

“HARWOOD”
87 BOWDEN STREET RYDE
HERITAGE ASSESSMENT REPORT



For

CITY OF RYDE COUNCIL

MAY 2016

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1.0 INTRODUCTION & BACKGROUND

1.1. THE BRIEF

This heritage assessment report has been prepared on behalf of City of Ryde Council to assess the heritage significance of the property at 87 Bowden Street, Ryde.

1.2. APPROACH AND METHODOLOGY

The methodology used in this report is in accordance with the guidelines of the NSW Heritage Manual and in accordance with the latest version of The NSW Heritage Division, Office of Environment & Heritage (OEH) Assessing Heritage Significance guidelines. This report is also in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes.

1.3. LIMITATIONS

The site was visited by Chery Kemp, Heritage Specialist and Liz Duck-Chong, Graphics/photography assistant, of Paul Davies Pty Ltd on 28 April 2016. The subject site was photographed from the adjacent public streets and from within the grounds of the property (while in the company of Council's Heritage Advisor Michael Edwards), but the interior of the buildings on the property was not accessed.

The historical background in this report has been thoroughly researched by a professional historian, from a mix of primary (e.g. *Sand's Directory*, Lands Titles) and secondary sources.

1.4. AUTHOR IDENTIFICATION

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

This report was authored by Chery Kemp, Heritage Specialist, with historical research undertaken and history written by Nicholas Jackson, Historian sub-consultant.

1.5. ACKNOWLEDGEMENTS

Angela Phippen, Local Studies & Family History Librarian, City of Ryde, assisted with historical research undertaken by Nicholas Jackson for this report, particularly in supplying the Water Board plan used in this report (Figure No. 8 in this report).

1.6. DEFINITIONS

For the purposes of this report:

Local refers to City of Ryde Council area; and

State refers to New South Wales.

The following definitions used in this report and are from *Article 1: Definitions* of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of a place and its setting.

Maintenance is to be distinguished from repair which involves restoration or reconstruction.

Preservation means maintaining a place in its existing state and retarding deterioration.

Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Adaptation means changing a place to suit the existing use or a proposed use.

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the cultural significance of a place.

1.7. SITE LOCATION

The real property description of the property at 87 Bowden Street, Ryde, is Lot 17, DP663261. The site is located on the north-western side of Bowden Street, at the corner of Macpherson Street, and is opposite the heritage-listed St James Presbyterian Church at 74A Bowden Street (corner Squire Street).

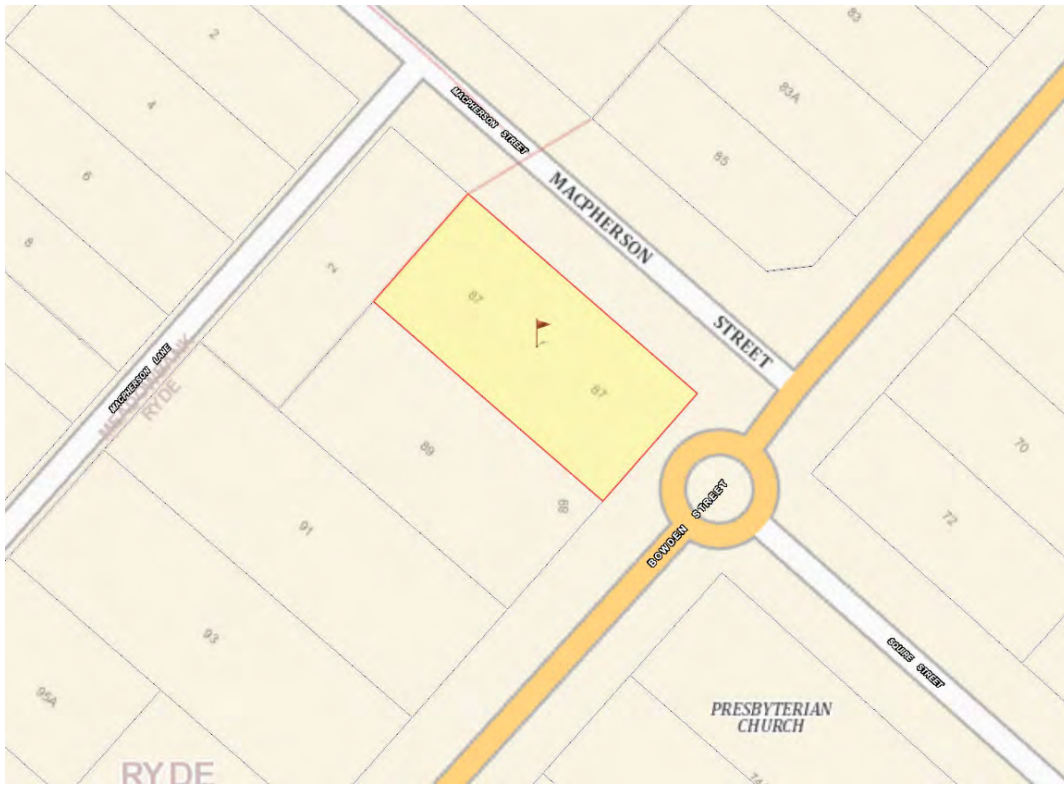


Figure 1 Location of site at 87 Bowden Street Ryde on the corner of Macpherson Street (shaded yellow, outlined in red) Source: NSW Land & Property Information Six Maps

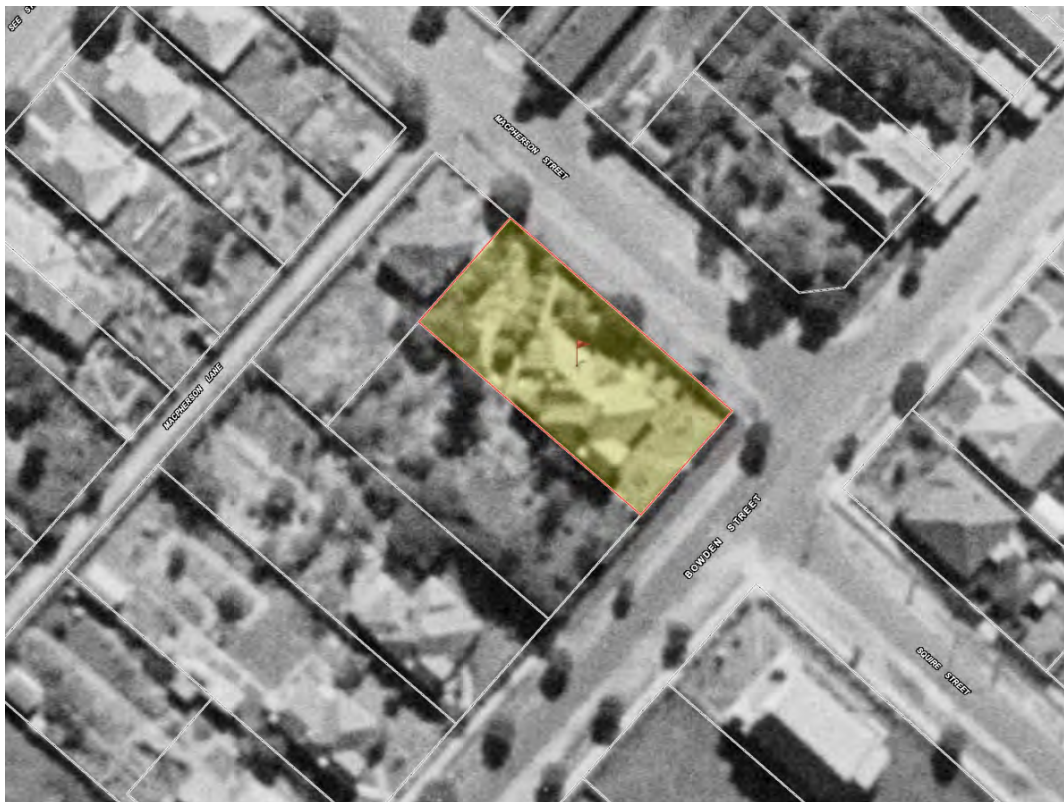


Figure 2: Aerial photo of the site in 1943 (shaded yellow, outlined in red) Source: NSW Land & Property Information Six Maps



Figure 3: Recent satellite view of the site (shaded yellow, outlined in red). Note addition of rear wing and outbuildings since 1943
Source: NSW Land & Property Information Six Maps

1.8. STATUTORY LISTINGS AND CONTROLS

NSW HERITAGE ACT 1977

The property at 87 Bowden Street Ryde is not included on the State Heritage Register (SHR).

There are no State heritage listed items in the vicinity of the site.

LOCAL ENVIRONMENTAL PLAN (RYDE LEP 2014)

The property is not included as a heritage item in the Ryde LEP 2014.

The property is in the vicinity of a heritage item (St James Presbyterian Church, Heritage Item No. I20) listed in Schedule 5 of the Ryde LEP 2014.

INTERIM HERITAGE ORDER

A Development Application affecting the property involving demolition of the existing house on the property (LDA2015/283) and the development of a child care centre was refused by City of Ryde Council at its Planning & Environment Committee meeting of 9 February 2016.

The property at 87 Bowden Street Ryde is the subject of an Interim Heritage Order placed over the property on 26 February 2016, and a second Interim Heritage Order, which took effect on 11 March 2016.

1.9. NON-STATUTORY LISTINGS

No National Trust listings have been noted for the subject property or nearby buildings.

