

Heritage Data Form

ITEM DETAILS							
Name of Item	Summerhayes 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	Rutledge Street, Campbell Street, Clanwilliam Street, Coronation Avenue, Stewart Street, Shaftsbury Road, Clanalpine Street, and Trelawney Street						
Suburb/town	Eastwood				Postcode	2122	
Local Government Area/s	Ryde						
Property description	Multiple lots						
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 Summerhayes Heritage Conservation Area is of cultural heritage significance at a local level as an intact example of an early twentieth-century subdivision in the Ryde area. It is historically significant for its association with Charles Summerhayes, Alderman and Mayor of Ryde, who was responsible for several subdivisions, residences and public buildings in Eastwood, and for its demonstration of early town planning principles. It has aesthetic value for its high proportion of original building stock, with many high-quality dwellings built to a strict building covenant representing a range of architectural styles from the late Federation and early interwar period. The area is representative of the early twentieth century boom in suburban development in the Denistone/Eastwood area when early land grants were subdivided along the rail line and the opening of train stations.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer	Charles Robert Summerhayes; Various					
Builder/ maker	Various					
Physical Description	<p>The Summerhayes Heritage Conservation Area is located just south of Eastwood Station and set on a hill, overlooking parts of Denistone and West Ryde, with views to the city. The area largely 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.</p> <p>There is a large proportion of original housing stock, demonstrating typologies including Federation Queen Anne style houses, late Federation bungalows, and Inter-War bungalows. Original houses are retained throughout the conservation area and are generally of a high quality and are finely detailed, reflecting the desirability of the area at the time of subdivision. The high number of original dwellings is likely a result of a covenant on the land at the time of sale that required quality dwellings to be built with a value of at least 350 pounds.</p> <p>The streets contain many mature 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 high elevation of the area affords prominent views to a number of houses and within streetscapes, particularly streets running in a north–south direction such as Coronation Avenue and Shaftsbury Road.</p>					
Physical condition and Archaeological potential	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.					
Construction years	Start year	c.1904	Finish year	Ongoing	Circa	<input type="checkbox"/>
Modifications and dates	Some original buildings have been replaced with new buildings over time. Many buildings have had alterations and additions of varying levels of intrusion.					
Further comments	Part of the conservation area is listed as a Character Area within the <i>City of Ryde Development Control Plan 2014</i> . This does not afford the area any statutory protection.					

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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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	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.
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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	
<p>Historical significance SHR criteria (a)</p>	<p>The Summerhayes Heritage Conservation Area is historically significant for its demonstration of early town planning principles, evident through its use of wide streets and generous allotments, as well as the covenant on the land requiring the construction of a single dwelling of a high value and specifying particular materials that could be used. It is historically significant as part of the first and second subdivisions of the land held by and lived upon by the Darvall family for 70 years. It is representative of the rapid rates of subdivision in the area around the train line in the early twentieth century, which shaped the present-day suburbs of West Ryde, Denistone and Eastwood.</p> <p>The area is considered significant at a local level under this criterion.</p>
<p>Historical association significance SHR criteria (b)</p>	<p>The Summerhayes Heritage Conservation Area is associated with Charles Robert Summerhayes, a local architect and developer who was responsible for several subdivisions in the Eastwood area. He was Mayor of Ryde in 1911 and 1912, served as an alderman on Ryde Council, oversaw the construction of many residences and buildings in Eastwood, and was a well-respected member of the community. The conservation area contains the Summerhayes family home, Womerah, at 31 Trelawney Avenue, which Charles Robert Summerhayes designed himself. The area is also associated with the Darvall family, prominent early landholders, whose first and second subdivisions of the Darvall Estate make up a portion of the conservation area.</p> <p>The area is considered significant at a local level under this criterion.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>The Summerhayes 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 periods, built to a consistently high quality with high aesthetic values. The streetscapes and landscaping contribute to the amenity of the area with wide roads and mature street trees. The distinctive views over the city and surrounding suburbs informed the layout of the streets and siting of original dwellings and contributed to the desirability of the area.</p> <p>The area is considered significant at a local level 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 area could meet the threshold for inclusion under this criterion.</p>
<p>Technical/Research significance SHR criteria (e)</p>	<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 Inter-War architectural typologies, with particularly fine examples of the Queen Anne style, Federation Bungalow style and Inter-war Californian Bungalow. The area is also representative of early twentieth-century town planning principles, which are evident in the wide tree-lined streets and the use of a covenant on several allotments to encourage a particular architectural character. 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 Summerhayes Heritage Conservation Area is overall largely intact despite some later modifications. Individual streets have varying levels of intactness. Despite some modern infill dwellings, the overall character of the area is easily discernible.!</p>

