

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 <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | |
|--|---|--------|--------------------|--------|---------------------------------------|
| Designer | Unknown | | | | |
| Builder/ maker | Unknown | | | | |
| Physical Description | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> | | | | |
| Physical condition and Archaeological potential | <p>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.</p> <p>The archaeological potential of the site is unknown.</p> | | | | |
| Construction years | Start year | c.1925 | Finish year | c.1930 | Circa <input type="checkbox"/> |
| 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 | |
|---|--|
| <i>National historical theme</i> | Settlement—Building settlements, towns and cities |
| <i>State historical theme</i> | 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) | <p>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.</p> <p>The building is not considered significant under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>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.</p> <p>Although this is a good example of an Inter-War cottage it does not reach the threshold for significance under this criterion.</p> |
| Social significance SHR criteria (d) | <p>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.</p> |
| Technical/Research significance SHR criteria (e) | <p>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.</p> <p>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.</p> <p>The property has not been assessed under this criterion.</p> |
| Rarity SHR criteria (f) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>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.</p> <p>The dwelling is not considered significant at a local level under this criterion.</p> |
| Integrity | <p>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.</p> |

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 | <i>The Book of Sydney Suburbs</i> | 1988 | |
| Book | MC Levy | <i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i> | 1947 | |
| Book | Megan Martin | <i>A Pictorial History of Ryde</i> | 1998 | |
| Book | Philip Geeves | <i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i> | 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 <input checked="" type="checkbox"/> | | No <input type="checkbox"/> |
| 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 |

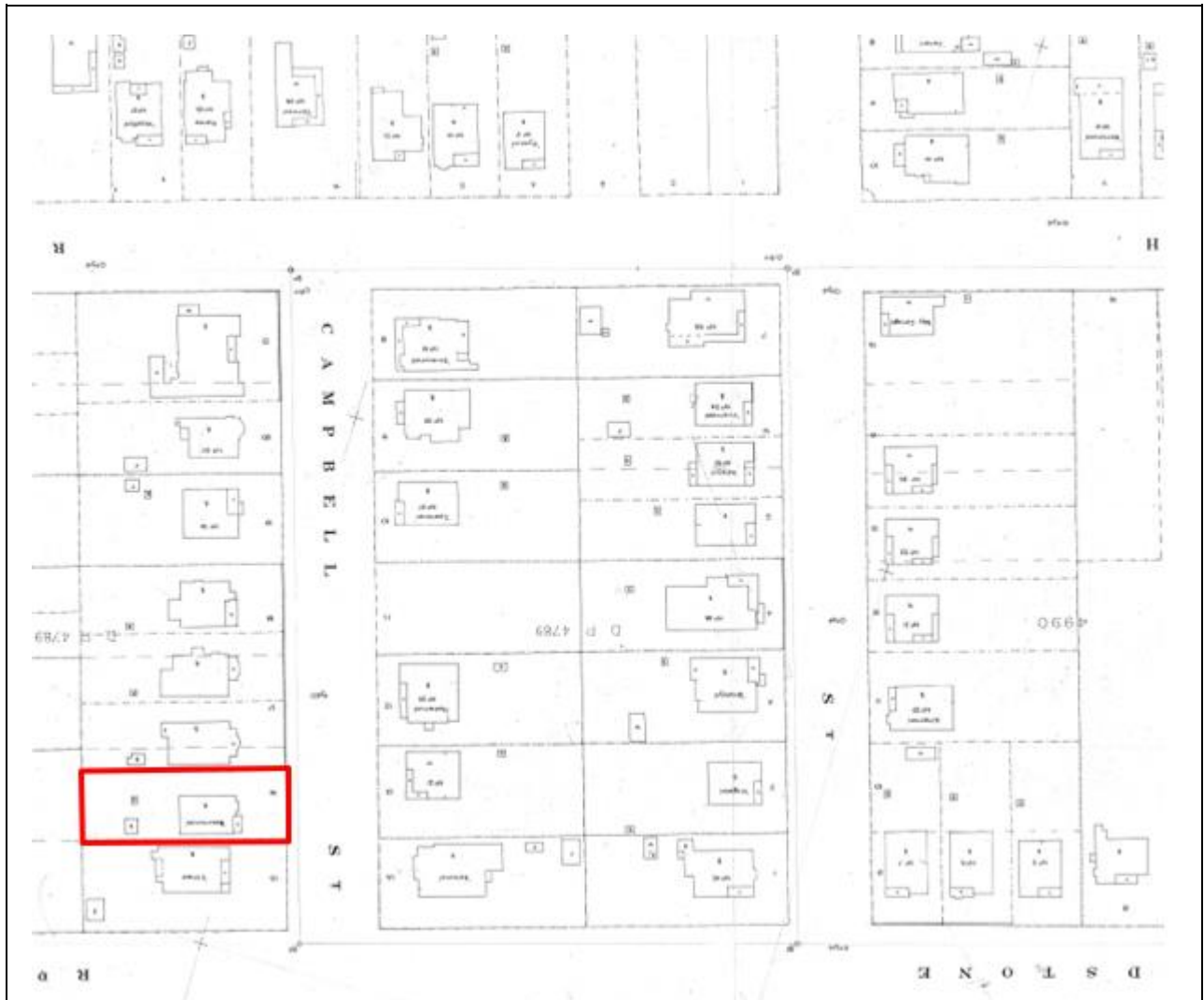


Heritage Data Form

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 <input type="checkbox"/> | | | Local <input type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|--|--------|--------------------|--------|--------------|--------------------------|
| Designer | Unknown | | | | | |
| Builder/ maker | Unknown | | | | | |
| Physical Description | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The house is in a good condition.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year | c.1910 | Finish year | c.1915 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>Roof addition with dormers to each side not visible from the street.</p> <p>Original roof replaced with slate profile concrete tiles.</p> <p>Single-storey addition at rear.</p> <p>Early garage at side to rear.</p> <p>Modernised internally.</p> | | | | | |
| 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 | |
|---|---|
| <i>National historical theme</i> | Settlement—Building settlements, towns and cities |
| <i>State historical theme</i> | 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) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Social significance SHR criteria (d) | <p>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.</p> |
| Technical/Research significance SHR criteria (e) | <p>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.</p> <p>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.</p> <p>The property has not been assessed under this criterion.</p> |
| Rarity SHR criteria (f) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Integrity | <p>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.</p> |

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 | <i>The Book of Sydney Suburbs</i> | 1988 | |
| Book | MC Levy | <i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i> | 1947 | |
| Book | Megan Martin | <i>A Pictorial History of Ryde</i> | 1998 | |
| Book | Philip Geeves | <i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i> | 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 <input checked="" type="checkbox"/> | No <input type="checkbox"/> | |
| 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 |

