Location - Lat/long	**Latitude**	-33.797542	**Longitude**	151.077039		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 15A Coronation Avenue is culturally significant at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is an example of a Federation cottage and demonstrates qualities of a particular building typology that was once predominant in the area. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	No. 15A Coronation Avenue is a single-storey, rendered Federation bungalow with a dominant hipped roof. The house retains its original external form but many of its original materials have been modified. The walls were likely to have been built of face brick but have been rendered, and the original slate or terracotta roof tiles replaced with concrete tiles. Key Federation features include the roof form, the two distinctive chimneys, the wraparound corner verandah with simple timber joinery, and the projecting bay facing the street. The front windows are 12 paned and may not be original and the front door has been replaced. The house was originally built on a much larger lot that has been subdivided. The front boundary is defined by a low brick fence which is not original. The garden has several distinctive topiary trees of various styles and forms. A high brick wall extends across the side of the house. The house has a large addition at the rear that is not visible from the street. There is also a detached carport at the side of the house to the rear, accessed by a concrete driveway.					
Physical condition and Archaeological potential	The house is in good condition. Although it retains its original form, it has been heavily modified, including concrete roof tiles, rendering of face brick walls, new windows and doors, and brick fencing at the front.					
Construction years	**Start year**	c.1910s	**Finish year**		**Circa**	☐
Modifications and dates	Modifications include the addition of concrete roof tiles, rendering of face brick walls, new windows and doors, and brick fencing at the front carport and large rear extension.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. 15A Coronation Avenue is situated on land that was part of Summerhayes' Eastwood Heights subdivision. A 1924 Land Valuation identified the owner of the dwelling as Earle H McDonald. It described the house as a seven-room brick cottage with a tile roof. At this point, the house was on a much larger block and occupied the land that present-day No. 15 is located on. The 1950s land use maps confirm that the lot was subdivided after 1960.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. The property was part of the Eastwood Heights Estate subdivision which was originally owned by CR Summerhayes, who was an architect and the mayor of Eastwood. The building demonstrates a distinct architectural typology of an early Federation style dwelling in an area developed between 1900 and 1920. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	The dwelling at 15A Coronation Avenue is associated with CR Summerhayes, a prominent architect and local politician in the Eastwood area. Summerhayes served as mayor of Eastwood in 1911–1912, and as an alderman during a period of rapid development in the local area. The Eastwood Heights Estate was planned by Summerhayes himself and can be considered a very early example of town planning in Sydney. Summerhayes also designed Australia's first Greek Orthodox church and a heritage listed group of shops on Rowe Street in Eastwood. This item is considered to be locally significant under this criterion.
Aesthetic significance SHR criteria (c)	No. 15A Coronation Avenue is aesthetically significant as a large Federation style dwelling that maintains several features that are characteristic of houses built at the start of the twentieth century. Some features have been altered, such as the brickwork. Although the dwelling retains its original form, it has been heavily modified including the addition of concrete roof tiles, rendering of face brick walls, new windows and doors, and brick fencing at the front. However, many of these modifications could be reversed and original details reinstated. It is not considered significant under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a typical example of a modified Federation style dwelling in the Ryde local government area. It does not demonstrate uncommon, rare or endangered aspects for the local area. It is not considered significant under this criterion.
Representativeness SHR criteria (g)	The dwelling is representative of a Federation style dwelling built in the early twentieth century after the subdivision of Summerhayes' land in 1903. Its original form remains intact. This dwelling represents early development of the suburb of Eastwood between 1900 and 1924. However, it is not a good representation of this type due to the extent of modifications. The dwelling is not considered significant under this criterion.
Integrity	Although the dwelling retains its original form, it has been heavily modified including the addition of concrete roof tiles, rendering of face brick walls, new windows and doors, and brick fencing at the front. However, many of these modifications could be reversed and original details reinstated.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014* (LEP), this property should be considered a contributory item within the conservation area. If the Summerhayes HCA does not proceed, it should be considered for inclusion as a heritage item of local significance on Schedule 5 of the LEP.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	15A Coronation Avenue, Eastwood.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	15A Coronation Avenue, Eastwood, is visible in the 1930 sewer maps. Note the boundary change from the black (former) boundary to the red (current) boundary.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	15A Coronation Avenue, Eastwood, is visible in the 1943 aerials. Note the boundary change from the black (former) boundary to the red (current) boundary.				
Image year	1943	**Image by**	NSW Spatial Information	**Image copyright holder**	NSW Spatial Information



Heritage Data Form

IMAGES - 1 per page

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

Image caption	15A Coronation Avenue in 2019. Note the boundary change from the black (former) boundary to the red (current) boundary.				
Image year	2019	**Image by**	NearMap	**Image copyright holder**	NearMap



Heritage Data Form

ITEM DETAILS						
Name of Item	Inter-war House					
Other Name/s Former Name/s	Dennistoun					
Item type (if known)	Built					
Item group (if known)	Residential Building					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	19					
Street name	Coronation Avenue					
Suburb/town	Eastwood			**Postcode**	2122	
Local Government Area/s	Ryde					
Property description	Lot 2 DP 306687					
Location - Lat/long	**Latitude**	-33.797829	**Longitude**	151.077199		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 19 Coronation Avenue, Eastwood, demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is an example of a modified Californian Bungalow and demonstrates qualities of a particular building typology that was once predominant in the area. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area. This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐		Local ☐			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 19 Coronation Avenue was originally built as a single-storey interwar house in the California Bungalow style. The original form and features of the house are retained at the street façade, including a projecting gable over a deep front verandah with original detail, and original fencing. The large verandah features a prominent gable roof with timber battens, rendered columns and brick piers and a brick balustrade with rendered coping. The front of the house features a bay window with a timber shingle roof. However, major alterations and additions have been undertaken to the original dwelling including a second storey within a modified roof form. The formerly modest hipped roof form has been replaced with a gabled roof with cross ridge, with the ridge height extended. The roof extends to the rear with dormers to the side. The addition is visible from the street and has altered the original scale and form of the house. The house is raised above the street in a formal garden setting with lawns, hedges and trees. The front fence is a low brick fence with steel rail that appears to be original. A garage is located at the rear of the property accessed by a driveway at the side of the house.					
Physical condition and Archaeological potential	The dwelling appears to be in a good condition. Major modifications have been made to the form of the house, with the addition of an upper storey within a new roof form.					
Construction years	**Start year**	1925	**Finish year**		**Circa**	☐
Modifications and dates	Major alterations and additions were undertaken in 2010 including a second storey within a modified roof form and a single-storey rear addition. The main hipped roof was replaced with a hipped and gabled roof with its ridge height extended. The addition is visible from the street and has altered the original scale and form of the house.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795. Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms. In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area. The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s. The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882. Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftesbury Road, Tarrants Avenue and Clanwilliam Street. Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre. Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles. William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

