

Heritage Data Form

ITEM DETAILS								
Name of Item	Lunds Estate Heritage Conservation Area							
Other Name/s Former Name/s								
Item type (if known)	Heritage Conservation Area							
Item group (if known)	Urban Area							
Item category (if known)	Other—urban area							
Area, Group, or Collection Name								
Street number	n/a							
Street name	Shaftsbury Road, Rowe Street, Richards Avenue, Auld Avenue, Tarrants Avenue, Wallace Street							
Suburb/town	Denistone					Postcode	2114	
Local Government Area/s	Ryde							
Property description	Various							
Location - Lat/long	Latitude				Longitude			
Location - AMG (if no street address)	Zone		Easting			Northing		
Owner	Various							
Current use	Residential							
Former Use	Residential							
Statement of significance	<p>The Lunds Estate Heritage Conservation Area is culturally significant at a local level as an intact example of an early twentieth-century subdivision in the Ryde area. It has aesthetic value for its high proportion of original building stock, with many high-quality homes representing a range of architectural styles from the late Federation and early interwar period. The area as a whole is representative of the boom in suburban development in the Denistone/Eastwood area in the early twentieth century as early land grants began to be subdivided and train stations were opened along the rail line.</p>							
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>			

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DESCRIPTION						
Designer	Various					
Builder/ maker	Various					
Physical Description	<p>The landscape of the Lunds Estate Heritage Conservation Area is largely flat. The area retains its original subdivision pattern, with a small number of allotments having been re-subdivided to create additional properties but the majority retaining their original size with wide street frontages.</p> <p>There is a large proportion of original housing stock, demonstrating typologies ranging from late Federation Queen Anne styles, to early Inter-War Bungalows. Original houses are particularly concentrated on Auld Avenue, where there are prominent heritage-listed early houses that predate the subdivision of the area. The houses demonstrate a range of materiality which adds visual interest. There is some uncharacteristic infill development on adjacent streets but the prevailing character of the area is still easily discernible.</p> <p>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 trees form a canopy over the streetscape and contribute to the aesthetic value of the area, particularly on Richards Avenue.</p>					
Physical condition and Archaeological potential	<p>The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic modern infill dwellings. The streets are well maintained and private gardens are generally well landscaped and cared for with a mix of ornamental plants, native trees and hedging. The archaeological potential of the area is unknown.</p>					
Construction years	Start year	1902	Finish year	c.1940	Circa	<input type="checkbox"/>
Modifications and dates	<p>Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions, of varying levels of intrusion.</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, 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 land on which the conservation area is located was originally part of a number of grants including Thomas Bride, James Potts and Sarah Petit among others. 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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	Caldwell's Estate.
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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

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Lunds Estate Heritage Conservation Area is historically significant at a local level for its representation of the development of Eastwood in the interwar period and demonstration of a range of architectural typologies which illustrate the historical development of the street. Constructed on the early twentieth-century subdivisions of the Lunds (1922), Caldwell's and Station View (1919) estates, the streets are representative of the nature of suburban growth at that time as smaller landholdings underwent rapid subdivision. The streets contain a significant number of original interwar cottages that were popular at the time the land was released.</p> <p>The area meets the threshold of local significance under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Although the land was part of early estates associated with notable people in the local area, there is no evidence that the area has a strong or special association with any person or group of persons of importance to the local area.</p> <p>The area does not meet the threshold for inclusion under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Lunds Estate Heritage Conservation Area is important in demonstrating aesthetic characteristics that are significant at a local level. It contains many original contributory dwellings demonstrating architectural typologies from the late Federation to early interwar period, built to a consistently high quality with high aesthetic values. The variety of materials used adds interest to the streetscape. The landscaping features contribute to the amenity of the area with wide roads and mature street trees.</p> <p>The area 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 area could meet the threshold for inclusion under this criterion.</p>
Technical/ Research significance SHR criteria (e)	<p>The area is unlikely to yield information that would contribute to an understanding of the building typologies evident in the area.</p> <p>The archaeological potential of the area 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.</p> <p>The area has not been assessed under this criterion.</p>

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Rarity SHR criteria (f)	<p>The area demonstrates intact examples of Federation and interwar architecture and elements of early twentieth-century town planning principles. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The area does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The area represents principal characteristics of late Federation and interwar architectural typologies, with particularly fine examples of the Arts and Crafts style, Federation Bungalow style and Inter-War California Bungalow styles. These architectural typologies and planning principles were common in the early twentieth century as early estates were subdivided and populations increased in the suburbs.</p> <p>The area is considered significant at a local level under this criterion.</p>
Integrity	<p>The Lunds Estate Heritage Conservation Area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness. Auld Avenue is particularly intact with a high proportion of original houses. The adjacent streets are somewhat intact despite some modern infill dwellings and still contribute to the overall character of the subdivision.</p>

HERITAGE LISTINGS

Heritage listing/s within the conservation area	<p>4 Auld Avenue, 'Heatherwold—Federation style dwelling', Item</p> <p>14 Auld Avenue, 'Ripley—Federation Arts and Crafts style dwelling', Item</p>
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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	

RECOMMENDATIONS

Recommendations	<p>The Lunds Estate Heritage Conservation Area should be included as a heritage conservation area of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p> <p>The heritage significance and historic character of the Lunds Estate Heritage Conservation Area should be preserved and maintained through the retention of contributory buildings, the existing subdivision pattern, and large street trees with extensive canopies. All remaining original dwellings should be retained and conserved. The single- and double-storey character, consistent setbacks and the relationship of the houses to the street and houses to each other should be retained.</p> <p>A detailed character statement and development controls specific to the Lunds Estate Heritage Conservation Area should be included within the <i>Ryde Development Control Plan (DCP)</i> to guide future development and ensure the preservation of the area's significance and character. All buildings within the HCA should be identified within the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</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	C1		
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	Boundaries of the Lunds Estate Heritage Conservation Area.				
Image year	2019	Image by	NSW SIX Maps with GML overlay	Image copyright holder	NSW SIX Maps