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HERITAGE LISTINGS	
Heritage listing/s	25 Clanalpine Street, 'The Rectory (house)', Item 34
	29 Clanalpine Street, 'St Philip's', Item 35
	1 Coronation Avenue, 'House', Item 38
	24 Rutledge Street, 'Upna (house)', Item 108
	31 Trelawney Street, 'Womerah (house)', Item 129
	30 Clanalpine Street, 'Dwelling', Item 201
	11 Coronation Avenue, 'House', Item 202

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Local Planning Instrument	City of Ryde	Coronation Avenue and Trelawney Street	2014	<i>City of Ryde Development Control Plan 2014</i>
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 Summerhayes 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 historical character of the Summerhayes 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, conserving their single-storey character, consistent setbacks, and relationship to the street and each other.</p> <p>A detailed character statement and development controls specific to the Summerhayes Heritage Conservation Area should be included within the <i>City of 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 heritage conservation area should be identified within the DCP as contributory, neutral or uncharacteristic, using 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	C2		
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 Summerhayes Heritage Conservation Area.				
Image year	2019	Image by	NSW SIX Maps with GML overlay	Image copyright holder	NSW SIX Maps / GML Heritage



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IMAGES - 1 per page

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

Image caption	Original subdivisions that make up the Summerhayes Heritage Conservation Area.				
Image year	2019	Image by	NSW SIX Maps with GML overlay	Image copyright holder	NSW SIX Maps / GML Heritage



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

Image caption	Charles Summerhayes' residence, Womerah, at 31 Trelawney Street, Eastwood.				
Image year	Unknown	Image by	City of Ryde	Image copyright holder	City of Ryde



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IMAGES - 1 per page

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

Image caption	St Philip's Anglican Church, designed by Summerhayes and listed as a heritage item within the conservation area.				
Image year	2008	Image by	City of Ryde	Image copyright holder	City of Ryde



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IMAGES - 1 per page

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

Image caption	Heritage-listed item within the Summerhayes 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 within the Summerhayes 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	Contributory dwelling within the Summerhayes 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	Contributory dwelling within the Summerhayes 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	Subdivision map of Summerhayes' Eastwood Heights Estate.				
Image year	c.1905-1910	Image by	Richardson & Wrench	Image copyright holder	State Library of NSW

