

A Community Based Heritage Study

Preliminary Evidence Sheets for **Bowral**

August 2023



Contents

PART A: RECOMMENDED HERITAGE PLACES	7
‘Glencoe’—Interwar house designed by Verton Bruce Smith 12 Aitken Road, Bowral	8
‘Aroha’—house 14 Aitken Road, Bowral	12
‘Comer’s House’—Interwar house 20-22 Aitken Road, Bowral	16
Interwar house 24 Aitken Road, Bowral	20
Victorian weatherboard cottage 28 Aitken Road, Bowral	22
‘Willyama’—Spanish Mission style house 2 Alfreda Street, Bowral	26
Weatherboard worker’s cottage 83 Ascot Road, Bowral	29
Federation bungalow with integrated front fence 7 Banksia Street, Bowral	32
Victorian masonry cottage with slate roof 8 Banksia Street, Bowral	38
Interwar Californian bungalow 10 Banksia Street, Bowral	40
Interwar house including interiors 77 Bendooley Street, Bowral	42
‘Beatrice Park’—house (including interiors) and garden 90 Bendooley Street & 30 Kangaloon Road, Bowral	47
Bowral War Memorial Park Bong Bong Street, Bowral	54
‘Springett’s Arcade’—first floor façade 302-306 Bong Bong Street, Bowral	65
Bowral Hotel 408-412 Bong Bong Street, Bowral	70
Former Bowral Spare Parts 421-425 Bong Bong Street, Bowral	77
Victorian weatherboard cottage with bullnose verandah 28 Boolwey Street, Bowral	88
Interwar house 33 Boolwey Street, (aka 2 Edward Street) Bowral	91
Interwar house 37 Boolwey Street, Bowral	95
Brick house 45 Boolwey Street, Bowral	98
Interwar weatherboard house with slate roof including some interiors 87 Bowral Street, Bowral	101
‘Wiston Cottage’—Interwar brick and tile cottage 94 Bowral Street, Bowral	107
Modest post-war cottage 96 Bowral Street, Bowral	110
‘Whitstable’—substantial Californian bungalow 98 Bowral Street, Bowral	114
Interwar two storey house 100 Bowral Street, Bowral	117
‘Elvador’—Interwar Mediterranean style house 102 Bowral Street, Bowral	124
Interwar architect designed house 106 Bowral Street, Bowral	128
Interwar house 116 Bowral Street, Bowral	132
Post-war house 118 Bowral Street, Bowral	136
Federation house 120 Bowral Street, Bowral	139
‘Ingelara’—post-war house 124 Bowral Street, Bowral	141
‘Spindleberries’—post-war house 126 Bowral Street, Bowral	143
Interwar bungalow 7 Bradman Avenue, Bowral	146
Post-war house 12 Bradman Avenue, Bowral	149
Victorian cottage 16 Bundaroo Street, Bowra	152
Victorian cottage with bullnosed verandah 22 Bundaroo Street, Bowral	155
‘St Chads’—Interwar Arts & Crafts bungalow and interiors 27 Bundaroo Street, Bowral	159
‘Winton’—Interwar house including trachyte fence 29 Bundaroo Street, Bowral	164
‘Victory Cottage’—two storey trachyte-fronted terrace house 42 Bundaroo Street, Bowral	167
Weatherboard cottage with iron lace 9 Carlisle Street, Bowral	171
‘Craigieburn’—homestead, golf course and garden including bunya pines 43-47 Centennial Road, Bowral	174
‘Cotswold Cottage’ and interiors (formerly The Cottage Tea Room) 54 Centennial Road, Bowral	186
Californian bungalow 1a Church Street, Bowral	194
House 3 Church Street, Bowral	199
‘Redwood’—Interwar house (including interiors) and garden (including Californian Redwood Tree planted in 19th Century) 4 Church Street, Bowral	204

'Wirra Willa'—Federation house 9 Church Street, Bowral	210
'Highdown'—Victorian Gothic weatherboard house including garden and interiors 5 Crago Lane, Bowral ..	214
Berida Hotel (former Berida Manor) 6 David Street, Bowral	227
'Bettws-y-coed'—single storey Interwar house 1 Edward Street, Bowral	238
'Aveley'—Interwar Mediterranean style house 3 Edward Street, Bowral	242
Brick and tile house 5 Edward Street, Bowral	249
Interwar brick house 6 Edward Street, Bowral	252
Brick and tile Californian bungalow 7 Edward Street, Bowral	257
Californian bungalow 9 Edward Street, Bowral	262
'Banbury Cottage'—early 20th century weatherboard cottage 3 Elm Street, Bowral	267
'Teddington'—Victorian villa and former home of Alf Stephens Snr 5 Elm Street, Bowral	272
'Duck Cottage'—Victorian weatherboard cottage including interiors 9 Elm Street, Bowral	277
Victorian cottage including interiors 11 Elm Street, Bowral	280
Federation house including interiors, particularly hallway 26 Elm Street, Bowral	282
Late Victorian brick house and trachyte gate posts 1 Funston Street, Bowral	284
'The Leightons'—Victorian house 16 Gladstone Road, Bowral	288
'The Ridge'—house (including interiors) and garden 23 Gladstone Road, Bowral	293
'Brightlands'—1888 house, garden and stables 27 Gladstone Road, Bowral	303
Interwar bungalow 12 Glebe Street, Bowral.....	321
Interwar bungalow 16 Glebe Street, Bowral.....	325
Federation style house from Interwar period 18 Glebe Street, Bowral.....	327
Interwar bungalow 22 Glebe Street, Bowral.....	331
Interwar Californian bungalow 24 Glebe Street, Bowral	333
Interwar cottage 26 Glebe Street, Bowral	336
Cottage 28 Glebe Street, Bowral.....	342
'Byways'—weatherboard house and garden 4 Hamilton Avenue, Bowral	346
Victorian cottage 8 Holly Street, Bowral.....	349
Victorian cottage 10 Holly Street, Bowral	351
Californian bungalow 15 Holly Street, Bowral	353
Federation cottage 18 Holly Street, Bowral	355
'Old Meadows'—Victorian weatherboard house 31 Holly Street, Bowral	357
Victorian weatherboard cottage—former home of P.L. Travers, author of <i>Mary Poppins</i> 45 Holly Street, Bowral.....	360
Victorian weatherboard cottage 1 Jasmine Street, Bowral	366
'The Rosery'—Victorian cottage and garden—Former Cope's Nursery cottage 7 Jasmine Street, Bowral	370
Bowral Golf Course including Club House (including some interiors) and former Caretaker's Cottage 25-43 Kangaloon Road, Bowral.	381
'Ranelagh'—Spanish Mission style house 36 Kangaloon Road, Bowral.....	391
'Kenilworth'—Californian bungalow and surrounding garden 40 Kangaloon Road Bowral	394
'Tudor Corner'—two storey Tudor style house 58 Kangaloon Road, Bowral (aka 28 Aitken Road).....	402
'Wirreanda'—Sydney School of Architecture style house, including interiors and garden 15 Merilbah Road, Bowral.....	409
Sydney School of Architecture style house, including interiors 16 Merilbah Road, Bowral	419
Bowral Fire Station 16 Merrigang Street, Bowral	422
'Merrigang'—single storey Victorian rendered cottage 22 Merrigang Street, Bowral	426
'Bodlondeb'—house and early Camellia planting 23 Merrigang Street, Bowral	430
'Withycombe'—two storey Italianate house 25-27 Merrigang Street, Bowral.....	436
'Annandale'—weatherboard Victorian house including interiors and garden 29-31 Merrigang Street, Bowral	442
Semi-detached Victorian cottages 33-35 Merrigang Street, Bowral.....	448

'Apollonia'—Gothic style weatherboard house 37-39 Merrigang Street, Bowral	452
'Jubilee Villas'—two storey terrace houses 50 Merrigang Street, Bowral	457
'Benderry'—two storey late Victorian house 51-53 Merrigang Street, Bowral	461
'Ellengowan'—single storey Victorian weatherboard house with bullnosed verandah, including interiors 63 Merrigang Street, Bowral.....	467
'Wingham'—Victorian Italianate house 76 Merrigang Street, Bowral	470
Victorian weatherboard cottage (one of a pair) 78 Merrigang Street, Bowral	478
Victorian weatherboard cottage (one of a pair) 80 Merrigang Street, Bowral	480
Arts and Crafts style house from the Interwar period 83 Merrigang Street, Bowral	482
'Coniston'—Federation house (former shop) 109 Merrigang Street, Bowral	487
Victorian brick house 116 Merrigang Street, Bowral.....	489
'Rippowam'—Interwar house and garden 119 Merrigang Street, Bowral	493
'Goldsbrough Law'—Victorian weatherboard house including interiors 120 Merrigang Street, Bowral	501
Victorian weatherboard cottage 122 Merrigang Street, Bowral.....	503
'Bentham'—Victorian weatherboard house including interiors 124-126 Merrigang Street, Bowral	505
Former 'Waihemo' gardener's cottage, including garden 138 Merrigang Street, Bowral	508
'Chifley' (former 'Waihemo')—house (including interiors, especially library wing) and garden including hot house remains, trachyte walling and early rhododendron planting 142 Merrigang Street, Bowral	525
Weatherboard cottage 144 Merrigang Street, Bowral	550
Victorian weatherboard cottage 148 Merrigang Street, Bowral.....	553
'Rose Manor'—two storey Arts and Crafts style house in roughcast render, including garden 159 Merrigang Street, Bowral	556
Victorian cottage 164 Merrigang Street, Bowral	561
'Canberra'—Victorian weatherboard cottage with decorative bargeboards, including interiors 166 Merrigang Street, Bowral	563
Queen Anne style weatherboard house, including interiors 170 Merrigang Street, Bowral	566
'Eastover'—Victorian house including front sandstone wall 173-179 Merrigang Street, Bowral.....	569
'Tryon'—late Victorian timber shingle house and garden, including front trachyte fence 180 Merrigang Street, Bowral.....	574
'Beulah'—Victorian Italianate house 186 Merrigang Street, Bowral	577
'Cotswold'—Interwar rendered masonry house and garden 192 Merrigang Street, Bowral	579
1935 Wing of Bowral Public Hospital Mona Road, Bowral	583
'Blairgowrie'—Federation house 450 Moss Vale Road, Bowral	590
Victorian cottage 2 Mount Road, Bowral	596
'Kowana'—early Victorian house with slate roof, including interiors 21-23 Mount Road, Bowral.....	598
'Fairbanks'—Gothic weatherboard house 26 Mount Road, Bowral	602
'Nott House'—Gothic weatherboard cottage 30 Mount Road, Bowral	607
Three flats built by Alf Stephens 45 Mount Road, Bowral	612
'Toorale'—Interwar house and outbuildings, including garden 2-6 Myosotis Street, Bowral	616
'Carisbrooke'—house and garden 16 Myosotis Street, Bowral	623
'Gibraltar Park'—former children's home 133 Old Bowral Road, Bowral	634
'Norwood'—late Victorian weatherboard house 33 Oxley Drive, Bowral	647
Two storey weatherboard house 7 Oxleys Hill Road, Bowral	650
Bowral Brickworks Oxleys Hill Road, Bowral	654
Federation era house 12 Rose Street Bowral.....	663
Semi-detached bungalow 19 Rose Street, Bowral	666
Semi-Detached House (one of a pair) 28 Rose Street, Bowral.....	670
Semi-Detached House (one of a pair) 30 Rose Street, Bowral.....	672
Two storey terrace houses 32-34 Rose Street, Bowral	674
Victorian terrace house 40 Rose Street, Bowral	679

Old Bowral Cottage Hospital Sheffield Road (97-103 Bowral Street), Bowral	684
Late Victorian weatherboard house 1 Shepherd Street, Bowral	691
'Clifton'—Victorian house, including interiors 7 Shepherd Street, Bowral.....	693
Weatherboard house 60 Shepherd Street, Bowral	696
Late Victorian homestead including bunya pines at driveway entry 67 Shepherd Street, Bowral	700
'Cavan'—Federation house, including interiors 71 Shepherd Street, Bowral	703
House and Keteleeria tree in front garden 91 Shepherd Street, Bowral	706
'Alma Cottage'—weatherboard cottage 5 Sherwood Avenue, Bowral	709
Scout Hall 2-8 Sherwood Avenue, Bowral	711
Interwar rendered house 7 St Jude Street, Bowral	715
Post-war brick and tile house 11 St Jude Street (cnr of Church Street), Bowral	719
Interwar bungalow 15 St Jude Street (cnr Church Street), Bowral	723
'Anembo'—Brick bungalow on trachyte foundations 17 St Jude Street, Bowral	729
Californian bungalow 19 St Jude Street, Bowral	735
'Woorang'—Interwar house 21 St Jude Street, Bowral	739
Street tree planting of Camellia japonica Station Street, Bowral	745
Avenue of eighteen pin oaks Station Street, Bowral	751
Beavan's funeral parlour and chapel 34 Station Street, Bowral.....	755
Weatherboard commercial cottage 44 Station Street, Bowral	759
Victorian terraces 48-50 Station Street, Bowral	761
Victorian workers' cottage at Le Bistro Gourmand 52 Station Street, Bowral	765
Victorian gothic semi-detached houses 5-7 Victoria Street Bowral	768
'Lanarck'—Victorian trachyte and brick house 38 Victoria Street Bowral	771
'Westwood' and 'Annesley'—buildings and gardens at Annesley Retirement Village 10 Westwood Drive, Bowral.....	774
Former Coach House and Stables to the Grand Hotel 5 Wingecarribee Street, Bowral	784
Interwar Country Women's Association building 40 Wingecarribee Street, Bowral	788
Police Station and police residences 53-55 and 57 Wingecarribee Street, Bowral	795
Former Strathmore Private Hospital 59 Wingecarribee Street, Bowral.....	799
'Mouquet'—1920 war widow house 37 Woodbine Street, Bowral	804
Weatherboard cottage 50 Woodbine Street, Bowral	807
Weatherboard cottage 52 Woodbine Street, Bowral	812
Pair of semi-detached cottages 58 and 60 Woodbine Street, Bowral	816
Pair of semi-detached cottages 62 and 64 Woodbine Street, Bowral	820
Weatherboard cottage 66 Woodbine Street, Bowral	825
PART B: NOT RECOMMENDED HERITAGE PLACES	830
'Sunny Corner'—1940s house 1 Aitken Road, Bowral	831
New house 16 Aitken Road, Bowral.....	832
House 18 Aitken Road.....	833
House 26 Aitken Road, Bowral.....	834
1970s house 29 Aitken Road, Bowral	835
1980s house 30 Aitken Road, Bowral	836
1970s house 31 Aitken Road, Bowral	837
House 43 Aitken Road, Bowral.....	838
New house 43A Aitken Road, Bowral	839
Weatherboard worker's cottage 5 Alcorn Street, Bowral	840
National Australia Bank 256 Bong Bong Street, Bowral.....	843
Shops (former Whatman's Garage) 329-339 Bong Bong Street, Bowral	845
New house 39 Boolwey Street, Bowral.....	849