	were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908. The dwelling at 19 Coronation Avenue sits on land that was sold to Eleanor Muras in 1903. The Muras Estate was put up for auction in 1923, and the land of 19 Coronation Avenue was sold in 1925 to Ethel May Green. The dwelling was built some time between 1925 and 1930 when the sewer diagrams were made. The 1924 valuation identified the land as an empty block of land. Major alterations and additions were undertaken in 2010 including a second storey within a modified roof form and a single-storey rear addition.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling, built in 1925, demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. Although the building demonstrates a distinct architectural typology of a Californian Bungalow style dwelling, it has been modified with major changes to its original scale and form. The property does not meet the threshold for listing under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, such as Gregory Blaxland, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	No. 19 Coronation Avenue is an example of an interwar cottage built in the Californian Bungalow style. It retains some features that are typical of this style, including the gable end, battening, and verandah detail. However, major modifications have been made to the roof form to accommodate a second level. These modifications to the original scale and form have diminished the design integrity of the property. The dwelling does not meet the threshold for significance under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling at 19 Coronation Avenue is of a Californian Bungalow style, which is uncommon in the Eastwood area, as most local development occurred before 1920. However, the modifications made diminish the aesthetic originality of the development. The dwelling is not considered significant under this criterion.
Representativeness SHR criteria (g)	This dwelling is a modified Californian Bungalow styled house. Although some original features have been retained, significant modifications have resulted in a loss of character, especially when viewed from the street. This building is not considered to be an intact representation of its style. The dwelling does not meet the threshold for significance under this criterion.
Integrity	This property has retained a number of features that are representative of its style. Major modifications have impacted on the integrity of the dwelling. The addition is visible from the street and has altered the original scale and form of the house.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014* (LEP), this property should be considered a contributory item within the conservation area. It does not reach the threshold for inclusion as a heritage item of local significance on Schedule 5 of the LEP.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Heritage Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Coronation Avenue, Eastwood, viewed from the street.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Coronation Street, Eastwood.				
Image year	1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A historic aerial image depicting 19 Coronation Avenue, Eastwood.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 19 Coronation Avenue, Eastwood, is identified on this map by the red line. The image on the left is from 2009 before the house was modified. The image on the right is from 2019.				
Image year	L: 2009 R: 2019	**Image by**	NearMap	**Image copyright holder**	NearMap



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 19 Coronation Avenue, Eastwood, viewed from the street before (L) and after (R) modifications were made.				
Image year	L: 2008 R: 2013	**Image by**	Google Street View	**Image copyright holder**	Google



Heritage Data Form

ITEM DETAILS						
Name of Item	Inter-War Bungalow style dwelling					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	313					
Street name	Rowe Street					
Suburb/town	Eastwood				**Postcode**	2122
Local Government Area/s	Ryde					
Property description	Lot 1, DP9990					
Location - Lat/long	**Latitude**	-33.792426		**Longitude**	151.073077	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 313 Rowe Street is culturally significant at a local level as a largely intact example of an interwar period house, demonstrating key characteristics of the Californian Bungalow Style. It has historical significance as evidence of the 1919 Station View Estate subdivision. It is rare as one of few dwellings representing this style in the local area, and as a particularly fine example. The dwelling remains largely intact despite modifications. This property is located within the draft Lunds Avenue Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling at 313 Rowe Street is a two-storey, Inter-War bungalow built with features from the Californian Bungalow style. The house was originally built as a single-storey dwelling with a symmetrical form, terracotta tiled pitched and gabled roof and rendered walls. The house features a distinctive deep front verandah that extends across the front of the dwelling, with a flat metal roof supported by wide masonry piers, tapering inwards, topped with short timber columns and decorative timber arches. The verandah has a low, rendered wall with scalloped brick capping. The windows are timber framed double hung sash windows. The distinctive front gable has battening and wide barge boards and original vent grilles. The front door has panelled side and fan lights. The house has been the subject of a second-storey addition that is set well back from the front of the house and has limited visibility from the street. The addition has been designed to reflect the style and character of the original house, but is easily distinguished as new work. The house is set back from the street within a lawned yard with some formal garden beds. It has a timber picket boundary fence that is traditional in style but not original. A driveway is located to the left of the house, leading to a pitched roof garage which is set near the rear of the house that was built after 1943.					
Physical condition and Archaeological potential	The house is in a good condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1925	**Finish year**	c.1925	**Circa**	☐
Modifications and dates	An extension was built to the rear of the dwelling and a second storey has been added at the rear. Other additions include the addition of a garage to the side of the house and a pool in the backyard.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge. Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice. Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar. In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing. The block between present-day Rowe Street, Shaftsbury Road and Terry Road was consolidated in 1884 by Thomas Rowe, an architect, as Section A DP1140. Rowe began to subdivide the land in the late 1890s. Lot 2 and 3 of Rowe's subdivision was transferred to Parnell W Johnson, an art teacher at the Sydney Technical College, and his wife Margaret in 1903 and 1906. The Johnsons built the house Heatherwold (now at 4 Auld Avenue) in 1907 and sold part of their property to their daughter Annie and her husband Charley Lund, a woolbroker. The Lunds built Ripley, a Federation Arts and Crafts style house, on their land in 1907. After Parnell Johnson's death in 1911, Heatherwold was transferred to Margaret Johnson, who then sold it to Charley Lund in 1916. Auld Avenue and Richard Avenue were created with the subdivision of the Lunds Estate in 1922. The nearby streets of Tarrants Avenue and Wallace Street were created in 1919 as the Station View Estate, with the subdivisions of the portion south of Lund's property also occurring in 1919 as the

Heritage Data Form

	Caldwell's Estate. The land on which 313 Rowe Street sits was subdivided in 1919 as the Station View Estate. This placed a building covenant on the land requiring that 'all buildings be built out of brick or stone and that all other materials be approved in writing and that the building should cost more than 400 pounds'. Christopher McRae purchased 313 and 311 Rowe Street in 1922, before selling the two lots individually to separate owners. The 1924 land valuations describe the land as an empty lot. The house appears on the 1930 aerials, meaning the house was built between 1924 and 1930. An extension was built to the rear of the dwelling sometime after 1943, which also included the addition of a second floor. Other additions since 1943 include the addition of a garage to the side of the house and a pool in the backyard.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling demonstrates the progressive development of Eastwood in the early twentieth century. The site was released as part of the Station View Estate in 1919, and its original allotment has not changed. Its distinct architectural typology (Inter-War Style bungalow) demonstrated an important part of the historical pattern of development in Eastwood. The building is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area. The dwelling does not meet the threshold for significance under this criterion.
Aesthetic significance SHR criteria (c)	Although the dwelling retains a number of key features that are associated with the dwellings built during the interwar period, significant modifications have been made to the form of the house. An extension has been built to the rear and a second floor has been added. Although effort has been made to build the extension and second floor to the Inter-War Bungalow style, it has impacted on the originality and aesthetic significance of this property. The dwelling does not meet the threshold for significance under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.

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Rarity SHR criteria (f)	When compared to similar listed heritage items, 313 Rowe Street is rare within the Ryde local government area as one of a small number of properties demonstrating the architectural elements of the Inter-War Bungalow style. A small number of heritage listed properties in this style were found in the Ryde local government area but were generally of a lesser quality or not as finely detailed as the subject dwelling. Although modifications have been made to the structure, these are sympathetic to the design of the house and do not have an impact on its rarity. The building is considered significant at a local level under this criterion.
Representativeness SHR criteria (g)	The dwelling at 313 Rowe Street is a fine example of its type and represents principal characteristics associated with the early Inter-War Bungalow style. It is a good example of this typology applied to a suburban cottage and displays a number of elements attributed to this style, including its tapered verandah posts, timber framed casement windows, decorative timberwork and gable ends with battening, and simple wide timber barge boards. It is representative of a typology of interwar period housing in the local area. The dwelling is considered significant at a local level under this criterion.
Integrity	The building is somewhat intact despite modifications. The dwelling retains several significant stylistic elements and the modifications that have been made have been done in the style of the original cottage. The new garage does not detract from its traditional presentation.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	
Heritage Study	GML Heritage Pty Ltd	*City of Ryde Heritage Review—Shortlist of Potential Heritage Items*	2019	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Lunds Avenue Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Lunds Avenue Heritage Conservation Area is included within Schedule 5 of the Ryde LEP, this property should be considered a contributory item within the conservation area. If the Lunds Avenue Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by:	GML Heritage Pty Ltd	**Date**	May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	313 Rowe Street, Eastwood.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