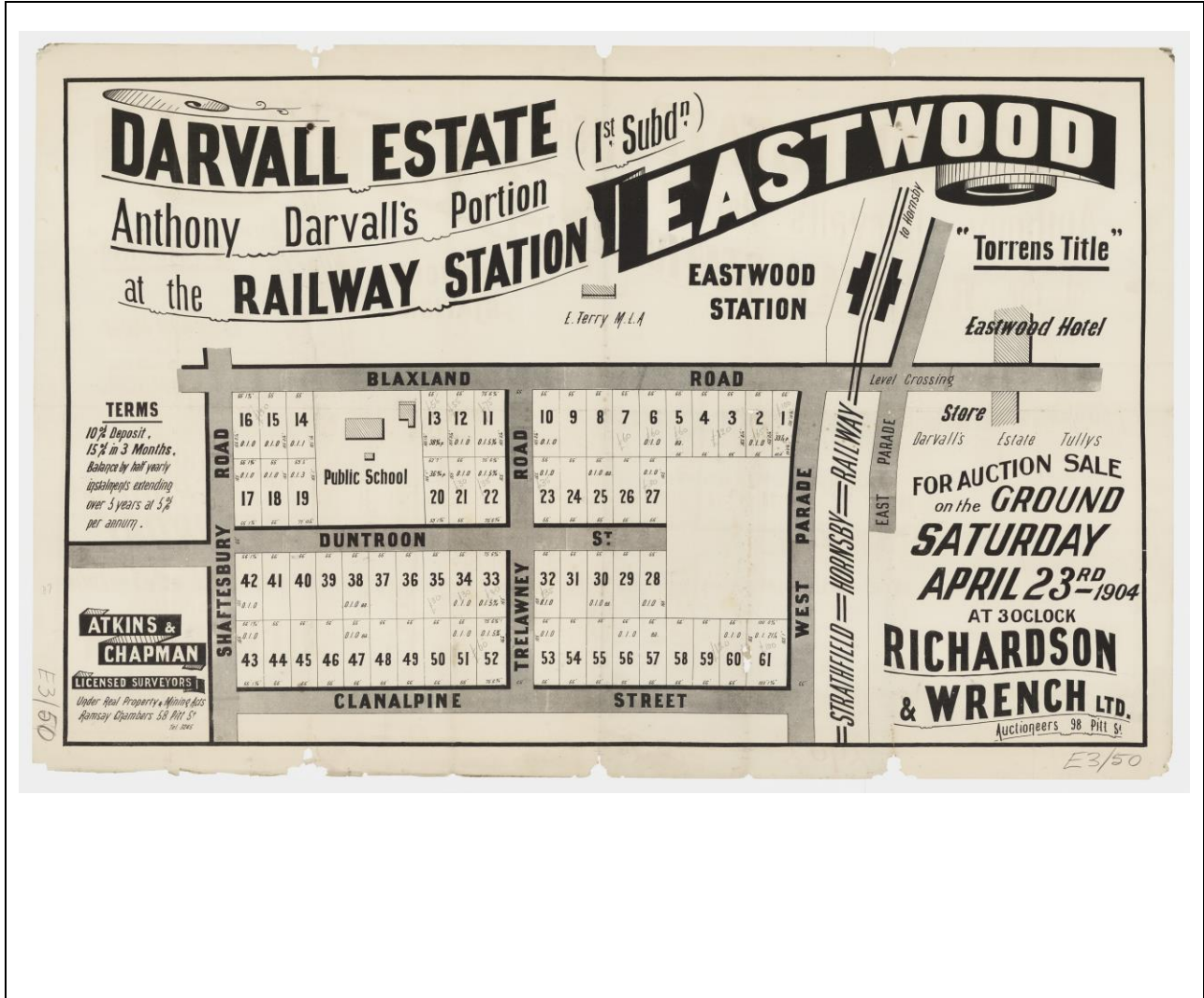


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Please supply images of each elevation, the interior and the setting.

Image caption	Map of the first Darvall Estate subdivision.				
Image year	1904	Image by	Richardson & Wrench	Image copyright holder	State Library of NSW