2.0 HISTORICAL BACKGROUND

2.1. ABORIGINAL HISTORY OF THE RYDE AREA

Aboriginal people inhabited the Sydney basin for thousands of years prior to the arrival of Europeans. The northern coastal area of Sydney was home to the Guringai people, western Sydney was home to the Dharug clans, and southern Sydney was inhabited by the Dharawal clans. The Guringai lived primarily along the foreshores of the harbour, and fished and hunted in the waters and hinterlands of the area. All clans harvested food from their surrounding bush. Self-sufficient and harmonious, they had no need to travel far from their lands, since the resources around them were so abundant, and trade with other tribal groups was well established. The British arrival in 1788 had a dramatic impact on all of the Sydney clans. Food resources were quickly diminished by the invaders, who had little understanding of the local environment. As a result, the Aboriginal people throughout the Sydney Basin were soon close to starvation. The Sydney clans fought back against the invaders, but the introduction of diseases from Europe and Asia, most notably smallpox, destroyed over half the population. The clearing of land for settlements and farms displaced local tribes and reduced the availability of natural food resources, leaving Aboriginal people reliant on white food and clothing. The French surgeon and pharmacist Rene Primavere Lesson, who visited Sydney in 1824, wrote: "the tribes today are reduced to fragments scattered all around Port Jackson, on the land where their ancestors lived and which they do not wish to leave."¹

2.2. EARLY LAND GRANTS AT MEADOWBANK

While the property address is Ryde, the history of the property relates more to the suburb of Meadowbank. This Sydney suburb is located within the land grants of 105 acres and 220 acres made to Surgeon William Balmain in 1798 and 1799, and the 160 acres granted to William Kent in 1796.

Balmain (1762-1803) named his grants Meadow Bank. They included frontage to Parramatta River and Charity Creek. Prior to Balmain returning to England in 1801 he appointed D'Arcy Wentworth to look after his affairs in the colony. Isaac Shepherd acquired most of Kent's grant east of the present day railway line in stages between 1835 and 1838,² and erected *Helenie* about 1842 (demolished in 1939).³

¹ Information taken from City of Ryde Aboriginal Site Management Report, Aboriginal Heritage Office, 2011

² Torrens Title Primary Application 8231

³ 'Hellenie', Sydney Morning Herald, 3/6/1939, p.13



Figure 4: Undated map of the local parish (Hunters Hill) depicting the location of Balmain's (combined) and Kent's grants at present day Meadowbank. Bowden Street is located within Kent's 360 acres (outlined in red circle). Source: NSW Land and Property Information

2.3. THE SUBURB OF MEADOWBANK

The impetus for suburban settlement at Meadowbank was the coming of the railway and the building of the stations at Meadowbank and West Ryde. The railway line from Strathfield was completed in 1887 and the railway station at Meadowbank (Meadow Bank prior to 1927) was opened. The line had been under discussion for some years, and the final route with the bridge crossing at Charity Point was determined in 1880.

WESTERN SUBDIVISIONS

The first suburban subdivision of this era was the Meadow Bank Estate sale of 1883. This comprised land west of the railway line and was undertaken by the Bennett family. Some substantial houses were erected subsequently in this area and an example is Fernleigh at 8A Sherbrooke Road of 1890 by nurseryman Edward Atkins.

This western area comprised part of Balmain's grant that had been sold in 1818 to John Bennett, a former convict who lived nearby (north of Victoria Road at Chatham Farm). On the death of Bennett in 1829, his estate was inherited by his nephew, Captain William Bennett, master mariner.

In 1838 another Balmain grant was sold to William Bennett.⁴ While land north of Victoria Road was sold in 1855 to Major William Darvall, the southern portion was retained by the Bennett family until the early 1880s.

EASTERN SUBDIVISIONS

The area east of the railway line was retained by the Shepherd family through the nineteenth century by the marriage of Isaac Shepherd's daughter Mary Elizabeth to Thomas Kendall Bowden in 1861. The couple resided at Addington on Victoria Road for a time, which the

⁴ Recited in Torrens Title Primary Application 4075

Shepherds had erected in the early 1830s. Mr Bowden died in 1879, and Mrs Bowden died in 1901.

Mrs Bowden subdivided and sold Hellenie in 1893 as the Hellenie Estate (Deposited Plan 2929). Most of the estate was purchased by the Meadowbank Manufacturing Company.⁵ This company had been established by the Mellor Bros in 1890.⁶

Bowden Street (then Terrace) was formed in this Hellenie Estate (Deposited Plan 2929) subdivision. However, Sections 4, 5 & 6 of Deposited Plan 2929 were extinguished later by Deposited Plan 4773, which relates to the subject property No. 87 Bowden Street.

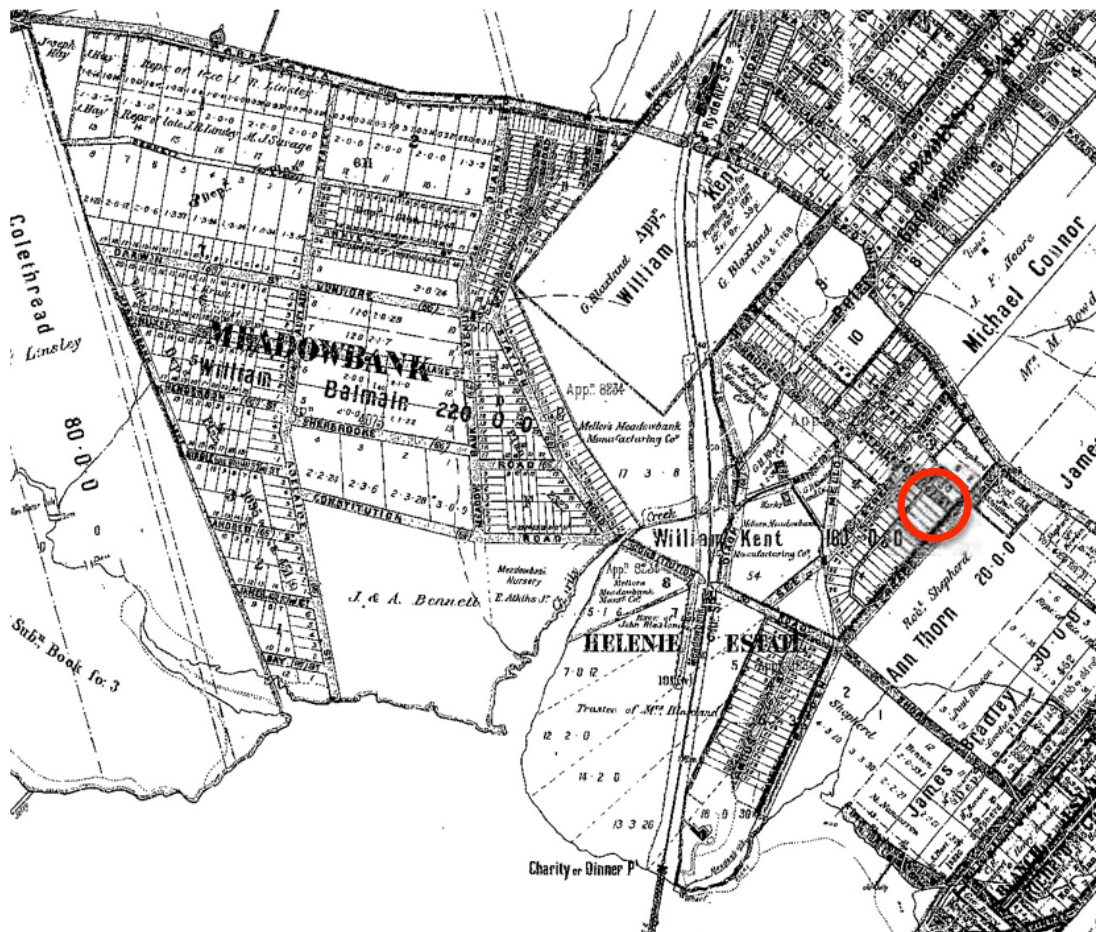


Figure 5: Detail of a commercial map of the local government area of Ryde dated 1893. The map succinctly demonstrated the extent and location of the late Victorian era subdivisions at Meadowbank and south-west Ryde. The subject property No. 87 Bowden Street is located within a Federation subdivision of 1906 (this map depicted an earlier subdivision of Deposited Plan 2929 of 1893 of approximately the same area). The map plotted the areas owned by the Meadowbank Manufacturing Company prior to 1893; it purchased Hellenie and its grounds of about 18 acres in 1893. Source: State Library of New South Wales (Z/M4 811.142/1893/1)

⁵ Torrens Title Vol. 153 Fol. 245

⁶ Martin, M, *A Pictorial History: Ryde*, Kingsclear Books, 1998



Figure 6: Detail from Deposited Plan 2929 (the Hellenie Estate subdivision of 1893). In this subdivision the location of the property comprised Lots 1-3 in Section 5 (highlighted in red circle). Source: NSW Land and Property Information

The Meadowbank Manufacturing Company from 1903 was owned by John Howard Angas, Susanne Angas, John Alexander Thomson, and Leonard William Bakewell.⁷ That company conveyed 64 acres of its property (inclusive of Hellenie) to the Meadowbank Land Syndicate Ltd in late 1905.⁸ The company re-subdivided part of the aforementioned Deposited Plan 2929 to form the (1st) Meadowbank Township (Deposited Plan 4773); the subject property No. 87 Bowden Street is located within this land release.