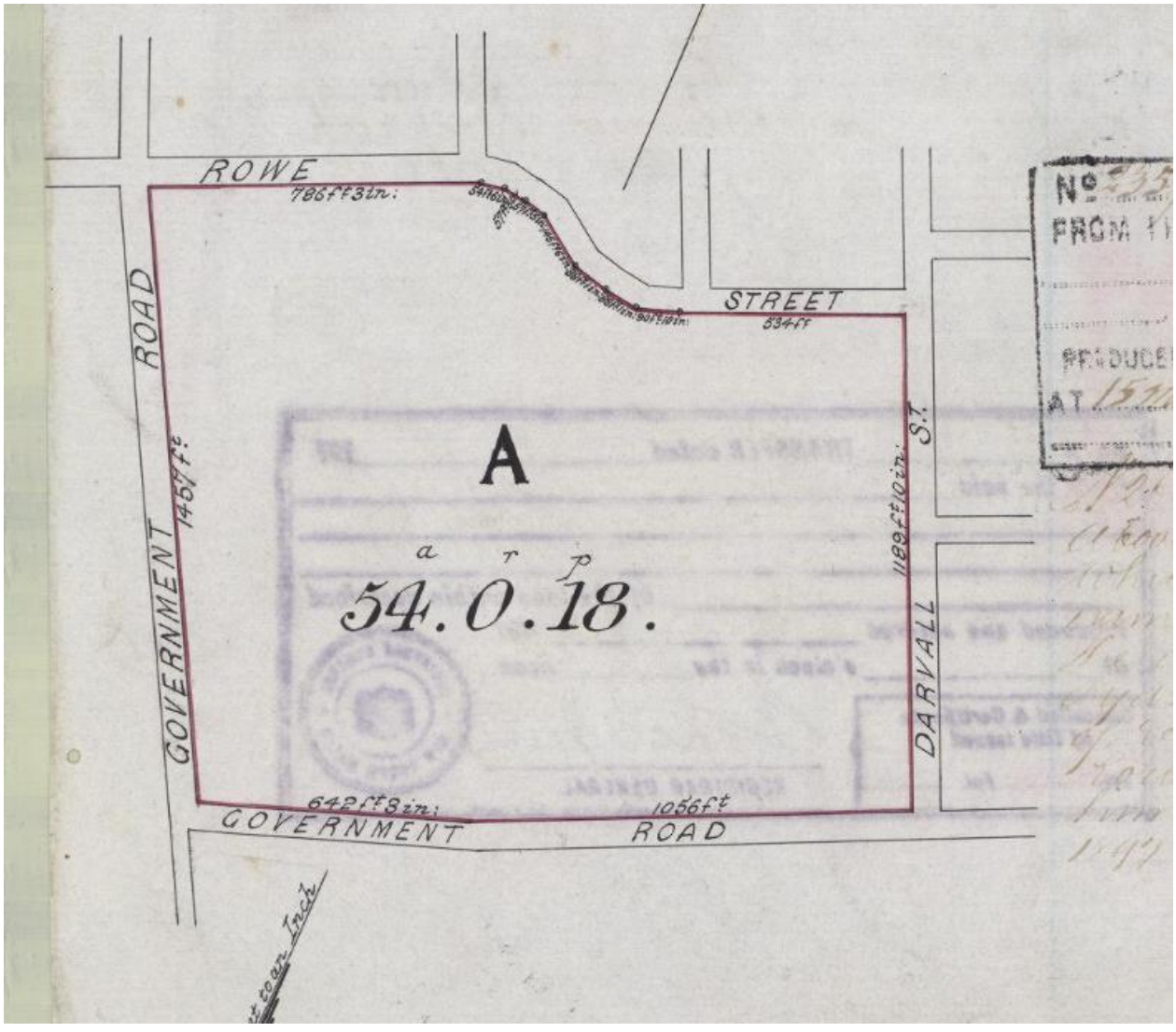


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Plan of Section A, DP1140, consolidated by Thomas Rowe in 1884. Government Road at the left side of the plan refers to present-day Shaftsbury Road.				
Image year	1884	**Image by**	Unknown	**Image copyright holder**	NSW Lands Registry Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	313 Rowe Street, Eastwood. The circle identifies 313 (right) and 315 (left) Rowe Street in 1930.				
Image year	1930	**Image by**	Unknown	**Image copyright holder**	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	313 Rowe Street, Eastwood. The outline of the house is identifiable as a single-storey dwelling.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A 2019 aerial of 313 Rowe Street, Eastwood.				
Image year	2019	**Image by**	NearMap	**Image copyright holder**	NearMap



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Arts and Crafts style dwelling					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	10					
Street name	Tyrell Street					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 1, DP 510376					
Location - Lat/long	**Latitude**	-33.830763		**Longitude**	151.124087	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	Within the 1886 subdivision of the Gladesville Park Estate, and retaining the original historic lot pattern, the dwelling at 10 Tyrell Street is of cultural heritage significance at a local level as an early c.1910s Federation Arts and Crafts style house built on Tyrell Street after the tram line arrived in Gladesville. It has aesthetic significance for its ability to demonstrate key stylistic features of the Arts and Crafts style. It is representative of a dwelling typology constructed in the local area between 1910 and 1920. This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐			Local ☑		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a single-storey asymmetrical masonry house,with a hipped and gabled roof and projecting gable form facing the street, set on sandstone foundations. The external walls are tapered and are red face brickwork, with a roughcast rendered treatment to the upper walls and a liver-brick quoining effect at external wall projections. The roof has terracotta tiles, possibly a modern replacement, and a roughcast rendered chimney with terracotta chimney pots. The projecting gabled roof over the verandah features a roughcast render, timber battening and painted timber shingles to the gable end. The front verandah features square timber posts set into roughcast rendered piers, with a non-original timber balustrade and curved timber brackets on each side of the posts. There is an original timber-framed triple casement bay window at the front façade, with coloured-glass top lights and a liver-brick arch. The other windows at the front and side façade have been altered. A paved path leads to the front verandah from Tyrell Street. The front fence is a concrete rendered wall in poor condition. There is a paved driveway to the south of the dwelling, and the rear and side gardens are enclosed by a high timber paling fence with timber lattice sections.					
Physical condition and Archaeological potential	The dwelling is in good condition. The archaeological potential of the site is not known.					
Construction years	**Start year**	C.1910s	**Finish year**		**Circa**	☐
Modifications and dates	A small single-storey weatherboard extension has been added to the rear of the dwelling. It is likely that the original front fence has been replaced with the current low concrete wall.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time. Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures. All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows. Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold. The subject site was constructed by 1924, as land valuations show that at this time Lot 40 of the Gladesville Park Estate contained a three-room brick cottage and was owned and occupied by

Heritage Data Form

	Alexander McKinnon, an attendant. Sewerage diagrams showed the adjacent lots at numbers 12, 14 and 16 remained empty by approximately 1930. The form of the house has changed little since then, with the only notable exterior alteration being a small weatherboard extension at the rear.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling has historical significance as evidence of the Gladesville Park subdivision, retaining its original allotment within a mostly intact street, and as evidence of the early suburban development of Gladesville. The building demonstrates a distinct architectural typology that once dominated Tyrell Street and is still easily discernible, despite some later intrusive development. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey face-brick dwelling. It exhibits characteristics of the Federation Arts and Crafts style in its use of roughcast rendered exterior elements, decorative timber joinery, timber shingle cladding to the gable end and polychromatic brickwork detailing. The dwelling's original stylistic features have been retained. Modifications include a façade window and its roofing material. It is a modest dwelling and a notable example of its type within a group of similar properties from the period. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a good example of its type and displays several original architectural characteristics. It is representative of a typology of late federation period housing in the local area. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling is quite intact. It has been subject to some small exterior changes, including replacement of the front fence and the addition of a weatherboard extension at the rear. However, comparison of aerial imagery from the 1940s and the present day show the form and size has been modified very little. The façade retains its original architectural characteristics and stylistic features and has been well maintained.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
City of Ryde Development Control Plan 2014	City of Ryde	Tyrell Street, Gladesville, Character Area	2014	
Book	Frances Pollon	The Book of Sydney Suburbs	1988	
Book	MC Levy	Wallumetta: A History of Ryde and its District, 1792 to 1945	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	A Pictorial History of Ryde	1998	
Book	Philip Geeves	A Place of Pioneers: The Centenary History of the Municipality of Ryde	1970	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the Ryde LEP, this property should be considered a contributory item within the conservation area. If the Tyrell Street Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	10 Tyrell Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	10 Tyrell Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	10 Tyrell Street, Gladesville				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

