

Contributory Items

Heritage Data Form

ITEM DETAILS					
Name of Item	Federation Bungalow style cottage				
Other Name/s Former Name/s	Stratford				
Item type (if known)	Built				
Item group (if known)	Residential Buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	15				
Street name	Clanalpine Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 50 DP4231				
Location - Lat/long	Latitude	-33.793950		Longitude	151.079641
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 15 Clanalpine Street, Eastwood, is a good example of an intact single-storey face brick Federation Arts and Crafts style dwelling. It is representative of the predominant typology of residential development in Eastwood at the beginning of the twentieth century. It is historically significant as one of a collection of surviving houses built on an early subdivision of the Darvall Estate in 1904. It retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The house is a single-storey asymmetrical dwelling, with masonry walls and a hipped and gabled tiled roof with a projecting gable facing the street. The house appears to have retained a significant amount of its original architectural characteristics and stylistic elements. The external walls are red face brick on rendered foundations, with roughcast render, timber battening and a louvred vent to the projecting gable.</p> <p>The front verandah features square timber posts set into brick and stone piers and a decorative timber barge board with cut-out motifs. Windows are timber framed casement windows in sets of three, with coloured glass bottom panes and fan lights. These appear to be original. The projecting gable has a timber shingled window hood supported by timber brackets.</p> <p>The property has a low timber picket fence and a small garden with several trees growing along the boundaries. The dwelling is set within a streetscape of houses of similar scale and style.</p> <p>A carport with a corrugated roof has been constructed to the side of the house in a similar style to the house, featuring the same timber battening detail.</p>					
Physical condition and Archaeological potential	<p>The dwelling is in good condition. The carport has been designed to match the style of the house and does not detract from the presentation of the dwelling to the street. The condition of the interior is unknown.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1907	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	<p>A carport has been added to the side of the dwelling (date unknown). This has little impact on the house as it is of a similar design and style and set behind the front building line.</p> <p>The building originally had a slate roof as described in land valuations c.1924.</p>					
Further comments						

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HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be

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	<p>constructed of brick or stone with a roof of slate, tiles or shingles.</p> <p>William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>Clanalpine Street was formed as part of a subdivision of the Darvall Estate in 1902. The subject site is part of the subdivision of land on the northern side of the street at this time .Mary Trotter was the first person to purchase land from this subdivision in 1904, although the Sands Directory does not indicate any houses or residents until 1907 (one person) and then three residents in 1908. The 1913 entry shows five residents in this part of the street. The dwelling at 15 Clanalpine Street was constructed before 1924, as it appears in land valuations from this time describing it as a five-room brick cottage with a slate roof, owned at this point by Sarah Knibb.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling is of historical significance as evidence of the first subdivision of the Darvall Estate, and as evidence of the early suburban development of Eastwood which was dramatically shaped by these subdivisions. The building demonstrates a distinct architectural typology that would have once been common in the Eastwood area due to the significant amount of development occurring there between 1909 and 1920.</p> <p>This dwelling is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey face brick dwelling exhibiting fine characteristics of the Federation Arts and Crafts style. It has a strong street presentation. It has many original elements, including its timber framed casement windows with coloured glass fanlights, a verandah with decorative timber barge boards, and roughcast rendered detailing and timber battening to the gable end. The original dwelling is largely intact and later sympathetic modifications do not detract from its aesthetic qualities.</p> <p>The building is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a well-maintained, intact example of a Federation style dwelling in the Ryde local government area. It has a number of elements that are typical of a Federation style dwelling, such as its windows, verandah and roof. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling at 15 Clanalpine Street represents the principal characteristics of a typology of Federation houses once common in the local area. It is a fine example of its type and displays a number of original architectural characteristics that remain intact. It is located within a street with at least six other similar Federation style dwellings. Together they provide evidence of a style of house that would have been very common in the Eastwood area and provides evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The property retains a high level of integrity. It has been subject to few changes visible from the street, with the exception being the addition of a carport built to the side of the dwelling. Comparison of historic and current aerial photography indicates that very little external changes have occurred since the 1940s.</p> <p>The house retains several style indicators that are identified with Federation style dwellings.</p>

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HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	
Heritage Study	Garry Stanley, City of Ryde Council	City of Ryde Heritage Study	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>If the Summerhayes HCA does not proceed, it should be included as a heritage item of local significance on Schedule 5 of the LEP.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Study	Year of study or report	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

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IMAGES - 1 per page

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

Image caption	15 Clanalpine Street, Eastwood—view from footpath.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

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

Image caption	15 Clanalpine Street, Eastwood, as viewed from the street.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

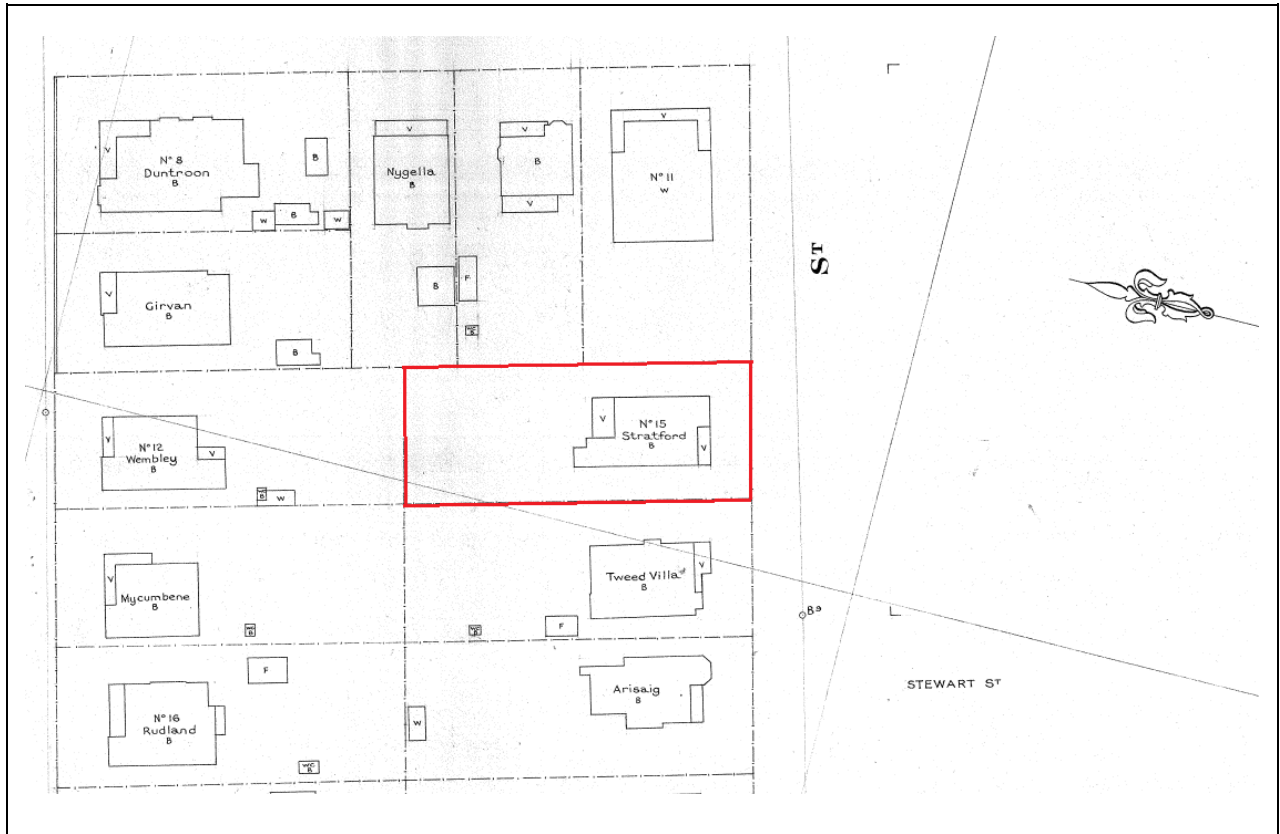


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IMAGES - 1 per page

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

Image caption	15 Clanalpine Street, Eastwood, outlined on this sewer diagram.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



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IMAGES - 1 per page

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

Image caption	Historic aerial photograph of 15 Clanalpine Street, Eastwood, showing current lot boundaries.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange

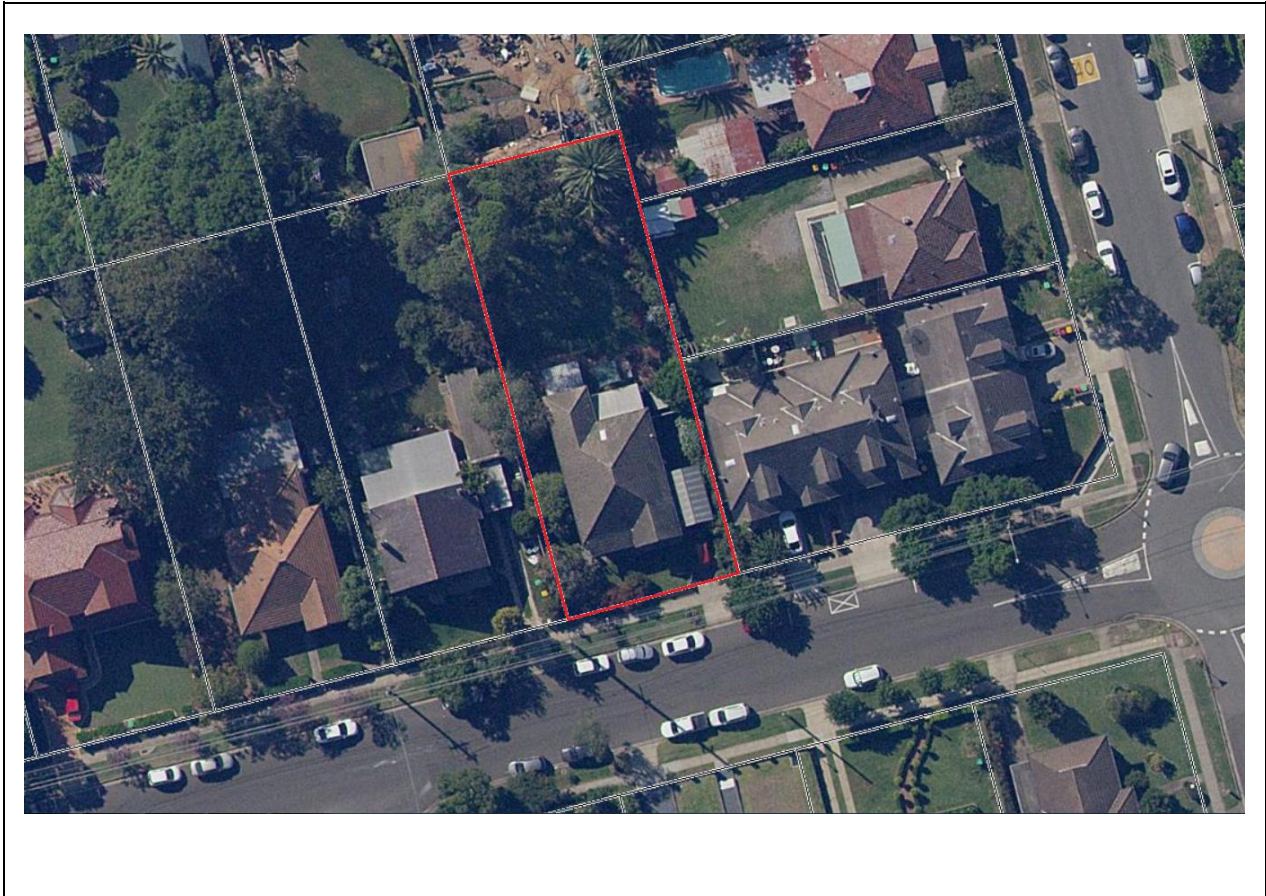


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IMAGES - 1 per page

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

Image caption	Aerial photograph of 15 Clanalpine Street, Eastwood, showing current lot boundaries.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



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ITEM DETAILS					
Name of Item	Late Federation period cottage				
Other Name/s Former Name/s	Arisaig				
Item type (if known)	Built				
Item group (if known)	Residential Buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	19				
Street name	Clanalpine Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 48 DP4231				
Location - Lat/long	Latitude	-33.794021		Longitude	151.079239
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 19 Clanalpine Street is an example of a modified Federation Bungalow and demonstrates qualities of a particular building typology that was once predominant in the area. The dwelling was constructed as part of the 1904 subdivision of the Darvall Estate and is part of a group of similarly styled buildings on Clanalpine Street which represents a distinct period of development in Eastwood. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The dwelling at 19 Clanalpine Street is a single-storey Federation bungalow with face brick walls and a terracotta tiled roof. It has an asymmetrical form with hipped and gabled roof. The house appears to have undergone significant maintenance work, evident through recent tuckpointing, including modifications to the front façade.</p> <p>The external walls are of warm red face brickwork, with contrasting liver brick courses above and below the external windows. The gable end is rendered with painted timber battening. The roof is tiled with terracotta Marseilles patterned tiles. There are decorative terracotta finials at the apex of the roof and gable. Historic aerial imagery suggests that the house has lost its original chimneys.</p> <p>The projecting gable element is faceted with narrow hung windows to each side. Windows appear to be timber framed with modern flyscreens applied to the exterior. This bay does not appear to be original and may have been modified from a simpler gabled form.</p> <p>The front porch is located to the side of the verandah and features simple square timber posts, shaped painted timber brackets and a timber valance. The porch was originally located at the front only, but has now been extended and wraps around the corner of the dwelling.</p> <p>A low picket fence marks the front boundary and stands in front of a low hedge, with a timber gate in the centre. The fence is the same colour as the wooden joinery of the verandah. A carport with a corrugated roof has been added at the side of the dwelling.</p> <p>A skillion roofed addition is located at the rear.</p>					
Physical condition and Archaeological potential	<p>This house is in a good condition but has been modified with a new side verandah, changes to the form of the projecting bay and alterations to original brickwork. The condition of the interior is unknown.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	c.1910s	Finish year	By 1922	Circa	<input type="checkbox"/>
Modifications and dates	The house retains its original form but has been modified with a new side verandah, changes to the form of the projecting bay and alterations to original brickwork. It has a carport to one side and a skillion roof addition at the rear.					
Further comments						

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HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles.

William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

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	<p>were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>Clanalpine Street was formed as part of a subdivision of the Darvall Estate in 1902. The subject site is part of the subdivision of land on the northern side of the street at this time (the southern side was subdivided in 1907). The first lot to be sold in the street was its neighbour at 17 Clanalpine Street, by Mary Trotter in 1904, although the Sands Directory does not indicate any houses or residents until 1907 (one person) and then three residents in 1908. The 1913 entry shows five residents in this part of the street. It is known that the dwelling at 19 Clanalpine Street was constructed by 1922, as an obituary for Lucy Catherine Sudlow of Arisaig appeared in the <i>Daily Telegraph</i> in July that year.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This dwelling is evidence of the subdivision of the first Darvall Estate, an estate owned by the Darvalls, who were significant landowners in the area. This dwelling is an example of a particular style of residential dwelling from the early twentieth century, a style that would have been plentiful then due to the large amount of land released at the time. The building demonstrates a distinct architectural typology that would have once been common in the Eastwood area due to the large number of subdivisions occurring in the area between 1809 and 1920.</p> <p>This dwelling is considered to be significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey face brick dwelling that exhibits characteristics of the Federation style and has a strong street presentation. It has many original elements, including its timber framed windows, a verandah with ornamental woodworking, and a hipped tile roof. The original dwelling has been modified at the front with loss of its overall integrity.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>No. 19 Clanalpine Street is a modified Federation style dwelling with a number of elements that are typical of a Federation style dwelling. The dwelling sits in a street with a number of other Federation style dwellings and is not the only example of its type in the area. It does provide evidence of a style of house that would have been very common in the Eastwood area as well as evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Representativeness SHR criteria (g)	<p>The house at 19 Clanalpine Street represents the principal characteristics of a typology of Federation houses once common in the local area. It displays a number of original architectural characteristics but has been modified with loss of integrity resulting.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Integrity	<p>The house at 19 Clanalpine Street is a modified Federation style residential dwelling. This house retains a number of style indicators that are identified with Federation style dwellings. However, modifications to the front of the dwelling have resulted in a loss of overall integrity.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	
Heritage Study	Garry Stanley, City of Ryde Council	City of Ryde Heritage Study	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>It does not reach the threshold for inclusion as a heritage item of local significance on Schedule 5 of the LEP.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Study	Year of study or report	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

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IMAGES - 1 per page

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

Image caption	19 Clanalpine Street, Eastwood—view from footpath.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

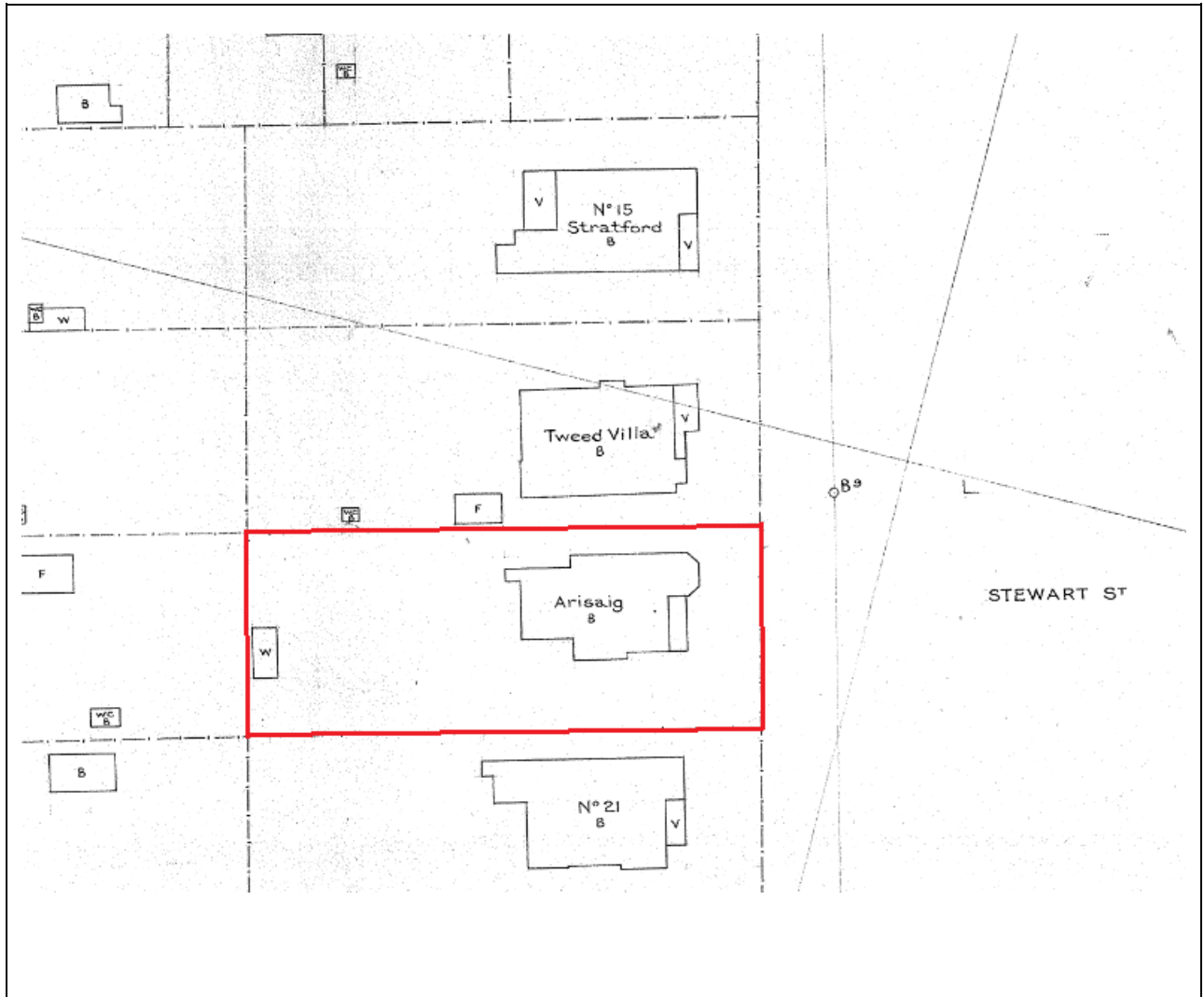


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IMAGES - 1 per page

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

Image caption	19 Clanalpine Street, Eastwood—visible on this sewer diagram.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



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IMAGES - 1 per page

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

Image caption	Historical aerial photography of 19 Clanalpine Street, Eastwood, with current lot boundaries shown.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



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IMAGES - 1 per page

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

Image caption	Aerial photography of 19 Clanalpine Street, Eastwood, with current lot boundaries shown.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS					
Name of Item	Federation House				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Residential Buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	22				
Street name	Clanalpine Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 1 DP104822				
Location - Lat/long	Latitude	-33.794388		Longitude	151.080046
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The house at 22 Clanalpine Street has cultural heritage significance at a local level as a good example of an intact brick Federation dwelling, representative of residential development in Eastwood at the beginning of the twentieth century. The dwelling was constructed as a part of the 1915 second subdivision of the Darvall Estate. The dwelling represents a distinct stage of development of the early development of Eastwood and the surrounding area. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unkown					
Physical Description	<p>The house at 22 Clanalpine Street is a single-storey double fronted brick Federation Bungalow dwelling with a steep pitched terracotta tiled roof and Arts and Crafts details. The house has a symmetrical form with projecting bays to the front and sides. The walls are face brick. The dwelling has a projecting bay window at the front with a decorative gable end and awning roof over the windows. A deep verandah wraps partially around the front and side of the house. The verandah has pairs of timber posts on splayed brick piers and decorative timber fretwork. Gable ends are rendered with timber battens. Windows are timber frame double hung sashes, some with leadlight lower panes.</p> <p>The house is set within a formal garden with lawns and hedging. Garden beds are defined by brick edging. The front fence is a face brick wall with rounded soldier course and hedging between brick piers with sandstone coping. Although it is a recent addition, the fence complements the style and traditional setting of the house.</p> <p>A garage is located at the side of the dwelling at the rear of the property, designed to complement the house. It has a concrete strip driveway. A dormer is visible at the side, indicating a later roof addition. The roof addition is located within an extension of the main ridge to the rear. It does not alter the original form of the dwelling as viewed from the street.</p>					
Physical condition and Archaeological potential	<p>The house and garden appear to be in excellent condition. The house has retained its original form and most of its original Federation features. Modifications are not visible from the street. The condition of the interior is unknown.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1907	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	New brick front fence. Roof addition within an extension of the main ridge, with dormer window set at the rear. Garage at the side of the house at the rear of the property. Brick garden edging.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles.

