

Kingsley

330 Rowe Street Eastwood

Heritage Assessment Report

January 2018



prepared by Paul Davies Pty Ltd
for City of Ryde Council

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1.0 INTRODUCTION/BACKGROUND

1.1. THE BRIEF

This heritage assessment report has been prepared on behalf of City of Ryde Council to assess the heritage significance of the property at 330 Rowe Street Eastwood.

1.2. APPROACH AND METHODOLOGY

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

1.3. LIMITATIONS

The site was visited by Chery Kemp, Heritage Specialist and Hannah Evans, Design & Photography assistant, of Paul Davies Pty Ltd on 17 January 2018. The subject site was inspected and the exterior of the house photographed. The inspection was undertaken as a visual inspection of the exterior of the house only. All photographs in this report were taken on 17 January 2018 by either Chery Kemp or Hannah Evans unless otherwise captioned.

Assessment of the condition of the interior of the house has relied on www.realestate.com photos taken prior to the sale of the house for \$3.83 million in April 2017.

The historical background in this report has been thoroughly researched by professional historian Dr. Charles Pickett, from a mix of primary (e.g. *Sand's Directory*, Lands Titles) and secondary sources, and is considered sufficiently detailed to provide a basis for heritage significance analysis of the place.

1.4. AUTHOR IDENTIFICATION

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

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

1.5. ACKNOWLEDGEMENTS

Angela Phippen, Local Studies & Family History Librarian, City of Ryde, is acknowledged for her assistance with historical research for this report.

1.6. DEFINITIONS

For the purposes of this report

Local Refers to City of Ryde Council

State refers to New South Wales

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

Place	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural significance	<p>means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric</i>, <i>setting</i>, <i>use</i>, <i>associations</i>, <i>meanings</i>, records, <i>related places</i> and <i>related objects</i>.</p> <p>Places may have a range of values for different individuals or groups.</p>
Fabric	means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
Maintenance	<p>means the continuous protective care of a <i>place</i>, and its <i>setting</i>.</p> <p>Maintenance is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i>.</p>
Preservation	means maintaining a <i>place</i> in its existing state and retarding deterioration.
Restoration	means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.
Adaptation	means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.
Use	means the functions of a <i>place</i> , including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.
Related Place	means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.
Related object	means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denote what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

1.7. SITE LOCATION

The site is located on the southern side of Rowe Street, between Darvall Road (to the west) and Wentworth Road (to the east). The real property details are outlined in Table 1 below.

Table 1: Real Property Details

Street address	Real property description
330 Rowe Street, Eastwood	Lot 3, DP18275



Figure 1: Location of 330 Rowe Street Eastwood (shaded yellow, outlined in red Source: NSW Land & Property Information Six Maps



Figure 2: Recent satellite view of 330 Rowe Street Eastwood (shaded yellow, outlined in red Source: NSW Land & Property Information (LPI) Six Maps



Figure 3: 1943 aerial photo of 330 Rowe Street Eastwood (shaded yellow, outlined in red Source: NSW LPI Six Maps)

1.8. STATUTORY LISTINGS AND CONTROLS

NSW HERITAGE ACT 1977 (AS AMENDED)

The property is not included on the State Heritage Register (SHR).

LOCAL ENVIRONMENTAL PLAN (LEP)

The Ryde LEP 2014 does not include the property at 330 Rowe Street as a heritage item, and does not include the property within any heritage conservation area listed in the LEP. The property is also not in the vicinity of any listed heritage items.

Figure 4 below shows the statutory heritage context of the site



Figure 4: The heritage context of the site (indicated with red arrow), showing it is not within any heritage conservation area, nor within the vicinity of any heritage items listed in the Ryde LEP 2014. Source: Ryde LEP 2014 Heritage Map 002

INTERIM HERITAGE ORDER

The property at 330 Rowe Street is the subject of the City of Ryde Interim Heritage Order No. 3 placed over the property by a resolution of City of Ryde Council on 28 November 2017 which took effect on 29 November 2017. The IHO will lapse six months from the gazettal date of 29 November 2017, unless other action is taken by Council in the interim period.

Council has an obligation to assess the potential heritage significance of the property during the period in which the IHO applies, which has led to the commissioning of this Heritage Assessment report.

The application of the Interim Heritage Order was preceded by a Local Development Application (LDA) proposing demolition of the existing house on the property, which was open for community comment between 23 October and 15 November 2017. During this period Council received a petition and submissions raising concerns about the proposed demolition of the house on the property due to community perception that the property may be of heritage significance.

The Draft Ryde Heritage Study 2010 recommended 330 Rowe Street, Eastwood be heritage listed as a representative example of a Federation Queen Anne style dwelling, however Council at that time resolved not to pursue heritage listing of the property.

1.9. NON- STATUTORY LISTINGS

No National Trust listings or Australian Institute of Architects listings have been noted for the subject property or nearby buildings.

2.0 HISTORICAL BACKGROUND

2.1. INDIGENOUS HISTORY

Aboriginal people inhabited the Sydney basin for thousands of years prior to the arrival of Europeans. The northern coastal area of Sydney was home to the Guringai people, western Sydney was home to the Dharug clans, and southern Sydney was inhabited by the Dharawal clans. All clans harvested food from the bush, the harbour and rivers. Self-sufficient and harmonious, they had no need to travel far from their lands, since the resources around them were so abundant, and trade with other tribal groups was well established.

The area now known as Eastwood was home to the Wallumedegal people who lived in the territory bounded by the Lane Cove and Parramatta rivers. They were part of the Dharug group and called their country Wallumetta.

The British arrival in 1788 had a dramatic impact on all of the Sydney clans. Food resources were quickly diminished by the invaders, who had little understanding of the local environment. As a result, the Aboriginal people throughout the Sydney Basin were soon close to starvation. The Sydney clans fought back against the invaders, but the introduction of diseases from Europe and Asia, most notably smallpox, destroyed over half the population. The clearing of land for settlements and farms displaced local tribes and reduced the availability of natural food resources, leaving Aboriginal people reliant on white food and clothing.¹

2.2. EASTWOOD AREA HISTORY

The first land grants in Eastwood were made in 1794 primarily to members of the NSW Corps. An undated map of the Parish of Field of Mars depicts the early grants although many were soon purchased and amalgamated by John Cox, an officer of the NSW Corps, to form the 519 acres, 2 roods and 20 perches (210.3 hectares) of Brush Farm from the holdings of Thomas Bride, James Bain, Sarah Pettit, Zadoc Pettit, William Patullo, Patrick Campbell and others. Prominent to the north of the Parramatta River, Brush Farm operated a signal station until 1819, known as One Tree Signal Station, to relay messages from vessels on the Parramatta River to the township at Parramatta.

Brush Farm was purchased in 1807 by Gregory Blaxland, one of the first moneyed immigrants to settle in Sydney although his first years here were marked by aggressive attempts to extract extra land grants and other commercial favours from Governors Bligh and Macquarie. However Blaxland was prescient in recognising the pastoral potential of the Australian environment and his celebrated crossing of the Blue Mountains with William Lawson and William Charles Wentworth in 1813 was motivated by their search for new pastures. Blaxland settled at Brush Farm from 1820 and developed it as an innovative venture, one of Australia's first commercial vineyards as well as the first to use buffalo grass as grazing fodder. Managed from 1825 by viticulturist James Busby, the Farm's vineyards provided founding cuttings for wineries in the Hunter and Barossa Valleys.

Built from 1819, Brush Farm house was one of the area's founding residences along with Eastwood House, built by William Rutledge on his Eastwood Estate from about 1837. Rutledge had arrived in Sydney in 1929 and became a successful government contractor and a director of the Commercial Baking Company of Sydney. Eastwood House was purchased in 1863 by Edward Terry who became mayor of Ryde for much of the 1870s and later a member of the NSW Legislative Assembly.

¹ This history is based on Beverley McClymont, 'Eastwood', Dictionary of Sydney, 2010.



Figure 5: LPI Parish Map of Field of Mars, detail. No date.

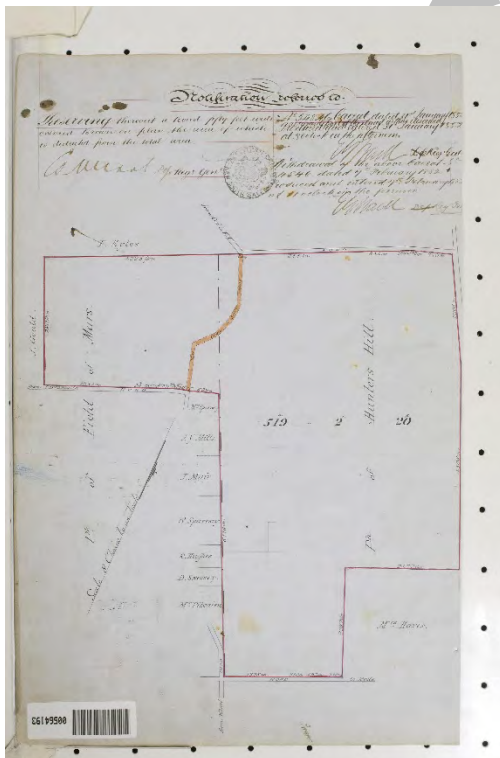


Figure 6: (Left) Plan of Brush Farm, 1882.

Source: NSW LPI Vol. 564, Folio 193, p.2.

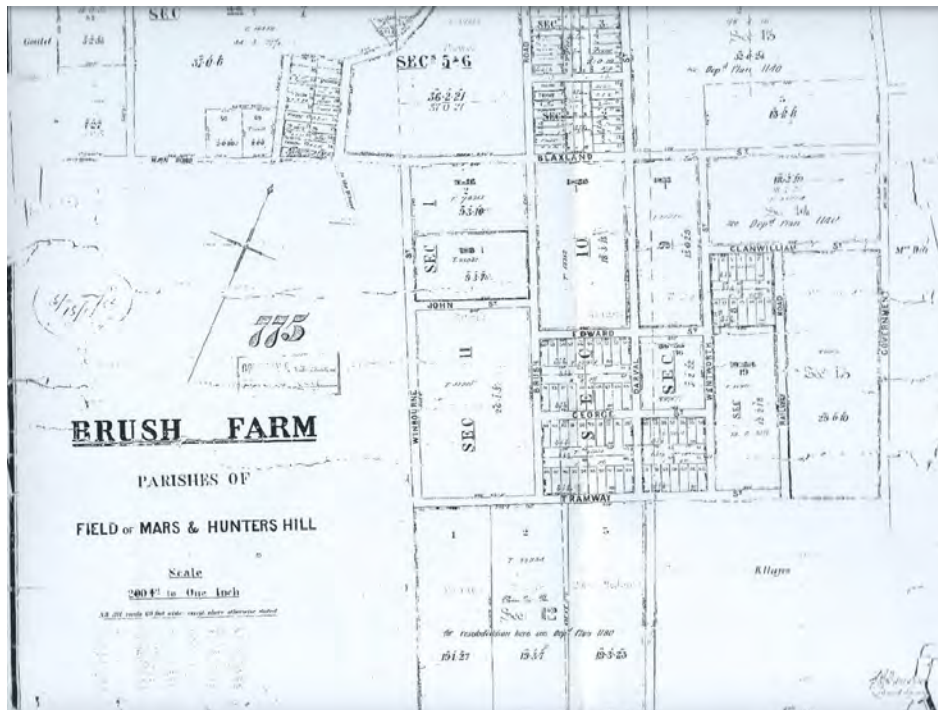


Figure 7: DP775, Brush Farm Estate, 1881. Source: NSW LPI

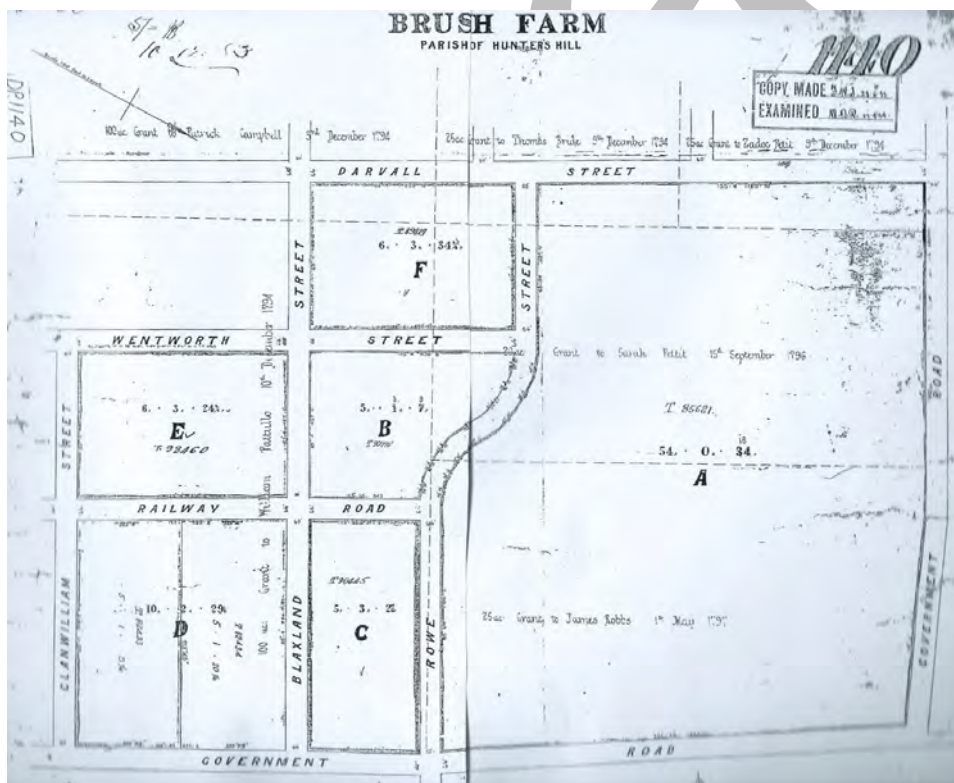


Figure 8: DP1140, 1883. Source: NSW LPI

Terry was a significant proponent of the Main North Line from Strathfield to Hornsby, constructed partly through his property. Opened in 1886 Eastwood station brought residential subdivision and rapid change to the district of pastures, orchards and vineyards.²

In 1844 Brush Farm was leased to Gregory Blaxland's grandson, Thomas Foster, magistrate and politician. Gregory Blaxland committed suicide on 1 January 1853 at Parramatta. On Thomas Forster's death in 1856, the Brush Farm estate passed to William Forster, squatter and politician who became Premier of NSW in 1859.