THE MEADOWBANK LAND SYNDICATE

The Meadowbank Land Syndicate Ltd was formed about 1905 and registered as a limited liability company in 1906 with a capital of 5,000 pounds.⁹ It was wound up in 1914.¹⁰ The syndicate included Thomas Robert Moxham (the MLA for Parramatta between 1901 and 1916), and Thomas Henley (the MLA for Burwood between 1904 and 1920 and then Ryde until his death in 1935).¹¹

MEADOWBANK TOWNSHIP SUBDIVISION

The subject property No. 87 Bowden Street originally comprised Lots 17 and 18 in the (1st) Meadowbank Township subdivision and sale of February 1906 (Deposited Plan 4773). The land release comprised 60 building blocks in total located to the north of Hellenie from present day Underdale Lane to Macpherson Street. The premises of the Meadowbank

⁷ State Records of NSW Index to Firms

⁸ 'The Land Boom', *Cumberland Argus*, 4/11/1905, p.4

⁹ *Evening News*, 16/1/1906, p.3

¹⁰ Notes and Comments, *Sydney Morning Herald*, 7/3/1914, p.25

¹¹ 'The Land Boom', *Cumberland Argus*, 4/11/1905, p.4

Engineering (now part of the TAFE site) were at the north-western corner of the estate and on the north the estate was bounded by the Australian Gas Company's depot.

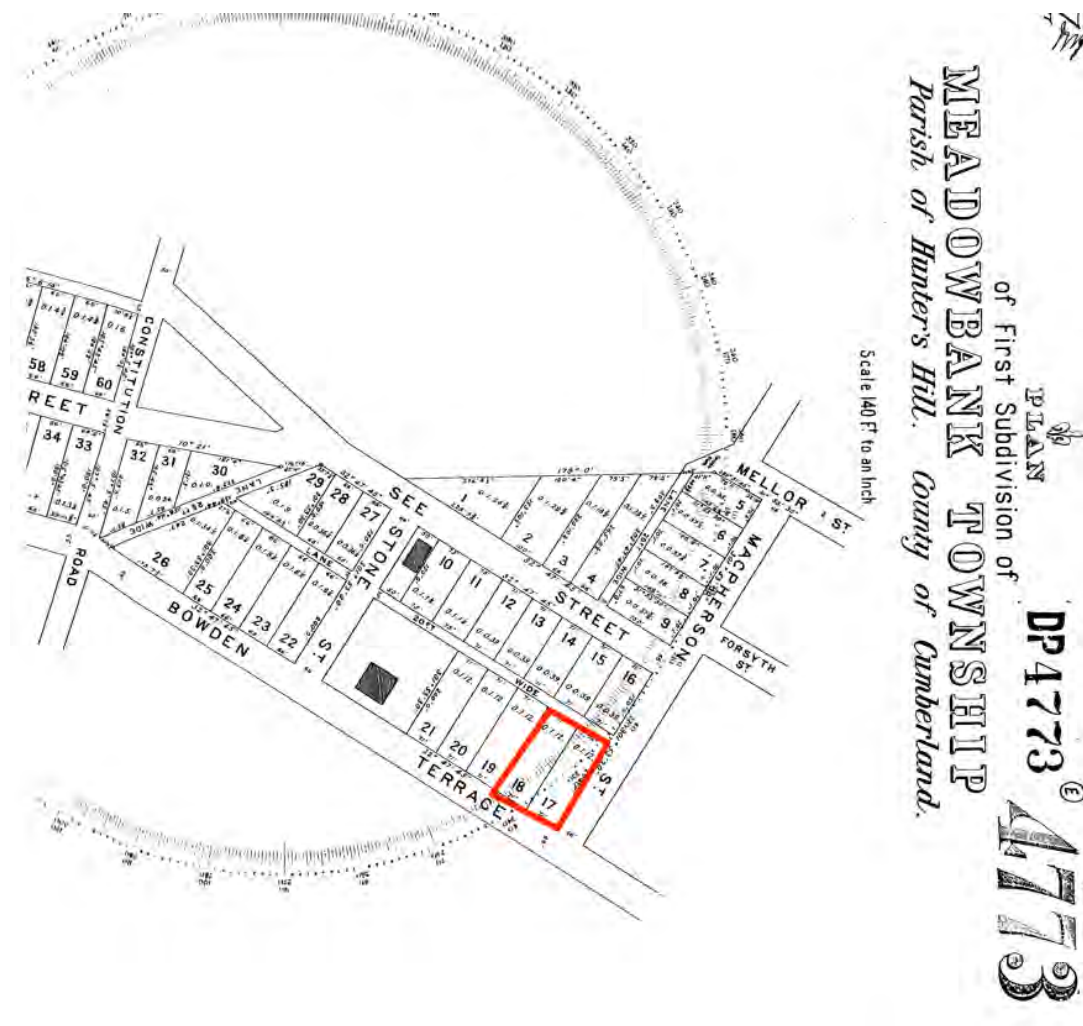


Figure 7: Detail from Deposited Plan 4773 (the (1st) Meadowbank Township subdivision of 1906). The property prior to 1931 comprised Lots 17-18 in this subdivision (highlighted in red line). Source: NSW Land and Property Information

2.4. NO. 87 BOWDEN STREET

BAXTER'S HARWOOD

The aforementioned Lots 17 and 18 of the (1st) Meadowbank Township subdivision (Deposited Plan 4773) were purchased in July 1910 by Arthur George Baxter from the Meadowbank Land Syndicate Ltd.¹² Within part of that purchase of about ½ acre is located the brick house at No. 87 Bowden Street. At the time of the purchase there were four houses standing in Bowden Street;¹³ three of these had been erected after the land sale of

¹² Torrens Title Dealing 573561

¹³ Sands' Directory

1906, but the fourth, Carrara (101 Bowden Street), was within the land release of Deposited Plan 2929 of 1893 and had been erected prior to 1906.

Baxter had the brick house at No. 87 Bowden Street constructed about 1913 given the first entry in Sands' Directory was the 1914 edition. Baxter named the house Harwood.¹⁴

The house was set originally within grounds larger than today, and at the time larger than any neighbouring property (with the exception of No. 101 Bowden Street discussed above, and another at No. 85 Bowden Street (since demolished)).¹⁵ In aerial photography dated 1943 these grounds were planted out and represented a substantial garden at the time.

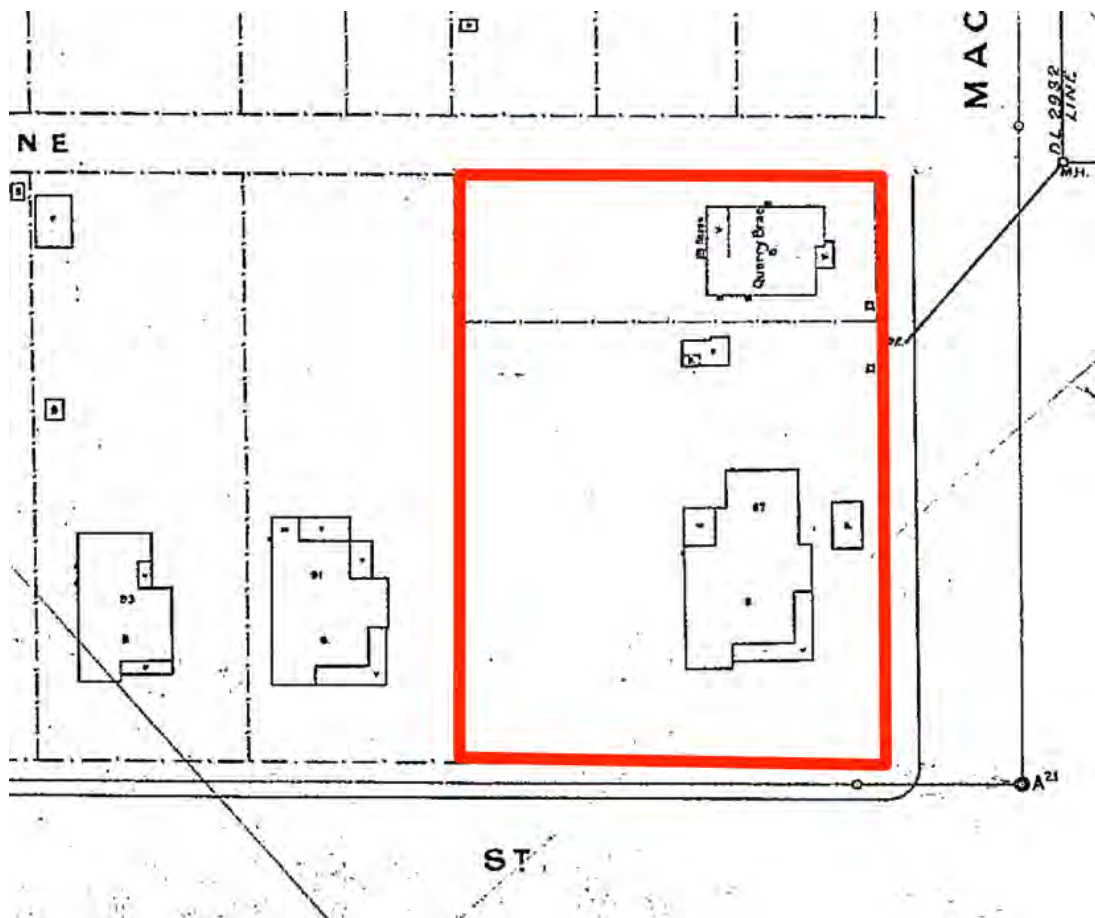


Figure 8: Detail from the Water Board's Ryde Sheet 87, dated 1939. The property prior to 1931 comprised the area highlighted in red line. The subdivision in 1931 created the allotment of present day No. 2 Macpherson Street, and another subdivision in 1949 created the allotment of present day No. 89 Bowden Street. Note the early outbuilding (possibly a fernery) identified in photos in Section 3.0 of this report appears on this plan to the right of the house, as well as a since-demolished rear outbuilding. Source: Ryde Library Local Studies Collection

¹⁴ Sands' Directory, 1915

¹⁵ Water Board Survey Ryde Sheet 87, dated 1939



Figure 9: Detail from aerial photography dated 1943. The property prior to 1931 comprised the area highlighted in red line, and the existing allotment is shaded blue. The subdivision in 1931 created the allotment of present day No. 2 Macpherson Street at the rear of the house. Prior to 1949 the allotment of present day No. 89 Bowden Street was part of the landscaped grounds of No. 87 Bowden Street. Source: NSW Land and Property Information

Baxter (1881-1938) was the eldest son of John and Elizabeth (nee Chaffer). He married Miss Jessie Cruickshanks in 1911 at the Woollahra Presbyterian Church. It was a society wedding and was reported in the social column of the Sydney newspapers.¹⁶

At the time of his marriage in 1911 Baxter was employed by the long established and respected shipping firm Burns, Philp & Co.

