

3 New Street Windsor – Heritage Inventory

All Addresses

Street Address	Suburb/Town	LGA	LALC	Parish	County	Address Type
3 New Street	Windsor, NSW	Hawkesbury	Deerubin	St Matthew	Cumberland	Primary Address

Significance

Statement of Significance

Dalori, at 3 New Street, Windsor, built in 1929 is culturally significant for its historical importance, aesthetic, and representative values.


The house known as Dalori was built in 1929 for retired farmer Alfred Daley and his wife Margaret. It provides evidence of Windsor's Inter-war development and is an accomplished and highly intact example of the Californian Bungalow style. The historic town of Windsor is one of the earliest settlements in New South Wales. Despite its agricultural potential and the flourishing Hawkesbury river trade, the introduction of rail in the 1860s reduced reliance upon the Hawkesbury River trade and this, coupled with the ongoing issues with flooding, caused the town's development and growth to decline by the 1880s. Hawkesbury's population growth and development remained slow during the late nineteenth and early twentieth centuries, causing the township to retain its rural character well into the 1910s.

In the 1920s Windsor experienced a moderate wave of development, initiated by the gradual subdivision of several farming estates. In turn this drove construction of residential buildings and subsequent improvements to infrastructure and services in the 1930s, including road surfacing; installation of streetlights and introduction of sewerage works. The Inter-war period represents a significant phase within Windsor's historical pattern of development. Within this context, Dalori at 3 New Street Windsor, is a good representative example of Inter-war residential development. The site retains its original pattern of subdivision, built form and architectural style.

Architecturally, Dalori exhibits key characteristics of the Californian Bungalow style including its low, horizontal massing; asymmetrical façade; brick and tile external cladding; low pitched triple gable roof; timber detailing; wide overhanging eaves; return verandah; box bay windows with projecting timber frames and inclusion of the sunroom, low brick fence and substantial yard.



Figure 1: Dalori as viewed from New Street, Source: NBRS

	<p>It is a refined and highly intact example of the Californian Bungalow style. Its principal façade fronting New Street is notable for its low-pitched triple gabled roof and return verandah that form dominant compositional elements. The use of contrasting face and rendered brick finishes creates a focal feature point that is enlivened by solid timber detailing, including exposed timber rafters, shingles, projecting timber window frames, and timber strapping on the gable ends. The decorative box bay windows retain the original leadlight glazing with geometric designs. The verandah's solid brick balustrade, brick piers with solid cappings and squat columns, and original floor tiles are also notable. Internal decorative finishes and features are also of a high-quality design. The original floorboards, high ceilings, timber skirting boards and architraves, cornices and highly ornate plaster ceilings contribute to the aesthetic value of the place.</p>  <p>Figure 2: Tessellated tiles on the front verandah, Source: NBRS</p> <p>Dalori has a prominent presentation to New Street that is significantly enhanced by the generous street setback and retention of the original low brick fence. It contributes aesthetically to the public domain as an accomplished example of the Californian Bungalow style.</p>
<p>SHR Criteria a) Historical Importance</p>	<p>Windsor was one of the earliest settlements in NSW and its historical development is strongly reflected in its early Victorian architecture and town layout. Its early development was driven by the area's agricultural potential and the Hawkesbury River trade in the early nineteenth century. Ongoing issues with recurrent and destructive flooding impacted farming production, and the introduction and expansion of rail decreased reliance of the river trade, resulting in a significant decline in the town's growth from the 1860s. There was little population growth or development in the town during the late nineteenth and early twentieth centuries, resulting in the area retaining much of its pastoral character and early colonial buildings.</p> <p>In the Inter-war period Windsor experienced a moderate wave of development, initiated by the gradual subdivision of several farming estates in the 1920s, construction of residential buildings in the 1920s and improvements to infrastructure and services in the 1930s, including road surfacing; installation of streetlights and introduction of sewerage works. Within this context, Dalori at 3 New Street Windsor, is a good representative example of Inter-war residential development. The site</p>

