

Heritage Data Form

ITEM DETAILS						
Name of Item	Speen—Federation 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	36					
Street name	Ashburn Place					
Suburb/town	Gladesville			Postcode	2111	
Local Government Area/s	Ryde					
Property description	Lot A, DP 398307					
Location - Lat/long	Latitude	-33.836492		Longitude	151.124566	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>The dwelling Speen has cultural heritage significance at a local level as a fine example of a stone Federation cottage, constructed on an 1850s subdivision of the Gladesville Estate. It is historically significant as a rare surviving sandstone house from the 1890s. Speen is of historical significance for its relationship to the adjacent houses at 37 and 39 Wharf Road, specifically as a pair with The Pines at 37 Wharf Road (a listed heritage site). Both houses were built by Edwin Mackenzie of Woodstone, 39 Wharf Road, for two of his daughters in the early 1890s, and share a similar architectural style and layout. The house is aesthetically significant as a finely detailed sandstone house, retaining many of its original architectural elements. It is rare as one of few surviving sandstone cottages from this period exhibiting characteristics of this style in the Gladesville area.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION					
Designer	Edwin R. Mackenzie				
Builder/ maker	Edwin R. Mackenzie				
Physical Description	<p>The dwelling is a single-storey sandstone house, comprising of a hipped and gabled terracotta tiled roof with two projecting gable ends forming an L shape, one facing the street. The house is very intact and retains many original elements. It does not appear to have been extended or had any exterior alterations, with the exception of a small sunroom at its rear.</p> <p>The external walls of the dwelling are rock faced sandstone, with a roughcast render treatment and timber battening to the projecting gable end. It has exposed timber rafters to its eaves. The house retains its original chimneys, which are stone and feature curved terracotta chimney pots.</p> <p>The dwelling has a deep wraparound verandah set low to the ground on stone foundations and accessed by three stone steps. The verandah has painted turned timber posts, exposed rafters, and a simple timber barge board. There is no balustrade.</p> <p>Windows are generally timber framed single pane sash windows with stone sills. Modern flyscreens have been applied to their exterior. These windows are repeated on all elevations.</p> <p>The primary façade of the dwelling originally faced Wharf Road and has been obstructed by the construction of a pair of houses on the corner of Wharf Street and Ashburn Place when the property was subdivided in the mid to late twentieth century. The main entry is now from Ashburn Place, with a stone path leading to the main entry through a painted timber gate. There are a number of mature trees dominating the garden, partially concealing the property from view. The dwelling's garden setting contributes to its aesthetic value to the street.</p> <p>A high paling fence surrounds the property from halfway along the Ashburn Place boundary, returning along the adjacent laneway to the west of the dwelling.</p>				
Physical condition and Archaeological potential	<p>The dwelling appears to be well-maintained.</p> <p>The archaeological potential of the site is unknown.</p>				
Construction years	Start year	c1890s	Finish year	c1890s	Circa <input type="checkbox"/>
Modifications and dates	<p>Subdivision of the original allotment in the mid to late twentieth century.</p> <p>Some minor modifications to the exterior of the building, comprising of a small sunroom, not visible from the public domain.</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. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time.

Speen, the house of 36 Ashburn Place, was part of John Glade's farm. It was part of one of the large villa blocks made as part of Billyard's subdivision, which had generous landscaped grounds for extensive gardens and orchards. In 1858, William Henry Sargeant purchased four acres of the Gladesville Estate, comprising the block bounded by Wharf Road, Bay View Terrace (now Amiens Street), Ashburn Place and Meriton Street. He sold a portion to Walter Scott Campbell in 1869. Campbell was Chief Draftsman of the Department of Mines, Chief Inspector of Agriculture, an Alderman in the first Ryde Council in 1871, and contributed to the construction of the Christ Church. The first evidence of Campbell occupying the site appears in the 1874 Sands Directory and on a subdivision map of 1876. The house he constructed was a four-room sandstone cottage with an attic.

Campbell resided at Woodstone until 1889, when he sold the property to Edwin Mackenzie, a grazier from New England. Mackenzie extended the dwelling and built two stone houses for his daughters on Lots 61 (the subject site) and 62 (now 36 Ashburn Place and 37 Wharf Road). Both houses are of a similar typology and it is likely that Mackenzie used a pattern book for their construction. Mackenzie died in 1896 and both houses were held in trust for his widow, Emma Mackenzie. One of Mackenzie's daughters resided in the house with her husband for some time, but the house was advertised for lease in 1905. Between 1912 and 1917, Speen was occupied by the family of Mr and Mrs David Simpson Kirkwood, but remained owned by the estate of Mrs Mackenzie.

At some point in the mid to late twentieth century, the property was subdivided and two additional dwellings were constructed fronting Wharf Road, changing the orientation of the dwelling from Wharf Road to Ashburn Place.

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>Speen is of historical significance for its relationship to the adjacent houses at 37 and 39 Wharf Road, specifically as a pair with The Pines at 37 Wharf Road (a listed heritage site). Both houses were built by Edwin Mackenzie of Woodstone, 39 Wharf Road, for two of his daughters in the early 1890s, and share a similar architectural style and layout. Speen was originally built on a portion of the 1850s Gladesville Estate, although the allotment has undergone further subdivision in the twentieth century.</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 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>Speen is aesthetically significant as a Federation-period sandstone cottage with many intact original elements, such as its protruding gable ends with roughcast render and timber detail, decorative timber porch posts, deep wraparound verandah and stone chimneys. The form of the dwelling is largely intact with minor modifications, which are concealed from the street and do not intrude on its presentation to Ashburn Place. The dwelling was built as a corner lot and would previously have formed a prominent element within the streetscape. Twentieth-century subdivision of the property has reduced its frontage to Ashburn Place only. However, the dwelling retains aesthetic value with a finely detailed elevation to Ashburn Place, despite the reduced size of its setting.</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>Although the building's features and characteristics retain a high level of integrity, it is not known if the property is likely yield information that would contribute to an understanding of the typology.</p> <p>The historical archaeological potential of the site has not been assessed in this report and should be assessed in order to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>

Heritage Data Form

<p>Rarity SHR criteria (f)</p>	<p>Speen is a rare example of a sandstone Federation dwelling from an early period of increased development in Gladesville. It has a number of aesthetic qualities, such as its deep verandah and detailing to its primary façade, that exemplify its style. It is particularly notable as a pair with its neighbour, The Pines, at 37 Wharf Road.</p> <p>The building is considered significant at a local level under this criterion.</p>
<p>Representativeness SHR criteria (g)</p>	<p>Speen is a fine representative example of a stone Federation house, built on an original portion of the 1850s Gladesville Estate subdivision. It is an excellent example of its type, having been well-maintained and modified sympathetically. Together with its neighbour The Pines, they represent a typology of houses constructed by owner-builders in the late nineteenth and early twentieth centuries in Gladesville, which are now rare in the locality.</p> <p>The building is considered significant at a local level under this criterion.</p>
<p>Integrity</p>	<p>The grounds have been substantially modified, having been subdivided in the mid to late twentieth century to accommodate an additional two dwellings (now 35 and 35A Wharf Road), resulting in a loss of the dwelling's presentation to the corner and intruding on the visual relationship between the subject property and the neighbouring houses at 37 and 39 Wharf Road.</p> <p>An extension has been added to the western wing of the building which appears to be a sunroom. This section has been rendered and painted a buff colour to match the stone of the main building.</p>

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
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	<i>Gladesville</i>	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 dwelling should be listed as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .

SOURCE OF THIS INFORMATION			
Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	11		
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	36 Ashburn Place, 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	36 Ashburn Place, 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	Western elevation of 36 Ashburn Place, Gladesville, showing the addition of a sunroom at the end of the original building.				
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	1943 aerial imagery of 36 Ashburn Place, Gladesville, showing the original orientation of the dwelling towards Wharf Road with a footpath leading through the front garden. Current lot boundaries are 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 36 Ashburn Place, Gladesville. Current lot boundaries are 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 style dwelling				
Other Name/s Former Name/s	Elston				
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	72				
Street name	Eltham Street				
Suburb/town	Gladesville	Postcode	2111		
Local Government Area/s	Ryde				
Property description	Lot 1, DP 1110823				
Location - Lat/long	Latitude	-33.823669		Longitude	151.125283
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 72 Eltham Street, Gladesville, is of cultural heritage significance at a local level as a good example of a Federation period house, demonstrating characteristics of the Queen Anne style. It has historical significance as one of the earliest houses in the street, and as evidence of the 1881 subdivision of the Eltham Gladesville Heights Estate. It is associated with Francis Butcher, a Ryde alderman and local business owner who built several houses in Eltham Street in the early twentieth century. It has aesthetic significance as a good example of its type within the local area, demonstrating intact architectural characteristics of its style. It is representative of a typology of dwellings constructed in the local area in the late Federation period.</p>				
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>	

Heritage Data Form

DESCRIPTION						
Designer	Francis 'Frank' Butcher					
Builder/ maker	Francis 'Frank' Butcher					
Physical Description	<p>The dwelling is a single-storey masonry house, comprising a hipped and gabled roof with a projecting gable facing the street. The house itself is somewhat intact, retaining many original architectural characteristics from its time of construction. Later subdivision of the original lot and changes to the front yard have altered its setting dramatically. The external walls are of a warm red face brick, with a roughcast render treatment and decorative motif to the gable end of the projecting building form.</p> <p>The original slate roof has been replaced with dark concrete tiles. There are exposed timber rafters at the façade, and a simple painted timber barge board. The gutters are modern replacements.</p> <p>The front entrance is accessed through the front verandah. The verandah features square timber posts, with decorative contrasting fretwork. The style of fretwork matches very early photographs; therefore they are either original or have been replaced like for like. A solid balustrade of face brickwork, with a bullnosed brick header course, encloses the porch.</p> <p>Windows at the front façade are pairs of timber framed sash windows, with decorative coloured glass panes at the lower sash. Flyscreens have been applied to the lower sash opening. There is a concrete tiled window hood at the gable end, supported by timber brackets.</p> <p>The site retains the width of the original lot pattern but has been subdivided at the rear and a second residence added behind at 72A Eltham Street. The front fence was originally timber with decorative cut-out motifs, but was replaced with a low face brick wall with an iron gate. The fence was rendered at some point after 2002. A carport has been added to the front and side of the house, with gabled roof, slatted timber valance and timber battening. The carport detracts from the presentation of the dwelling but can be removed. The side boundary fence has been replaced with Colorbond.</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.1916	Finish year	1918	Circa	<input type="checkbox"/>
Modifications and dates	<p>A carport has been added to the front and side of the dwelling with details attempting to match the style of the house. The front fence has been replaced. The original slate roof has been replaced with a concrete tiled roof. Subdivision of the lot has reduced the rear curtilage of the dwelling significantly.</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. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time.

The land of 72 Eltham Street was originally part of a 30-acre land grant to William Tyrrell, who arrived in the colony as a convict on the First Fleet. His property was called Peat Farm. It later became part of the Gladesville Heights Estate subdivision in 1881.

The subject dwelling was built by Francis 'Frank' Butcher. Butcher appears in the Sands Directory for Eltham Street in 1918, therefore the house was likely built shortly before that time around 1916–1917. Butcher and his brother Samuel were part owners of the Ryde Brick and Tile Works located in nearby College Street, which was established in 1914, and he built several other houses in Eltham Street using his own building materials. He was also an alderman on Ryde Council from 1924 until 1926. Attempts to expand his brickworks business were rejected by Council due to the impact on the amenity of local residents, and Butcher moved to Crows Nest in the mid-1930s.

Early photographs show the house was one of the first in the street, with a noticeable lack of development surrounding the site. It was named Elston, after Butcher's wife Elsie Johnston, combining her first and last name. A 1924 land valuation lists the owner as Elsie Jane Butcher. By 1928, construction in Eltham Street had increased, with adjacent houses at 74 and 76 Eltham Street completed.

Heritage Data Form

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 dwelling demonstrates the progressive development of Gladesville in the early twentieth century. The site was released as part of the Eltham Gladesville Heights Estate in 1881 and its distinct architectural typology is an important part of the pattern of development in Gladesville.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The dwelling is associated with Francis Butcher, an alderman in the early 1920s, who built the house along with other houses in the street. His business, the Ryde Brick and Tile Works, would have employed many local residents during its years of operation.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwelling is a single-storey face brick dwelling, exhibiting characteristics of the Federation Queen Anne style. Some architectural elements have been replaced, including the roofing material; however, the dwelling retains many original characteristics such as its timber window joinery, coloured glass panes, face brickwork verandah wall and timber fretwork. The dwelling is largely intact; a later subdivision and construction of a separate dwelling at the rear is not visible from the street.</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; however, it is noted that the proposed demolition of the dwelling in 2002 elicited a strong reaction from many residents who opposed its demolition.</p>
Technical/Research significance SHR criteria (e)	<p>Although the building's features and characteristics retain a high level of integrity, the property is unlikely to yield information that would contribute to an understanding of the typology.</p> <p>The archaeological potential of the site has not been assessed in this report but should be assessed in future to determine if the site has research potential to contribute to a better understanding of the history of the area.</p> <p>The property has not been assessed under this criterion.</p>

Heritage Data Form

Rarity SHR criteria (f)	<p>The dwelling is a good example of an architectural and aesthetic typology evident throughout the area. It does not demonstrate uncommon, rare or endangered aspects for the local area.</p> <p>The dwelling does not meet the threshold for significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling is 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 moderately intact. It has been subject to some changes, notably to its setting, including the subdivision of the rear of the property and some alterations to the front fence and garden. The original slate roof has been replaced with concrete tiles in a similar colour. However, comparison of an early photograph with aerial imagery from 1943 and 2019 show that the form and size of the house do not appear to have been modified.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
---------------------------	------

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	

RECOMMENDATIONS

Recommendations	The dwelling should be listed as a heritage item of local significance in Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
------------------------	---

SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	12		
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	72 Eltham 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	72 Eltham Street, taken soon after the building was completed in 1918.				
Image year	c.1918—1920	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	72 Eltham Street in 2002.				
Image year	2002	Image by	Unknown	Image copyright holder	Ryde Library