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IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling Heatherwold within the Lunds Estate Heritage Conservation Area.				
Image year	2013	Image by	Unknown	Image copyright holder	State Heritage Inventory



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IMAGES - 1 per page

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

Image caption	Heritage-listed dwelling Ripley within the Lunds Estate Heritage Conservation Area.				
Image year	2013	Image by	Unknown	Image copyright holder	State Heritage Inventory



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IMAGES - 1 per page

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

Image caption	Prominent street trees on Richards Avenue in the Lunds Estate Heritage Conservation Area.				
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	Contributory dwelling in the Lunds Estate Heritage Conservation Area.				
Image year	2019	Image by	GML Heritage Pty Ltd	Image copyright holder	GML Heritage Pty Ltd

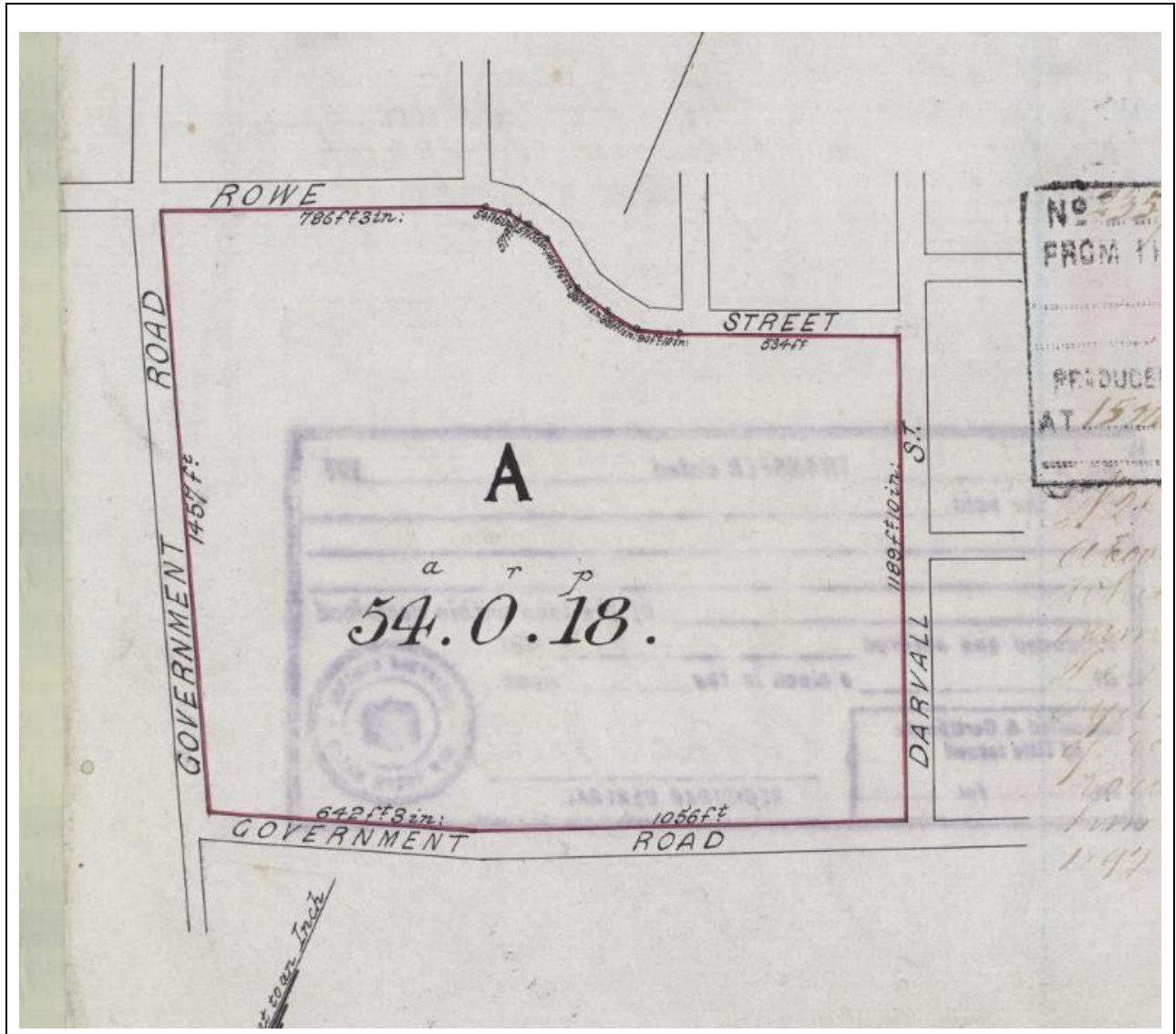


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Please supply images of each elevation, the interior and the setting.

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



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

Image caption	Heatherwold, 4 Auld Avenue, Eastwood.				
Image year	1909	Image by	Unknown	Image copyright holder	Ryde Local Studies Library



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

Image caption	Subdivision plan of the Lunds Estate, 1922. The dwelling Heatherwold was included in the sale.				
Image year	1922	Image by	W. Robjohns Ltd	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	Plan of the Caldwell's Estate subdivision, 1919.				
Image year	1919	Image by	Phillips Wheeler & Co	Image copyright holder	State Library of NSW