William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

Heritage Data Form

	<p>were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>The land that 22 Clanalpine Street sits on was sold in the second Darvall Estate subdivision in 1915. Land titles indicate that Rosa Ann F. was the first owner of the land in 1912. The 1924 Land Valuation identifies the dwelling as a brick cottage with six rooms and a tiled roof. Robert Moorhead was identified as the owner.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This dwelling, built c.1907, demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. It is evidence of the subdivision of the second Darvall Estate, an estate owned by the Darvalls, who were significant landowners in the area. This dwelling is an example of the Federation Bungalow style dwelling from the early twentieth century.</p> <p>This dwelling is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling at 22 Clanalpine Street is a good example of an intact Federation Arts and Crafts bungalow. It retains its original form and many original Federation features, including decorative timber joinery, timber framed windows with leadlight panes, and a corner verandah with Arts and Craft details. It has a strong street presentation and has retained its formal garden setting. The house is largely unmodified.</p> <p>The building is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling at 22 Clanalpine Street is a fine example of a Federation Arts and Crafts bungalow from the early twentieth century. It has a number of elements that are typical of a Federation style dwelling, such as its windows, verandah and roof. The dwelling is located within a street with at least six other Federation style dwellings but this property is a better and more intact example.</p> <p>This dwelling is considered significant at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The house at 22 Clanalpine Street represents the principal characteristics of a typology of Federation houses once common in the local area. It is a fine example of its type and displays a number of original architectural characteristics that have remained intact.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The house at 22 Clanalpine Street has retained a high level of integrity. No visible modifications have been made to the dwelling and it retains a number of style indicators that are identified with Federation style dwellings.</p>

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HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	
Heritage Study	Garry Stanley, City of Ryde Council	City of Ryde Heritage Study	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS	
Recommendations	<p>The property is located within the draft Summerhayes Estate Heritage Conservation Area. If the Summerhayes Street Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>Should the Summerhayes Estate Heritage Conservation area not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the Ryde LEP.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Study	Year of study or report	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Clanalpine Street, Eastwood, viewed from the driveway.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Clanalpine Street, Eastwood.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

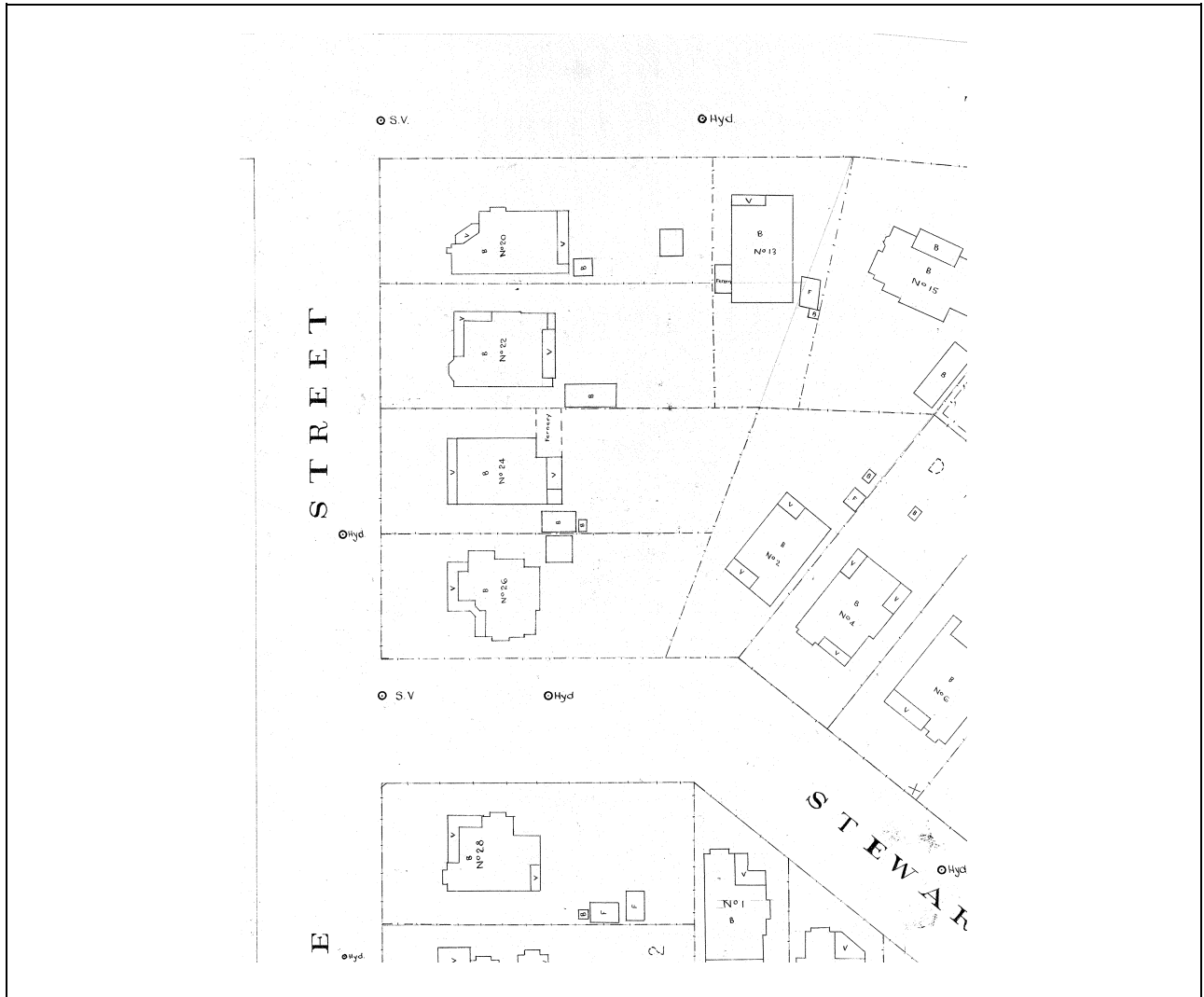


Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Clanalpine Street, Eastwood—Extract from a sewer diagram showing the form of the dwelling.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archvies



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 22 Clanalpine Street, Eastwood., indicating current lot boundaries.				
Image year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	22 Clanalpine Street, Eastwood.				
Image year	2018	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



Heritage Data Form

ITEM DETAILS					
Name of Item	Federation House				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Residential Buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	23				
Street name	Clanalpine Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 46 DP4231				
Location - Lat/long	Latitude	-33.794151		Longitude	151.078823
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 23 Clanalpine Street is an example of a modified Federation bungalow and demonstrates qualities of a particular building typology that was once predominant in the area. The dwelling was constructed as a part of the 1904 subdivision of the Darvall Estate and is part of a group of similarly styled buildings on Clanalpine Street which represents a distinct period of development in Eastwood. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	unknown					
Builder/ maker	unknown					
Physical Description	<p>The house at 23 Clanalpine Street is a single-storey face brick, Federation style dwelling. The house has a steep pitched terracotta tiled roof, three chimneys, and a projecting gable to the street. It has timber paned windows with rendered sills.</p> <p>Views of the front of the house are obscured by dense planting. However, the house appears to be intact and its original form and features are retained. It has had an addition at the rear that is not visible from the street.</p> <p>The house is set on a large lot with established trees and a garden. The front garden is characterised by large trees and shrubs. A concrete strip driveway gives access to a hard stand car space at the side of the dwelling. The property has a traditional timber picket fence.</p> <p>The description of this property should be reviewed once access to the front of the house is gained. Views from the public domain are limited due to vegetation.</p>					
Physical condition and Archaeological potential	Views of the front of the house are limited and its condition is unknown. The front garden is overgrown.					
Construction years	Start year	c.1905–1910	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	In 1982, a small addition was added to the side of the dwelling. An addition at the rear is not visible from the street.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles.

William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

Heritage Data Form

	<p>were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>No. 23 was part of Anthony Darvall's portion of the Darvall Estate. The site is part of the subdivision of land on the northern side of the street in 1902. The Sands Directory does not indicate any houses or residents were present on the site until 1907 (one person) and then three residents in 1908. The 1913 entry shows five residents in this part of the street.</p> <p>A 1924 land valuation identified the property as a brick cottage with five rooms and a tile roof. James Trotter is identified as the owner. In 1982, a small addition was added to the right side of the dwelling.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This dwelling is evidence of the subdivision of the first Darvall Estate, an estate owned by the Darvalls who were significant landowners in the area. This dwelling is an example of a particular style of residential dwelling from the early twentieth century, a style that would have been plentiful at the time due to the large amount of land released at the time. The building demonstrates a distinct architectural typology that would have once been common in the Eastwood area due to the large number of subdivisions occurring in the area between 1809 and 1920.</p> <p>This dwelling is considered to be significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey face brick dwelling and it exhibits characteristics of the Federation style, including its timber framed windows, a verandah with ornamental woodwork, a hipped tile roof. Views of the house are obscured by vegetation. A full assessment of the aesthetic significance cannot be undertaken and therefore this cannot be assessed.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>Due to the condition of the property and the dwelling being covered by vegetation, it cannot be properly assessed under this criterion. The building has some visible features that are of a Federation style; however, this cannot be confirmed.</p> <p>This dwelling is not considered significant under this criterion.</p>
Representativeness SHR criteria (g)	<p>No. 23 Clanalpine Street is a Federation style dwelling with a number of elements that are typical of a Federation style dwelling. The dwelling sits in a street with a number of other Federation style dwellings and is not the only example of its type in the area. It does provide evidence of a style of house that would have been very common in the Eastwood area and provides evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s.</p> <p>This dwelling is not considered significant under this criterion.</p>
Integrity	<p>No. 23 Clanalpine Street contains a single-storey Federation style dwelling. Most of the house is obscured by dense vegetation. However, some style identifiers can be seen from the street and its original form and features appear to be intact. A small addition to the side and addition at the rear are not visible from the street.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>It does not reach the threshold for inclusion as a heritage item of local significance on Schedule 5 of the LEP.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Study	Year of study or report	2009
Item number in study or report	n/a		
Author of study or report	Garry Stanley, City of Ryde Council		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	23 Clanalpine Street, Eastwood.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	23 Clanalpine Street, Eastwood, as seen from the driveway.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

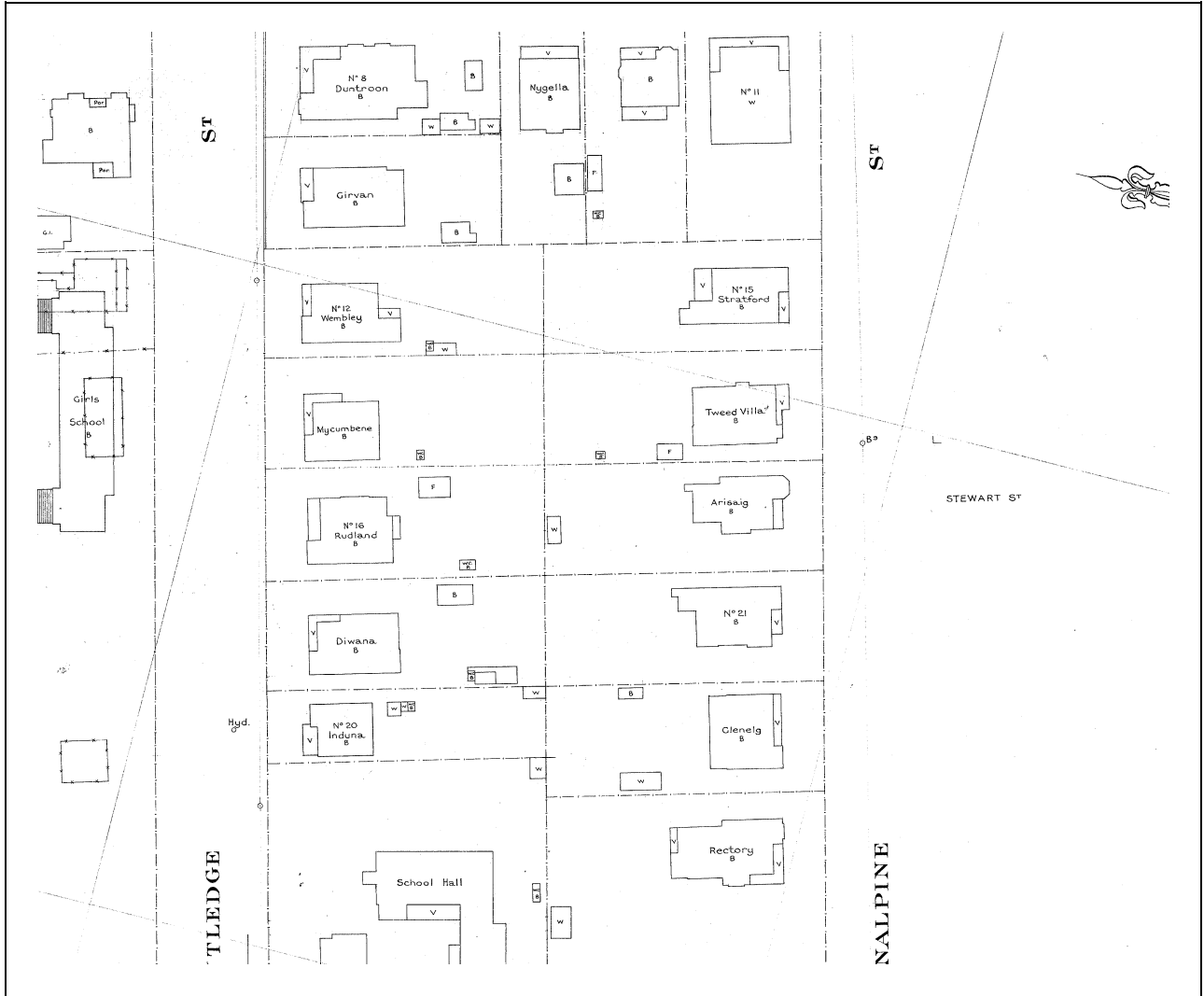


Heritage Data Form

IMAGES - 1 per page

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

Image caption	23 Clanalpine Street, Eastwood—visible on this sewerage diagram.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A historical aerial photograph of 23 Clanalpine Street, Eastwood.				
Image year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services

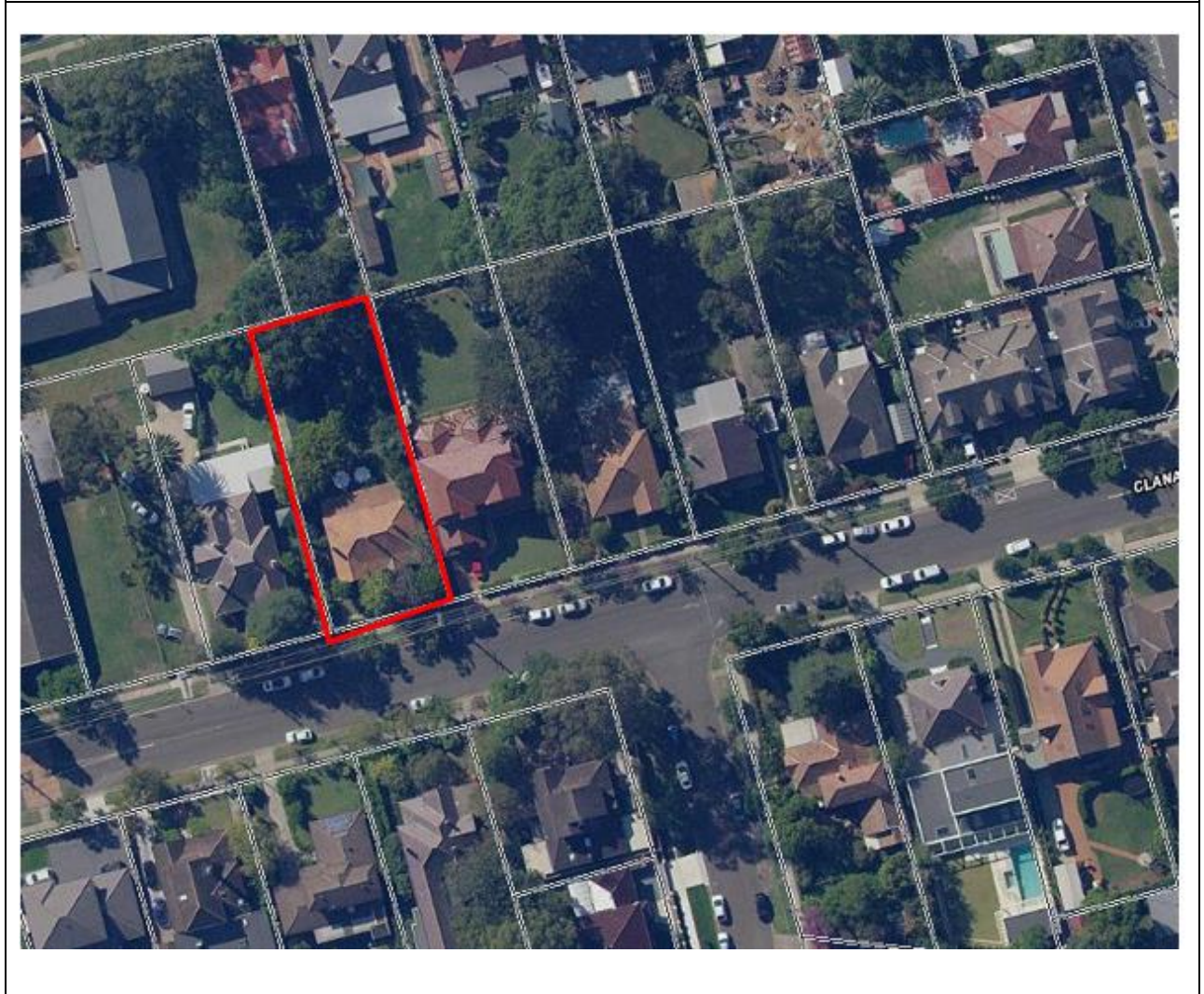


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A contemporary aerial photograph of 23 Clanalpine Street, Eastwood.				
Image year	2018	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



Heritage Data Form

ITEM DETAILS					
Name of Item	Federation House				
Other Name/s Former Name/s	Orinda				
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	24				
Street name	Clanalpine Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 12 DP5132				
Location - Lat/long	Latitude	-33.794388		Longitude	151.079781
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 24 Clanalpine Street is an example of a Federation Arts and Crafts bungalow that has a distinctive design and demonstrates qualities of a particular building typology that was once predominant in the area. The dwelling was constructed as a part of the 1904 subdivision of the Darvall Estate and is part of a group of similarly styled buildings on Clanalpine Street which represents a distinct period of development in Eastwood. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION					
Designer	Unknown				
Builder/ maker	Unknown				
Physical Description	<p>The dwelling at 24 Clanalpine Street is a single-storey Federation Arts and Crafts bungalow with face brick walls and slate roof. It has a symmetrical form with a simple hipped roof form and front gablet. The external walls are of a warm red face brickwork, with contrasting liver brick features. The slate roof extends over the symmetrical deep front verandah. The roof has terracotta ridge tiles and decorative terracotta finials at the apex of the roof. It retains an original chimney at one side of the roof, which is rendered with terracotta chimney pots.</p> <p>Windows to the front façade are timber framed double hung sashes with panelled bottom panes. They sit in pairs on either side of the front door. The centrally located front door has an arched fan light. The front verandah has a distinctive rounded brick balustrade with darker soldier course. This balustrade and the decorative joinery to the verandah appear to be intact Arts and Crafts elements.</p> <p>The house is set within a large, level site. A low brick wall with brick piers defines the front boundary. This is unlikely to be original but has been designed to match the house. A centrally located path, with contemporary tiles, leads to the front verandah. The front garden is characterised by level lawns and hedges.</p> <p>The house has a substantial two-storey pavilion addition at the rear that has been designed in a contemporary style with rendered walls and a skillion roof. The addition is visible in oblique view but does not detract from the street presentation of the dwelling. It is clearly identifiable as new work and has a neutral impact on the streetscape. A garage is located to one side of the original dwelling, at the rear, with concrete driveway. A pool is located in the rear yard.</p>				
Physical condition and Archaeological potential	<p>The original dwelling appears to be in good condition with few external modifications. Modifications have been made to the front fence and paths. A large two-storey pavilion addition was added in 2013/2014. The condition of the interior is unknown.</p> <p>The archaeological potential of the site is unknown.</p>				
Construction years	Start year	c.1915-1920	Finish year		Circa <input type="checkbox"/>
Modifications and dates	<p>The house has a substantial two-storey pavilion addition at the rear, built 2013/2014, which has been designed in a contemporary style with rendered walls and a skillion roof. The addition is visible in oblique view but does not detract from the street presentation of the dwelling. It is clearly identifiable as new work and has a neutral impact on the streetscape. A garage is located to one side of the original dwelling and changes have been made to the front fence and paths. Most of these changes originate from 2013/2014.</p>				
Further comments					

Heritage Data Form

HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles.

William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

Heritage Data Form

	<p>were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>The land that No. 24 sits on was sold in the second Darvall Estate subdivision in 1915. The 1924 Valuation identifies the dwelling as a brick cottage with six rooms and a slate roof. John J Goldsborough is identified as the owner. Land title information is not available for this property. In 2013/2014 a large addition was built behind the original cottage.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This dwelling is evidence of the subdivision of the Second Darvall Estate, an estate owned by the Darvalls, who were significant landowners in the area. This dwelling is an example of a particular style of residential dwelling from the early twentieth century, and is a style that would have been plentiful then due to the large amount of land released in a short period of time. The building demonstrates a distinct architectural typology that would have once been common in the Eastwood area due to the large number of subdivisions occurring there between 1809 and 1920.</p> <p>This dwelling is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey face brick dwelling that exhibits characteristics of a Federation Arts and Crafts style cottage. It has many original elements, including its timber framed windows with leadlight, a verandah with ornamental woodwork, and a hipped slate roof. The original dwelling is intact with the addition at the rear only being visible when viewed from certain angles.</p> <p>The building is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken for this property and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The archaeological potential of this property has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>When compared to similar listings, 24 Clanalpine Street is a good example of a Federation Arts and Crafts style cottage. The dwelling is largely intact and has retained most of its original features. No. 24 sits within a group of Federation Style dwellings; however, it is the only building of its type on the street.</p> <p>The dwelling meets the threshold of local significance for this criterion.</p>
Representativeness SHR criteria (g)	<p>No. 24 Clanalpine Street is a Federation Arts and Crafts style dwelling with a number of distinctive design elements that are typical of a Federation Arts and Crafts style dwelling. The dwelling sits in a street with a number of other Federation style dwellings and is not the only example of its type in the area. It does provide evidence of a style of house that would have been very common in the Eastwood area as well as evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The house at 24 Clanalpine Street is an intact Federation Arts and Crafts style dwelling. The original form and features of the dwelling are largely intact. It has a substantial two-storey pavilion addition at the rear that has been designed in a contemporary style with rendered walls and a skillion roof. The addition is visible in oblique view but does not detract from the street presentation of the dwelling. A garage is located to one side of the original dwelling and changes have been made to the front fence and paths. Most of these changes can be reversed.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>If the Summerhayes Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the LEP.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	24 Clanalpine Street, Eastwood.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

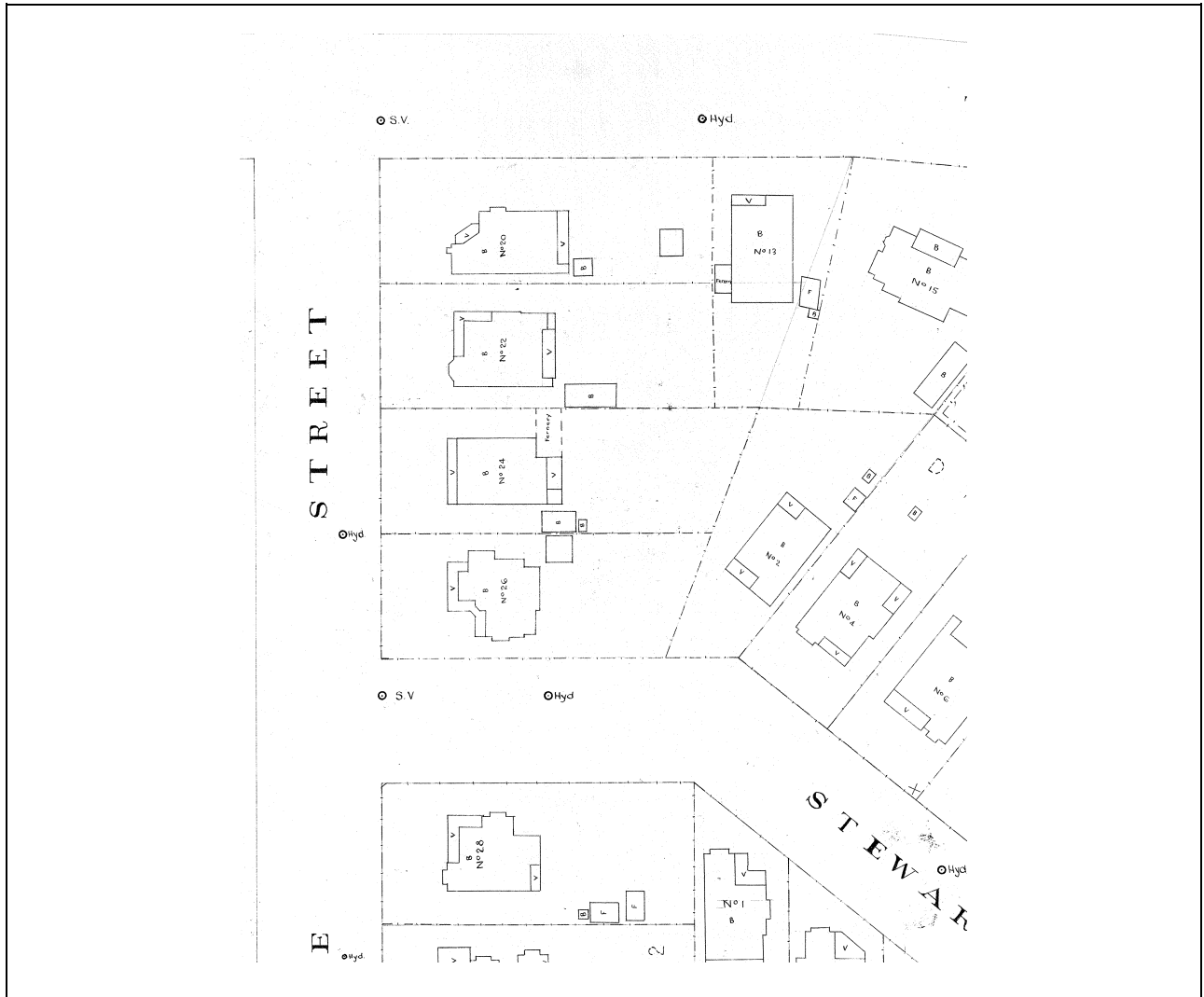


Heritage Data Form

IMAGES - 1 per page

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

Image caption	24 Clanalpine Street, Eastwood—Extract from a City of Ryde sewer diagram showing the form of the house.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	24 Clanalpine Street, Eastwood, viewed from the side. Note the addition that has been built behind the original cottage.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 24 Clanalpine Street, Eastwood, with current lot boundaries indicated.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A 2010 aerial photograph of 24 Clanalpine Street, Eastwood, before the addition was added to the rear.				
Image year	2010	Image by	NearMap	Image copyright holder	NearMap



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A contemporary aerial photograph of 24 Clanalpine Street, Eastwood.				
Image year	2018	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



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ITEM DETAILS					
Name of Item	Federation House				
Other Name/s Former Name/s	Glendyne and Bindawalla				
Item type (if known)	Built				
Item group (if known)	Residential Buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	5				
Street name	Coronation Avenue				
Suburb/town	Eastwood	Postcode	2122		
Local Government Area/s	Ryde				
Property description	Lot 1 DP209124				
Location - Lat/long	Latitude	-33.796378		Longitude	151.076588
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 5 Coronation Avenue is locally significant as it is an intact example of a Federation style dwelling, constructed on a subdivision of William Patullo's 1794 land grant. It is historically significant as it was built as part of the Eastwood Heights Subdivision which was owned and planned by the Mayor of Eastwood (1911–1912), C R Summerhayes, who was an architect. It is an early example of town planning in the Eastwood area. The dwelling sits within a mostly intact streetscape of Federation style dwellings which collectively represent the development of Eastwood at the start of the twentieth century.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>No. 5 Coronation Street is an intact single-storey asymmetrical Federation dwelling, with masonry walls and a hipped and gabled slate roof with projecting gable facing the street. The house has retained its original form and a significant amount of its original architectural characteristics and stylistic elements. The external walls are red face brick on rendered foundation, with darker brick banding.</p> <p>The hipped and gabled slate roof has terracotta ridge capping and finials. The roof extends over the deep verandah to the front and side of the house. The verandah has simple timber posts and exposed rafters to the eaves. The fretwork does not appear to be original. The verandah has a timber balustrade that may not be original but does not detract from the overall presentation of the dwelling. Windows are timber framed casement windows in sets of three, with coloured glass bottom panes and fan lights. There is a set of French doors with timber shutters to the front façade.</p> <p>The house is set back and above the street within an established and formal garden setting with several mature trees and a front timber picket fence that is not original. A two-storey detached garage is located to the side of the house, set back from its front façade, and is designed in a similar style to the house.</p> <p>Aerial imagery shows a covered verandah and a pool at the rear of the house.</p>					
Physical condition and Archaeological potential	<p>The dwelling is in good condition. Some details, such as the verandah balustrade and front fence, are not original but have been designed to match the style of the house not detract from the presentation of the dwelling to the street. The condition of the interior is unknown. A verandah was added in the early twentieth century before 1943. A pool and garage have been added post 1943 (date unknown).</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1906	Finish year	1906	Circa	<input type="checkbox"/>
Modifications and dates	<p>A Verandah was added to the rear of the house between 1924 and 1943. The Lot was subdivided between 1950 and the 1980s. A Pool was added to the rear of the house between 1950 and 2009. The garage was added at the side of the house between 1950 and 2009.</p>					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles.