House 41 Boolwey Street, Bowral	850
House 43 Boolwey Street, Bowral (also known as 5 St Jude Street)	851
New house 47 Boolwey Street, Bowral	853
Brick house 92 Bowral Street, Bowral	854
1950s house 104 Bowral Street, Bowral	856
'Picardy'—house 122 Bowral Street, Bowral	858
House 128 Bowral Street, Bowral	859
House 1 Bradman Avenue, Bowral	860
House 2 Bradman Avenue, Bowral	861
House 3 Bradman Avenue, Bowral	862
House 5 Bradman Avenue, Bowral	863
Two storey house 9 Bradman Avenue, Bowral	864
Mid-20th Century house 14 Bradman Avenue, Bowral	865
Brick Georgian style house 44-46 Bundaroo Street, Bowral	866
Waterbrook and gardens (former O.L.S.H. convent) 2-18 Centennial Road, Bowral	868
'Glen Parc'—house and garden 13 Centennial Road, Bowral	869
1960s house 1 Church Street, Bowral	871
Californian bungalow 5 Church Street, Bowral	873
Post-war house 6 Church Street, Bowral	876
House 7 Church Street, Bowral	879
House 8 Church Street, Bowral	881
House 10 Church Street, Bowral	883
'The Little Foxes'—Federation Gothic weatherboard cottage 18 Daphne Street, Bowral	885
'Didsbury'—Federation house 20 Daphne Street, Bowral	888
'Lorien'—Federation house 6 Elm Street, Bowral	890
Freestanding cottage from the Victorian period 7 Elm Street, Bowral	893
Victorian cottage 10 Elm Street, Bowral	895
House 5 Glebe Street, Bowral	897
House 7 Glebe Street, Bowral	898
'Wilga'—house 7 Ivy Street, Bowral	900
'Emmalay Cottage'—Californian bungalow 10 Jasmine Street, Bowral	904
Pine trees associated with 'Iverbucks' Estate 9 Kangaloon Road, Bowral	906
'Landshome'—house 34 Kangaloon Road, Bowral	907
House (now demolished) 56 Kangaloon Road	909
House 60 Kangaloon Road, Bowral	910
Concrete block house 74 Merrigang Street, Bowral	911
Single storey early 20th century cottage 101 Merrigang Street, Bowral	912
Californian bungalow 112 Merrigang Street, Bowral	914
Single storey weatherboard house 132 Merrigang Street, Bowral	916
Cottage 158 Merrigang Street, Bowral	918
'Green Gables'—single storey 20th century house 174 Merrigang Street, Bowral	919
Federation cottage 17 Rose Street, Bowral	921
Moderne style house 29 Rose Street, Bowral	923
Victorian brick cottage 42 Rose Street, Bowral	924
Rendered cottage 44 Rose Street, Bowral	925
Weatherboard house with Art Deco detailing 46 Rose Street, Bowral	926
Interwar masonry and tile house 8 Shepherd Street, Bowral	928
20th Century cottage 11 Shepherd Street, Bowral	930
Interwar house 12 Shepherd Street, Bowral	932

Federation cottage 38 Shepherd Street, Bowral.....	934
New house 9 St Jude Street, Bowral	936
Commercial cottage 46 Station Street, Bowral	938
Victorian weatherboard cottage 18 Una Street, Bowral.....	940
Relocated cottage 49 Victoria Street, Bowral	944

Part A: Recommended Heritage Places



‘Glencoe’—Interwar house designed by Verton Bruce Smith 12 Aitken Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Aitken Road Conservation Area.

Description

Aitken Road provides an impressive setting and for this reason the precinct was LEP listed as a conservation area in 2020. No 12 is a face brick double fronted hipped roof in terra cotta house from 1928-1930. It is very subdued in style but clearly well executed brick work. House now has an extension that is built towards the street frontage. Windows include many double-hung with 6 over 6 panes.

Internet Review

58 images and 1 plan from this site from 2008 to 2016. 2285m²

<https://www.realestate.com.au/property/12-aitken-rd-bowral-nsw-2576>



History

Historical Notes from the Maureen and Bud Townsing, *A brief history of Alf Stephens & Sons*, February 2020. P. 106.

Allan Christie bought 12 Aitken Road in May 1924. According to the Council Building files the architect was Verton Bruce Smith. The Bowral Council Rate books indicate it was built between 1928 and 1930. The improved capital value in 1930 was £2,500. *Glencoe* was the name of the house. In the Supreme Court in September 1930 Alf Stephens & Sons sued Allan Christie for the sum of £503 for the erection of a residence for Christie. A settlement was arrived at.

Verton Howard Bruce-Smith 1898-1945 was the son Mr. and Mrs. Arthur Bruce Smith and was born at Anglewood, Burradoo, then the family home. He studied to become an architect at the University of Sydney and practised in Sydney for some years. In the 1920s he designed at least 4 buildings in Bowral, Burradoo and Mittagong as set out below. For many years he used the name Bruce Smith Jnr but in 1936, he formally changed his name to Verton Howard Bruce Smith. He was later assistant manager of the Colonial Mutual life Assurance Society for nine years, and a member of the Board of Directors of the Howard Smith Shipping Company and the Crown Street Women's Hospital. He was a returned soldier from World War I and joined the services again in World War II, reaching the rank of Major and acting as A.D.C. to General Sir Ivan Mackay. Mr. Bruce Smith married a daughter of Mr. and Mrs. Tom Finlay of Burradoo. He died in his home at Warrawee in November 1945.

In the 1920s he designed:

- The post WWI two storey classical front rebuild of the Memorial Hall in Bendooley Street, Bowral
- a house Aveley (1929) at 3 Edward Street, Bowral
- a house Wychwood (1927-28) at 38 Waverley Parade, Mittagong and
- a house Glencoe (1928-30) at 12 Aitken Road, Bowral.
- a house Mt Eymard (1929) in Burradoo for his uncle Howard Smith now the centrepiece of Mt Eymard Retirement Village
- The Memorial Hall is LEP listed and the other 4 items are recommended for LEP listing in the Wingecarribee Community Heritage Study 2021-23.

Biographical Notes on Alf Stephens & Sons 1886-1965

Summary by Dennis McManus, December 2021

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Aitken Road area of Bowral in the Interwar period</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Verton Bruce Smith 1898-1945, architect for the house. He was the son of Arthur Bruce Smith. Verton Bruce Smith studied Architecture at the University of Sydney when World War I broke out, and Enlisted March 30, 1917. Verton Bruce Smith was also the architect for the main house at Mt Eymard Retirement Village in Burradoo. It was built for his uncle and named New Morton. He revamped Memorial Hall in Bendooley Street, Bowral in 1923. Alf Stephens and Sons, prominent Bowral builders, who built the house.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed and built single storey brick and tile residence from the Interwar period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Glencoe at 12 Aitken Road, Bowral. is significant because it illustrates the development of the Aitken Road area of Bowral in the Interwar period and for its association in the local area with 1. architect Verton Bruce Smith 1898-1945 who designed 12 Aitken Road. He was the son of Arthur Bruce Smith, studied architecture at the University of Sydney and also designed Mt Eymard in Burradoo for his uncle Howard Smith, the rebuild of the Memorial Hall in Bowral and two other houses Aveley in Bowral and Wychwood in Mittagong all in the 1920s and 2. Alf Stephens and Sons, prominent Bowral builders, who built the house. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed and built single storey brick and tile residence from the Interwar period.

‘Aroha’—house

14 Aitken Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Aitken Road Conservation Area.

Description

Aitken Road provides an impressive setting and for this reason the precinct was LEP listed as a conservation area in 2020. Metal picket fence to a mature garden on a 2695 m² site. There is a large multi trunked conifer at the front. Double wrought iron gates hung of brick pillars. A brick laid curved driveway enters the site from right. The house c. 1939 is symmetrical in elevation and has a hipped unglazed terracotta roof with two projecting bays to the street enclosing a straight masonry pillar supported flat roofed entrance verandah. There are 3 prominent rendered chimneys. The structure is rendered brick which is painted. Windows to each side are in 3 sections double hung and single pane over single pane.

Internet Review

No info. 4317m² site



Above: 14 Aitken Road, Bowral

Historical Notes from the Maureen and Bud Townsing, A brief history of Alf Stephens & Sons, February 2020. P. 107

14 Aitken Road (Lot 5). Lily Stephens bought Lot 5, 6, 8 and 9 in November 1936. In March 1939 Lily sold Lots 5 and 6 to Ethel Benjamin Ripley. Council building files indicate that approval to construct Aroha was given in January 1939. The house was built by Alf Stephens & Sons for £2,500. Ethel Ripley died in April 1940 from complications after an appendicitis operation. The property then passed to her husband G. A. Ripley. Bud Townsing photograph.

History

Biographical Notes on Alf Stephens & Sons 1886-1965

Summary by Dennis McManus, December 2021

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Aitken Road area of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Alf Stephens and Sons, prominent Bowral builders, who built the house.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed and built single storey rendered brick and tile residence from the Interwar period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Aroha at 14 Aitken Road, Bowral. is significant because it illustrates the development of the Aitken Road area of Bowral in the Interwar period and for its association in the local area with Alf Stephens and Sons, prominent Bowral builders, who built the house. It is also of aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed and built single storey brick and tile residence from the Interwar period.

‘Comer’s House’—Interwar house

20-22 Aitken Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Aitken Road Conservation Area.

Description

Aitken Road provides an impressive setting and for this reason the precinct was LEP listed as a conservation area in 2020..a large 4317 m² site with no front fence. Face brick residence c. 1941 with a terracotta hipped roof and one chimney. Various windows and double hung or fixed. There is driveway to the left which leads to a an original single garage.

Internet Review

no ready info found. 4317 m² site



Above: 20-22 Aitken Road, Bowral

History

Historical Notes from the Maureen and Bud Townsing, A brief history of Alf Stephens & Sons, February 2020. P. 108

20-22 Aitken Road (Lot 8 and 9). First purchased by Lily Stephens in 1936. Lily sold to Isabella Comer, Keith Comer and Florence Adelaide Comer as joint tenants in February 1942. Council records show Council gave approval for the construction of the house by Alf Stephens & Sons in December 1941 for the Comers with a value of £2,500. Bud Townsing photograph.

Biographical Notes on Alf Stephens & Sons 1886-1965

Summary by Dennis McManus, December 2021

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Jnr. (1887-1973)

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Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

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Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Aitken Road area of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Alf Stephens and Sons, prominent Bowral builders, who built the house.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed and built single storey brick and tile residence from the Interwar period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Comers House at 20-22 Aitken Road, Bowral is of significance because it illustrates the development of the Aitken Road area of Bowral in the Interwar period and for its association with Alf Stephens and Sons, prominent Bowral builders, who built the house. It is also of aesthetic value in the local area because of its setting and architectural form and it demonstrates the principal characteristics of a class of the local area's heritage in this case a well designed and built single storey brick and tile residence from the Interwar period.

Interwar house

24 Aitken Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Aitken Road Conservation Area.

Description

Aitken Road provides an impressive setting and for this reason the precinct was LEP listed as a conservation area in 2020.. Metal picket fence to a mature garden on a 2513 m² site. There is a large multi trunked conifer at the front. Double wrought iron gates hung of brick pillars. Gravel Driveway enters from right and proceeds across the front of the house to the left side carport which is integrated into the design. This c. 1937 house has a roof in three unglazed terra cotta tile hipped sections with a rendered chimney to the right. Two projecting window bay sections to the front hold diamond pattern casement windows – a set of three to the left and four to the right. There is porch between the two bay sections. Walls are rendered and painted.

Internet Review

14 images plus plan at this site from 2011

<https://www.realestate.com.au/property/24-aitken-rd-bowral-nsw-2576>



Above: 24 Aitken Road, Bowral

History:

Notes from the Maureen and Bud Townsing, *A brief history of Alf Stephens & Sons*, February 2020. P. 109.

24 Aitken Road (Lot 10). We initially thought this may be an Alf Stephens & Sons built house - it certainly looks like one. Sabina Muriel Boardman, music teacher, born 1901, daughter of Edwin Boardman, purchased Lot 10 in June 1931. Sabina sold Lot 10 to Jack Emmanuel Shepherd of Bowral,

Contractor on 18 January 1937. Shepherd gave a mortgage to Edwin Boardman and Alexander Wheatley on 11 October 1937. This suggests the house was built by Shepherd who was building other houses in Bowral at the time. Council records show J. E. Shepherd built 106 Bowral St in October 1939 and his address is given as Aitken Road Bowral. He also built 7 St Jude Street in April 1939. Shepherd sold 24 Aitken Road to Madge Ross on 2 January 1940. Photograph courtesy domain.com.au.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Aitken Road area of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Jack Emmanuel Shepherd of Bowral, Building Contractor, who owned the site from 1937 and is most likely its builder.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed and built single storey rendered brick and tile residence from the Interwar period.</i>

Integrity/Intactness

Substantially intact although some sympathetic side alterations have been made.