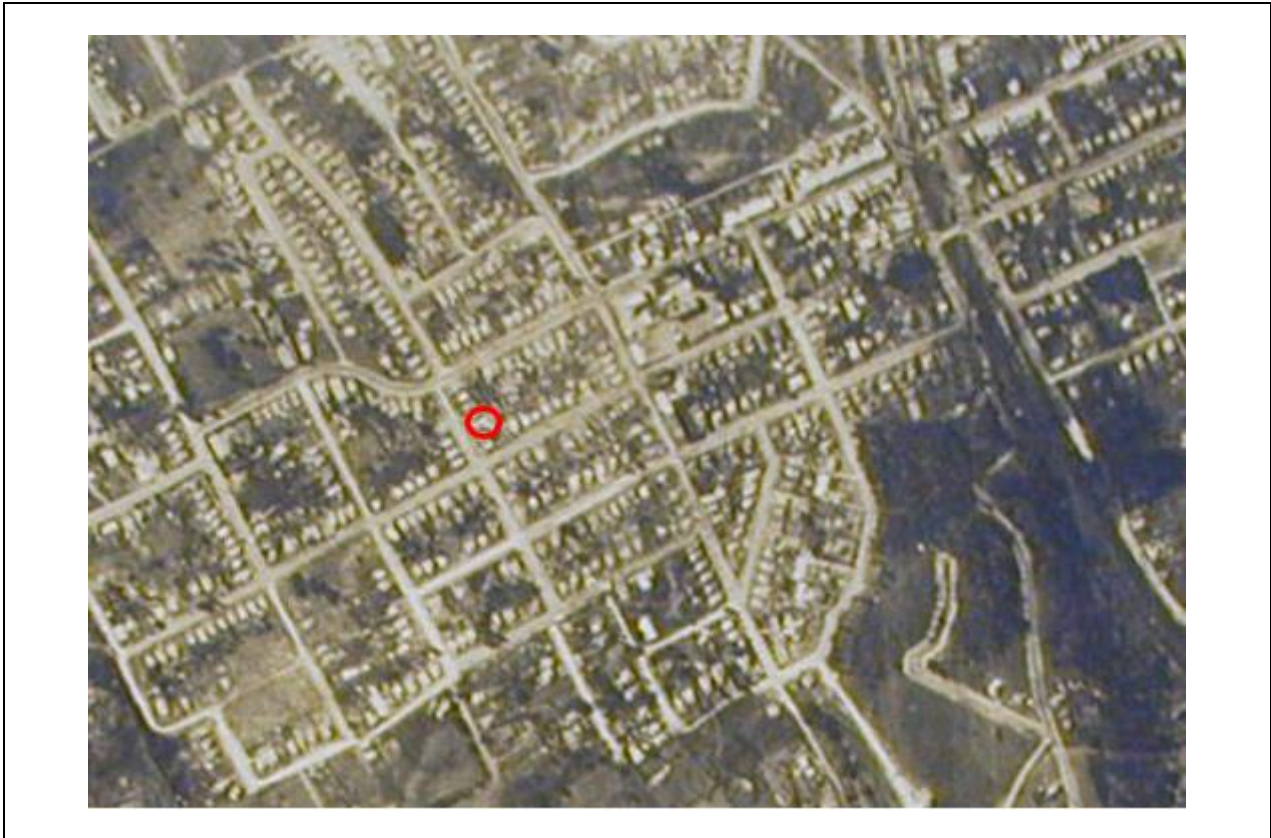


Heritage Data Form

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 |



Ground Floor



First Floor



Site Plan (Not to Scale)



wigginskeenan

47 Tarrants Ave Eastwood
All dimensions are approximate and should only be used as a guide.

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 <input type="checkbox"/> | | | Local <input type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|---|------------------|--------------------|--|--------------|--------------------------|
| Designer | Unknown | | | | | |
| Builder/ maker | Unknown | | | | | |
| Physical Description | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The dwelling is in good condition.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year | Likely 1915–1920 | Finish year | | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>An extension has been added at the rear of the dwelling, post-1943.</p> <p>A double garage has been added along the northwestern boundary, with a paved brick driveway.</p> <p>Flyscreens have been added to the external façade of the dwelling. The roof has been replaced with concrete tiles.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

| HISTORY | |
|-------------------------|--|
| Historical notes | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> |

| 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 | |
|--|---|
| <p>Historical significance SHR criteria (a)</p> | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| <p>Historical association significance SHR criteria (b)</p> | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| <p>Aesthetic significance SHR criteria (c)</p> | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| <p>Social significance SHR criteria (d)</p> | <p>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.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>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.</p> <p>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.</p> <p>The property has not been assessed under this criterion.</p> |

Heritage Data Form

| | |
|---|--|
| Rarity SHR criteria (f) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Integrity | <p>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.</p> |

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 | <i>The Book of Sydney Suburbs</i> | 1988 | |
| Book | MC Levy | <i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i> | 1947 | |
| Book | Megan Martin | <i>A Pictorial History of Ryde</i> | 1998 | |
| Book | Philip Geeves | <i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i> | 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 <input checked="" type="checkbox"/> | | No <input type="checkbox"/> |
| 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 |