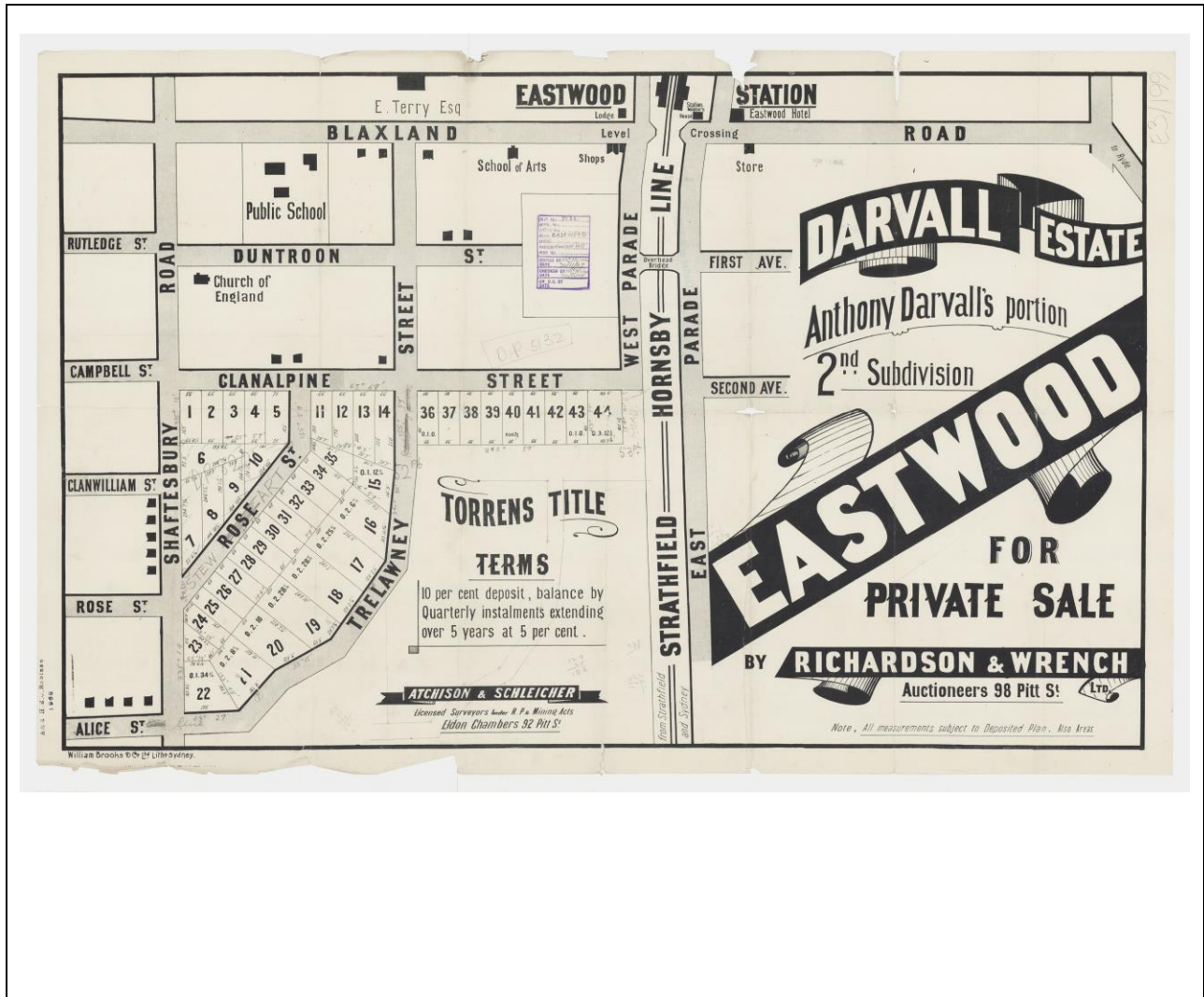


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IMAGES - 1 per page

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

Image caption	Map of the second Darvall Estate subdivision.				
Image year	c.1900s–1910s	Image by	Richardson & Wrench	Image copyright holder	State Library of NSW