About 1916 Baxter went into partnership with Neville Chatfield (1884-1975) as general merchants and customs agents for exporters and importers. They traded as *AG Baxter and Chatfield* with an office in Bond Street. At the time of his death in 1938 an Obituary (see Figure 10 below) reported Baxter was 'well known by many of the shipping and business people of Sydney'.¹⁷

¹⁶ for example, Social, *Sydney Morning Herald*, 19/8/1911, p.13

¹⁷ State Records of NSW Index to Firms; 'Mr AG Baxter', *Sydney Morning Herald* 17/8/1938, p.4

OBITUARY

Mr. A. G. Baxter.

The death occurred last Sunday of Mr. Arthur George Baxter at a private hospital at Bellevue Hill. Mr. Baxter, who was well known by many of the shipping and business people of Sydney, was for some years with Burns, Philp & Co., Ltd., and later on started in business with Mr. Chatfield as Customs agents, under the name of Baxter & Chatfield. Some years ago Mr. Baxter retired and the business has since been carried on by Mr. Chatfield.

Figure 10: Obituary for AG Baxter published in the Daily Commercial News and Shipping List (Sydney, NSW) Wednesday, 17 August 1938, page 4

Having moved to Bowden Street, Baxter soon became involved with local affairs. In 1914 he contributed to half the cost of planting trees along Bowden Street and Macpherson Street, and met the full cost of erecting the tree guards.¹⁸ These trees have not survived, but were visible in aerial photography dated 1943. In 1917 he was elected an alderman of Ryde representing West Ward.¹⁹

Baxter was also involved with the establishment of St James' Presbyterian Church (now Uniting) across the street. He was part of the committee formed in 1915 to establish this church,²⁰ and presumably continued to be associated with the progress of the congregation through until the completion of the existing church in 1924 (architects Arthur Latimer McCredie and Arthur William Anderson) as one of the windows was paid for by Baxter.²¹

¹⁸ 'Ryde', *Cumberland Argus*, 1/8/1914

¹⁹ 'Municipal Elections', *Cumberland Argus* 23/6/1917; 'Aldermen/Councillors from 1871 to present day', Ryde Local Studies

²⁰ 'Presbyterian Church', *Sydney Morning Herald*, 4/9/1915

²¹ 'Ryde-Meadowbank Presbyterian Church', *Sydney Morning Herald*, 2/5/1924, p.10; 'New Church at Ryde', *Sydney Morning Herald*, 29/10/1923, p.10

MISS TIMMINS'S ALPHA PRIVATE HOSPITAL

In 1924 Baxter conveyed the property to Mrs Ada Humphrey (nee Spring, 1873-1947), widow of John Carlisle (died in 1913).²² Subsequently in October 1925 Mrs Humphrey conveyed the property to sisters Miss Ilma May Timmins (1887-not determined) and Miss Alexandrina (or Alexandra) Timmins (1901-not determined).²³ In this period of about two years, Baxter was listed in Sands' Directory as residing in the house.

The Timmins were nursing sisters, and they originated from the Moree district of north west NSW.²⁴ The eldest sister, Ilma, had volunteered to serve as a nurse in the First World War. She was in France from early 1916 and returned to Australia in early 1919.²⁵ Her brother died at Gallipoli in 1915.

From the 1928 edition of Sands' Directory the property was listed as the Alpha Private Hospital. The registered nurse at that hospital was Alexandra Timmins in 1928.²⁶

While further research could be undertaken,²⁷ Alpha would seem to have been one of a very small number of private hospitals in the Ryde municipality in the late 1920s; the largest of these was the Catholic's (The Little Company of Mary) Mount St Margaret on Victoria Road, and also on Victoria Road were the former private residences Moorong, and Watoona (Gladesville).²⁸

LINWOOD PRIVATE HOSPITAL

The Timmins sisters owned the property until 1933, and the private hospital use was continued with a name change to Linwood under the management of nurse Johanna Keogh.²⁹ However, the western third of the land holding (now No. 2 Macpherson Street) was sold in 1931.³⁰

In 1933 the Timmins sisters sold the property to Frank Herbert Hughes.³¹ Hughes (1871-1937) was a grocer at Parramatta in the early years of the twentieth century,³² and presumably the purchase was an investment. In 1934 the hospital was leased by nurses Claire Grace Harvey and Evelyn Muller.³³

Hughes died at his Eastwood home in 1937 and the property passed to his executors, the Perpetual Trustee Company (Ltd) and Dr Thomas Dixon Hughes (relationship not established).³⁴ The property was then sold to nurse Isabel Ada Shelton in 1938.³⁵ Shelton

²² Torrens Title Dealing B74021

²³ Torrens Title Dealing B289587

²⁴ 'Mrs W Timmins,' *Moree Gwydir Examiner*, 10/9/1928, p.2

²⁵ National Archives of Australia Series B2455 - Timmins Ilma May

²⁶ 'Register of Nurses for 1928', *New South Wales Government Gazette*, 22/7/1929

²⁷ State Records NSW holds the register of licensed private hospitals (Series 606) for the period prior to 1928.

²⁸ *Sands' Directory* for 1928; 'Register of Nurses for 1928', *New South Wales Government Gazette*, 22/7/1929. Fernleigh nursing home at 8A Sherbrooke Road, Meadowbank, was established in the post Second World War era.

²⁹ *Sands' Directory*

³⁰ Torrens Title Dealing C47175

³¹ Torrens Title Dealing C168310

³² State Records of NSW Index to Firms

³³ Torrens Title Dealing C241776

³⁴ Public Notices, *New South Wales Government Gazette*, 21/5/1937, p.2039; Torrens Title Dealing C38457

(1892-1952) had been leasing the hospital since mid 1937.³⁶ The informative sale notice is reproduced below:

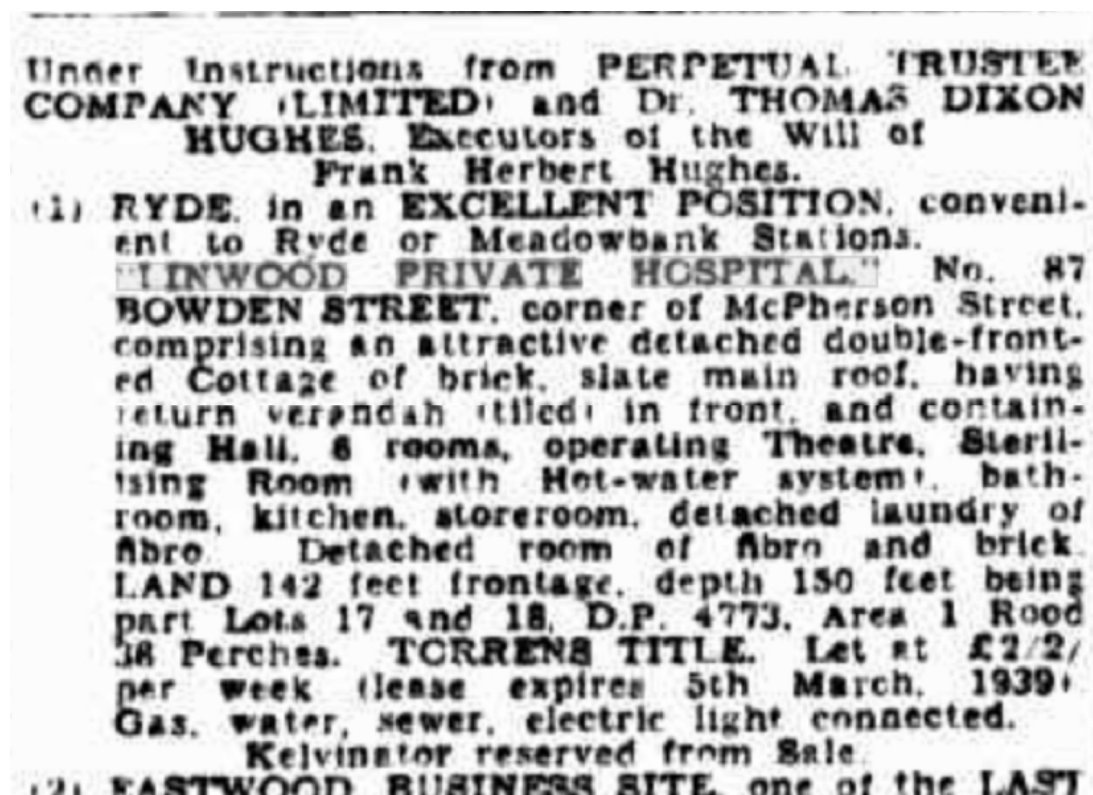


Figure 11: Sale notice published in 1938. Source: Sydney Morning Herald (6/4/1938, p.26)

The southern half of the property (now No. 89 Bowden Street) was sold in 1949 and with that the existing title (Lot 17 in DP 663261) was formed.³⁷ Subsequently, the property was sold in 1951 to nurse Mrs Ina Lois Cook.³⁸ Cook had been at the hospital since the mid 1940s at least.³⁹ She was listed as the owner until 1989.⁴⁰

Linwood private hospital lasted until at least 1947 and up until relatively recently it was used as a nursing home or boarding house.⁴¹ More recently, the property was used as a Bed & Breakfast establishment known as "Dellina Palm Cottage."⁴² The property was sold in June 2014, following which the Bed & Breakfast use ceased.