	retains its original allotment boundary, built form and architectural style. Built in 1929 for retired farmer Alfred Daley and his wife Margaret, Dalori is located within a historically significant phase of development, within Windsor's history. The subject site therefore meets criterion (a) for cultural significance based on historical importance.
SHR Criteria b) Historical Associations	Not Relevant
SHR Criteria c) Aesthetic values	<p>Dalori at 3 New Street, Windsor is a refined and highly intact example of the Californian Bungalow style. The design for the house is thoughtfully composed and detailed in keeping with the typical characteristics of the Californian Bungalow idiom.</p> <p>Its principal façade fronting New Street is notable for its low-pitched triple gabled roof and return verandah that form dominant compositional elements. The design uses contrasting face and rendered brick finishes to create architectural interest in a manner typical of its style, and is enlivened by solid timber detailing, including timber battening, shingles, and projecting timber window frames. The decorative box bay windows retain the original leadlight glazing with geometric designs. The verandah's solid brick balustrade, brick piers with solid cappings and squat columns, and original floor tiles are also notable.</p>  <p>Figure 3 Principal Facade, Source: NBR</p> <p>Internal decorative finishes and features are also of a high-quality design. The original floorboards, high ceilings, cornices and highly ornate plaster ceilings contribute to the aesthetic value of the place. Like these decorative elements, timber joinery, including skirting boards, door leaves, architraves, window frames and sashes are original and make an important contribution to the overall aesthetic character of the interior.</p>



Figure 4 Ornate Ceiling and Cornice, Source: NBRs

Dalori has a prominent presentation to New Street that is significantly enhanced by the generous street setback and retention of the original low brick fence. It contributes aesthetically to the public domain as an accomplished example of the Californian Bungalow style.

The subject site therefore meets criterion (c) for cultural significance based on aesthetic values.

SHR Criteria d) Cultural Associations	Not Relevant
SHR Criteria e) Cultural or Natural Research Value	Not Relevant
SHR Criteria f) Rarity	Not Relevant
SHR Criteria g) Representativeness	<p>Dalori at 3 New Street, Windsor is a refined and highly intact example of the Californian Bungalow style. This style peaked in popularity in Australia during the 1920s and is predominately found in residential suburban architecture built between c1915-1940.</p> <p>Emerging from Californian residential designs of the 1910s, the style combines decorative aspects of the Arts and Crafts style with the relaxed outdoor oriented lifestyle favoured by Californians. Key characteristics of the style that are evident in the subject building include its solid, low horizontal massing; asymmetrical façade; brick and tile external cladding; low pitched triple gable roof; exposed timber rafters and timber detailing; wide overhanging eaves; return verandah; box bay windows with projecting timber frames and detailing; squat verandah columns mounted on brick piers, inclusion of the sunroom, low brick fence and substantial yard.</p> <p>The subject site therefore meets criteria (g) for cultural significance based on representativeness.</p>

Integrity/Intactness	<p>Dalori at 3 New Street Windsor has high levels of integrity and intactness. There have been few recent external changes to the building; it retains its original built form, materials, pattern of fenestration, timber frames and detailing, leadlight glazing, verandah tiles and rendered detailing. The building is enhanced by the retention of its original setting, including its substantial street setback, entrance path and steps, and low brick fence.</p> <p>Internally the house has high integrity. The original layout, timber floorboards, skirting boards, doors, architraves, decorative ceilings, vents and high ceiling heights have been retained. Recent modifications, including the refurbishment of the bathroom, removal of original kitchen fitout and removal of original flooring in the rear portion of the house have not substantially diminished the integrity of the place.</p> <p>Later modifications, including the timber railing at the entrance steps do not significantly diminish the legibility of the original design and may be reversed.</p>
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Description

Design/Maker	Unknown
Builder/Maker	Unknown
Construction Year Start & End	1928-1929
Physical Description	<p>Dalori is a single storey liver brick house built in the Californian Bungalow style. The house is sited on a substantial, rectangular sized allotment with a wide street frontage and generous setback from New Street. It has a prominent hipped roof, clad in terracotta tiles, that terminates with a low-pitched triple gable end on the principal façade. A corrugated iron skillion roof extends over the rear wing. The front-most gable covers a deep verandah which returns on the northern façade.</p> <p>The principal elevation fronting New Street to the north east is in tuckpointed brickwork with rendered elements, including a rendered basecourse and rendered capping details to verandah piers. Lintels are also rendered. The facade is asymmetrically arranged with the triple gable roof forming a dominant compositional feature. The gables feature a combination of timber battens and timber shingles. Shingles are also located below windows. The verandah has a brick balustrade with brick piers supporting squat paired columns. The verandah floor is in tessellated tiles. The verandah is accessed via a set of steps with tiled risers and terrazzo treads. Timber railing mounted to the stairs is a later addition.</p> <p>Windows on this façade are timber casement window assemblies comprising three sashes, each with decorative leadlight glazing. The central sash is fixed. The front door is flanked by a timber-framed sidelight. A metal security door has been recently added. On the righthand side of the entrance door is a plaque reading 'Dalori'.</p>