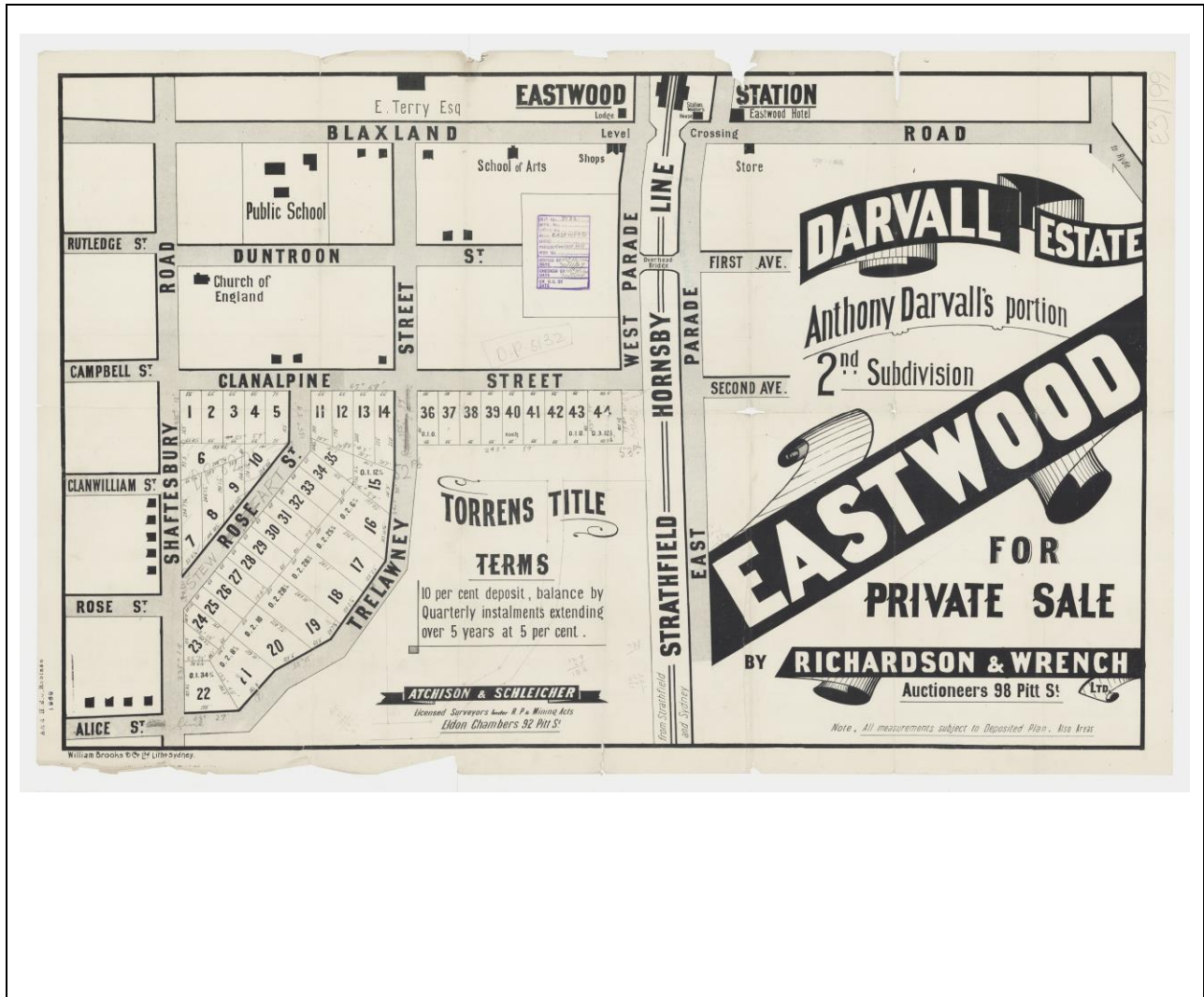


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IMAGES - 1 per page

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

Image caption	Map of the second Darvall Estate subdivision.				
Image year	c.1900s–1910s	Image by	Richardson & Wrench	Image copyright holder	State Library of NSW



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

Image caption	Womerah, home of the Summerhayes family, c.1906.				
Image year	1906	Image by	Unknown	Image copyright holder	Ryde Library