³⁵ Torrens Title Dealing C702777

³⁶ Torrens Title Dealing C584579; 'Register of Nurses as at 31st December 1937', *New South Wales Government Gazette*, 3/ 8/1937

³⁷ Torrens Title Dealing D958906

³⁸ Torrens Title Vol. 6282 Fol. 61

³⁹ Social, *Singleton Argus*, 8/3/1944, p.2

⁴⁰ Torrens Title Vol. 6282 Fol. 61

⁴¹ Draft Heritage Data Form listing prepared by City of Ryde Council, 24/03/2016

⁴² Information via Google search online

3.0 PHYSICAL DESCRIPTION

The corner property at 87 Bowden Street (corner Macpherson Street) is occupied by “Harwood”, a freestanding brick single storey Federation Queen Anne style house within a substantial garden setting.

Figures 13 to 36 below illustrate the current condition of the house and it’s setting.

Figure 12 below illustrates the significant early built elements of the site and the later less significant built elements of the site.

3.1. THE SETTING OF THE HOUSE

An early (pre 1930s) low brick fence with timber picket capping runs along both street boundaries of the property, with a timber picket main entry gate to Bowden Street.

The house sits within garden areas to the front (facing Bowden Street) and to the side of the house (facing Macpherson Street) with a row of palm trees at the rear of the house, and a narrow grassed side passage to the south between the house and the property boundary with No. 89 Bowden Street. The boundary fence with No. 89 Bowden Street is a Colorbond fence. To the rear of the house, between the post-1943 rear extension and the Macpherson Street property boundary to the north, there is an asphalted parking area with no vegetation. A later outbuilding is located at the rear behind the post-1943 rear wing extension to the house.

The significant elements of the garden are:

- Frangipani tree at the front corner of the house
- Palm trees and cycads planted along the inside of the Macpherson Street fence (note this area is heavily vegetated in the 1943 aerial photo of the site)
- Palm trees (possibly *Livistona Australis*) at the rear of the house (note these appear of the 1943 aerial photo of the site)
- An early outbuilding (possibly a fernery, built pre-1939) on the Macpherson Street side of the house towards the rear of the house (which appears both on the 1943 aerial photo of the site and on the 1939 Water Board plan at Figure 8 of this report)
- The curved front path (which appears on the 1943 aerial photo of the property)
- The front and side brick fence, which appears to be pre-1930

Note that there are two later outbuildings on the site, which appear to be post-1943, (of lesser significance than the main house and the early outbuilding). These two later outbuildings are located at the rear of the property (beyond the post-1943 rear addition) and behind the early outbuilding/fernery. Note the later outbuilding at the rear of the property appears to have replaced an earlier outbuilding shown in a similar location on the 1939 Water Board plan, but which had a different plan configuration.

3.2. THE HOUSE “HARWOOD”

The house features a hipped and gabled slate roof with terracotta ridge capping and finials, a verandah carried on timber posts beneath the main roof, returning around the corner onto the Macpherson Street elevation, and three tall brick strapwork and roughcast stuccoed chimneys with terracotta chimney pots.

The front and side gable ends feature imitation half timbering in brick strapwork and roughcast stucco.

Front windows to Bowden Street are timber framed casement windows with multi-paned timber framed fanlights above. The detail of the front door is not evident (currently boarded up), however the original brass doorbell mechanism remains adjacent to the door.

The main entry steps onto the front verandah from Bowden Street are flanked by low brick plinths and terminate in a marble verandah edging.

The house is remarkably intact, however a number of evident alterations to the house include:

- A metal awning added to the front section of the verandah on Bowden Street (easily removable)
- The return verandah to the house is enclosed along the Macpherson Street section (also easily removable)
- Post-1943 rear brick and fibro additions to the house
- Metal awnings below both street gable ends (note while the metal awnings appear later additions the timber awning structure with exposed rafter ends appears original).

Note that the interior of the house has been inspected by Council's Heritage Advisor and this inspection has confirmed that the interior of the house remains remarkably intact as it retains interior timber joinery (architraves to doors and windows, picture rails, skirting boards, original mantelpieces), original plaster panel ceilings, decorative plaster vent covers and an original hallway arch. Some internal doors have been replaced with more modern doors (probably resulting from fire safety requirements during the houses' use as a private hospital or nursing home).

In conclusion, both the exterior and interior of the house remain remarkably intact and retain a high degree of integrity.

While there are a few evident, relatively minor, alterations to the house and its setting, these have no impact on the main presentation of the house to either street frontage, as the post-1943 addition is set away from the street frontages of the property at the rear of the house. The two later outbuildings are also relatively minor non-significant elements on the site, one located at the rear of the property and the other behind the early outbuilding/possible fernery towards the rear on the Macpherson Street side of the house.

The house and its setting remain both intact and eminently capable of both conservation and restoration though the house shows some settlement cracking and damp proofing issues at the rear.



Figure 12: Annotated recent satellite view of the property, showing significant built fabric and later (non-significant) built elements. Note additional significant landscape (not built) elements are listed above in Section 3.1 but not indicated on this plan.

Key

1. Brick fencing to both Bowden and Macpherson Street boundaries (pre 1930)
2. Curved front path (appears on 1943 aerial photo of the site)
3. Later metal awning attached to front verandah (detracting element)
4. "Harwood" house
5. Post -1943 rear wing addition
6. Post-1943 rear outbuilding
7. Post-1943 rear outbuilding
8. Early outbuilding (possible fernery), which appears on both the 1939 Water Board plan and the 1943 aerial photo of the site.

Source: Image from NSW Land & Property Information Six Maps, annotated by Paul Davies Pty Ltd.



Figure 13: The house at 87 Bowden Street as seen from Bowden Street



Figure 14: Detail of corner of the house with modern metal awning attached to front verandah and frangipani tree at the corner of the house.



Figure 15: Looking towards Macpherson Street, with the front of the house at left. Note palms and cycads in garden (centre) and the frangipani tree at the corner of the house



Figure 16: (Left) Detail of front gable end and front casement windows facing Bowden Street. Note brick strapwork and roughcast stucco to gable end, original timber framed multi-paned casement windows with timber-framed multi-paned fanlights above.



Figure 17: Detail of front verandah facing Bowden Street featuring original timber brackets, posts and timber fretwork



Figure 18: (Left) Detail of front door with fanlight and sidelight with fanlight. Note original brass doorbell to right of the door



Figure 19: Detail of front steps. Note original marble edging and tessellated tiling to front verandah



Figure 20: Partially enclosed side verandah facing Macpherson Street. Note retention of timber fretwork and balustrading, brickwork to verandah, frangipani tree at the corner of the house in the foreground



Figure 21: View towards the rear of the property with side verandah at left, frangipani tree in foreground, cycads at right along the inside of the Macpherson Street fence, and earliest outbuilding (possibly a fernery) to the right of centre. Note that the early outbuilding was built prior to 1939 (as it appears on the 1939 Water board plan, see Figure 8 of this report)



Figure 22: (Left) The earliest outbuilding, possibly a fernery (built prior to 1939)



Figure 23: View looking towards Bowden Street along the side of the house with Macpherson Street fence at left. Note. Location of frangipani tree at corner of the house, and palms and cycads planted along the inside of the Macpherson Street fence



Figure 24: View towards the rear of the site, looking between the early outbuilding (possible fernery) at right and the rear of the house, with another later outbuilding also visible at the rear at right. Note recent ramp added to the side at the rear of the house. Note palm trees at the rear of the house and outbuildings



Figure 25: (Left) another view of the same area with the rear of the early outbuilding (centre). Note palm tree (possibly *Livistona Australis*) at left.



Figure 26: (Left) Detail of chimney with brick strapwork, roughcast stucco and terracotta chimney pot. Note also



Figure 27: The rear of the house. Note palm trees (possibly *Livistona Australis*) which appear on the 1943 aerial photo



Figure 28: Detail of rear of house. Note evidence of rising damp to lower portion of rear wall



Figure 29: View of later wing (centre and right) added to the house post-1943



Figure 30: View of outbuilding (post-1943) in rear yard



Figure 31: The same rear shed as in above photo shown in context with house on the adjacent site at No. 2 Macpherson Street (at right)



Figure 32: Another view of the rear of the property, showing the rear elevation of the rear-most shed and the post-1943 rear wing



Figure 33: (Left) View at rear of the house, showing the join between the post-1943 rear wing and the original house



Figure 34: View along the rear wall of the original house showing damage arising from issues with damp proofing