William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

Heritage Data Form

	<p>were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>No. 5 Coronation Avenue was built in 1906 for Joseph Simpson on a portion of land subdivided as part of Summerhayes's Eastwood Heights Estate. The subsequent ownership of the property has not been investigated.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This dwelling demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. The property was a part of the Eastwood Heights subdivision which was originally owned by the architect and mayor of Eastwood, CR Summerhayes. The building demonstrates a distinct architectural typology of an early Federation style dwelling in an area developed between 1900 and 1920.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The house at 5 Coronation Avenue is associated with CR Summerhayes, a prominent architect and local politician in the Eastwood area. Summerhayes served as mayor of Eastwood in 1911–1912, and as an alderman during a period of rapid development in the local area. The Eastwood Heights estate was planned by Summerhayes himself and can be considered to be a very early example of town planning in Sydney. Summerhayes also designed Australia's first Greek Orthodox church and a listed group of shops on Rowe Street in Eastwood.</p> <p>The building is considered significant at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>No. 5 Coronation Avenue is aesthetically significant as an intact Federation style dwelling that demonstrates several features that are characteristic of houses built at the start of the twentieth century. The design and style of the house is locally significant as it is of a style that represents the early development in the Eastwood area.</p> <p>The building is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a well-maintained, intact example of a Federation style dwelling in the Ryde local government area. It has a number of elements that are typical of a Federation style dwelling, such as its windows, verandah and roof. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a fine example of a brick Federation style home that was built following the subdivision of Summerhayes' land. The only visible modification to the dwelling is the addition of a pool and larger verandah at the rear of the house which do not detract from the value of the property.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The dwelling retains a high level of integrity and is generally intact. It retains a number of style indicators identified with the Federation style. The fretwork and balustrade to the front verandah may not be original but do not detract from the presentation of the house to the street.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Heritage Study	City of Ryde	City of Ryde Heritage Review	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>, this property should be considered a contributory item within the conservation area.</p> <p>If the Summerhayes Heritage Conservation Area is not included within Schedule 5 of the Ryde LEP, the dwelling should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	5 Coronation Avenue seen from the street.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

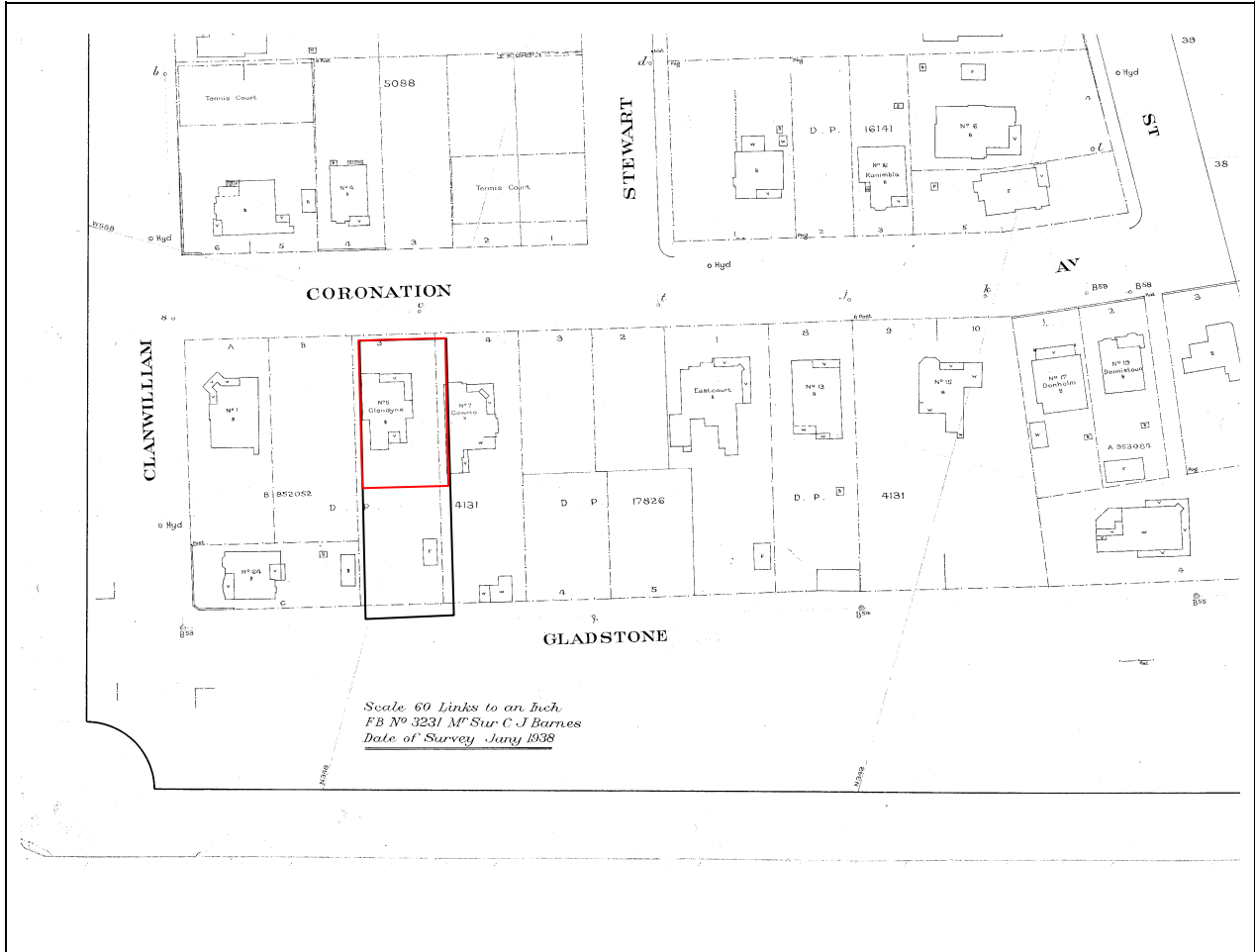


Heritage Data Form

IMAGES - 1 per page

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

Image caption	5 Coronation Avenue on the sewerage maps from the 1930s. The black line outline identifies the former boundary, and the red shows the current.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	5 Coronation Avenue in 1943. The black line outline identifies the former boundary, and the red shows the current.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	5 Coronation Avenue in 2019. The black line outline identifies the former boundary, and the red shows the current.				
Image year	2019	Image by	NearMap	Image copyright holder	NearMap



Heritage Data Form

ITEM DETAILS					
Name of Item	Federation house				
Other Name/s Former Name/s	Minto Crags, Cavan and Gowrie				
Item type (if known)	Built				
Item group (if known)	Residential Building				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	7				
Street name	Coronation Avenue				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 1 DP 527002				
Location - Lat/long	Latitude	-33.796512		Longitude	151.076637
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 7 Coronation Avenue, Eastwood, is culturally significant at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is a good and intact example of a Federation Arts and Crafts dwelling and demonstrates qualities of a particular building typology that was once predominant in the area. It is largely intact and retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

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DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The house at 7 Coronation Avenue is a largely intact single-storey face brick Federation Arts and Crafts dwelling with a hipped and gabled slate roof and many usual features. It is distinctive for its wraparound verandah framed by projecting bays and angled corner bay window. The slate roof extends across the verandah, with terracotta ridge capping and finials and exposed timber rafters. It has two roughcast rendered chimneys with terracotta chimney pots. The projecting bays have rendered gables with timber battens.</p> <p>The house is raised on rendered foundations with an unusual arched design. Walls are red face brick with liver coloured quoining and banding. Windows are timber framed casement windows with fan lights. The corner bay window is a key feature of the presentation of the house within the street. The verandah has a timber balustrade that may not be original.</p> <p>A garage with terrace above has been built at the side of the house, towards the rear of the lot. This garage dates from pre-1943 imagery and is designed in the interwar style. The driveway that accesses the garage has impacted on the traditional garden setting of the house. Despite this, the house remains largely intact.</p> <p>The front yard contains several mature trees, a lawn and a timber picket fence. The house is accessed through the verandah at the side of the house.</p>					
Physical condition and Archaeological potential	<p>The dwelling is in good condition. Some features such as the picket fence and garage appear to have been added after the house was built. The garage was built some time between 1930 and 1943.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1912	Finish year	1912	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>Garage was added to the side of the house—Between 1930 and 1943.</p> <p>Lot was divided in half—Between 1950 and 1980s.</p>					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles.

William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

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	<p>were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>No. 7 Coronation Avenue was built c.1912 for William Macnaught, a shoe importer in the late nineteenth and early twentieth century.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This dwelling demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. The property was a part of the Eastwood Heights subdivision which was originally owned by the architect and mayor of Eastwood, CR Summerhayes. The building demonstrates a distinct architectural typology of an early Federation style dwelling in an area developed between 1900 and 1920.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The dwelling at 7 Coronation Avenue is associated with C R Summerhayes, a prominent architect and local politician in the Eastwood area. Summerhayes served as mayor of Eastwood in 1911–1912, and as an alderman during a period of rapid development in the local area. The Eastwood Heights Estate was planned by Summerhayes himself and can be considered to be a very early example of town planning in Sydney. Summerhayes also designed Australia's first Greek Orthodox church and a listed group of shops on Rowe Street in Eastwood.</p> <p>This item is considered to be locally significant.</p>
Aesthetic significance SHR criteria (c)	<p>No. 7 Coronation Avenue is aesthetically significant as a large, Federation style dwelling that maintains several features that are characteristic of houses built at the start of the twentieth century. The house is situated towards the rear of the lot and is raised above the street, making it a prominent feature in the street. The design and style of the house is locally significant as it is of a style that represents the early development in the Eastwood area.</p> <p>The building is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a well-maintained, intact example of a Federation style dwelling in the Ryde local government area. It has a number of elements that are typical of a Federation style dwelling, such as its windows, verandah and roof. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a good and intact example of a brick Federation style home that was built following the subdivision of Summerhayes' land. This dwelling represents the early development of the suburb of Eastwood between 1900 and 1924.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The dwelling retains a high level of integrity and is generally intact. It retains a number of style indicators identified with the Federation style. Original features, such as the roof and chimneys, remain intact and appear to be in the original style.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	
Heritage Study	City of Ryde	City of Ryde Heritage Review	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>If the Summerhayes Heritage Conservation Area is not included within Schedule 5 of the Ryde LEP, the dwelling should be included as a heritage item of local significance on Schedule 5 of the Ryde LEP.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

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IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood, as seen from the side.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

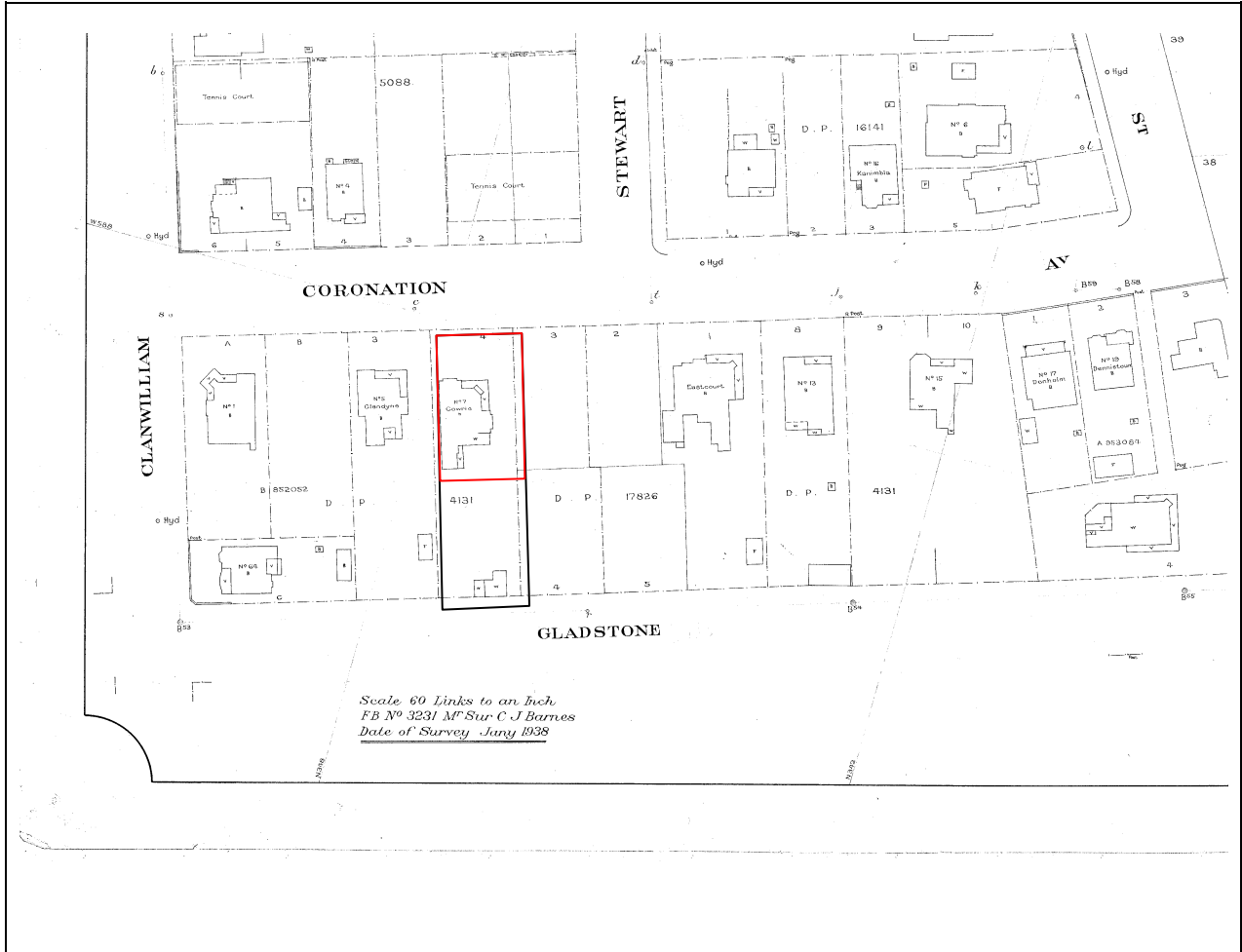


Heritage Data Form

IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood, on the sewerage maps from the 1930s. The black line outlines the former boundary, and the red shows the current.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood, in 1943. The black line outlines the former boundary, and the red shows the current.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	7 Coronation Avenue, Eastwood, in 2019. The black line outlines the former boundary, and the red shows the current.				
Image year	2019	Image by	NearMap	Image copyright holder	NearMap



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ITEM DETAILS					
Name of Item	Federation House				
Other Name/s Former Name/s	Branxton				
Item type (if known)	Builtf				
Item group (if known)	Residential building				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	12				
Street name	Coronation Avenue				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot B DP 401700				
Location - Lat/long	Latitude	-33.796969		Longitude	151.077502
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 12 Coronation Avenue is locally significant as it is an example of a two-storey Federation style dwelling, constructed on a subdivision of William Patullo's 1794 land grant. It is historically significant as it was built as part of the Eastwood Heights subdivision which was owned and planned by the architect and mayor (1911–1912) of Eastwood, CR Summerhayes. It is situated on a subdivision that was planned by an architect and can be considered an early example of town planning in the Eastwood area. The dwelling sits within a mostly intact streetscape of Federation style dwellings and represents the development of Eastwood at the start of the twentieth century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	James Edward Justelius					
Builder/ maker	James Edward Justelius					
Physical Description	<p>The house at 12 Coronation Avenue is a two-storey, asymmetric Federation Arts and Crafts dwelling. It has a pitched and gabled slate roof with terracotta ridge capping and finials. The house has a projecting bay and verandahs at both levels at the front. The walls are red face brick to the lower level and painted timber shingles to the upper level. The lower verandah is supported on pairs of timber columns on curved brick bases, with decorative fretwork.</p> <p>The upper level verandah has been enclosed and extended over the lower level, with loss of the original verandah roof. The new verandah uses timber shingles and timber balustrade in an attempt to blend in with the original character of the house. These modifications were made between 2010 and 2013.</p> <p>The projecting bay is brick at the lower level with timber shingles above. The gable end is rendered with timber battens. It has slate window hoods to the upper level windows. The windows are timber framed panelled casement windows with some coloured panes at the top.</p> <p>The house has a balcony to the upper level on the side that is not original, and a flat roofed carport to the side of the house. There is a large addition at the rear that is not visible from the street. The house is set within a formal garden setting with a timber picket fence and concrete path and driveway.</p>					
Physical condition and Archaeological potential	<p>The house is in good condition but has been modified at the front and rear.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1916	Finish year	1916	Circa	<input type="checkbox"/>
Modifications and dates	<p>The original allotment has been subdivided, most likely between 1950 and 1980.</p> <p>The front verandah was enclosed and extended at some point between 2010 and 2013 with loss of the original fabric including the lower level verandah roof.</p> <p>There is a large addition at the rear that is not visible from the street.</p> <p>A carport has been added to the side of the house (date unknown).</p>					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles.

William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

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	<p>were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>The house at 12 Coronation Street house was designed, built and occupied from 1916 to 1926 by James Edward Justelius. Justelius was a Sydney architect who practiced between 1875 and 1900. The land was originally a larger allotment with frontages to Coronation Avenue and Stewart Street. This land was subdivided some time after 1950, and a new house was built on the corner lot.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This dwelling demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. The property was a part of the Eastwood Heights subdivision which was originally owned by the architect and mayor of Eastwood CR Summerhayes. The building demonstrates a distinct architectural typology of an early Federation style dwelling in an area developed between 1900 and 1920.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The building is not considered significant at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>No. 12 Coronation Avenue is a large, two-storey Federation style dwelling that maintains several features that are characteristic of houses built at the start of the twentieth century. Two-storey Federation dwellings are rare in Eastwood, as most that were built in the area were single-storey dwellings. Modifications made to the property, such as enclosing of the top floor verandah and loss of the ground floor verandah roof, the carport addition and a rear extension, have impacted on the aesthetic significance of this property.</p> <p>This building is not considered significant under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>Although there are few heritage-listed two storey Federation dwellings remaining in the Ryde Local Government Area, the dwelling has been altered to an extent it is no longer a good example of its type. There are other examples which better demonstrate the typology, including Highbury House, which is a finer, more intact example of a two-storey Federation dwelling.</p> <p>This property is not considered to be locally significant under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a heavily modified example of a two-storey Federation style dwelling. Although it does retain some features that are consistent with the Federation style, major modifications have resulted in the loss of its significance.</p> <p>The dwelling is not considered significant at a local level under this criterion.</p>
Integrity	<p>The house has been modified at the front and rear with a loss of integrity. However, it retains a number of style indicators identified with the Federation style. Original features, such as the slate roof, timber joinery and windows, remain intact and appear to be in the original style.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Beverley McClymont	Eastwood	2010	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	
Heritage Study	City of Ryde	City of Ryde Heritage Review	2009	
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>If the Summerhayes Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the LEP.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood, as viewed from the footpath.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood, in 2010 with a smaller verandah on the first floor.				
Image year	2010	Image by	Google Street View	Image copyright holder	Google



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood, as viewed from the street.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood—detail of second floor window.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

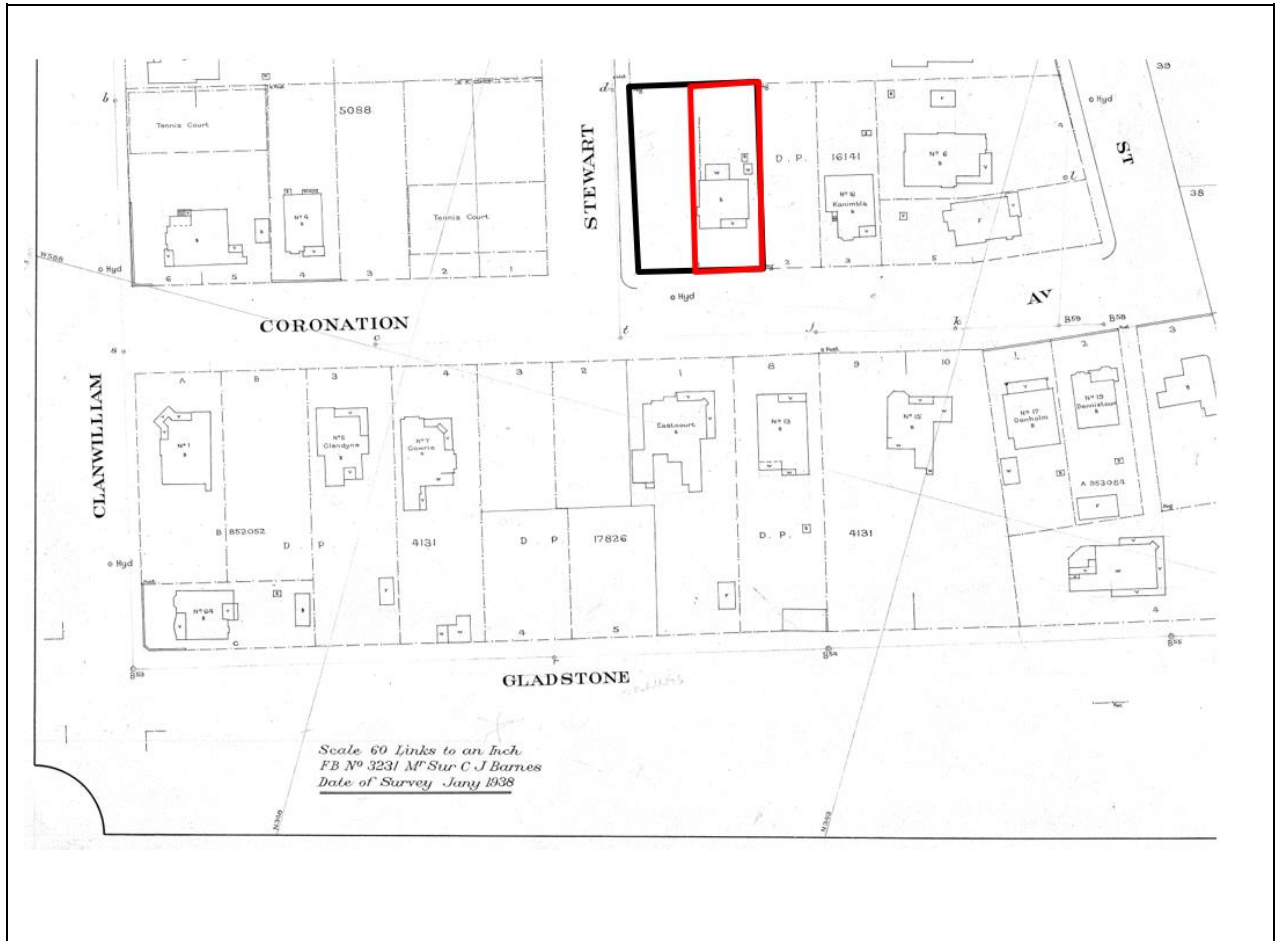


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IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood—visible on the corner of Coronation Avenue and Stewart Street. The black line identifies the former lot boundary and the red identifies the current boundary.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood—visible on the corner of Coronation Avenue and Stewart Street. The black line identifies the former lot boundary and the red identifies the current boundary.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	12 Coronation Avenue, Eastwood—visible on the corner of Coronation Avenue and Stewart Street. The black line identifies the former lot boundary and the red identifies the current boundary.				
Image year	2019	Image by	NearMap	Image copyright holder	NearMap



Heritage Data Form

ITEM DETAILS					
Name of Item	Federation House				
Other Name/s Former Name/s	East Lodge				
Item type (if known)	Built				
Item group (if known)	Residential building				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	15A				
Street name	Coronation Avenue				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 2 DP203454				
Location - Lat/long	Latitude	-33.797542		Longitude	151.077039
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 15A Coronation Avenue is culturally significant at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is an example of a Federation cottage and demonstrates qualities of a particular building typology that was once predominant in the area. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>No. 15A Coronation Avenue is a single-storey, rendered Federation bungalow with a dominant hipped roof. The house retains its original external form but many of its original materials have been modified. The walls were likely to have been built of face brick but have been rendered, and the original slate or terracotta roof tiles replaced with concrete tiles.</p> <p>Key Federation features include the roof form, the two distinctive chimneys, the wraparound corner verandah with simple timber joinery, and the projecting bay facing the street. The front windows are 12 paned and may not be original and the front door has been replaced.</p> <p>The house was originally built on a much larger lot that has been subdivided. The front boundary is defined by a low brick fence which is not original. The garden has several distinctive topiary trees of various styles and forms. A high brick wall extends across the side of the house.</p> <p>The house has a large addition at the rear that is not visible from the street. There is also a detached carport at the side of the house to the rear, accessed by a concrete driveway.</p>					
Physical condition and Archaeological potential	The house is in good condition. Although it retains its original form, it has been heavily modified, including concrete roof tiles, rendering of face brick walls, new windows and doors, and brick fencing at the front.					
Construction years	Start year	c.1910s	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	Modifications include the addition of concrete roof tiles, rendering of face brick walls, new windows and doors, and brick fencing at the front carport and large rear extension.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles.