In 1881 the property was sold for £15,000 to Lancelot Edward Threlkeld and John Bennett, a theatrical entrepreneur who had developed Rosehill Racecourse and the railway line between Clyde and Rose Hill³. Bennett and his wife Emma acquired the portion which contained the house and outbuildings and lived at Brush Farm until 1894 when it was first leased and then acquired by the NSW Government as a reformatory for boys.⁴

By this time Brush Farm had been surveyed and partly subdivided for Threlkeld, Bennett and Robert Barclay Wallace as Deposited Plan 775 (see Figure 7 above).⁵ Born in Scotland, Robert Barclay Wallace was a Newcastle shipping agent and merchant; Lancelot Edward Threlkeld, auctioneer and merchant, was the son of a leading Congregational missionary of the same name. He died in 1882 while visiting England and his property was transferred to his widow Esther Jones Threlkeld, his brother in law George Alfred Lloyd and Josiah Mullens, chairman of the Sydney Stock Exchange, as well as Wallace and Bennett.⁶

This first subdivision of Brush Farm set out new streets plus a row of orchard-sized blocks and a few streets of residential lots. It was auctioned from 1881:

THE BRUSH FARM Estate is the very PICK of the DUNDAS PORTION of the PENNANT HILLS. It overlooks the PARRAMATTA RIVER. From it the whole of the SOUTHERN portion of the COUNTY of CUMBERLAND stands out like a panorama before you; while at night, the lights of the CITY and SUBURBS LOOK as one continuous glitter of diamonds, and people, with a good telescope, can be seen walking in the streets. No other city in the world has such a block of country for BELGRAVIAN RESIDENCES.⁷

During 1883 sections 14 and 15 of Deposited Plan 775 were retitled as Deposited Plan 1140, dated 29 November 1883 (see Figure 8 above) which was part subdivided into building lots:

'THURSDAY NEXT, January 31. CLEARANCE SALE. BRUSH FARM ESTATE. To close accounts In the Estate of the Late L. E. Threlkeld, Esq. 40 ACRES of LAND, comprising ALLOTMENTS and VILLA BLOCKS...The whole of the unsold portion of this well-known Estate....'⁸

A 1907 charting map (see Figure 9 below) depicts the various subdivision plans registered in Eastwood at that time. Blaxland's track, leading from Brush Farm to Kissing Point, had become Blaxland Road but by 1883 this western part had been renamed Rowe Street after the prominent Sydney architect Thomas Rowe, who had property nearby and who designed the first small St Phillip's church at Eastwood. Later Blaxland Road near Eastwood Station would also be renamed and Rowe Street became Eastwood's commercial centre.

² This history is based on 'Brush Farm house and garden', State Heritage Register inventory, 2012.

³ *Sydney Morning Herald*, 22 February 1881; LPI Vol. 564 Folios, 193, 194, 24 January 1882.

⁴ LPI Vol.578, Folio 212, 19 May 1882.

⁵ *Daily Telegraph*, 10 December 1881, p.3; LPI Vol. 578 Folios 184, 185, 186, 19 May 1882.

⁶ *Sydney Morning Herald*, 17 May 1884, p.5; LPI Vol.698, Folio 198, 11 June 1884.

⁷ *Sydney Mail*, 21 May 1881, p.838.

⁸ *Sydney Morning Herald*, 30 January 1884, p.14

DP 1140 set out the curved section of Rowe Street from the intersection with Railway Road (now Tarrants Avenue) to Darvall Street (now Darvall Road).



Figure 9: LPI Charting Map, Parish of Hunters Hill, 1907, detail.

2.3. SITE HISTORY

The block of Rowe Street between Wentworth and Darvall Streets remained unsubdivided when it was purchased in 1885 by David Banks Carvosso.⁹ Master of the *Illawarra*, a three-masted iron clipper which carried passengers between Sydney and London, Carvosso had married in 1878 and owned a house in Stanmore, although his wife Stephanie frequently accompanied him at sea. Carvosso became the owner of the block bounded by Rowe, Darvall, Blaxland and Wentworth streets, an area of 2.82 hectares (6 acres, 3 roods and 34 perches), part F of Deposited Plan 1140.

Captain Carvosso sold the land in 1901 after retiring from the sea; any plans he may have had to build at Eastwood were presumably ended by the ill-health which led to his death in 1903.¹⁰ The new owner was Adelaide Selina Vale, wife of mining engineer James Vinrace Vale, who already owned a cottage on Rowe Street.¹¹

⁹ LPI Vol.739, Folio 246, 22 April, 1885.

¹⁰ *Australian Star*, 18 April, 1903, p.7.

¹¹ *Cumberland Argus*, 6 September 1902, p.9; LPI Vol.1411, Folio 226, 8 July 1902.

James Vinrace Vale (1868-1955) was the son of Stephen Vale, a Cornish mining engineer who came to Australia to manage a copper mine in South Australia. He later managed another copper mine in the Hunter Valley and set up business as an assayer and engineer in Sydney. James Vale qualified as an assayer, analytical chemist, steam and mining engineer, and took over his father's business, practising as Vale and Cameron, assayers and mining engineers, at 20 Castlereagh Street, Sydney.¹² Vale managed gold mines at Carcoar, Gloucester, Mandurama and Millthorpe as well as copper mines at Orange Plains and Mount Bulga.

Early in 1907 the *Cumberland Argus* reported:

'PROGRESS—Mr. J.V.Vale, mining engineer of Sydney, is having a fine modern villa residence erected for his own occupation at the corner of Rowe-street and Darvall-road'.¹³

A few months earlier contracts had been let for Rowe Street residences:

'CONTRACTS. During last week the following additional contracts were let - ...Eastwood -erection of three brick cottages in Rowe street Mr C R Summerhayes, architect, Mr Walter Summerhayes, builder.¹⁴

According to *Sands* in 1907 only three residences occupied Rowe Street between Blaxland Road and Darvall Road. In 1908 *Sands* listed five houses, including James Vales' between Wentworth and Darvall, indicating that the new house was one of those built to the design of Charles Robert Summerhayes (1860-1948), Eastwood's most prominent architect, and designer of more than forty residences in the new suburb, including his own house Womerah.

As well as promoting Eastwood subdivisions, Charles Summerhayes offered mortgages to his customers:

'ASSISTANCE TO BUILD. Money advanced at 5 per cent. Plans prepared to suit your taste. Modern Designs. Become your own Landlord and thus save rent'. CR SUMMERHAYES Architect, 6 Castlereagh street¹⁵.

Stanmore builder Walter Summerhayes was one of Charles Summerhayes' several siblings, and a builder he contracted regularly.

When rated in 1924, the Vales' house, named Kingsley, was described as a double-fronted brick house of six rooms, kitchen and outhouse, under a slate roof.

¹² James Vinrace Vale junior, 'Pioneering days at Vales Point', Mannering Park Community Website, <http://manneringpark.nsw.au/history/>

¹³ *Cumberland Argus*, 30 March 1907, p.10.

¹⁴ *Sydney Morning Herald*, 18 December 1906, p.11.

¹⁵ *Sydney Morning Herald*, 1 Jan 1908, p.5.



Figure 10: James Vinrace Vale, Mining Engineer Source: Edward Stinson's photography collection, Mannering Park Community website



Figure 11: Adelaide Selina Vale, wife of James Vinrace Vale, and purchaser of the property in Rowe Street Eastwood in 1901. Source: Edward Stinson's photography collection, Mannering Park Community website

The Water Board survey of Eastwood for 1937 (see Figures 12 and 13 below) depicts the footprint of the house with verandas on three sides, alone on the large block apart from a distant outbuilding, no doubt originally a stables, as the Vales had owned horses for their buggy, sulky and phaeton. The house was orientated towards its extensive lawn, as depicted in the early photo of the house with the Vale family enjoying the veranda (see Figure 14 below).

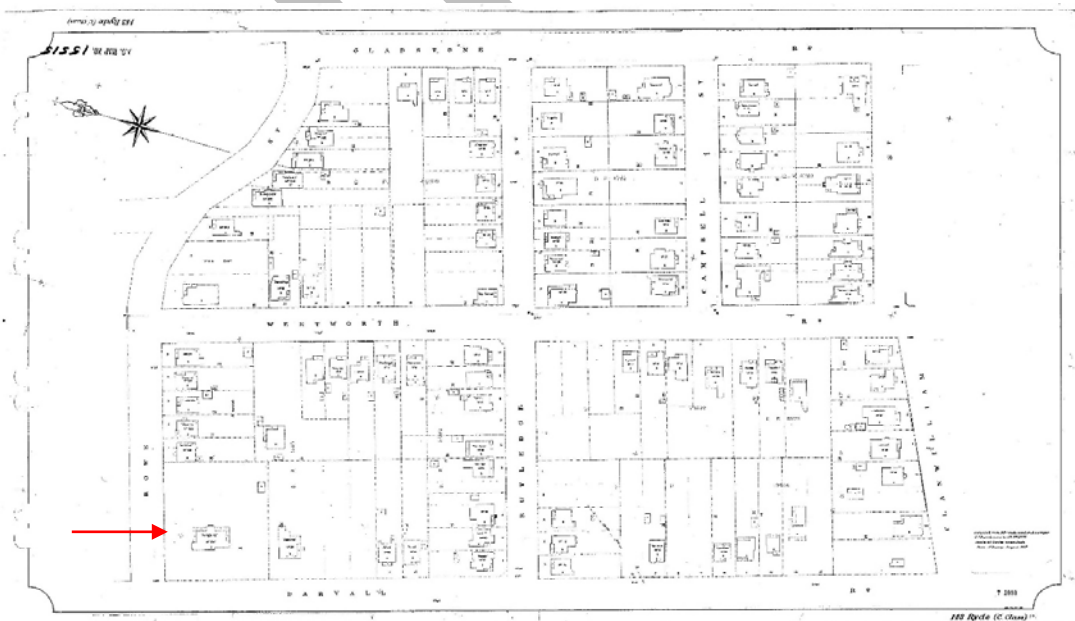


Figure 12: Waterboard Plan, 1937, with Kingsley, now 330 Rowe Street, arrowed. Note this image is not oriented to the north (north is at left). Source: Ryde Library Local Studies collection

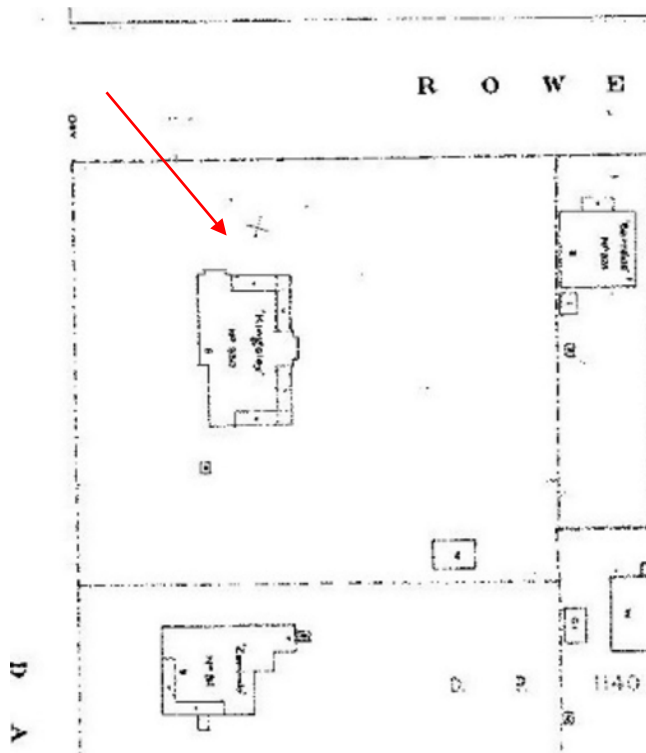


Figure 13: (Left) Detail from Water Board plan, 1937, oriented north, showing the building footprint of Kingsley, now 330 Rowe Street. Note main elevations, indicated by gable ends and verandahs, are to the north and east. The outbuilding shown (likely a stables) is outside the current site dimensions. Source: Ryde Library local studies collection



Figure 14: Kingsley, 330 Rowe Street, Eastwood, in about 1910. This view is of the eastern elevation of the house, with the northern elevation (facing Rowe Street) at right. Source: Edward Stinson's photography collection, Mannering Park Community website

James Vale's business took him away from his wife and four children for lengthy periods, which may have been an element in his decision in 1911 to retire from the mining industry. In addition, Vale had been involved in two lengthy legal disputes regarding the Mount Bulga mine near Orange, including a civil action for unpaid fees.¹⁶ Vale and his family moved to what is now Vales Point at Lake Macquarie where James Vale purchased 720 acres (291 hectares) of bush, established a saw mill and grazed cattle.