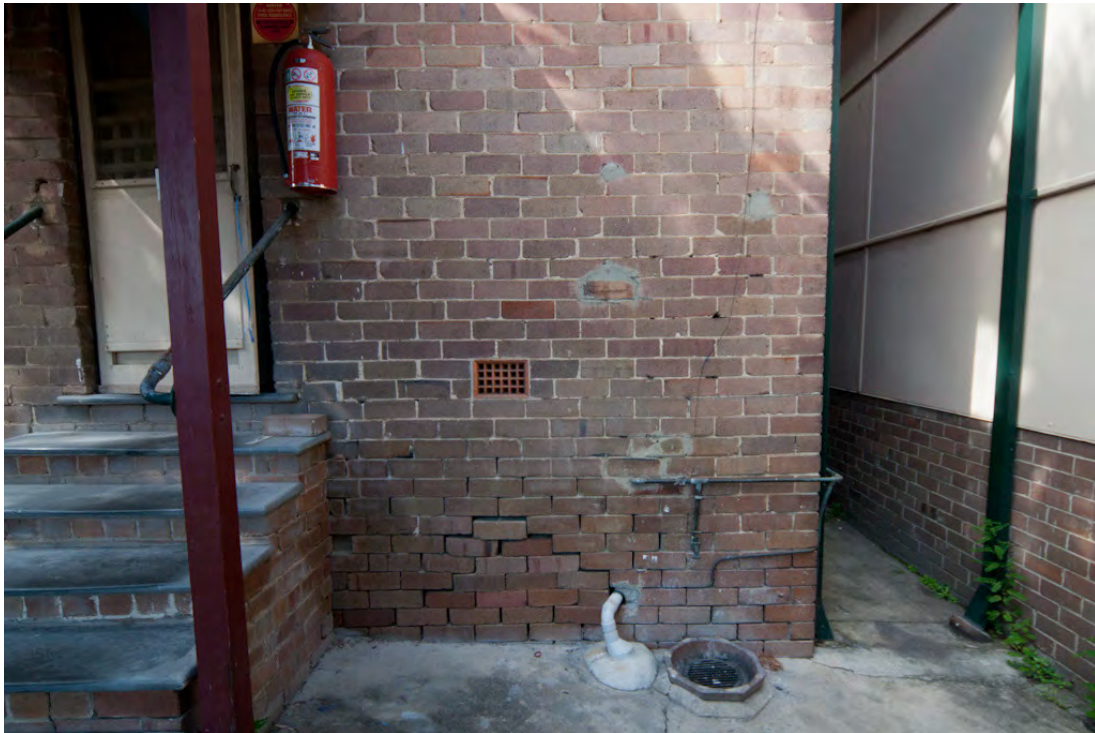


Figure 35: Detail at rear of the house showing damage to brickwork arising from issues with damp proofing



Figure 36: Settlement cracking at top of rear wall of the house arising from issues with damp proofing.



Figure 37: (left) View down the southern side of the house from the rear showing the side wall of the post-1943 rear addition in the foreground

4.0 COMPARATIVE ANALYSIS

4.1. BASIS OF COMPARATIVE ANALYSIS

A search of the NSW State Heritage Inventory (SHI) for heritage listed houses in the Ryde Council area built between 1890 and 1915 (the Federation period) reveals 23 comparable properties within the Ryde local council area, being brick freestanding Federation Queen Anne style houses. These 23 comparable properties within the Ryde LGA are illustrated in the table in Attachment 2 to this report.

The results of this comparative analysis relate to the rarity or representativeness of the architectural style of the subject house within the Ryde LGA, which also has bearing on the aesthetic significance of the property.

Note that:

- Weatherboard houses and houses in other Federation period styles (for example Federation Arts & Crafts style) are not considered comparable and have therefore been eliminated from this local comparative analysis, and
- There may be other comparable Federation Queen Anne style houses within the Ryde LGA which are not heritage listed, and therefore not included in this comparative analysis.

4.2. CONCLUSION OF COMPARATIVE ANALYSIS

THE HOUSE

The brick Federation Queen Anne style house at No. 87 Bowden Street Ryde, while not rare, is a fine representative example of the Federation Queen Anne style and is representative of a small number of houses of this architectural style and type (brick, freestanding), as there are 23 comparable heritage listed houses in Ryde LGA of this style and type, some of which are larger and more elaborate (e.g. 2-storey examples at 37 Pennant Avenue Denistone and 31 Trelawney Street Eastwood), and some of which are more modest and simpler in style (e.g. houses at 31 Amiens Street, 71 Regent Street, 3 Tyrell Street, as shown in Attachment 2 to this report. The listed heritage item which is most similar in design to the subject house is the Crowle Home at 8 Junction Street Ryde, having a similar slate clad roof form with gable ends facing in different directions. The Crowle Home is not on a corner site, but was originally placed within a large site with extensive gardens, hence designed to be seen in different directions. The subject house, which is on a corner site, with wrap around verandah and gable ends facing each street frontage, is designed to be seen from both street frontages.

As a corner dwelling, No. 87 Bowden Street is a substantial example of the Federation Queen Anne style designed to address both street frontages, and as illustrated in Section 3.0 above, is remarkably intact and retains fine detailing from its construction period.

THE GARDEN SETTING

As outlined in Section 2.0 of this report, the site of the house at 87 Bowden Street originally included adjacent sites to the south and west, and originally sat within a very substantial garden setting.

Significant Federation period or early 20th century elements which remain within the reduced site and garden setting of the house include:

- Early plantings within the garden: frangipani tree, palms and cycads
- Early outbuilding (possibly a fernery), built prior to 1939 (as it appears on the 1939 Water Board plan in Figure 8). This is located on the Macpherson Street side of the house (between the house and the Macpherson Street site boundary, towards the rear of the house).
- Curved front path (which appears in the 1943 aerial photo and is likely the original front path configuration).
- Brick boundary fencing to both street frontages.

These elements of the garden setting of the house are significant as they provide rare evidence of the early 20th century garden.

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1. CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE

The NSW Heritage Manual (1996, amended 2001) in the *Assessing heritage significance* section sets out the basis for assessment of the heritage significance of an item, place or site by evaluating its significance in reference to specific criteria. These criteria can be applied at national, state or local levels of significance.

The criteria used are:

Criterion (a) Historical significance

The item is important in the course of, or pattern of New South Wales' cultural or natural history (State significance) OR An item is important in the course, or pattern, of the local area's cultural or natural history.

Guidelines for Inclusion:

- Shows evidence of a significant human activity

Not Applicable.

- Is associated with a significant activity or cultural phase

Applicable at a local level. The property provides evidence of the early 20th century subdivision and development of the Ryde area

- Maintains or shows the continuity of a historical process or activity

Not Applicable

Guidelines for Exclusion:

- Has incidental or unsubstantiated connections with historically important activities or processes

Not relevant

- Provides evidence of activities or processes that are of dubious historical importance

Not relevant

- Has been so altered that it can no longer provide evidence of a particular association

Not relevant. The property is remarkably intact in terms of both the house and the remaining garden elements.

Types of items which meet criterion (a) include:

- Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;

Not Applicable

- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place;

Not Applicable

- Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or

Applicable at a local level as a property was built as a businessman's residence in 1913 and later used as a private hospital.

- Items where the physical fabric (above or below ground) demonstrates any of the points described above.

Applicable. The physical fabric of the house and garden demonstrates its early history as a businessman's residence.

Criterion (b) Historical Association

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (State significance)
OR

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (Local significance).

Guidelines for Inclusion:

- Shows evidence of a significant human occupation

Not Applicable

- Is associated with a significant event, person or group of persons

Applicable at a local level. The original owner Arthur George Baxter was a significant local figure in the early 20th century, being a well-known Sydney businessman, and a local alderman who was involved in the establishment of the local Presbyterian Church, which is a locally heritage-listed item opposite the property at No. 87 Bowden Street.

Guidelines for Exclusion:

- Has incidental or unsubstantiated connections with historically important people or events

Not relevant

- Provides evidence of people or events that are of dubious historical importance

Not relevant

- Has been so altered that it can no longer provide evidence of a particular association.

Not relevant. Both the house and garden are remarkably intact.

Types of items which meet this criterion include:

- Items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the intactness of the item or any of its structures;

Applicable. The house was built for AG Baxter in 1913 as his family residence and occupied by the Baxters until 1924. The subsequent private hospital uses of the property also demonstrate local historical themes in the Ryde area.

- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place; and/or

Applicable at a local level, as the property has local historical association with the heritage-listed church opposite, as AG Baxter was involved in the establishment of the church.

- Items where the physical fabric (above or below ground) demonstrates any of the points described above.

Applicable. The physical fabric of the house and garden illustrate its history as a substantial Federation period house and garden developed for a well known Sydney businessman.

Criterion (c) Aesthetic/Technical significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales (State significance); OR

An item is important is demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (Local significance).

Guidelines for Inclusion:

- Shows or is associated with, creative or technical innovation or achievement

Not applicable

- Is the inspiration for a creative or technical innovation or achievement

Not applicable

- Is aesthetically distinctive

Applicable at a local level. The house and garden are a fine representative example of the Federation Queen Anne style with important early 20th century garden elements.

- Has landmark qualities

Not applicable

- Exemplifies a particular taste, style or technology.

Applicable. The house is a fine representative example of the Federation Queen Anne style,

Guidelines for Exclusion:

- Is not a major work by an important designer or artist

Applicable.

- Has lost its design or technical integrity

Not applicable. The house and garden are remarkably intact.

- Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded

Not applicable. The house and its settings are remarkably intact with the garden containing many early elements, though the original size of the garden has been reduced through subdivision.

- Has only a loose association with a creative or technical achievement.

Not Applicable. The house is a fine representative example of its architectural style (Federation Queen Anne) with many distinctive features of the style including face brickwork, brick strapwork and roughcast stucco (to chimneys and gable ends), tessellated tiling, marble edging and timber fretwork to the verandah, timber framed casement windows with fanlights, designed with respect to the corner site with gable ends addressing both street frontages. The remaining garden features (frangipani, palms, cycads, curved front garden path, low brick fencing to street frontages and an early outbuilding which is possibly a fernery).

Types of items which meet this criterion include:

- Items which demonstrate creative or technical excellence, innovation or achievement;

Applicable at a local level as the house and garden demonstrate technical excellence as the property is considered to comprise a fine representative example of a Federation Queen Anne style house, built on a corner site and designed to address both street frontages, set within a substantial garden retaining significant early 20th century elements.

- Items which have been the inspiration for creative or technical achievement;

Not applicable

- Items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or

Not applicable

- Items which demonstrate the culmination of a particular architectural style (known as climactic).