Figure 5 Window Detailing on Principle Façade, Source: NBR5

The side elevations have plainer treatment than the principal façade. On the south-eastern side, there are three timber framed casement windows. Above each opening is a solid rendered lintel and an angled brick sill below. The north-western side elevation includes part of the return verandah that extends to the midpoint of this façade. A section of timber-battened panelling runs between the main roof form and verandah opening. Adjacent to the verandah is a window with painted shingle skirting matching the principal elevation windows. A flat timber awning is fixed above this window. Toward the southern end of this elevation, there is a second window opening containing a single timber framed sash window and a narrow chimney pipe located on the roof. The rear extension is slightly setback from the main building and has a single timber framed entrance door fitted with a metal security door.

The southwestern elevation shows the rear wall of the sunroom. The extension is constructed of sheet panelling held in place by an externally expressed painted timber frame. On each side of the façade there is a horizontally proportioned double-width opening fitted with timber framed sash windows. At the centre is a single door opening and single sash window.

Dalori is set in a substantial yard with open landscaping surrounding each elevation. The front yard retains the original fence, a low rendered brick wall with regularly spaced capped piers and a cylindrical metal rail fixed between each set of piers. The gate is a simple metal mesh with decorative milled metal design on the top. A narrow concrete path leads from the gate to the entrance steps. The front is slightly raised and planted with lawn. At the northern end of the front yard there is a partially extant concrete driveway that formerly extended from the street boundary to the brick garage (demolished). Works have recently been undertaken in the backyard and most of the vegetation and concrete driveway has been removed. At the north-western boundary there is a mature tree. A combination of timber paling and Colorbond fencing lines the rear and side boundaries.

The interior has a closed floor plan consisting of a central L-shaped entrance hall that leads to the two front rooms and bathroom. At the end of the hallway is a door providing access to a lounge area and the third bedroom. At the rear of the building is the kitchen, a separate dining room and laundry. The rear extension contains a sunroom and toilet. Access to the sunroom is provided by doors from both the kitchen and dining room; as well as a door off the northeast elevation.

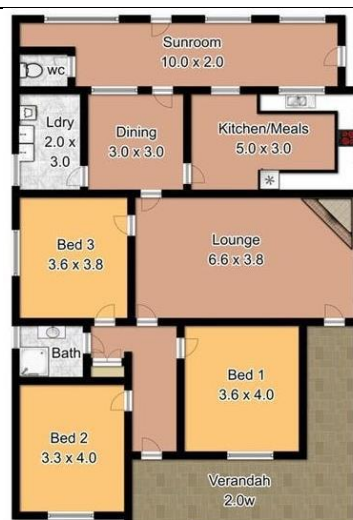


Figure 6 Floor Plan

The front portion of the house, containing the bedrooms, hall, and lounge, has timber floorboards and high ceilings. Throughout this area the original timber skirting boards, moulded architraves, picture rails and ceiling cornices are all intact. The walls are wallpapered up to picture rail height, from which point the surfaces are finished in plaster. Ceilings are in plaster and have moulded decorative detailing. The lounge room features an elaborately decorated ceiling with a deep central recess. A fireplace is set into a splayed corner wall and has tapestry brick surrounds and a timber mantle. The brickwork and mantle detailing suggest that it is unlikely to be original. Where the hearth was originally located, a gas heater has been installed.

The internal doors are painted timber and feature a top panel above three vertically proportioned bottom panels. Door hardware appears to be original or early. A multipaned glass door connects the lounge and verandah. Pendant lights hang from the ceiling in each of the main spaces and of these only the hallway fitting retains its lightshade. Decorative plaster air vents are found in most rooms.

The bathroom has a recent fitout, including the floor and wall tiles, sink and vanity unit, shower and towel rails. The interior of the dwelling has plaster walls, except for the laundry which has a painted brick finish. A highly ornate ceiling, moulded cornices and decorative vent are extant in the kitchen area. The laundry, sunroom and toilet have tiled flooring and painted brick and sheet panel wall surfaces.