William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

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	<p>were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>15A Coronation Avenue is situated on land that was part of Summerhayes' Eastwood Heights subdivision. A 1924 Land Valuation identified the owner of the dwelling as Earle H McDonald. It described the house as a seven-room brick cottage with a tile roof. At this point, the house was on a much larger block and occupied the land that present-day No. 15 is located on. The 1950s land use maps confirm that the lot was subdivided after 1960.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This dwelling demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. The property was part of the Eastwood Heights Estate subdivision which was originally owned by CR Summerhayes, who was an architect and the mayor of Eastwood. The building demonstrates a distinct architectural typology of an early Federation style dwelling in an area developed between 1900 and 1920.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The dwelling at 15A Coronation Avenue is associated with CR Summerhayes, a prominent architect and local politician in the Eastwood area. Summerhayes served as mayor of Eastwood in 1911–1912, and as an alderman during a period of rapid development in the local area. The Eastwood Heights Estate was planned by Summerhayes himself and can be considered a very early example of town planning in Sydney. Summerhayes also designed Australia's first Greek Orthodox church and a heritage listed group of shops on Rowe Street in Eastwood.</p> <p>This item is considered to be locally significant under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>No. 15A Coronation Avenue is aesthetically significant as a large Federation style dwelling that maintains several features that are characteristic of houses built at the start of the twentieth century. Some features have been altered, such as the brickwork. Although the dwelling retains its original form, it has been heavily modified including the addition of concrete roof tiles, rendering of face brick walls, new windows and doors, and brick fencing at the front. However, many of these modifications could be reversed and original details reinstated.</p> <p>It is not considered significant under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a typical example of a modified Federation style dwelling in the Ryde local government area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>It is not considered significant under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is representative of a Federation style dwelling built in the early twentieth century after the subdivision of Summerhayes' land in 1903. Its original form remains intact. This dwelling represents early development of the suburb of Eastwood between 1900 and 1924. However, it is not a good representation of this type due to the extent of modifications.</p> <p>The dwelling is not considered significant under this criterion.</p>
Integrity	<p>Although the dwelling retains its original form, it has been heavily modified including the addition of concrete roof tiles, rendering of face brick walls, new windows and doors, and brick fencing at the front. However, many of these modifications could be reversed and original details reinstated.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>If the Summerhayes HCA does not proceed, it should be considered for inclusion as a heritage item of local significance on Schedule 5 of the LEP.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	15A Coronation Avenue, Eastwood.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

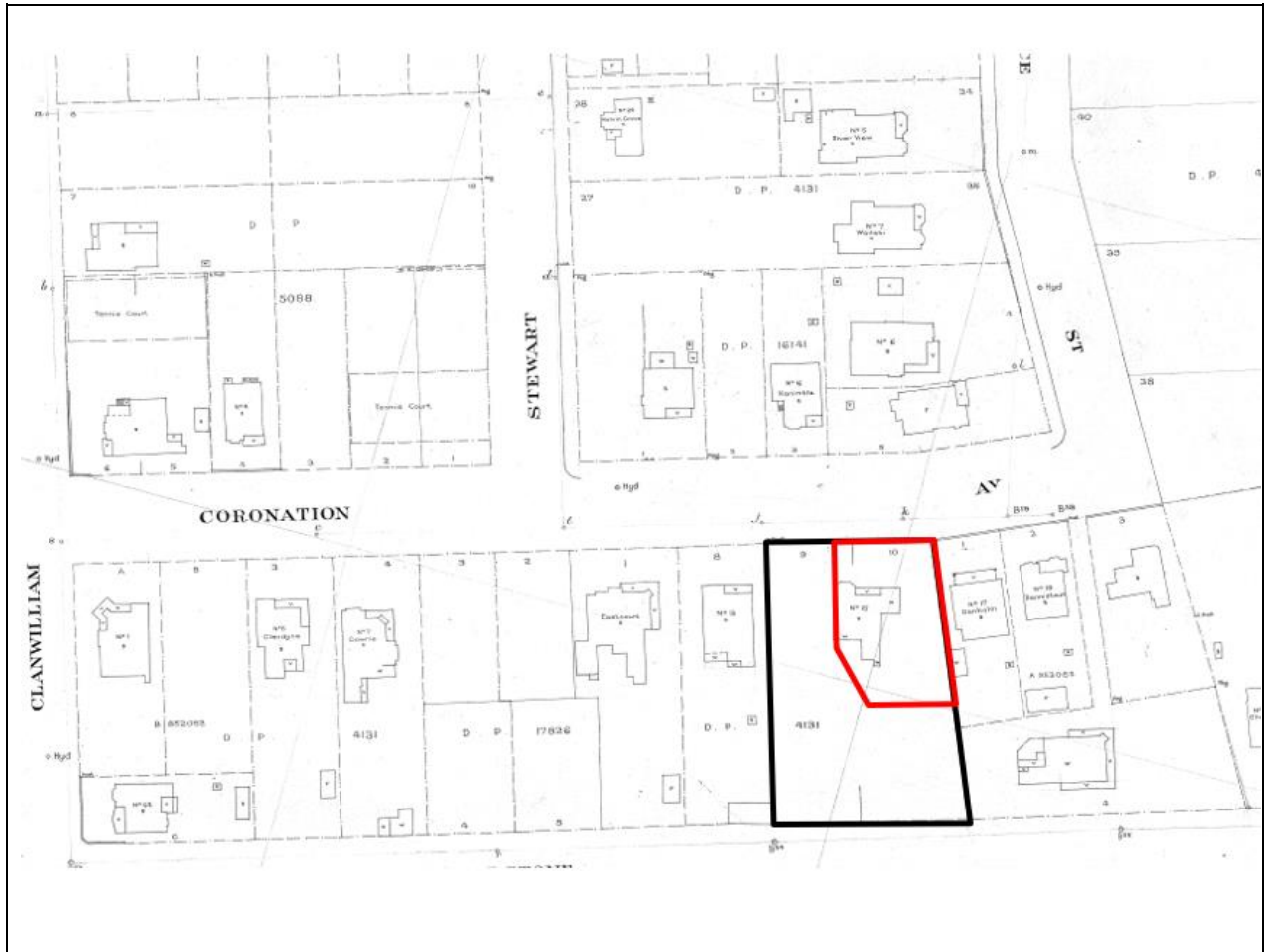


Heritage Data Form

IMAGES - 1 per page

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

Image caption	15A Coronation Avenue, Eastwood, is visible in the 1930 sewer maps. Note the boundary change from the black (former) boundary to the red (current) boundary.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	15A Coronation Avenue, Eastwood, is visible in the 1943 aerals. Note the boundary change from the black (former) boundary to the red (current) boundary.				
Image year	1943	Image by	NSW Spatial Information	Image copyright holder	NSW Spatial Information



Heritage Data Form

IMAGES - 1 per page

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

Image caption	15A Coronation Avenue in 2019. Note the boundary change from the black (former) boundary to the red (current) boundary.				
Image year	2019	Image by	NearMap	Image copyright holder	NearMap



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ITEM DETAILS					
Name of Item	Inter-war House				
Other Name/s Former Name/s	Dennistoun				
Item type (if known)	Built				
Item group (if known)	Residential Building				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	19				
Street name	Coronation Avenue				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 2 DP 306687				
Location - Lat/long	Latitude	-33.797829		Longitude	151.077199
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 19 Coronation Avenue, Eastwood, demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is an example of a modified Californian Bungalow and demonstrates qualities of a particular building typology that was once predominant in the area. Although modified, it retains a number of features that are consistent with dwellings built at the start of the century. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The dwelling at 19 Coronation Avenue was originally built as a single-storey interwar house in the California Bungalow style. The original form and features of the house are retained at the street façade, including a projecting gable over a deep front verandah with original detail, and original fencing. The large verandah features a prominent gable roof with timber battens, rendered columns and brick piers and a brick balustrade with rendered coping. The front of the house features a bay window with a timber shingle roof.</p> <p>However, major alterations and additions have been undertaken to the original dwelling including a second storey within a modified roof form. The formerly modest hipped roof form has been replaced with a gabled roof with cross ridge, with the ridge height extended. The roof extends to the rear with dormers to the side. The addition is visible from the street and has altered the original scale and form of the house.</p> <p>The house is raised above the street in a formal garden setting with lawns, hedges and trees. The front fence is a low brick fence with steel rail that appears to be original. A garage is located at the rear of the property accessed by a driveway at the side of the house.</p>					
Physical condition and Archaeological potential	The dwelling appears to be in a good condition. Major modifications have been made to the form of the house, with the addition of an upper storey within a new roof form.					
Construction years	Start year	1925	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	Major alterations and additions were undertaken in 2010 including a second storey within a modified roof form and a single-storey rear addition. The main hipped roof was replaced with a hipped and gabled roof with its ridge height extended. The addition is visible from the street and has altered the original scale and form of the house.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal knew the area as Wallumetta and lived as fishers and hunters. They experienced dislocation and dispossession with the arrival of European colonists, who began granting parcels of land in the area in 1795.

Initially these grants were small. They were progressively consolidated by wealthy landowners such as Gregory Blaxland, Major Edward Darvall, and Dr Thomas Forster. The Eastwood township sits on land that was part of a 90-acre grant to Private John Love in the 1790s. This was purchased in 1835 by William Rutledge, who built Eastwood House on the hill overlooking nearby estates in 1840. The estate was subsequently owned by Edward Terry and then his brother Richard Rouse Terry. Edward Terry was the first Mayor of Ryde, serving three terms.

In 1886 Eastwood Station was completed. The area became increasingly suburbanised during the twentieth century, now being a residential suburb. Eastwood is associated with Maria Ann Smith, who grew the Granny Smith apple cultivar on her estate in the area.

The conservation area is located on land that was part of several land grants in the late eighteenth century, with recipients including William Balmain (1794), William Patullo (1794) and William Broughton (1795). The land was later subdivided progressively from 1902 up until the 1920s.

The land granted to William Patullo was purchased by William Cox soon after it was granted. In 1806, Gregory Blaxland purchased the land before his expedition across the Blue Mountains, and named the property Brush Farm. Blaxland was part of the 1813 expedition across the Blue Mountains along with William Lawson and William Wentworth. This expedition allowed for settlements to the west of the Blue Mountains, such as Bathurst, Australia's first inland settlement. In 1829, Blaxland's daughter and her husband Dr Thomas Forster expanded the farm and built Deniston House to the south. Between 1831 and 1880 Brush Farm was owned by the Forster family, including a former premier of NSW, William Forster, who entered the colonial legislature in 1853 and served in nine of the 10 parliaments until his death in 1882.

Blaxland's land began to be subdivided from 1883 onwards. It was purchased by several landholders; in 1884, William Green purchased the land bounded by Rutledge Street, Shaftsbury Road, Wentworth Road and Clanwilliam Street, and in 1903, Charles Robert Summerhayes purchased a block of land that is bounded by the present-day Shaftsbury Road, Tarrants Avenue and Clanwilliam Street.

Summerhayes, a local architect and developer, purchased 13 acres of land between Clanwilliam Street, Shaftsbury Road and Railway Road (now Tarrants Avenue) in 1903. Summerhayes was a Mayor of Ryde in 1911 and 1912 and was a prominent and well-respected member of the community, responsible for several subdivisions and overseeing the development of a number of residences and public buildings. He designed St Philip's Anglican Church on Clanalpine Street in 1907, and later built the Summerhayes Shops on Rowe Street which were part of the initial development of the Eastwood shopping centre.

Summerhayes also built his own house, Womerah, on the corner of Trelawney Street and Shaftsbury Road. He then began to subdivide the surrounding land and created a number of streets which he named after his wife and daughters—Rose Street (now Stewart Street), Lily Street (now Coronation Avenue) and Alice Street (now Trelawney Street). The subdivision was advertised as the Eastwood Heights Estate and promoted 'magnificent panoramic views of the city and suburbs'. The first allotments were sold in 1904 with the majority sold by 1920. Many allotments were subject to a covenant stipulating that any house built on the land must be worth at least 350 pounds and must be constructed of brick or stone with a roof of slate, tiles or shingles.

William Broughton's 1795 land grant was named Chatham Farm. In 1806 John Bennet purchased the land along with part of William Balmain's grant. In 1855, Major Edward Darvall purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road called Ryedale House. Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas

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	<p>were sold in the 1880s. In 1899, her son Anthony inherited the estate and began to subdivide the land in 1902. The north side of Clanalpine Street was sold in the first Darvall Estate subdivision which occurred in 1902. The south side of Clanalpine Street, including Stewart Street, was sold in the second Darvall Estate subdivision which occurred in 1915, although the land was purchased from the Darvalls in 1908.</p> <p>The dwelling at 19 Coronation Avenue sits on land that was sold to Eleanor Muras in 1903. The Muras Estate was put up for auction in 1923, and the land of 19 Coronation Avenue was sold in 1925 to Ethel May Green. The dwelling was built some time between 1925 and 1930 when the sewer diagrams were made. The 1924 valuation identified the land as an empty block of land.</p> <p>Major alterations and additions were undertaken in 2010 including a second storey within a modified roof form and a single-storey rear addition.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>This dwelling, built in 1925, demonstrates a significant period in the development of the suburb of Eastwood at the start of the twentieth century when several large subdivisions occurred. Although the building demonstrates a distinct architectural typology of a Californian Bungalow style dwelling, it has been modified with major changes to its original scale and form.</p> <p>The property does not meet the threshold for listing under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, such as Gregory Blaxland, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>No. 19 Coronation Avenue is an example of an interwar cottage built in the Californian Bungalow style. It retains some features that are typical of this style, including the gable end, battering, and verandah detail. However, major modifications have been made to the roof form to accommodate a second level. These modifications to the original scale and form have diminished the design integrity of the property.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling at 19 Coronation Avenue is of a Californian Bungalow style, which is uncommon in the Eastwood area, as most local development occurred before 1920. However, the modifications made diminish the aesthetic originality of the development.</p> <p>The dwelling is not considered significant under this criterion.</p>
Representativeness SHR criteria (g)	<p>This dwelling is a modified Californian Bungalow styled house. Although some original features have been retained, significant modifications have resulted in a loss of character, especially when viewed from the street. This building is not considered to be an intact representation of its style.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Integrity	<p>This property has retained a number of features that are representative of its style. Major modifications have impacted on the integrity of the dwelling. The addition is visible from the street and has altered the original scale and form of the house.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Summerhayes Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Summerhayes Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>It does not reach the threshold for inclusion as a heritage item of local significance on Schedule 5 of the LEP.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review – Shortlist of Potential Heritage Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Coronation Avenue, Eastwood, viewed from the street.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	19 Coronation Street, Eastwood.				
Image year	1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A historic aerial image depicting 19 Coronation Avenue, Eastwood.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 19 Coronation Avenue, Eastwood, is identified on this map by the red line. The image on the left is from 2009 before the house was modified. The image on the right is from 2019.				
Image year	L: 2009 R: 2019	Image by	NearMap	Image copyright holder	NearMap

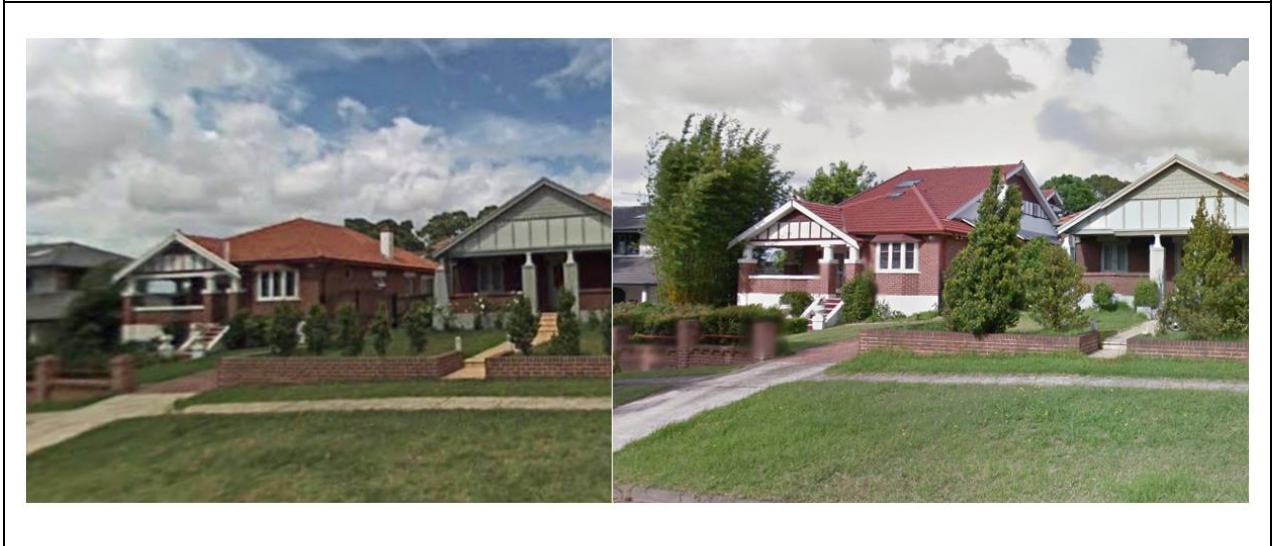


Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 19 Coronation Avenue, Eastwood, viewed from the street before (L) and after (R) modifications were made.				
Image year	L: 2008 R: 2013	Image by	Google Street View	Image copyright holder	Google



Heritage Data Form

ITEM DETAILS					
Name of Item	Inter-War Bungalow style dwelling				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Residential				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	313				
Street name	Rowe Street				
Suburb/town	Eastwood	Postcode		2122	
Local Government Area/s	Ryde				
Property description	Lot 1, DP9990				
Location - Lat/long	Latitude	-33.792426		Longitude	151.073077
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 313 Rowe Street is culturally significant at a local level as a largely intact example of an interwar period house, demonstrating key characteristics of the Californian Bungalow Style. It has historical significance as evidence of the 1919 Station View Estate subdivision. It is rare as one of few dwellings representing this style in the local area, and as a particularly fine example. The dwelling remains largely intact despite modifications.</p> <p>This property is located within the draft Lunds Avenue Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The dwelling at 313 Rowe Street is a two-storey, Inter-War bungalow built with features from the Californian Bungalow style. The house was originally built as a single-storey dwelling with a symmetrical form, terracotta tiled pitched and gabled roof and rendered walls.</p> <p>The house features a distinctive deep front verandah that extends across the front of the dwelling, with a flat metal roof supported by wide masonry piers, tapering inwards, topped with short timber columns and decorative timber arches. The verandah has a low, rendered wall with scalloped brick capping. The windows are timber framed double hung sash windows. The distinctive front gable has battening and wide barge boards and original vent grilles. The front door has panelled side and fan lights.</p> <p>The house has been the subject of a second-storey addition that is set well back from the front of the house and has limited visibility from the street. The addition has been designed to reflect the style and character of the original house, but is easily distinguished as new work.</p> <p>The house is set back from the street within a lawned yard with some formal garden beds. It has a timber picket boundary fence that is traditional in style but not original.</p> <p>A driveway is located to the left of the house, leading to a pitched roof garage which is set near the rear of the house that was built after 1943.</p>					
Physical condition and Archaeological potential	<p>The house is in a good condition.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	c.1925	Finish year	c.1925	Circa	<input type="checkbox"/>
Modifications and dates	<p>An extension was built to the rear of the dwelling and a second storey has been added at the rear. Other additions include the addition of a garage to the side of the house and a pool in the backyard.</p>					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Eastwood is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. In 1795 Private John Love was given a grant of 90 acres in the then densely timbered area directly surrounding what is today Eastwood Station. The land was then acquired by Captain William Kent, who held onto the land until 1835 when it was sold to William Rutledge.

Rutledge named his estate Eastwood, building a house of the same name on the ridge overlooking the area in 1840. The land was leased out to James de Beuzeville in 1848, who imported silkworms to produce silk on the estate. De Beuzeville was ultimately unsuccessful in his venture and the estate was sold to Dr William Sherwin in 1851. Sherwin saw the success that farmers were having growing fruit in the region and set about planting fruit trees, forming an orchard. By the time Edward Terry bought the estate in 1863 it had almost 3,000 fruit trees growing on it. Terry was a prominent community member and was elected as Ryde's first mayor. He lived at Eastwood house until his death in 1907, having served three times as mayor of Ryde and having been elected as a member of the Legislative Assembly twice.

Eastwood is famously associated with Granny Smith apples, a reflection of its long history of fruit-growing. These apples were grown in the area by Maria Ann Smith in the 1860s, eventually becoming a popular cultivar.

In 1886 Eastwood Station was completed, catalysing the development of the area. While this development was mainly residential, it also included commercial development around the train station and industry, such as the Eastwood Brickworks. Subdivisions began occurring in 1905 and continued until after World War I, by which time the area was a residential suburb centred around the station. Development increased after the Second World War, as housing pressures prompted Ryde Council to build houses and flats throughout the area. In 1976 the Eastwood Centre was opened, by which time the suburb had lost its associations with fruit-growing.

The block between present-day Rowe Street, Shaftsbury Road and Terry Road was consolidated in 1884 by Thomas Rowe, an architect, as Section A DP1140. Rowe began to subdivide the land in the late 1890s.

Lot 2 and 3 of Rowe's subdivision was transferred to Parnell W Johnson, an art teacher at the Sydney Technical College, and his wife Margaret in 1903 and 1906. The Johnsons built the house Heatherwold (now at 4 Auld Avenue) in 1907 and sold part of their property to their daughter Annie and her husband Charley Lund, a woolbroker. The Lunds built Ripley, a Federation Arts and Crafts style house, on their land in 1907. After Parnell Johnson's death in 1911, Heatherwold was transferred to Margaret Johnson, who then sold it to Charley Lund in 1916.