Statement of Heritage Significance

24 Aitken Road is significant because it illustrates the development of the Aitken Road area of Bowral in the Interwar period and for its association with Jack Emmanuel Shepherd of Bowral, Building Contractor, who owned the site from 1937 and is most likely its builder. It is also of significance for its aesthetic value because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed and built single storey rendered brick and tile residence from the Interwar period.

Victorian weatherboard cottage

28 Aitken Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Aitken Road Conservation Area.

Description

Aitken Road provides an impressive setting and for this reason the precinct was LEP listed as a conservation area in 2020.

Attractive garden on a 1315 m² site with a low sandstone wall to front street. A symmetrical hipped roof cottage with relatively flat roof verandah. Roofs are in Corrugated metal. Verandah is supported on turned timber posts which are decorated with cast metal brackets and valance.



Internet Review

<https://www.realestate.com.au/property/28-aitken-rd-bowral-nsw-2576>

History

May be the cottage that was reported in a 1921 sales advertisement as existing on lot 12 when the Golf Links View Estate was offered for sale (see below).

**Unlocked at last !
"Golf Links View
Estate,"**

Situated immediately opposite THE GOLF LINKS, and adjoining the charming residence of Claude Terry, Esq., and bounded on the east by that park like site, chosen for proposed Methodist College.

THE GOLF LINKS VIEW ESTATE
has been subdivided into 30 Choice Bungalow Sites of liberal frontages and great depths. Almost every block has beautiful shade trees. A visiting expert has given a splendid report on the quality of the soil.

THE GOLF LINKS VIEW ESTATE
Is within 10 minutes of BOWRAL STATION.
Is close to Park and Show Ground.
Is in the most progressive part where values must rise.
And will be sold at prices that will ensure a safe investment.
New Water Main run past the Estate.

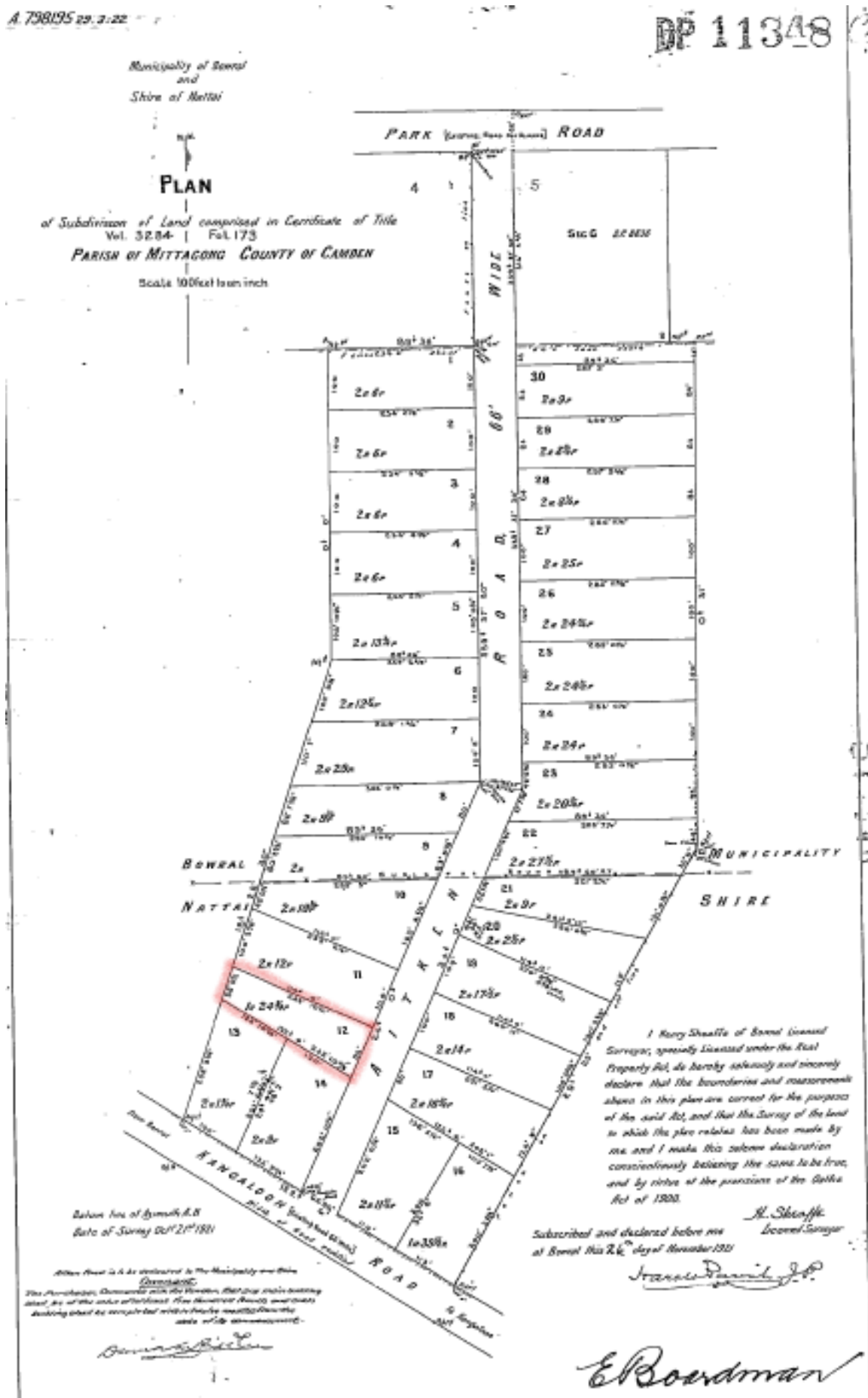
On Lot 12 is a well built double-fronted W.B. Cottage let at 25s per week.
On Lot 22 is a Large Brick Garage.

**TITLE TORRENS. TITLE TORRENS.
EASY TERMS.**
Modern Building Covenant.

**AUCTION SALE on Ground,
Saturday, January 14th, 1922,
AT 3 P.M.**
Lithos Now Available.

**RICHARDSON AND WRENCH, LTD., 92
Pitt-street, Sydney, DARWIN, TUR-
LEY & CO, Bowral, Auctioneers in Con-
junction.**

Above: 1921 Advertisement for the Golf Links View Estate with the reference to the weatherboard cottage highlighted (Source: Trove - 1921 'Advertising', Robertson Advocate (NSW : 1894 - 1923), 30 December, p. 3. , viewed 26 Jun 2023, <http://nla.gov.au/nla.news-article120013390>).



Above: Extract from DP 11348 showing the original Golf Links View Estate subdivision plan. Lot 12 is outlined in red. The current lot was created from a re-subdivision of Lots 11 and 12 in 1926 (see DP 316408) and it's possible the cottage was moved onto the current lot at that time.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the early development of the Aitken road area well prior to its Interwar development.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted weatherboard cottage with cast iron verandah detail.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

28 Aitken Road, Bowral. is significant because it illustrates the early development of the Aitken Road area prior to its Interwar development. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted weatherboard cottage with cast iron verandah detail.

‘Willyama’—Spanish Mission style house

2 Alfreda Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as a fine and substantial interwar residence.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding Spanish Mission style bungalow that dates from the Interwar period set on a large 5300m² corner site that has been subdivided but retains its context. The building is setback 20 metres from the street and has hedged boundaries on both streets. The site has driveways to both streets and has a rear garage of a similar date that compliments the house. The front garden is large and landscaped and features mature trees and provides an appropriate setting for the house. The façade presents an asymmetrical elevation and is constructed of rendered masonry. The roof is hipped with a medium pitch, has broad eaves and is clad in unglazed terracotta tiles and features rendered chimneys. The entry porch is offset and has a curved and arch profile. The façade features a projecting rendered chimney. The front door is offset and recessed and glazed with fanlights. Fenestration comprises pairs of horizontally proportioned double hung timber windows with lead light. The building appears to be in excellent condition and is substantially intact. Alterations include sympathetic side additions. Site likely to have been subdivided in recent years. It is possible that the original water tank tower for the Willyama is now on the adjoining property to the north. Internet site shows house to be in excellent condition. Mostly modern interior and few original remaining fittings.



Internet Review

17 photos, one plan and listing notes from this c. 2015 site

<https://www.realestate.com.au/sold/property-house-nsw-bowral-118269111>

This exceptional 1920s property is situated in a prestigious and highly sought after location, only minutes to the centre of Bowral and within walking distance to Craigieburn Golf Club and Gibraltar Hotel and Country Club Golf Course.

This residence offers period grandeur, country sophistication and stunning contemporary style, set amidst manicured gardens on 5,277sqm.

Sympathetically renovated, updated and extended to the highest standard and with great attention to detail in order to provide both elegant formal rooms and relaxed family rooms that flow onto generous terraces, perfect for indoor/outdoor living and entertaining.

The beautifully styled residence has many period features including high ceilings, original fireplaces, floorboards, lead lighting, re-sashed and re-weighted timber windows. The home has also been rewired & re-plumbed, new insulation installed in the walls and ceilings and the windows have been double glazed.

A rare opportunity to own a show piece property which would make a stunning family residence or luxury retreat.

The numerous features of this unique property include:

- *North to rear aspect providing sunny/light filled family living areas and courtyards for entertaining.*
- *Four double bedrooms and a large study in the main house (master bedroom with luxurious ensuite), spacious and tastefully decorated main bathroom*
- *State of the art gourmet kitchen with European appliances, 40mm casear bench tops and lots of storage opening out to the family/living area with combustion fireplace*
- *Formal dining and living rooms with period features and wood fireplaces, hydronic heating throughout the residence*
- *Separate wing (with bedroom, bathroom, kitchen and sauna built by master craftsman) - ideally suited as self-contained guest accommodation, studio or home office.*
- *Three car garage with storage area and wine cellar, remote control doors, separate oversized workshop with three phase power & remote door, additional carport*
- *Surrounded by expansive lawn, courtyards and terraces, Bocce court, irrigation system and landscape lighting.*

History

Heritage Survey 2009 History

Nil

Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the western area of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area for the beauty of its architectural design and garden setting.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a large Interwar period single storey high quality residence in a Spanish Mission style.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Willyama at 2 Alfreda Street Bowral is significant because it illustrates the development of the Western area of Bowral in the Interwar period. It is also significant for the beauty of its architectural design and garden setting, and for being a rare example of a large Interwar period single storey high quality residence in a Spanish Mission style.

Weatherboard worker's cottage

83 Ascot Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

This is a small early weatherboard cottage on a 627 m² corner site to Ascot and Hansen Streets and faces Ascot. It has a post and rail fence and medium height fence with a picket pedestrian gate on the corner. It is symmetrical in elevation with windows either side of the central entrance. Windows facing Hansen Street have straight hoods. The roof is steep pitched and gabled and clad in corrugated metal and has one chimney to the right and one to the rear. The verandah is straight and timber post supported and has vertical timber balustrade.



Above: 83 Ascot Road (Photo: S. Farnese).

History

Sarah Farnese Notes 14 July 2022

83 Ascot Road, Bowral. Surrounded by later 1950s development. See screenshots below of the street view of the cottage and the 1963 aerial photo showing it there (I thought it might have been a relocated building because it's so out of character with the rest of the area, but I doubt it if it's in the 1963 aerial). I attach the 1950s subdivision plan (DP 22999), so it would appear to pre-date that.



Above: 83 Ascot Road, cnr Hansen Street edged red below. 1963 air photo.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the early development of this section of Ascot Road in Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case in this case an early small gable roof weatherboard cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

83 Ascot Road Bowral is of significance to the history of the local area because it illustrates the early development of this section of Ascot Road in Bowral. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case in this case an early small gable roof weatherboard cottage.

Federation bungalow with integrated front fence

7 Banksia Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey bungalow from the late 19th century with later additions set on a large 1593m² site in a setting that has retained its context. The site adjoins parkland along Mittagong Creek. The building face is setback about 2 metres from the street. The site has a front fence in part of painted brick and wrought iron and in part timber picket and a garage on the street front to the right. The front garden is small and features hedging. The façade presents a simple asymmetrical elevation and is constructed of rendered masonry. The roof is gabled with a medium pitch and has exposed eaves. The roof is clad in corrugated sheet metal and features corbelled chimneys. The verandah runs across the façade, forms part of the front fence and has a straight profile. It is clad in corrugated sheet metal and features timber columns, timber brackets and brick piers. Alterations include well-designed additions. Real estate images from 2010 shows the house to be in excellent condition and retaining some early interior fittings.



Above: 7 Banksia Street (2021).



Above: 7 Banksia Street (2021).

Internet Review

20 good photos and 1 plan from July 2010 from the following real estate website:

<https://www.realestate.com.au/property/7-banksia-st-bowral-nsw-2576>



Above: 7 Banksia Street in 2010 (Source: <https://www.realestate.com.au/property/7-banksia-st-bowral-nsw-2576>).

History

The following notes build on research undertaken for 7 Jasmine Street which found that the 3 acre land bounded by Merrigang, Jasmine and Banksia Streets and the Mittagong Creek was the site of Thomas Cope's Bowral nursery 1886-1909 and that Cope built three houses on the site 7 Jasmine and

two others considered to be 1 Jasmine and 7 Banksia. The following report related to 7 Jasmine Street explains the connection to Thomas Cope.

Research on 7 Banksia Street by Linda Emery, Berrima District Historical & Family History Society

23 January 2023

The land on which the house at 7 Jasmine Street was built was originally part of the grant of 4200 acres to John Norton Oxley and Henry Molesworth Oxley on 15 August 1855. When the Oxleys subdivided a portion of the Wingecarribee Estate, Patrick Lindesay Crawford Shepherd purchased several parcels of land and further subdivided.

In September 1886, Shepherd sold three acres of land to Thomas Cope, a nurseryman. Thomas was born in Kenwyn, Truro, Cornwall in 1836. He married Elizabeth Nicholls in 1857 and the couple had seven children before emigrating to Sydney in around 1879. He initially started in business as a gardener in Ashfield but by 1884 had moved to Bowral and started a nursery near Eridge Park. (The Scrutineer & Berrima District Press, 14 Apr 1917 p.2). After purchasing the land along Mittagong Rivulet in 1886, he set about establishing the Bowral Nursery with his son.