Physical Condition	See Integrity/Intactness
Modifications & Dates	See physical description and history.
Current Use	Residential Accommodation
Former Use	Residential Accommodation

Listings

Listing Name	Listing Title	Listing Number	Gazette Date	Gazette No.	Gazette Page
Local Environment Plan	Dalori				

History


Historical Provenance	Notes or	<p>The subject site originally formed part of a 20-acre property (portion 21 of the Parish of St Matthew) formally granted to the police constable, Thomas Rickerby (Riccabby or Rickaby), on 6 February 1798. The estate, named 'Catherine Farm' after Rickerby's wife, was described as situated in the district of 'Mulgrave Place' and bounded on the north-west side by Twyfield Farm. The grant stipulated Rickerby reside on and cultivate the land for a minimum term of five years.</p> <p>The property originally extended from the Terrace in the west (Presbyterian church) to Fitzgerald Street in the east, containing present day New Street, Catherine Street, Church Street and Windsor Terrace. The 20-acre estate was transferred to the prominent former convict turned merchant and landowner, Samuel Terry, in November 1813. On 13 August 1834 the property was purchased via a lease and release by Maria Cope, a widow from Windsor, for £400. The following day Cope then transferred the property back to Terry via an indenture of mortgage by demise, that is, to secure a loan of £1,700 against the property. Terry was to hold the property until the loan (plus interest) was paid in full. The estate was then conveyed to Cope via a lease and release on 6 and 7 August 1838, in consideration of all debts paid, totalling £1,839, three shillings and four pence.</p> <p>The estate was then subdivided, and the subject site formed part of allotment 45, measuring one rood and six perches. On 29 and 30 May 1840, Cope conveyed allotments 44 and 45 via a lease and release to George Freeman, a publican from Windsor, for £96. Freeman died in May 1867 and left his estate to his surviving children, with allotment 45 passing to his eldest son, also named George. In August 1871, allotment 45, along with 43 and 44, was conveyed to William Walker, a trustee of Emily Sommers, for the sum of £100.</p> 
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Figure 7 'Farm and Allotment at Windsor', Source: State Library of NSW

	<p>In 1925 ownership of the subject site was conveyed from Constance Elsie Onus, of Orange, to Alfred Daley, farmer. Daley and his wife Margaret, née Sullivan, previously resided at Freeman's Reach and purchased the subject site for their retirement. The subject site contained approximately 1 rood and 6 perches.</p> <p>Daley lodged an application with Windsor Council to erect a brick cottage at the subject site in 1928 and a subsequent application the following year for the erection of a garage. Construction of the single storey red brick cottage known as Dalori was completed by April 1929. The Daleys named the structure 'Dalori' and planted the backyard with an impressive vegetable garden with flowers in front yard. The sunroom located at the rear may have been built as a later addition, but historical aerial photography indicates it was extant by 1947.</p> <p>When Dalori was built, New Street still had a predominately rural character. Street improvements and modernisations were made to New Street in the 1930s, including the installation of electric street lighting (1930); gravel surfacing of the road (1932); and laying down of concrete paths (1934).</p> <p>Margaret Daley, née Sullivan, died in 1944 at the age of 70. Her obituary notes that she was widely respected in the Hawkesbury district as a member of the Ladies' Guild and for her support of and charitable work with the District Hospital, the Home for Infirm, and St Matthew's Church.</p> <p>Alfred Daley died in 1952 and title of certificate was transferred to his son James Daley, who conveyed it to the Rural Bank of New South Wales for a sum of £3150 the same year.</p> <p>Dalori was advertised for auction in 1961 with the following description:</p> <p><i>A double-fronted brick cottage tuckpointed front, tile and iron roof. It has a tiled return verandah at front, short hall 3 bedrooms, very large lounge/dining-room, breakfast court, fitted kitchen ... central bathroom, separate laundry ... outside toilet. Detached garage of galvanized iron (concrete floor). Land: 66ft by 192ft (Approx.)</i></p> <p>The land title was acquired by Frank Johnston in 1962 for £5,100.</p> <p>The brick garage located in the rear yard was demolished between c1978-1986. No other significant changes to the house identified during historical research.</p>
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Themes

Australian Theme	NSW Theme
4. Building settlements, towns and cities 4.1 Planning Urban Settlements 4.1.2 Making Suburbs	4. Building settlements, towns and cities - Towns, suburbs and villages
	8. Developing Australia's cultural life creative endeavour - Creative endeavour

Report/Study

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Heritage Assessment – 'Dalori' 3 New Street, Windsor		Heritage Assessment	2022		NBRS Architecture

References and Internet Link

Data Source

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Heritage Item ID:

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