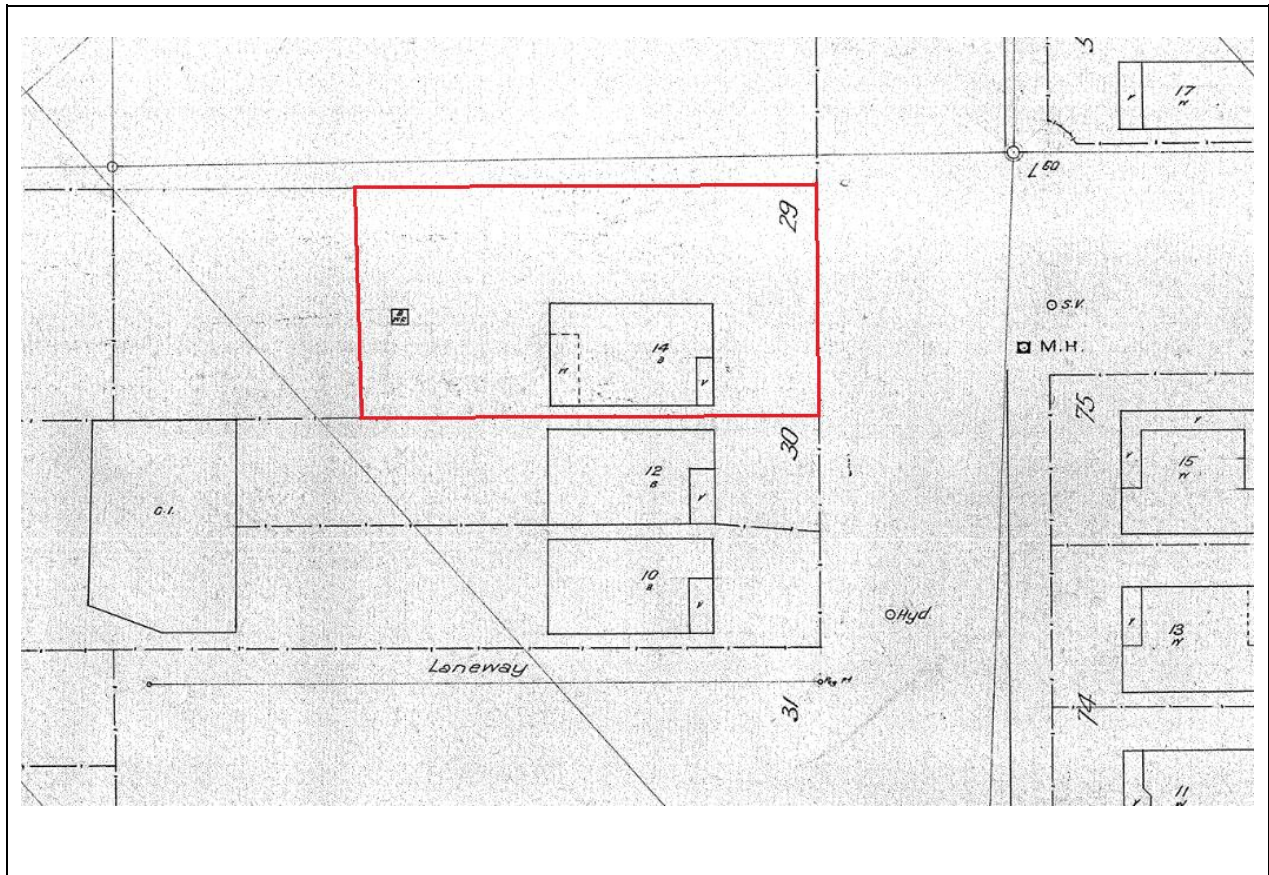


Heritage Data Form

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 |

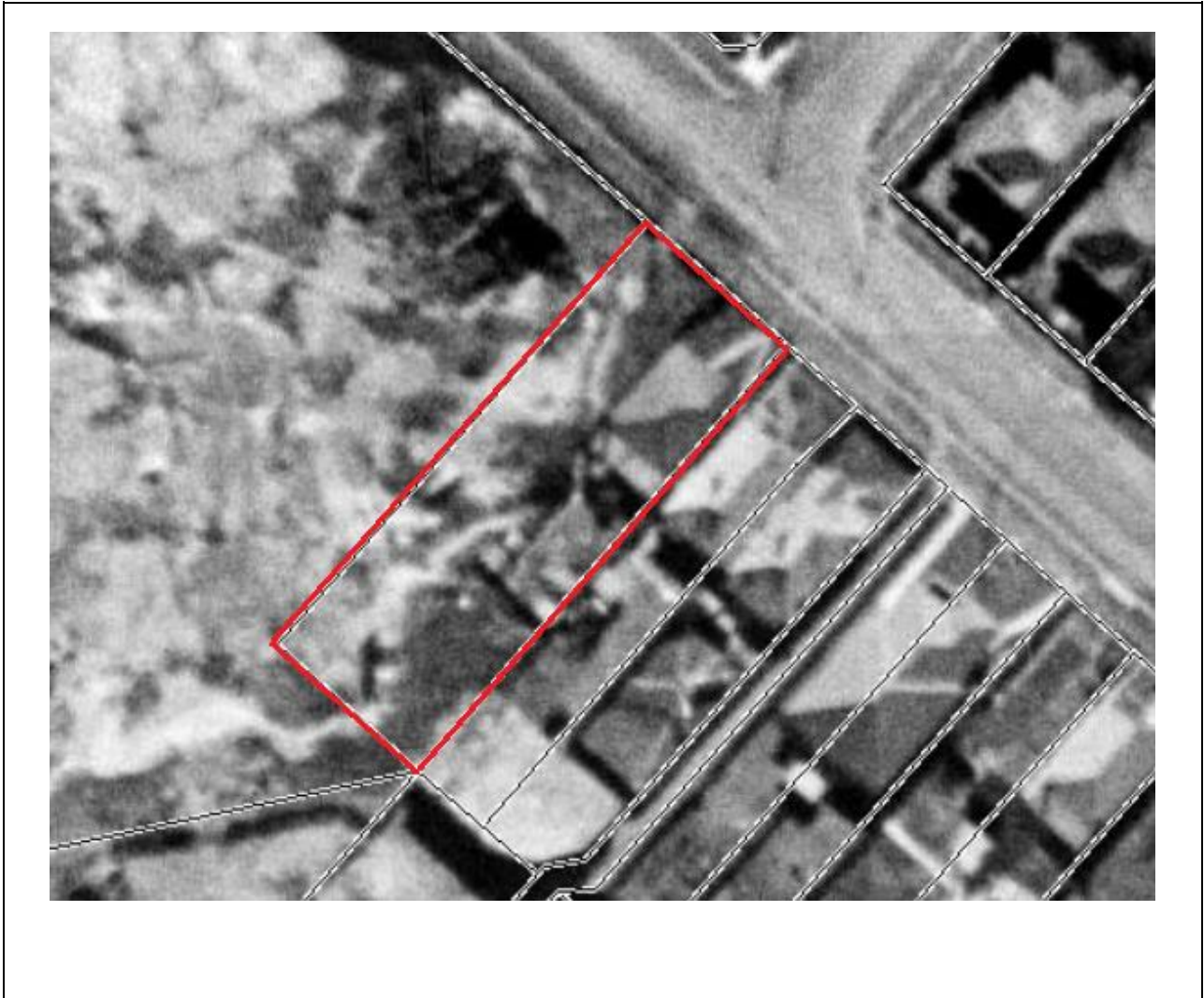


Heritage Data Form

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 |

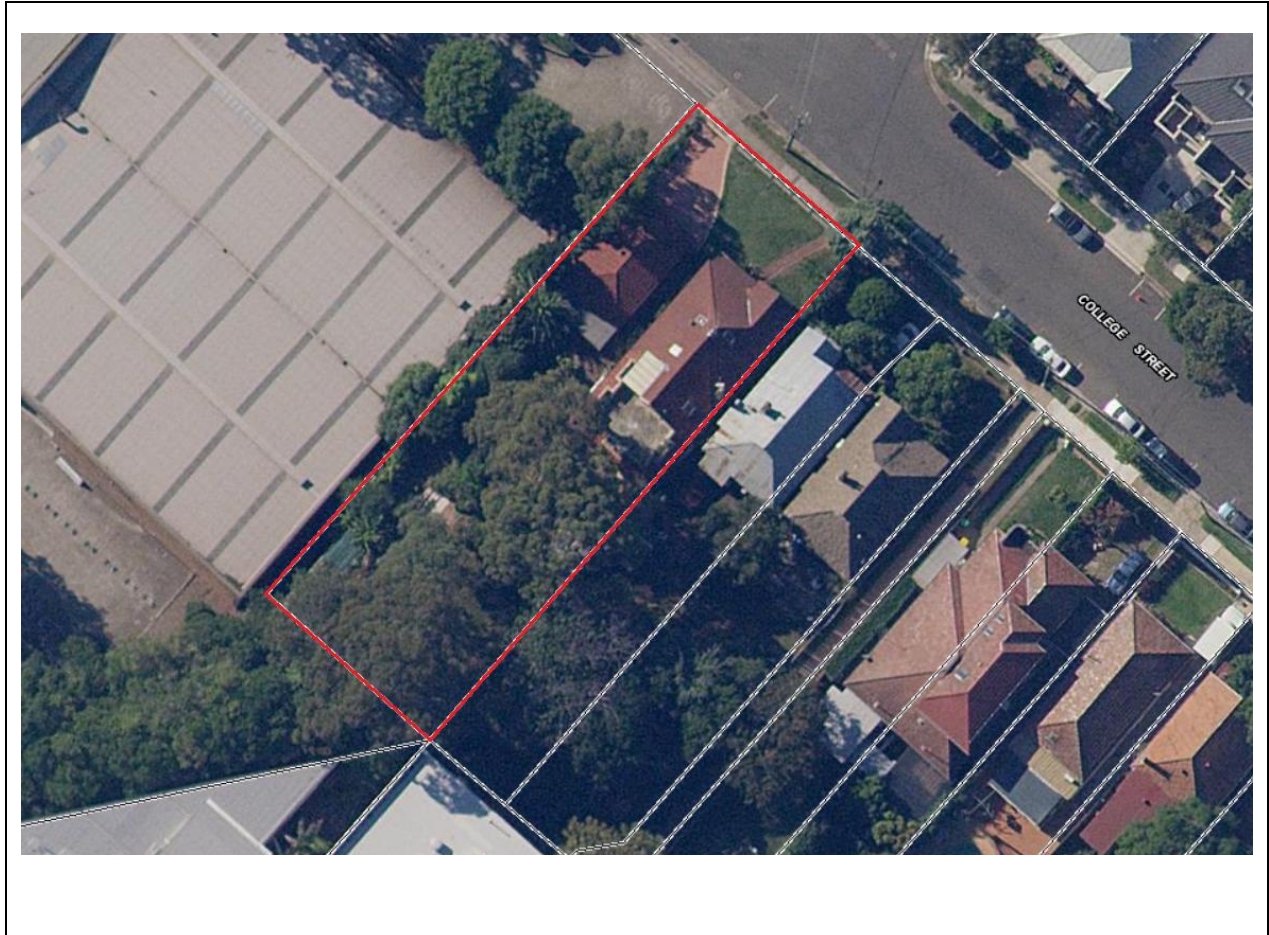


Heritage Data Form

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 <input type="checkbox"/> | | | Local <input type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|---|--------|--------------------|--------|--------------|--------------------------|
| Designer | Unknown | | | | | |
| Builder/maker | Unknown | | | | | |
| Physical Description | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> | | | | | |
| Physical condition and archaeological potential | <p>The dwelling is in excellent condition but has been substantially modified and no longer demonstrates its original scale or form.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year | c.1885 | Finish year | c.1886 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>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.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

| HISTORY | |
|-------------------------|--|
| Historical notes | <p>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.</p> <p>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.</p> <p>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..</p> <p>The land that the subject site is located on was originally granted to William House in 1795, who arrived in Sydney aboard the <i>Daedalus</i> 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.</p> <p>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' (<i>Sydney Morning Herald</i>, 5 May 1886).</p> |

| 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) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>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.</p> <p>The dwelling does not meet the threshold for listing under this criterion.</p> |
| Social significance SHR criteria (d) | <p>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.</p> |
| Technical/Research significance SHR criteria (e) | <p>The property has been extensively modified and is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>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.</p> <p>The property has not been assessed under this criterion.</p> |
| Rarity SHR criteria (f) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Integrity | <p>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.</p> |