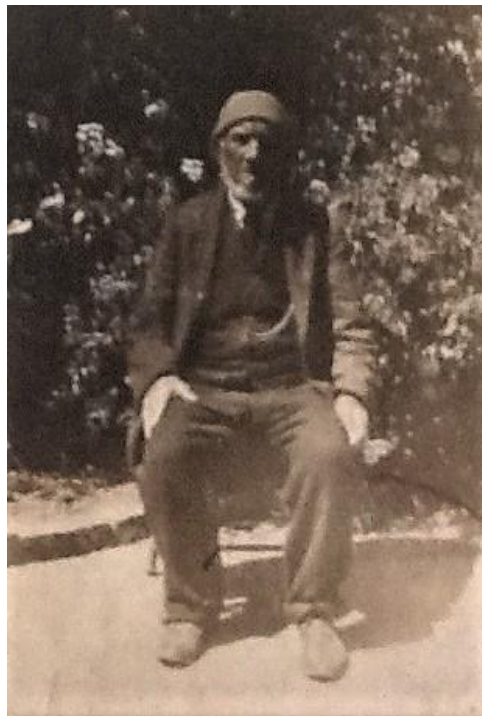
THOMAS COPE & SON
NURSERYMEN,
MERRIGANG STREET, BOWRAL.

CORDIALLY invite inspection of their splendid collection of Fruit Trees and all Nursery Stock, the Fruit Trees being exceptionally fine after the splendid season. 5000 extra large Fruit Trees to offer this coming season. 10,000 1, 2, and 3 year's old Apples, Pears, Apricots, Plums, Nectarines, Peaches, Cherry, Walnuts, &c., all District grown. 2000 New Roses, 200 Chrysanthemums, 200 varieties of the newest Dahlias, 5000 strong Pinus Insignas, also a large stock of Nursery Plants and Shrubs at low prices. We have also a new late Peach (seedling) to offer this season at 5/- each. Bouquets of all description made to order and Cut Flowers supplied.

T. COPE AND SON,
2948 NURSERYMEN, Bowral.

Above: This 1890 article indicates the nursery's horticultural output at that time. (1890 'Advertising', Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901), 16 April, p. 3., viewed 10 May 2023, <http://nla.gov.au/nla.news-article118281546>. Source: Trove, National Library of Australia.)

The land was bounded by Merrigang, Jasmine and Banksia Streets, running down to the rivulet. The Copes appear to have built the house in the late 1880s. By 1896 there was another small cottage on the site with the main house facing Jasmine Street and the other facing Banksia Street, both occupied by members of the Cope family. The property including the nursery had a rateable value of £650. Soon after another cottage was built with Thomas living in the main house and his sons John and Frederick in the other two cottages. (Bowral Rate Assessment Books, 1896-97, 1900). One of these two cottages is believed to be 1 Jasmine Street and the other 7 Banksia Street.



Above: Thomas Cope 1836-1922, undated photograph (Source: Berrima District Historical and Family History Society).



Above: Map showing the approximate boundary of Thomas Cope's Nursery (Source: Wingecarribee Shire Council. Aerial photo by Nearmap, image date 11 March 2023).

The Bowral Nursery.

THE Bowral Nursery, in Merrigang street, owned by Messrs. T. Cope and Son, is at present made attractive by a fine bloom of dahlias, of which there are about 70 varieties. The heat of the past few days, however, has been altogether against them. The nursery is open to the inspection of visitors: and lovers of nature's beauty have therefore an opportunity of spending a profitable half-hour therein.

Above: The nursery became a showplace in the town, with visitors made welcome to walk around the gardens. (1889 'The Bowral Nursery.', Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901), 20 February, p. 1. , viewed 10 May 2023, <http://nla.gov.au/nla.news-article118276951>. Source: Trove, National Library of Australia.)

In March 1893, flooding of Mittagong Rivulet severely damaged the nursery and inundated the house with several feet of water. The Cope family was forced to evacuate assisted by rescuers who had to wade through shoulder-height water to help. It was one of the heaviest floods known in Bowral, with seven inches (180mm) of rain falling in four hours. (Sydney Mail, 11 Mar 1893 p.523).

Thomas and Elizabeth Cope moved to Sydney in around 1906 and in 1909 and sold the whole 3 acre property to Sybella Rose White, wife of Richard Sibford White. It is understood that 7 Banksia Street was subdivided off from the original 3 acre Cope land as late as 1931 at the same time as 1 Jasmine Street was made a separate lot.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Banksia Street area of Bowral in the late Victorian and early 20th Century period.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with:</i> 1. Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner and developer and NSW politician, owner of a large section of this area of Bowral called Shepherd's Paddock from which he sold some 3 acres of land to Thomas Cope in 1886. 2. Owner Thomas Cope 1836-1922, a nurseryman who was born in Kenwyn, Truro, Cornwall in 1836. He married Elizabeth Nicholls 1838-1917 in 1857 and they had seven children before emigrating to Sydney in around 1879. He initially started in business as a gardener in Ashfield but by 1884 had moved to Bowral and started a nursery near Eridge Park. After purchasing the land along the Mittagong Rivulet in 1886, he set about establishing the Bowral Nursery with his son. He built a house in the 1880s facing Merrigang Street, now 7 Jasmine Street and two other cottages which are considered to be 7 Banksia Street and 1 Jasmine Street.
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey bungalow from the late 19th century with later additions.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

7 Banksia Street, Bowral is of significance to the history of the local area because it illustrates the subdivision and development of the Banksia Street area of Bowral in the late Victorian and early 20th Century period and because of its association with: 1) Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner and developer and NSW politician, owner of a large section of this area of Bowral called Shepherd's Paddock from which he sold some 3 acres of land to Thomas Cope in 1886 which includes the house at 1 Banksia Street. 2) Owner Thomas Cope 1836-1922, a nurseryman who was born in Kenwyn, Truro, Cornwall in 1836. He married Elizabeth Nicholls 1838-1917 in 1857 and they had seven children before emigrating to Sydney in around 1879. He initially started in business as a gardener in Ashfield but by 1884 had moved to Bowral and started a nursery near Eridge Park. After purchasing the land along the Mittagong Rivulet in 1886, he set about establishing the Bowral Nursery with his son. Cope built a house in the 1880s facing Merrigang Street, now 7 Jasmine Street and two other cottages which are considered to be 7 Banksia Street and 1 Jasmine Street. It is also of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey bungalow from the late 19th century with later additions.

Victorian masonry cottage with slate roof

8 Banksia Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: House not viewed or photographed as located at the end of a long private driveway but the internet site gives a good indication of the house and of its evolution from the period 2005- 2011. A one storey freestanding house that dates from the late Victorian period set on a large site in a town setting that has retained its context. It has had a 7779m² site but may have been subdivided since. The building is setback about 100 metres from the street. The front garden is large and features mature trees and floral displays. A two car garage is located front left of the house. The façade presents a complex elevation and is constructed of painted brick and weatherboard. The roof is gabled and hipped clad in slate and features corbelled chimneys. The verandah is offset and has a straight profile. The building appears to be in excellent condition. Alterations include early front gable addition to the left and a major and well designed glazed extension to the rear. Internet site from 2010 shows house to be elegant and in excellent condition. Very little remaining of original interior fittings.

Internet Review

60 photos and one plan from 2005, 2006, 2010 and 2011 at this site.

<https://www.realestate.com.au/property/8-banksia-st-bowral-nsw-2576>



Above: September 2020: 60 photos and one plan from 2005, 2006, 2010 and 2011 at this site. Image above from this site. Source <https://www.realestate.com.au/property/8-banksia-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of Banksia Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>) Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a fine and substantial Victorian residence from the late 19th Century with sympathetic later extensions.</i>

Integrity/Intactness

Substantially intact although some very sympathetic early and more recent extensions have been made.

Statement of Heritage Significance

8 Banksia Street, Bowral is significant because it illustrates the development of the Banksia Street area of Bowral in the late 19th Century. It is also significant because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a fine and substantial single storey Victorian residence from the late 19th Century with sympathetic later extensions.

Interwar Californian bungalow

10 Banksia Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

Representative Interwar Bungalow which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey bungalow of Interwar Californian Bungalow Style set on a 1334m² site in a town setting that has retained its context. The building is setback from the street. The site has a side driveway to the left accessing a rear garage. The front garden is large and features lawn, mature trees and hedging. The façade presents simple gabled asymmetrical elevation and is constructed of face brick.

The roof is double gabled with a low pitch. The roof is clad in corrugated sheet metal and features brick chimneys. The verandah is offset and has a broken back straight profile. It is clad in corrugated sheet metal and features timber columns on brick piers. The front door is centrally located. Fenestration comprises sets of three multi pane, casement timber windows with rendered sills. The building appears to be in excellent condition and has a highly intact exterior. Internet site from 2014 shows few original features.



Internet Review

11 photos and 1 plan at this site from 2014. <https://www.realestate.com.au/property/10-banksia-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Banksia Street area of Bowral in the Interwar Period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey Interwar Californian Bungalow Style house.</i>

Integrity/Intactness

Substantially intact exterior.

Statement of Heritage Significance

10 Banksia Street, Bowral is significant because it illustrates the subdivision and development of the Banksia Street area of Bowral in the Interwar Period. It is also significant because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of an Interwar period single storey Californian Bungalow Style house.

Interwar house including interiors

77 Bendooley Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage. [Note: date is incorrect.]

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: This corner site at 77 Bendooley Street was subdivided in 2018 from a larger 4936m² lot (Lot 2 DP 306919 – known as 10 Martha Street) and now sits on 2900m². A new contemporary house was built in 2022 on the subdivided land fronting Martha Street (10 Martha Street) which originally held the tennis court and garden area. A number of mature trees were also removed, including several deciduous trees. The early house is now situated on 77 Bendooley Street and contains a one storey freestanding house that dates from the Interwar period set on a large corner site in a town setting that has retained its context. The building is setback from the street. The site has a front fence of post and double rail and wire with a mature row of cypresses on the fence line. There is short picket fence section defining a driveway from Bendooley Street. There is also a driveway from Martha Street. The front garden is large and formally landscaped with mature trees and provides a picturesque setting. The façade presents an asymmetrical elevation and is constructed of rendered masonry. The roof is hipped with a medium pitch. The roof is clad in terracotta tile and features rendered chimneys. Fenestration comprises French doors and multi pane double hung timber windows. The building appears to be in excellent condition and is highly intact. Internet shows the dining and lounge rooms to have beautiful half timbered panelling and coffered and battened ceilings.

Heritage Survey 2009 Description

A one storey freestanding house that dates from the Interwar period set on a large corner site in a suburban setting that has retained its context. The building is setback 20 metres from the street. The site has a front fence of post and wire with a mature cypress fence line. The front garden is large and formally landscaped with floral displays with mature trees and features a picturesque setting. The façade presents a simple asymmetrical elevation and is constructed of rendered masonry. The roof is hipped with a medium pitch. The roof is clad in terracotta tile and features rendered chimneys. The façade is obscured by high vegetation. Fenestration comprises French doors and multi pane double hung timber windows. The building appears to be in excellent condition and is highly intact.

INTEGRITY medium

Alterations include a tennis court.



Internet Review

19 photos and 1 plan from this 2016 site. These photos show the early house, the tennis court, and the new subdivided block and also interior as below <https://www.realestate.com.au/property/10-martha-st-bowral-nsw-2576>



Above: Interior as above Source <https://www.realestate.com.au/property/10-martha-st-bowral-nsw-2576>

History

The land was originally part of Harrison's Estate which was subdivided in 1901. The original lots were 25-28 in Section E of Plan 3807 (later DP 3807) and comprised approximately 5394m² (1 acre, 1 rood and 13¼ perches). A 1901 poster of Harrison's Estate is reproduced below (from <https://nla.gov.au/nla.obj-230109166/>) with the original lots that comprised the land outlined in blue.

In 1922, lots 25-28 were sold by Isiah Mead to Cecil Scott Waine (Vol 3304 Fol 147). Cecil Waine mortgaged the land to Catherine Alston Smith and Agnes Hollingworth Smith and in 1923 he transferred 18.5 perches (approx. 468m²) of Lot 25 to Emily Annie Chapman (Vol 3502 Fol. 180), who presumably owned the neighbouring piece of land. The land remaining was approximately 4936m².



Above: These photos show the early house, the tennis court, and the new subdivided block.

<https://www.realestate.com.au/property/10-martha-st-bowral-nsw-2576>

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Bendooley Street area of Bowral in the Interwar Period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for its dining and lounge room with half timbered panelling and coffered and battened ceilings.</i>
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspects of the local area's heritage in this case intact interiors of great beauty.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a high quality Interwar dwelling.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

77 Bendooley Street, Bowral is significant because it illustrates the development of the Bendooley Street area of Bowral in the Interwar Period. It demonstrates the principal characteristics of a high quality Interwar residence and aesthetic achievement for the beauty of its setting, architectural form and interiors and for the rarity of its dining and lounge room which includes half timbered panelling and coffered and battened ceilings.

‘Beatrice Park’—house (including interiors) and garden 90 Bendooley Street & 30 Kangaloon Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

A single storey rendered brick 1949 Moderne style house built on high land overlooking Bowral Golf Course on a large corner site to Bendooley Street and Kangaloon Road . The site is located in the southern end of the Bowral Conservation area. The house has a hipped unglazed terracotta tile roof and large picture windows and careful detailing throughout the interior and exterior. The garden is formal. The original main entrance to the property is through wrought iron gates that are flanked by brick piers at the junction of Kangaloon Road and Bendooley Streets . Integral to the design of the house, the main light coloured gravel drive circles to meet the residence. There is a rear gravel driveway from Bendooley Street with wrought iron gates. On the eastern boundary in the adjoining Yarrabin is a mature and uninterrupted line of 23 Bhutan Cypress cascade down to Kangaloon Road forming a visual backdrop and frame both gardens.