According to the title documents, James and Adelaide Vale did not require a mortgage to finance their new house, although they did sell the southern part of their land, remaining sole owners of the 8055 square metres of land between Darvall Road and Wentworth Streets until 1919 when the house and 4287 square metres of land was sold to dentist Stanley Macleay Rutter.¹⁷ Rutter and family had been renting Kingsley since 1912: 'RUTTER.—October 1, at Kingsley, Eastwood, to Mr. and Mrs. Stanley Rutter—a son'.¹⁸

At the same time the remaining 3762 square metres of land between Kingsley and Wentworth Street was sold to Eastwood builder Sidney Halfide Symons, who divided this land into five building lots.¹⁹

Stanley Macleay Rutter studied dentistry in Sydney before practising at Mudgee in northern NSW for some years. He married Ethel Mary Harper in 1904 and returned to Sydney in 1911 shortly before he and several members of his family changed their surname by deed poll to Rutter.²⁰ The Rutter family lived at Kingsley until 1937, before selling to local estate agent Henry Eustace Gordon, who had the property subdivided and retitled as Deposited Plan 18275 (25 February 1938). Kingsley now occupied the largest of five lots, four facing Rowe Street with one facing Darvall Road (see Figure 15 below).

The 1943 aerial survey photo (see Figures 3 above and Figure 16 below) reveals that the neighbouring Rowe Street lots were already occupied by houses by this time.

Henry Gordon had been a car dealer before going into real estate with Norman Paul, running their business Paul and Gordon from Hillview Road, Eastwood. Gordon lived with his wife Amelia and family at Kingsley until his death in 1968. The property then passed to their son William Lambert Gordon, also an estate agent, although the house was rented out for some of the following decade until sold out of the Gordon family in 1979.²¹ When offered again for sale in 1982 the house was described as 'tastefully restored and renovated to former elegance', including 'renovated bathroom'.²²

When offered for sale in March 2017, the house was known as "Berrilee" and described as "located in one of Eastwood's most prized and convenient streets...sympathetically blending classic federation architecture with contemporary elegance." The house sold on 8 April 2017 for \$3.83 million.²³

¹⁶ *Newcastle Herald*, 9 March 1910, p.4; *Daily Telegraph*, 29 May 1909, p.18.

¹⁷ LPI Vol.2960, Folio 63, 11 August 1919.

¹⁸ *Sydney Morning Herald*, 9 November 1912, p.20.

¹⁹ LPI Vol.2960, Folio 247, 13 August 1919.

²⁰ *Sydney Mail*, 13 April, 1904, p.953; NSW Government Gazette, 14 February 1912, p.1213.

²¹ LPI Transfers L364247, 21 May 1969; R154815, 2 April 1979.

²² *Sydney Morning Herald*, 28 August 1982, p.82.

²³ Information from www.realestate.com for 330 Rowe Street Eastwood, accessed on 11/1/2018



Figure 16: aerial view of 330 Rowe Street in 1943 (arrowed). Source: NSW Land & Property Information (LPI) Six Maps

2.4. THE ARCHITECT CHARLES ROBERT SUMMERHAYES

Son of builder William Summerhayes, Charles Robert Summerhayes (1860-1948) grew up in Mudgee, and later claimed that the poet Henry Lawson was a childhood friend. During the 1880s he partnered his father as building contractors in Sydney. The pair were declared bankrupt during 1890 following a dispute over work on Cameron's Tobacco Factory; they were discharged the following year²⁴.

By this time Summerhayes and father resided and mainly worked in Sydney's inner west, and the younger Summerhayes was practising as an architect in partnership with financial agent Robert Gibbings as Hotson and Co, offering:

'Money to lend at 5 percent, assistance given to build'²⁵.

It was not unusual for architects to offer mortgages, and Summerhayes continued to do so when he began practising in his own name:

'ASSISTANCE TO BUILD. Money advanced at 5 per cent. Plans prepared to suit your taste. Modern Designs. Become your own Landlord and thus save rent'. CR SUMMERHAYES Architect, 6 Castlereagh street'²⁶.

Summerhayes' architectural education is unknown, but his 1890s projects included a substantial housing terrace at Gibbes Street, Newtown and Villa Bombara, Stanmore. He also designed the Holy Trinity Church at Surry Hills, Australia's first Greek Orthodox church and probably Summerhayes' best-known work.

Summerhayes was elected an alderman of Newtown Council in 1901, however by this time he had begun to invest in the Ryde district.

During 1903 Summerhayes wrote to Ryde Council, seeking improved road access to his investments:

²⁴ *Sydney Morning Herald*, 13 September 1890, p.12.

²⁵ *Sydney Morning Herald*, 6 May 1891, p.1.

²⁶ *Sydney Morning Herald*, 1 Jan 1908, p.5.

I have been a resident in your borough for 12 months. At the end of last year I completed one residence and then had the pleasure of meeting your assessor, this year I completed another house...The old town of Ryde and its picturesque site have stood dormant for the want of progressive men (speaking without egotism). You have in your midst a few enterprising gentlemen, and I think it the duty of your councillors to give them a helping hand, be it ever so little, to encourage them on²⁷.

The NSW Torrens purchasers' index reveals that between 1901 and 1905 about 60 acres of Eastwood land was purchased by Summerhayes and his wife Elizabeth. Much of this land was subdivided as the Eastwood Heights Estate, offered for sale from 1905, where Summerhayes built his own residence Womerah. During 1904 Summerhayes stood unsuccessfully for Parramatta in the NSW election, emphasising his local residence. However in 1905 he was elected a Ryde alderman, and through this position and his chairmanship of the Eastwood Progress Association promoted the residential and commercial transformation of the suburb. Summerhayes was elected Mayor of Ryde in several times from 1911.

As well as more than forty houses, Summerhayes' Eastwood designs include the School of Arts (now demolished), St Philips Anglican Church, the Summerhayes shops group, the Duke of York theatre (demolished) and the Eastwood Park grandstand.

2.5. REFERENCES USED FOR THIS HISTORY

Reference: Old Form Torrens Registers, Old System Deeds, Plan Lodgment Books, Old System purchasers and vendors indexes, 1825-1982.

Source: Land and Property Information NSW, Historical Land Records viewer:

http://www.lpi.nsw.gov.au/land_titles/historical_research

Reference: *Sands Sydney Directory*, 1858-1933.

Source: Council of the City of Sydney:

<http://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory>

Reference: Trove: Digitised newspapers and more

Source: National Library of Australia:

<http://trove.nla.gov.au/>

Reference: Aerial photographic survey of Sydney, 1943.

Source: SixMaps, NSW Department of Finance and Services:

<https://maps.six.nsw.gov.au/>

Reference: Ryde Council Valuation Rolls, 1924 and Water Board survey, 1937.

Source: Ryde Council Library.

Reference: James Vinrace Vale junior, 'Pioneering days at Vales Point', Mannering Park Community

Website, <http://manneringpark.nsw.au/history/>

²⁷ *Cumberland Argus*, 17 Jan. 1903 p.10.

Reference: James Vale family photos, Mannering Park Community Website,
<http://manneringpark.nsw.au/history/>

3.0 PHYSICAL DESCRIPTION

3.1. SITE AND CONTEXT, SETTING OF THE HOUSE

The rectangular site is approximately 1112 square metres in area, a larger than average site for the location, despite the subdivision of the originally larger property in 1938 (as part of DP18275). Figure 17 below illustrates the size of the original site of the house, compared to the current size of the site established following the 1938 subdivision.



Figure 17: The current site of No. 330 Rowe Street (outlined in white) compared to the size of the site of the house prior to subdivision in 1938, outlined in red. Source: Graphic prepared by Paul Davies Pty Ltd, based on NSW LPI Six maps recent satellite image.

The house is set slightly further back from Rowe Street compared to neighbouring houses, resulting in a larger front garden and smaller rear garden. The current setting of the house on the site towards the western boundary has resulted in extensive open space to the east and north-east of the house, which has enabled construction of a later driveway, double garage and swimming pool to the east and north-east of the house. The 1943 aerial photo shows a largely open garden surrounding the house with scattered trees or shrubs, and a substantial hedge or row of trees along the Rowe Street frontage of the site. The current configuration of planting on the site from the recent satellite view is radically different, with no hedging or trees along the front boundary, and thick plantings to the side and rear boundaries around the house, and hedging along the front of the house (in front of the northern verandah).

The only site features which remain from 1943 are the open lawn to the north of the house and the pedestrian path across the width of the front of the house (see Figure 18 below).



Figure 18: (Left) the pedestrian path east-west across the front of the house shown here is one of the only landscape elements that remain, though the paving materials of the pathway have changed over time. Hedging at right screens the northern verandah of the house from Rowe Street.

Note that it is clear from the 1943 aerial photo that the existing driveway to the east of the house is a later addition to the site.

The recent double garage (constructed to match detail to the house) is located forward (towards the north) of the front setback of the house, in alignment with the front setback of the neighbouring house at 328 Rowe Street. The timber picket front fence of the property at 330 Rowe Street is also recent, however is sympathetic to the Federation period of the house.

In relation to the streetscape context:

- No 328 Rowe Street to the east is occupied by a large late 20th century brick 2-storey house
- No. 332 Rowe Street to the west (corner of Darvall Street) is occupied by a single storey dark brick freestanding circa 1930-1940s house, with a modern brick and aluminium front fence along both street property boundaries.
- Directly opposite the site are houses with large front setbacks and thick vegetation along front boundaries, which largely obscure the houses on these sites from the street.

In conclusion, it is clear that:

- The size and dimensions of the site at 330 Rowe Street are unique in the immediate locality as these are the remnant of much larger original site dimensions (and result from a 1938 subdivision).
- The context of the site in Rowe Street is not of heritage significance and does not add to any potential heritage significance of the site, as surrounding sites and houses result from later subdivisions.

- The garden setting of the house has changed considerably since 1943, with only the front lawn and pedestrian path across the front of the house remaining from this time.
- The timber picket front fence, double garage, swimming pool, and plantings along the east, west and southern boundaries of the site are all post 1943 changes to the setting of the house.

Due to these factors, the house itself is the focus of this assessment of heritage significance for the property, however acknowledging that the current site size and dimensions are the result of a 1938 subdivision of an earlier much larger site, and the house orientation on the site reflects its original setting, and these factors are both facets of the historical significance of the site.

In terms of ability to appreciate the house Kingsley from the street:

- the north elevation of the house is visible from Rowe Street, however visibility diminishes rapidly moving east or west along Rowe Street from the immediate vicinity of the house due to the modern garage and other houses obscuring the house from the east and vegetation obscuring the house from the west (see Figure 23 below);
- the roof form, and one chimney of the house is visible from Darvall Street across the backyard of No. 332 Rowe Street (see Figure 22 below),
- the roof form and the northern gable end are visible from the corner of Rowe & Darvall Street (see Figure 21 below)



Figure 19: View of the opposite side of Rowe Street from the subject site at 330 Rowe Street.