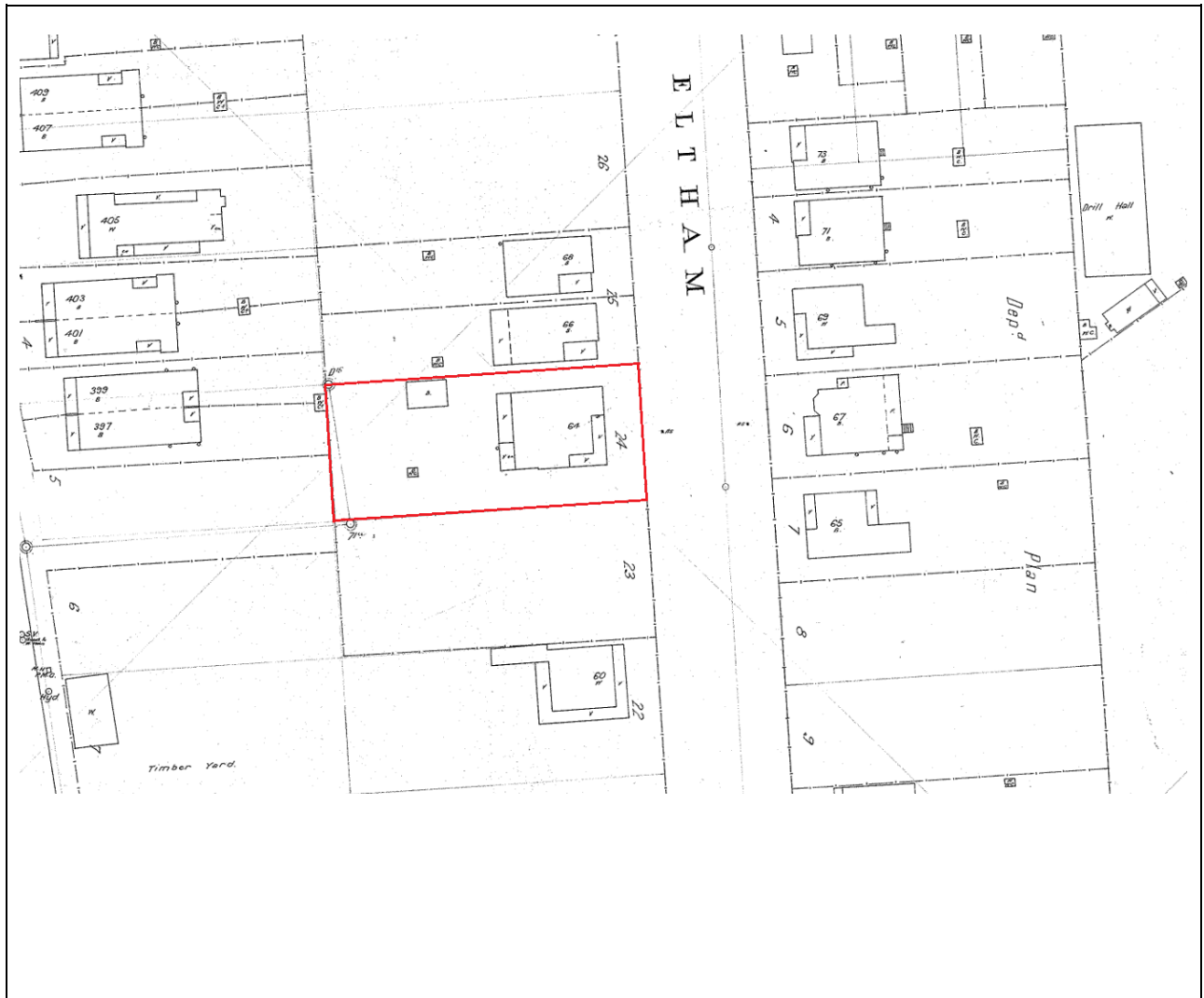


Heritage Data Form

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, showing the house at 72 Eltham Street with its original lot boundary.				
Image year	1928	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 the site at 72 Eltham 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 72 Eltham 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	Interwar California Bungalow 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	57				
Street name	Meriton				
Suburb/town	Gladesville	Postcode		2111	
Local Government Area/s	Ryde				
Property description	Lot 1, DP 1110823				
Location - Lat/long	Latitude	-33.836482		Longitude	151.124602
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwelling at 57 Meriton Street is of cultural heritage significance at a local level as a fine example of an interwar period house, demonstrating characteristics of the California Bungalow style. It has historical significance as evidence of the 1914 Linsley Estate subdivision. It has aesthetic significance as a good example of its type within the local area, retaining many intact architectural elements of its period. It is rare as one of few dwellings representing this style in the local area, and as a particularly fine example.</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 symmetrical masonry house, with gabled roof and projecting gable over a deep front porte-cochere facing the street. The external form and features of the house are largely intact, with aerial imagery showing a pavilion style addition at the rear, which is not visible from the street. The external walls are a dark liver brick, with a roughcast render treatment to the gable of the main house and a painted timber square lattice detail at the porch gable. There is a decorative tapered vent grille at the apex of the main gable.</p> <p>The dwelling has a terracotta tiled roof, with simple painted wide barge boards and timber finials. The front entrance porch features rendered tapered posts and a low curved rendered wall with contrasting rendered coping.</p> <p>The front façade of the house has a pair of symmetrical triple casement leadlight windows on either side of the front door. Each window has a fixed central window with a side hung casement window on each side, and distinctive heavy rendered lintels. A modern security screen door has been added at the entrance.</p> <p>The property has a low painted timber front picket fence and low hedge. The fence is not original but does not detract from the presentation of the house to the street. A single carport has been added at the side of the dwelling, set back from the front façade, with a gabled roof and timber battening detail, painted to match the dwelling.</p>					
Physical condition and Archaeological potential	<p>The dwelling appears to be in excellent condition. Note that the dwelling was inspected from the public domain only.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year C.1885	c.1920	Finish year C.1886		Circa	<input type="checkbox"/>
Modifications and dates	<p>A pavilion style addition was added in the mid to late twentieth century. A new flat-topped timber picket fence has been added to the front boundary. A carport has been added to the side of the dwelling with details attempting to match the style of the house.</p>					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.</p> <p>By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s.</p> <p>John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838.</p> <p>In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time.</p> <p>No. 57 Meriton Street is part of Lot 76 of Billyard's subdivision in the mid-nineteenth century. It is unclear who purchased the land, or if it was sold at this time; however, by 1876 the land was occupied by Dr Archibald Little whose house fronted Meriton Street. Dr Little relocated to a residence on Wharf Road, and by 1880 the block was the property of John Richard Linsley, a grocer and alderman of Ryde Council. Linsley subdivided his land as the Linsley Estate Gladesville, and the property at 57 Meriton Street was advertised for sale in 1914 as Lot 2. Sales were slow and it was rereleased in 1919.</p> <p>The house at 57 Meriton Street was constructed between 1920 and 1924. Valuation records show the owner of the house in 1924 was Mr and Mrs James Alexander Cleland of Tennyson Road. A 1929 survey shows the house as a square brick structure, with a central front verandah, rear verandah and large yard with a number of small outbuildings, likely to be sheds and an outdoor water closet. These also appear in 1943 aerial photographs. It appears to have been one of the first houses in the southern section of Meriton Street, as the survey shows just one other house at 55 Meriton Street.</p>

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

Heritage Data Form

APPLICATION OF CRITERIA	
<p>Historical significance SHR criteria (a)</p>	<p>The dwelling demonstrates the progressive development of Gladesville in the early twentieth century. The site was released as part of the Linsley Estate in 1914, and its original allotment has not changed. Its distinct architectural typology (California Bungalow) demonstrates an important part of the historical pattern of development in Gladesville.</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 a 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>The building is aesthetically significant as a fine example of an early interwar California Bungalow style dwelling. The building demonstrates key elements of the interwar California Bungalow style, such as its prominent gable forms, decorative timber louvred vent, simple wide barge boards, roughcast render and timber lattice detailed gable treatments, leadlight casement windows, wide tapered verandah posts and solid curved verandah balustrade with rendered coping. The key original form and features of the dwelling have remained unaltered when viewed from the street. It has retained its traditional presentation to the street, moderate setback and garden setting.</p> <p>The building 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 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>

Heritage Data Form

Rarity SHR criteria (f)	<p>When compared to similar listed heritage items, 57 Meriton Street is rare within the Ryde LGA as one of a small number of properties demonstrating the interwar California Bungalow style and finer examples of the architectural elements of the interwar Bungalow style. A small number of heritage listed properties in this style were found in the Ryde LGA but were generally of a lesser quality or not as finely detailed as the subject dwelling.</p> <p>The building is considered significant at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwelling at 57 Meriton Street is a fine example of its type and represents principal characteristics associated with the early interwar California 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 leadlight casement windows, decorative timberwork and roughcast rendered gable ends, 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>
Integrity	<p>The building is highly intact and retains its original form and features when viewed from the street, with its rear extension having a minimal impact on its visual amenity. Much of the building's original fabric remains, especially significant stylistic elements. The new front fence and car port do not detract from its traditional presentation.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Heritage Study	GML Heritage Pty Ltd	City of Ryde Heritage Review—Shortlist of Potential Heritage Items	2019	
Heritage Study	City of Ryde	City of Ryde Heritage Study	2010	
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District, 1792 to 1945</i>	1947	
Book	Megan Martin	<i>A Pictorial History of Ryde</i>	1998	
Book	Philip Geeves	<i>A Place of Pioneers: The Centenary History of the Municipality of Ryde</i>	1970	

RECOMMENDATIONS

Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
------------------------	---

SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	13		
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	57 Meriton 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	57 Meriton Street, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

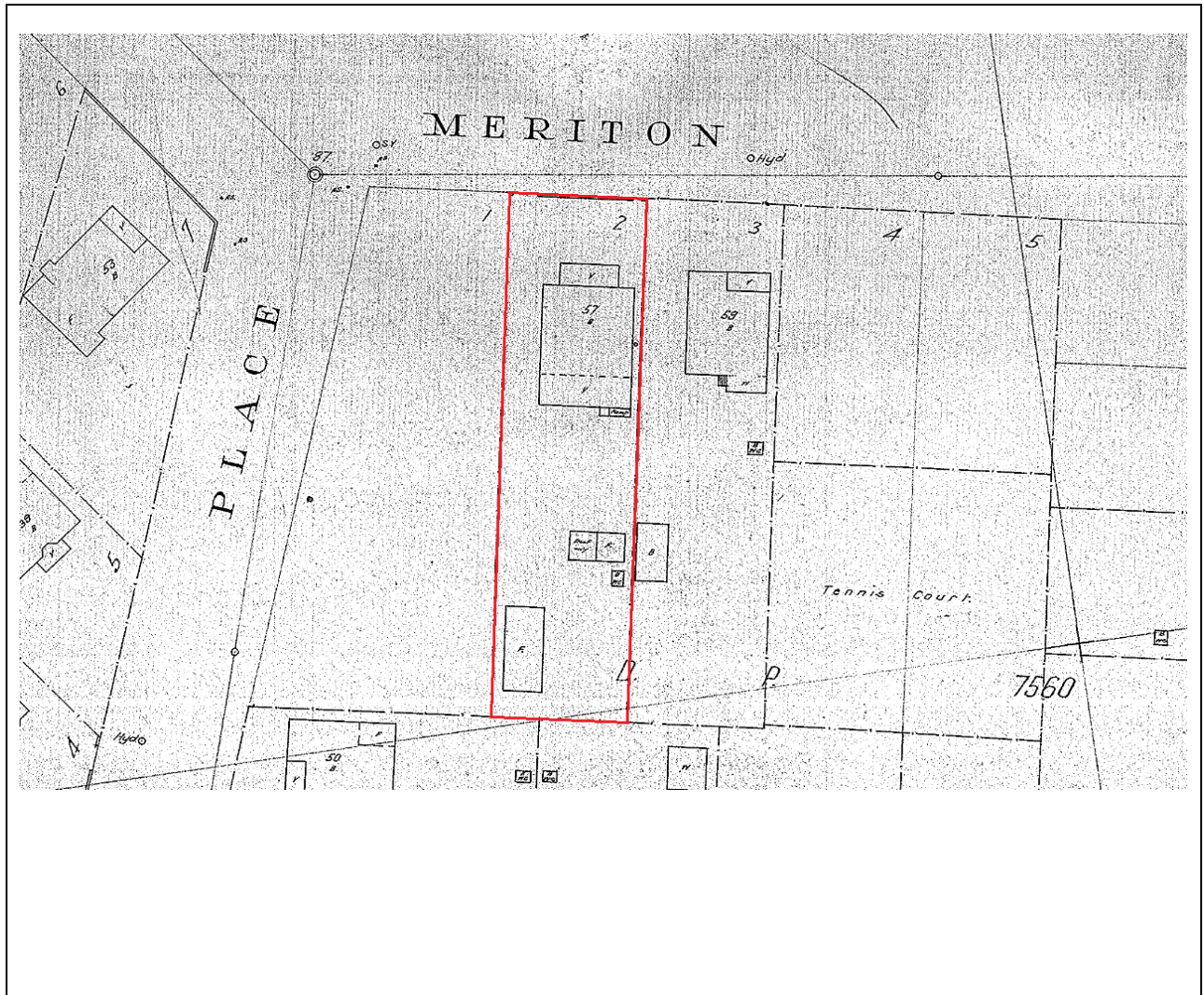


Heritage Data Form

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 showing the subject site at 57 Meriton Street, Gladesville.				
Image year	1929	Image by	Ryde Local Studies Library	Image copyright holder	Ryde Local Studies Library