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 | <i>The Book of Sydney Suburbs</i> | 1988 | |
| Book | MC Levy | <i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i> | 1947 | |
| Book | Megan Martin | <i>A Pictorial History of Ryde</i> | 1998 | |
| Book | Philip Geeves | <i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i> | 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 <i>Ryde Local Environmental Plan 2014</i> . |

| 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 <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 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 |

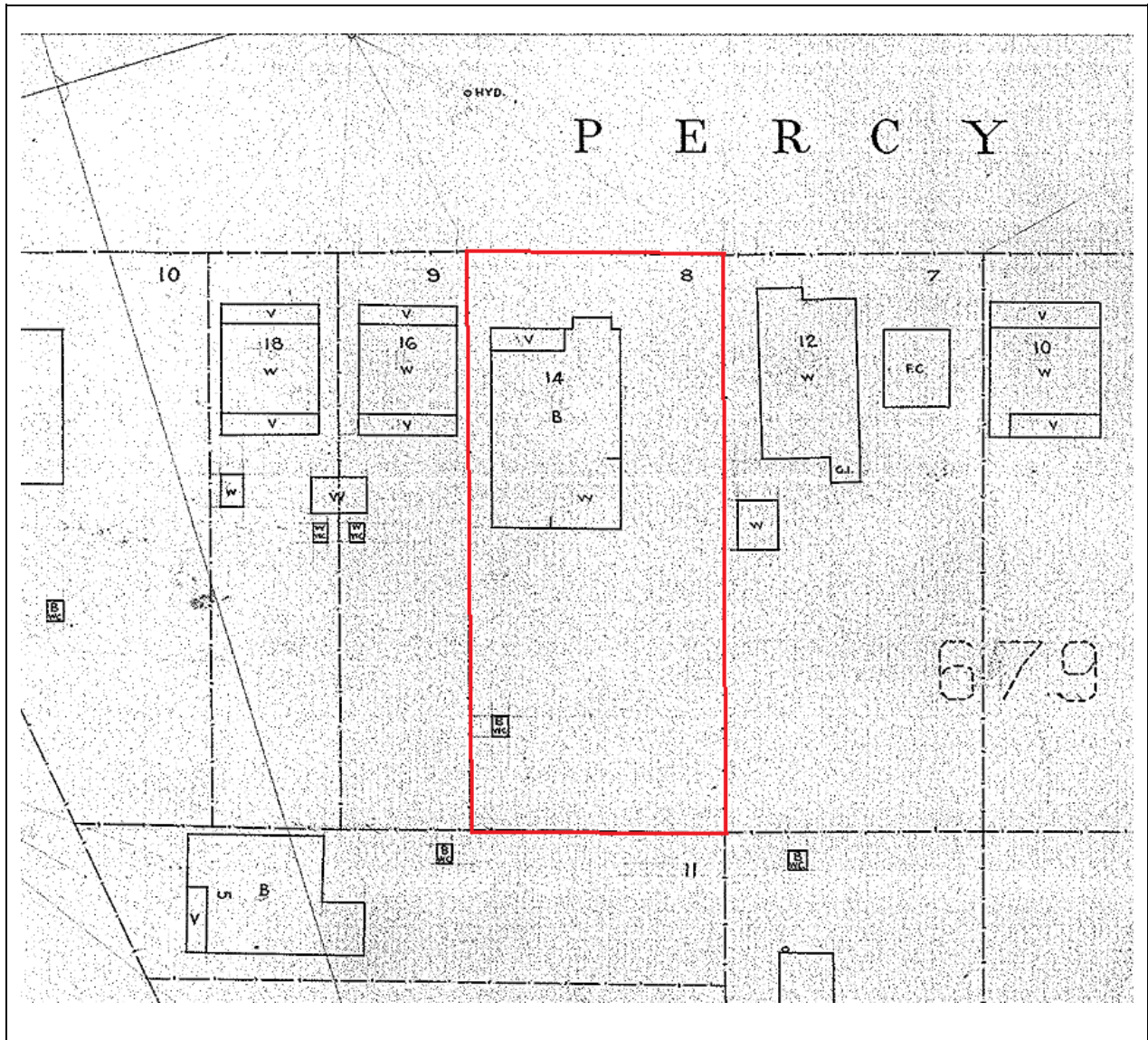


Heritage Data Form

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 <input type="checkbox"/> | | | Local | | |

Heritage Data Form

| DESCRIPTION | | | | | |
|--|---|------------|--------------------|--|---------------------------------------|
| Designer | Unknown | | | | |
| Builder/ maker | Unknown | | | | |
| Physical Description | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> | | | | |
| Physical condition and Archaeological potential | <p>The dwelling is in sound condition and appears well maintained.</p> <p>The archaeological potential of the site is unknown.</p> | | | | |
| Construction years | Start year | c1910-1915 | Finish year | | Circa <input type="checkbox"/> |
| Modifications and dates | Second storey addition, small rear extension, and swimming pool/landscaping added post 1943. | | | | |
| Further comments | | | | | |

Heritage Data Form

| HISTORY | |
|-------------------------|--|
| Historical notes | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>It is estimated that the subject dwelling was built between 1910 and 1915. It appears in the Ryde land valuation records of 1924.</p> |

| 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) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Social significance SHR criteria (d) | <p>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.</p> |
| Technical/Research significance SHR criteria (e) | <p>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.</p> <p>The property has not been assessed under this criterion.</p> |
| Rarity SHR criteria (f) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The dwelling is no longer representative of a style or architectural character due to subsequent alterations and additions.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Integrity | <p>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.</p> |

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 <input checked="" type="checkbox"/> | No <input type="checkbox"/> | |
| 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 aerial 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 <input type="checkbox"/> | | | Local <input type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | |
|--|--|--|--------------------|-------------|--------------------------------|
| Designer | Unknown | | | | |
| Builder/ maker | Unknown | | | | |
| Physical Description | <p>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.</p> <p>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 Nouveau 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.</p> <p>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.</p> <p>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.</p> <p>The dwelling demonstrates characteristics of a number of architectural styles. Its curvilinear Art Nouveau 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.</p> | | | | |
| Physical condition and Archaeological potential | <p>The dwelling appears to be well-maintained.</p> <p>The archaeological potential of the site is unknown.</p> | | | | |
| Construction years | Start year | | Finish year | Before 1918 | Circa <input type="checkbox"/> |
| Modifications and dates | <p>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.</p> | | | | |
| 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 | |
|---|--|
| <i>National historical theme</i> | Settlement—Building settlements, towns and cities |
| <i>State historical theme</i> | 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) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Social significance SHR criteria (d) | <p>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.</p> |
| Technical/Research significance SHR criteria (e) | <p>It is not known if the property is likely to yield information that would contribute to an understanding of the typology.</p> <p>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.</p> <p>The property has not been assessed under this criterion.</p> |
| Rarity SHR criteria (f) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The dwelling is not a good representation of a particular style or architectural character.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Integrity | <p>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.</p> |

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 | <i>Putney: that special place</i> | 2012 | |
| Book | MC Levy | <i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i> | 1947 | |
| Book | Megan Martin | <i>A Pictorial History of Ryde</i> | 1998 | |
| Book | Philip Geeves | <i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i> | 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 <input checked="" type="checkbox"/> | No <input type="checkbox"/> | |
| 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 |