Figure 20: The adjacent circa 1930s-1940s house at No. 332 Rowe Street (corner Darvall Street)



Figure 21: The adjacent house at 328 Rowe Street, to the east. A large circa 1970s house. (garage to the subject site visible at right)



Figure 22: View of Kingsley (arrowed) from the corner of Rowe & Darvall Streets



Figure 23: View of Kingsley (arrowed) from Darvall Street (across the rear yard of No. 332 Rowe Street)



Figure 24: View of the house Kingsley, 330 Rowe Street, from the opposite side of Rowe Street, with recent garage at left.

3.2. THE HOUSE KINGSLEY

As mentioned above, the house has been designed with its main elevations to north and east, with a verandah wrapping around the east, north and south elevations. From the circa 1910 photo taken of the east and north elevations of the house (see cover photo and Figure of this report), it is apparent that parts of the eastern verandah have been enclosed to either side of the main gabled entry bay to this elevation. From the available floor plan of the house, it is apparent that these partial verandah enclosures are a kitchen extension (south side of eastern gabled bay) and an ensuite (north side of the eastern gabled bay). While these partial verandah enclosures do detract from the appearance of the eastern elevation of the house, the enclosures have been undertaken in weatherboard, and are therefore considered to be reversible.

The north, south and western elevations of the house appear to be unaltered externally.

Internally, (based on photos on www.realestate.com) the house appears to have a recent kitchen fitout, however retains extensive original features including joinery, decorative plaster panel ceilings and cornices and decorative plaster arches, picture rails, original mantelpieces (timber except to Bedroom 1 which features a marble mantelpiece) and original Federation period fireplace tiles. Bedroom 2 and the Formal dining room are the two rooms which feature bay windows beneath gable ends externally, and internally these rooms each feature a decorative plaster arch defining the bay window areas.

The internal layout of the house (see Figure below) appears original except for the eastern extensions onto the eastern verandah, however these extensions are lightweight and reversible. The eastern ensuite bathroom extension to bedroom 1 is entered via the original timber French

doors which accessed the eastern verandah prior to the installation of the ensuite bathroom. The original steps onto the eastern verandah adjacent to the ensuite extension remain.

Timber flooring to the interior of the house is likely a recent replacement of original timber flooring, and some rooms are carpeted.

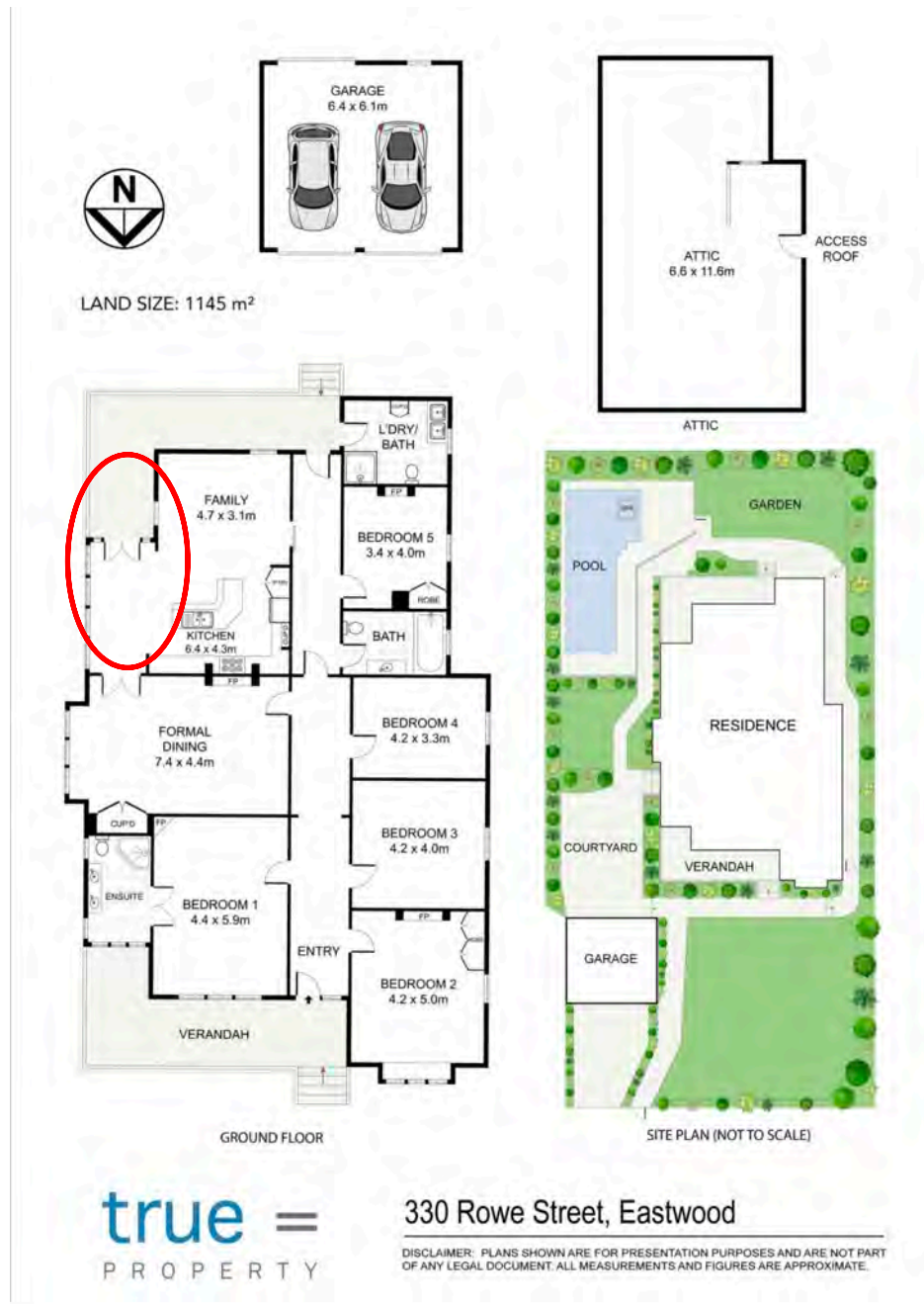


Figure 25: Site plan and floor plan of Kingsley (not to scale), with the partial enclosures of the eastern verandah circled in red.
Image source: www.realestate.com



Figure 26: The north elevation of Kingsley facing Rowe Street (recent garage at left).



Figure 27: The recent garage and north-east corner of the house Kingsley



Figure 28: Detail of north gable end, showing decorative timber flying gable end, roughcast stucco, polychrome brickwork and terracotta vent



Figure 29: (Left) The original Federation period front door of Kingsley with fanlights and sidelights



Figure 30: (Left) View along the northern verandah of Kingsley. Note tessellated tiling is recent (though sympathetic to the Federation period of the house). The decorative turned timber verandah posts and timber tongue and groove boarded verandah ceiling are original.



Figure 31: (Left) The northern elevation of the weatherboard clad ensuite built onto the eastern verandah, north of the central gabled bay.



Figure 32: North-eastern corner of the verandah, with garage visible beyond



Figure 33: (Left) the eastern elevation of the weatherboard ensuite built onto the eastern verandah north of the central gabled bay. Note original verandah entry steps remain.



Figure 34: Original entry steps onto eastern verandah north of the central gabled bay. Some cracking is evident.



Figure 35: (Left) view of the eastern elevation central gabled bay, with the ensuite addition at right and the kitchen extension at left. Both of these extensions onto the eastern verandah are lightweight and reversible. The central gabled bay features a decorative timber flying gable end, polychrome brickwork and timber-framed casement windows with arched fanlights.



Figure 36: Kingsley taken from the south-east. The weatherboard kitchen extension onto the eastern verandah, is arrowed. The bay window with its gable end seen here at right is to the Formal dining room (see Figure below).

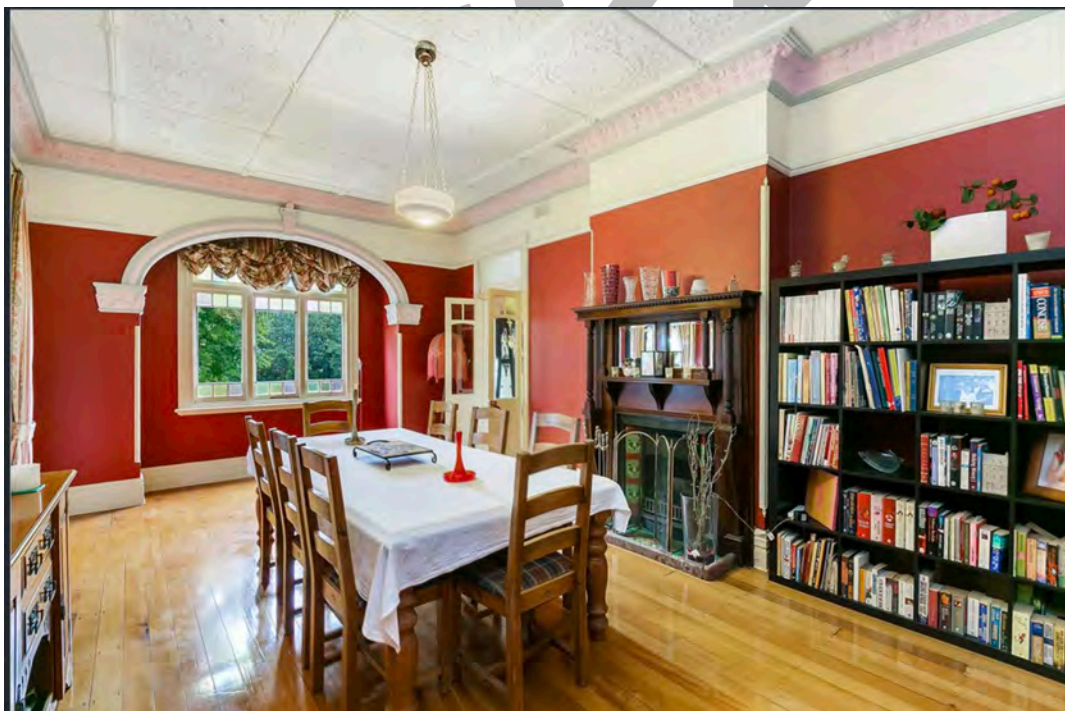


Figure 37: The formal dining room (centre of the east elevation of the house). Note the original decorative plaster panelled ceiling, decorative plaster cornices, picture rail, fireplace mantelpiece with Federation period tiles, timber flooring. The plaster arch draws attention to the bay window at the centre of the east elevation of the house. Image source:www.realestate.com



Figure 38: Southern verandah of the house.



Figure 39: Southern elevation of the house, with the southern verandah to the eastern side at right.



Figure 40: View of southern verandah showing timber flooring.



Figure 41: (Left) View of southern portion of the eastern verandah and the south elevation of the kitchen extension, showing timber flooring to the southern portion of the eastern verandah, and detail of the south elevation of the kitchen extension.



Figure 42: Interior of Bedroom 1 (north-east corner of the house), with original ceiling, cornices, picture rails, marble fireplace mantelpiece and original fireplace tiling. Note original timber panelled french doors and fanlight leading into the ensuite (the ensuite being a weatherboard partial enclosure of the east verandah). Image source: www.realestate.com



Figure 43: Interior of Bedroom 2 (north-west corner of the house), noting original ceiling, cornices, picture rail and (at left) timber fireplace mantelpiece with original fireplace tiling. The plaster arch draws attention to the bay window to the north elevation. Image source: www.realestate.com



Figure 44: Modern kitchen fitout to the south-east corner of the house. Note that utilitarian areas within residences such as kitchens and bathrooms are typically upgraded over time, even within houses which are heritage listed. Image source: www.realestate.com

4.0 COMPARATIVE ANALYSIS

4.1. BASIS OF COMPARATIVE ANALYSIS

A search of the NSW State Heritage Inventory (SHI) for heritage listed houses in the City of Ryde Council area, built between 1890-1915 reveals 24 comparable properties within the area, being brick Federation Queen Anne style houses. These 24 comparable properties within the City of Ryde LGA are illustrated in the table in Attachment 2 to this report.

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

Note that:

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

4.2. CONCLUSION OF COMPARATIVE ANALYSIS

The subject brick Federation Queen Anne style house Kingsley at No. 330 Rowe Street, Eastwood, is a fine representative example of the Federation Queen Anne style and is representative of a small number of houses of this architectural style and type (brick, freestanding), as there are 24 comparable heritage listed houses in Ryde LGA of this style and type, some of which are larger and more elaborate (e.g. 2-storey examples at 37 Pennant Avenue Denistone and Womerah at 31 Trelawney Street Eastwood), and some of which are more modest and simpler in style (e.g. houses at 31 Amiens Street, 71 Regent Street, 3 Tyrell Street), as shown in Attachment 2 to this report.