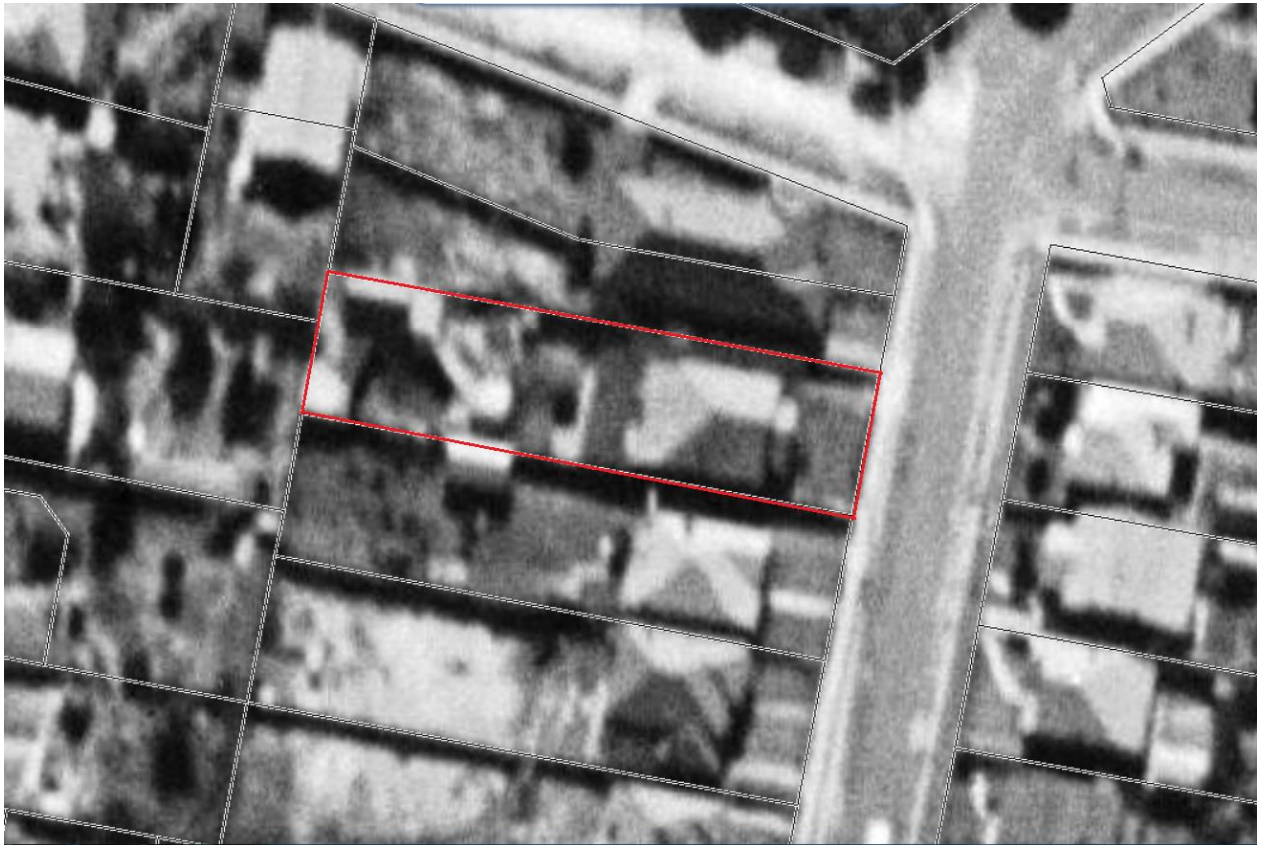


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of the site at 57 Meriton Street, Gladesville.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Current aerial photograph of the site at 57 Meriton Street, Gladesville.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange



Heritage Data Form

ITEM DETAILS					
Name of Item	Victorian worker's cottage				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Residential buildings				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	16				
Street name	Percy Street				
Suburb/town	Gladesville	Postcode		2111	
Local Government Area/s	Ryde				
Property description	Lot A, DP 432178				
Location - Lat/long	Latitude	-33.826120		Longitude	151.127860
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>The dwellings at 16 and 18 Percy Street, Gladesville, are of cultural heritage significance at a local level as rare examples of late Victorian/early Federation period workers' cottages. The group has historical significance as original dwellings built on the Eltham Gladesville Heights subdivision at the turn of the century. Their simplicity of form and vernacular building materials are representative of a particular building typology that is now rare in the local area, particularly as a surviving pair.</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 symmetrical weatherboard house, comprising a hipped roof with a bullnosed verandah roof at the front façade. A large extension has been added at the rear of the site, which is not visible from the street.</p> <p>The roof is corrugated iron sheeting, which is in good condition and is likely a modern replacement, based on the modern gutters at the front façade. The verandah extends the width of the façade and features simple unadorned timber posts and shaped timber brackets with cutout heart motifs. There is a timber balustrade with a shaped handrail at the left side of the verandah, and no balustrade at the right.</p> <p>The external walls are painted weatherboard. The front door is centred at the façade of the dwelling, with symmetrical timber framed sash windows on either side. The windows and door appear to be modern replacements.</p> <p>The dwelling extends the width of the allotment. There is a brick paved parking area directly in front of the house, and a concrete path along the western boundary leading to the rear garden. The front boundary of the site is defined by a painted timber picket fence which is not original but traditional in style.</p> <p>The dwelling is identical to its neighbour at 18 Percy Street in form and style when viewed from the public domain, with some minor differences in detailing.</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.1900s	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	<p>Large addition at rear, date unknown.</p> <p>Hard stand car space in front setback, brick paved.</p>					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.</p> <p>By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s.</p> <p>John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838.</p> <p>In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time.</p> <p>The land that the subject site is located on was originally granted to William House in 1795, who arrived in Sydney aboard the <i>Daedalus</i> and was later appointed to several maritime roles including Superintendent of Boats in Tasmania. It is not known if House or his family ever lived at the estate.</p> <p>The subject property was first offered for sale in 1880 as part of Lot 9 within the 'Field of Mars & Eltham Estate'. It was later reoffered as part of a smaller subdivision, the 'Eltham Estate, Gladesville Heights', in 1881. Sales were slow during this time and advertisements for the estate recurred frequently in the following years. Sites fronting Percy Street were described as 'choice villa sites', with rich soil and a 'remarkably healthy climate' (<i>Sydney Morning Herald</i>, 5 May 1886).</p> <p>Lot 9 was later subdivided again to create Lots A and B, DP 432178 (16 and 18 Percy Street).</p>

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

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling demonstrates the progressive development of Gladesville in the early twentieth century. The site was released as part of the Eltham Gladesville Heights Estate in 1881 and its typology is an important part of the pattern of development in Gladesville.</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 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 weatherboard dwelling, exhibiting characteristics of the Victorian period with a strong street presentation. However, many of its original elements have been replaced and it is not known if its existing appearance retains its design authenticity.</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 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>When compared to other listed heritage items from the same era, the property at 16 Percy Street is a rare example of a typology of small workers' cottages from the Victorian period. It is not as finely detailed as other items from this period in the Ryde LGA, but represents a more modest architectural character and type of housing style that is now rare in the local area. It is particularly unique as a surviving pair with its neighbour.</p> <p>The dwelling is considered significant at a local level under this criterion, as a pair with No. 18 Percy Street.</p>
Representativeness SHR criteria (g)	<p>The dwelling is representative of a typology of workers' cottages now rarely seen in the local area.</p> <p>The dwelling is considered significant at a local level under this criterion, as a pair with No. 18 Percy Street.</p>
Integrity	<p>The house retains a number of original style indicators of a modest worker's cottage at the turn of the century. Later simple modifications have increased the street presentation of the dwelling and are likely generally consistent with the design authenticity of the dwelling.</p>

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

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

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> , with its identical pair at 18 Percy Street.

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	14		
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	16 Percy Street, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	16 Percy Street, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

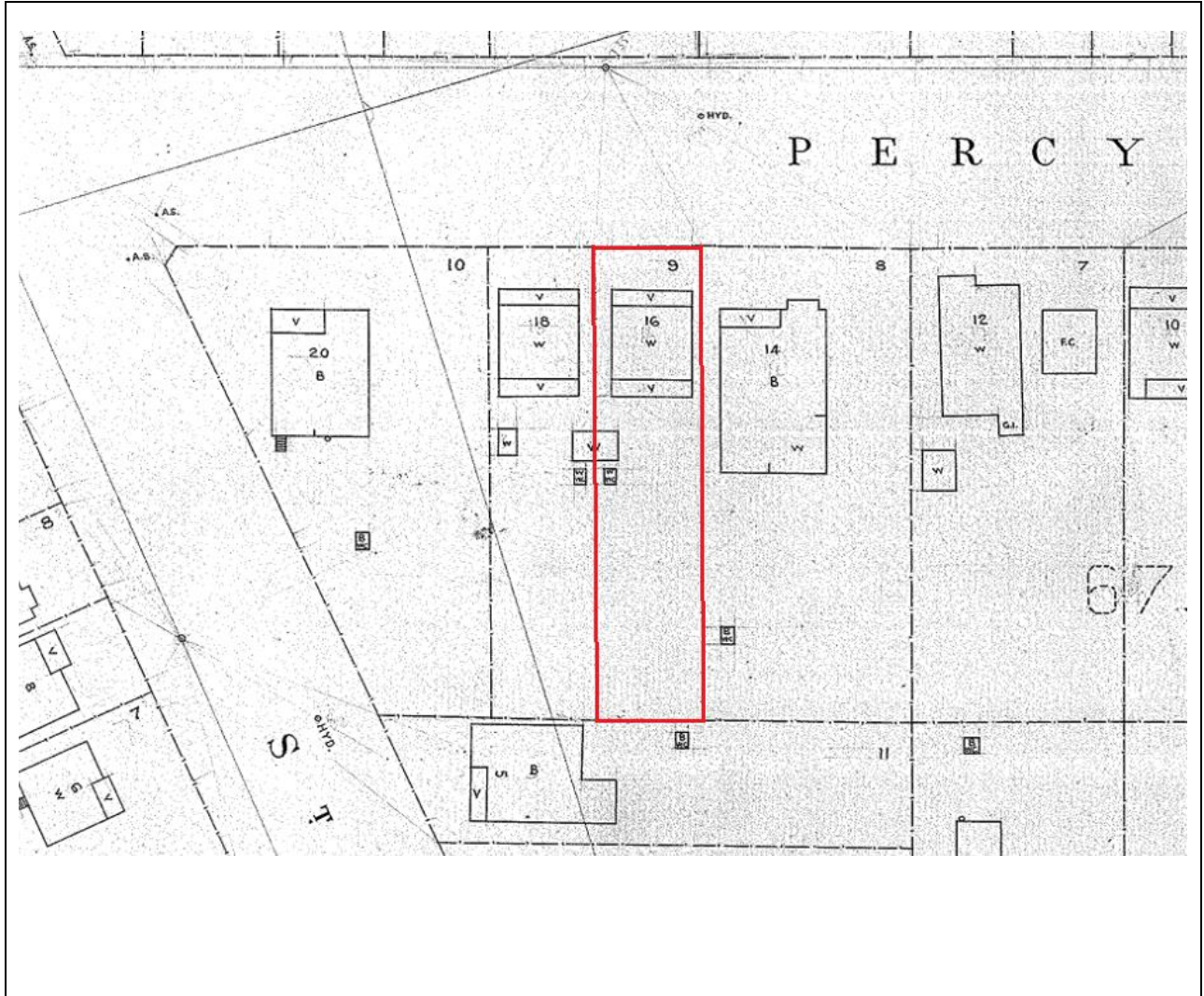


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from the City of Ryde Sewerage Diagrams, showing the house at 16 Percy Street.				
Image year	1929	Image by	Ryde Local Studies Library	Image copyright holder	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of the site with the current lot boundary outlined in red.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange

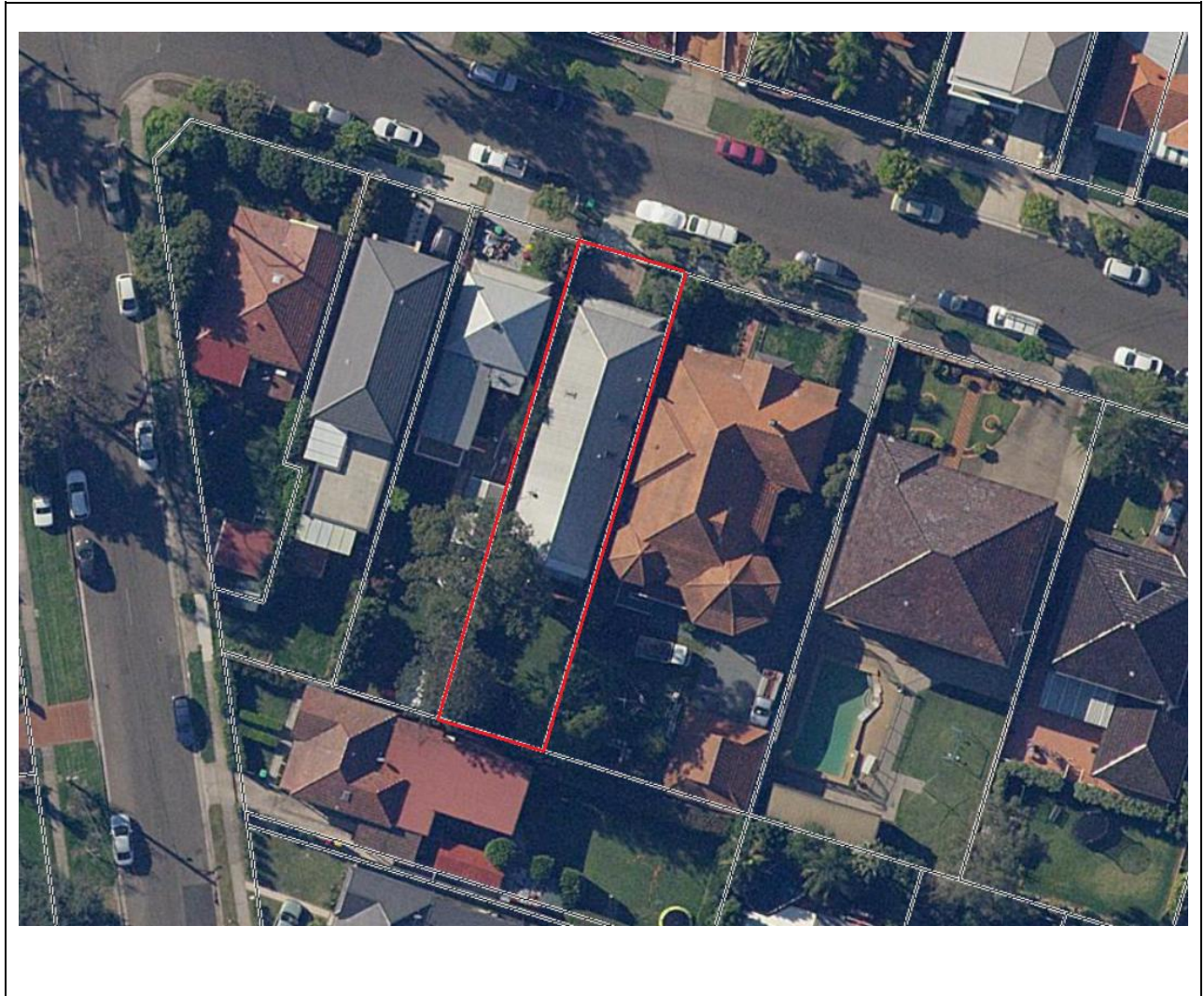


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of the site 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	Victorian style cottage					
Other Name/s Former Name/s	Gilgunyah					
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	Percy Street					
Suburb/town	Gladesville			Postcode	2111	
Local Government Area/s	Ryde					
Property description	Lot B, DP 432178					
Location - Lat/long	Latitude	-33.826095		Longitude	151.127743	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>The dwellings at 16 and 18 Percy Street, Gladesville, are of cultural heritage significance at a local level as rare examples of late Victorian/early Federation period workers' cottages. The group has historical significance as original dwellings built on the Eltham Gladesville Heights subdivision at the turn of the century. Their simplicity of form and vernacular building materials are representative of a particular building typology that is now rare in the local area, particularly as a surviving pair.</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 symmetrical weatherboard house, comprising a hipped roof with a bullnosed verandah roof at the front façade. A large extension has been added at the rear of the site, which is not visible from the street.</p> <p>The roof is corrugated iron sheeting, which is in good condition and is likely a modern replacement, based on the modern gutters at the front façade. The verandah extends the width of the façade and features simple unadorned timber posts and shaped timber brackets.</p> <p>The external walls are painted weatherboard. The front door is centred at the façade of the dwelling, with symmetrical timber framed sash windows on either side. The windows and door appear to be modern replacements.</p> <p>The dwelling extends the width of the allotment. There is a paved parking area directly in front of the house. The front boundary of the site is defined by a painted timber picket fence which is not original but traditional in style.</p> <p>The dwelling is identical to its neighbour at 16 Percy Street in form and style when viewed from the public domain, with some minor differences in detailing. The corrugated roofing material at No. 18 appears to be a more recent replacement.</p>				
Physical condition and Archaeological potential	<p>The dwelling is in very good condition.</p> <p>The archaeological potential of the site is unknown.</p>				
Construction years	Start year	c.1900	Finish year		Circa <input type="checkbox"/>
Modifications and dates	<p>An extension has been added to the rear of the dwelling post 1943.</p> <p>Hard stand car space in front setback, paved.</p> <p>Roofing has been replaced.</p>				
Further comments					

Heritage Data Form

HISTORY	
Historical notes	<p>Gladesville is part of the traditional land of the Wallumedegal (Wallumatagal) people, which they called Wallumetta. It stretches along the north bank of Parramatta River from the Lane Cove River in the east to Parramatta in the west. The Wallumedegal, an Eora clan, were among the first groups to have contact with the Europeans after their arrival. Looking Glass Bay in Gladesville was the place of first contact between the Wallumedegal and the colonists and was named after a looking glass given to an Aboriginal man during the encounter.</p> <p>By the 1800s the Wallumedegal had largely been dispossessed of their land, which was given away in land grants by the colonial government in the 1790s.</p> <p>John Doody, a convict artist, was the first to be given a grant in the Gladesville area in 1795. Among other later occupants of the area was John Glade, who operated a farm in the area from 1806. Glade was more successful than his neighbours, buying Doody's grant in 1817 and purchasing nearby land to amass a large estate. In 1841 he began subdividing and selling his land before dying in 1848. Some 150 acres of Glade's land was purchased by William W Billyard, who subdivided the land and called it Gladesville, giving the suburb its name. Tarban Creek Lunatic Asylum had been built in the next bay over more than a decade before this, in 1838.</p> <p>In 1881 the first Gladesville bridge was completed, connecting Great North Road to the other side of the river. The road (now Victoria Road) was an important conduit for goods and people between Sydney and Ryde and became an important commercial centre for Gladesville. This prompted further subdivision and residential development through to the early twentieth century. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time.</p> <p>The land that the subject site is located on was originally granted to William House in 1795, who arrived in Sydney aboard the <i>Daedalus</i> and was later appointed to several maritime roles including Superintendent of Boats in Tasmania. It is not known if House or his family ever lived at the estate.</p> <p>The subject property was first offered for sale in 1880 as part of Lot 9 within the 'Field of Mars & Eltham Estate'. It was later reoffered as part of a smaller subdivision, the 'Eltham Estate, Gladesville Heights', in 1881. Sales were slow during this time and advertisements for the estate recurred frequently in the following years. Sites fronting Percy Street were described as 'choice villa sites', with rich soil and a 'remarkably healthy climate' (<i>Sydney Morning Herald</i>, 5 May 1886).</p> <p>Lot 9 was later subdivided again to create Lots A and B, DP 432178 (16 and 18 Percy Street). It is likely both dwellings were built by the same builder shortly after subdivision.</p>

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

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling demonstrates the progressive development of Gladesville in the early twentieth century. The site was released as part of the Eltham Gladesville Heights Estate in 1881 and its typology is an important part of the pattern of development in Gladesville.</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 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 weatherboard dwelling, exhibiting characteristics of the Victorian period with a strong street presentation. However, many of its original elements have been replaced and it is not known if its existing appearance retains its design authenticity.</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 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>When compared to other listed heritage items from the same era, the property at 16 Percy Street is a rare example of a typology of small workers' cottages from the Victorian period. It is not as finely detailed as other items from this period in the Ryde LGA, but represents a more modest architectural character and type of housing style that is now rare in the local area. It is particularly unique as a surviving pair with its neighbour.</p> <p>The dwelling is considered significant at a local level under this criterion, as a pair with No. 18 Percy Street.</p>
Representativeness SHR criteria (g)	<p>The dwelling is representative of a typology of workers' cottages now rarely seen in the local area.</p> <p>The dwelling is considered significant at a local level under this criterion, as a pair with No. 18 Percy Street.</p>
Integrity	<p>The house retains a number of original style indicators of a modest worker's cottage at the turn of the century. Later simple modifications have increased the street presentation of the dwelling and are likely generally consistent with the design authenticity of the dwelling.</p>

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	None

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

RECOMMENDATIONS	
Recommendations	The dwelling should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> , with its identical pair at 16 Percy Street.

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	15		
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	18 Percy Street, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

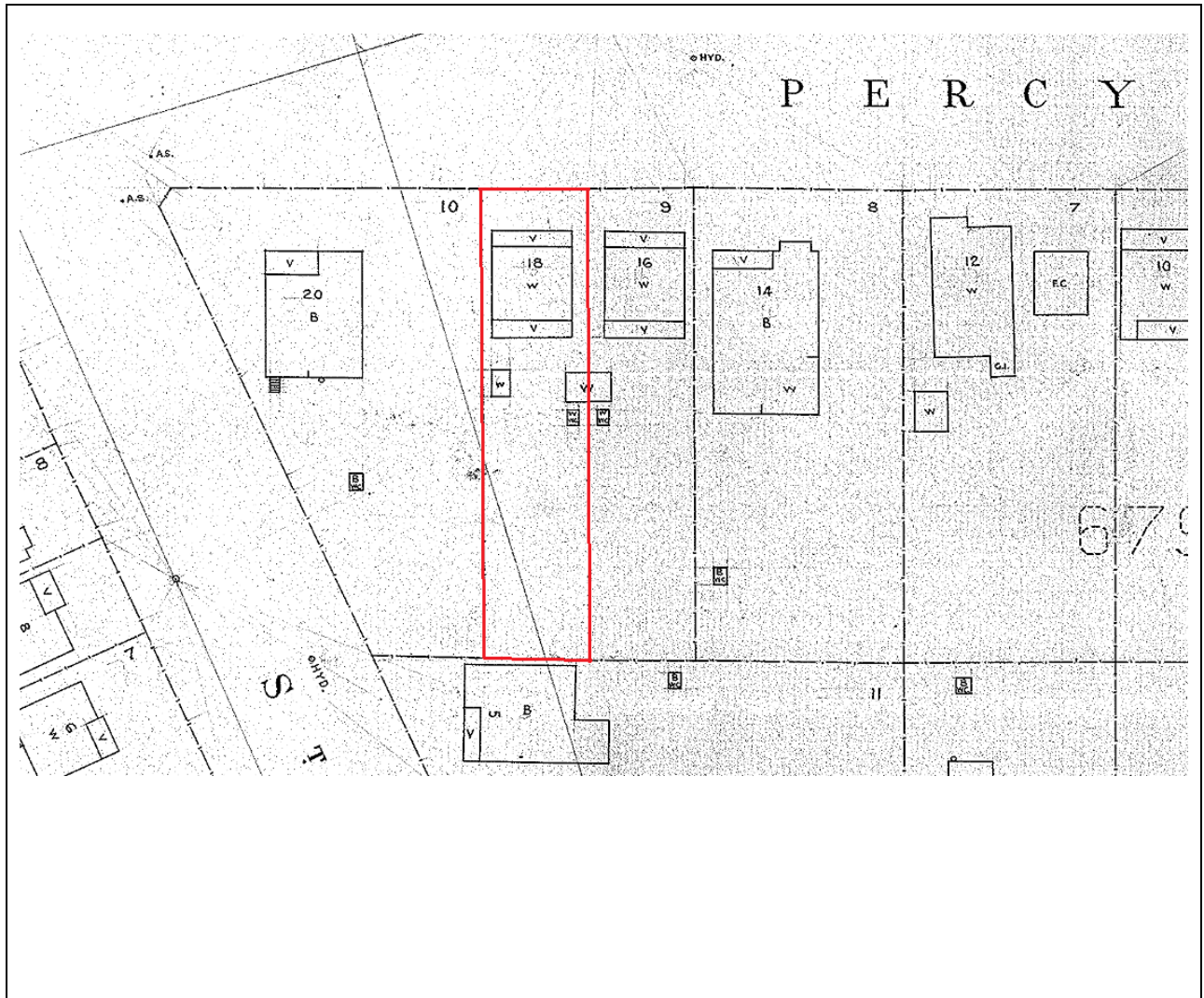


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from a c.1929 sewer diagram, with the subject site outlined.				
Image year	1930	Image by	Ryde Local Studies Library	Image copyright holder	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial photograph of the subject site with current lot boundaries indicated.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange