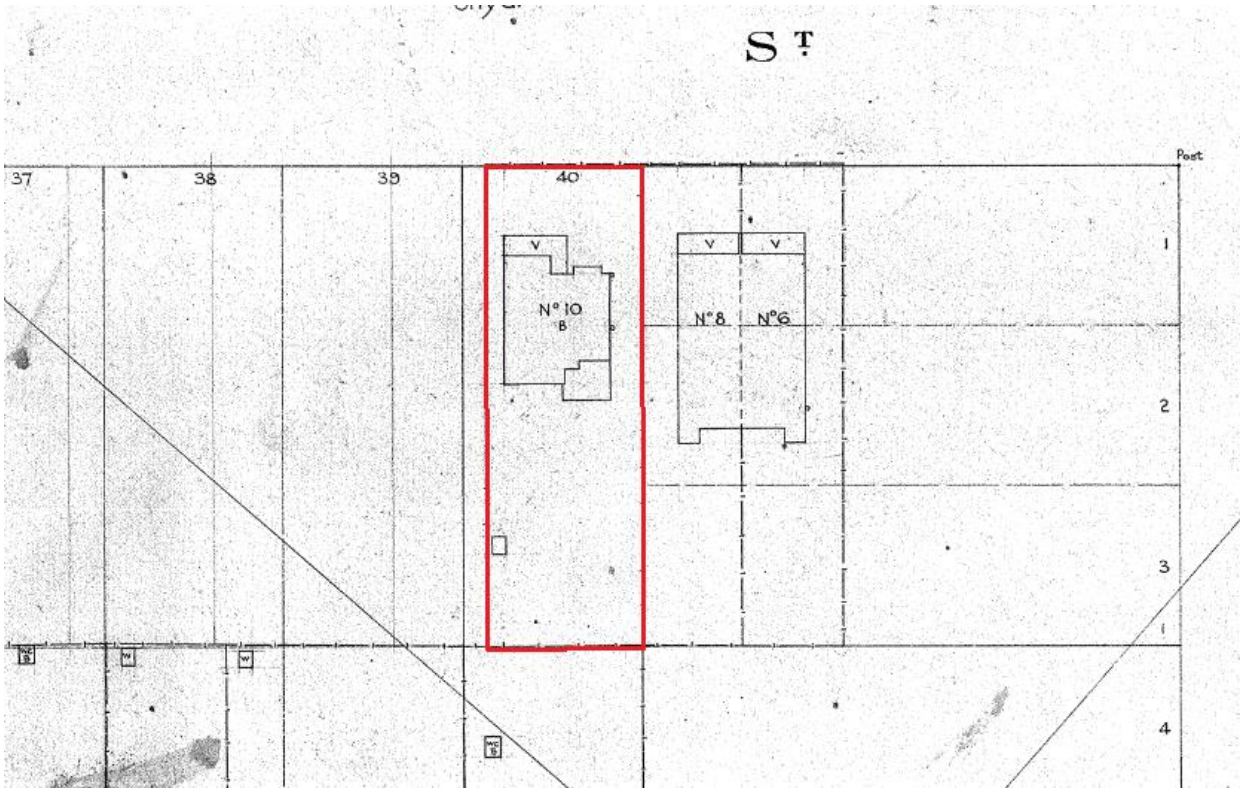


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewerage diagrams with the subject property outlined.				
Image year	c.1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial photograph of 10 Tyrell Street with present-day lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of 10 Tyrell Street.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation period dwelling					
Other Name/s Former Name/s	Taunton					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	13					
Street name	Tyrell Street					
Suburb/town	Gladesville			**Postcode**	2111	
Local Government Area/s	Ryde					
Property description	Lot 6, DP 6220					
Location - Lat/long	**Latitude**	-33.829938	**Longitude**	151.123843		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling at 13 Tyrell Street is culturally significant at a local level as a good example of a federation period house, demonstrating characteristics of the Federation Arts and Crafts style. It was one of several early houses built on Tyrell Street in the 1910s after the tram line arrived in Gladesville, and is evidence of the 1886 subdivision of the Gladesville Park Estate, retaining the original allotment pattern. It has aesthetic significance as a good example of a modest cottage demonstrating stylistic features of the Federation Arts and Crafts style among a number similar houses in the street. It is representative of a typology of dwellings constructed in the local area during the period between 1910 and 1920. This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the heritage conservation area.						
Level of Significance	State ☐		Local ☑			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a single-storey asymmetrical masonry house with a hipped and gabled slate roof, terracotta ridge capping, and a prominent projecting gable over the front entry porch. The external walls are of a red face brickwork with a roughcast rendered treatment to the upper walls and a liver-brick quoining effect. The projecting gable is clad with painted timber shingles, and has strong geometric detailing to the façade and timber barge boards. The porch posts are timber with roughcast rendered masonry piers. The front window behind the porch has been replaced with a modern aluminium sliding window. There is a painted green timber balustrade at the porch, behind a hedge. There is a paved brick pathway from Tyrell Street to the porch steps, and an uncovered paved brick hardstand parking area to the left of the path. The front boundary is enclosed by a painted timber picket fence. There are substantial plantings in the front garden, including ornamental rose bushes along the pathway and high hedging to the side boundaries.					
Physical condition and Archaeological potential	The dwelling is in good condition. The archaeological potential of the site is not known.					
Construction years	**Start year**	c.1910s	**Finish year**		**Circa**	☐
Modifications and dates	Aerial imagery shows a large extension was added post-1940s. A brick-paved hardstand parking area in front of the dwelling detracts from its traditional setting. The current colour scheme is uncharacteristic but could be changed in future.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time. Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures. All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows. Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold. The dwelling at 13 Tyrell Street was constructed by 1924, as land valuations from that time show that Lot 6, Section D, of the Gladesville Park Estate contained a four-room brick cottage and was owned

Heritage Data Form

	and occupied by Millicent Park.. The overall form of the house has changed little since with, with the exception of an extension at the rear and a paved area in the front garden.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling has historical significance as evidence of the Gladesville Park subdivision, retaining its original allotment within a mostly intact street, and as evidence of the early suburban development of Gladesville. The building demonstrates a distinct architectural typology that once dominated Tyrell Street and is still easily discernible, despite some later intrusive development. The dwelling is considered significant at a local level under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	The dwelling is a single-storey face-brick dwelling, exhibiting characteristics of the Federation Arts and Crafts style evident in its use of roughcast rendered exterior elements, timber joinery, timber shingle cladding to the gable end, slate roof and polychromatic brickwork. The dwelling's stylistic features have been retained and very little of its exterior has been modified, except for a window at the façade. It is a modest dwelling and a notable example of its type within a group of similar properties from the period. The dwelling is considered significant at a local level under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be guaged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of a typology of late federation period housing in the local area. The dwelling is considered significant at a local level under this criterion.
Integrity	The dwelling is somewhat intact. It has been subject to exterior changes, including replacement of the front fence and the addition of an extension at the rear. The façade retains its original architectural characteristics and stylistic features and has been well maintained despite the uncharacteristic colour scheme. The brick hardstand area in front of the dwelling is intrusive but reversible.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
City of Ryde Development Control Plan 2014	City of Ryde	Tyrell Street, Gladesville, Character Area	2014	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the Ryde LEP, this property should be considered a contributory item within the conservation area. If the Tyrell Street Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the *Ryde Local Environmental Plan 2014.*

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	13 Tyrell Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