Auld Avenue and Richard Avenue were created with the subdivision of the Lunds Estate in 1922. The nearby streets of Tarrants Avenue and Wallace Street were created in 1919 as the Station View Estate, with the subdivisions of the portion south of Lund's property also occurring in 1919 as the

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	<p>Caldwell's Estate.</p> <p>The land on which 313 Rowe Street sits was subdivided in 1919 as the Station View Estate. This placed a building covenant on the land requiring that 'all buildings be built out of brick or stone and that all other materials be approved in writing and that the building should cost more than 400 pounds'.</p> <p>Christopher McRae purchased 313 and 311 Rowe Street in 1922, before selling the two lots individually to separate owners. The 1924 land valuations describe the land as an empty lot. The house appears on the 1930 aerials, meaning the house was built between 1924 and 1930.</p> <p>An extension was built to the rear of the dwelling sometime after 1943, which also included the addition of a second floor. Other additions since 1943 include the addition of a garage to the side of the house and a pool in the backyard.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban function, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
<p>Historical significance SHR criteria (a)</p>	<p>The dwelling demonstrates the progressive development of Eastwood in the early twentieth century. The site was released as part of the Station View Estate in 1919, and its original allotment has not changed. Its distinct architectural typology (Inter-War Style bungalow) demonstrated an important part of the historical pattern of development in Eastwood.</p> <p>The building is considered significant at a local level under this criterion.</p>
<p>Historical association significance SHR criteria (b)</p>	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with any person of importance to the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>Although the dwelling retains a number of key features that are associated with the dwellings built during the interwar period, significant modifications have been made to the form of the house. An extension has been built to the rear and a second floor has been added. Although effort has been made to build the extension and second floor to the Inter-War Bungalow style, it has impacted on the originality and aesthetic significance of this property.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
<p>Social significance SHR criteria (d)</p>	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
<p>Technical/Research significance SHR criteria (e)</p>	<p>Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>

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<p>Rarity SHR criteria (f)</p>	<p>When compared to similar listed heritage items, 313 Rowe Street is rare within the Ryde local government area as one of a small number of properties demonstrating the architectural elements of the Inter-War Bungalow style. A small number of heritage listed properties in this style were found in the Ryde local government area but were generally of a lesser quality or not as finely detailed as the subject dwelling. Although modifications have been made to the structure, these are sympathetic to the design of the house and do not have an impact on its rarity.</p> <p>The building is considered significant at a local level under this criterion.</p>
<p>Representativeness SHR criteria (g)</p>	<p>The dwelling at 313 Rowe Street is a fine example of its type and represents principal characteristics associated with the early Inter-War Bungalow style. It is a good example of this typology applied to a suburban cottage and displays a number of elements attributed to this style, including its tapered verandah posts, timber framed casement windows, decorative timberwork and gable ends with battening, and simple wide timber barge boards. It is representative of a typology of interwar period housing in the local area.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
<p>Integrity</p>	<p>The building is somewhat intact despite modifications. The dwelling retains several significant stylistic elements and the modifications that have been made have been done in the style of the original cottage. The new garage does not detract from its traditional presentation.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Lunds Avenue Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Lunds Avenue Heritage Conservation Area is included within Schedule 5 of the Ryde LEP, this property should be considered a contributory item within the conservation area.</p> <p>If the Lunds Avenue Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by:	GML Heritage Pty Ltd	Date	May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	313 Rowe Street, Eastwood.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

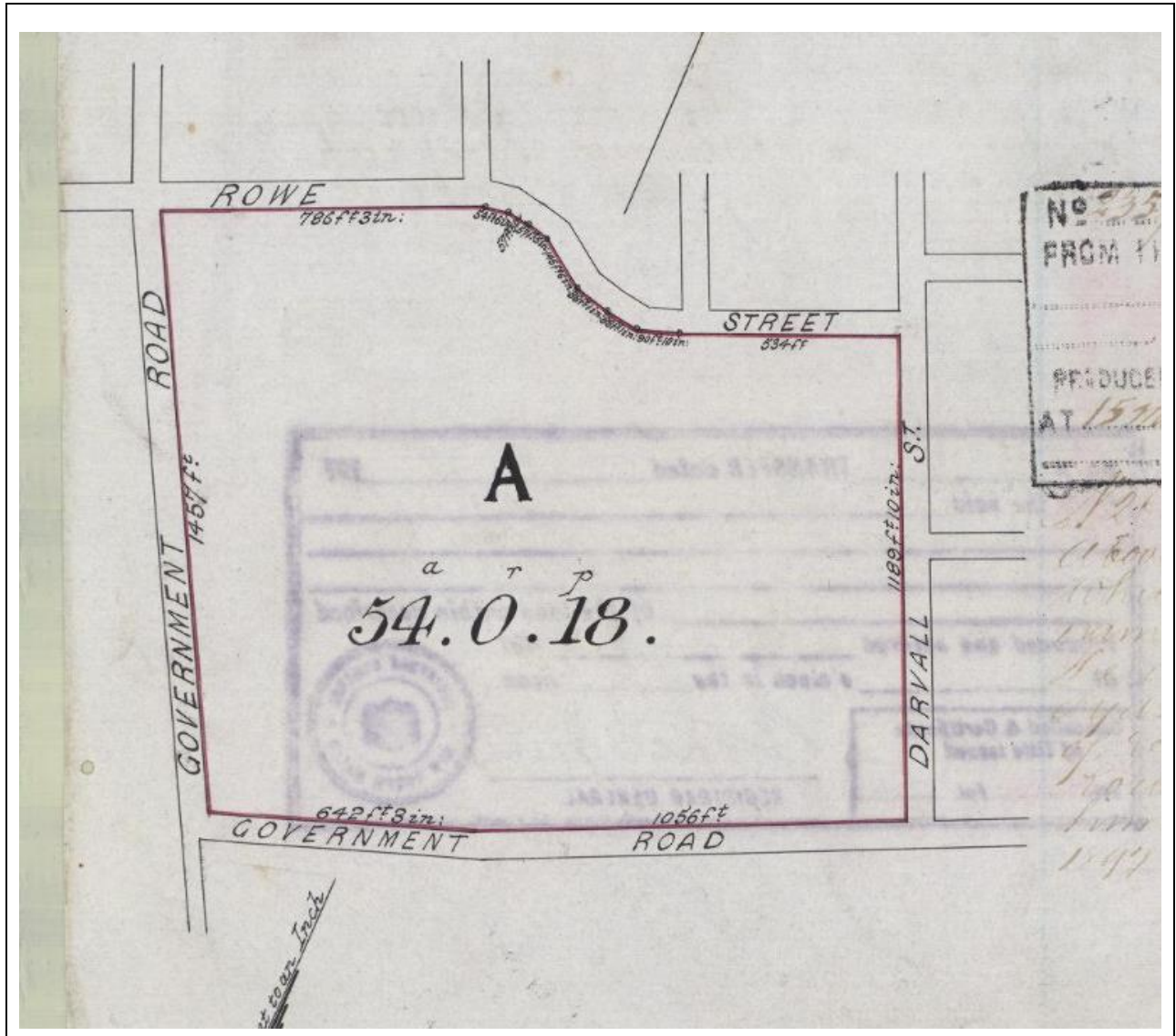


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Plan of Section A, DP1140, consolidated by Thomas Rowe in 1884. Government Road at the left side of the plan refers to present-day Shaftsbury Road.				
Image year	1884	Image by	Unknown	Image copyright holder	NSW Lands Registry Services



Heritage Data Form

IMAGES - 1 per page

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

Image caption	313 Rowe Street, Eastwood. The circle identifies 313 (right) and 315 (left) Rowe Street in 1930.				
Image year	1930	Image by	Unknown	Image copyright holder	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	313 Rowe Street, Eastwood. The outline of the house is identifiable as a single-storey dwelling.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	A 2019 aerial of 313 Rowe Street, Eastwood.				
Image year	2019	Image by	NearMap	Image copyright holder	NearMap



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ITEM DETAILS						
Name of Item	Federation Arts and Crafts style dwelling					
Other Name/s Former Name/s						
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	10					
Street name	Tyrell Street					
Suburb/town	Gladesville			Postcode	2111	
Local Government Area/s	Ryde					
Property description	Lot 1, DP 510376					
Location - Lat/long	Latitude	-33.830763		Longitude	151.124087	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>Within the 1886 subdivision of the Gladesville Park Estate, and retaining the original historic lot pattern, the dwelling at 10 Tyrell Street is of cultural heritage significance at a local level as an early c.1910s Federation Arts and Crafts style house built on Tyrell Street after the tram line arrived in Gladesville. It has aesthetic significance for its ability to demonstrate key stylistic features of the Arts and Crafts style. It is representative of a dwelling typology constructed in the local area between 1910 and 1920.</p> <p>This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The dwelling is a single-storey asymmetrical masonry house, with a hipped and gabled roof and projecting gable form facing the street, set on sandstone foundations. The external walls are tapered and are red face brickwork, with a roughcast rendered treatment to the upper walls and a liver-brick quoining effect at external wall projections.</p> <p>The roof has terracotta tiles, possibly a modern replacement, and a roughcast rendered chimney with terracotta chimney pots. The projecting gabled roof over the verandah features a roughcast render, timber battening and painted timber shingles to the gable end.</p> <p>The front verandah features square timber posts set into roughcast rendered piers, with a non-original timber balustrade and curved timber brackets on each side of the posts.</p> <p>There is an original timber-framed triple casement bay window at the front façade, with coloured-glass top lights and a liver-brick arch. The other windows at the front and side façade have been altered.</p> <p>A paved path leads to the front verandah from Tyrell Street. The front fence is a concrete rendered wall in poor condition. There is a paved driveway to the south of the dwelling, and the rear and side gardens are enclosed by a high timber paling fence with timber lattice sections.</p>					
Physical condition and Archaeological potential	<p>The dwelling is in good condition.</p> <p>The archaeological potential of the site is not known.</p>					
Construction years	Start year	C.1910s	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	<p>A small single-storey weatherboard extension has been added to the rear of the dwelling. It is likely that the original front fence has been replaced with the current low concrete wall.</p>					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s.

John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838.

In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area.

After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time.

Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures.

All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows.

Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold.

The subject site was constructed by 1924, as land valuations show that at this time Lot 40 of the Gladesville Park Estate contained a three-room brick cottage and was owned and occupied by

Heritage Data Form

	Alexander McKinnon, an attendant. Sewerage diagrams showed the adjacent lots at numbers 12, 14 and 16 remained empty by approximately 1930. The form of the house has changed little since then, with the only notable exterior alteration being a small weatherboard extension at the rear.
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling has historical significance as evidence of the Gladesville Park subdivision, retaining its original allotment within a mostly intact street, and as evidence of the early suburban development of Gladesville. The building demonstrates a distinct architectural typology that once dominated Tyrell Street and is still easily discernible, despite some later intrusive development.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey face-brick dwelling. It exhibits characteristics of the Federation Arts and Crafts style in its use of roughcast rendered exterior elements, decorative timber joinery, timber shingle cladding to the gable end and polychromatic brickwork detailing. The dwelling's original stylistic features have been retained. Modifications include a façade window and its roofing material.</p> <p>It is a modest dwelling and a notable example of its type within a group of similar properties from the period.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a good example of its type and displays several original architectural characteristics. It is representative of a typology of late federation period housing in the local area.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The dwelling is quite intact. It has been subject to some small exterior changes, including replacement of the front fence and the addition of a weatherboard extension at the rear. However, comparison of aerial imagery from the 1940s and the present day show the form and size has been modified very little. The façade retains its original architectural characteristics and stylistic features and has been well maintained.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
City of Ryde Development Control Plan 2014	City of Ryde	Tyrell Street, Gladesville, Character Area	2014	
Book	Frances Pollon	The Book of Sydney Suburbs	1988	
Book	MC Levy	Wallumetta: A History of Ryde and its District, 1792 to 1945	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	A Pictorial History of Ryde	1998	
Book	Philip Geeves	A Place of Pioneers: The Centenary History of the Municipality of Ryde	1970	

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the Ryde LEP, this property should be considered a contributory item within the conservation area.</p> <p>If the Tyrell Street Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p>
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SOURCE OF THIS INFORMATION

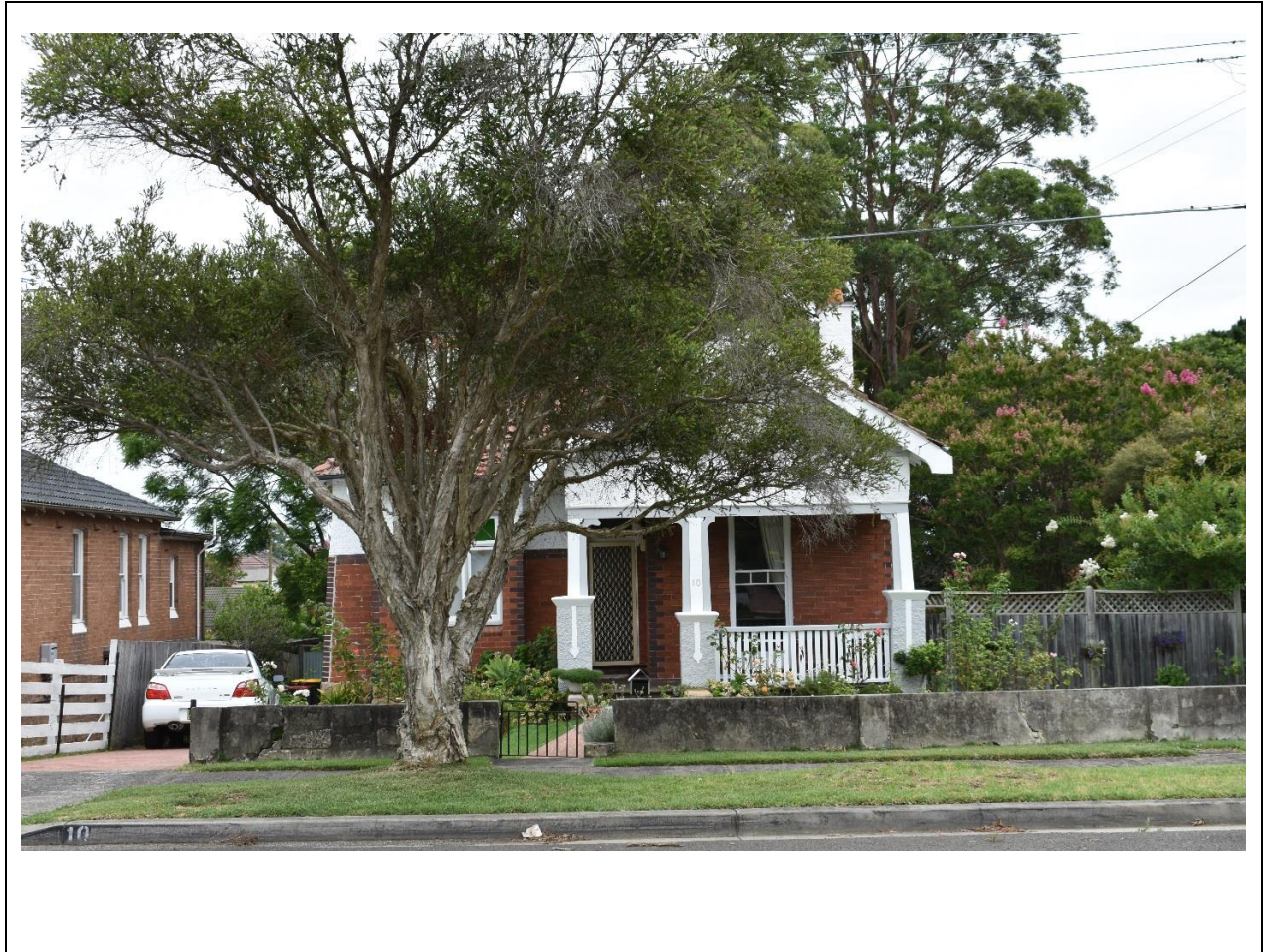
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	10 Tyrell Street, Gladesville.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

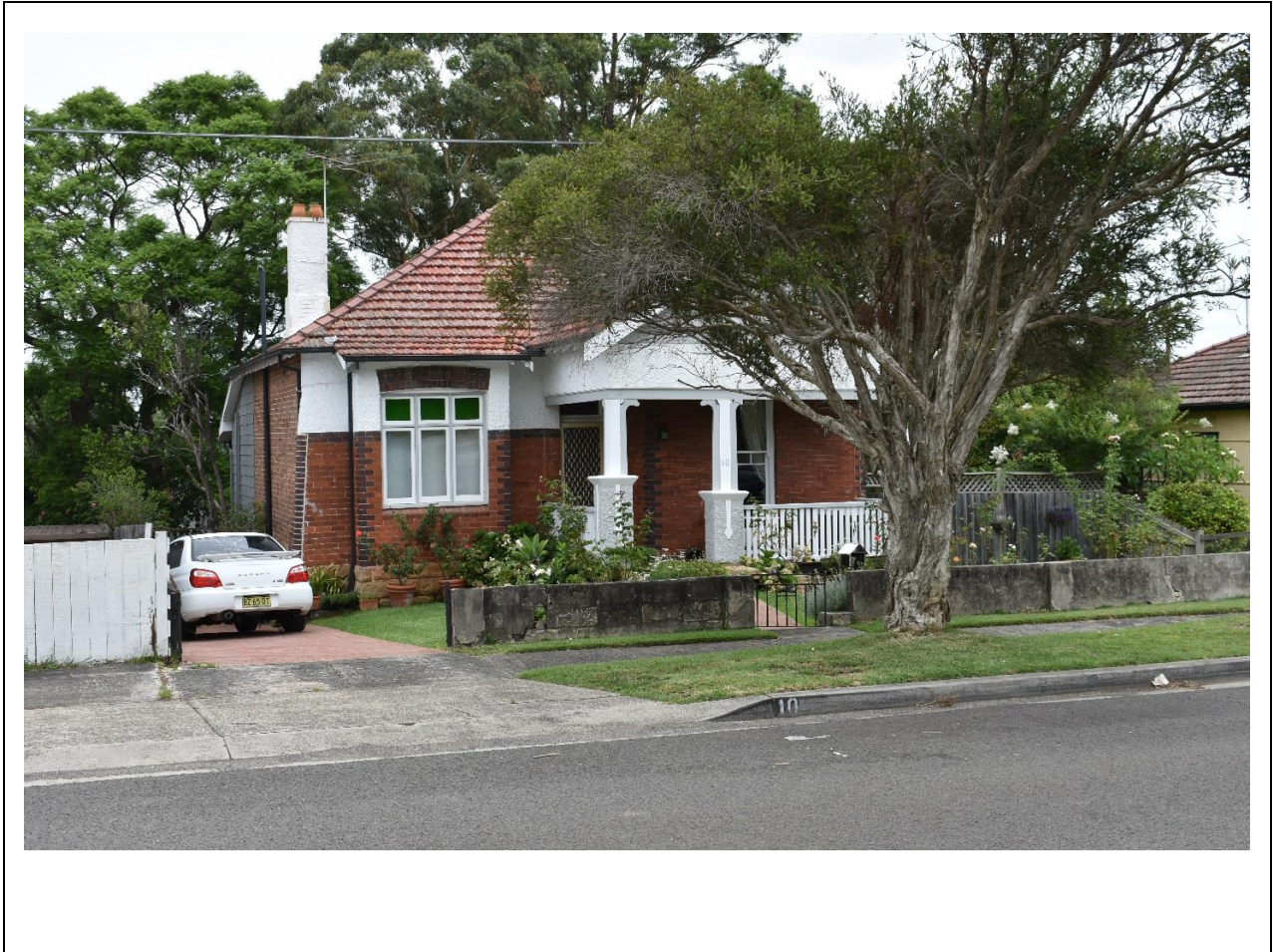


Heritage Data Form

IMAGES - 1 per page

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

Image caption	10 Tyrell Street, Gladesville.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

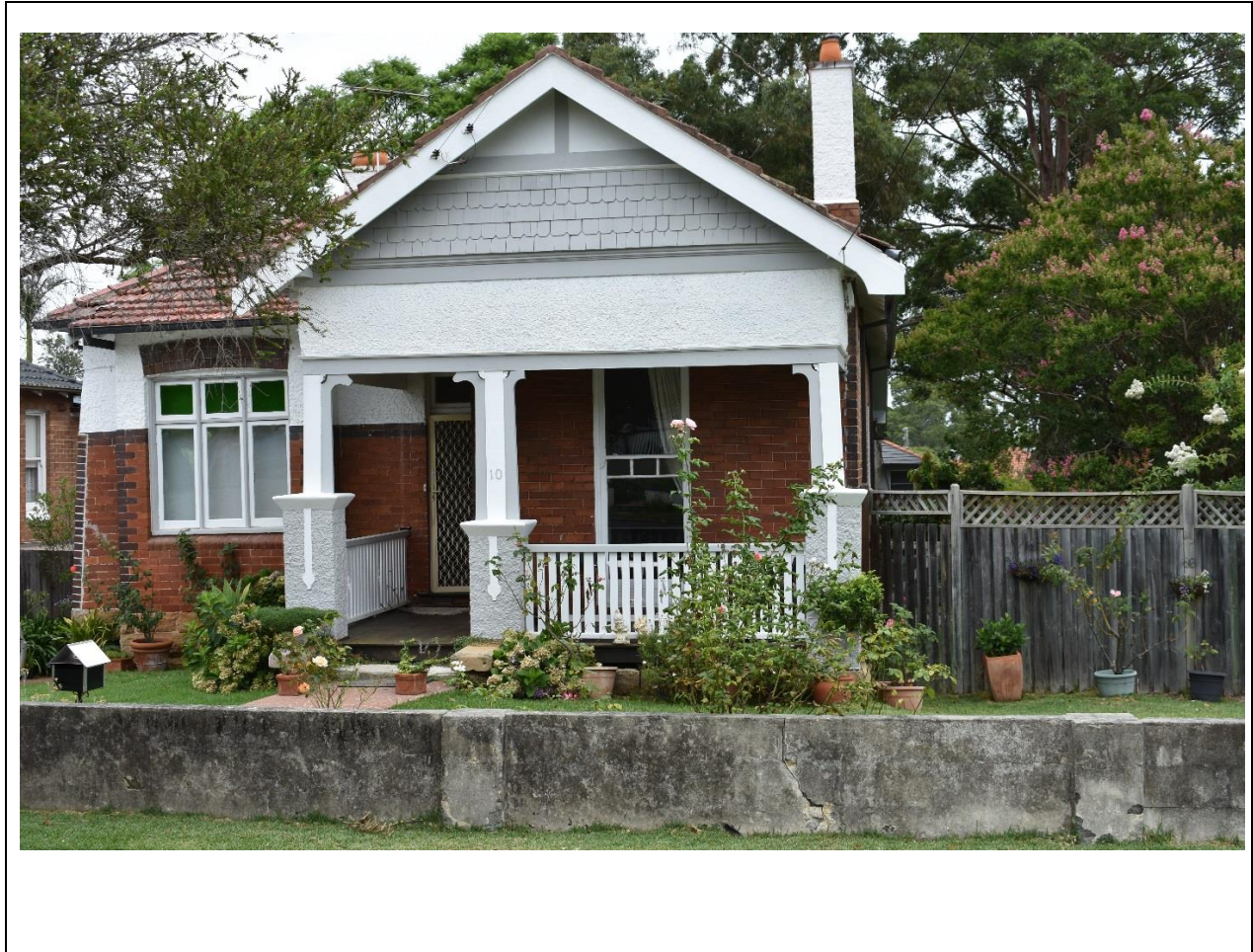


Heritage Data Form

IMAGES - 1 per page

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

Image caption	10 Tyrell Street, Gladesville				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

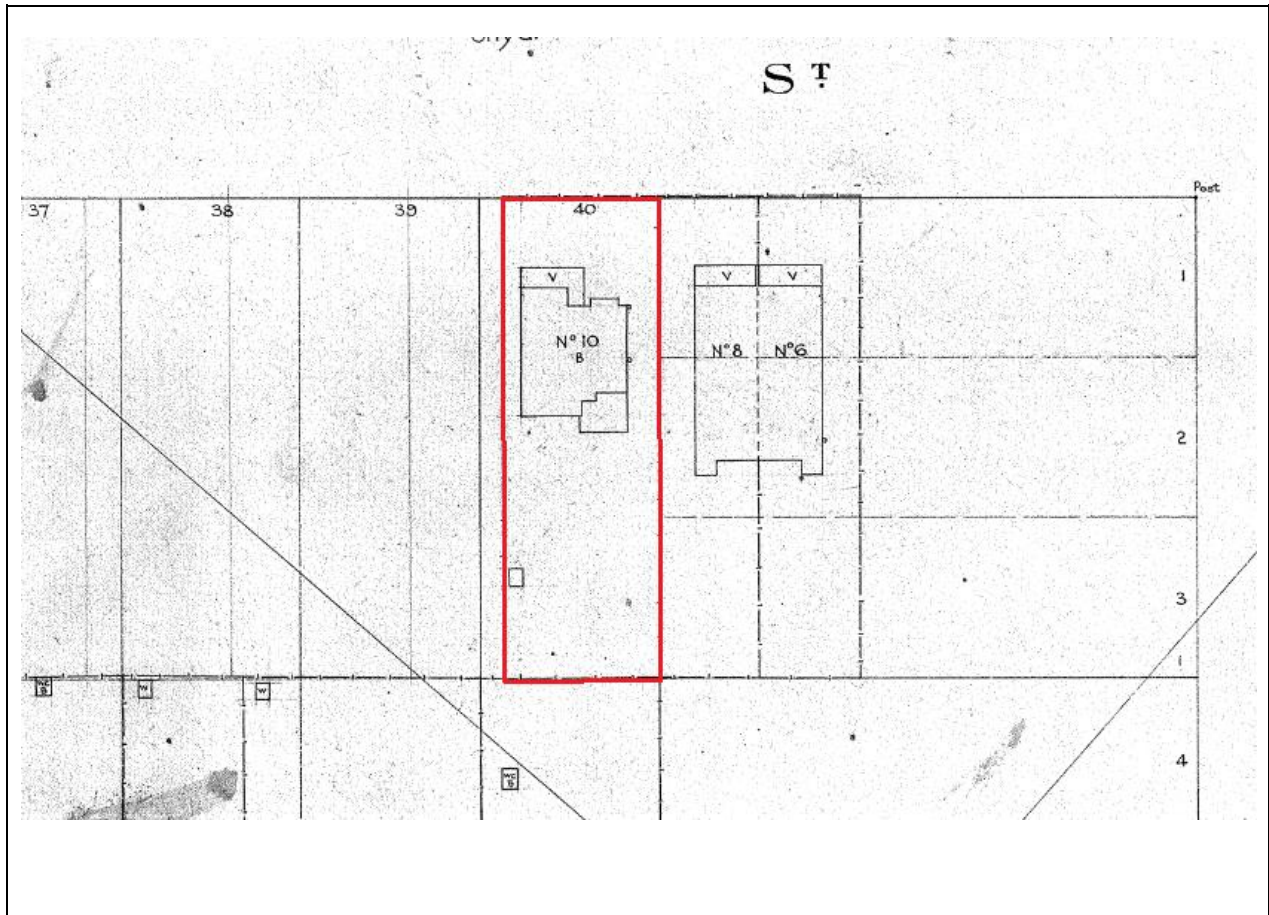


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewerage diagrams with the subject property outlined.				
Image year	c.1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial photograph of 10 Tyrell Street with present-day lot boundaries indicated.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of 10 Tyrell Street.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation period dwelling					
Other Name/s Former Name/s	Taunton					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	13					
Street name	Tyrell Street					
Suburb/town	Gladesville			Postcode	2111	
Local Government Area/s	Ryde					
Property description	Lot 6, DP 6220					
Location - Lat/long	Latitude	-33.829938		Longitude	151.123843	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>The dwelling at 13 Tyrell Street is culturally significant at a local level as a good example of a federation period house, demonstrating characteristics of the Federation Arts and Crafts style. It was one of several early houses built on Tyrell Street in the 1910s after the tram line arrived in Gladesville, and is evidence of the 1886 subdivision of the Gladesville Park Estate, retaining the original allotment pattern. It has aesthetic significance as a good example of a modest cottage demonstrating stylistic features of the Federation Arts and Crafts style among a number similar houses in the street. It is representative of a typology of dwellings constructed in the local area during the period between 1910 and 1920.</p> <p>This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the heritage conservation area.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The dwelling is a single-storey asymmetrical masonry house with a hipped and gabled slate roof, terracotta ridge capping, and a prominent projecting gable over the front entry porch. The external walls are of a red face brickwork with a roughcast rendered treatment to the upper walls and a liver-brick quoining effect.</p> <p>The projecting gable is clad with painted timber shingles, and has strong geometric detailing to the façade and timber barge boards. The porch posts are timber with roughcast rendered masonry piers. The front window behind the porch has been replaced with a modern aluminium sliding window. There is a painted green timber balustrade at the porch, behind a hedge.</p> <p>There is a paved brick pathway from Tyrell Street to the porch steps, and an uncovered paved brick hardstand parking area to the left of the path. The front boundary is enclosed by a painted timber picket fence. There are substantial plantings in the front garden, including ornamental rose bushes along the pathway and high hedging to the side boundaries.</p>					
Physical condition and Archaeological potential	The dwelling is in good condition. The archaeological potential of the site is not known.					
Construction years	Start year	c.1910s	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	Aerial imagery shows a large extension was added post-1940s. A brick-paved hardstand parking area in front of the dwelling detracts from its traditional setting. The current colour scheme is uncharacteristic but could be changed in future.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s.