Internet search

Good images at this site

https://www.airbnb.com.au/rooms/1786949?source_impression_id=p3_1607297262_d4ryD28H7GPNCx4x&guests=1&adults=1



Above: Image.

https://www.airbnb.com.au/rooms/1786949?source_impression_id=p3_1607297262_d4ryD28H7GPNCx4x&guests=1&adults=1

Good article and 33 excellent photographs at this Southern Highland News site including two images below

<https://www.southernhighlandnews.com.au/story/6912537/a-property-well-connected-to-its-past-to-open-to-the-public/>



Above: Beatrice Park House and Garden, through the south facing picture window, Winter 2020.



Above: One of two early murals discovered under later paintwork

History

Handout Notes from the opening of the Beatrice Park Garden in 2020

Located at 90 Bendooley Street on the corner of Kangaloon Road, Bowral, this property will celebrate its 60th anniversary of winning a coveted gardening award. It took out top honour for Best Open Garden in the 1960 Bowral Festival of Flowers competition. The prize went to property owner at the

time Mrs Lois Eugenie Whittle in the category of part-time gardener. The competition coincided with the first year of the Tulip Time Festival.

Beatrice Park (formerly known as Eugenie Lodge from 1955 to 1993) and the adjoining property Yarrabin were open and prize winning gardens from 1958 through to 1993. 2020 also marks the 60th Anniversary of Yarrabin winning its category in the 1960 Bowral Festival of Flowers competition.

Beatrice Park is a beautiful 1949 house designed by Crimean born, Queensland trained architect Aaron Bolot (1900-1989). Bolot established a practice in Sydney during the early 1930s, which through necessity included freelancing for other architects including Walter Burley Griffin. His later theatre designs were influenced by Sydney architect, Bruce Dellit. The thirties saw him design numerous theatres and cinemas, apartment buildings and houses. As his style progressed, these works were marked by an embrace of streamlined Art Deco design aesthetic.

The original main entrance to the property is through wrought iron gates that are flanked by brick piers at the junction of Kangaloon Road and Bendooley Streets. Integral to the design of the house, the main gravel drive circles to meet the residence. The sale notices during 1953-1955 make it clear that the garden and grounds were designed and laid out by a landscape architect. On the eastern boundary in the adjoining Yarrabin is a mature and uninterrupted line of 23 Bhutan Cypress cascade down to Kangaloon Road forming a visual backdrop and frame the both gardens.

Owners of Beatrice Park (formerly known as Eugenie Lodge)

Samuel and Rose Faigen commissioned Aaron Bolot to build their Bowral residence in 1949. They had the largest handbag manufacturing company in the Commonwealth.

Rose Faigen died in 1954 and Samuel sold the property in 1955 to Harry Gladstone Whittle who named the property a Eugenie Lodge after his wife Lois Eugenie Whittle. Whittle had substantive wool grazing interests in the Tumut region and the Wee Jasper Station near Yass in addition to a thriving construction company in Sydney. Among H. G. Whittle and Sons major builds were The Hotel Manly (1935), Transport House Macquarie Street, Asbestos House (1936), Gloucester House R.P.A. Hospital (1937), St Vincent's Hospital, Nurses Wing (1938) the Sydney Dental Hospital (1939) the extensions to the Sydney G.P.O. (1939), and the Canberra High School (1939). Under the Whittles the garden reached maturity and was awarded first prize for best garden in both 1960 and 1961 during the annual October Bowral flower festival. Throughout much of the period of the Whittle ownership the garden was opened annually to the public. A gardener was regularly employed to maintain the garden.

In April 1975 Evelyn Marie Worth and her partner Jean Victory Coleman bought Eugenie Lodge. Worth and Coleman were Matron and Nurse at Kenilworth private hospital respectively. Both took a keen interest in the preservation of the gardens. In her youth, Jean Coleman had been a champion athlete, representing Australia at the 1938 Empire Games in Sydney. After setting a new Australian record in the 220 yard sprint the previous year, Coleman won an individual silver medal in the 220 yards and twice gold medallist with the Australian relay team. Like many athletes of her generation the war robbed her of the prime years of competition. Although she continued to compete and place in events once sporting meets resumed, she retired shortly before the 1948 London Olympics. She then returned to the nursing work that she had trained for during the war.

In May 1980 Ronald Smith and his wife Yvonne Mary Smith bought Eugenie Lodge. Yvonne was passionate about the garden at 90 Bendooley and those of the Highlands in general. Active on many local gardening bodies, she served as vice-president of the Southern Highlands Garden Society in 1982 and 1983.

In July 1993 the property was purchased by John Robert and Lottie Beatrice Dempsey, and brothers Frank and Justin Hutchinson and it was renamed *Beatrice Park*. Justin Hutchinson and John Bowers became joint owners in 2006. Justin was a godson and nephew of the Dempseys.

FAIGEN	Rose	Death notice	09DEC1954	Death	late of Dover Heights	Sydney Morning Herald	10DEC1954
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FAIGEN	Samuel	Death notice	20OCT1977	Death	late of Montefiore Jewish Home	Sydney Morning Herald	21OCT1977
WHITTLE	Harry Gladstone	Death notice	--APR1981		late of 'Wee Jasper' Station and Bowral	Sydney Morning Herald	20JUN1981
WORTH	Evelyn Marie	Death notice	24MAR1981	Death	at Bowral, late of Burradoo	Sydney Morning Herald	25MAR1981
COLEMAN	Jean Victory	Death notice	13DEC2008	Death 90	at Buckland Nursing Home, late of Springwood and Bowral	Blue Mountains Gazette	17DEC2008

Jean Victory Coleman (9 November 1918 – 13 December 2008) was an Australian sprinter. At the 1938 British Empire Games (in Sydney) she won an individual silver medal in the 220 yards and two gold medals with Australian relay teams

Jean Coleman (athletics) is a three-time medallist after representing Australia at the Sydney 1938 British Empire Games. Hailing from Boggabri in northern New South Wales, Coleman partnered with Decima Norman and Eileen Wearne to win gold in the women's 660-yard relay event, before joining Norman, Joan Woodland and Thelma Peake to win gold in the women's 4×220-yard event. In the individual 220-yard event, Coleman pushed Norman right to the finishing line to finish narrowly behind her team mates and claim the silver medal. Sadly due to the outbreak of World War II interrupting world sport, Coleman who was only 19-years-old at the time of the Sydney Games, didn't get to continue to compete on the international stage. The two-time gold medallist passed away in 2008, aged 90 years old. <https://commonwealthgames.com.au/athletes/jean-coleman/>



Above: Image of Jean Coleman at the Empire Games in Sydney in 1938 from this site <https://commonwealthgames.com.au/athletes/jean-coleman/>

Aaron M. Bolot (1900–1989) from wiki site at https://en.wikipedia.org/wiki/Aaron_Bolot

Aaron M. Bolot was a Crimean-born architect. After migrating to Australia, Bolot contributed to and designed a number of historically significant buildingsBolot left Crimea with his family in 1911 to resettle in Australia. In 1926, he graduated from Brisbane's Central Technical College, where he studied architecture, attaining a Gold Medal from the Queensland Institute of Architects. Following graduation, Bolot contributed to several significant projects, including with Walter Burley Griffin, before undertaking solo designs in the 1930s. His notable designs from that period include the Ritz Theatre in Goulburn, the Astra Theatre at Wyong, the NSW State heritage-listed Ritz Cinema in Randwick, completed in the Inter-war Art Deco style, and the Art Deco Regal Theatre in Gosford. He also redesigned the Melba Theatre in Melbourne, which was renamed the Liberty. In 1941, Bolot entered service under Australia in World War II. Notable designs after the war include an apartment building at 17 Wylde Street in Potts Point, which was completed in 1951. In 1997 the building was registered on the (now defunct) Register of the National Estate as historically significant for several points, including architectural, as "an outstanding example of an International style post-war residential building. It holds an important place in the development of a high rise aesthetic in Australia and is valued by the architectural and broader community."

Research on Aaron Bolot (1900-1989) by Jason Shea received 28 April 2022

Aaron Bolot (1900-1989) was born in the Crimea, arrived in Brisbane from Russia at age 11 and graduated with a diploma of architecture from the Central Technical College in 1926 with the Queensland Institute of Architects Gold Medal for best student. In 1929, he was registered to practice in Queensland. After graduation, he worked with Hollinshead and Gailey, assisting on the Melbourne Comedy and Brisbane Regent theatres. He set up a practice in Sydney's Pitt Street during the early 1930s and freelanced during the Great Depression for other architects; including working with Walter Burley Griffin on documentation of the incinerators at Pyrmont and Willoughby. His later theatre designs were also influenced by the work of another Sydney architect, Bruce Dellit. His oeuvre includes numerous theatres and cinemas; apartment buildings and houses in the P&O and Tudor/Arts and Crafts styles. Before World War II, Bolot completed the Hillside apartment building, 412 Edgecliff Road, Edgecliff (with EC Pitt, 1935); the Goulburn Ritz theatre, Goulburn (1936); the Astra in Wyong (1936); Hoyts Theatre, Goulburn (1936); the Randwick Ritz, 43-47 St Paul's Street, Randwick (by 1937); the Regal theatre, Gosford (by 1937); the Ashdown apartment building, Elizabeth Bay Road, Elizabeth Bay (1938); remodelling the Liberty (formerly Metro) Theatre, Melbourne (1939); remodelling the West's Theatre at Nowra (1940) and the Oatley Radio Theatre (later the Mecca; 1942). During the war, he served overseas from 1941-1946. After the war, his key projects included an apartment building at 17 Wylde Street, Potts Point (1951); the Erina drive-in theatre (1957); the Goomerah apartment building, 9 Goomerah Crescent, Darling Point (1957); the Murilla units at Bellevue Hill (1960); a project for R. Pollard and the Basser wing (both 1966); a chapel at the Temple Emmanuel, Rosemont Avenue, Woollahra and the AL Poole residence, 24 Thomas Street, Chatswood (both 1966); the Moby Dick Surf Club, Whale Beach (1966); projects for S. Pearson, Allpress & Farram and Carruthers Farram (all in 1967); Belmont Chambers for Simon Green (1968); probably houses or house renovations for JB Kirk, Edward Fay, L. Poole and Mrs RG Lamb (all 1968); Undated buildings also include the Bondi Rex Hotel, the Edgecliff Motel, Edgecliff; the Riga factory, Marrickville; an office building for Automotive Components Ltd (Blaxland Rae division); townhouses at Rosemont Avenue, Woollahra; flats at McMahon's Point; the Ba Ritz flats at Point Piper; flats at Balmoral; the Silverna units, Darling Point; an apartment building at 10 Etham Avenue, Darling Point; a Tudor-style house at Edgecliff; three houses in Newcastle for the Kloster family; two houses for Bill Montham; a radio station at Dubbo; the Dorchester in Macquarie Street; enlarged windows and a motel addition to Jonah's restaurant, Whale Beach; the Ashfield RSL Club; houses at Tamworth, Cootamundra, Palm Beach, Woollahra, Beauty Point (Griffith), Vaucluse (Bend), Wahroonga, Vaucluse (Melocco) and Point Piper (Grainger) He was elected a Fellow of the RAA in 1978 and remained active in the Jewish community. His last office (during the 1980s) was at Asbestos House, 67 York Street, Sydney.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	Of significance to the history of the local area because it illustrates the development of this part of Bowral opposite Bowral Golf Course in the early years after WWII.
(b) ASSOCIATIONAL SIGNIFICANCE	<p>Of significance because of its association with its architect and owners including:</p> <ol style="list-style-type: none"> 1. Samuel Faigen (d. 1977) and Rose Faigen (d. 1954) who commissioned Aaron Bolot to build their residence in 1949. Owners 1949-1955. They were the largest handbag manufacturers in Australia at this time. 2. Architect Aaron Bolot (1900-1989) who was born in the Crimea and arrived in Brisbane at age 11. Bolot contributed to and designed a number of significant buildings including with Walter Burley Griffin before undertaking solo designs in the 1930s. His notable designs from that period include the Ritz Theatre in Goulburn, the Astra Theatre at Wyong, the Ritz Cinema in Randwick, completed in the Inter-war Art Deco style, and the Art Deco Regal Theatre in Gosford. 3. Harry Gladstone Whittle (d. 1981). Owner 1955-1975. Major Contract Builder including The Hotel Manly (1935), Transport House Macquarie Street, Asbestos House (1936), Gloucester House R.P.A. Hospital (1937), St Vincent's Hospital, Nurses Wing (1938) the Sydney Dental Hospital (1939) the extensions to the Sydney G.P.O. (1939), and Canberra High School (1939) 4. Evelyn Marie Worth (d. 1981) and her partner Jean Victory Coleman (1918-2008). Owners 1975 -1980. Matron Worth and Nurse Coleman worked at nearby Kenilworth private hospital. Jean Coleman was an athlete who represented Australia at the 1938 Empire Games in Sydney and the winner of one silver and two gold medals at the 1938 event. 5. Current owners Justin Hutchinson and John Bowers who have carefully conserved the house and the garden of both Beatrice Park and the adjoining heritage listed Yarrabin and arranged for the long term protection of both..
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	Of significance in demonstrating aesthetic and creative achievement in the local area for its accomplished design, its garden and its intact interiors.
(d) SOCIAL SIGNIFICANCE	Of significance for its strong association with the garden community of the Southern Highlands because of earlier garden competitions and open garden days. Beatrice Park and the adjoining property Yarrabin were open and prize winning gardens from 1958 through to 1993.
(e) RESEARCH POTENTIAL	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	Of significance because the item possesses a rare aspects of the local area's heritage items in this case two early well executed interior wall murals.
(g) REPRESENTATIVENESS	Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a very high quality 1949 house in the Moderne style.

Integrity/Intactness

Very substantially intact although some alterations have been made.