The house Womerah at 31 Trelawney Street Eastwood has particular comparative relevance as this house was also designed by architect Charles Robert Summerhayes, however was the architect's own residence, likely the reason for the more elaborate nature of Womerah's design. The subject house Kingsley is considered to be:

- Locally rare, as one of only two houses known to have been designed by well-known local architect Charles Robert Summerhayes.
- A fine, substantial representative example of the Federation Queen Anne style of architecture for the Ryde LGA, where such examples are not numerous (only 24 other heritage listed examples in the LGA),
- Of additional local aesthetic significance due to its architectural design.

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1. CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE

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

The criteria used are:

Criterion (a) Historical significance

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

Guidelines for Inclusion:

- Shows evidence of a significant human activity

Not Applicable.

- Is associated with a significant activity or cultural phase

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

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

Not Applicable

Guidelines for Exclusion:

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

Not relevant

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

Not relevant

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

Not relevant. The house is predominantly intact externally, though the site dimensions are a result of a 1938 subdivision and the garden setting has been altered over time.

Types of items which meet criterion (a) include:

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

Not Applicable

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

Not Applicable

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

Not Applicable.

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

Applicable. The physical fabric of the house demonstrates its early history as the residence of an early 20th century entrepreneur and his family.

Criterion (b) Historical Association

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

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

Guidelines for Inclusion:

- Shows evidence of a significant human occupation

Applicable at a local level. The person responsible for commissioning the construction of the house in 1907 was the significant early 20th century Mining engineer and entrepreneur James Vinrace Vale and his wife Adelaide Selina Vale was the property owner. James Vale and his wife and family occupied the property from 1908 till 1912, after which they became pioneer settlers on the NSW central coast (Lake Macquarie area) where they are commemorated with the naming of Vale's Point, Mannering Park.

James Vinrace Vale was a partner in the long standing firm of Vale & Cameron of Castlereagh Street, Sydney (having taken over in the business from his father).

Historical information on the Vale family is included in the Mannering Park Community website, indicating the Vale family was significant to the history of the Mannering Park area.

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

Applicable at a local level. In addition to the historical association with the significant Vale family, the house Kingsley is a locally rare example of the work of prominent local architect (Mayor of Ryde 1911-1912) Charles Robert Summerhayes. Only one other house known to be designed by Summerhayes (being Summerhayes' own house Womerah) is heritage listed in the Ryde LGA (along with shops and park pavilions designed by Summerhayes).

Guidelines for Exclusion:

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

Not applicable. The historical associations of the house with both the Vale family and the architect Charles Robert Summerhayes have been substantiated via historical research outlined in this report.

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

Not relevant. The Vale family are significant to the history of both the Sydney and Lake Macquarie regions: James Vinrace Vale was a mining engineer who was partner in the firm Vale & Cameron operating in the City of Sydney from the late 19th century until 1912, a business with activities frequently reported in newspapers of the time, establishing James

Vinrace Vale as a significant entrepreneur of the period. The 1907 newspaper report of the construction of the house²⁸ also evidences local interest in James Vinrace Vale.

After leaving the Eastwood house, the Vale family were significant pioneers in the Lake Macquarie district (Mannering Park) commemorated in both the naming of Vale's Point, Mannering Park, and in historical information on the Mannering Park Community website, indicating local historical interest in the Vale family.

The architect of the 1907 house, Charles Robert Summerhayes, is a well-known locally significant architect (and later Mayor of Ryde 1911-1912), who was responsible for the design of now heritage listed group of shops at Eastwood (known as Summerhayes buildings), two park pavilions and St Phillips Anglican Church Eastwood, along with being responsible for designing numerous Eastwood residences including his own family residence Womerah (heritage listed).

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

Not relevant. Externally the house is predominantly intact from its period of construction. Changes such as weatherboard enclosures to parts of the east verandah are considered reversible. Internally, based on real estate photos, the house retains its original Federation period details and character including decorative plaster paneled ceilings and timber and marble fireplace mantelpieces.

Types of items which meet this criterion include:

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

Applicable, due to association with Mining Engineer James Vinrace Vale and his family, and architect (designer of the house) Charles Robert Summerhayes.

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

Not Applicable

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

Applicable, as the physical fabric of the house is representative of its design by architect Charles Robert Summerhayes, and its period of occupation by the Vale family.

Criterion (c) Aesthetic/Technical significance

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

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

Guidelines for Inclusion:

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

Applicable at a local level, as the house is a rare known example of a house design by prominent early 20th century local architect Charles Robert Summerhayes, and is a fine representative example of the Federation Queen Anne style of architecture.

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

Not Applicable

²⁸ *Cumberland Argus*, 30 March 1907, p.10.

- Is aesthetically distinctive

Applicable at a local level as a fine example of an architect-designed Federation Queen Anne style residence.

- Has landmark qualities

Not applicable

- Exemplifies a particular taste, style or technology.

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

Guidelines for Exclusion:

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

Not Applicable. The house is a fine example of a house design by prominent early 20th century local architect Charles Robert Summerhayes.

- Has lost its design or technical integrity

Not applicable. The house is predominantly intact externally and internally. Changes are considered relatively minor and/or reversible.

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

Not Applicable.

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

Not Applicable. The history in this report has established the house is the design of prominent local architect Charles Robert Summerhayes.

Types of items which meet this criterion include:

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

Applicable, as the house is a fine example of an architect-designed Federation Queen Anne style house.

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

Not applicable

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

Not applicable

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

Not applicable.

Criterion (d) Social significance

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

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

Guidelines for Inclusion:

- Is important for its associations with an identifiable group

Not applicable/not researched

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

Not applicable/not researched

Guidelines for Exclusion:

- Is only important to the community for amenity reasons

No information available on this point.

- Is retained only in preference to a proposed alternative.

No information available on this point.

Types of items which meet this criterion include:

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

No information available on this point

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

No information available on this point.

and/or

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

No information available on this point.

Items are excluded if:

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

No information available on this point.

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

No information available on this point.

Criterion (e) Research potential

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

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

Guidelines for Inclusion:

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

Not applicable. The site is considered unlikely to have significant archaeological potential.

- Is an important benchmark or reference site or type

Not applicable (see above).

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

Not applicable (see above).

Guidelines for Exclusion:

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

Applicable

- Has little archaeological or research potential

Applicable

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

Applicable

Criterion (f) Rarity

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

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

Guidelines for Inclusion:

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

Not Applicable

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

Not Applicable

- Shows unusually accurate evidence of a significant human activity

Not applicable

- Is the only example of its type

Not applicable, however as the comparative analysis table establishes, the house is one of a small number of examples in the Ryde LGA of Federation Queen Anne style residences. The house is also one of only two houses in Ryde LGA which are known designs of the architect Charles Robert Summerhayes.

- Demonstrates designs or techniques of exceptional interest

Applicable as the house is a rare example (one of only two) of a house known to have been designed by prominent early 20th century local architect Charles Robert Summerhayes.

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

Not applicable

Guidelines for Exclusion:

- Is not rare

Not Applicable, as the house is a locally rare example of a house known to have been designed by prominent local architect Charles Robert Summerhayes.

- Is numerous but under threat

Federation Queen Anne style houses in Ryde are relatively rare (see comparative analysis), and the subject house is under threat (subject to an undetermined Development Application proposing demolition).

Criterion (g) Representativeness

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

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

Guidelines for Inclusion:

- Is a fine example of its type

Applicable. The house is a fine local example of an architect designed Federation Queen Anne style residence.

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

Applicable at a local level as the 1907 house illustrates the principal characteristics of a Federation Queen Anne style house built for a wealthy Sydney entrepreneur of the time.

- Is a significant variation to a class of items.

Applicable as the house is a rare example of a house known to have been designed by prominent local architect Charles Robert Summerhayes.

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

Not applicable

- Is outstanding because of its setting, condition or size

Applicable to some extent as the house is a fine, substantial Federation Queen Anne style house which was originally built on a much larger site. Despite a 1938 subdivision reducing the size of the site, the site dimensions remain larger than those typical in the vicinity.

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

Applicable to some extent as the house is predominantly intact,

Guidelines for Exclusion:

- Is a poor example of its type.

Not applicable. The house is a fine representative example of an architect-designed Federation Queen Anne style house.

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

Not applicable. The house is predominantly intact and exhibits many features of the Federation Queen Anne style.

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

Not applicable, as the house is a representative Federation Queen Anne style house which is not considered a significant variant of the type.

5.2. DETAILED ASSESSMENT OF HERITAGE SIGNIFICANCE

CRITERION (A) HISTORICAL SIGNIFICANCE

Kingsley, built 1907, is of local historical significance as evidence of the early development of the Eastwood area. The house is of local historical significance as the residence of a prominent Sydney entrepreneur and his family from 1908-1912.

Though the site of the house (originally larger) was subdivided in 1938, the current site size and dimensions, and the orientation of the house (with main elevations to east and north) are of historical significance as evidence of the originally much larger original site of the house.

CRITERION (B) HISTORICAL SIGNIFICANCE (ASSOCIATION)

The house has local historical association with its original owners who commissioned the design and construction of the house and resided as the property 1908-1912, James Vinrace Vale, Mining engineer and entrepreneur, and his wife Adelaide Selina Vale (the original property owner). James Vinrace Vale was a prominent early 20th century Sydney mining engineer and entrepreneur (partner in the firm Cameron & Vale of Castlereagh Street, Sydney), whose activities were frequently reported in newspapers of the time, and he and his wife were later pioneers in the Lake Macquarie district, commemorated in the naming of Vale's Point, Mannering Park.

The house has local historical association with its' designer, prominent local architect Charles Robert Summerhayes (1860-1948). Summerhayes was responsible for the Eastwood Heights Estate subdivision, a number of other local subdivisions, the design and overseeing of the construction of 42 residences in Eastwood in the early 20th century, the design of his own (now heritage listed) house Womerah, at Eastwood, the locally heritage-listed Eastwood Park grandstand, Ryde Park Rotunda, St Phillip's Anglican Church .Eastwood, a group of three shops in Rowe Street Eastwood known as "Summerhayes buildings" (name on parapet), and the (now State heritage listed) Holy Trinity Greek Orthodox Church in Bourke Street, Surry Hills. Summerhayes was also Mayor of Ryde 1911-1912.

CRITERION (C) AESTHETIC/TECHNICAL SIGNIFICANCE

The house is of local aesthetic significance as a fine representative architect-designed example of the Federation Queen Anne style, with two main northern and eastern elevations, distinguished by gable ends and verandahs, reflective of the original setting of the house within extensive grounds. The house retains distinctive characteristics of the style including hipped and gabled slate roof with terracotta ridge capping and tall roughcast stuccoed chimneys with brick strapwork and terracotta chimney pots, polychrome brickwork, timber-framed casement windows with fanlights, flying gables to north and east elevations with elaborate timber fretwork decoration, and a wraparound verandah to north and east elevations with elaborate turned timber posts, brackets, frieze and balustrading.

CRITERION (D) SOCIAL SIGNIFICANCE

Not researched.

CRITERION (E) RESEARCH POTENTIAL

Not relevant. The property is considered unlikely to have significant archaeological potential.

CRITERION (F) RARITY

The house Kingsley is locally rare as a house known to have been designed by prominent early 20th century local architect Charles Robert Summerhayes. There is only one other house in the Ryde LGA known to have been designed by Summerhayes, being Summerhayes' own residence, Womerah at 31 Trelawney Street, Eastwood.

CRITERION (G) REPRESENTATIVENESS

The house Kingsley is a fine representative example of an architect-designed Federation Queen Anne style residence.

INTEGRITY

The house is predominantly intact externally (based on site inspection and analysis). The

The house appears predominantly intact internally (based on real estate photos taken prior to April 2017), retaining decorative paneled plaster ceilings and timber and marble fireplace mantelpieces.

5.3. SUMMARY STATEMENT OF SIGNIFICANCE

The house Kingsley, built 1907, and its site are of local historical significance as evidence of the early development of the Eastwood area. The house is of local historical significance as the residence of a prominent Sydney entrepreneur and his family from 1908-1912, and as the work of prominent local architect Charles Robert Summerhayes. Though the site of the house (originally larger) was subdivided in 1938, the current site size and dimensions, and the orientation of the house (with main elevations to east and north) are of historical significance as evidence of the originally much larger site of the house.

The house has local historical association with James Vinrace Vale, mining engineer and entrepreneur, and his wife Adelaide Selina Vale (the original property owner), who commissioned the design and construction of the house and resided at the property 1908-1912. James Vinrace Vale, prominent early 20th century Sydney mining engineer and entrepreneur, was a partner in the firm Cameron & Vale of Castlereagh Street, Sydney, a firm whose activities were frequently reported in newspapers of the time, and he and his wife were later pioneers in the Lake Macquarie district, commemorated in the naming of Vale's Point, Mannering Park.