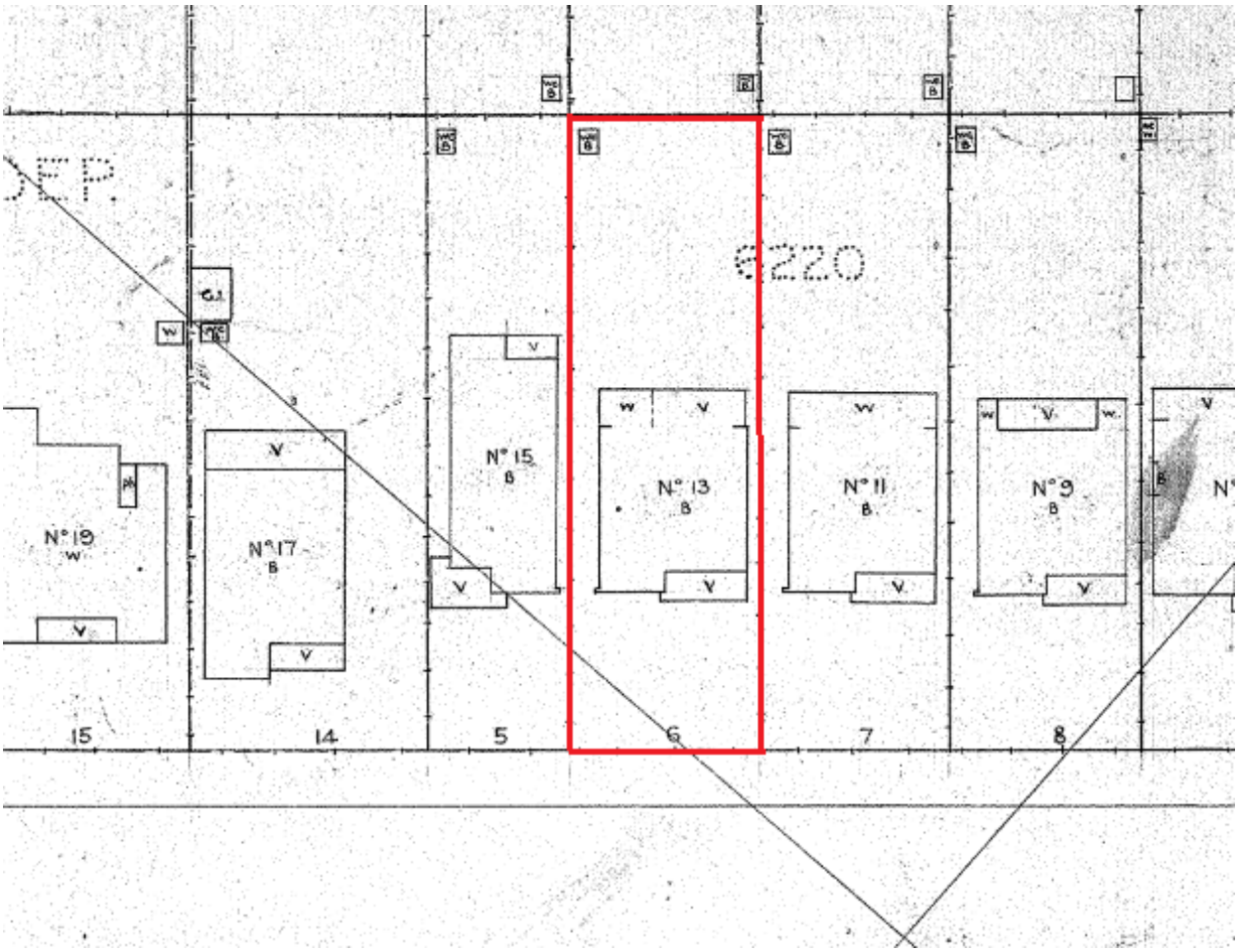


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde sewerage diagrams, with the subject site outlined.				
Image year	c.1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives

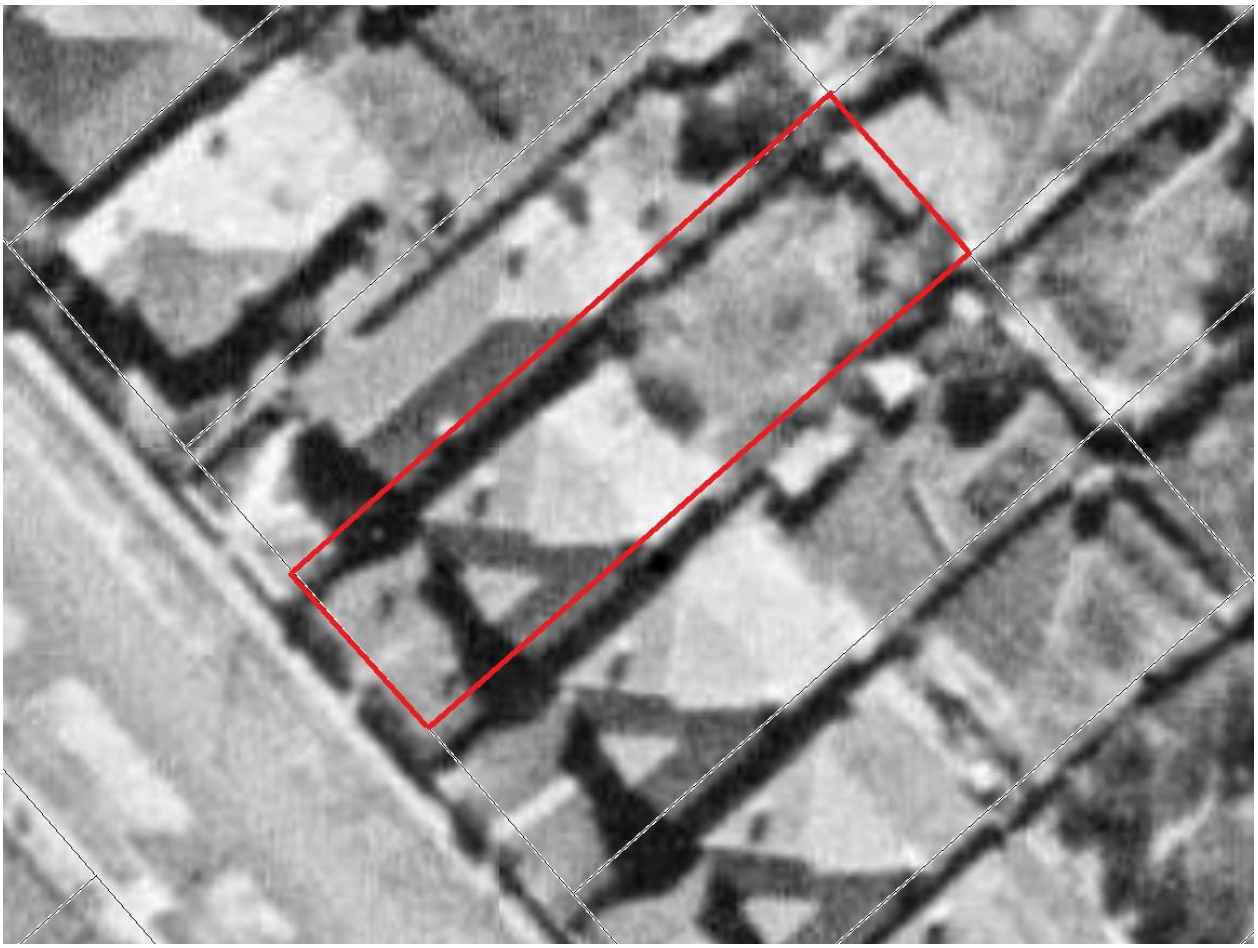


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 13 Tyrell Street, Gladesville, with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 13 Tyrell Street, Gladesville, with current lot boundaries indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation period dwelling					
Other Name/s Former Name/s	Ralaski					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	15					
Street name	Tyrell Street					
Suburb/town	Gladesville			**Postcode**	2111	
Local Government Area/s	Ryde					
Property description	Lot 5, DP 6220					
Location - Lat/long	**Latitude**	-33.829891	**Longitude**	151.123750		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling is not considered to meet the threshold for listing as a heritage item of local significance. This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.					
Level of Significance	State ☐		Local ☐			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a single-storey asymmetrical masonry house with a gabled slate roof, terracotta finials, and a prominent projecting gable over the front entry porch. The external walls are red face brickwork with a roughcast rendered treatment to the upper walls and a liver-brick header course below the render. The projecting gable over the porch is clad with painted timber shingles. The gabled roof over the main dwelling has a roughcast rendered treatment and timber battening, with a cut-out motif to the timber. The verandah is raised on rendered foundations with stone steps leading to the front door. The verandah posts are timber with roughcast rendered masonry piers. There is a new or recent painted timber balustrade adjacent to the steps. The front door is a timber high-waisted three-panel door, with a security screen door added to the exterior. The window at the façade appears to be a pair of hung sash windows with flyscreens and a brick windowsill. There is a paved brick pathway from Tyrell Street to the front porch, and a paved brick parking area to the right of the path. The front boundary is enclosed by a timber picket fence, which appears to have been added recently as some sections are unpainted. There are substantial plantings in the front garden, including hedging, hydrangeas, and other dense shrubbery. A carport has been added in front of the dwelling accessed via Tyrell Street, featuring a prominent gabled roof and timber battening attempting to match the dwelling. The carport partially obstructs views of the front of the dwelling from the street.					
Physical condition and Archaeological potential	The dwelling is in good condition. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1910s	**Finish year**	Before 1924	**Circa**	☐
Modifications and dates	A carport has been added in front of the dwelling to mimic the style of the house, partially obstructing views of the front of the dwelling from the street. A paved brick driveway and pathway have been added at the front garden. The house has a rear extension that is not visible from the street.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time. Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures. All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows. Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold. The subject site was constructed during this period, as by 1924 Lot 5 of the Gladesville Park Estate contained a four-room brick cottage with a slate roof and was owned and occupied by Mrs Sarah Ann

Heritage Data Form

	Ramage. The similarity between 15 Tyrell Street and nearby houses at 13 and 10 Tyrell Street indicate that these houses were likely built at a similar time, possibly by the same designer/builder.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling is evidence of the Gladesville Park subdivision, although this association alone is not considered to be sufficient grounds for listing under this criterion. The property has been significantly modified and is not a good representation of historical residential development in the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	Although the dwelling demonstrates a number of architectural elements of its style, it has been modified to an extent that it is not considered to have aesthetic significance to the local area due to the loss of design authenticity. The dwelling retains its original form but later alterations, such as the oversized carport and paved front yard, have disrupted its original character. This has resulted in a loss of design authenticity. The dwelling is not a good example of its type, and does not demonstrate creative or technical achievement in the local area. The dwelling does not meet the threshold for listing under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a heavily modified example of an architectural style evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is not an authentic representation of its type due to significant alterations and modifications to its exterior presentation. It no longer represents a particular architectural typology or style to the extent required to meet this criterion and has lost its authenticity due to unsympathetic modifications. The dwelling does not meet the threshold for inclusion under this criterion.
Integrity	The dwelling has undergone significant modifications, such as the addition of the carport, paved driveway and path, and replacement of original architectural features such as the balustrade, fence, and front windows .

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
City of Ryde Development Control Plan 2014	City of Ryde	Tyrell Street, Gladesville, Character Area	2014	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Tyrell Street Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014*, this property should be considered a contributory item within the conservation area.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 15 Tyrell Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	15 Tyrell Street, Gladesville—Detail view.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