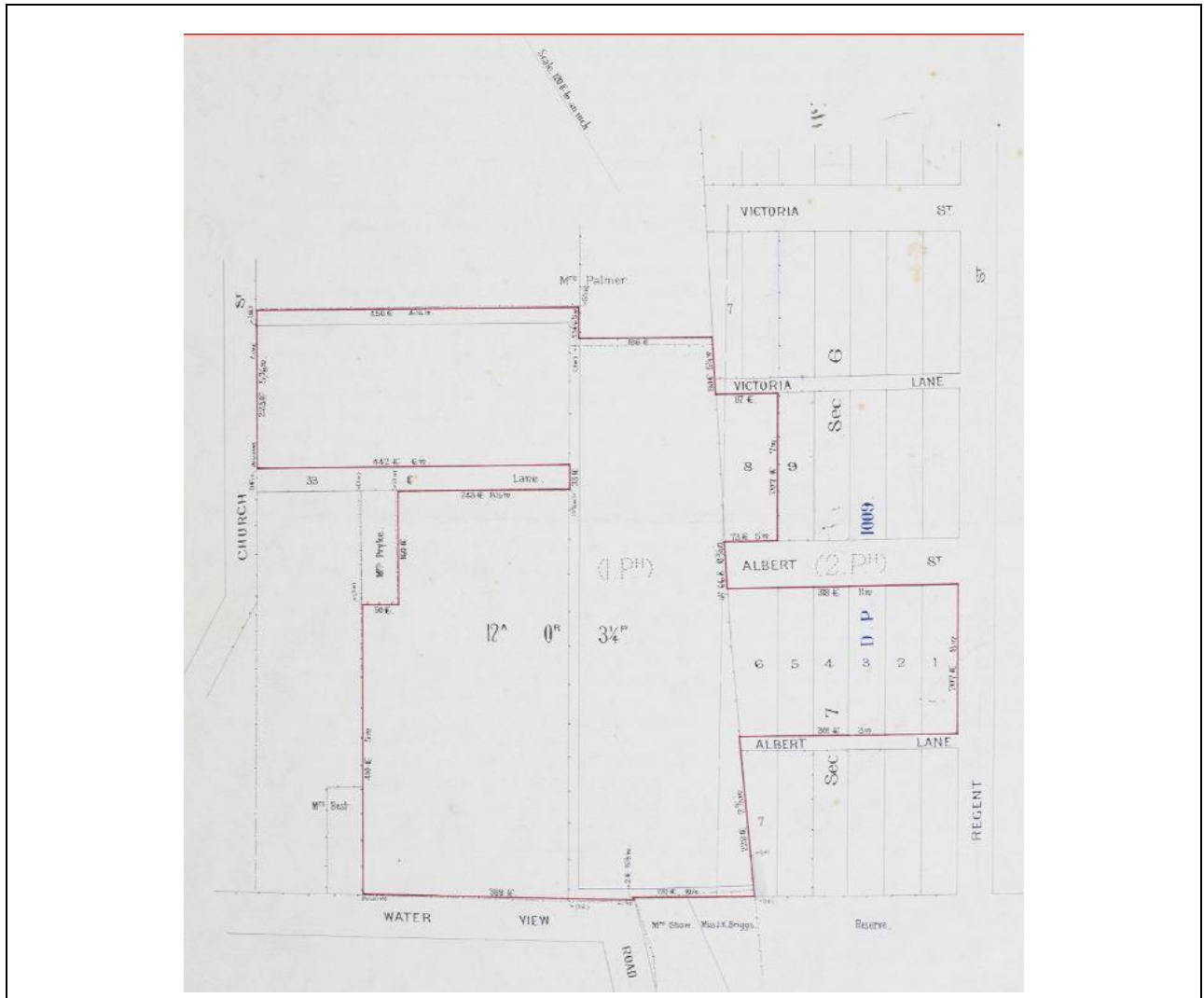


Heritage Data Form

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 |

RIVERSIDE ESTATE
AT
RYDE WHARF
PARRAMATTA RIVER

Handy to **MEADOWBANK RAILWAY STATION** AND **RYDE TRAM**.
24 minutes by Train from **SYDNEY**.

LIBERAL TERMS
5% Deposit.
Balance in quarterly instalments extending over 5 Years with 5% Interest.

P. G. Chaffield
Licensed Surveyor under R. P. Act.
RYDE.

Note - All dimensions and Particulars Subject to Deposited Plan.

LOCAL SKETCH

FOR Auction Sale ON THE GROUND
ON SATURDAY, NOVEMBER 26TH 1910 AT 3:30 P.M.
BY **RICHARDSON & WRENCH LTD** Auctioneers 98 Pitt St
in conjunction with
D. M. ANDERSON
Local Agent, RYDE. R20/389

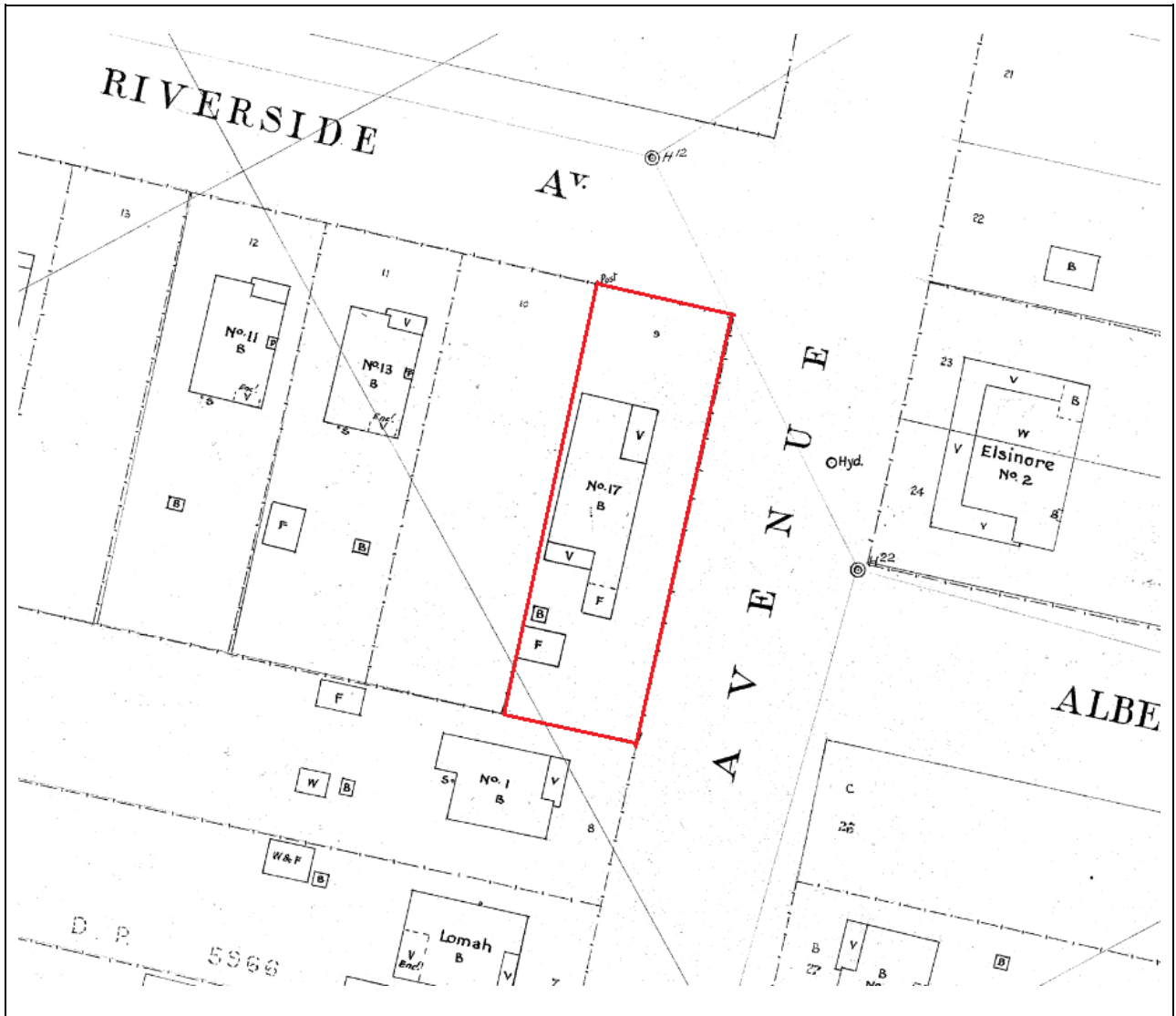
H. E. C. ROBINSON, Litho and Drafts, 41 Phillip St, Sydney.
William Bonds & Co. 127, 354/5.