The house has local historical association with its' designer, prominent local architect Charles Robert Summerhayes (1860-1948). Summerhayes was responsible for the Eastwood Heights Estate subdivision, a number of other local subdivisions, the design and overseeing of the construction of 42 residences in Eastwood in the early 20th century, the design of his own (now heritage listed) house Womerah, at Eastwood, the locally heritage-listed Eastwood Park grandstand, Ryde Park Rotunda, St Phillip's Anglican Church, Eastwood, a group of three shops in Rowe Street Eastwood known as "Summerhayes buildings" (name on parapet), and the (now State heritage listed) Holy Trinity Greek Orthodox Church in Bourke Street, Surry Hills. Summerhayes was also Mayor of Ryde 1911-1912.

The house is of local aesthetic significance as a fine representative architect-designed example of the Federation Queen Anne style, with two main northern and eastern elevations, distinguished by gable ends and verandahs, reflective of the original setting of the house within extensive grounds. The house retains distinctive characteristics of the style including hipped and gabled slate roof with terracotta ridge capping and tall roughcast stuccoed chimneys with brick strapwork and terracotta chimney pots, polychrome brickwork, timber-framed casement

windows with fanlights, flying gables to north and east elevations with elaborate timber fretwork decoration, and a wraparound verandah to north, east and south elevations with elaborate turned timber posts, brackets, frieze and balustrading.

The house is locally rare as a house known to have been designed by prominent early 20th century local architect Charles Robert Summerhayes. There is only one other house in the Ryde LGA known to have been designed by Summerhayes, being Summerhayes' own residence, Womerah.

6.0 CONCLUSION/RECOMMENDATIONS

6.1. COUNCIL ACTIONS

It is recommended that as this report has established the local heritage significance of the property at 330 Rowe Street, Eastwood, the City of Ryde Council proceed with the process of heritage listing the site by amending the Ryde LEP 2014 to include the site as a heritage item under Schedule 5 Part 1: Heritage Items of that LEP.

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

- Ensure the house Kingsley is retained and conserved as part of any future proposals for the site.
- Further subdivision of the site is not supported, as the current site size and dimensions result from a 1938 subdivision and represent the remnants of the originally much larger site of the 1907 house.
- The house was designed with its main elevations being the eastern and northern elevations, with a wraparound verandah to north, east and south, therefore changes to these elevations should be limited, and largely confined to conservation or restoration works.
- To limit impacts on the heritage significance of the house any future additions proposed to the house are:
 - To be designed in accordance with advice from a qualified and experienced heritage architect
 - Preferably located on the southern side, set back from the eastern elevation of the house behind the southern verandah.
- Any future additional elements on the site other than landscaping (for example outbuildings) are to be located away from the main northern and eastern elevations of the house.
- The garage, swimming pool, front fence and current landscaping of the site are not considered significant, allowing for flexibility with regard to these elements.

7.0 ATTACHMENTS

draft

ATTACHMENT 1:

LAND TITLE SEARCH TABLE
FOR 330 ROWE STREET EASTWOOD

draft

Year	Owner
	Earlier titles not searched
1882	<p>24 January</p> <p>Title Certificates Volume 564 Folios 193, 194.</p> <p>519 acres, 2 roods, 20 perches granted to Thomas Bride, James Bain, Sarah Pettit, Zadoc Pettit, and others.</p> <p>Lancelot Edward Threlkeld, John Bennett</p>
1882	<p>19 May</p> <p>Title certificates Volume 578 Folios 184, 185, 186.</p> <p>519 acres, 2 roods, 20 perches subdivided as Deposited Plan 775.</p> <p>Robert Barclay Wallace, Lancelot Edward Threlkeld, John Bennett</p>
1884	<p>11 June</p> <p>Title certificate Volume 698 Folio 198</p> <p>519 acres, 2 roods, 20 perches subdivided as Deposited Plan 775.</p> <p>Robert Barclay Wallace, John Bennett, Josiah Mullens, Esther Jones Threlkeld, George Alfred Lloyd.</p>
1885	<p>22 April</p> <p>Title Certificate Volume 739, Folio 246</p> <p>6 acres, 3 roods, 28.5 perches being Lot F of Deposited Plan 1140.</p> <p>David Banks Carvosso</p>
1902	<p>8 July</p> <p>Title Certificate Volume 1411 Folio 246</p> <p>3 acres 34.75 perches of Lot F of Deposited Plan 1140.</p> <p>Adelaide Selina Vale</p>
1907	<p>10 April Subdivision</p> <p>Title Certificate Volume 1770 Folio 215</p> <p>1 acre, 3 roods, 38.5 perches of Lot F of Deposited Plan 1140</p> <p>Adelaide Selina Vale</p>
1919	<p>11 August</p> <p>Title Certificate Volume 2960 Folio 63.</p> <p>1 acre, 9.5 perches of Lot F of Deposited Plan 1140.</p> <p>Stanley Macleay Rutter</p>

Year	Owner
1937	28 September Transfer C583333 1 acre, 9.5 perches of Lot F of Deposited Plan 1140 Henry Eustace Gordon
1952	28 July Subdivision Title Certificate Volume 6538 Folio 237 1 rood 5.25 perches being Lot 3 of Deposited Plan 18275 Henry Eustace Gordon
1969	24 March Transfer L364247 1 rood 5.25 perches being Lot 3 of Deposited Plan 18275 William Lambert Gordon
1979	2 April Transfer R154815 1 rood 5.25 perches being Lot 3 of Deposited Plan 18275 Stephen John Goodman and Debra Goodman
1982	9 November Transfer T303336 1 rood 5.25 perches being Lot 3 of Deposited Plan 18275 Eric Bevin Atkins and Helen Priscilla Atkins
	Later titles not searched.

ATTACHMENT 2:

COMPARATIVE ANALYSIS TABLE FOR
HOUSE AT
330 ROWE STREET EASTWOOD

draft

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

Item Name	Address	Suburb	Heritage Listing details	Comment
Kingsley	330 Rowe Street	Eastwood	Subject to IHO	Federation Queen Anne style dwelling, brick, single storey, freestanding, on large site, with a slate roof, gable ends facing two elevations, return verandah to east and north elevations. Originally on larger site, subdivided in 1938. Designed by Robert Charles Summerhayes, prominent local architect (Mayor of Ryde 1911-1912). Garden setting compromised by subdivision and later changes. Note that Womerah, Trelawney St Eastwood (see below) is the only other remaining house researched & established as having been designed by Summerhayes, Womerah was Summerhayes' own residence, and more elaborate than Kingsley.



Item Name	Address	Suburb	Heritage Listing details	Comment
87 Bowden Street	87 Bowden Street	Ryde	Ryde LEP 2014 Item No. 222	Federation Queen Anne style dwelling, brick, single storey, freestanding, gable ends to 2 elevations/corner site. Significant garden setting.



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



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



Mahora - Federation Queen Anne style dwelling	30 Clanalpine Street	Eastwood	Ryde LEP 2014 Item No. I201	Federation Queen Anne style dwelling, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
Poynton – Federation Queen Anne style dwelling	25 Commissioners Road	Denistone	Ryde LEP 2014 Item No. I36	Federation Queen Anne style dwelling, brick, single storey with attic, freestanding. Elaborate roof form including entry tower and elaborate chimney to façade.



Federation Queen Anne style dwelling	1 Coronation Avenue	Eastwood	Ryde LEP 2014 Item No. I38	Federation Queen Anne style dwelling, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
Wivenhoe – Federation Queen Anne style house	11 Coronation Avenue	Eastwood	Ryde LEP 2014 Item No. I202	Federation Queen Anne style dwelling, brick, single storey, freestanding



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

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



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



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



Mayfield – Federation style dwelling	281 Morrison Road	Ryde	Ryde LEP 2014 Item No. 177	Federation Queen Anne style dwelling, brick, single storey, freestanding. Unusual due to symmetrical form.
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Item Name	Address	Suburb	Heritage Listing details	Comment
Hazelville - Federation Queen Anne style dwelling	60 Pellisier Road	Putney	Ryde LEP 2014 Item No. I86	Federation Queen Anne style dwelling, brick, single storey, freestanding



Wollondilly - Federation Queen Anne style house and garden	13 Pennant Avenue	Denistone	Ryde LEP 2014 Item No. I90	Federation Queen Anne style dwelling, brick, single storey, freestanding, features a timber-shingled tower
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Item Name	Address	Suburb	Heritage Listing details	Comment
Ben Lomond - Federation Queen Anne style house and garden	37 Pennant Avenue	Denistone	Ryde LEP 2014 Item No. I91	Substantial Federation Queen Anne style dwelling, brick, two storey, freestanding. A grand and elaborate example of the style.



Woolbrook - Federation Queen Anne style dwelling	7 Regent Street	Ryde (or Putney)	Ryde LEP 2010 Item No. 102	Federation Queen Anne style dwelling, brick, single storey, freestanding
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Item Name	Address	Suburb	Heritage Listing details	Comment
Uplands - Federation Queen Anne style house	72 Station Street	West Ryde	Ryde LEP 2014 Item No. I118	Federation Queen Anne style dwelling, brick, single storey, freestanding



Womerah – Federation Queen Anne style dwelling	31 Trelawney Street	Eastwood	Ryde LEP 2014 Item No. I29	Federation Queen Anne style dwelling, brick, two storeys, freestanding. Designed by architect Charles Robert Summerhayes (1860-1948) as his own residence. An elaborate example of the style.
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Item Name	Address	Suburb	Heritage Listing details	Comment
Federation style dwelling	3 Tyrell Street	Gladesville	Ryde LEP 2014 Item No. I135	Federation Queen Anne style dwelling, brick, single storey, freestanding



Federation Queen Anne style houses – Wimble Dale (43) & St Elmo (45)	43 & 45 Wharf Road	Gladesville	Ryde LEP 2014 Item No. I167	Federation Queen Anne style dwellings, brick, single storey, freestanding
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ATTACHMENT 3:

DRAFT
STATE HERITAGE INVENTORY (SHI) FORM
FOR
KINGSLEY, 330 ROWE STREET, EASTWOOD

draft

SHI INVENTORY FORM – WORD VERSION

ITEM

ITEM NO:

ITEM NAME: KINGSLEY

LOCATION: 330 ROWE STREET, EASTWOOD NSW

ALTERNATE ADDRESS:

OTHER/FORMER NAMES: BERRILEE

ITEM TYPE: Built

CATEGORY: Residential

GROUP/COLLECTION: ----

LGA: RYDE

SUMMARY STATEMENT OF SIGNIFICANCE:

The house Kingsley, built 1907, and its site are of local historical significance as evidence of the early development of the Eastwood area. The house is of local historical significance as the residence of a prominent Sydney entrepreneur and his family from 1908-1912, and as the work of prominent local architect Charles Robert Summerhayes. Though the site of the house (originally larger) was subdivided in 1938, the current site size and dimensions, and the orientation of the house (with main elevations to east and north) are of historical significance as evidence of the originally much larger site of the house.

The house has local historical association with James Vinrace Vale, mining engineer and entrepreneur, and his wife Adelaide Selina Vale (the original property owner), who commissioned the design and construction of the house and resided at the property 1908-1912. James Vinrace Vale, prominent early 20th century Sydney mining engineer and entrepreneur, was a partner in the firm Cameron & Vale of Castlereagh Street, Sydney, a firm whose activities were frequently reported in newspapers of the time, and he and his wife were later pioneers in the Lake Macquarie district, commemorated in the naming of Vale's Point, Mannering Park.

The house has local historical association with its' designer, prominent local architect Charles Robert Summerhayes (1860-1948). Summerhayes was responsible for the Eastwood Heights Estate subdivision, a number of other local subdivisions, the design and overseeing of the construction of 42 residences in Eastwood in the early 20th century, the design of his own (now heritage listed) house Womerah, at Eastwood, the locally heritage-listed Eastwood Park grandstand, Ryde Park Rotunda, St Phillip's Anglican Church, Eastwood, a group of three shops in Rowe Street Eastwood known as "Summerhayes buildings" (name on parapet), and the (now State heritage listed) Holy Trinity Greek Orthodox Church in Bourke Street, Surry Hills. Summerhayes was also Mayor of Ryde 1911-1912.

The house is of local aesthetic significance as a fine representative architect-designed example of the Federation Queen Anne style, with two main northern and eastern elevations, distinguished by gable ends and verandahs, reflective of the original setting of the house within extensive grounds. The house retains distinctive characteristics of the style including hipped and gabled slate roof with terracotta ridge capping and tall roughcast stuccoed chimneys with brick strapwork and terracotta chimney pots, polychrome brickwork, timber-framed casement windows with fanlights, flying gables to north and east elevations with elaborate timber fretwork decoration, and a wraparound verandah to north, east and south elevations with elaborate turned timber posts, brackets, frieze and balustrading.