Not applicable.

Criterion (d) Social significance

An item has strong or special association with a particular community or cultural group in New South Wales for social, cultural or spiritual reasons (State significance) OR

An item has strong or special association with a particular community or cultural group in the area for social, cultural, or spiritual reasons (Local significance).

Guidelines for Inclusion:

- Is important for its associations with an identifiable group

Not applicable/not researched

- Is important to a community's sense of place.

Not applicable/not researched

Guidelines for Exclusion:

- Is only important to the community for amenity reasons

No information available on this point.

- Is retained only in preference to a proposed alternative.

No information available on this point.

Types of items which meet this criterion include:

- Items which are esteemed by the community for their cultural values;

No information available on this point

- Items which if damaged or destroyed would cause a community a sense of loss;

No information available on this point.

and/or

- Items which contribute to a community's sense of identity.

No information available on this point.

Items are excluded if:

- They are valued only for their amenity (service convenience); and/or

No information available on this point.

- The community seeks their retention only in preference to a proposed alternative.

No information available on this point.

Criterion (e) Research potential

An item has potential to yield information that will contribute to the understanding of New South Wales' cultural or natural history (State significance) OR

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (Local significance).

Guidelines for Inclusion:

- Has the potential to yield new or further substantial scientific and/or archaeological information

Not applicable

- Is an important benchmark or reference site or type

Not applicable

- Provides evidence of past human cultures that is unavailable elsewhere.

Not applicable

Guidelines for Exclusion:

- The knowledge gained would be irrelevant to research on science, human history or culture

Applicable

- Has little archaeological or research potential

Applicable

Only contains information that is readily available from other resources or archaeological sites.

Applicable

Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (State significance); OR

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (Local significance).

Guidelines for Inclusion:

- Provides evidence of a defunct custom, way of life or process

Not applicable

- Demonstrates a process, custom or other human activity that is in danger of being lost

Applicable at a local level (i.e. locally rare) in relation to the site encompassing a Federation period house with associated garden containing significant early 20th garden elements.

- Shows unusually accurate evidence of a significant human activity

Not applicable

- Is the only example of its type

Not applicable

- Demonstrates designs or techniques of exceptional interest

Not applicable

- Shows rare evidence of a significant human activity important to a community.

Not applicable

Guidelines for Exclusion:

- Is not rare

Applicable in relation to the house, Not applicable as the house relates to the garden and significant early 20th century garden elements.

- Is numerous but under threat

Not applicable

Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of New South Wales' cultural or natural places; or cultural or natural environments (State significance) OR

An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (Local significance).

Guidelines for Inclusion:

- Is a fine example of its type

Applicable. The house is a fine local example of the Federation Queen Anne style.

- Has the principal characteristics of a particular way of life, philosophy, custom, significant process, design, technique or activity

Applicable at a local level as the house illustrates the principal characteristics of a Federation Queen Anne style house, within a garden setting.

- Is a significant variation to a class of items

Not applicable

- Is part of a group which collectively illustrates a representative type

Not applicable

- Is outstanding because of its setting, condition or size

Applicable at a local level as a very intact Federation Queen Anne style house within a significant garden setting containing significant early 20th century garden elements.

- Is outstanding because of its integrity or the esteem in which it is held.

Applicable at a local level as the house and garden are remarkably intact for their period.

Guidelines for Exclusion:

- Is a poor example of its type

Not applicable

- Does not include or has lost the range of characteristics of a type

Not applicable

- Does not represent well the characteristics that make up a significant variation of a type.

Not applicable

5.2. DETAILED ASSESSMENT OF HERITAGE SIGNIFICANCE

Criterion (a) HISTORICAL SIGNIFICANCE

The property at 87 Bowden Street including “Harwood”, a house built 1913, is of local historical significance as a Federation period property comprising a substantial brick Federation Queen Anne style house designed to address both street frontages of its corner site, within a garden setting retaining rare significant elements of an early 20th century garden including an early outbuilding (possibly a fernery), palms and cycads, frangipani tree, early brick fence and curved front path.

Criterion (b) HISTORICAL SIGNIFICANCE (ASSOCIATION)

The property has local historical association with Arthur George Baxter (1881-1938), Sydney businessman and shipping agent who had the house built in 1913 as his family residence. Baxter was involved in the Ryde community, as an alderman of Ryde Council in 1917, and for his involvement in the establishment of St James' Presbyterian Church (now a Uniting Church) opposite the house.

The property has local historical significance for its operation as a private hospital under various proprietors in the period 1924 to 1947, first as the Alpha Private Hospital (1924-1922) and thereafter as the Linwood Private Hospital, one of relatively few private hospitals operating in the area in that period.

The property has local historical association with the heritage-listed church opposite due to the involvement of the original owner of the property, A.G. Baxter, with the establishment of the church.

Criterion (c) AESTHETIC/TECHNICAL SIGNIFICANCE

The house “Harwood” is of local aesthetic significance as a fine representative Federation Queen Anne style house designed to address both street frontages taking advantage of its corner position, and in remarkably intact condition retaining features such as slate roofing, original brick strapwork and roughcast stuccoed chimneys, and brick strapwork and roughcast stucco detail to gable ends, original verandah details including tessellated tiling, marble edging, timber posts and fretwork, original timber framed casement windows and fanlights.

The garden setting of the house adds to the aesthetic significance of the property due to the retention of rare early 20th garden elements including an early outbuilding (possibly a fernery), curved front path, brick front and side fences, frangipani trees, palms and cycads.

The house has visual prominence due to its corner location and also has a visual association with the (historically associated) church opposite in Bowden Street.

Criterion (d) SOCIAL SIGNIFICANCE

Social significance has not been researched, however the house may have local social significance for former residents from its period of use as a private hospital or nursing home.

Criterion (e) RESEARCH POTENTIAL

The property is not considered to have archaeological or scientific research potential.

Criterion (f) RARITY

The house is not rare. The garden setting retains locally rare significant elements of a substantial early 20th century garden including an early outbuilding (possibly a fernery), a frangipani, palms, cycads, a curved front path and brick fencing to both street frontages.

Criterion (g) REPRESENTATIVENESS

The house “Harwood” is a fine representative example of a substantial Federation Queen Anne style house within a significant garden setting.

5.3. SUMMARY STATEMENT OF SIGNIFICANCE

The property at 87 Bowden Street including “Harwood” house built 1913, is of local historical significance as a substantial Federation period property comprising a substantial brick Federation Queen Anne style house designed to address both street frontages of its corner site, within a garden setting retaining rare significant elements of an early 20th century garden including an early outbuilding (possibly a fernery), palms and cycads, frangipani tree, early brick fence and curved front path.

The property has local historical association with Arthur George Baxter (1881-1938), Sydney businessman and shipping agent who had the house built in 1913 as his family residence. Baxter was involved in the Ryde community, as an alderman of Ryde Council in 1917, and for his involvement in the establishment of St James' Presbyterian Church (now a Uniting Church) opposite the house.

The property also has local historical significance for its operation as a private hospital under various proprietors in the period 1924 to 1947, first as the Alpha Private Hospital (1924-1922) and thereafter as the Linwood Private Hospital, one of relatively few private hospitals operating in the area in that period.

The house “Harwood” is of local aesthetic significance as a fine representative Federation Queen Anne style house designed to address both street frontages taking advantage of its corner position, and in remarkably intact condition retaining features such as slate roofing, original brick strapwork and roughcast stuccoed chimneys, and brick strapwork and roughcast stucco detail to gable ends, original verandah details including tessellated tiling, marble edging, timber posts and fretwork, original timber framed casement windows and fanlights. The house is additionally of aesthetic significance for its prominent corner site and visual association with the (historically associated) heritage-listed church opposite the site in Bowden Street.

The garden setting of the house adds to the local aesthetic significance of the property due to the retention of rare early 20th garden elements including an early outbuilding (possibly a fernery), curved front path, brick front and side fences, frangipani trees, palms and cycads.

6.0 CONCLUSION/RECOMMENDATIONS

6.1. COUNCIL ACTIONS

It is recommended that as this report has established the local heritage significance of the property at 87 Bowden Street, Ryde, the City of Ryde Council proceed with the heritage listing of the site by amending the Ryde LEP 2014 to include the site as a heritage item under Schedule 5 Part 1: Heritage Items of that LEP.

6.2. POLICY RECOMMENDATIONS WITH REGARD TO FUTURE DEVELOPMENT PROPOSALS FOR THE SITE

- Ensure the house “Harwood” and early 20th Century garden elements including the early outbuilding (possible fernery), curved front path, brick fencing to street

frontage, frangipani tree, palm and cycads, are retained and conserved as part of future proposals for the site.