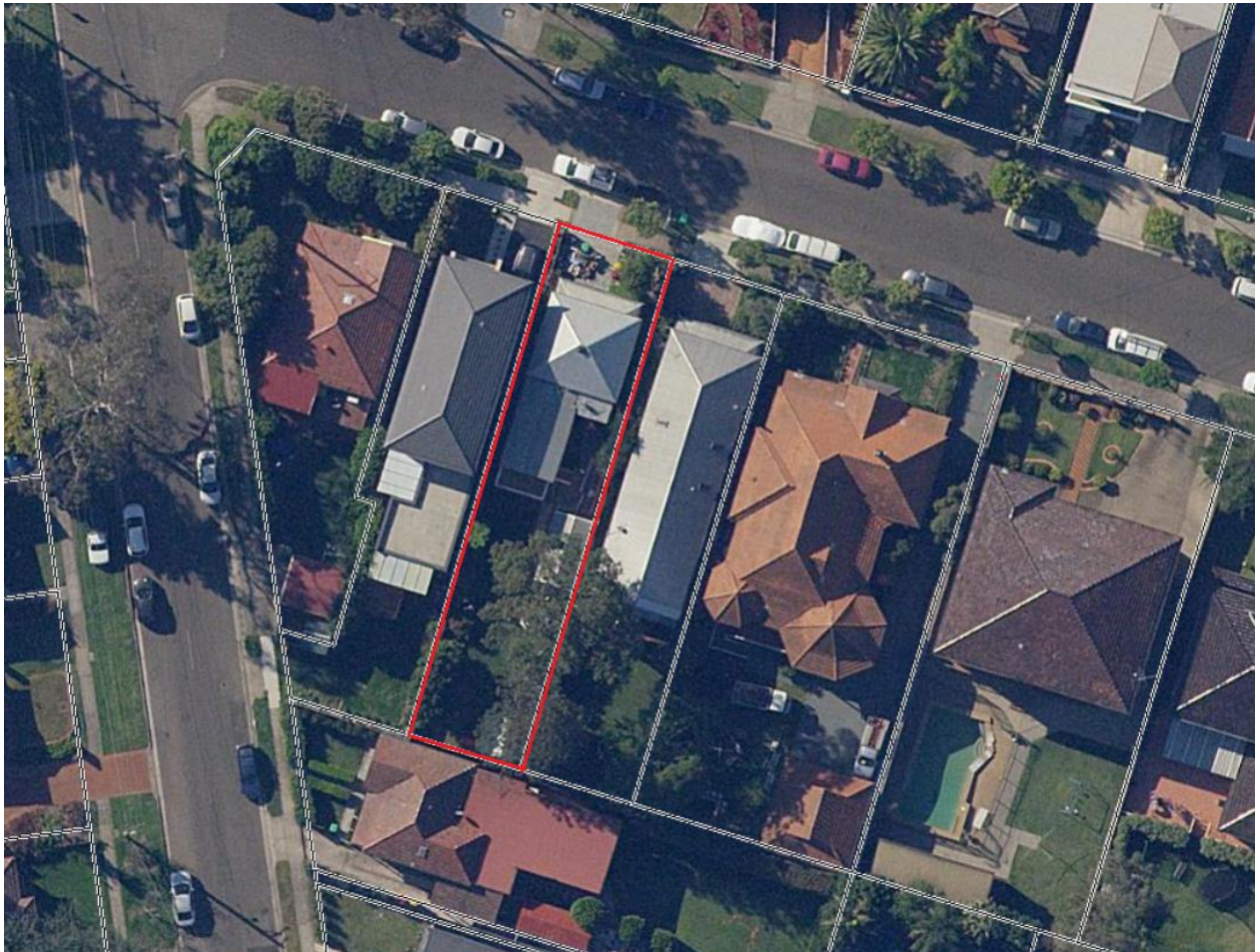


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of the subject site 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	Westminster Park				
Other Name/s Former Name/s					
Item type (if known)	Parks, gardens and trees				
Item group (if known)	Landscape				
Item category (if known)	Urban Park				
Area, Group, or Collection Name					
Street number					
Street name	Ryde Road and Westminster Road				
Suburb/town	Gladesville	Postcode	2111		
Local Government Area/s	Ryde				
Property description	Lot and DP numbers to be added by Council				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	City of Ryde				
Current use	Public reserve sports field				
Former Use	Brickpit/quarry and public reserve sports field				
Statement of significance	<p>Westminster Park has cultural heritage significance due to its historic and social values as a public recreation reserve dating to the late 1920s. Its acquisition at that time is emblematic of the local Council's awareness that lands available for public recreation were disappearing in the early decades of the twentieth century, with the increasing extent of subdivision and residential development throughout the district. It is also of heritage value as a representative example of Council's adaptive re-use of former working landscapes—in this case old quarries.</p> <p>It is, in combination with Monash Park, a historically important 'collection' of public lands, likely held in high esteem by a broad cross-section of the local community.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Ryde Council					
Builder/ maker	Ryde Council					
Physical Description	<p>Westminster Park is a multi-purpose sports field on the corner of Westminster and Ryde Roads. Its southern Ryde Road frontage is framed by a substantial lawn bank which supports a variety of mature and semi-mature trees, mostly native, including brush box specimens higher along the slope closer to the arterial road corridor. The northern, western and eastern park frontages are also framed by a scatter-gunning of what would appear to be mostly native trees.</p> <p>The southeastern corner of the site is bounded by a historic Scout Hall and allied later brick building, slightly further north along Westminster Road. A small children's playground abuts the more northern building, almost in the northeastern corner of the park. It would appear that a vehicular right of way exists along the northern perimeter of the place to allow access to the rear of some buildings facing Monash Road.</p> <p>It would appear that the park is transitioned between a cricket and football ground during the change of season from summer to winter, the place reputedly being a popular sports field for local schools. The park is, to a certain extent, partially camouflaged from Ryde Road by virtue of its siting many metres below that road corridor. The abutting Monash Park is far more prominent in views along this road corridor.</p>					
Physical condition and Archaeological potential	The park appears to be in good overall condition. Some archaeological potential may exist in the place's use as a brickpit in the late 1800s or early 1900s and possibly as a rubbish tip (in the site's filling and levelling) prior to it being dedicated as public park in the mid-1920s.					
Construction years	Start year	1926	Finish year	c.1950	Circa	<input type="checkbox"/>
Modifications and dates	<p>1933/1934—Council took over, in trust, the management of Westminster and Monash Parks.</p> <p>Further research is required from Council minutes and works files to ascertain the key construction and modification dates for Westminster Park.</p>					
Further comments	<p>Westminster Park appears to have retained much of the same form and composition that it had during the early to middle decades of the twentieth century.</p> <p>The Park is listed under the setting categories of 'Passive Parklands' and 'Outdoor Sports' within City of Ryde's 2012 Integrated Open Space Plan.</p>					

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

Westminster Park was reputedly a former brickpit quarry, as per the adjoining Monash Park. By 1910, it was one of a group of quarry sites being considered by Council for re-use as active recreation areas.

Whilst the site, measuring 4 acres, 1 rood and 14 perches, was dedicated for public recreation in November 1926, it seemingly wasn't until 1933 or 1934 that Council took over Monash and Westminster Parks 'in trust'. The Government gave a grant of 2000 pounds for this takeover plus a loan of the same amount.

A Council files register prepared by the Ryde Historical Association includes mention from 1937 to 1946, regarding Monash Park, of letters for use of the oval, engineers reports, a horse mower and documents from caretaker J Haddon. Further research should be carried out on Westminster Park to ascertain, for example, if it was also managed by Mr Haddon during the 1930s and 1940s and if the same users of Monash Park sought lease agreements at Westminster Park (including the National Emergency Services, Ryde Hockey Club and Malvina School).

A Parks Committee report from 13 March 1937 recommended that 4000 pounds be assigned to the completion of the levelling and grassing of Westminster Park.

Council minutes from the 1930s confirm that Monash Park was formally a brickpit, prior to its dedication for use as a public reserve. Further research should be conducted to ascertain to what extent the land now comprising Westminster Park was also used for brickmaking or other industrial purposes prior to the 1920s.

By 1943, no plantings had been made around the perimeter of Westminster Park. At this time, a prominent pedestrian desire line stretched through the park from its southwest to northeast corners and a cricket wicket (likely from concrete) had been laid out.

A Park's Committee report from June 1946 documents that Westminster Park was initially bordered by a paling fence (at least on the Westminster Road frontage), which was proposed to be removed and replaced by an arris rail one at that time. This proposed work was to be done in sync with bank stabilisation work in the corner of the park occupied by the Boy Scouts facility.

Council's Parks and Lighting Committee in September 1950 reported on the excellent condition of

Heritage Data Form

	what was then referred to as 'Westminster Oval'.
--	--

THEMES	
National historical theme	Peopling Australia Building settlements, towns and cities Developing Australia's cultural life
State historical theme	Environment—cultural landscape Towns, suburbs and villages Land tenure Leisure Sport

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Westminster Park has historical significance as one of a number of primarily active recreation public reserves established during the early 1900s through land acquisition or resumptions by the City of Ryde. Some of this significance is also associated with the purchase of geographically 'tandem' recreation sites in Westminster and Monash Parks. Some historical significance also relates to the theme of adaptive re-use of the municipality's former working landscapes (of the late nineteenth and early twentieth centuries) into landmark public landscapes and community facilities. It is an archetype of this particular 'land sequencing' in the City of Ryde.
Historical association significance SHR criteria (b)	It does not appear that Westminster Park has any particular historical associative significance, although further research may uncover links to companies who ran the former brickpit operations on the site and/or former prominent landowners of note in the district. Some minor historical associative significance would lie in the historic usage of the site by local sporting groups, some of whom may have a long history of lease agreements of the place with Council.
Aesthetic significance SHR criteria (c)	The park's primary aesthetic value is in its existence as a tract of public open space, in combination with the abutting Monash Park. The line of mature brush box along the southern flank of the park, again in combination with the mature street trees on the northern side of Monash Park, is a planted corridor of some scenic value along Ryde Road. This collection of trees should be considered for heritage listing or inclusion onto a Council Significant Tree Register.
Social significance SHR criteria (d)	The sports field has a strong degree of association with the local community, seemingly being one of this area's key locations for school sport over some decades. It provides a valuable resource in understanding the settlement history and supply of social infrastructure for the local government area and the dramatic increase in demand for public recreation places from the late nineteenth century through to the 1930s. In the contemporary era, the park likely remains highly valued by the local community as a public asset.
Technical/Research significance SHR criteria (e)	The site is unlikely to have any particular scientific value, other than possibly geological investigations into the bedrock present as part of geological inquiry into all former quarries and brickpits through the municipality.
Rarity SHR criteria (f)	Westminster Park is not rare in terms of its visual composition or fabric. Some rarity value does exist, however, in its reputed former use as a brickpit/quarry.
Representativeness SHR criteria (g)	Westminster Park demonstrates the principal characteristics of a class of local public parks developed principally as active recreation venues during the early to mid-twentieth century across Sydney and NSW. It is one of numerous sites with the Ryde LGA that were adaptively re-used for recreation venues after their usefulness as working landscapes ceased.

Heritage Data Form

Integrity	The park has retained much of its overall early to mid-twentieth century integrity, in relation to its original dimensions and composition as an amateur sports venue. Some incremental design changes and relevelling works are likely to have taken place over the course of the last 90-odd years, but those do not appear to have markedly affected the original ground levels laid out in the 1920s.
------------------	---

HERITAGE LISTINGS

Heritage listing/s	Not currently listed on the <i>Ryde Local Environmental Plan 2014</i> .

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Article	Margaret Farlow, Angela Phippen	Gladesville	2008	Dictionary of Sydney
Book	Frances Pollon	<i>The Book of Sydney Suburbs</i>	1988	
Book	MC Levy	<i>Wallumetta: A History of Ryde and its District</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	
Council minutes	City of Ryde		1930s	Ryde Library
Parish maps	Various	Parish of Hunters Hill	Various	Land & Property Information

RECOMMENDATIONS

Recommendations	<p>Add Westminster Park to Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i>.</p> <p>Undertake further research through Council minutes and works files of the history of Westminster Park as a sports venue and as a brickpit/quarry. This research should be carried out concurrently with further research about the history of the abutting Monash Park as a working and subsequently public landscape.</p> <p>Further research of Council minute books should be undertaken from c.1926 to ascertain the fencing history of Westminster Park, also in association with investigation of the boundary demarcation of Monash Park.</p> <p>Research into the quarrying history of the site should be undertaken as part of an LGA-wide analysis of quarrying throughout the Ryde area.</p> <p>Develop a combined Conservation Landscape Masterplan for Westminster and Monash Parks and heritage interpretation for these sites, as part of an LGA-wide heritage interpretation strategy.</p>
------------------------	---

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	16		
Author of study or report	GML Heritage Pty Ltd		

Heritage Data Form

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	Photo reputedly of Westminster Park under construction. Further analysis of this image needs to be undertaken to ascertain if it is indeed the site of Westminster Park. The orientation of the Monash Park grandstand in the background to the right appears to suggest that the foreground site is in fact near the corner of Westminster Road and Victoria Road.				
Image year	1938	Image by	Unknown	Image copyright holder	City of Ryde Library, 5481716



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Section of Parish of Hunters Hill map showing Westminster Park at centre, north of Ryde Road. The annotations on the plan show that the site was dedicated for public recreation in November 1926.				
Image year	Undated	Image by	Land and Property Information NSW	Image copyright holder	Land and Property Information NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph from 1930, showing the Westminster Park site (arrowed) which was only dedicated as a public recreation reserve several years prior to the date of this image.				
Image year	1930	Image by	Unknown	Image copyright holder	Ryde Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historical aerial photograph showing the association between Westminster Park (top centre) and Monash Park to the south.				
Image year	1943	Image by	SIX Maps	Image copyright holder	SIX Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking northwest across Westminster Park from Ryde Road.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Looking northeast across Westminster Park from Ryde Road.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

ITEM DETAILS					
Name of Item	Shop				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Retail and Wholesale				
Item category (if known)	Shop				
Area, Group, or Collection Name					
Street number	72				
Street name	Tennyson Road				
Suburb/town	Gladesville			Postcode	2111
Local Government Area/s	Ryde				
Property description	Lot 2, DP 8913				
Location - Lat/long	Latitude	-33.828204		Longitude	151.118623
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Takeaway shop				
Former Use	Retail premises				
Statement of significance	<p>The shop at 72 Tennyson Road, Gladesville, is of cultural heritage significance at a local level as an early example of a commercial building. Built to cater to increasing populations in the Tennyson Point and Gladesville areas in the early twentieth century, it has been in continuous use since that time. Although the shop does not have aesthetic significance and is not representative of a particular building style, it is a rare remaining early shop within the 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 building is a single-storey Federation period shop with rock-faced sandstone walls, a rendered brick parapet and a corrugated iron awning supported by iron brackets. The shop is built to the street alignment and is accessed at the left of the storefront, with a large glazed display window at the right.</p> <p>The parapet was possibly once a decorative element but has been heavily rendered and painted white. It is possible that the parapet was added after construction of the main building, although 1924 land valuations describe the building as built of both stone and brick.</p> <p>There is a concrete driveway at the left of the building and a timber paling fence at the northern (side) boundary. A fibro extension with a corrugated iron roof has been added at the rear of the store, likely a residence. A garage is visible at the end of the driveway behind the building. There is a timber carport fixed to the side of the building over the driveway, with a corrugated iron roof.</p>					
Physical condition and Archaeological potential	<p>The building appears to be in poor condition. There are several exterior cracks and the sandstone has suffered a degree of weathering. The interiors of the building were not inspected.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year		Finish year	Pre 1924	Circa	<input type="checkbox"/>
Modifications and dates	<p>The building has undergone several modifications, including a fibro extension and a garage. The fibro extension was very early and appears in 1930 sewer diagrams. Some modifications have been made to the street façade, including widening of shopfront openings, and addition of the brick parapet and awning. Internal modifications are unknown, however it is likely to have been modified throughout its history as the business ownership changed.</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 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 that time.

The building at 72 Tennyson Road sits on land originally granted to William Raven, a mariner who arrived in Sydney in 1792 as the captain of the *Britannia*. He was granted an additional 285 acres in 1799, north of what is now Tennyson Point.

Raven's land was later acquired by James Squire, who had been transported as a convict then became proprietor of the Malting Shovel inn on the Parramatta River by 1798. Squire's grandson, James Squire Farnell, inherited part of the Squire land and used the Tennyson area mostly for timber-getting, until it was subdivided in 1887. Sales of the estate were slow, and the land was reoffered for sale several times.

72 Tennyson Road was part of Lot 11 of the Tennyson Estate subdivision in 1900, which comprised of 5 acres, 3 roods. This was later resubdivided into multiple lots fronting Tennyson and Morrison Roads, with farmland behind. The date of construction of the building is not known, although it was constructed by 1924 as it appears in a land valuation from that time owned by Harold Sydney Short, a quarryman. It also appears drawn on a sewer diagram of the area from c.1930, with the stone shop and fibro extension indicated. By this time a number of small shops were clustered around the Tennyson and Morrison Road intersection.