The house is locally rare as a house known to have been designed by prominent early 20th century local architect Charles Robert Summerhayes. There is only one other house in the Ryde LGA known to have been designed by Summerhayes, being Summerhayes' own residence, Womerah.

Assessed Significance: Local

LISTINGS: Currently subject to an Interim Heritage Order (IHO)

LOCATION:

Owner: Private – Individual

LOTS/DPS: Lot 3, DP 18275

BOUNDARIES: The property has the following boundaries: North: Rowe Street; East: shared boundary with 328 Rowe Street; South: shared boundary with No. ; West: boundary to.

DESCRIPTION

DESIGNER:

MAKER/BUILDER:

YEAR STARTED:

YEAR COMPLETED:

CIRCA: YES/NO

PHYSICAL DESCRIPTION:

The house:

The house is a substantially scaled, single-storey detached polychrome brick Federation Queen Anne style dwelling with a hipped and gabled slate roof with terraotta ridge cappings and tall, prominent rendered brick chimneys.

The dwelling has a large rectangular footprint and is of double brick construction with a rendered horizontal band to the base.

It features an asymmetrical composition to the front elevation, with a projecting gabled wing to the front (northern) and side (eastern) elevations. The roof form has interesting geometry and is predominantly hipped, with gablets to the upper portion fronting both side facing roof planes. The roof form translates to gabled planes over the projecting wings. The roof is consistently clad in slate tile and features terracotta ridge capping and decorative finials.

Roof planes are punctuated by four tall slender masonry chimneys which feature roughcast stucco render and a corbelled banding to the top, finished with a single terracotta chimney pot.

The projecting gabled wings feature over-projecting roof planes, creating a shadow effect with the timber fretwork framed by the bargeboards.

Windows are typically multi-pane casements in sets of three to the northern front and eastern side elevations and the window to the front projecting wing features an arched fanlight atop with contrasting brickwork to visually amplify the arched window opening.

A verandah is situated on the northern front and eastern side elevation, terminated on both elevations by the projecting wings. The verandah sits below the main roof form with a broken-back roof plane. Slender part turned timber posts support the verandah roof with a horizontal beam to the upper portion, supporting uniformly spaced timber detailing. The front entry door features sidelights and a fanlight.

The northern side elevation has a symmetrical composition, with the centrally positioned projecting gabled wing flanked by the verandah of mirrored proportions. At the rear, part of

the verandah has been enclosed with a combination of horizontal weatherboard cladding and casement windows, though has the appearance of being early, if not original to the design integrity.

The setting/site:

The house is situated within an established residential streetscape, which is predominantly characterised by single-storey detached style housing, dating from the 1930s or later.

The history of the site has established that the house was originally constructed on a much larger site which was subdivided in 1938 to its present size. The original setting of the house on a larger more extensive site is reflected in the design of the house in having two main elevations (east and north), with the verandah wrapping around the north, east and south sides of the house.

Improvements to the site include a detached double car garage situated forward of the dwelling in the north-eastern front corner of the site. This structure is of masonry construction with a gabled roof form clad in slate tile. Though of contemporary construction, it has been detailed in a manner that closely replicates the form and detailing of the main dwelling.

At the rear of the dwelling in the south-eastern portion of the site is an in-ground swimming pool.

The dwelling is set back from the front boundary and features a generously proportioned front landscaped garden setting with established landscape plantings and grassed lawn.

A timber picket fence delineates the front boundary.

From examination of the 1943 aerial photo of the site (NSW Land & Property Information, Six Maps), these additional elements on the site and the existing plantings are all late 20th century or later, and do not contribute to the significance of the site except in the general manner of providing a landscaped setting for the house.

PHYSICAL CONDITION: Good

MODIFICATION DATE/S: Not known, however a kitchen extension and ensuite have been built onto the eastern verandah in weatherboard, to either side of the central gabled bay. These additions are considered reversible.

FURTHER COMMENTS:

HISTORY

Aboriginal people inhabited the Sydney basin for thousands of years prior to the arrival of Europeans. The northern coastal area of Sydney was home to the Guringai people, western Sydney was home to the Dharug clans, and southern Sydney was inhabited by the Dharawal clans. All clans harvested food from the bush, the harbour and rivers. Self-sufficient and harmonious, they had no need to travel far from their lands, since the resources around them were so abundant, and trade with other tribal groups was well established.

The area now known as Eastwood was home to the Wallumedegal people who lived in the territory bounded by the Lane Cove and Parramatta rivers. They were part of the Dharug group and called their country Wallumetta.

The British arrival in 1788 had a dramatic impact on all of the Sydney clans. Food resources were quickly diminished by the invaders, who had little understanding of the local environment. As a result, the Aboriginal people throughout the Sydney Basin were soon close to starvation.

The Sydney clans fought back against the invaders, but the introduction of diseases from Europe and Asia, most notably smallpox, destroyed over half the population. The clearing of land for settlements and farms displaced local tribes and reduced the availability of natural food resources, leaving Aboriginal people reliant on food and clothing from European settlers (history is based on Beverley McClymont, 'Eastwood', Dictionary of Sydney, 2010).

The land was part of Brush Farm (1807, Gregory Blaxland purchase of an earlier land grants), the subdivision of which began in 1881.

The block of Rowe Street between Wentworth and Darvell Streets remained unsubdivided when it was purchased in 1885 by David Banks Carvosso (LPI Vol.739, Folio 246, 22 April, 18850. Master of the *Illawarra*, a three-masted iron clipper which carried passengers between Sydney and London, Carvosso had married in 1878 and owned a house in Stanmore, although his wife Stephanie frequently accompanied him at sea. Carvosso became the owner of the block bounded by Rowe, Darvall, Blaxland and Wentworth streets, an area of 2.82 hectares (6 acres, 3 roods and 34 perches), part F of Deposited Plan 1140.

Captain Carvosso sold the land in 1901 after retiring from the sea; any plans he may have had to build at Eastwood were presumably ended by the ill-health which led to his death in 1903.¹ The new owner was Adelaide Selina Vale, wife of mining engineer James Vinrace Vale, who already owned a cottage on Rowe Street (*Australian Star*, 18 April, 1903, p.7).

James Vinrace Vale (1868-1955) was the son of Stephen Vale, a Cornish mining engineer who came to Australia to manage a copper mine in South Australia. He later managed another copper mine in the Hunter Valley and set up business as an assayer and engineer in Sydney. James Vale qualified as an assayer, analytical chemist, steam and mining engineer, and took over his father's business, practising as Vale and Cameron, assayers and mining engineers, at 20 Castlereagh Street, Sydney (*James Vinrace Vale junior, 'Pioneering days at Vales Point', Mannering Park Community Website*, <http://manneringpark.nsw.au/history/>). Vale managed gold mines at Carcoar, Gloucester, Mandurama and Millthorpe as well as copper mines at Orange Plains and Mount Bulga.

Early in 1907 the *Cumberland Argus* reported:

'PROGRESS—Mr. J.V.Vale, mining engineer of Sydney, is having a fine modern villa residence erected for his own occupation at the corner of Rowe-street and Darvall-road'. (*Cumberland Argus*, 30 March 1907, p.10)

A few months earlier contracts had been let for Rowe Street residences:

'CONTRACTS. During last week the following additional contracts were let - ...Eastwood -erection of three brick cottages in Rowe street Mr C R Summerhayes, architect, Mr Walter Summerhayes, builder. (*Cumberland Argus*, 30 March 1907, p.10)

According to *Sands* in 1907 only three residences occupied Rowe Street between Blaxland Road and Darvall Road. In 1908 *Sands* listed five houses, including James Vales' between Wentworth and Darvall, indicating that the new house was one of those built to the design of Charles Robert Summerhayes (1860-1948), Eastwood's most prominent architect, and designer of more than forty residences in the new suburb, including his own house Womerah.

Stanmore builder Walter Summerhayes was one of Charles Summerhayes' several siblings, and a builder he contracted regularly.

When rated in 1924, the Vales' house, named Kingsley, was described as a double-fronted brick house of six rooms, kitchen and outhouse, under a slate roof.

The Water Board survey of Eastwood for 1937 depicts the footprint of the house with verandas on three sides, alone on the large block apart from a distant outbuilding, no doubt originally a stables, as the Vales had owned horses for their buggy, sulky and phaeton.

The house was orientated towards its extensive eastern lawn, as depicted in the 1910 photo of the house (*Mannering Park Community Website*, <http://manneringpark.nsw.au/history/>) with the Vale family enjoying the veranda.

James Vale's business took him away from his wife and four children for lengthy periods, which may have been an element in his decision in 1911 to retire from the mining industry. In addition, Vale had been involved in two lengthy legal disputes regarding the Mount Bulga mine near Orange, including a civil action for unpaid fees (*Newcastle Herald*, 9 March 1910, p.4; *Daily Telegraph*, 29 May 1909, p.18). Vale and his family moved to what is now Vales Point at Lake Macquarie where James Vale purchased 720 acres (291 hectares) of bush, established a saw mill and grazed cattle.

According to the title documents, James and Adelaide Vale did not require a mortgage to finance their new house, although they did sell the southern part of their land, remaining sole owners of the 8055 square metres of land between Darvall Road and Wentworth Streets until 1919 when the house and 4287 square metres of land was sold to dentist Stanley Macleay Rutter (*Newcastle Herald*, 9 March 1910, p.4; *Daily Telegraph*, 29 May 1909, p.18). Rutter and family had been renting Kingsley since 1912:

'RUTTER.—October 1, at Kingsley, Eastwood, to Mr. and Mrs. Stanley Rutter—a son'. (*Sydney Morning Herald*, 9 November 1912, p.20)

At the same time the remaining 3762 square metres of land between Kingsley and Wentworth Street was sold to Eastwood builder Sidney Halfide Symons, who divided this land into five building lots (*Sydney Morning Herald*, 9 November 1912, p.20).

Stanley Macleay Rutter studied dentistry in Sydney before practising at Mudgee in northern NSW for some years. He married Ethel Mary Harper in 1904 and returned to Sydney in 1911 shortly before he and several members of his family changed their surname by deed poll to Rutter (*Sydney Mail*, 13 April, 1904, p.953; NSW Government Gazette, 14 February 1912, p.1213.). The Rutter family lived at Kingsley until 1937, before selling to local estate agent Henry Eustace Gordon, who had the property subdivided and retitled as Deposited Plan 18275 (25 February 1938). Kingsley now occupied the largest of five lots, four facing Rowe Street with one facing Darvall Road.

The 1943 aerial survey photo (NSW LPI Six Maps) reveals that the neighbouring Rowe Street lots were already occupied by houses by this time.

Henry Gordon had been a car dealer before going into real estate with Norman Paul, running their business Paul and Gordon from Hillview Road, Eastwood. Gordon lived with his wife Amelia and family at Kingsley until his death in 1968. The property then passed to their son William Lambert Gordon, also an estate agent, although the house was rented out for some of the following decade until sold out of the Gordon family in 1979 (LPI Transfers L364247, 21 May 1969; R154815, 2 April 1979.). When offered again for sale in 1982 the house was described as 'tastefully restored and renovated to former elegance', including 'renovated bathroom' (*Sydney Morning Herald*, 9 November 1912, p.20).

When offered for sale in March 2017, the house was known as "Berrilee" and described as "located in one of Eastwood's most prized and convenient streets...sympathetically blending classic federation architecture with contemporary elegance." (www.realestate.com).

HISTORIC THEMES:

National Theme	State Theme	Local Theme
Developing Cultural Life	Creative endeavour	Federation Queen Anne style house design by well-known local architect Charles Robert Summerhayes

National Theme	State Theme	Local Theme
Marking the phases of life	Persons	Historical association with original house owner James Vinrace Vale & family and with designer architect Charles Robert Summerhayes
Settlement	Accommodation	
Settlement	Towns, Suburbs and villages	Early development of Eastwood
Settlement	Land Tenure	Remnant of an originally much larger site

Owner: Private- Individual

Current Use/s: Residence

Former Use/s: Residence

ASSESSMENT

SHR Criterion (a) Historical:

Kingsley, built 1907, is of local historical significance as evidence of the early development of the Eastwood area. The house is of local historical significance as the residence of a prominent Sydney entrepreneur and his family from 1908-1912.

Though the site of the house (originally larger) was subdivided in 1938, the current site size and dimensions, and the orientation of the house (with main elevations to east and north) are of historical significance as evidence of the originally much larger original site of the house.

SHR Criterion (b) Historical Association:

The house has local historical association with its original owners who commissioned the design and construction of the house and resided as the property 1908-1912, James Vinrace Vale, Mining engineer and entrepreneur, and his wife Adelaide Selina Vale (the original property owner). James Vinrace Vale was a prominent early 20th century Sydney mining engineer and entrepreneur (partner in the firm Cameron & Vale of Castlereagh Street, Sydney), whose activities were frequently reported in newspapers of the time, and he and his wife were later pioneers in the Lake Macquarie district, commemorated in the naming of Vale's Point, Mannering Park.