Statement of Heritage Significance

Beatrice Park at 90 Bendooley Street, Bowral is significant because it illustrates the development of this part of Bowral in the early years after WWII and for its association with its architect and a number of owners including:

Samuel (died 1977) and Rose Faigen (died 1954) owners 1949-1955 and who commissioned architect Aaron Bolot 1900-1989 to build their residence in 1949. They were the largest handbag manufacturers in Australia at this time.

Architect Aaron Bolot (1900-1989) was born in the Crimea and arrived in Brisbane at age 11. He contributed to and designed a number of significant buildings including with Walter Burley Griffin before undertaking solo designs in the 1930s. His notable designs from that period include the Ritz Theatre in Goulburn, the Astra Theatre at Wyong, the Ritz Cinema in Randwick, completed in the Inter-war Art Deco style, and the Art Deco Regal Theatre in Gosford.

Harry Gladstone Whittle owner 1955-1975. Major Contract Builder including The Hotel Manly (1935), Transport House Macquarie Street, Asbestos House (1936), Gloucester House R.P.A. Hospital (1937), St Vincent's Hospital, Nurses Wing (1938) the Sydney Dental Hospital (1939) the extensions to the Sydney G.P.O. (1939), and Canberra High School (1939)

Evelyn Marie Worth d. 1981 and her partner Jean Victory Coleman 1918-2008. Matron Worth and Nurse Coleman worked at nearby Kenilworth private hospital. Jean Coleman was an athlete who represented Australia at the 1938 Empire Games in Sydney and the winner of one silver and two gold medals.

Current owners Justin Hutchinson and John Bowers who have carefully conserved the house and the garden of both Beatrice Park and the adjoining heritage listed Yarrabin and arranged for the long term protection of both.

Beatrice Park is also of significance for its association with the garden community of the Southern Highlands as a result of earlier garden competitions and open garden days. Beatrice Park and the adjoining property Yarrabin were open and prize winning gardens from 1958 through to 1993. Beatrice Park is also of significance in demonstrating aesthetic and creative achievement for its accomplished design, its beautiful garden and its intact interiors and for demonstrating the principal characteristics of a class of the local area's heritage in this case a high quality 1949 house in the Moderne style. The house also possesses a rare aspect of the local area's heritage items in this case two early well executed interior wall murals.

Bowral War Memorial Park

Bong Bong Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

A relatively small park at the main entrance to Bowral on a triangular site bounded by Bong Bong Street (the main shopping street), Station Street and Merrigang Street. It has a stone pillar entrance way with wrought iron arch and is surrounded by an attractive grey two rail fence traditional rural style fence but made out of steel. The area is level and grassed and contains an important Henry Sheaffe designed WWI memorial and to the north a 2005 Ted Springett Memorial and Bowral Commemoration Wall.

The 1920 memorial is a polished trachyte and marble column, supported by a two-tier pedestal base and surmounted by a cross. The memorial is surrounded by a box hedge. The base bears several plaques dedicated to different conflicts. The upper tier also contains names of those who fought in the First World War and the lower tier lists those from the Second World War.

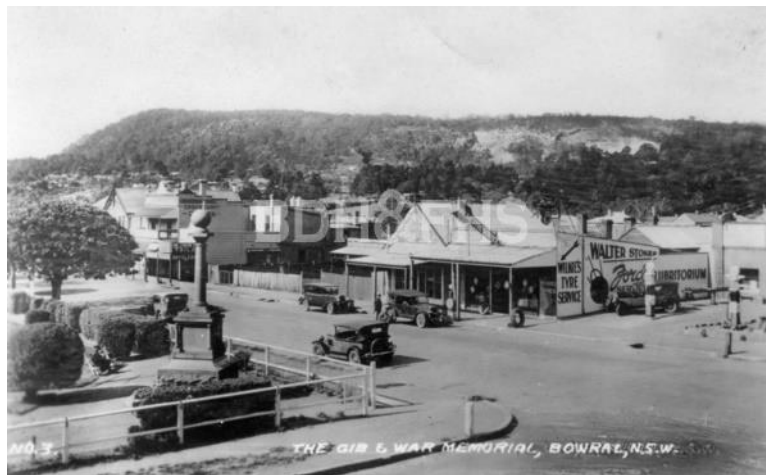
The memorial is situated in a park and was re-dedicated on 11 November 2003. Nearby at the entry are two pillars joined by a green wrought iron arch bearing the words 'Lest we forget.' Each pillar bears a plaque.



Above: This War Memorial Park includes memorials including the World War I memorial designed by Henry Sheaffe



Above: Bong Bong Street at the intersection with Merrigang Street, looking north towards Mt Gibraltar. Site of the World War I Memorial on the left, Sly and Gough butchers on the right, adjacent to Charker's Imperial Hotel. c. 1919 and memorial appears to be under construction. From BDHS



Above: Images from BDHS has park with memorial and painted 2 rail fence c. 1930s
From <https://form.jotform.co/73089685096876> accessed April 2021

War Memorial Park Bong Bong Street, Bowral

A proposal to erect a memorial to Bowral soldiers, sailors, airmen and nurses who took part in World War I was made in December 1918. Designed by local architect Harry Sheaffe, the foundation stone was laid on 4 August 1919 and the memorial, made from Bowral trachyte, was unveiled by the Governor, Sir Walter Davidson on 20 January 1920.

(#12 Bowral Walk Brochure)

1920 SMH account of the Memorial's unveiling

<https://www.monumentaustalia.org.au/display/20490-bowral-and-glenquarry-war-memorial>
accessed April 2021

The ceremony of unveiling the war memorial erected by the people of Bowral, Glenquarry and Burradoo, was performed this afternoon by his Excellency, Sir Walter Davidson, in the presence of a very large assemblage of townspeople and residents of the district, including Sir George Fuller, Chief -Secretary, Mr. J. Garland, Attorney-General, the Mayor and Aldermen of Bowral Council, Miss Constance Smith, hon. secretary, Mr. Ebb. Davis hon. treasurer. His Excellency, who was accompanied by Lady Davidson, and attended by Captain Addison, was introduced by the Mayor, Alderman H. J. Pickard.

The memorial is erected in a central position, at the corner of Bong Bong and Merrigang streets. It is constructed of polished trachyte from local quarries and contains 211 names, of whom 40 made the supreme sacrifice. The total cost will be about £500, which was subscribed by direct giving. The Sydney Morning Herald, 31 January 1920.

The monument was rededicated on the 11th November 2003 to commemorate those who died in service or were killed in action during World War Two. In 2008 a plaque was added to the memorial to commemorate those who lost their lives in the Korean War.

A much fuller 1400 word account of the 1920 Memorial unveiling is given by *The Southern Mail* of Tuesday 3 February 1920 at this site:

<https://trove.nla.gov.au/newspaper/article/113385329?searchTerm=Architect>

Extract from 2020 Maureen and Bud Townsing, *A brief history of Church and Edward Street Bowral* pp.72-73 The Bowral Soldiers Memorial was unveiled by the Governor Sir Walter Davidson in January 1920. Henry Sheaffe was the honorary architect.

Note from D McManus the trachyte memorial was constructed by Loveridge and Hudson from its quarry on Mt Gibraltar.



Above: Image above from this site accessed January 2021.
<https://placesofpride.awm.gov.au/memorials/247721#&gid=2&pid=1>

Description of the WWI memorial is given in detail at this site accessed April 2021:

<https://www.warmemorialsregister.nsw.gov.au/content/bowral-memorial>

The memorial is a polished trachyte and marble column, supported by a two-tier pedestal base and surmounted by a cross. The memorial is surrounded by a small garden bed. The base bears several plaques dedicated to different conflicts. The upper tier also contains names of those who fought in the First World War and the lower tier lists those from the Second World War.

The memorial is situated in a park and was re-dedicated on 11 November 2003. Nearby at the entry are two pillars joined by a green wrought iron arch bearing the words 'Lest we forget.' Each pillar bears a plaque.

Notes on veterans' names:

No records can be found for deceased veterans from this area with the following names: D Harbison, N McDonald. The status codes for these veterans have been left as killed in action (KIA) as that is what is indicated by the memorial. All other status codes for deceased veterans have been taken from information in the Australian War Memorial Roll of Honour and Commemorative Roll, the World War Two Nominal Roll, and the National Archives of Australia.

On the memorial, H O Norton Knight is given as J Norton Knight. There are no records for a J Norton Knight having served.

Australian War Memorial records show W Napier was awarded a Distinguished Flying Medal (D.F.M.) and R B Smith a Distinguished Flying Cross (D.F.C.).

Inscription

Foundation stone. This stone was set by Sir George Fuller K.C.M.G.M.L.A. Chief Secretary on August 4th 1919.

Plaque This memorial was erected by the people of Bowral and Glenquarry in honour of those who served the Empire during the GREAT WAR 1914 1918.

Plaque To the memory of the citizens of Bowral who sacrificed their lives in World War II 1939 - 1945 and eternal gratitude to those who also served.

Plaque To the memory of the citizens of Bowral who sacrificed their lives in KOREA 1950 -54 and in eternal gratitude to those who also served.

Plaque To the memory of the citizens of Bowral who sacrificed their lives in Vietnam 1962 - 73 and eternal gratitude to those who also served. Plaque To the eternal hope that peace will prevail for evermore.

Plaque In memory of the fallen and the unknown Australian soldier 75th anniversary of Remembrance Day 11.11.1993.

Plaque Officially re-dedicated by: Air Chief Marshall Sir Neville McNamara KBE; AO; AFC; AE. Royal Australian Air Force (Retd) 11th November 2003

To the memory of the citizens of Bowral who sacrificed their lives in World War II 1939 - 1945 and eternal gratitude to those who also served.

This NSW Public Works site has an excellent 18 page booklet on the importance and care of monuments and settings

<https://s3-ap-southeast-2.amazonaws.com/slsw.war-memorials-register/production/s3fs-public/caring-for-our-war-memorials-guide.pdf>

History

Ted Springett Memorial at the northern end of the park. This site accessed April 2021

<https://monumentaustralia.org.au/themes/people/community/display/100516-ted-springett->

The memorial which includes the Commemoration Wall, honours Bowral businessman Ted Springett, for his contribution to the Southern Highlands. Ted Springett died in 2012 at the age of 92.

Ted Springett was born in Mittagong on August 21, 1920. He moved to Bowral in 1926. Ted completed his schooling to Intermediate Certificate level, graduating as dux of the year. He joined the Royal Australian Air Force in 1940, but two years later he was discharged and sent home to take over the family business, an ice works and bakery, when his father died.

His father had bought the front portion of the site where Springett's Arcade now stands in 1933. He bought several more surrounding properties as they became available and his business interests blossomed.

Ted's community interests were as extensive as his business interests. He was a member of Probus, Apex and Rotary clubs, the Bowral Business Chamber and he supported the Tulip Time Festival since its inception, the Southern Highlands International Piano Competition and many other charitable projects.

His community generosity became especially clear when he sold a family holiday home on the coast and used the sale price of more than \$1 million to establish the Springett Foundation, which has gone on to support a host of local projects. The Foundation has contributed more than \$500,000 to projects such as the International Piano Competition, the Wingecarribee Foundation and Tangarra School.

In addition to the Foundation Ted donated Springett House to the community to support disabled people with ongoing financial backing made available through the Springett family. The revitalisation of the Bowral Memorial Park in Bong Bong Street and the installation of a new war memorial acknowledging local people lost in World War One and Two was a project also driven by Ted.

Bowral Commemorative Wall Monument Source: <http://monumentaustralia.org.au>

Memorial Park, Bong Bong Street, Bowral Front Inscription: 'Bowral Welcomes You (plaque) - Bowral Commemoration Wall - Officially opened by: Councillor Gordon Lewis - Mayor Wingecarribee Shire Council - 21st August 2005 - Proudly donated to Bowral by the Springett family.'

Left Side Inscription: 'Heart Of Bowral - This edifice symbolises the "Heart of Bowral" acknowledging from its inception with the Oxley family in 1823; all those who have contributed to the growth and current development of our great town till today, 21/8/2005. From it, may future generations of Bowral citizens draw inspiration, emulating in their own way the foresight, community spirit and actions of those who have gone before them, and this wall like the town will be the "Living Heart" - [waiting for further names to be recognised].'

The commemorative wall marks the history of Bowral and recognises the contribution of outstanding local residents over the last 100 years. The wall features around 130 people who have made a lasting impact on the community of Bowral. Bronze plaques tell the tales of ordinary folk, heroes and sporting legends.

The wall also contains relief sculptures of cricketer Sir Donald Bradman and marathon runner Heather Turland, two of Bowral's most known sporting identities. The bronze relief sculptures were created by William Eicholtz, who also sculptured the Bowral Coat of Arms which features on the wall. A relief sculpture of Ted Springett is also contained within the wall.

The wall was a gift from Ted Springett and his brother Bob Springett to the Wingecarribee Shire. The Springett family have been contributors to the Bowral district for over a century. Not only did Ted contribute to the wall financially, leading up to the unveiling he spent 12 months investigating the history of the area and researching the 130 people represented on the wall so far.

1937 Red pin oak planting in Station Street adjoining the Memorial Park

Above: Picture above and story below from *Southern Highland News* June 12 2020

It was reported in *The Southern Mail* in May 1937 that the red oaks would one day make a fine showing particularly in the autumn when their bright red foliage is seen at its best. Inset: King George VI marries Queen Elizabeth Queen Mother in 1937.

When it comes to royal occasions nothing could compare to the hysteria which met the Coronation of King George and Queen Elizabeth in May 1937, when the Southern Highlands was fiercely loyal to the King, the flag and the Empire.

Celebrations across the shire included Church of England Services, band processions, picnics, firecrackers and huge bonfires.

In Bowral a large crowd gathered for a tree planting ceremony in which red oaks were planted in Station Street between Merrigang and Bong Bong Streets by children selected from local schools.

It was reported that the red oaks would one day make a fine showing particularly in the autumn when their bright red foliage is seen at its best.