Heritage Data Form

THEMES	
<i>National historical theme</i>	Economy—Developing local, regional and national economies
<i>State historical theme</i>	Commerce—Activities relating to buying, selling and exchanging goods and services

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The shop at 72 Tennyson Road demonstrates the historical development of Tennyson Point and the establishment of a small commercial centre by the early twentieth century. It represents the early era of development of the area and the expansion of local commercial services as the population increased. It has continued to operate as a shop since its construction.</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 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 building is a sandstone and brick commercial store that has undergone a number of modifications, including its rendered parapet, shopfront windows and internal fitout. Other elements, including the external rock-faced sandstone and metal awning, appear to be intact. However, it does not demonstrate distinctive aesthetic attributes or creative excellence in the local area.</p> <p>The building does not meet the threshold for inclusion under this criterion.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>It is not known if the property is likely to yield information that would contribute to an understanding of the typology.</p> <p>The historical archaeological potential of the site has not been assessed in this report and should be 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 is not been assessed under this criterion.</p>
Rarity SHR criteria (f)	<p>Comparable buildings of this style and typology were not readily found in the Tennyson Point area. The limited number of heritage-listed commercial and retail premises in the Ryde Local Government Area are generally of a very different character and style, including nearby premises on Victoria Road, Gladesville and Constitution Road, Meadowbank. 72 Tennyson Road is in poor condition, having lost some of its original detail and character. However, its rock-faced sandstone exterior is notable and the evidence of modifications to its façade suggest that the building may have developed in a vernacular way incorporating various influences. It is a more modest and vernacular style of building that no longer exists in the Tennyson Point area.</p> <p>The dwelling is considered significant at a local level under this criterion</p>
Representativeness SHR criteria (g)	<p>The dwelling does not represent the principal characteristics of a particular style of shop building. It appears to have evolved in stages and to have had elements added over time. It is representative of an early shop building that is rare in the local area.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
Integrity	<p>The building has undergone a number of modifications, including the internal spaces and openings to the street. It appears to retain its original overall form. The parapet at the front appears in historic aerial photos, but it is not known if this was part of the original building or added at a later time.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
---------------------------	------

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
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 shop should be included as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
------------------------	---

SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	17		
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	72 Tennyson Road, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	72 Tennyson Road, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

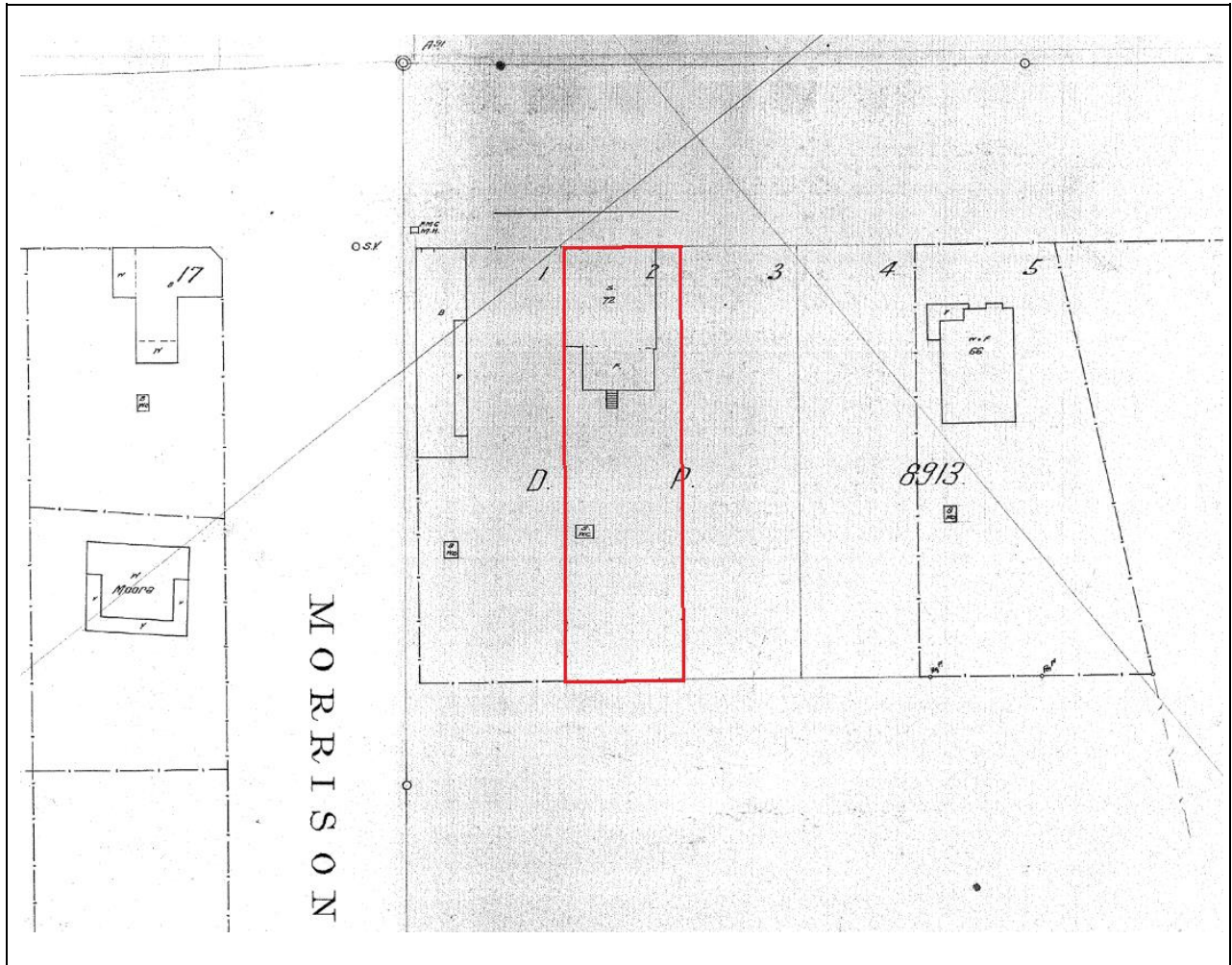


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from City of Ryde sewer diagram, c.1930.				
Image year	c.1930	Image by	Metropolitan Water Sewerage and 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 72 Tennyson Road, Gladesville, with current lot boundaries indicated.				
Image year	c.1930	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange

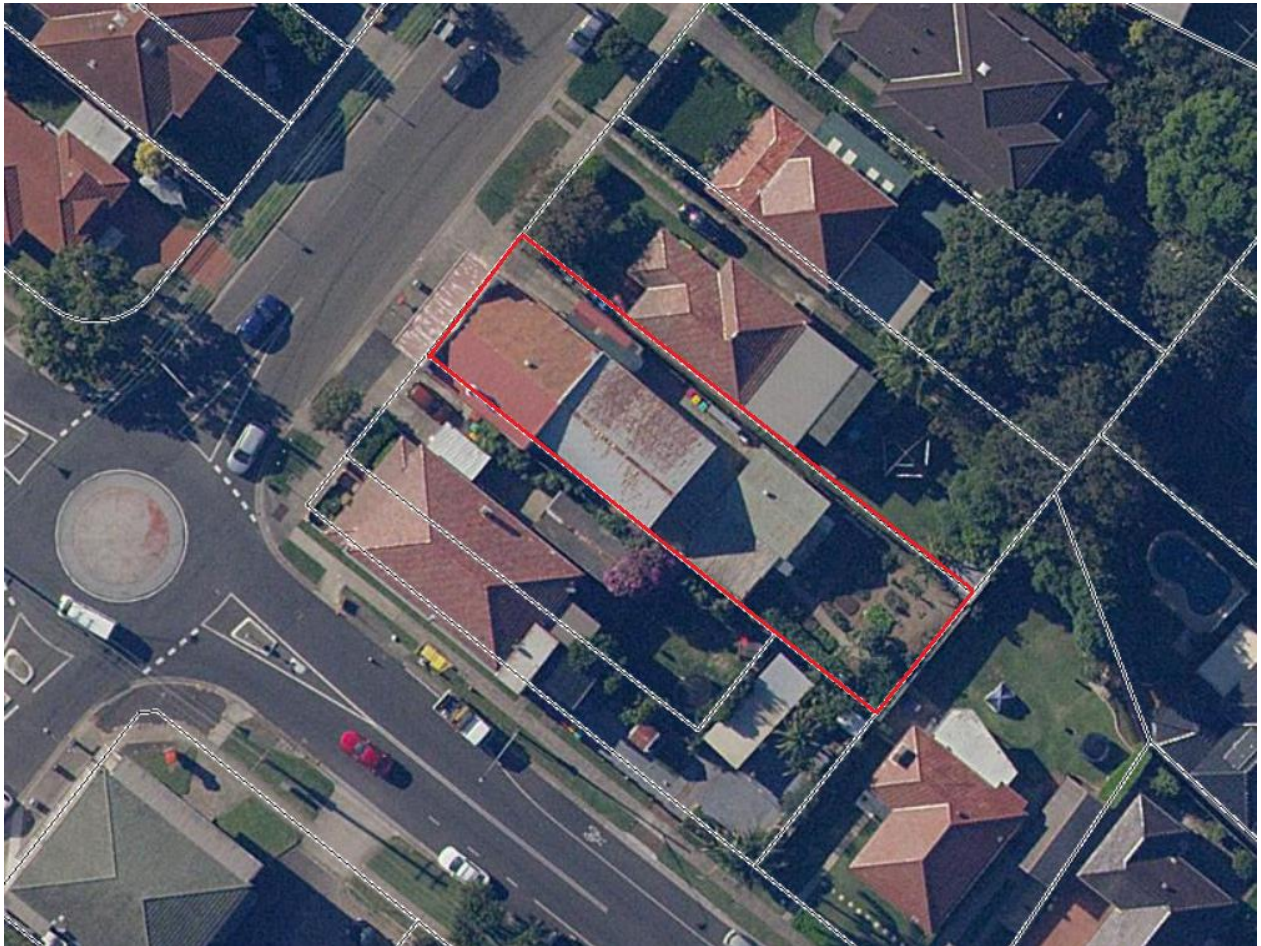


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial imagery of 72 Tennyson Road, Gladesville, with 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	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	99					
Street name	Western Crescent					
Suburb/town	Gladesville			Postcode	2111	
Local Government Area/s	Ryde					
Property description	Lot 1, DP 848346					
Location - Lat/long	Latitude	-33.833147		Longitude	151.120823	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Unknown					
Current use	Residential					
Former Use	Residential					
Statement of significance	<p>The house at 99 Western Crescent has cultural heritage significance at a local level as evidence of a typology of dwellings built on prestigious waterfront sites at a grand scale, on land subdivided as part of the Gladesville Park Estate. Subject to further investigation (noting it is not visible from the public domain), the building is potentially historically significant as evidence of a period of historical residential development in Gladesville representing a particular style. Although views of the house from the public domain are limited, it appears to be a rare example of the Inter-War Bungalow style for Gladesville, and likely a very fine example built on a grand scale to take advantage of its waterfront position.</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 double-storey house with a hipped and gabled corrugated iron roof. The external walls are painted brickwork and there is a large wraparound verandah at the street-facing façade. The house is accessed via its upper level, with a projecting walkway leading from the footpath at Western Crescent to meet the verandah.</p> <p>There is a large arched leadlight feature window at the side of the dwelling. A brick chimney with a terracotta chimney pot is visible at the rear of the house, as well as a rear extension and deck on the upper level.</p> <p>A masonry double garage conceals the dwelling from the street. It is painted blue to match the house and has a gabled roof with timber battening and a timber louvred vent at the gable end. There is a timber paling fence and gate at the side of the garage across a brick paved pathway.</p> <p>The house is located on a long waterfront site with access to Glades Bay. There are substantial plantings on the site, affording a lush garden setting as well as a level of privacy to the dwelling.</p> <p>The house has limited visibility from the public domain due to the garage at the street and dense vegetation at the rear. Further investigation and access to the property is required to complete its description.</p>					
Physical condition and Archaeological potential	<p>The exterior of the dwelling appears to be in good condition. The interior was not inspected.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	After 1924	Finish year	Before 1928	Circa	<input type="checkbox"/>
Modifications and dates	An extension at the rear of the dwelling was added post-1940s.					
Further comments	The dwelling is concealed from the public domain by its garage, large trees and shrubbery.					

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

Following the death of John Glade in 1848, his estate was subdivided and released for sale in the 1850s by developer William Billyard. By 1880, most of these lots had been purchased and subdivisions were beginning to extend west into Raven and Thompson's land towards Tennyson Point.

The land at 99 Western Crescent was part of Hannah Thompson's grant in the Eastern Farms. Thompson's grant was subdivided in 1886 and released for sale as the Gladesville Park Estate. 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.

A 1907 survey laying out Ross Street and the Glades Bay Baths shows the boundaries of Lot 21 on Hannah Thompson's grant. Sites for a boat jetty, skid and boat shed are also noted on Lot 21 although it is not known if these structures remain. No dwellings are noted at this time. In 1924, the land was owned by Mrs Mary Bennett of Roseville, and remained undeveloped.

The dwelling was built by 1928, as it appears on a sewer diagram as a rectangular brick building with a small square porch and a garage facing the street. There is also a tennis court noted at the rear of the property at this time, shared with the neighbouring house at 101 Western Crescent.

Although houses were built quickly on the northern sections of Western Crescent during the early twentieth century, the southern sections of the street remained undeveloped for some time. Aerial imagery shows only seven dwellings on the south side of the street between Ross Street and Morrison Road by 1943, including the subject site.