The house has local historical association with its' designer, prominent local architect Charles Robert Summerhayes (1860-1948). Summerhayes was responsible for the Eastwood Heights Estate subdivision, a number of other local subdivisions, the design and overseeing of the construction of 42 residences in Eastwood in the early 20th century, the design of his own (now heritage listed) house Womerah, at Eastwood, the locally heritage-listed Eastwood Park grandstand, Ryde Park Rotunda, St Phillip's Anglican Church .Eastwood, a group of three shops in Rowe Street Eastwood known as "Summerhayes buildings" (name on parapet), and the (now State heritage listed) Holy Trinity Greek Orthodox Church in Bourke Street, Surry Hills. Summerhayes was also Mayor of Ryde 1911-1912.

SHR Criterion (c) Aesthetic/Technical:

The house is of local aesthetic significance as a fine representative architect-designed example of the Federation Queen Anne style, with two main northern and eastern elevations, distinguished by gable ends and verandahs, reflective of the original setting of the house within extensive grounds. The house retains distinctive characteristics of the style including hipped and gabled slate roof with terracotta ridge capping and tall roughcast stuccoed chimneys with brick strapwork and terracotta chimney pots, polychrome brickwork, timber-framed casement windows with fanlights, flying gables to north and east elevations with elaborate timber fretwork decoration, and a wraparound verandah to north and east elevations with elaborate turned timber posts, brackets, frieze and balustrading.

SHR Criterion (d) Social:

Not relevant

SHR Criterion (e) Research:

Not relevant

SHR Criterion (f) Rarity:

The house Kingsley is locally rare as a house known to have been designed by prominent early 20th century local architect Charles Robert Summerhayes. There is only one other house in the Ryde LGA known to have been designed by Summerhayes, being Summerhayes' own residence, Womerah at 31 Trelawney Street, Eastwood.

SHR Criterion (g) Representative:

The house Kingsley is a fine representative example of an architect-designed Federation Queen Anne style residence.

Integrity/Intactness:

The house is predominantly intact externally (based on site inspection and analysis).

The house appears predominantly intact internally (based on real estate photos taken prior to April 2017), retaining decorative paneled plaster ceilings and timber and marble fireplace mantelpieces.

Assessed Significance: Local

REFERENCES

REFERENCES USED FOR THIS ITEM

Author:	Dr. Charles Pickett
Title:	History prepared for Kingsley 330 Rowe Street Eastwood Heritage Assessment by Paul Davies Pty Ltd for City of Ryde Council, January 2018
Year:	2018
Publisher:	
Page Nos:	

Repository: City of Ryde
Type of info: written/ /photograph
Client Name: City of Ryde Council

Author: Paul Davies Pty Ltd
Title: Kingsley, 330 Rowe Street Eastwood Heritage Assessment by Paul Davies Pty Ltd for City of Ryde Council, January 2018
Year: 2018
Publisher:
Page Nos:
Repository: City of Ryde
Type of info: written/ /photograph
Client Name: City of Ryde Council

HERITAGE STUDIES WHICH INCLUDE THIS ITEM:

Study Author: Jennifer Hill
Study Title: *City of Ryde Heritage Review*
Year: 2009
Number in Study:

ADMIN

MANAGEMENT CATEGORY AND TYPE:

Statutory Instrument: list on a Local Environmental Plan

RECOMMENDED MANAGEMENT:

- Ensure the house Kingsley is retained and conserved as part of any future proposals for the site.
- Further subdivision of the site is not supported, as the current site size and dimensions result from a 1938 subdivision and represent the remnants of the originally much larger site of the 1907 house.
- The house was designed with its main elevations being the eastern and northern elevations, with a wraparound verandah to north, east and south, therefore changes to these elevations should be limited, and largely confined to conservation or restoration works.
- To limit impacts on the heritage significance of the house any future additions proposed to the house are:
 - To be designed in accordance with advice from a qualified and experienced heritage architect
 - Preferably located on the southern side, set back from the eastern elevation of the house behind the southern verandah.
- Any future additional elements on the site other than landscaping (for example outbuildings) are to be located away from the main northern and eastern elevations of the house.

- The garage, swimming pool, front fence and current landscaping of the site are not considered significant, allowing for flexibility with regard to these elements.

IMAGES

Image type	Photograph
Image Caption	Recent satellite image of location of 330 Rowe Street Eastwood (outlined in red, shaded yellow)
Thumbnail Caption	Recent satellite image of location of 330 Rowe Street Eastwood (outlined in red, shaded yellow)
Image Number	
Image by	NSW LPI
Image date	2017
Image copyright	NSW LPI
Image filename	
Thumbnail filename	



Image type	Photograph
Image Caption	1943 aerial photo of 330 Rowe Street Eastwood (outlined in red, shaded yellow)
Thumbnail Caption	1943 aerial photo of 330 Rowe Street Eastwood (outlined in red, shaded yellow)
Image Number	
Image by	NSW LPI
Image date	1943
Image copyright	NSW LPI
Image filename	
Thumbnail filename	



Image type	Photograph
Image Caption	East and north elevations of Kingsley, 330 Rowe Street Eastwood in 1910, with Vale family on the verandah
Thumbnail Caption	East and north elevations of Kingsley, 330 Rowe Street Eastwood in 1910, with Vale family on the verandah
Image Number	
Image by	Not known (Edward Stinson's photograph collection, Mannering Park Community website)
Image date	1910
Image copyright	Edward Stinson's photograph collection, Mannering Park Community website
Image filename	
Thumbnail filename	



Image type	Photograph
Image Caption	Original owners of Kingsley, Mining engineer and entrepreneur James Vinrace Vale and his wife Adelaide Selina Vale
Thumbnail Caption	Original owners of Kingsley, James Vinrace Vale and his wife Adelaide Selina Vale
Image Number	
Image by	Mannering Park Community website, Edward Stinson's photograph collection
Image date	
Image copyright	Mannering Park Community website, Edward Stinson's photograph collection
Image filename	
Thumbnail filename	



Image type	Photograph
Image Caption	North elevation to Rowe Street, Kingsley, 330 Rowe Street
Thumbnail Caption	North elevation to Rowe Street, Kingsley, 330 Rowe Street
Image Number	
Image by	Paul Davies Pty Ltd
Image date	17/1/2018
Image copyright	Paul Davies Pty Ltd & City of Ryde Council
Image filename	
Thumbnail filename	



Image type	Photograph
Image Caption	Detail of north gable end, Kingsley, 330 Rowe Street
Thumbnail Caption	Detail of north gable end, Kingsley, 330 Rowe Street
Image Number	
Image by	Paul Davies Pty Ltd
Image date	17/1/2018
Image copyright	
Image filename	
Thumbnail filename	



Image type	Photograph
Image Caption	Detail of front door, fanlights, sidelights, Kingsley, 330 Rowe Street
Thumbnail Caption	Detail of front door, fanlights, sidelights, Kingsley, 330 Rowe Street
Image Number	
Image by	Paul Davies Pty Ltd
Image date	17/1/2018
Image copyright	Paul Davies Pty Ltd & City of Ryde Council
Image filename	
Thumbnail filename	

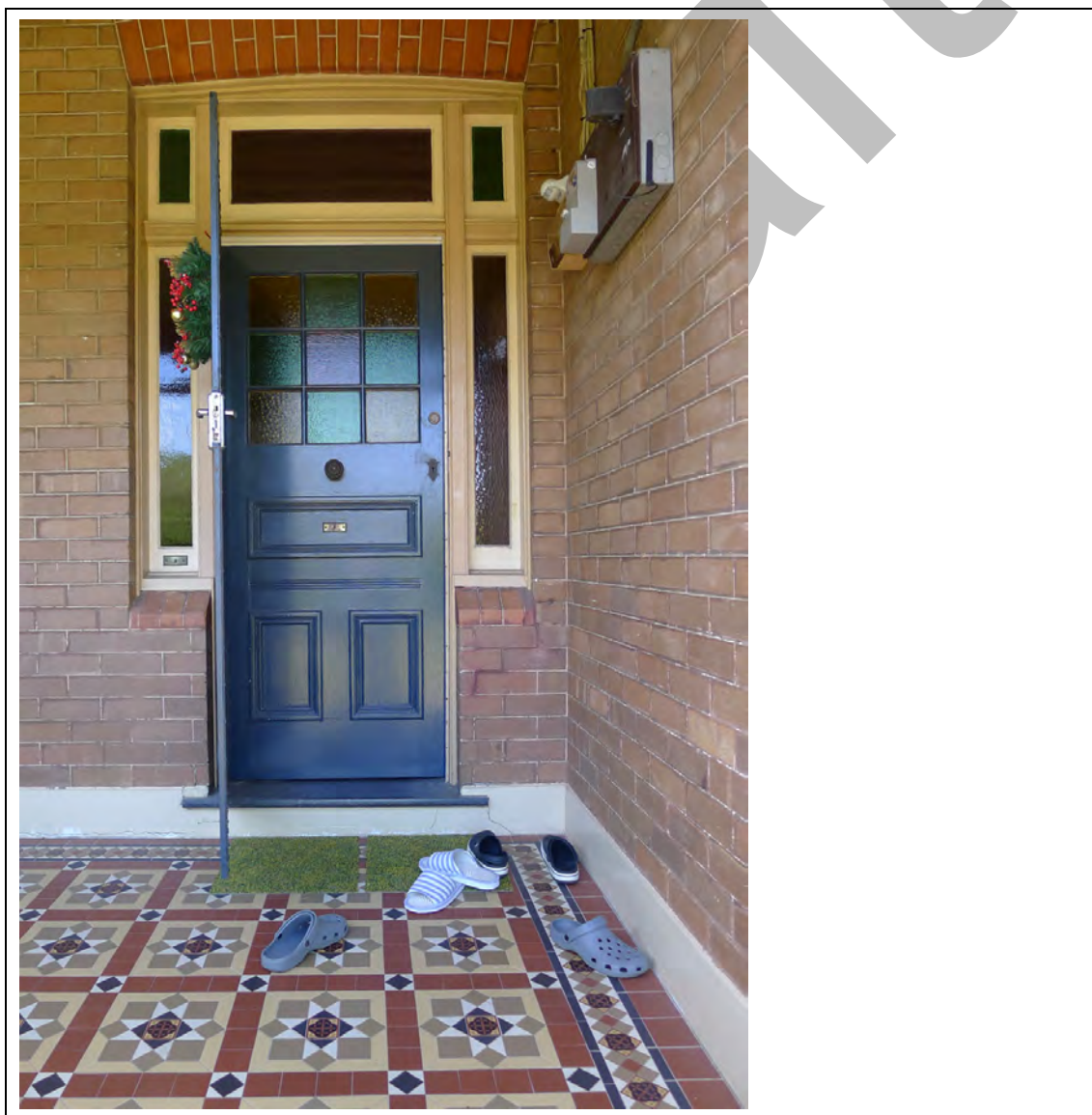


Image type	Photograph
Image Caption	North verandah, Kingsley, 330 Rowe Street
Thumbnail Caption	North verandah, Kingsley, 330 Rowe Street
Image Number	
Image by	Paul Davies Pty Ltd
Image date	17/1/2018
Image copyright	Paul Davies Pty Ltd & City of Ryde Council
Image filename	
Thumbnail filename	



Image type	Photograph
Image Caption	Central section of east elevation, with east gable end and eastern extension onto the verandah, 330 Rowe Street
Thumbnail Caption	Central section of east elevation, with east gable end and eastern extension onto the verandah, 330 Rowe Street
Image Number	
Image by	Paul Davies Pty Ltd
Image date	17/1/2018
Image copyright	Paul Davies Pty Ltd & City of Ryde Council
Image filename	
Thumbnail filename	



Image type	Photograph
Image Caption	Southern end of East elevation, showing kitchen extension onto east verandah, southern end of east verandah, 330 Rowe Street
Thumbnail Caption	Southern end of East elevation, showing kitchen extension onto east verandah, southern end of east verandah, 330 Rowe Street
Image Number	
Image by	Paul Davies Pty Ltd
Image date	17/1/2018
Image copyright	Paul Davies Pty Ltd & City of Ryde Council
Image filename	
Thumbnail filename	



Image type	Photograph
Image Caption	South elevation of the house at 330 Rowe Street
Thumbnail Caption	South elevation of the house at 330 Rowe Street
Image Number	
Image by	Paul Davies Pty Ltd
Image date	17/1/2018
Image copyright	Paul Davies Pty Ltd & City of Ryde Council
Image filename	
Thumbnail filename	