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 |

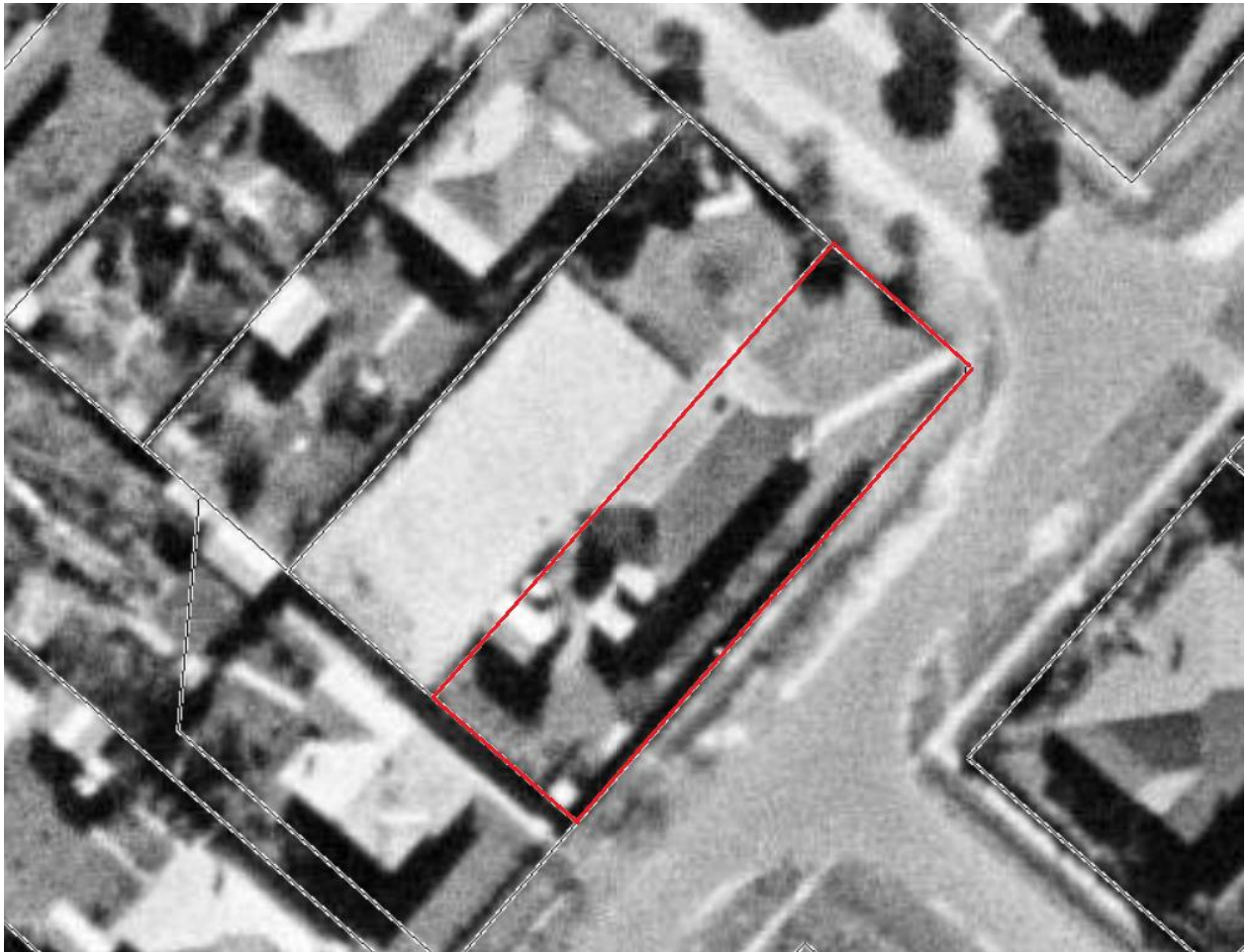


Heritage Data Form

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 <input type="checkbox"/> | | | Local <input type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|---|--------|--------------------|--|--------------|-------------------------------------|
| Designer | Unknown | | | | | |
| Builder/ maker | Unknown | | | | | |
| Physical Description | <p>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.</p> <p>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.</p> <p>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.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The dwelling appears to be in good condition. It has had a number of modifications with loss of original detail and integrity.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year | c.1913 | Finish year | | Circa | <input checked="" type="checkbox"/> |
| Modifications and dates | <p>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.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

| HISTORY | |
|-------------------------|--|
| Historical notes | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> |

| THEMES | |
|----------------------------------|-----|
| National historical theme | N/A |
| State historical theme | N/A |

Heritage Data Form

| APPLICATION OF CRITERIA | |
|--|--|
| Historical significance SHR criteria (a) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Social significance SHR criteria (d) | <p>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.</p> |
| Technical/Research significance SHR criteria (e) | <p>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.</p> <p>The property has not been assessed under this criterion.</p> |
| Rarity SHR criteria (f) | <p>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.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>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.</p> <p>This dwelling does not meet the threshold for significance under this criterion.</p> |
| Integrity | <p>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.</p> |

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 | <i>Ryde 1792–1926</i> | 1926 | |
| Book | Frances Pollon | <i>The Book of Sydney Suburbs</i> | 1988 | |
| Book | MC Levy | <i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i> | 1947 | |
| Book | Megan Martin | <i>A Pictorial History of Ryde</i> | 1998 | |
| Book | Philip Geeves | <i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i> | 1970 | |

| RECOMMENDATIONS | |
|-----------------|--|
| Recommendations | This property does not meet the threshold for heritage listing. It is not recommended for inclusion within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> . |