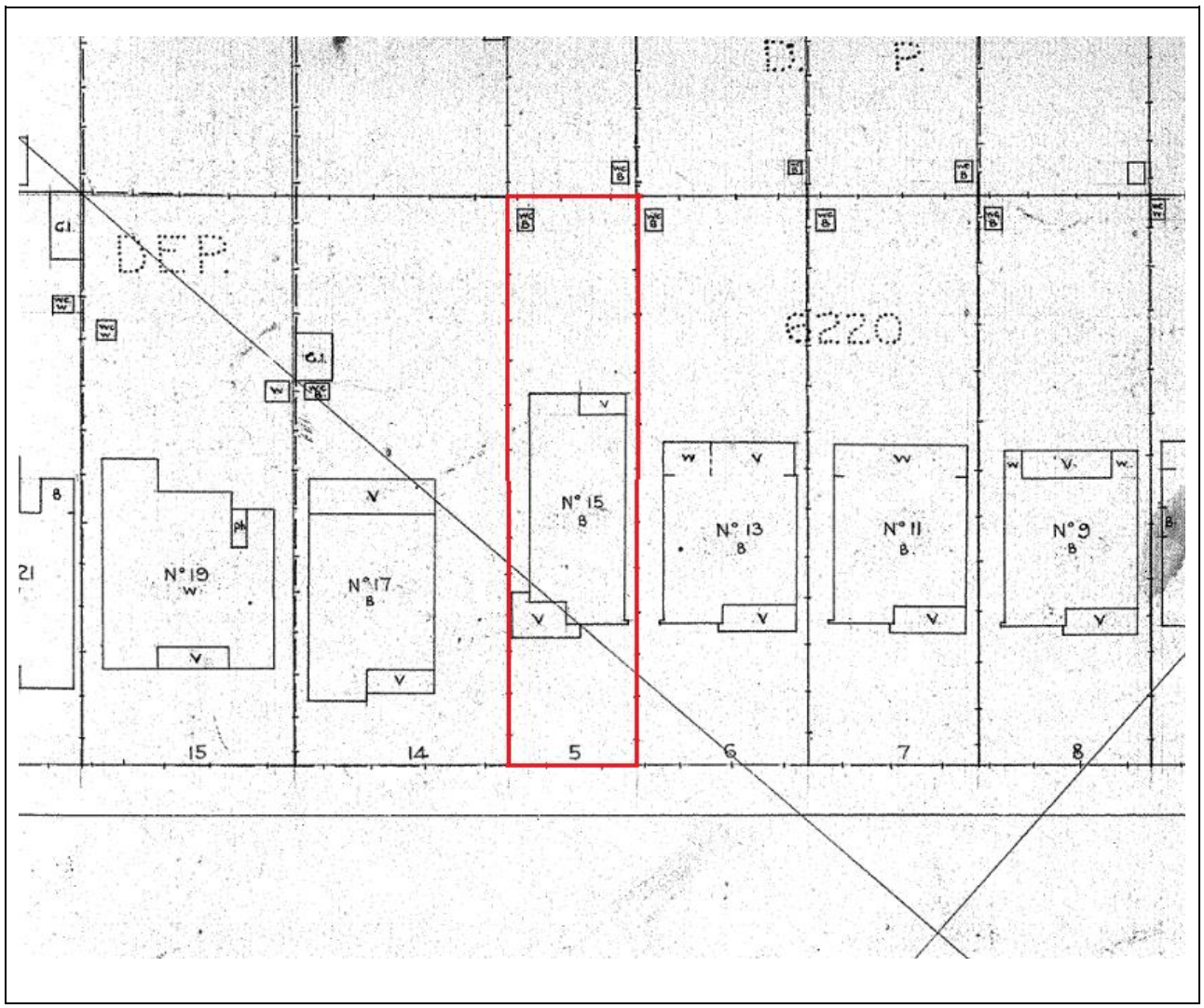


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewer diagrams, showing 15 Tyrell Street outlined in red.				
Image year	c.1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 15 Tyrell Street with current lot boundaries indicated.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 15 Tyrell Street with current lot boundaries indicated.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Queen Anne style cottage					
Other Name/s Former Name/s	Nicholls					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	18					
Street name	Tyrell Street					
Suburb/town	Gladesville				**Postcode**	2111
Local Government Area/s	Ryde					
Property description	Lot 36, DP 1821					
Location - Lat/long	**Latitude**	-33.830393		**Longitude**	151.123595	
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling is not considered to meet the threshold for listing as a heritage item of local significance. This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the draft heritage conservation area.					
Level of Significance	State ☐			Local ☐		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a single-storey asymmetrical masonry cottage with a projecting gable, displaying a number of architectural elements of the Federation Queen Anne style. The external walls are a warm red tuckpointed face-brick with a liver-brick quoining effect. The roof is hipped and gabled and features new or recent terracotta tiles with ram's horn style finials. The dwelling retains its original roughcast chimney with terracotta chimney pots and liver-brick corbels. It has exposed timber rafters to the front verandah eaves and a simple wide painted timber barge board. The porch at the entrance features decorative timber fretwork, timber posts, shaped timber brackets, and a curved face-brick balustrade with liver-brick header course. The house has timber-framed triple casement windows to the front façade with coloured-glass margin panes, coloured top lights and a dark brick sill. The window at the projecting gable is covered by a timber window hood, with decorative timber brackets and modern tiles. The front garden is landscaped with high hedging to the front boundary and well-maintained shrubbery in front of the dwelling. The property has a recent brick-paved driveway down the side of the house with car space in the front setback and a carport at the rear of the site with a hipped tiled roof, exposed timber rafters and decorative finials. There is an ornate iron gate at the southeastern side of the house. A brick-paved path leads to the front porch. The recent driveway and path elements occupy a large portion of the front yard.					
Physical condition and Archaeological potential	The dwelling is in excellent condition and has been recently renovated. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1910s	**Finish year**	Before 1924	**Circa**	☐
Modifications and dates	The dwelling has undergone a number of modifications. Most of the fabric at the front façade appears to be new, including the timber porch posts and fretwork, window hood, brickwork, and window joinery. A paved driveway and path have been added at the front yard. A carport attempting to match the detail of the house has been added at the rear. A face brickwork extension has been added at the rear of the dwelling.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time. Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures. All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows. Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold. By 1924, Lot 36 was owned and occupied by Mr John Charles Nicholls, an engine driver. The house was described in a land valuation of that time as a four-room brick cottage with a tiled roof.

Heritage Data Form

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling was originally subdivided as part of the Gladesville Park Estate, although this association alone is not considered to be sufficient grounds for listing under this criterion. The dwelling has been significantly modified and is not a good representation of its style. The dwelling does not meet the threshold for inclusion under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	Although the dwelling demonstrates a number of architectural elements of its style, it has been modified to an extent that it is not considered to have aesthetic significance to the local area due to the loss of design authenticity. The dwelling retains its original form but appears to have lost the majority of its original fabric, including most of the joinery at the façade, the window hood, roof tiles, and front fence. This has resulted in a loss of design authenticity. The dwelling does not meet the threshold for listing under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The property has been extensively modified and is unlikely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a not an authentic example of an architectural or aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is not a true representation of its type due to significant alterations and modifications to its exterior presentation. It no longer represents a particular architectural typology or style to the extent required to meet this criterion and has lost its authenticity due to the replacement of the majority of its original fabric. The dwelling does not meet the threshold for inclusion under this criterion.
Integrity	The dwelling has been significantly modified. Most of its façade and architectural characteristics have been replaced. It is difficult to tell if any original fabric remains, although the interior of the dwelling has not been inspected. The traditional setting of the dwelling has been lost to unsympathetic landscaping.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	The property is located within the draft Tyrell Street Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the *Ryde Local Environmental Plan 2014*, this property should be considered a contributory item within the conservation area.

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 18 Tyrell Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage Pty Ltd	**Image copyright holder**	GML Heritage Pty Ltd