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 at 99 Western Crescent is historically significant as evidence of a typology of dwellings built on prestigious waterfront sites at a grand scale, on land subdivided as part of the Gladesville Park Estate. Subject to further investigation, the building (which is not visible from the public domain) is potentially historically significant as evidence of a period of historical residential development in Gladesville representing a particular style.</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 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 could not be easily seen from the street. However, some details were visible, including an intricate leadlight coloured glass arched window and a deep wraparound verandah with detailed painted timber fretwork. The allotment retains its original size and access to Glades Bay. It was likely built as a grand waterfront residence with views of the bay and would likely meet the threshold for this criterion.</p> <p>The dwelling is likely to be 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>Although views of the house from the public domain are limited, it appears to be a rare example of the Inter-War Bungalow style for Gladesville, and likely a fine example built on a grand scale to take advantage of its waterfront position.</p> <p>The dwelling is likely to be significant at a local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>Although views of the house from the public domain are limited, it appears to be a rare example of the Inter-War bungalow style for Gladesville, and likely a fine example built on a grand scale to take advantage of its waterfront position.</p> <p>The dwelling is likely to be significant at a local level under this criterion.</p>
Integrity	<p>Although views of the house from the public domain are limited, it appears to be intact. It has a later detached garage with a gabled roof at the street, blocking views of the house. It appears to have an addition at the rear.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
---------------------------	------

INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	Subject to further investigation, due to the limited visibility of the house from the public domain, the dwelling should be considered for inclusion as a heritage item of local significance on Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
------------------------	--

SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	18		
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	99 Western Crescent, 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	99 Western Crescent, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

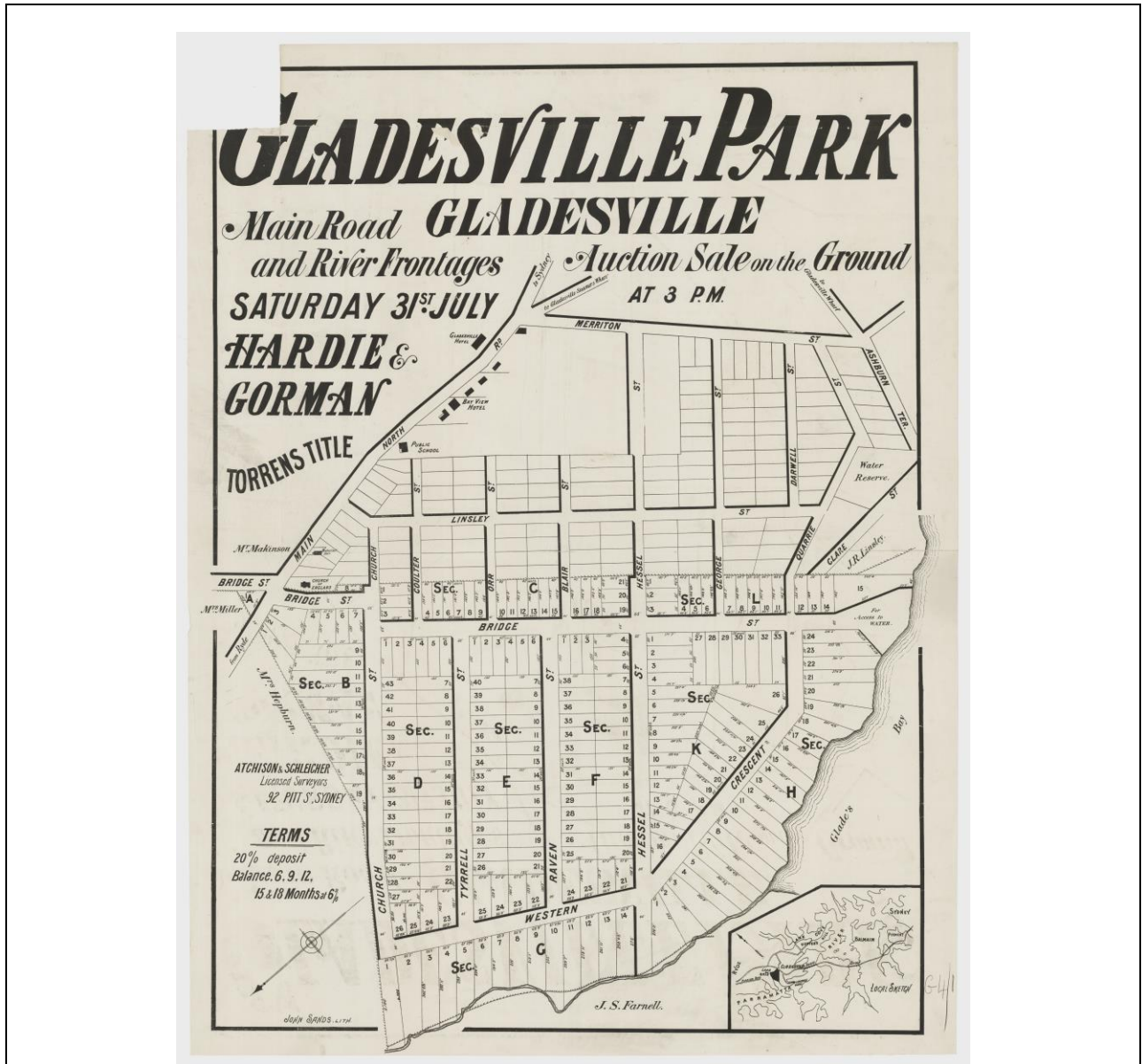


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Gladesville Park Estate subdivision plans, 1886.				
Image year	1886	Image by	Unknown	Image copyright holder	State Library of NSW



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Survey of the land at the end of Ross Street, for Glades Bay Baths. Lot 21 is shown on this plan.				
Image year	1907	Image by	Unknown	Image copyright holder	State Library of NSW

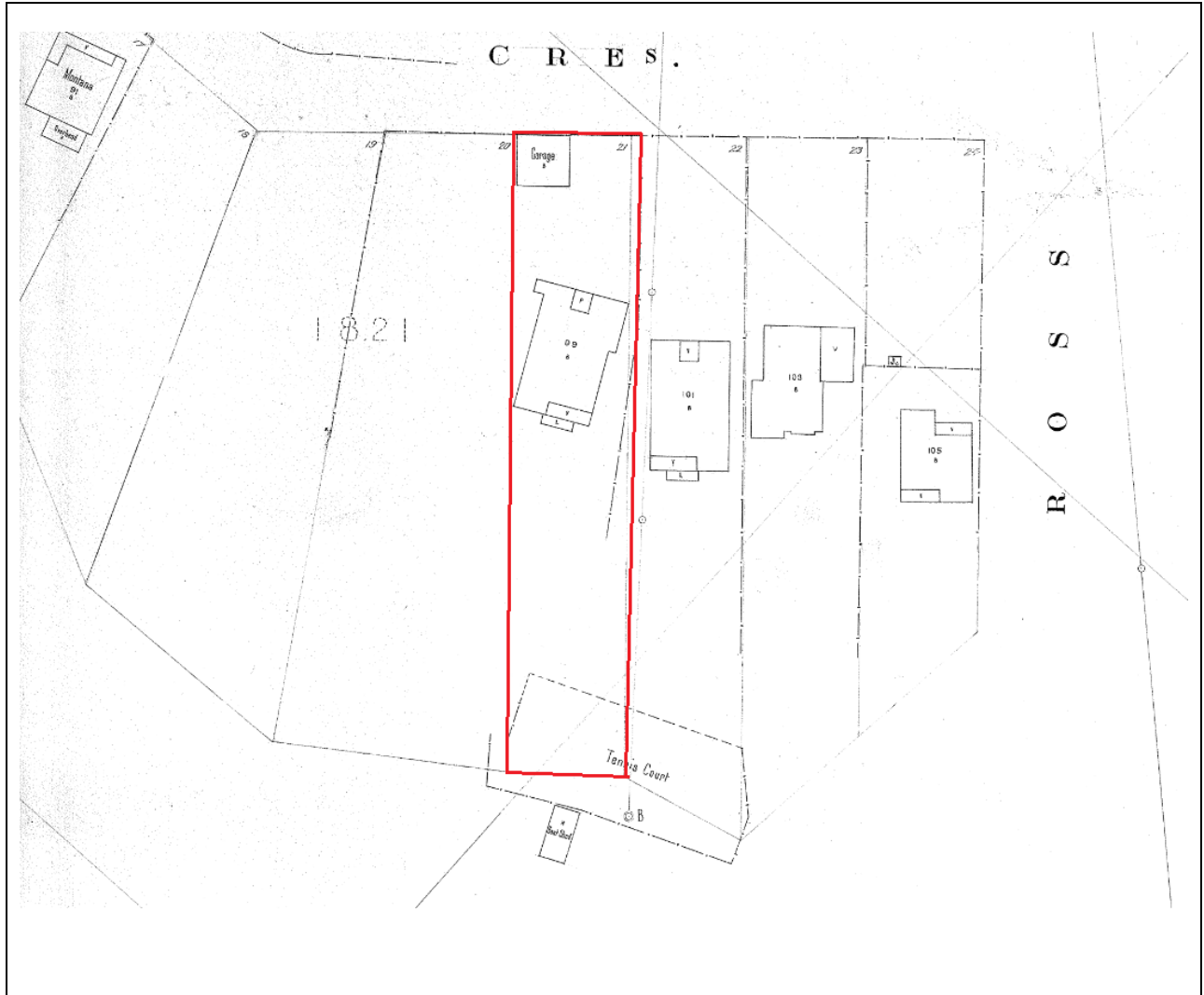


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Extract from Ryde sewer diagrams showing 99 Western Crescent outlined in red.				
Image year	1928	Image by	Metropolitan Sewerage & Water Board	Image copyright holder	NSW State Archives



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial photograph of 99 Western Crescent, 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 photograph of 99 Western Crescent, 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	Woodstone				
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	39				
Street name	Wharf Road				
Suburb/town	Gladesville	Postcode	2111		
Local Government Area/s	Ryde				
Property description	Lot 2, DP 1127560				
Location - Lat/long	Latitude	-33.837119		Longitude	151.124405
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Unknown				
Current use	Residential				
Former Use	Residential				
Statement of Significance	<p>The sandstone 'gentlemen's' villa', at 39 Wharf Road, named Woodstone, is of cultural heritage significance at a local level as a Victorian period Georgian style house and grounds. Located within a nineteenth-century subdivision of emancipist settler John Glade's 1802 land grant, it is historically significant as a rare surviving sandstone villa from this period, demonstrating a distinct architectural typology sited according to British landscape design principles to take advantage of views with ready access to the Parramatta River. The dwelling has associations with Walter Scott Campbell, an important figure in the early development of Ryde as an Alderman on the inaugural Council. He was an important figure in the development of the agricultural industry in the colony. The dwelling has aesthetic significance as a fine example of its type, for its commanding presence as a landmark within the streetscape, and for its relationship with its neighbouring late Victorian sandstone houses built by an occupant of Woodstone for his daughters.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION					
Designer	Walter Scott Campbell (1867), Edwin R. Mackenzie (1889)				
Builder/maker	Edwin R. Mackenzie (1889)				
Physical Description	<p>The dwelling is a two-storey stone house, comprising a hipped and gabled roof with two gabled projections forming an L shape addressing the corner. The house has been altered significantly in stages over its lifetime, and then underwent comprehensive restoration work in the late twentieth century to restore it to its original form.</p> <p>The external walls are sandstone. The original roof was replaced in the 1980s with corrugated sheeting, with a separate concave verandah roof. The verandah has stone flooring, large square posts and a scalloped timber barge board. There is no balustrade, as the house is set low to the ground. There is a pair of dormer windows at the upper level.</p> <p>The front door is located at the centre of the verandah, with symmetrical multi-paned sash windows with timber shutters on either side. The external window at the projecting gable is a multi-paned sash window with symmetrical sidelights and decorative twisted moulding. Windows have stone sills and no window hood.</p> <p>The house was built to address Wharf Road, with a protruding gable, bay window and decorative barge boards also facing Amiens Street. Its established garden setting contributes to its presence within the street. A mature Norfolk Island pine dominates the Amiens Street elevation and acts as a landmark. The circular gravel driveway and fountain in front of the house enhance the dwelling's presentation to Wharf Road and complement its architectural qualities. These landscape elements are likely original and can be seen on early historic aerial imagery. The front boundary of the site is enclosed by a painted white timber picket fence and timber picket double gates, with dense shrubbery framing the house around the driveway. The Amiens Street boundary is enclosed by a high timber paling fence.</p>				
Physical condition and archaeological potential	<p>The dwelling is in very good condition and has been well maintained. Restoration work in 1985 has contributed to the maintenance of the site.</p> <p>The archaeological potential of the site is unknown.</p>				
Construction years	Start year C.1885	1867	Finish year C.1886		Circa <input type="checkbox"/>
Modifications and dates	<p>The dwelling was extended by Edwin R Mackenzie in 1889.</p> <p>A mansard roof was added by Malcolm H Pike c1965.</p> <p>It was restored to its original form c1985.</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. After World War II, Ryde Council implemented its housing scheme. Over 150 houses were built in two project areas in Gladesville, which had become a thoroughly residential suburb by that time.

Glade's estate was subdivided by Sydney developer William Billyard following his death in 1848. Billyard named the area Glades Ville and included a wharf on Parramatta River to enable better access. Wharf Road was the central spine of Billyard's subdivision, connecting the Great North Road with the river. Properties along Wharf Road were large blocks suitable for villa residences, on generous landscaped grounds for extensive gardens and orchards.

In 1858, William Henry Sargeant purchased four acres of the Gladesville Estate, comprising the block bounded by Wharf Road, Bay View Terrace (now Amiens Street), Ashburn Place and Meriton Street. He sold a portion to Walter Scott Campbell in 1869. Campbell was Chief Draftsman of the Department of Mines, Chief Inspector of Agriculture, an Alderman in the first Ryde Council in 1871, and contributed to the construction of the Christ Church. The first evidence of Campbell occupying the site appears in the 1874 Sands Directory and on a subdivision map of 1876. The house he constructed was a four-room sandstone cottage with an attic.

Sales of the Gladesville Estate were initially slow. Further settlement of the area was encouraged when an iron bridge was constructed over the river at Gladesville in 1881, and a second bridge over Iron Cove in 1882.

Campbell resided at Woodstone until 1889, when he sold the property to Edwin Mackenzie, a grazier from New England. Mackenzie extended the dwelling and built two stone houses for his daughters on Lots 61 and 62 (now 37 Wharf Road and 36 Ashburn Place).