Above: King George VI and Queen Elizabeth had 10 years earlier in 1927, as the Duke and Duchess of York, visited Bowral possibly related to their travel to Canberra to open the new Parliament House on May 9. Bowral is not mentioned in the long official itinerary for their visit to all states.



Above: Image above The Loveridge and Hudson Gibraltar Quarry, circa 1910. BDHS.

Biographical Notes on Henry Sheaffe (1873-1958). Dennis McManus. January 1 2022. The notes below draw heavily on Maureen and Bud Townsing's book *A brief History of Church and Edward Streets Bowral* 2016 pages 68-100. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195. to these notes I have added other known architectural and survey work by Henry Sheaffe and his father George..

Henry Sheaffe (1873-1958) was the eldest son of surveyor George Henry Sheaffe (1841-1932) and was born in Hunters Hill, Sydney on the 7th February 1873. The family came to Bowral when he was a child - and he received his first education at Bowral Public School. The family moved to Forbes when Henry was about nine years of age and later to Orange, where Henry completed his education at Wollaroi School, and upon leaving school he was articled to an architect in that town. Having served his articles, he went to Goulburn, where his father was then living, and . went out in the field to learn surveying. He passed as a licensed surveyor in 1899.

He did survey work for the British Government in Malaya and in particular in 1900 worked on the survey between Thailand (Siam) and Malaya. On return to Australia he took on surveying for the NSW Government.

In 1902 he went to the Inverell district and learned what a dreadful drought is like in the back country; later he undertook contract survey work for the Department of Lands on the Manning River. In 1906 Sheaffe joined the trigonometrical survey staff in New South Wales and enjoyed one of the

longest titles in the service —Surveyor in Charge of Field Work of Trigonometrical Survey of New South Wales. He spent five years in the Western country. He then managed a property at Nyngan and later purchased *Coonarbee* at Cobar in partnership with Mr. W. P. Bragg. This partnership was dissolved in November 1912. He then acquired the property *Ayr* at Gundy near Scone.

On the 13th September 1911 he married Anne McGilvray McPhail of Moonee Ponds. They had two daughters Amy Marjorie born 1915 and Mary Rosalie (Molly) born 1917

In September 1917 Henry returned to Bowral and in December he had a Bowral telephone service with the number Bowral 113. He practised as H. Sheaffe, Surveyor and Architect. Henry always gave his business address as *Twickenham* in Bendooley Street on the corner of Banyette Street (in 2021 owned by the Education Department) so it appears that Henry and George effectively shared offices. Each traded under their own name - either "G. H. Sheaffe LS", or "H. Sheaffe, Surveyor and Architect".

Henry Sheaffe became an Alderman of the Bowral Municipal Council in February 1921 filling a vacancy by election and he remained an alderman until 1931.. He served on all of Council's committees and was actively involved in the affairs of Council. He was Mayor in 1929-1931. In 1930 it was reported that *Henry has shown a progressive spirit in matters affecting the welfare of the town. Ald. Sheaffe supported the electricity scheme and has intimated his support to the proposal to install sewerage if satisfactory financial arrangements can be made.*

Henry served his community in other ways including:

- 1925 -1949 Honorary Architect to the Berrima District Hospital
- Member of Masonic Lodge Camarvon No 172. His name appears on the Past Masters Board for the year of 1927.
- Secretary School of Arts and Library Committee 1932 to 1939 and President from 1939 to 1947.
- President of the Bowral Horse Show and Gymkhana Society 1931-1946.
- Committee Member of Bowral Golf Club 1941 to 1944 and in 1953. Vice President 1945 - 1951 and President in 1952.
- Senior War Warden for his section of the Glebe Estate in Bowral from 1942

In 1949 *The Southern Mail* of 11 February reported: *Mr. Harry Sheaffe, of Bowral, spent his 74th birthday in carrying out his work as a surveyor in particularly rugged country near Black Bob's Creek, about eight miles from Berrima.*

Henry Sheaffe's last job appears to been the Bowral Baby Health centre extensions which were opened in September 1954. Henry had drawn up the plans for the extension but due to illness handed the project over to Mr. P. C. Blacket to complete the job.

In 1952 The Sydney Morning Herald of 11 December recorded the death of Henry Sheaffe's wife Ann: *Ann McGilvray Sheaffe—December 10, 1952, at Bowral, beloved wife of Harry Sheaffe, of 4 Edward Street, Bowral, and dearly loved mother of Annie and Mollie. The Southern Mail* of 19 December 1952. recorded that Ann had been an active member of the Presbyterian Church, the YWCA, the CWA and the Red Cross.

The Southern Mail reported on the 18th September 1953 that Henry was in Bowral Hospital but improving. Some time after that he moved to be with his daughters in Barraba where he died in 1958 and is buried.

Henry spent 35 years working in Bowral – 1917-1952. He was very prominent in public life and community affairs and was an alderman for 10 years and Mayor for two years. A street in Bowral bears his name.

Henry Sheaffe did a broad range of architectural work for commercial buildings, council buildings and domestic residences. As noted by Maureen and Bud Townsing it has not always been possible to identify all of Sheaffe's work (especially houses). Those that we do know of include:

- 1917 Newbold's Store, 309 Bong Bong Street Bowral. In 2021 this building includes the Bookshop Bowral store.
- 1917 small power plant house for St Judes Church in Bendooley Street, Bowral
- 1920 WWI memorial obelisk in Memorial Park in the main street of Bowral built by Loveridge and Hudson using local trachyte stone from Mt Gibraltar
- 1920 memorial entrance gates and honour roll at St Judes Church in Bendooley Street, Bowral (iron gates and roof added later). Erected by D. Dunwoodie. *The Robertson Advocate* 5/11/1920.
- 1925 Hampshire and Moore motor and engineering building in the main street of Bowral on the corner of Bowral Street
- 1927-28 House at 5 Edward Street, Bowral (Glebe Estate)
- 1929 CWA building in Corbett Gardens, Bowral
- 1931 St Marks Church at 1540 Kangaloon Road, Kangaloon. Built by Mr. L. G. Price, of Bowral. Converted to a residence in the 1990s.
- 1932 Southern Rise Bakery shop and residence above at 332 Argyle Street, Moss Vale.
- 1933 Ambulance Station, 411-415 Bong Bong Street, Bowral. Building is on Australian Institute of Architects list of Notable Buildings in NSW. In 2021 it is the Alliance Bank.
- 1936 Wingecarribee Shire Council Electricity Sub Station in Argyle Street, Moss Vale
- 1936 Additions to Bowral Town Hall. Builder H S Hambridge. SMH 7/7/1936. Likely to be at the rear and for the purpose of Electricity Fund offices and Show Room.
- 1937 Two storey Produce Store at 31 Station Street, Bowral. Builder H C Smith of Clarke Street, Bowral *Construction and Real Estate Journal* 3/2/1937. In 2021 a rug showroom.
- 1937 Southern Portland Cement Power House and Boiler Room, New Berrima
- 1938 Alcorn Memorial Clock Tower, Argyle Street, Moss Vale. *The Southern Mail* 23/11/1937
- 1939 Alterations and additions to the School of Arts (Memorial Hall) in Bendooley Street Bowral.
- 1940 Vestry to St Johns Anglican Church, 64 Hoddle Street, Robertson.
- 1940 Stafford Cottage, 22 Bendooley Street, Bowral. Alterations and additions to this council owned cottage next to the former Bowral Town Hall. Builder Herb. S Hambridge.
- 1944 Repairs to Bowral Gas Works Retort Building roof. *The Southern Mail* 3/11/1944.

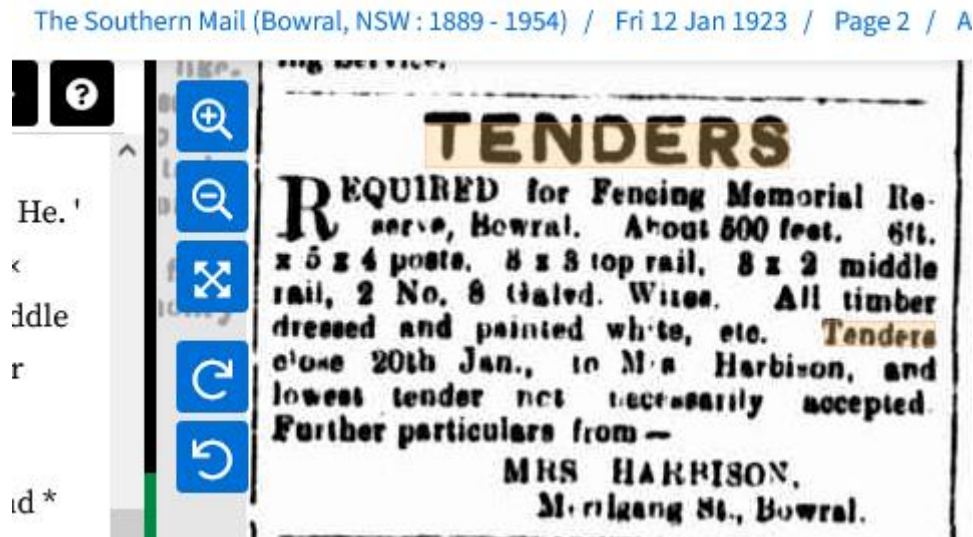
Important survey work 1917 Jervis Bay City Estate (the port of the Federal Capital & the site of the Naval College), the 1919 Port Stephens City plans and the 1921 plan for the Glebe Estate in Bowral.

Henry had a busy surveying practice in Bowral from 1917. We know this because the plans were approved by the full council and thus recorded in the minutes.

From a Bowral heritage point of view perhaps Sheaffe's most important legacy is his 1921 subdivision design for the Glebe Estate church lands. The BDHS archives has two plans for the Glebe. One is a sketch plan by renowned architect John (later Sir John) Sulman dated April 1920 and the other a plan signed by Henry Sheaffe and dated 11th April 1921. We know that the 1920 Easter Bowral Vestry meeting considered two plans – one by Sulman and the other by G H Sheaffe - Henry's father. Because of the similarities between Sulman's sketch plan and Sheaffe's plan, what appears to have happened is that the Sheaffe plan was a formal working up of the sketch plan by Sulman. What is also likely is that both George Sheaffe and his son Henry Sheaffe worked on the final plan which carried Henry's signature only dated 11th April 1921.

Outside of Bowral Henry Sheaffe was the surveyor for both the 1917 Jervis Bay and 1919 Port Stephens City plans prepared in collaboration with Walter Burley Griffin, Landscape Architect.

This tender in 1923 is for a double timber rail fence to the reserve. Current fence at 2022 is an attractive steel fence painted grey of a similar profile to a traditional double rail fence.



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	(no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	Of significance together with the adjoining 1937 red oak planting as an historic gateway site to the town of Bowral.
(b) ASSOCIATIONAL SIGNIFICANCE	Of significance because of its association with The 214 men from Bowral, Burradoo and Glenquarry who served in WWI 1914-1918 including 40 who died and the citizens of Bowral who sacrificed their lives in World War II 1939 - 1945 Henry Sheaffe, Architect, community leader and mayor who designed it Loveridge and Hudson, Builders and trachyte quarry owners on Mt Gibraltar, who built it. Sir George Fuller,, NSW Chief Secretary who laid the foundation stone in August 1919. Sir Walter Davidson, NSW governor who unveiled the memorial on January 30 1920.

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement</i> <i>1. for the design and oversight of the War Memorial by noted local architect Henry Sheaffe and for the technical achievement of its execution in local trachyte stone from Mt Gibraltar by Loveridge and Hudson.</i> <i>2. for of its setting at the entrance to Bowral.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong and ongoing association with the Bowral and District community as the site of its Anzac Day commemoration each year.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Completely intact and well maintained.

Statement of Heritage Significance

The War Memorial Park at 257 Bong Bong Street, Bowral is significant as an historic gateway site to the town of Bowral and for its association with 1. The 214 men from Bowral, Burradoo and Glenquarry who served in WWI 1914-1918 including 40 who died and the citizens of Bowral who sacrificed their lives in World War II 1939 – 1945. 2. Henry Sheaffe, Architect, community leader and mayor of Bowral who designed it and Loveridge and Hudson, Builders and trachyte quarry owners on Mt Gibraltar, who built it. 3. Sir George Fuller,, NSW Chief Secretary who laid the foundation stone in August 1919 and Sir Walter Davidson, NSW governor who unveiled the memorial on January 30 1920. 4. The Bowral and District community as the site of its Anzac Day commemoration each year. It is also of significance for of its setting at the entrance to Bowra and in demonstrating aesthetic achievement for the design of the memorial by Henry Sheaffe and technical achievement in construction in local trachyte stone from Mt Gibraltar by Loveridge and Hudson.

‘Springett’s Arcade’—first floor façade 302-306 Bong Bong Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010. It is further recommended that the first three metres of the front of the building is listed only.

Description



*Above: Springett’s Arcade was opened in 1926 and was built by Alf Stephens & Sons. It is likely Henry Sheaffe was the architect. Bud Townsing photograph. **Historical Notes** from the Maureen and Bud Townsing, A brief history of Alf Stephens & Sons, February 2020. pages 92-93*

Internet Review

This site has images and story from Berrima and District Historical Society part 3 of 4. Image below from this site.

<https://www.southernhighlandnews.com.au/story/1592360/springetts-moved-to-bowral-with-four-sons-in-1926/>



Above: Springetts Cafe and Ballroom Building.





Above: 1984 image from BDHS image library site.

Springetts opened a cafe in this building in 1926. In 1984, further plans were drawn up to extend the building adding a two-storey arcade by architects N. Graham & Assoc. Photographed by Berrima District Historical Society as part of a Streetscapes Project. History:

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in

it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private*

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments."

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with</i> 1. <i>The Springett family who have owned and run the building for its entire life</i> <i>Construction by prominent local builders Alf Stephens and Sons.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance</i> 1. <i>in demonstrating aesthetic achievement for its architectural form likely to have been designed by architect Henry Sheaffe.</i> <i>in being a landmark building in the main street of Bowral.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association with Bowral and District as well liked business place in the main street of Bowral.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	.