John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838.

In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area.

After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time.

Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures.

All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows.

Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold.

The dwelling at 13 Tyrell Street was constructed by 1924, as land valuations from that time show that Lot 6, Section D, of the Gladesville Park Estate contained a four-room brick cottage and was owned

Heritage Data Form

	and occupied by Millicent Park.. The overall form of the house has changed little since with, with the exception of an extension at the rear and a paved area in the front garden.
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THEMES

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

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling has historical significance as evidence of the Gladesville Park subdivision, retaining its original allotment within a mostly intact street, and as evidence of the early suburban development of Gladesville. The building demonstrates a distinct architectural typology that once dominated Tyrell Street and is still easily discernible, despite some later intrusive development.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey face-brick dwelling, exhibiting characteristics of the Federation Arts and Crafts style evident in its use of roughcast rendered exterior elements, timber joinery, timber shingle cladding to the gable end, slate roof and polychromatic brickwork. The dwelling's stylistic features have been retained and very little of its exterior has been modified, except for a window at the façade. It is a modest dwelling and a notable example of its type within a group of similar properties from the period.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a good example of its type and displays a number of original architectural characteristics. It is representative of a typology of late federation period housing in the local area.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The dwelling is somewhat intact. It has been subject to exterior changes, including replacement of the front fence and the addition of an extension at the rear. The façade retains its original architectural characteristics and stylistic features and has been well maintained despite the uncharacteristic colour scheme. The brick hardstand area in front of the dwelling is intrusive but reversible.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
City of Ryde Development Control Plan 2014	City of Ryde	Tyrell Street, Gladesville, Character Area	2014	
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the Ryde LEP, this property should be considered a contributory item within the conservation area.</p> <p>If the Tyrell Street Heritage Conservation Area does not proceed, the dwelling should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p>
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SOURCE OF THIS INFORMATION

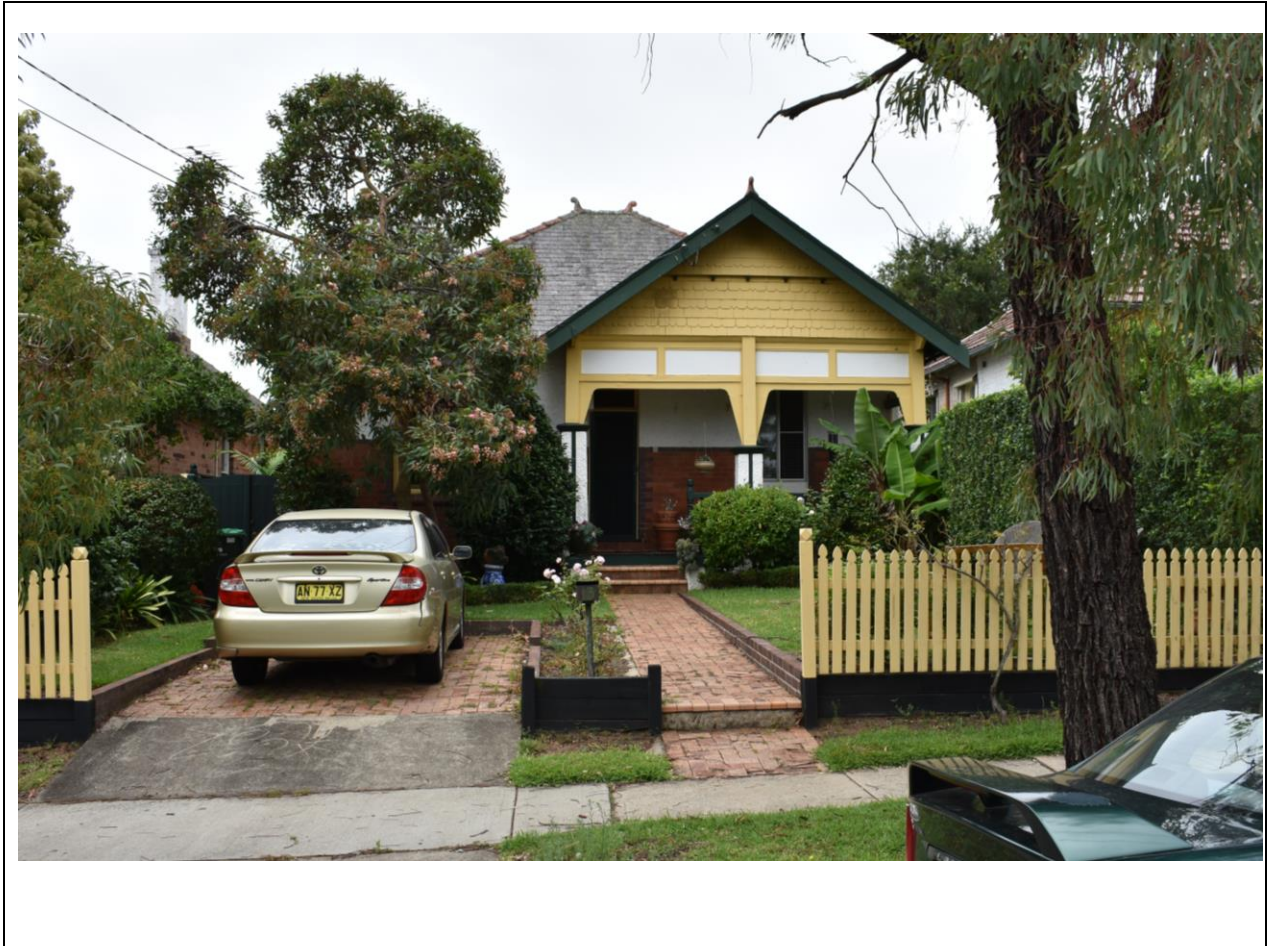
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	13 Tyrell Street, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

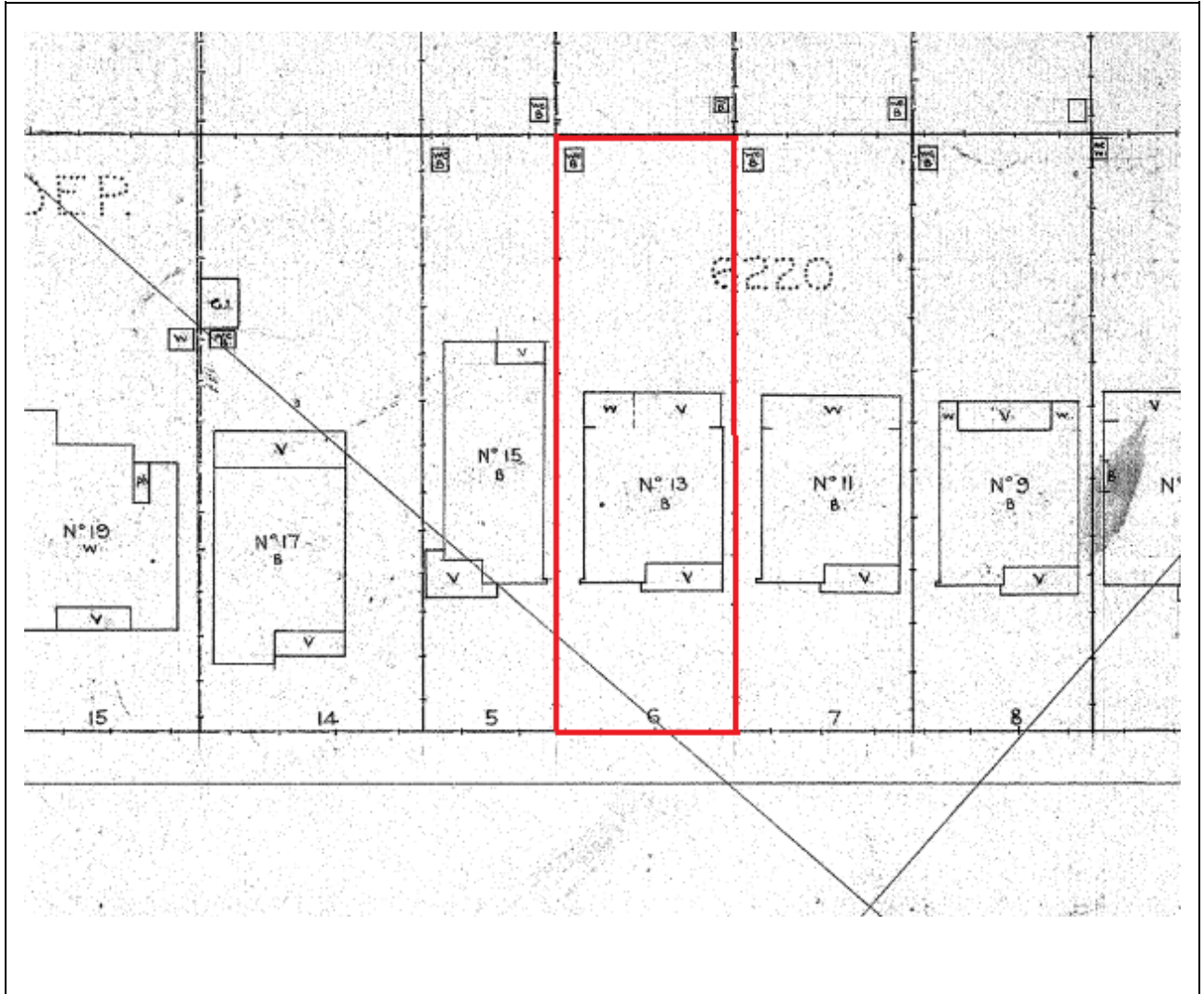


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde sewerage diagrams, with the subject site outlined.				
Image year	c.1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives

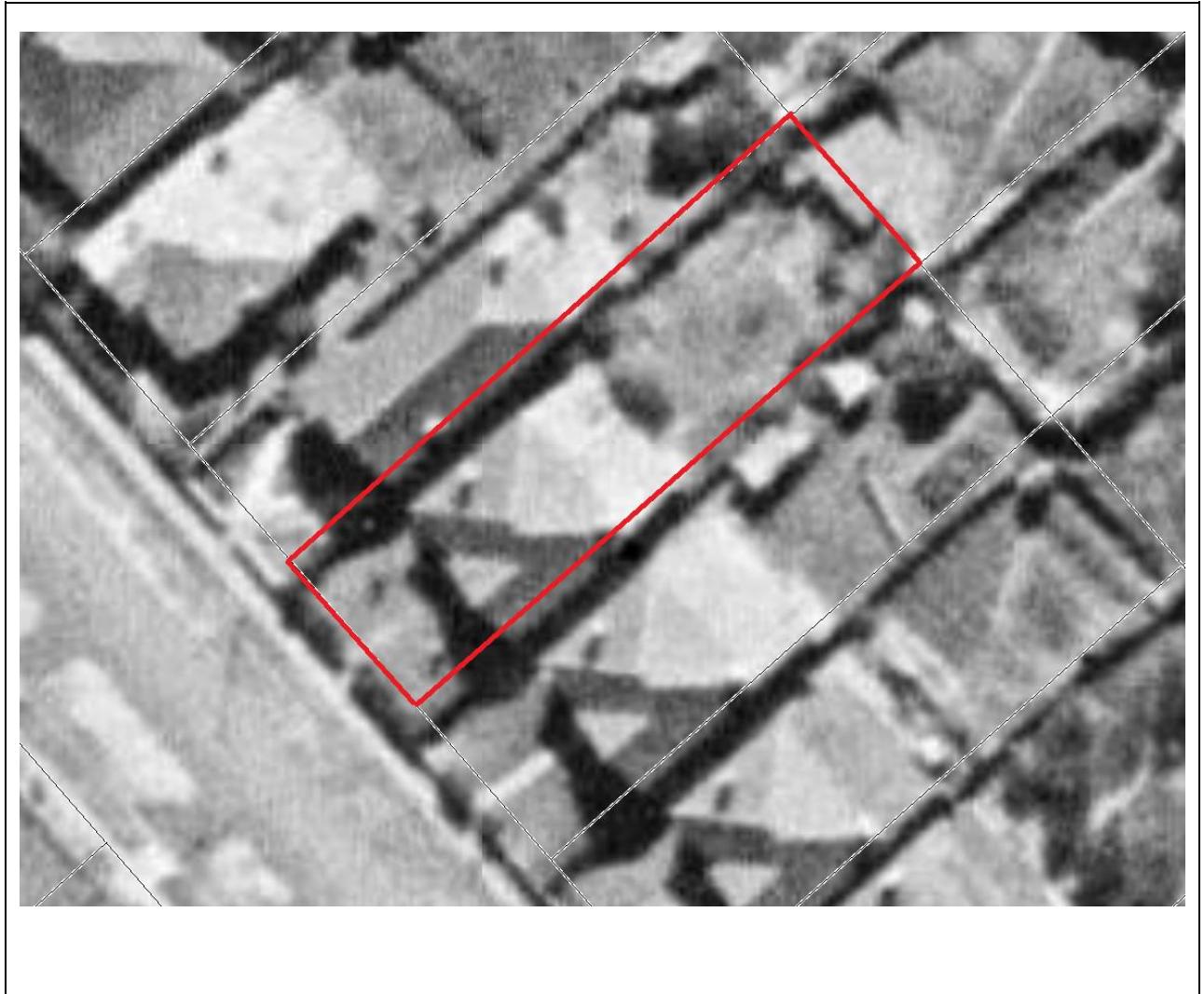


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 13 Tyrell Street, Gladesville, with current lot boundaries indicated.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 13 Tyrell Street, Gladesville, with current lot boundaries indicated.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS					
Name of Item	Federation period dwelling				
Other Name/s Former Name/s	Ralaski				
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	15				
Street name	Tyrell Street				
Suburb/town	Gladesville	Postcode		2111	
Local Government Area/s	Ryde				
Property description	Lot 5, DP 6220				
Location - Lat/long	Latitude	-33.829891		Longitude	151.123750
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling is not considered to meet the threshold for listing as a heritage item of local significance.</p> <p>This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The dwelling is a single-storey asymmetrical masonry house with a gabled slate roof, terracotta finials, and a prominent projecting gable over the front entry porch. The external walls are red face brickwork with a roughcast rendered treatment to the upper walls and a liver-brick header course below the render.</p> <p>The projecting gable over the porch is clad with painted timber shingles. The gabled roof over the main dwelling has a roughcast rendered treatment and timber battening, with a cut-out motif to the timber. The verandah is raised on rendered foundations with stone steps leading to the front door. The verandah posts are timber with roughcast rendered masonry piers. There is a new or recent painted timber balustrade adjacent to the steps.</p> <p>The front door is a timber high-waisted three-panel door, with a security screen door added to the exterior. The window at the façade appears to be a pair of hung sash windows with flyscreens and a brick windowsill.</p> <p>There is a paved brick pathway from Tyrell Street to the front porch, and a paved brick parking area to the right of the path. The front boundary is enclosed by a timber picket fence, which appears to have been added recently as some sections are unpainted. There are substantial plantings in the front garden, including hedging, hydrangeas, and other dense shrubbery. A carport has been added in front of the dwelling accessed via Tyrell Street, featuring a prominent gabled roof and timber battening attempting to match the dwelling. The carport partially obstructs views of the front of the dwelling from the street.</p>					
Physical condition and Archaeological potential	<p>The dwelling is in good condition.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	c.1910s	Finish year	Before 1924	Circa	<input type="checkbox"/>
Modifications and dates	A carport has been added in front of the dwelling to mimic the style of the house, partially obstructing views of the front of the dwelling from the street. A paved brick driveway and pathway have been added at the front garden. The house has a rear extension that is not visible from the street.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s.

John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838.

In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area.

After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time.

Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures.

All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows.

Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold.

The subject site was constructed during this period, as by 1924 Lot 5 of the Gladesville Park Estate contained a four-room brick cottage with a slate roof and was owned and occupied by Mrs Sarah Ann

Heritage Data Form

	Ramage. The similarity between 15 Tyrell Street and nearby houses at 13 and 10 Tyrell Street indicate that these houses were likely built at a similar time, possibly by the same designer/builder.
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THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling is evidence of the Gladesville Park subdivision, although this association alone is not considered to be sufficient grounds for listing under this criterion. The property has been significantly modified and is not a good representation of historical residential development in the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Although the dwelling demonstrates a number of architectural elements of its style, it has been modified to an extent that it is not considered to have aesthetic significance to the local area due to the loss of design authenticity. The dwelling retains its original form but later alterations, such as the oversized carport and paved front yard, have disrupted its original character. This has resulted in a loss of design authenticity. The dwelling is not a good example of its type, and does not demonstrate creative or technical achievement in the local area.</p> <p>The dwelling does not meet the threshold for listing under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is a heavily modified example of an architectural style evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is not an authentic representation of its type due to significant alterations and modifications to its exterior presentation. It no longer represents a particular architectural typology or style to the extent required to meet this criterion and has lost its authenticity due to unsympathetic modifications.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Integrity	<p>The dwelling has undergone significant modifications, such as the addition of the carport, paved driveway and path, and replacement of original architectural features such as the balustrade, fence, and front windows .</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
City of Ryde Development Control Plan 2014	City of Ryde	Tyrell Street, Gladesville, Character Area	2014	
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	

RECOMMENDATIONS

Recommendations	This property is located within the draft Tyrell Street Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> , this property should be considered a contributory item within the conservation area.
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 15 Tyrell Street, Gladesville.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	15 Tyrell Street, Gladesville—Detail view.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

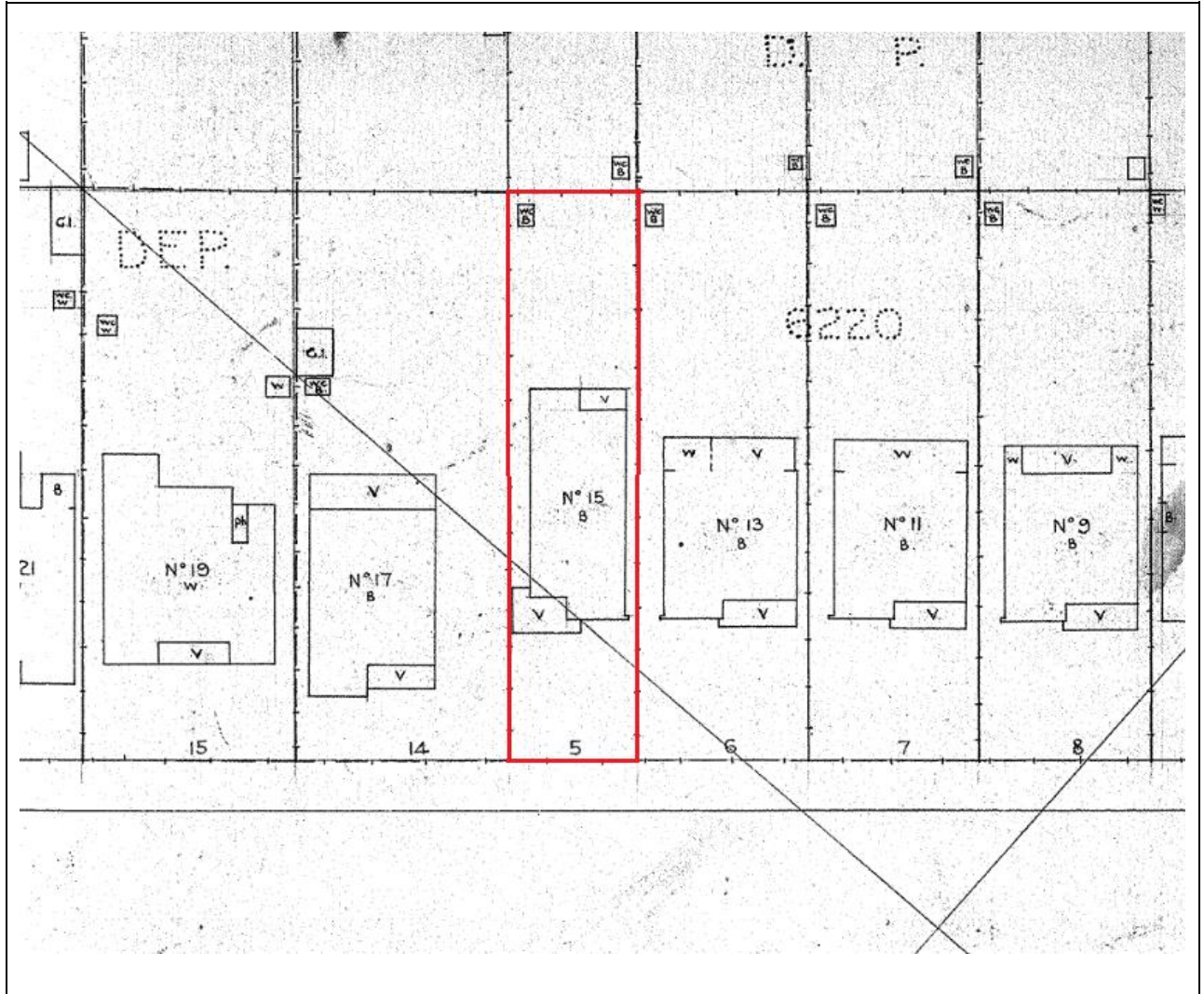


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewer diagrams, showing 15 Tyrell Street outlined in red.				
Image year	c.1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of 15 Tyrell Street with current lot boundaries indicated.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange

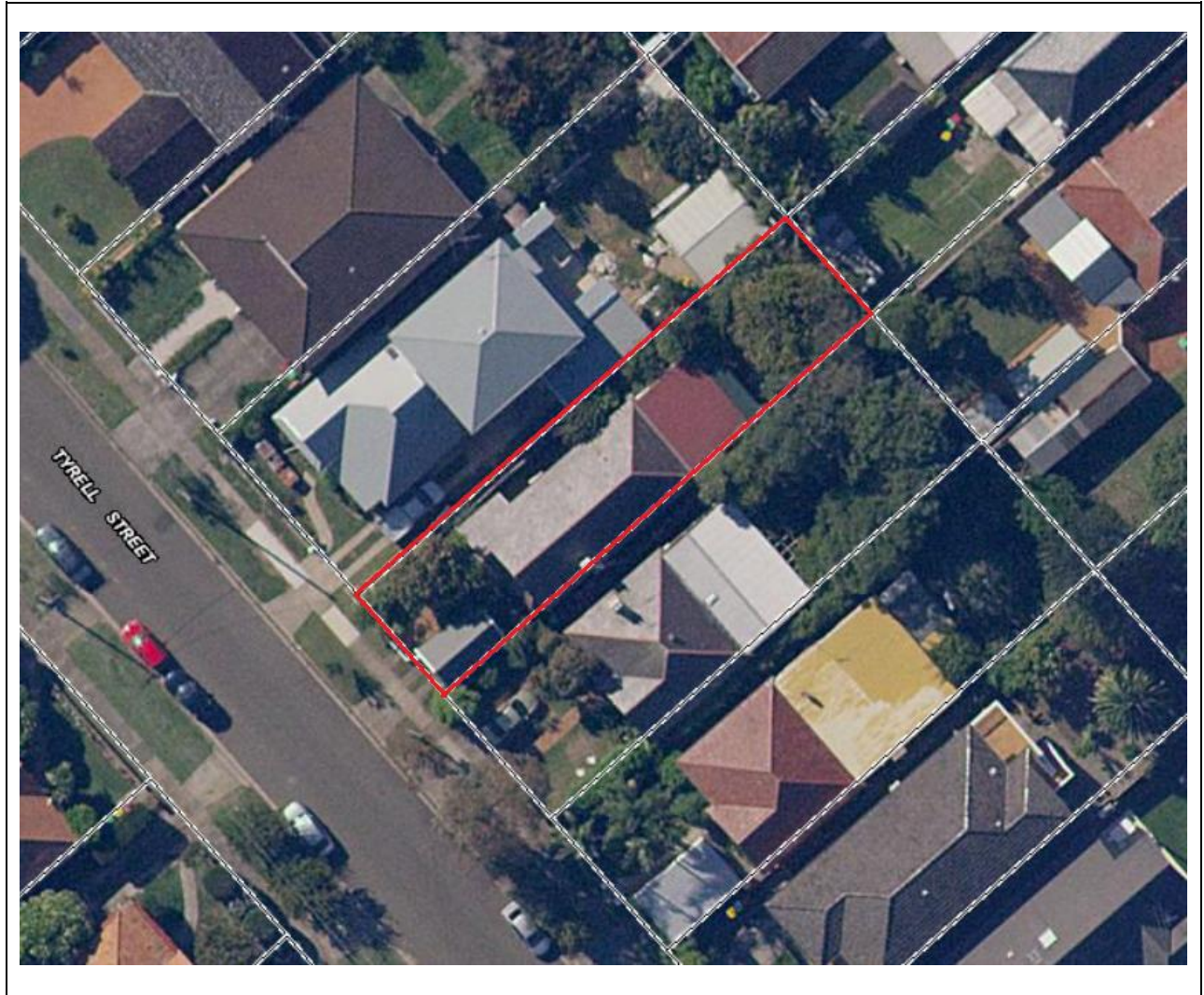


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 15 Tyrell Street with current lot boundaries indicated.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS						
Name of Item	Federation Queen Anne style cottage					
Other Name/s Former Name/s	Nicholls					
Item type (if known)	Built					
Item group (if known)	Residential buildings					
Item category (if known)	House					
Area, Group, or Collection Name						
Street number	18					
Street name	Tyrell Street					
Suburb/town	Gladesville			Postcode	2111	
Local Government Area/s	Ryde					
Property description	Lot 36, DP 1821					
Location - Lat/long	Latitude	-33.830393		Longitude	151.123595	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>The dwelling is not considered to meet the threshold for listing as a heritage item of local significance.</p> <p>This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the draft heritage conservation area.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input type="checkbox"/>		

Heritage Data Form

DESCRIPTION					
Designer	Unknown				
Builder/ maker	Unknown				
Physical Description	<p>The dwelling is a single-storey asymmetrical masonry cottage with a projecting gable, displaying a number of architectural elements of the Federation Queen Anne style. The external walls are a warm red tuckpointed face-brick with a liver-brick quoining effect.</p> <p>The roof is hipped and gabled and features new or recent terracotta tiles with ram's horn style finials. The dwelling retains its original roughcast chimney with terracotta chimney pots and liver-brick corbels. It has exposed timber rafters to the front verandah eaves and a simple wide painted timber barge board. The porch at the entrance features decorative timber fretwork, timber posts, shaped timber brackets, and a curved face-brick balustrade with liver-brick header course.</p> <p>The house has timber-framed triple casement windows to the front façade with coloured-glass margin panes, coloured top lights and a dark brick sill. The window at the projecting gable is covered by a timber window hood, with decorative timber brackets and modern tiles.</p> <p>The front garden is landscaped with high hedging to the front boundary and well-maintained shrubbery in front of the dwelling. The property has a recent brick-paved driveway down the side of the house with car space in the front setback and a carport at the rear of the site with a hipped tiled roof, exposed timber rafters and decorative finials. There is an ornate iron gate at the southeastern side of the house. A brick-paved path leads to the front porch. The recent driveway and path elements occupy a large portion of the front yard.</p>				
Physical condition and Archaeological potential	<p>The dwelling is in excellent condition and has been recently renovated.</p> <p>The archaeological potential of the site is unknown.</p>				
Construction years	Start year	c.1910s	Finish year	Before 1924	Circa <input type="checkbox"/>
Modifications and dates	<p>The dwelling has undergone a number of modifications. Most of the fabric at the front façade appears to be new, including the timber porch posts and fretwork, window hood, brickwork, and window joinery. A paved driveway and path have been added at the front yard. A carport attempting to match the detail of the house has been added at the rear. A face brickwork extension has been added at the rear of the dwelling.</p>				
Further comments					

Heritage Data Form

HISTORY

Historical notes

Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s.

John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838.

In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area.

After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time.

Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures.

All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows.

Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold.

By 1924, Lot 36 was owned and occupied by Mr John Charles Nicholls, an engine driver. The house was described in a land valuation of that time as a four-room brick cottage with a tiled roof.

Heritage Data Form

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

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling was originally subdivided as part of the Gladesville Park Estate, although this association alone is not considered to be sufficient grounds for listing under this criterion. The dwelling has been significantly modified and is not a good representation of its style.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area. The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Although the dwelling demonstrates a number of architectural elements of its style, it has been modified to an extent that it is not considered to have aesthetic significance to the local area due to the loss of design authenticity. The dwelling retains its original form but appears to have lost the majority of its original fabric, including most of the joinery at the façade, the window hood, roof tiles, and front fence. This has resulted in a loss of design authenticity.</p> <p>The dwelling does not meet the threshold for listing under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The property has been extensively modified and is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The historical archaeological potential of the site has not been assessed, but should be gauged in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is not an authentic example of an architectural or aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is not a true representation of its type due to significant alterations and modifications to its exterior presentation. It no longer represents a particular architectural typology or style to the extent required to meet this criterion and has lost its authenticity due to the replacement of the majority of its original fabric.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Integrity	<p>The dwelling has been significantly modified. Most of its façade and architectural characteristics have been replaced. It is difficult to tell if any original fabric remains, although the interior of the dwelling has not been inspected. The traditional setting of the dwelling has been lost to unsympathetic landscaping.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	The property is located within the draft Tyrell Street Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> , this property should be considered a contributory item within the conservation area.
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Street elevation of 18 Tyrell Street, Gladesville.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

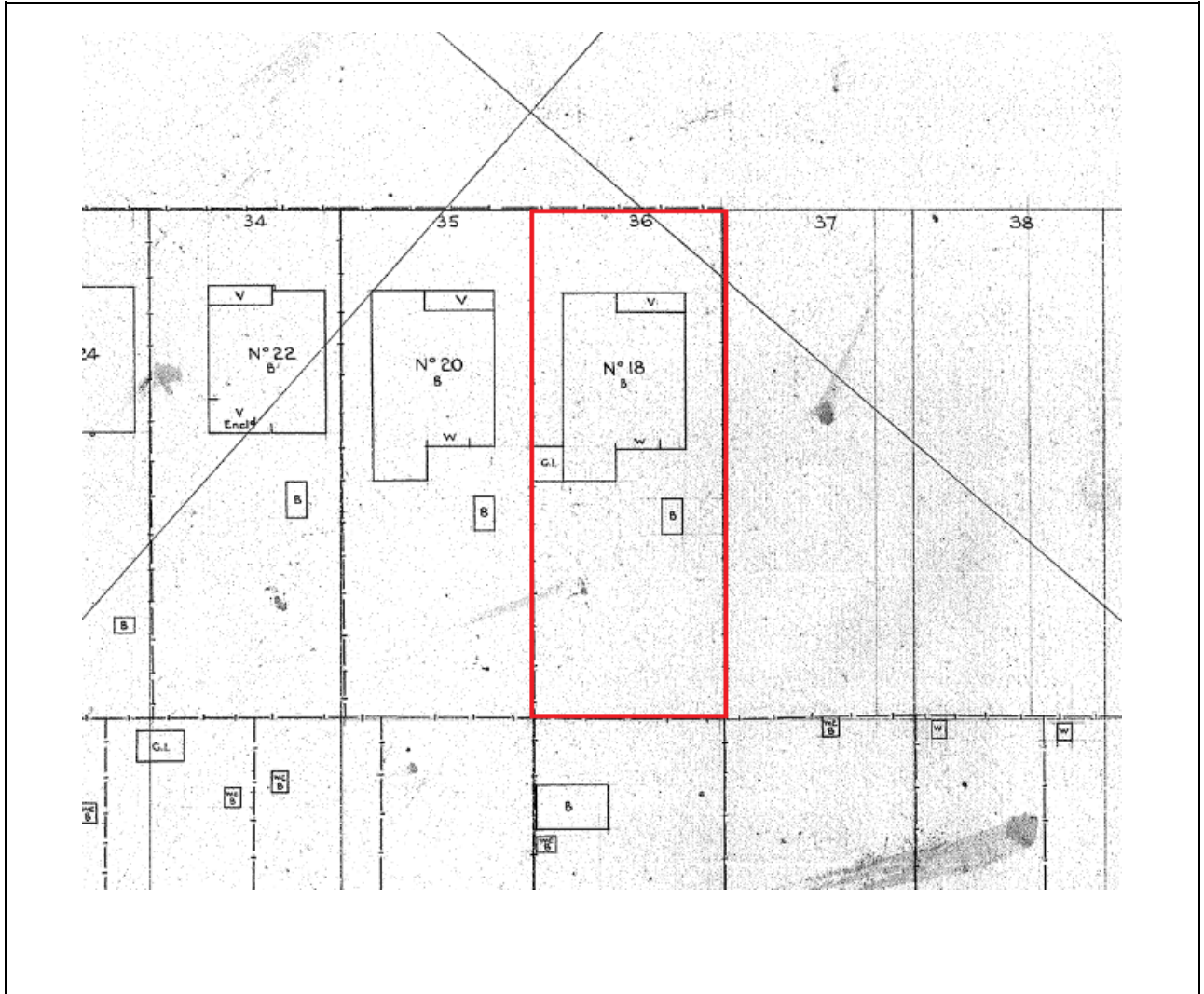


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewerage diagrams with the subject property outlined.				
Image year	c.1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery of the site at 18 Tyrell Street, Gladesville, with the current lot boundary outlined in red.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of the site at 18 Tyrell Street, Gladesville, with the current lot boundary outlined in red.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS					
Name of Item	Federation period dwelling				
Other Name/s Former Name/s	Laughlin				
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	28				
Street name	Tyrell Street				
Suburb/town	Gladesville	Postcode		2111	
Local Government Area/s	Ryde				
Property description	Lot 1, DP 964666				
Location - Lat/long	Latitude	-33.829865		Longitude	151.123102
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling is not considered to meet the threshold for listing as a heritage item of local significance.</p> <p>This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the draft heritage conservation area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The dwelling is a single-storey asymmetrical masonry house comprising of a hipped and gabled roof with a projecting gable facing the street. The external walls have been rendered and painted white, with any previous decorative façade detailing removed.</p> <p>The roof features terracotta tiles, with terracotta ridge capping. There are exposed timber rafters to the front eaves and a decorative painted timber barge board. A prominent feature of the house is the chimney, which is concrete with two terracotta chimney pots and is located on the front roof plane. The front verandah has a low, simple rendered wall, and features timber porch posts and a shaped timber balance board.</p> <p>Windows to the front façade have been replaced with modern joinery, and are double-hung windows with no ornamentation. There is a simple timber window hood at the projecting gable end.</p> <p>A brick paved hardstand carparking area is located in front of the dwelling in the front garden. There is a low painted brick fence at the Tyrell Street boundary, with high, dense hedging behind it to screen the house.</p>					
Physical condition and Archaeological potential	<p>The dwelling is in fair condition. Timber elements have been subject to a moderate degree of weathering. There are substantial areas of peeling paint at the façade.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	c.1910s	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	DA approved for alterations and additions Oct 2016.					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s.

John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838.

In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. The electric tram to Gladesville opened in 1910 which also increased the popularity of the area.

After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by the time.

Tyrell Street is located on land originally granted to Hannah Thompson in the early nineteenth century. Used as farmland, Thompson's grant was subdivided as part of Gladesville Park Estate subdivision of 1886. The street was aligned as part of this subdivision and is named after William Tyrrell, a convict settler who received a grant in the Eastern Farms in 1792, just north of the street. Many of the streets of the Gladesville Park subdivision were named after prominent local historical figures.

All allotments on Tyrell Street were purchased by The Australian Mutual Investment and Building Company Ltd in the 1886 sale. No development occurred while the company owned the land, and it remained empty when they began selling the lots to private individuals in 1899. Although most of the land was sold in the late nineteenth century, construction did not begin in earnest until the opening of the tram line in Gladesville in 1910. The Sands Directory shows that between 1910 and 1924, 26 houses were built on Tyrell Street. These houses were generally detached single-storey bungalows.

Parts of Tyrell Street remained undeveloped after this period. Land at the end of Tyrell Street along Western Crescent was an orchard associated with the cottage at 42 Tyrell Street. This orchard remained until the mid-twentieth century before being developed, a testament to the area's agricultural history. An allotment lot at the other end of the street—now 12 Tyrell Street—remained undeveloped until 1985, nearly 100 years after the area was subdivided and sold.

By 1924, lots 30 and 31 were owned by Mrs Margaret Laughlin of Raven Street, Gladesville. The two lots were subdivided into three equal sized allotments. Lot 31 (no. 28 Tyrell Street) and the centre

Heritage Data Form

	allotment each contained a three-room brick cottage with a tiled roof. Lot 30 at this time remained vacant, although by 1930 a third brick cottage had been constructed there also.
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THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling was originally subdivided as part of the Gladesville Park Estate, although it was re-subdivided before the construction of the house and no longer demonstrates the original allotment pattern. The dwelling has been significantly modified and is not a good representation of a particular style or typology.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>Although the dwelling has some intact architectural elements of its style, it has been modified to an extent that it is not considered to have aesthetic significance to the local area. The exterior of the dwelling has been rendered and the original fence replaced. It retains its original chimney and some decorative timber detailing at the front porch, such as its porch posts and shaped timber barge boards. However, it is not a particularly notable example for the local area.</p> <p>The dwelling does not meet the threshold for listing under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The historical archaeological potential of the site has not been assessed, but should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is not a particularly fine example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is a poor example of its type due to significant alterations and modifications to its exterior presentation. It no longer represents a particular architectural typology or style to the extent required to meet this criterion.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Integrity	<p>The dwelling has been subject to a number of modifications that detract from its representation of a particular style, including its rendered exterior and replacement of much of its original fabric.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
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INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	This property is located within the draft Tyrell Street Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Tyrell Street Heritage Conservation Area is included within Schedule 5 of the Ryde LEP, this property should be considered a contributory item within the conservation area.
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	31 May 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	28 Tyrell Street, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	28 Tyrell Street, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

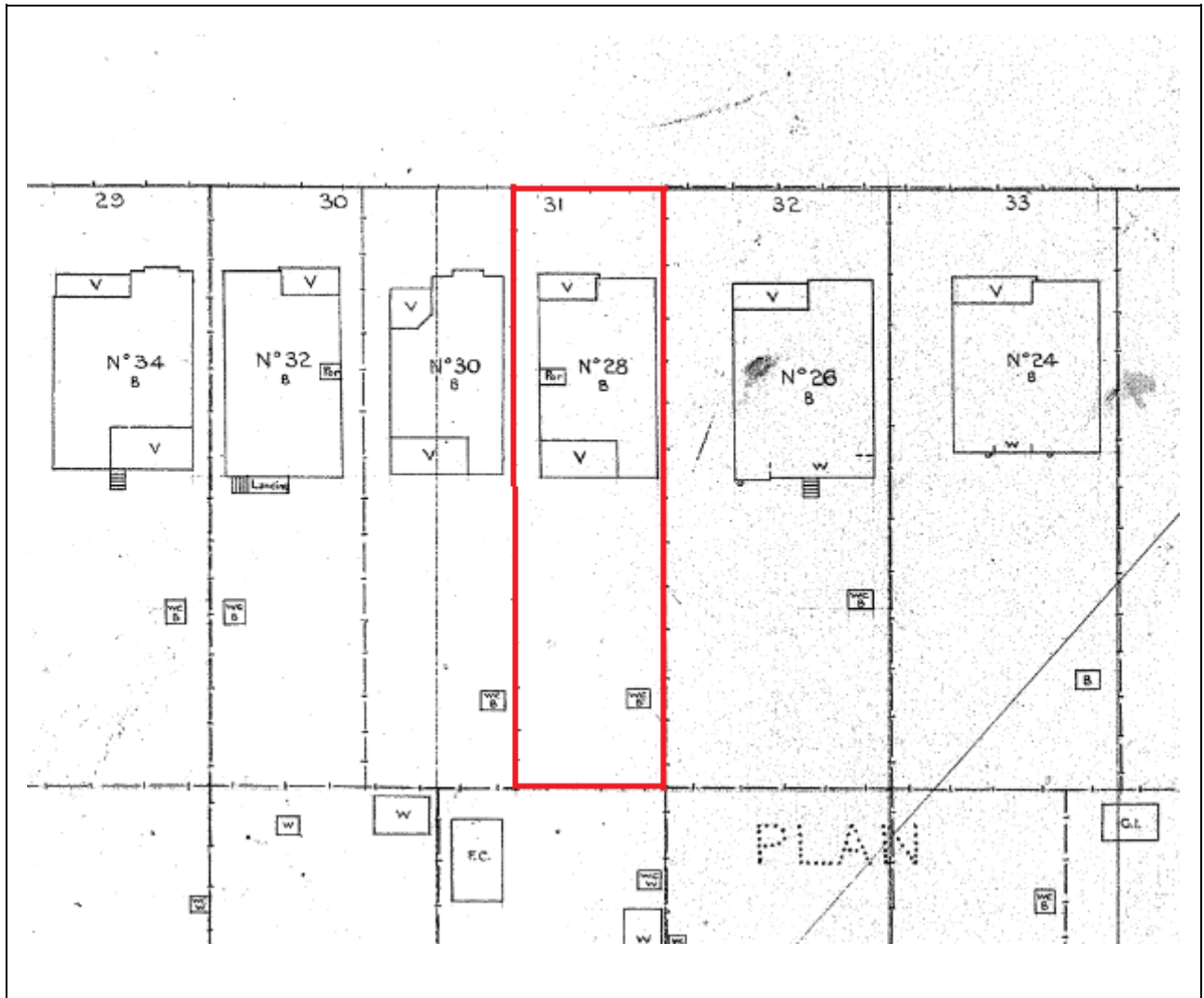


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewerage diagrams with the subject property outlined.				
Image year	c.1930	Image by	Metropolitan Water Sewerage & Drainage Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery of the site at 28 Tyrell Street, Gladesville, with the current lot boundary outlined in red.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of the site at 28 Tyrell Street, Gladesville, with the current lot boundary outlined in red.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS					
Name of Item	House				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Residential building				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	68				
Street name	Chatham Road				
Suburb/town	Denistone	Postcode		2114	
Local Government Area/s	Ryde				
Property description	Lot 13, DP 9166				
Location - Lat/long	Latitude	-33.801552		Longitude	151.083725
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 68 Chatham Road, Denistone, is representative of a key period of suburban development in the Denistone area in the early 1920s. It is a typical example of a brick interwar bungalow style cottage, retaining a number of intact style indicators including its leadlight casement windows and timber battened projecting gable. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Chatham Road Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>The house is a single storey masonry dwelling, with a hipped and gabled tiled roof. It appears generally intact from the street, retaining many of its original design elements. It demonstrates a number of Interwar style elements, particularly its prominent wide battened gable end, use of dark face brick, and timber framed leadlight windows, front verandah and timber gable vent.</p> <p>The external walls are dark face brick with a painted rendered base course. The former front verandah has been infilled with unsympathetic sliding windows. The roof features terracotta tiles and a large wide gable end facing the street, clad with timber battening.</p> <p>The house has a single garage at the side. Comparison of historic and current aerial imagery appears to show the house has not been extended to the rear. There is a concrete path at the northern boundary of the property with a number of mature plantings.</p> <p>Chatham Road contains many houses of a similar typology which contribute to the setting and amenity of the property. The streets contain a large number of mature pre-1943 brush box trees, which characterise much of the Denistone/Eastwood area and were possibly planted as part of a Council beautification scheme in the 1930s. The slope of the landscape provides an attractive leafy outlook from the crest of the hill over the trees and private gardens of the streets.</p> <p>A defining landscape feature of the area is the remnant endangered Turpentine-Ironbark Forest community comprising about 400 square metres within Darvall Park, a long thin strip of open space between Chatham Road and the rail corridor. Darvall Park is a listed heritage item within the <i>Ryde Local Environmental Plan 2014</i> as a remaining unbuilt portion of Darvall's Estate, acquired by Ryde Council between 1926 and 1929. Houses fronting Chatham Road have a pleasing outlook over Darvall Park looking east.</p>					
Physical condition and Archaeological potential	<p>The dwelling is in good condition.</p> <p>The archaeological potential of the area is unknown.</p>					
Construction years	Start year	c.1920s	Finish year	Unknown	Circa	<input type="checkbox"/>
Modifications and dates	<p>Addition of a garage at the side of the dwelling (date unknown).</p> <p>The front verandah has been infilled.</p>					
Further comments						

Heritage Data Form

HISTORY

Historical notes

Denistone is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. This began in 1794 in Denistone, when William Balmain was given land in the north of the area. Another grant named Porteous Mount was quickly acquired by Reverend Richard Johnson after being given to three men in 1795. Johnson then sold this land to the Connor family.

Porteous Mount was bought by Elizabeth Blaxland and her husband Dr Thomas Forster in 1830, who built a house named 'Deniston' after which the suburb is named (and which burnt down in 1855). John Blaxland purchased land east of Porteous Mount from Forster and built the Hermitage in 1842. Richard Rouse Terry later acquired land from the Blaxlands and built a new house called 'Denistone House' in 1874.

Subdivision of the area began in 1888 after the construction of Eastwood Station and continued till 1929. Terry's Denistone Estate was subdivided in 1913. A train station opened in the in 1937, after which time the suburb was called Denistone. Subdivision and development continued after World War Two with the Ryde Council Housing Scheme, which built hundreds of houses in Denistone East and West.

Major Edward Darvall leased the first Deniston House, and the surrounding 100 acres, from Thomas Forster after arriving in Sydney with his family in 1840. The lease was for a period of 12 years, but Deniston House was once again advertised for lease in 1849 indicating that the Darvalls left the estate earlier than expected. Darvall then purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road, called Ryedale House, and planted the 50 acres nearest to the house with orchards (Angela Phippen 2008, 'West Ryde').

Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s, including a two-acre parcel sold to the Crown for a school (now Eastwood Public School) in 1889. In 1899, the estate was divided into two titles separated by the rail line, and transferred to her son Anthony Darvall who began to subdivide portions of the estate in 1902.

The area of the Chatham Road Heritage Conservation Area was formed as part of a series of subdivisions of the Darvall Estate. Allotments were advertised for sale along the southern part of Chatham Road in 1919 and were subject to a building covenant restricting all development to be residential only, to the value of 400 pounds, and requiring all houses to have a slate, tile or shingled roof. The northern section of the conservation area was subdivided in 1929 as the Outlook Estate, which was advertised for its breathtaking views over the suburbs towards the city. However, the advent of the 1929 stock market crash slowed any development in this area, which picked up again in the mid-1930s. The Outlook Estate was influenced by Garden Suburb principles, evident in its use of curvilinear streets, a dedicated public reserve, standardised building line and consistent setbacks, and extensive street trees.