A later advertisement described the property as a stone cottage in a lush garden setting with an orchard. Two of Mackenzie's daughters hosted their wedding receptions in Woodstone's grounds in the 1890s. In the early twentieth century, the property was alternately occupied by members of

Heritage Data Form

	<p>Mackenzie's family, and advertised for lease. It was sold in 1925 to Frederick Elgood, a civil servant, who had been leasing the house since 1920.</p> <p>The house was sold to Malcolm and Agnes Pike in 1956, who replaced the original roof with a blue tiled mansard roof to accommodate extra rooms. It was again sold in 1985 to John and Marilyn Vaughan. Previous unsympathetic alterations were reversed when the original form was reinstated and the building was sympathetically restored by the Vaughan family.</p>
--	---

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

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The dwelling demonstrates a significant period in the early development of the area, when Gladesville was characterised by large houses on semi-rural estates following the subdivision of the first land grants. The original property has been subdivided and the original configuration of these large estates can no longer be seen, but the house remains largely intact and retains its formal landscaped setting demonstrating the comparative wealth of its early owners. The building demonstrates a distinct architectural typology of these early Victorian Georgian houses that is now rare.</p> <p>The building is considered significant at a local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>Woodstone is associated with Walter Scott Campbell, an important figure in the early development of Ryde. Campbell was a naturalist and historian with an interest in botany and collecting, who served as Chief Inspector of Agriculture, Chief Draftsman of the Department of Mines, and an Alderman on the first Ryde Council. He established horse studs, vineyards and experimental farms throughout NSW. Campbell built Woodstone the same year he married Mary Ann Holt, and he and his family lived at the property for approximately 20 years until it was sold to Edwin Mackenzie.</p>
Aesthetic significance SHR criteria (c)	<p>Woodstone is aesthetically significant as a prominent sandstone Victorian Georgian house within a formal landscaped garden setting sited to take advantage of views to the Parramatta River. The house is aesthetically distinctive as one of the rare late nineteenth-century residential houses in the area and is of a dramatically different style to the majority of the surrounding development. It is an exceptional example of its style, retaining many stylistic architectural features that characterise the Victorian Georgian typology.</p>
Social significance SHR criteria (d)	<p>A detailed social values assessment has not been undertaken and there is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. It is not known if the dwelling could meet the threshold for inclusion under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>Although the building's features and characteristics retain a high level of integrity, it is not known if the property is likely to yield information that would contribute to an understanding of the typology.</p> <p>The historical archaeological potential of the site has not been assessed, 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>

Heritage Data Form

<p>Rarity SHR criteria (f)</p>	<p>When compared to similar listed heritage items, Woodstone is a very fine example of its type as an intact Victorian Georgian dwelling in the Gladesville area. One of the last remaining villa residences, built to take advantage of the water views and access to the Parramatta River, it is a landmark within the street. It has a number of distinctive aesthetic qualities, but also demonstrates well-maintained examples of the architectural characteristics typical of a Victorian Georgian cottage. Similar listed dwellings in this style are not of the same scale and are not as finely detailed. The retention of the dwelling's grounds and turning circle enhance its setting and are evidence of how the site was used prior to the wider development of the area.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
<p>Representativeness SHR criteria (g)</p>	<p>The dwelling is a fine representative example of a stone Victorian Georgian house and as one of the early villas built following the subdivision of Glade's land grant in the mid-nineteenth century. Although some modifications have been made, the property has been carefully restored to its original form and the later extensions do not detract from its significance.</p> <p>The dwelling is considered significant at a local level under this criterion.</p>
<p>Integrity</p>	<p>The dwelling retains a high level of integrity and is generally intact. It retains several stylistic indicators identified with the Victorian Georgian style. Original landscaping around the site, particularly the entrance garden and turning circle, remains intact.</p>

Heritage Data Form

HERITAGE LISTINGS

Heritage listing/s	None
---------------------------	------

INFORMATION SOURCES

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

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

RECOMMENDATIONS

Recommendations	The dwelling should be listed as a heritage item of local significance under Schedule 5 of the <i>Ryde Local Environmental Plan 2014</i> .
------------------------	--

SOURCE OF THIS INFORMATION

Name of study or report	City of Ryde Heritage Review—Shortlist of Potential Items	Year of study or report	2019
Item number in study or report	19		
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	Woodstone, 39 Wharf Road, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Woodstone, 39 Wharf Road, Gladesville.				
Image year	2019	Image by	GML Heritage	Image copyright holder	GML Heritage

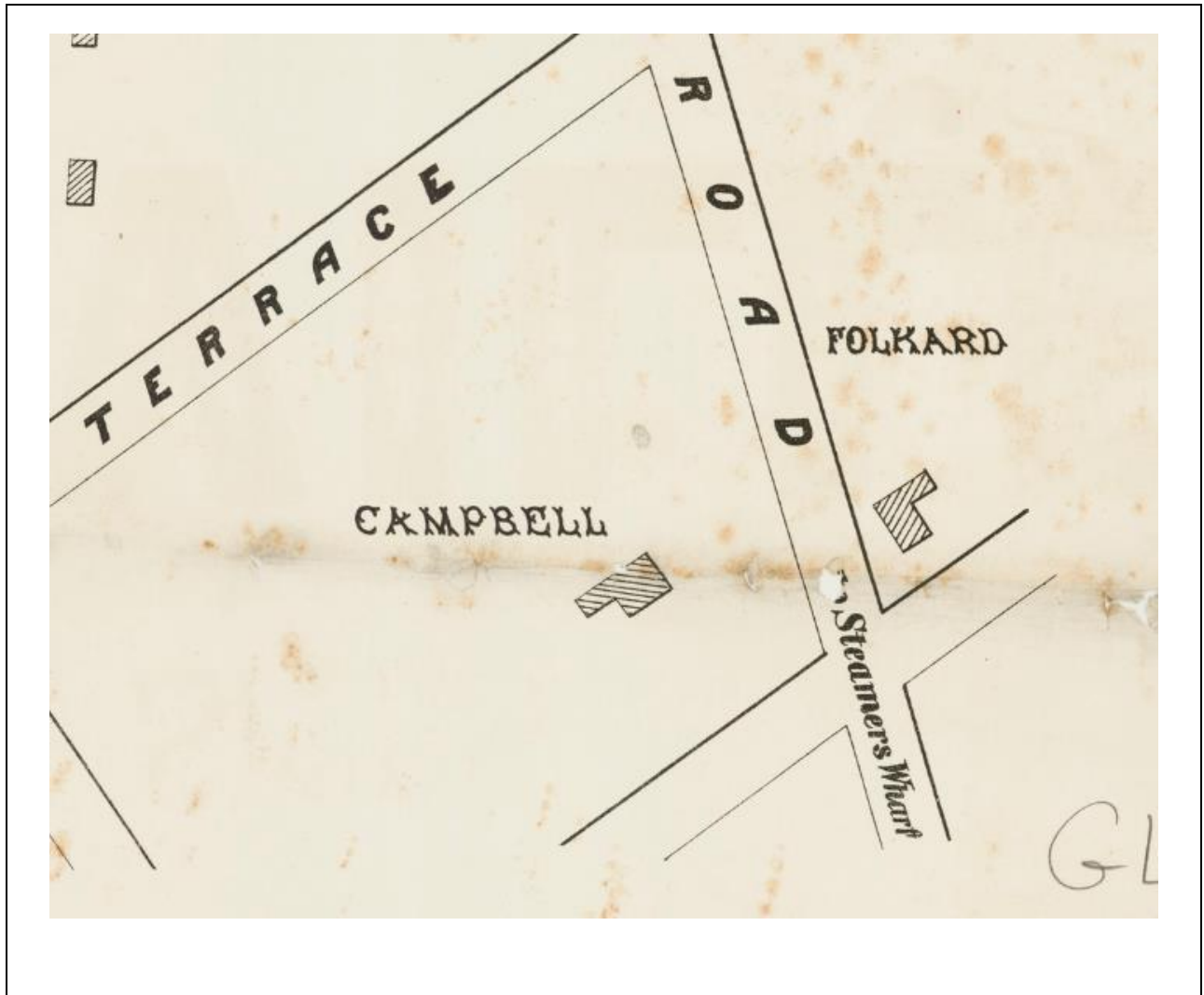


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Walter Campbell's villa on Wharf Road, c.1880.				
Image year	1880	Image by	State Library of NSW	Image copyright holder	State Library of NSW

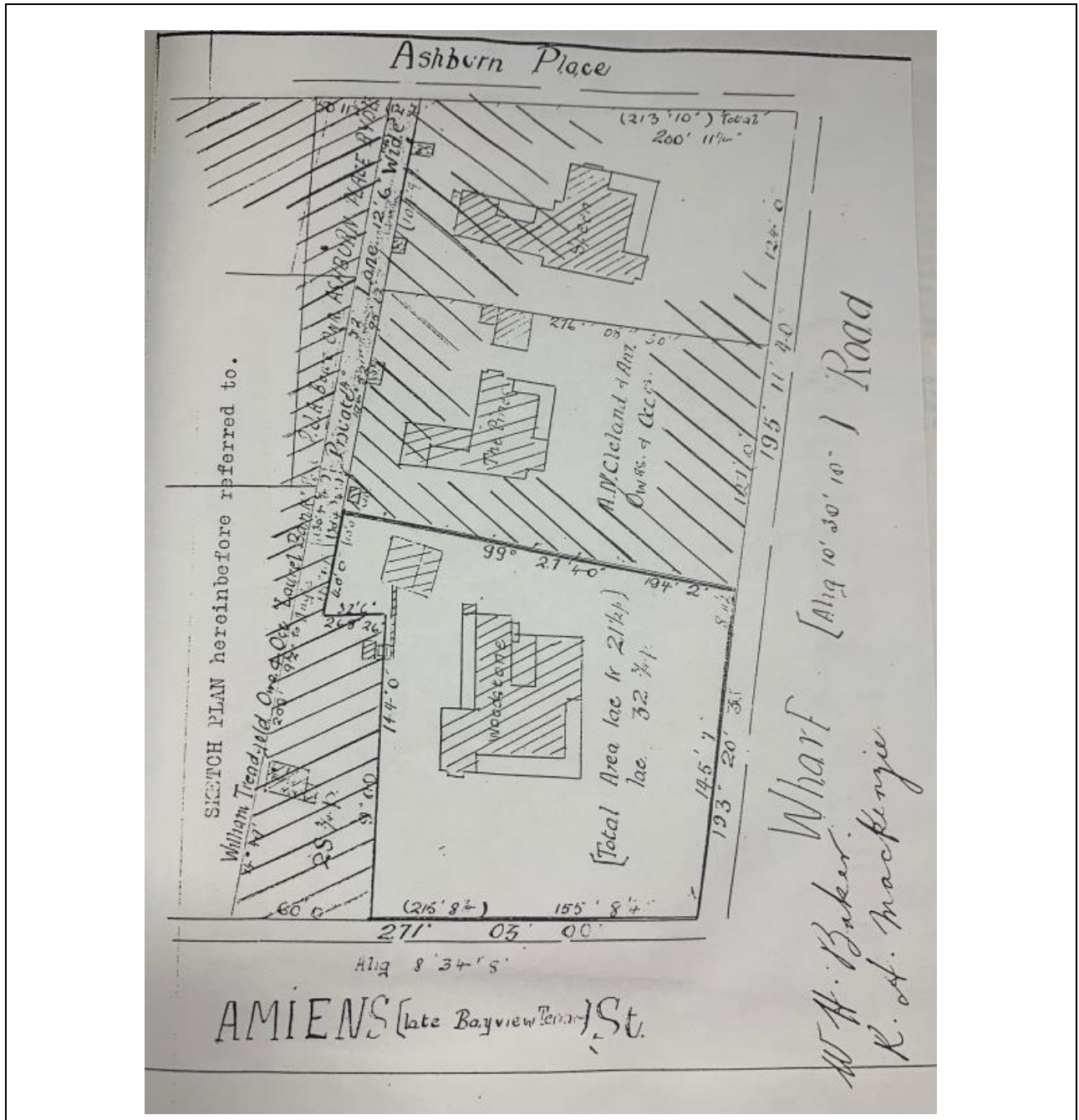


Heritage Data Form

IMAGES - 1 per page

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

Image caption	A sketch plan of Woodstone and the adjacent two houses.				
Image year	1925	Image by	Ryde Local Studies Library	Image copyright holder	Ryde Local Studies Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Historic aerial imagery of the site at 39 Wharf Road, Gladesville.				
Image year	1943	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange

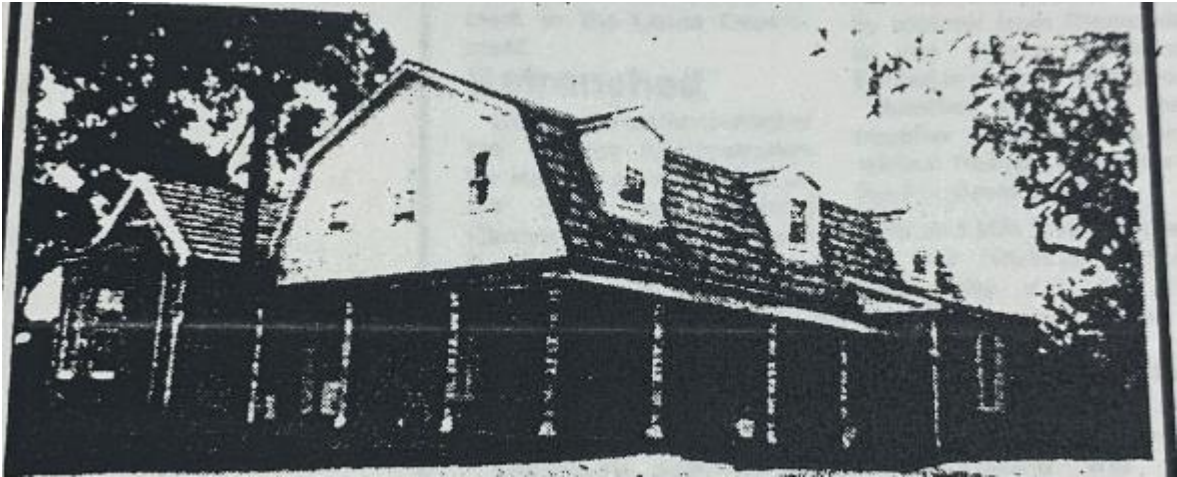


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Photograph of 39 Wharf Road in 1984, as advertised for sale in <i>The Weekly Times</i> .				
Image year	1984	Image by	L.J. Hooker Hunters Hill	Image copyright holder	L.J. Hooker Hunters Hill



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of 39 Wharf Road, Gladesville, with current boundaries indicated.				
Image year	2019	Image by	NSW Spatial Information Exchange	Image copyright holder	NSW Spatial Information Exchange