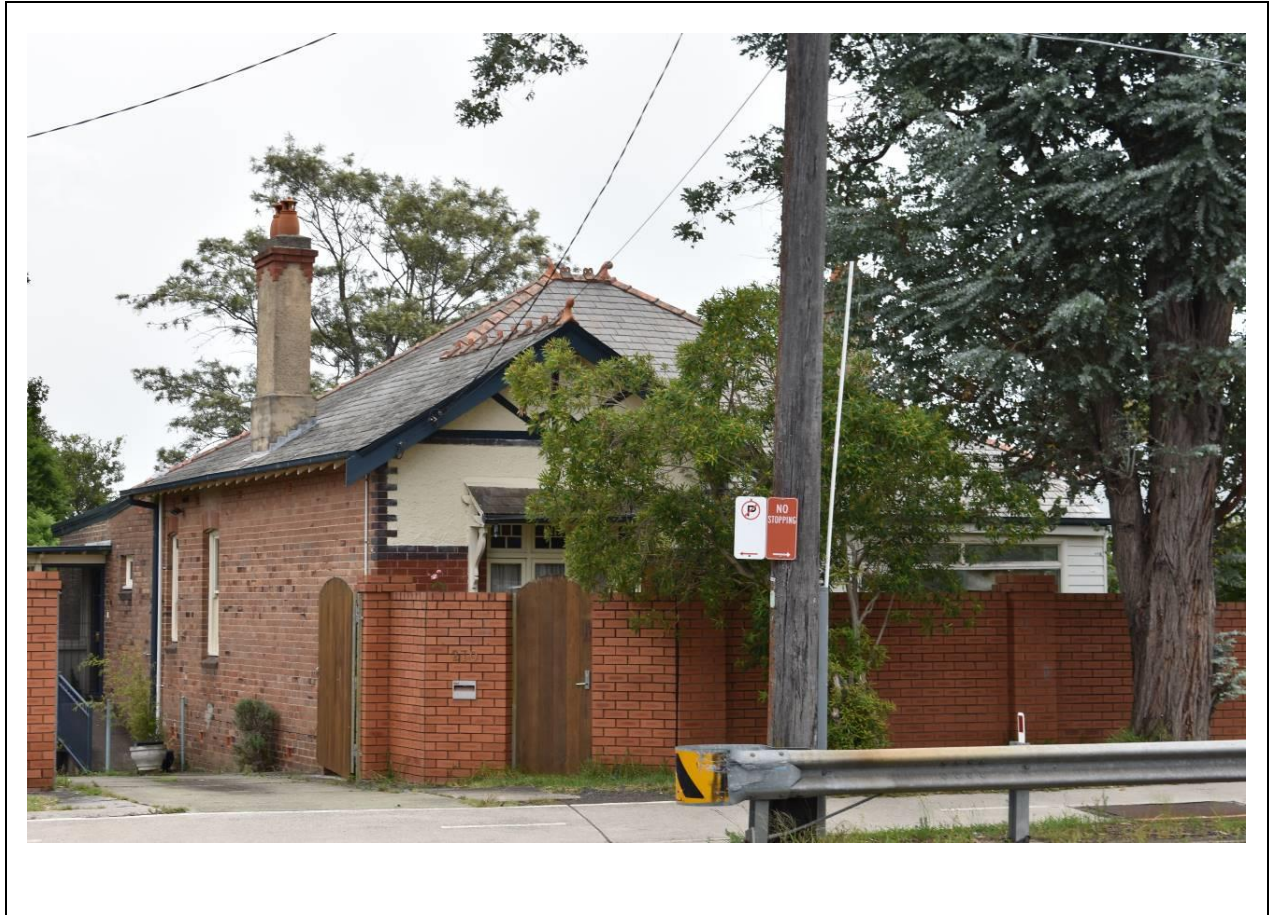
| SOURCE OF THIS INFORMATION | | | |
|--------------------------------------|---|-------------------------|-----------------------------|
| Name of study or report | City of Ryde Heritage Review | Year of study or report | 2019 |
| Item number in study or report | | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | Yes <input checked="" type="checkbox"/> | | No <input type="checkbox"/> |
| 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 |

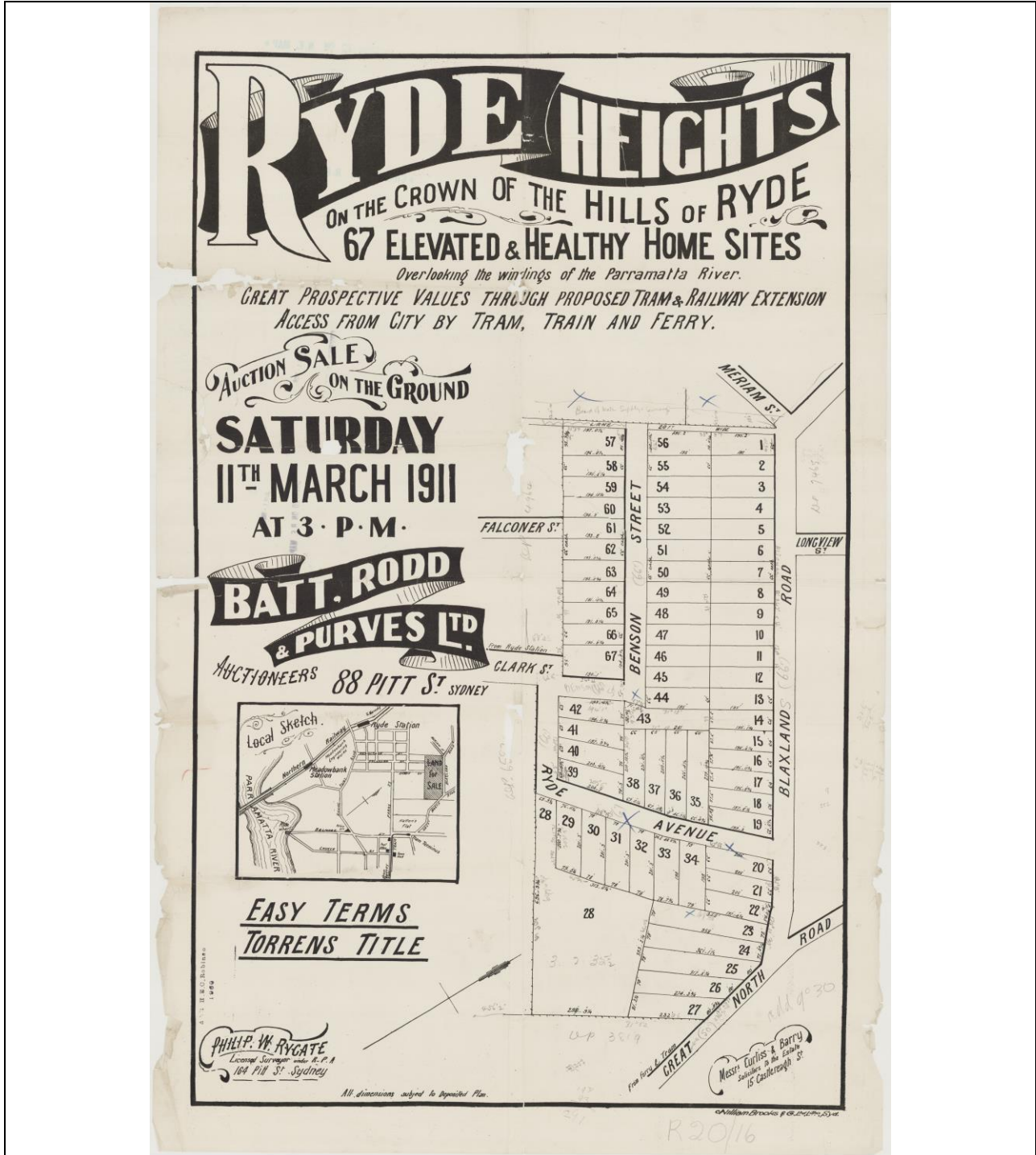


Heritage Data Form

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 <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|--|------|--------------------|------|--------------|-------------------------------------|
| Designer | unknown | | | | | |
| Builder/ maker | unknown | | | | | |
| Physical Description | <p>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.</p> <p>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.</p> <p>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 front 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.</p> | | | | | |
| Physical condition and Archaeological potential | <p>105 Marsden Road is in good condition. The house appears to be largely intact within a heavily modified setting.</p> <p>The archaeological potential of the building is unknown</p> | | | | | |
| Construction years | Start year | 1917 | Finish year | 1917 | Circa | <input checked="" type="checkbox"/> |
| 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 | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>After Marsden's death 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.</p> <p>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.</p> <p>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.</p> |

| 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) | <p>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.</p> <p>The property does not meet the threshold for inclusion under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>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.</p> <p>The property does not meet the threshold for inclusion under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>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.</p> <p>The property does not meet the threshold for inclusion under this criterion.</p> |
| Social significance SHR criteria (d) | <p>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.</p> |
| Technical/Research significance SHR criteria (e) | <p>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.</p> <p>The property has not been assessed under this criterion.</p> |
| Rarity SHR criteria (f) | <p>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.</p> <p>The property meets the threshold of local significance under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>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.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p> |
| Integrity | <p>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.</p> |

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 | <i>Ryde 1792–1926</i> | 1926 | |
| Book | Frances Pollon | <i>The Book of Sydney Suburbs</i> | 1988 | |
| Book | MC Levy | <i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i> | 1947 | |
| Book | Megan Martin | <i>A Pictorial History of Ryde</i> | 1998 | |
| Book | Philip Geeves | <i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i> | 1970 | |

| RECOMMENDATIONS | |
|------------------------|--|
| Recommendations | The property does not meet the threshold for inclusion as a heritage item within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> |

| 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 <input checked="" type="checkbox"/> | | No <input type="checkbox"/> |
| 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 |