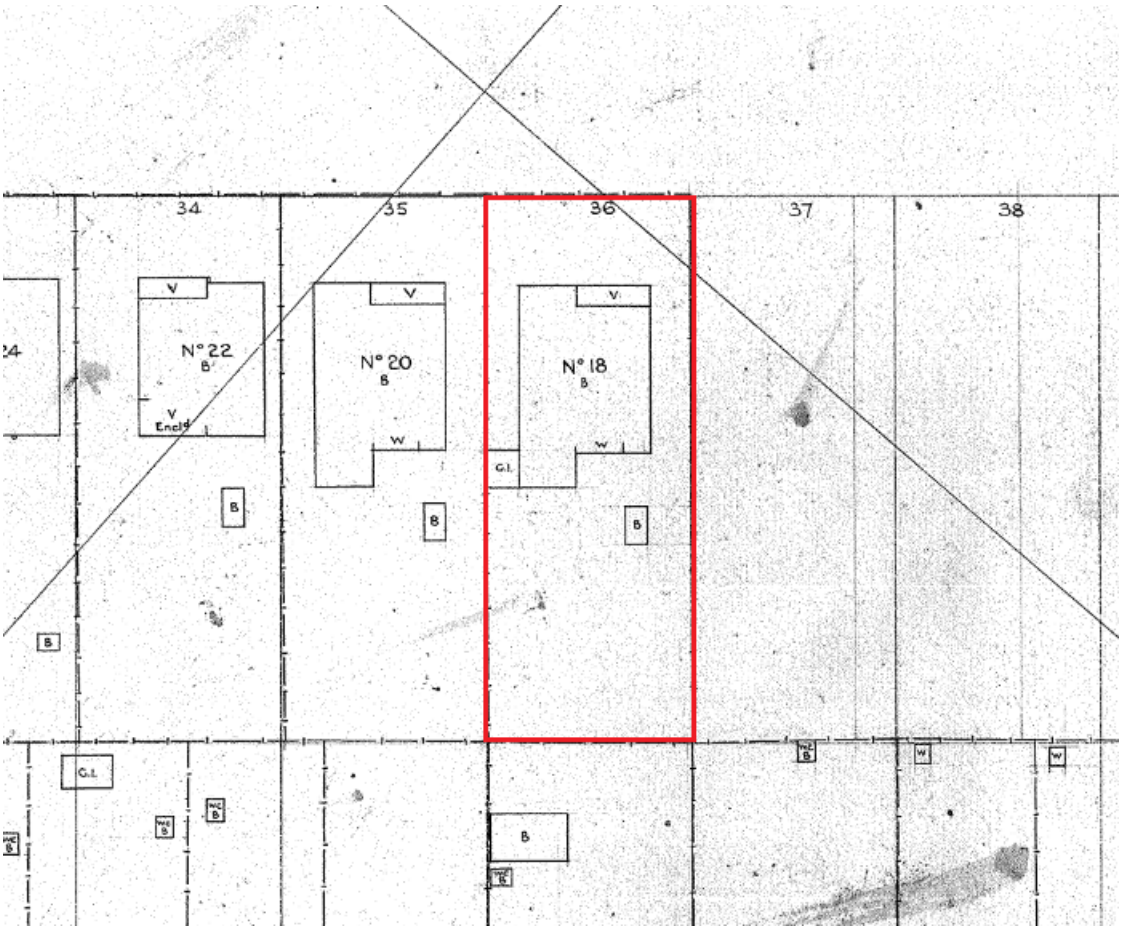


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewerage diagrams with the subject property outlined.				
Image year	c.1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery of the site at 18 Tyrell Street, Gladesville, with the current lot boundary outlined in red.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of the site at 18 Tyrell Street, Gladesville, with the current lot boundary outlined in red.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation period dwelling					
Other Name/s Former Name/s	Laughlin					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	28					
Street name	Tyrell Street					
Suburb/town	Gladesville			**Postcode**	2111	
Local Government Area/s	Ryde					
Property description	Lot 1, DP 964666					
Location - Lat/long	**Latitude**	-33.829865	**Longitude**	151.123102		
Location - AMG (if no street address)	**Zone**		**Easting**		**Northing**	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	The dwelling is not considered to meet the threshold for listing as a heritage item of local significance. This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the draft heritage conservation area.					
Level of Significance	State ☐		Local ☐			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The dwelling is a single-storey asymmetrical masonry house comprising of a hipped and gabled roof with a projecting gable facing the street. The external walls have been rendered and painted white, with any previous decorative façade detailing removed. The roof features terracotta tiles, with terracotta ridge capping. There are exposed timber rafters to the front eaves and a decorative painted timber barge board. A prominent feature of the house is the chimney, which is concrete with two terracotta chimney pots and is located on the front roof plane. The front verandah has a low, simple rendered wall, and features timber porch posts and a shaped timber balance board. Windows to the front façade have been replaced with modern joinery, and are double-hung windows with no ornamentation. There is a simple timber window hood at the projecting gable end. A brick paved hardstand carparking area is located in front of the dwelling in the front garden. There is a low painted brick fence at the Tyrell Street boundary, with high, dense hedging behind it to screen the house.					
Physical condition and Archaeological potential	The dwelling is in fair condition. Timber elements have been subject to a moderate degree of weathering. There are substantial areas of peeling paint at the façade. The archaeological potential of the site is unknown.					
Construction years	**Start year**	c.1910s	**Finish year**		**Circa**	☐
Modifications and dates	DA approved for alterations and additions Oct 2016.					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter. By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838. In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time. Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures. All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows. Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold. By 1924, lots 30 and 31 were owned by Mrs Margaret Laughlin of Raven Street, Gladesville. The two lots were subdivided into three equal sized allotments. Lot 31 (no. 28 Tyrell Street) and the centre

	allotment each contained a three-room brick cottage with a tiled roof. Lot 30 at this time remained vacant, although by 1930 a third brick cottage had been constructed there also.

THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The dwelling was originally subdivided as part of the Gladesville Park Estate, although it was re-subdivided before the construction of the house and no longer demonstrates the original allotment pattern. The dwelling has been significantly modified and is not a good representation of a particular style or typology. The dwelling does not meet the threshold for inclusion under this criterion.
Historical association significance SHR criteria (b)	Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.
Aesthetic significance SHR criteria (c)	Although the dwelling has some intact architectural elements of its style, it has been modified to an extent that it is not considered to have aesthetic significance to the local area. The exterior of the dwelling has been rendered and the original fence replaced. It retains its original chimney and some decorative timber detailing at the front porch, such as its porch posts and shaped timber barge boards. However, it is not a particularly notable example for the local area. The dwelling does not meet the threshold for listing under this criterion.
Social significance SHR criteria (d)	A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.
Technical/Research significance SHR criteria (e)	The property is unlikely to yield information that would contribute to an understanding of the typology. The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area. The property has not been assessed under this criterion.
Rarity SHR criteria (f)	The dwelling is a not a particularly fine example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area. The dwelling does not meet the threshold for significance under this criterion.
Representativeness SHR criteria (g)	The dwelling is a poor example of its type due to significant alterations and modifications to its exterior presentation. It no longer represents a particular architectural typology or style to the extent required to meet this criterion. The dwelling does not meet the threshold for inclusion under this criterion.
Integrity	The dwelling has been subject to a number of modifications that detract from its representation of a particular style, including its rendered exterior and replacement of much of its original fabric.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES Include conservation and/or management plans and other heritage studies.				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	*The Book of Sydney Suburbs*	1988	
Book	MC Levy	*Wallumetta: A History of Ryde and its District, 1792 to 1945*	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	*A Pictorial History of Ryde*	1998	
Book	Philip Geeves	*A Place of Pioneers: The Centenary History of the Municipality of Ryde*	1970	

RECOMMENDATIONS	
Recommendations	This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the Ryde LEP, this property should be considered a contributory item within the conservation area. .

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	**Year of study or report**	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	**Date**	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	28 Tyrell Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	28 Tyrell Street, Gladesville.				
Image year	2019	**Image by**	GML Heritage	**Image copyright holder**	GML Heritage

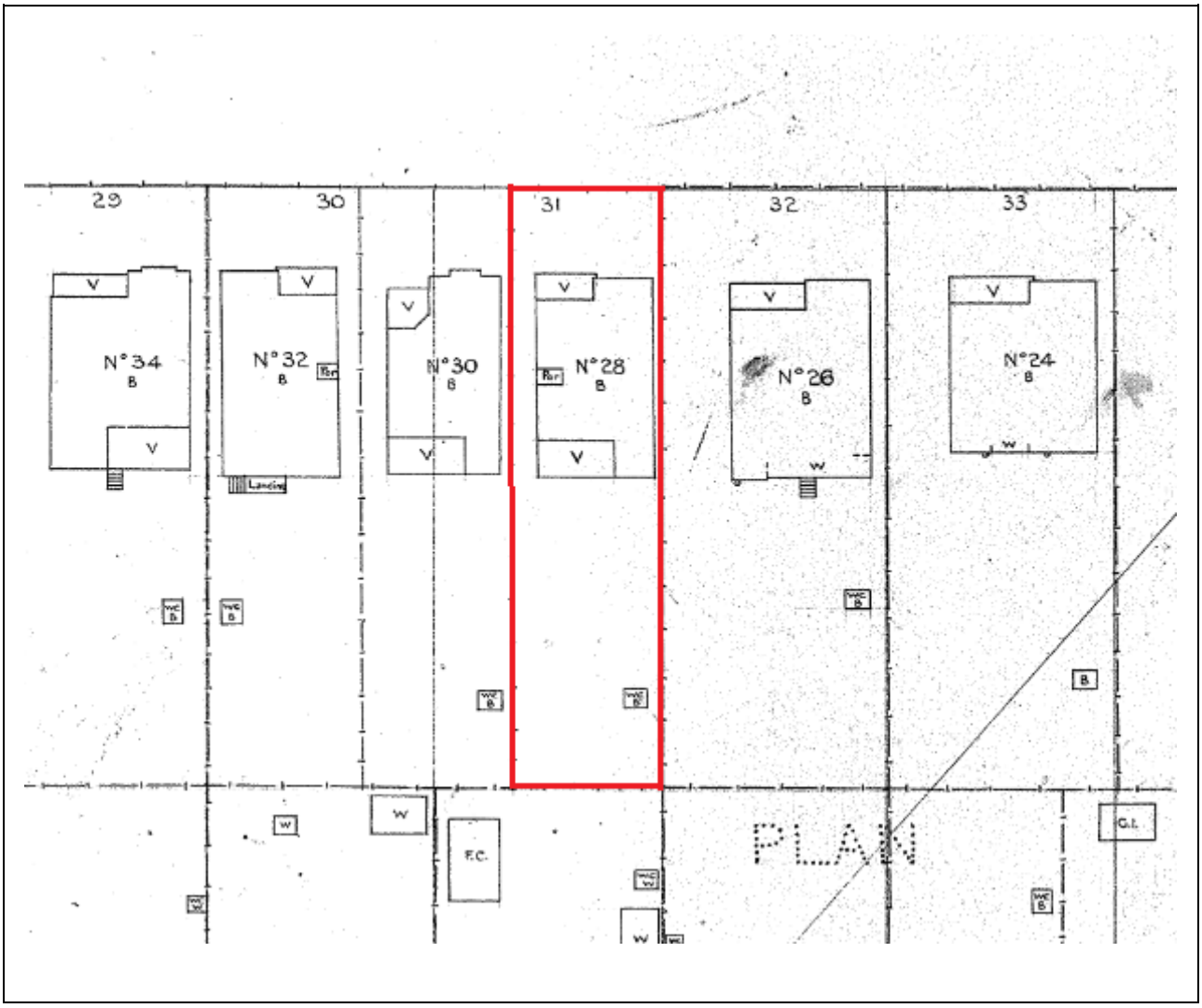


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewerage diagrams with the subject property outlined.				
Image year	c.1930	**Image by**	Metropolitan Water Sewerage & Drainage Board	**Image copyright holder**	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery of the site at 28 Tyrell Street, Gladesville, with the current lot boundary outlined in red.				
Image year	1943	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of the site at 28 Tyrell Street, Gladesville, with the current lot boundary outlined in red.				
Image year	2019	**Image by**	NSW Spatial Information Exchange	**Image copyright holder**	NSW Spatial Information Exchange