Heritage Data Form

	<p>The subject site was created as part of the fourth subdivision of the Darvall Estate. Although advertised in 1918, the land did not sell until 1921 to Joseph Simeon Fourro, and it remained undeveloped for some time as no improvements are noted in a 1924 land valuation record (CT Vol 2232 Fol 6).</p> <p>Many houses along Chatham Road were constructed in the 1920s and it was likely that the house at 68 Chatham Road was also built during this period. It was completed before 1943 as it appears on historical aerial photos, showing the house was a simple square shape with deep backyard and a front path to the street.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling is evidence of the fourth subdivision of the Darvall Estate, a large early landholding that was subdivided numerous times and shaped much of suburban Denistone as it is seen today. A covenant placed on the land at the time of sale to prevent non-residential development or houses of low quality is a demonstration of early twentieth century town planning.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion, however together with the wider streetscape it is representative of the boom in suburban development in the Ryde LGA in the 1920s.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling demonstrates characteristics typical of Interwar bungalow-style cottages. It is in good condition and retains a number of original architectural elements, including leadlight casement windows, a timber louvred gable vent, timber battened gable detailing, and terracotta tiled roof.</p> <p>It does not demonstrate technical or creative achievement, nor does it have distinctive aesthetic attributes in terms of its form or composition.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if it has research potential to contribute to a better understanding of the history of the area. However, the property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The dwelling has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is well maintained and demonstrates some architectural features typical of an interwar bungalow style-cottage, such as its timber battening, wide projecting gable and louvred gable vent. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling represents the principal characteristics of interwar architectural typologies that are common throughout Chatham Road and the immediate setting. Together with nearby similar dwellings, they provide evidence of a typology of simple cottage style houses that were constructed at this time, and provide evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s.</p> <p>The dwelling contributes to the collective significance of the area, but it does not meet the threshold for significance under this criterion.</p>

Heritage Data Form

Integrity	The dwelling has been subject to a number of changes, including a garage at the side and extension at the rear as well as some replacement of original features and enclosure of openings. However, it retains some intact style indicators typical of the interwar period.
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HERITAGE LISTINGS

Heritage listing/s	Heritage Act – Authorised Interim Heritage Order, City of Ryde, IHO No. 6 (gazetted 1 March 2019)
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study		Treasures of the Outlook Estate		Ryde Library
Online article	Angela Phippen, Ryde Local Studies Librarian	West Ryde	2008	Dictionary of Sydney
Article	Angela Phippen	Denistone; Denistone West	2010	Dictionary of Sydney
Article	Angela Phippen	Denistone East	2008	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	

RECOMMENDATIONS

Recommendations	This property is located within the draft Chatham Road Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Chatham Road Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review – Draft Shortlist of Potential Heritage Items	Year of study or report	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	13 March 2019

Heritage Data Form

IMAGES - 1 per page

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

Image caption	68 Chatham Road, Denistone.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	68 Chatham Road, Denistone.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photo of 68 Chatham Road with current lot boundaries indicated.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial imagery of 68 Chatham Road with current lot boundaries indicated.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



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IMAGES - 1 per page

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

Image caption	Darvall Estate No.4, subdivision plan c.1918. The location of the subject site is circled.				
Image year	1918	Image by	State Library of NSW	Image copyright holder	State Library of NSW



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IMAGES - 1 per page

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

Image caption	Promotional real estate photo of 68 Chatham Road in 2018.				
Image year	2018	Image by	Global Century Real Estate	Image copyright holder	Global Century Real Estate



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Image caption	<i>Darvall's Homestead, Ryde, NSW</i> , a watercolour by Herbert R Gallop, 1944, showing the character of the estate. The homestead was located next to the conservation area until it was relocated in the mid-twentieth century.				
Image year	1944	Image by	Herbert R Gallop	Image copyright holder	New England Regional Art Museum



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ITEM DETAILS					
Name of Item	House				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Residential building				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	70				
Street name	Chatham Road				
Suburb/town	Denistone	Postcode		2114	
Local Government Area/s	Ryde				
Property description	Lot 14, DP 9166				
Location - Lat/long	Latitude	-33.801444		Longitude	151.083625
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 70 Chatham Road, Denistone, is representative of a key period of suburban development in the Denistone area in the early 1920s. It is a typical example of a brick interwar bungalow style cottage, retaining a number of intact style indicators. It is associated with the War Service Homes Commission, a Commonwealth initiative responsible for the design and construction of many homes across Australia as part of a repatriation scheme, and with its first occupants, returned soldiers and their families. It makes a strong contribution to the character of the streetscape and contributes to the unity of building form and character in the local area.</p> <p>This property is located within the draft Chatham Road Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area.</p> <p>The house may have cultural heritage significance at a local level, based on its association with the War Service Homes Commission, and warrants further investigation.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input type="checkbox"/>	

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DESCRIPTION						
Designer	Unknown (commissioned by the War Service Homes Commission)					
Builder/ maker	Unknown					
Physical Description	<p>The house is a single storey masonry dwelling, with a hipped and gabled tiled roof. It appears to be generally intact when viewed from the street, with many original design elements. It demonstrates a number of Interwar style elements, particularly its prominent wide battened gable end, use of dark face brick, and projecting timber bay window at the façade.</p> <p>The external walls are dark face brick with a painted rendered base course. There are two large windows dominating the street-facing façade. One appears to be original and is a timber framed projecting bay window with four casement sashes. The other is a multi-paned aluminium framed window that detracts from the prevailing character of the house.</p> <p>The roof features terracotta tiles and a large wide gable end facing the street, clad with timber battening and painted timber shingles. No original chimneys could be seen from the street.</p> <p>Historic imagery shows that the original house was a simple L-shaped form, typical of many War Service Commission house designs. It now has an addition to the side comprising of a single lock-up garage, and an addition at the rear. There is a brick paved driveway at the southern boundary of the property with a number of mature plantings and garden beds edged with stone.</p> <p>Chatham Road contains many houses of a similar typology which contribute to the setting and amenity of the property. The streets contain a large number of mature pre-1943 brush box trees, which characterise much of the Denistone/Eastwood area and were possibly planted as part of a Council beautification scheme in the 1930s. The slope of the landscape provides an attractive leafy outlook from the crest of the hill over the trees and private gardens of the streets.</p> <p>A defining landscape feature of the area is the remnant endangered Turpentine-Ironbark Forest community comprising about 400 square metres within Darvall Park, a long thin strip of open space between Chatham Road and the rail corridor. Darvall Park is a listed heritage item within the <i>Ryde Local Environmental Plan 2014</i> as a remaining unbuilt portion of Darvall's Estate, acquired by Ryde Council between 1926 and 1929. Houses fronting Chatham Road have a pleasing outlook over Darvall Park looking east.</p>					
Physical condition and Archaeological potential	<p>The dwelling is in good condition. The archaeological potential of the area is unknown.</p>					
Construction years	Start year	c.1925	Finish year	Unknown	Circa	<input type="checkbox"/>
Modifications and dates	Promotional photographs taken for the sale of the property in 2009 show that the interior of the house has been extensively updated and very little original features remain inside.					
Further comments						

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HISTORY

Historical notes

Denistone is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival in 1788. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.

By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s. This began in 1794 in Denistone, when William Balmain was given land in the north of the area. Another grant named Porteous Mount was quickly acquired by Reverend Richard Johnson after being given to three men in 1795. Johnson then sold this land to the Connor family.

Porteous Mount was bought by Elizabeth Blaxland and her husband Dr Thomas Forster in 1830, who built a house named 'Deniston' after which the suburb is named (and which burnt down in 1855). John Blaxland purchased land east of Porteous Mount from Forster and built the Hermitage in 1842. Richard Rouse Terry later acquired land from the Blaxlands and built a new house called 'Denistone House' in 1874.

Subdivision of the area began in 1888 after the construction of Eastwood Station and continued till 1929. Terry's Denistone Estate was subdivided in 1913. A train station opened in the in 1937, after which time the suburb was called Denistone. Subdivision and development continued after World War Two with the Ryde Council Housing Scheme, which built hundreds of houses in Denistone East and West.

Major Edward Darvall leased the first Deniston House, and the surrounding 100 acres, from Thomas Forster after arriving in Sydney with his family in 1840. The lease was for a period of 12 years, but Deniston House was once again advertised for lease in 1849 indicating that the Darvalls left the estate earlier than expected. Darvall then purchased 400 acres of land between the present-day Shaftsbury Road, Victoria Road, Ryedale Road and Rowe Street. His family lived in a large two-storey house near the present-day Chatham Road, called Ryedale House, and planted the 50 acres nearest to the house with orchards (Angela Phippen 2008, 'West Ryde').

Jane Darvall kept the estate mostly intact after the death of her husband, although some small areas were sold in the 1880s, including a two-acre parcel sold to the Crown for a school (now Eastwood Public School) in 1889. In 1899, the estate was divided into two titles separated by the rail line, and transferred to her son Anthony Darvall who began to subdivide portions of the estate in 1902.

The area of the Chatham Road Heritage Conservation Area was formed as part of a series of subdivisions of the Darvall Estate. Allotments were advertised for sale along the southern part of Chatham Road in 1919 and were subject to a building covenant restricting all development to be residential only, to the value of 400 pounds, and requiring all houses to have a slate, tile or shingled roof. The northern section of the conservation area was subdivided in 1929 as the Outlook Estate, which was advertised for its breathtaking views over the suburbs towards the city. However, the advent of the 1929 stock market crash slowed any development in this area, which picked up again in the mid-1930s. The Outlook Estate was influenced by Garden Suburb principles, evident in its use of curvilinear streets, a dedicated public reserve, standardised building line and consistent setbacks, and extensive street trees.

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	<p>The subject site was created as part of the fourth subdivision of the Darvall Estate. Although advertised in 1918, the land did not sell until 1923 and it remained undeveloped for some time as no improvements are noted in a 1924 land valuation record. The land was sold with a covenant stating that 'any building to be erected... shall [not] cost less than four hundred pounds and that the roofs...erected thereon shall be of slates tiles or shingles.'</p> <p>The first occupant of the property was Frank Davidson, a gunner, who had served in the Australian Field Artillery in World War One. The house is thought to have been built for him by the War Service Homes Commission (CT Vol 3531-25). The Commission was established under the <i>War Service Homes Act 1918</i> to enable ex-service members to secure loans for the provision and construction of homes on easy repayment terms. The Commission provided "a good type of brick or concrete cottage on the rent-purchase system" (Sulman, p 194). The first several occupants of the property were returned servicemen. Although rare in the Ryde LGA, the Commission was responsible for building over 40,000 homes throughout Australia between 1913 and 1930.</p> <p>Historical aerial photos show that the subject property was originally a simple L-shape, which is typical of many War Service Commission homes at that time. Most were built to one of a small range of designs.</p>
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THEMES	
<i>National historical theme</i>	Settlement—Building settlements, towns and cities
<i>State historical theme</i>	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling is evidence of the fourth subdivision of the Darvall Estate, a large early landholding that was subdivided numerous times and shaped much of suburban Denistone as it is seen today. A covenant placed on the land at the time of sale to prevent non-residential development or houses of low quality is a demonstration of early twentieth century town planning.</p> <p>The dwelling is one of a group of houses built throughout Australia in the early 1920s for the War Service Homes Commission as part of a repatriation scheme. These homes were typically brick or concrete cottages built to a small scale.</p> <p>The dwelling may be significant at a local level under this criterion, subject to further assessment.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the dwelling has a strong or special association with a person or group of persons of importance to the local area.</p> <p>The house has some historical association with the War Service Homes Commission which were responsible for its design and construction, and with its early occupants, returned soldiers and their families.</p> <p>The dwelling may be significant at a local level under this criterion, subject to further assessment.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling demonstrates characteristics typical of Interwar bungalow-style cottages. It is in good condition and retains a number of original architectural elements. Its original simplistic L-shaped design is attributed to the small range of home designs undertaken for the War Service Homes Commission in the 1920s. It does not demonstrate technical or creative achievement, nor does it have distinctive aesthetic attributes in terms of its form or composition.</p> <p>The dwelling does not meet the threshold for inclusion under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if it has research potential to contribute to a better understanding of the history of the area. However, the property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The dwelling has not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling is well maintained and demonstrates some architectural features typical of an interwar bungalow style-cottage, such as its timber battening, wide projecting gable and timber shingle cladding. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling represents the principal characteristics of interwar architectural typologies that are common throughout Chatham Road and the immediate setting. Together with nearby similar dwellings, they provide evidence of a typology of simple cottage style houses that were constructed at this time, and provide evidence of the Darvall Estate subdivisions that occurred between the late nineteenth century and the early 1920s.</p> <p>The dwelling contributes to the collective significance of the area, but it does not meet the threshold</p>

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	for significance under this criterion on its own merit due to its loss of integrity.
Integrity	The dwelling has been subject to a number of changes, including a garage at the side and extension at the rear as well as some replacement of original features and enclosure of openings. However, it retains some intact style indicators typical of the interwar period.

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HERITAGE LISTINGS

Heritage listing/s	Heritage Act – Authorised Interim Heritage Order, City of Ryde, IHO No. 6 (gazetted 1 March 2019)
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study		Treasures of the Outlook Estate		Ryde Library
Online article	Angela Phippen, Ryde Local Studies Librarian	West Ryde	2008	Dictionary of Sydney
Article	Angela Phippen	Denistone; Denistone West	2010	Dictionary of Sydney
Article	Angela Phippen	Denistone East	2008	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	
Book	John Sulman	<i>An Introduction to the Study of Town Planning In Australia</i>	1921	

RECOMMENDATIONS

Recommendations	<p>This property is located within the draft Chatham Road Heritage Conservation Area. It makes a strong contribution to the significance and character of the Heritage Conservation Area. If the Chatham Road Heritage Conservation Area is included within Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> (LEP), this property should be considered a contributory item within the conservation area.</p> <p>The house may have cultural heritage significance at a local level, based on its association with the War Service Homes Commission, and warrants further investigation.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review – Draft Shortlist of Potential Heritage Items	Year of study or report	2019
Item number in study or report			
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	GML Heritage Pty Ltd	Date	13 March 2019

Heritage Data Form

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Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd



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Image caption	70 Chatham Road, Denistone, viewed from Chatham Road.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

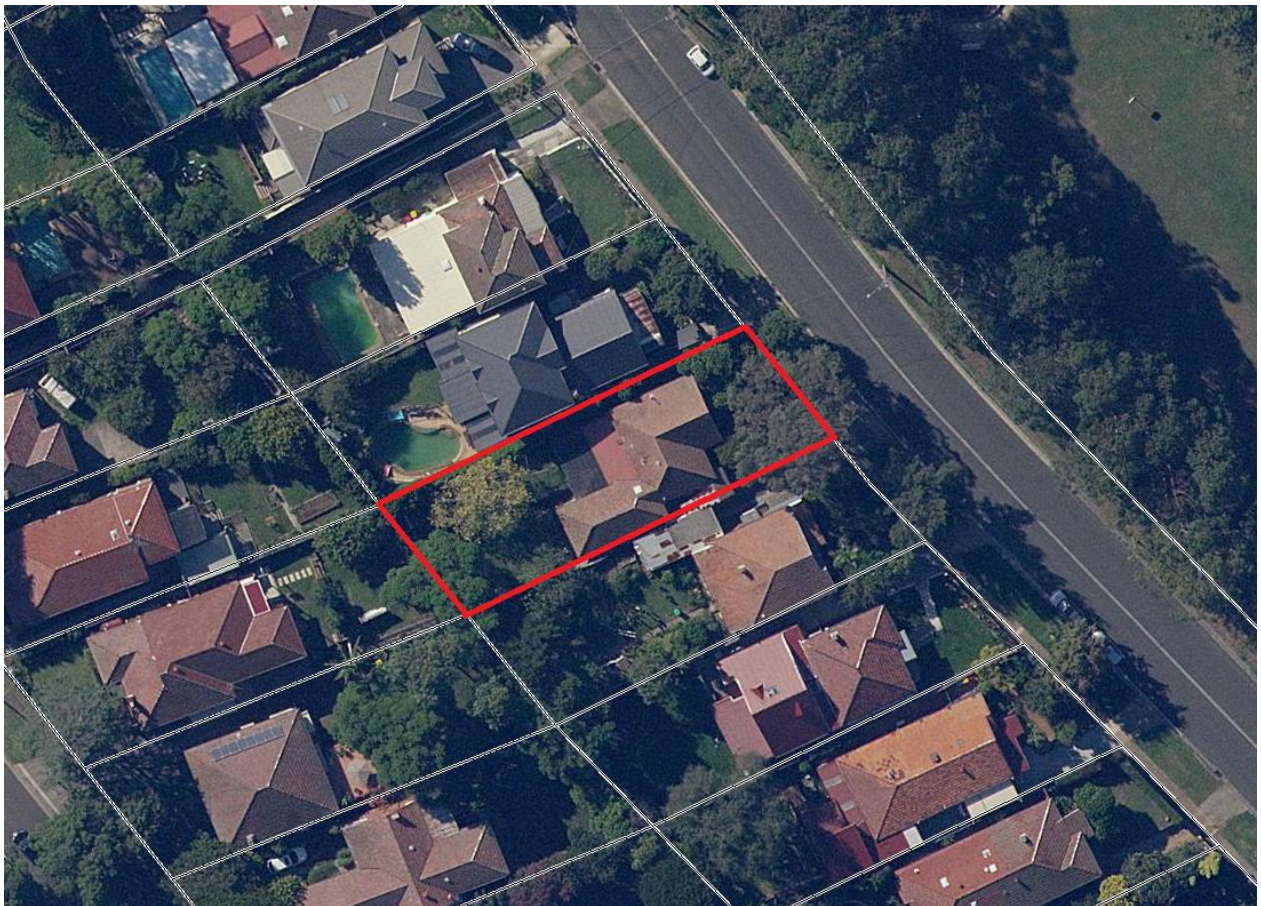


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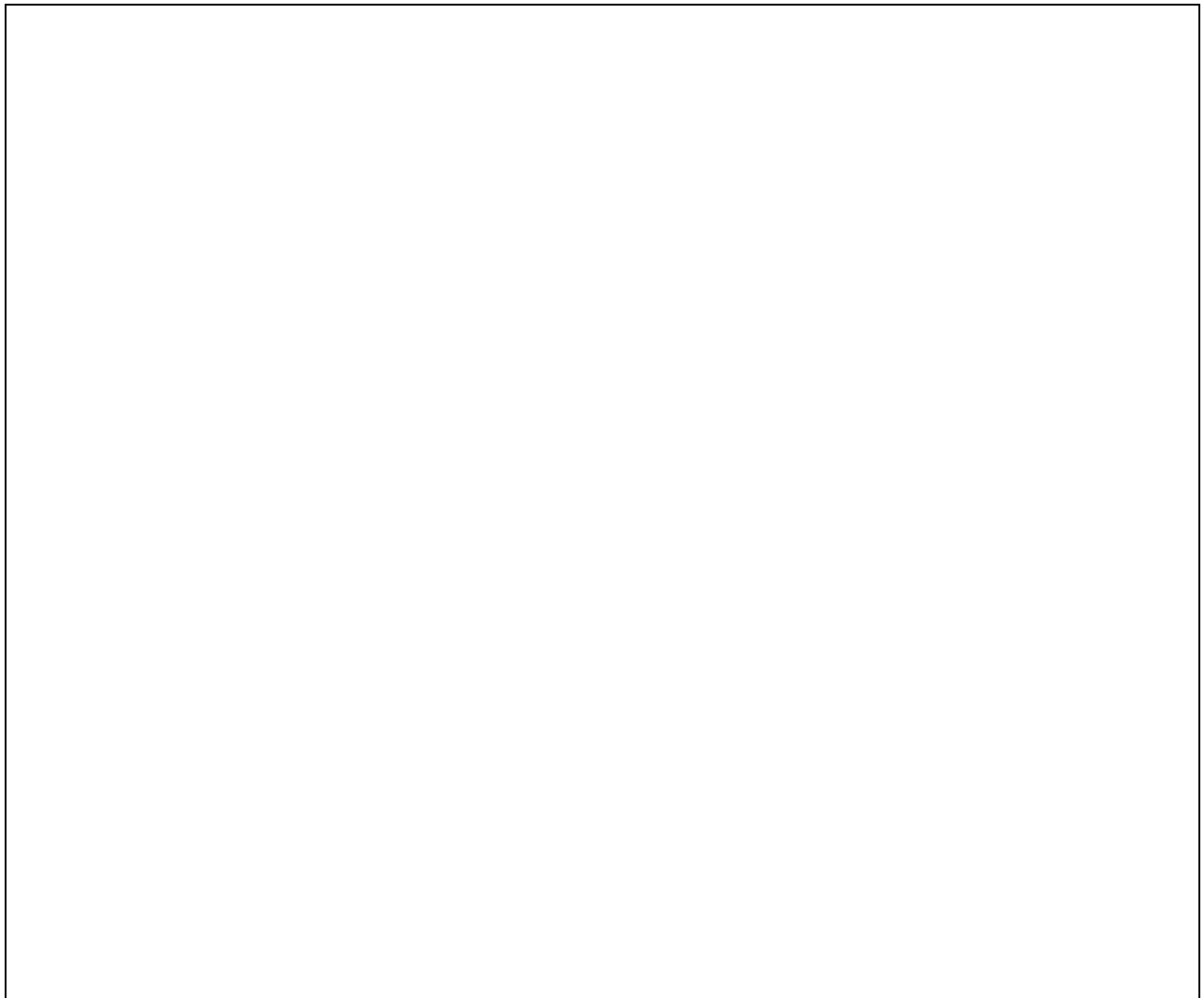


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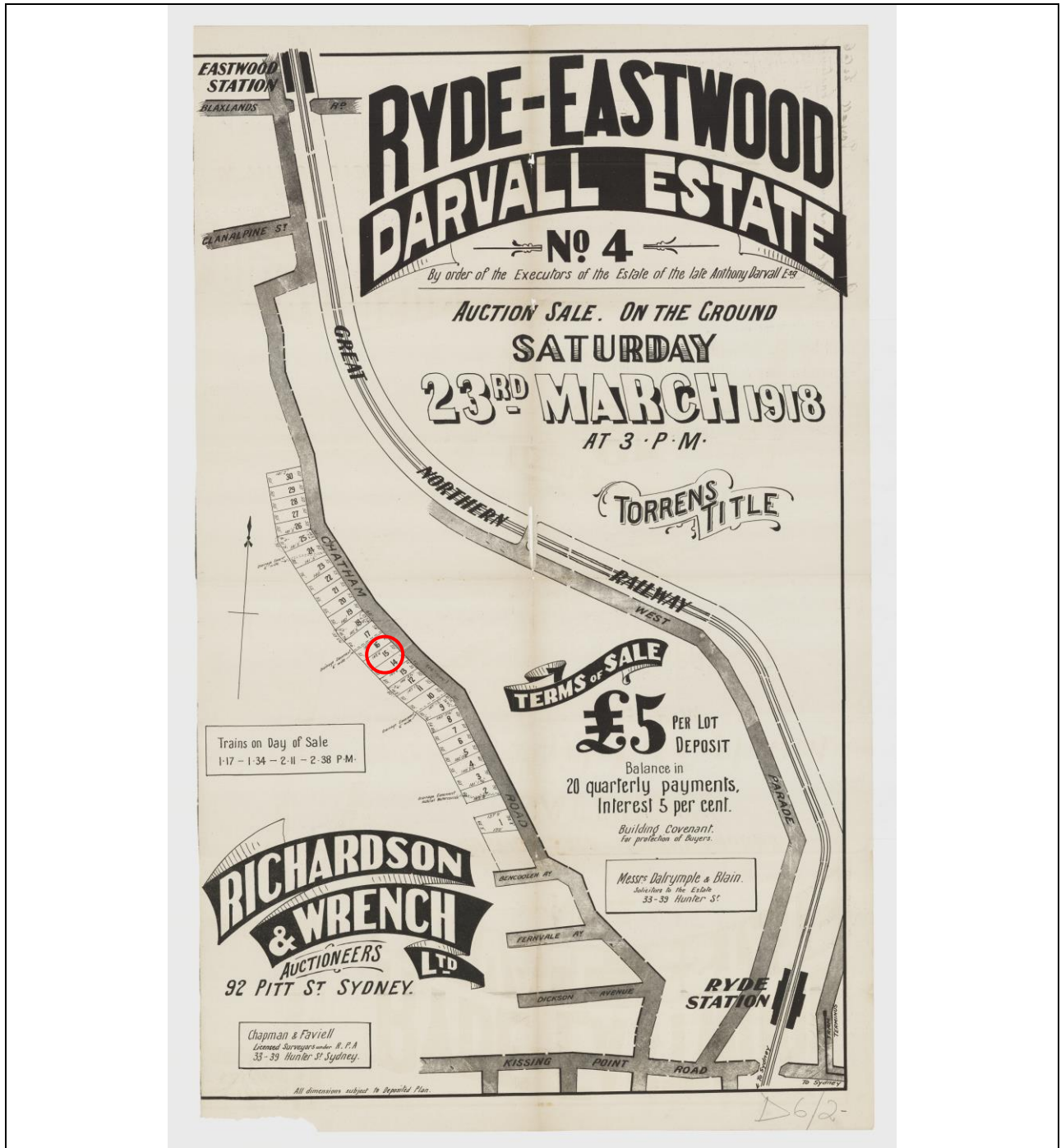
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