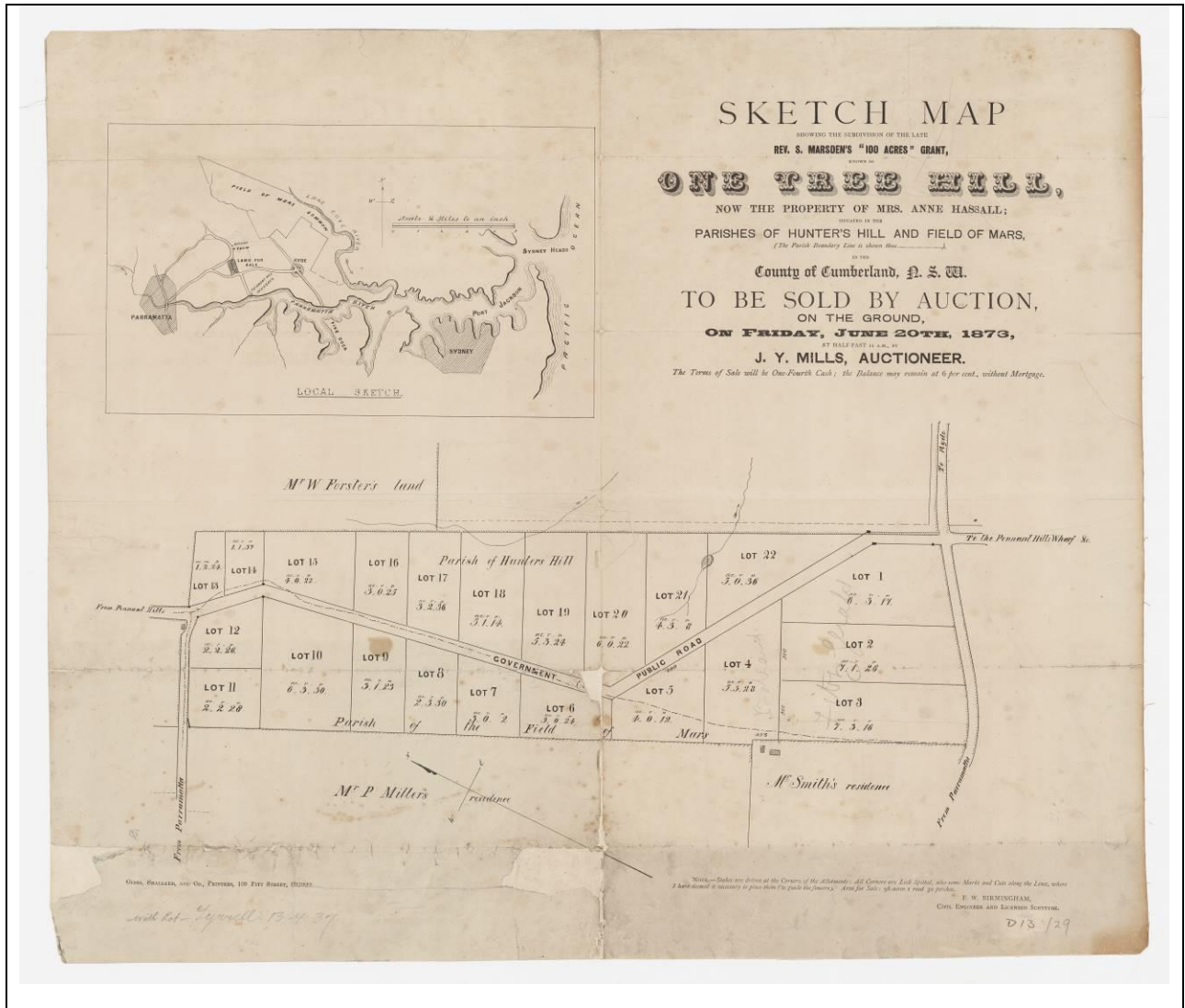


Heritage Data Form

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 |

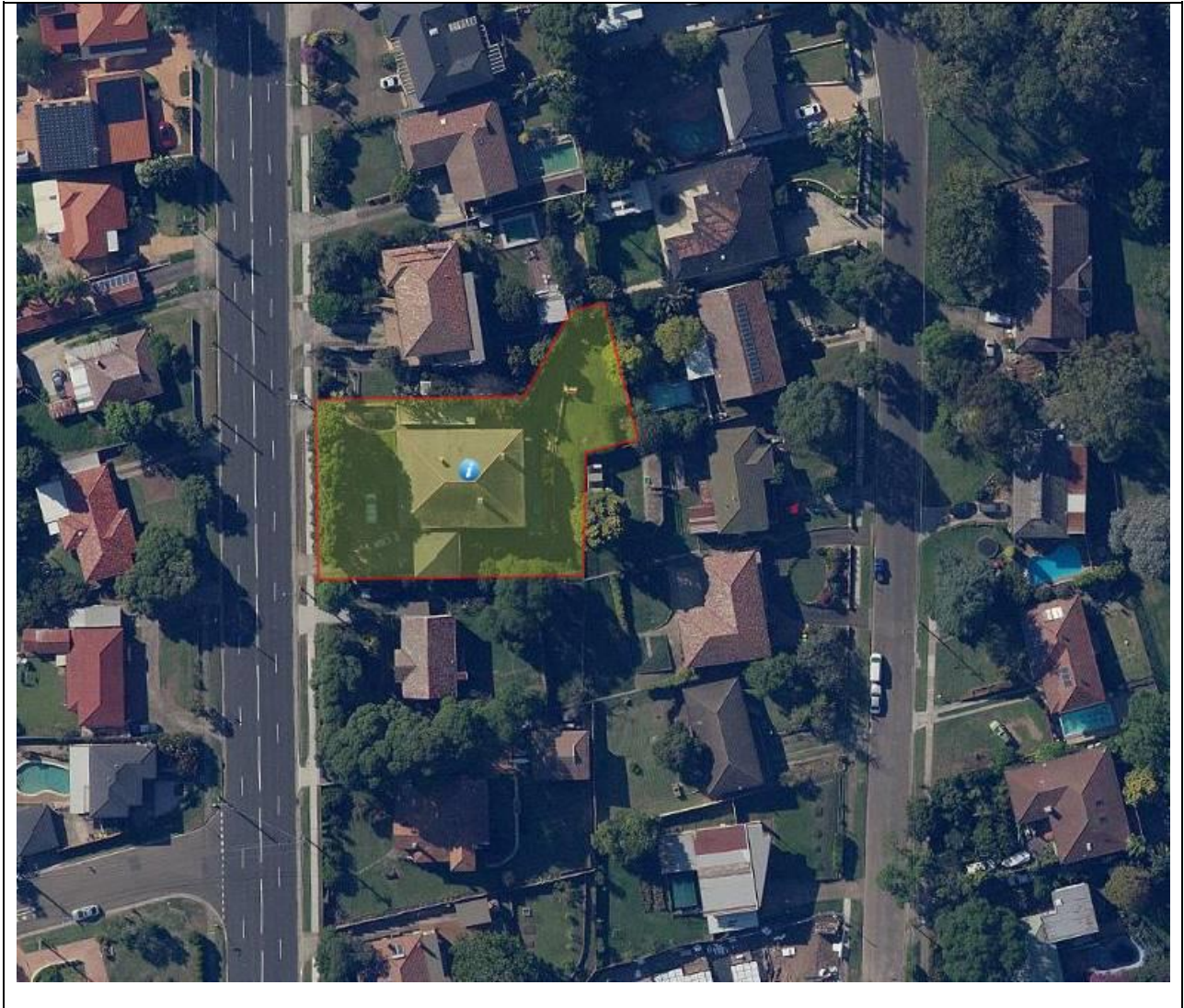


Heritage Data Form

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 |