- Note that future proposals may include demolition of the post-1943 rear addition to the house and post-1943 outbuildings on the site. While retention of palms and cycads in situ is preferable, it is also possible for these plantings to be relocated within the site as part of future proposals.
- Do not allow further subdivision, as the site has already been reduced from its original size due to past subdivisions.
- Future proposals should ensure conservation and restoration of the property by retaining the internal spatial arrangement of the house, interior and exterior original features, finishes and details, and removing accretions (such as later metal awning attached to front verandah)
- Future proposals should involve either the original use (residential) or an appropriate adaptive reuse for the property which respects the heritage significance of the property
- Future proposals may involve rear additions to the house or new structures at the rear of the property, providing these do not affect significant elements of the site, are at the rear, with an appropriate relationship to the Macpherson Street frontage and of an appropriate height and scale which does not dominate or detract from the house "Harwood" as the main significant building on the property.
- Require any development proposal for the site to include a Heritage Impact Statement including a Schedule of Conservation Works. The undertaking of work included in the Schedule of Conservation Works should be a Condition of any development consent for the site, and should be certified as completed prior to the issue of any Occupation Certificate following a development approval. The Schedule of Conservation Works is to include:
 - Works to rectify damp proof course failure and settlement cracking at the rear of the house
 - Works to remove later accretions to the house which detract - such as removal of partial enclosure of side verandah and removal of metal awning attached to front verandah.
 - Works to reinstate any missing elements (such as the front door and leadlight to side and fanlights)

ATTACHMENT 1:

HISTORICAL LAND TITLE SEARCH FOR
87 BOWDEN STREET RYDE

Year	Owner
Prior titles not searched	
1892	29th April CERTIFICATE OF TITLE Vol. 1053 Fol. 245 Includes 18a 30 perches grounds of Hellenie Mary Elizabeth Bowden
1893	29th March Dealing 211287 Transfer of part Mellors Meadowbank Manufacturing Company Ltd
1893	12th July CERTIFICATE OF TITLE Vol. 1101 Fol. 20 Includes 17a 2 roods 5 perches subdivided as DP2929 Mellors Meadowbank Manufacturing Company Ltd
1895	25th November CERTIFICATE OF TITLE Vol. 1178 Fol. 143 Includes 17a 2 roods 5 perches subdivided as DP2929 John Howard Angas
1905	21st October CERTIFICATE OF TITLE Vol. 1644 Fol. 98 93 acres 3 rood 7 perches Includes 17a 2 roods 5 perches subdivided as DP2929 John Howard Angas, Susanne Angas, John Alexander Thomson, Leonard William Bakewell
	CERTIFICATE OF TITLE Vol. 1705 Fol. 127 72a 1 roof 25 perches Includes 17a 2 roods 5 perches subdivided as DP2929 Meadowbank Land Syndicate Ltd
1906	29th May Dealing 4343697 Transfer of part Includes 17a 2 roods 5 perches subdivided as DP2929 Meadowbank Land Syndicate Ltd
1909	10th July CERTIFICATE OF TITLE Vol. 1982 Fol. 132 Meadowbank Land Syndicate Ltd
1910	23rd July Dealing 573561 Transfer of Lots 17 and 18 in Deposited Plan 4773 Arthur George Baxter
1910	22nd August CERTIFICATE OF TITLE Vol. 2081 Fol. 75 Lots 17 and 18 in Deposited Plan 4773 2 roods 24 perches Arthur George Baxter, Sydney, clerk
1924	11th April Dealing B74021 Transfer Ada Humphrey, Rose Bay, widow
1925	29th October Dealing B289587 Transfer Ilma May Timmins, Ryde, spinster Alexandria Timmins, Ryde, spinster
1931 Subdivision	27th January Dealing C47175 Transfer of part

Year	Owner
1931	5th March CERTIFICATE OF TITLE Vol. 4471 Fol. 176 Part Lot 17 and Lot 18 in Deposited Plan 4773 1 rood 38 perches Ilma May Timmins, Ryde, spinster Alexandria Timmins, Ryde, spinster
1933	6th March Dealing C168310 Transfer Frank Herbert Hughes, Sydney, gentleman
1934	28th March Dealing C241776 Lease Claire Grace Harvey, Ryde, probationary nurse Evelyn Muller, Ryde, nurse
1937	8th October Dealing C38457 Transfer Perpetual Trustee Co (Ltd) and Thomas Dixson Hughes, Bondi, medical practitioner
1937	28th June Dealing C584579 Lease Isabel Ada Shelton, Ryde, spinster
1938	22nd August Dealing C702777 Transfer Isabel Ada Shelton, Ryde, spinster
1949 Subdivision	24th December Dealing D958906 Transfer of part Lot 18
1951	28th February CERTIFICATE OF TITLE Vol. 6282 Fol. 61 Part Lot 17 in Deposited Plan 4773 39 perches Ina Lois Cook, Ryde, widow
1989	20th April Dealing Y311407 Transfer Doreen Patricia Pond and Dell Smith
1989	11th October Dealing Y560392 Transfer Dell Smith
1989	last deed on this title
Dealings in Auto Folio 17/663261 not searched	

ATTACHMENT 2:

COMPARATIVE ANALYSIS OF

FEDERATION QUEEN ANNE STYLE
BRICK FREESTANDING HOUSES

HERITAGE LISTED IN RYDE LGA

Table 1: Comparative analysis of heritage listed brick Federation Queen Anne style houses in Ryde LGA

Item Name	Address	Suburb	Heritage Listing details	Comment
Subject property – 87 Bowden Street	87 Bowden Street	Ryde	Not heritage listed. Subject to an IHO	Federation Queen Anne style dwelling, brick, single storey, freestanding



Federation Queen Anne style dwelling group: 25:Glen Esk; 27: Claremont; 29: Kelso; 31: Vireen, Bay View	23-31 Amiens Street,	Gladesville	Ryde LEP 2014 Item No. 14	Federation Queen Anne style dwellings, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
Hetherwold	4 Auld Avenue	Eastwood	Ryde LEP 2014 Item No. 17	Federation Queen Anne style dwelling, brick, 2 storey, freestanding



Federation Queen Anne style dwelling	95 Bowden Street	Ryde	Ryde LEP 2014 Item No. 121	Federation Queen Anne style dwelling, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
The Rectory, Federation Queen Anne style house and garden	25 Clanalpine Street	Eastwood	Ryde LEP 2014 Item No. I34	Federation Queen Anne style dwelling, brick, single storey, freestanding



Mahora - Federation Queen Anne style dwelling	30 Clanalpine Street	Eastwood	Ryde LEP 2014 Item No. I201	Federation Queen Anne style dwelling, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
Poynton – Federation Queen Anne style dwelling	25 Commissioners Road	Denistone	Ryde LEP 2014 Item No. 136	Federation Queen Anne style dwelling, brick, single storey with attic, freestanding. Elaborate roof form including entry tower and elaborate chimney to façade.



Federation Queen Anne style dwelling	1 Coronation Avenue	Eastwood	Ryde LEP 2014 Item No. 138	Federation Queen Anne style dwelling, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
Wivenhoe – Federation Queen Anne style house	11 Coronation Avenue	Eastwood	Ryde LEP 2014 Item No. I202	Federation Queen Anne style dwelling, brick, single storey, freestanding



Federation Queen Anne style dwelling group,	61-77 Forsyth Street	West Ryde	Ryde LEP 2014 Item No. I51	Federation Queen Anne style dwellings, brick, single storey, freestanding
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(Above) No. 75 Forsyth Street

Item Name	Address	Suburb	Heritage Listing details	Comment
Crowle Home – Federation Queen Anne style dwelling	8 Junction Street	Ryde	Ryde LEP 2014 Item No. I57	Federation Queen Anne style dwelling, brick, single storey, freestanding



Fairhaven - Federation Queen Anne style dwelling	14 Miriam Road	West Ryde	Ryde LEP 2014 Item No. I217	Federation Queen Anne style dwelling, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
Twyford - Federation Queen Anne style dwelling	22 Miriam Road	West Ryde	Ryde LEP 2014 Item No. I219	Federation Queen Anne style dwelling, brick, single storey, freestanding



Lorraine - Federation Queen Anne style dwelling	24 Miriam Road	West Ryde	Ryde LEP 2014 Item No. I74	Federation Queen Anne style dwelling, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
Wee Gnallan - Federation Queen Anne style dwelling	30 Miriam Road	West Ryde	Ryde LEP 2014 Item No. 175	Federation Queen Anne style dwelling, brick, single storey, freestanding



Mayfield – Federation style dwelling	281 Morrison Road	Ryde	Ryde LEP 2014 Item No. 177	Federation Queen Anne style dwelling, brick, single storey, freestanding. Unusual due to symmetrical form.
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Item Name	Address	Suburb	Heritage Listing details	Comment
Hazelville - Federation Queen Anne style dwelling	60 Pellisier Road	Putney	Ryde LEP 2014 Item No. 186	Federation Queen Anne style dwelling, brick, single storey, freestanding



Wollondilly - Federation Queen Anne style house and garden	13 Pennant Avenue	Denistone	Ryde LEP 2014 Item No. 190	Federation Queen Anne style dwelling, brick, single storey, freestanding, features a timber-shingled tower
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Item Name	Address	Suburb	Heritage Listing details	Comment
Ben Lomond - Federation Queen Anne style house and garden	37 Pennant Avenue	Denistone	Ryde LEP 2014 Item No. 191	Substantial Federation Queen Anne style dwelling, brick, two storey, freestanding. A grand and elaborate example of the style.



Woolbrook - Federation Queen Anne style dwelling	7 Regent Street	Ryde (or Putney)	Ryde LEP 2010 Item No. 102	Federation Queen Anne style dwelling, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
Uplands - Federation Queen Anne style house	72 Station Street	West Ryde	Ryde LEP 2014 Item No. 1118	Federation Queen Anne style dwelling, brick, single storey, freestanding



Womerah — Federation Queen Anne style dwelling	31 Trelawney Street	Eastwood	Ryde LEP 2014 Item No. 129	Federation Queen Anne style dwelling, brick, two storeys, freestanding. Designed by architect Charles Robert Summerhayes (1860-1948) as his own residence. An elaborate example of the style
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Item Name	Address	Suburb	Heritage Listing details	Comment
Federation style dwelling	3 Tyrell Street	Gladesville	Ryde LEP 2014 Item No. 1135	Federation Queen Anne style dwelling, brick, single storey, freestanding



Federation Queen Anne style houses – Wimbledale (43) & St Elmo (45)	43 & 45 Wharf Road	Gladesville	Ryde LEP 2014 Item No. 1167	Federation Queen Anne style dwellings, brick, single storey, freestanding
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