Integrity/Intactness

The upper facade is substantially intact and the interior has been converted into a well designed shopping arcade

Statement of Heritage Significance

Springetts Arcade Facade at 302 – 306 Bong Bong Street Bowral is significant because it illustrates the development of the main street of Bowral in the Interwar period and for its association in the local area with the local Springett family who have owned and run the building for its entire life and construction by prominent prominent builders Alf Stephens and Sons. Of significance because of its association with Bowral and District as a well liked business place in the main street of Bowral. It is also of significance in demonstrating aesthetic achievement for its architectural form and in being a landmark building in the main street of Bowral.

Bowral Hotel

408-412 Bong Bong Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

Significant Interwar Hotel.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A two storey freestanding Hotel in a very restrained Arts and Crafts style (English cottage style) that dates from 1936 - the Interwar period - set on a corner site on Bong Bong and Banyette Streets along the main shopping street of Bowral. The building is built to the street alignment. The façade presents a simple asymmetrical elevation and is constructed of rendered masonry. The roof is gabled with a steep pitch and has boxed eaves. The roof is bell cast in shape and is clad in unglazed terracotta tile and features rendered chimneys. It has decorative face brickwork over entrance, over windows and on gable ends. Fenestration comprises 6 + 6 pane sash double hung timber windows. The building appears is in excellent condition but has been altered. Alterations include a front one storey extension on the street corner where previously a garden existed and a single storey bottle shop to the south. The corner extension detracts from the original design as does the current blue colour scheme. There is a discretely located single storey motel wing on the back boundary of the site



Internet Review

September 2020:

Hotel is on the AIA Significant Buildings List at :https://www.architecture.com.au/wp-content/uploads/Australian-Institute-of-Architects-NSW-Register-of-Significant-Architecture_April-2020.pdf

History

Heritage Survey 2009 History

A hotel has existed on the site since 1886. The current hotel was built circa 1936. The Hotel was advertised in a brochure "Bowral Municipality JUBILEE SOUVENIR 1886-1936 Celebrations May 9, 10 and 11, 1936" as "The Newest Hotel in Bowral to be known as 'Hotel Bowral' Hot and Cold Water And Telephone In Every Bedroom. The Most Modern at Moderate Tariff". "The Mail" newspaper of Tuesday April 5, 1938 reported that "Mr Mulhall of Hotel Bowral is leaving the district, having sold out to Mr Cullen of Bulli".

Reported in a newspaper - date unknown.. "GOODBYE TO MRS NEICH. Mrs A M Neich, of the Hotel Bowral, who is retiring from the hotel business to take up residence in Sydney, was entertained at a theatre party, followed by supper, by friends and permanent boarders at the hotel on Wednesday night." (Existing WSC Inventory).

Historical Notes from *Behind the Bar*



Above: Image from BDHS. Mid field in the image is the 1882 Commercial Hotel which was demolished in 1936 by a Mr H Farley to make way for the Bowral Hotel. The Southern Mail 19th May 1936 reported: "The work of demolishing the Commercial Hotel at Bowral has commenced. A new hotel, to be erected on the site at a cost of between seven and eight thousand pounds, should be an attraction to this rapidly developing section of the business part of Bowral. A hotel has existed on the site since 1886. The current hotel was built circa 1936. The Hotel was advertised in a brochure "Bowral Municipality JUBILEE SOUVENIR 1886-1936 Celebrations May 9, 10 and 11, 1936" as "The Newest Hotel in Bowral to be known as 'Hotel Bowral' Hot and Cold Water And Telephone In Every Bedroom. The Most Modern at Moderate Tariff"

Fuller details on the history in Shylie Brown's book *Behind the Bar* at pages 145-146.

Historical Notes from Linda Emery (April 2021)

The Hotel Bowral was completed in November 1936 for owner William Pickles, an alderman on Bowral Municipal Council at a cost of around £8,000. It replaced an earlier hotel, the Commercial Hotel, which was demolished to make way for the new building. (*Sydney Morning Herald*, 21 May 1936, p.6). Known as the Hotel Bowral, it was considered the ultimate in comfort when it was first opened.





Above: 1937 Index card from Tooth Collection at ANU Archives appears to show possible architect as a "JGD 1937" but not known. It also shows the previous hotel in 1934.

<https://openresearchrepository.anu.edu.au/handle/1885/113823>

Notes on William Pickles c.1882-1969 owner in 1937 when built. He and his wife Sarah Pickles (Leigh) c.1883-1952 were married in 1909 and came to Bowral in c. 1924 and lived there all their lives. He sold The Bowral Hotel in 1950 to the lessee George Betts.

Linda Emery has noted that he was an Alderman on Bowral Council

1924 William Pickles opens a butcher Shop in Bowral. *The Southern Mail* 3 June 1924

1924 Runs for Bowral Council to fill a vacant seat following the resignation of Builder and Alderman, Dunwoodie. and is elected *The Southern Mail* 16 September 1924

1929 The *Southern Mail* of 16 August 1929 reported the important role part played by William Pickles in CWA building in Bowral.

SIX WEEKS OF STRENUOUS WORK AND GENEROUS GIVING.

The erection of the C.W.A. Rest Room at Bowral reads like a fairy tale. 'Whilst the Council, with all the resources of the Municipality behind it, could not see its way to provide £600 for the purchase of a block of land for the extension of Corbett Gardens, the ladies of the C.W.A. have bought the land, and within six weeks have almost completed the erection of Rest Rooms that are an ornament to the town and a credit to all associated with the work.

The work has added a great deal to the attractive appearance of Corbett Gardens and the action of the Bowling Club in erecting a more pleasing fence along the new frontage has added to the beauty of the three properties.

Attached to the Rest Room is a roomy kitchen, with pantry, draining board and other conveniences; also a cloak room and a lavatory. The building is roofed with tiles, and the outer walls are roughcast.

Financial matters were attended to by Mr. H. V. Helm, who only needed some firearms to enable the police to launch a charge of bushranging. How many persons he 'held-up' in the good cause is not recorded, but the 'swag' is expressed in impressive figures.

Mr. H. Sheaffe acted as honorary architect and gave constant attention to that department of the work.

The most pleasing feature of the work was the enthusiasm with which tradesmen and mechanics entered upon the work. Some of those who worked hardest are by no means well off, but they gave their services generously, the value of their combined work amounting to hundreds of pounds.

In addition to those mentioned above, the following assisted with labour, services, or donations of materials:

Mr. William Pickles, Treasurer of Bowral Horse Show Society, has been the life of the party. For five weeks he gave his whole time to the supervision of the work, and his enthusiasm commended itself to bands of workers and to others who gave money lavishly for the purchase of materials.

1931 The Southern Mail 17 April 1931

There were some dramatic moments at Bowral Police Court on Wednesday.....with the theft of a gun, the property of William Pickles. Police evidence and that of Mr. Pickles was to the effect that a cottage at Hopewood had been entered at night and a gun, some cartridges and some articles of food had been

taken away. The Sydney Morning Herald of 22/4/2022 account said that one of the two Pritzler brothers – Walter and William - involved in the theft was working for William Pickles. See the related entry for 1936 below.

1931 *The Southern Mail* 15 Dec 1931. Ald. William Pickles recorded as being on the Glebe and Loseby Park Committee of Bowral Council.

1936 The Southern Mail 25 September 1936 AWARDED MRS. PRITZLER.

An award of £825 for the loss of her husband was made in favour of Laurie Pritzler, widow, by the Workers' Compensation Commission in Sydney on Monday. Applicant's husband, William Simon Pritzler,

was fatally injured when he was run over by a tractor while ploughing land at Kangaloon.

The respondent, William Pickles, of Bowral, denied liability, but paid the full amount into Court.

1938 a major article in *The Southern Mail* of 8 November 1930 for Ald. William Pickles to run as UAP Party candidate for the Seat of Wollondilly. This sets out what he says are his all the achievements on Bowral Council over 14 years.

1941 He is again elected to Bowral Council in the three yearly elections *The Southern Mail* 9 December 1941.

1942 There is a election to fill his vacant seat on Bowral Council. *The Southern Mail* 25 September 1942.

1946 he nominates for a vacancy on Bowral council. The Southern Mail 3 May 1946.

1950 The Bowral Hotel, Bowral, has been sold to the lessee, Mr. George Betts, for £46,000. Mr. William Pickles was the seller. Sydney Morning Herald 25/1/1950.

BETTS	George Leslie	Death notice	07DEC1958	Death	at Bowral, late of The Grand Hotel, Bowral	Sydney Morning Herald	09DEC195
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1952 The Southern Mail 10 October 1952**THE LATE MRS. S. PICKLES**

The news that Mrs. Sarah Pickles, wife of Mr. William Pickles of Bowral, had died suddenly on Friday night, came as a shock to her many friends in this district. She had been spending a holiday in Sydney and returned to Bowral by car with her son Arthur. Mrs. Pickles went to the residence of Mr. and Mrs. N. Bell to get the key of her home. She called out to her son that she was not feeling well and he and Mr. Bell assisted her to a tank stand where she sat down. Before a doctor who had been summoned could do anything for her, Mrs. Pickles passed away. Born in Marple, Cheshire, England 69 years ago, Mrs. Pickles was educated at Cheltenham, where her father and mother Mr. and Mrs. Leigh were both educated. In 1909

following her marriage to Mr. Pickles, she came to Australia. They resided in Sydney for a time and then spent ten years in Victoria. Returning to N.S.W. they came to Bowral 28 years ago and resided there

ever since. Mrs. Pickles was a trained elocutionist and was keenly interested in dramatic work. She was a foundation member of the Bowral Amatuer Club, which several years ago produced plays in the town. She was also a foundation member of the dramatic group of Bowral Choral Society. Mrs. Pickles not

only showed dramatic talent in acting in plays but produced several of a high standard. Her hobby was instructing and encouraging children in dramatic work and she gave these services without charge. With a cheerful greeting for all, Mrs. Pickles was held in high regard throughout the district. Although not a foundation member she was one of the early members of Bowral Choral Society and one of its most active. For many years she had been a member of the committee. She appeared in many concerts in various parts

of the district and her monologues and recitations were much appreciatedShe was an expert knitter and during World War II knitted the amazing number of 800 pairs of socks for the Australian Comforts

Fund. A great lover of flowers, Mrs. Pickles did her own gardening until forced to relinquish it a short time ago on medical advice. Her beautiful garden was always admired by her friends.....

Mrs. Pickles is survived by her husband, one son Arthur, and two daughters Dorothy (Mrs. R. Douglas of Wahroonga) and Phyllis (Mrs. O. Collins of Swan Hill, Victoria), to whom sympathy is extended.

PICKLES Sarah Leigh -SMH. October 3 1952 suddenly at Bowral beloved wife of William Pickles of 31 Banyette Street Bowral and dearly loved mother of Dorothy (Mrs. R Douglas Wahroonga) Phyllis (Mrs. O

Collins Swan Hill Vic.) and Arthur (Gordon) Interred at Bowral 4th Instant. 31 Banyette Street is the house immediately behind the Bowral Hotel.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Bowral in the 1930s. A hotel has existed on the site since 1886. The current hotel was built circa 1936.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with William Pickles c.1882-1969, Bowral Businessman and Bowral Alderman, owner in 1937 when first built until 1950. He and his wife Sarah Pickles (Leigh) c.1883-1952 were married in 1909 and came to Bowral in c. 1924 where they lived for the rest of their lives in later years in a house at 31 Banyette Street adjacent to the Bowral Hotel.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic significance in the local area because its fine architecture as recognised by its listing on the Australian Institute of Architects' Significant Buildings List and for being a landmark building in the main street of Bowral.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because it is a rare example of a very high quality Interwar hotel in a restrained Arts and Crafts style.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact exterior although an unsympathetic extension has been made to the corner of the site.

Statement of Heritage Significance

The Bowral Hotel at 408-412 Bong Bong Street is significant because it illustrates the development of the main street of Bowral. A hotel has existed on the site since 1886. The current hotel was built circa 1936. The 1936 hotel is also of significance for its association with William Pickles c.1882-1969, Bowral Businessman and Bowral Alderman, first owner in 1936 and then until 1950. He and his wife Sarah Leigh Pickles c.1883-1952 were married in 1909 and came to Bowral in c. 1924 where they lived for the rest of their lives. It has aesthetic significance because of its fine architecture recognised by its listing on the Australian Institute of Architects' *Significant Buildings List* and it is a rare example of a very high quality interwar hotel in a restrained Arts and Crafts style and it is a landmark building in the main street of Bowral.

Former Bowral Spare Parts 421-425 Bong Bong Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Bowral Southern Entrance Heritage Conservation Area.

Description

Designed by Bowral Architect and Surveyor Henry Sheaffe and built in 1925 this single storey commercial building is located on a corner site with Bowral Street. It still has its original site. When built in 1925 it was described as being of face brick with string courses of cement, producing an excellent architectural effect. It was said to have no pillars and presumably the roof is metal truss supported. The high parapet facade returns left and right. The roof of corrugated metal continues over a skillion section to the rear. The original face brickwork has been painted at a later time but the architectural detail remains as in 1925. The building has landmark status but has been vacant for several years and is in a poor state of repair. The building appears to be structurally sound and capable of conservation and adaptation.

Previous name: Hampshire and Moore Motor Garage and Engineering Works.



Above: image of 421-425 Bong Bong Street, Bowral, in 2016 (Bud Townsing).

History



Above: image from *Back to Bowral Celebrations* book 1926.

The Robertson Mail of 28 August 1925 noted the plans for a new motor garage and engineering works for Messrs. Hampshire and Moore:

Another Big Improvement.

Mr. H. Sheaffe, architect, Bowral, has prepared plans for a new motor garage and engineering works for Messrs. Hampshire and Moore. The new building will be erected at the corner of Bowral and Bong Bong Streets, and will have a frontage of 66 feet to Bong Bong Street with over 100 feet to Bowral Street, with access from both streets. The front will be of faced brick with string courses of cement, producing an excellent architectural effect. Although the building will cover so great an area there will be no pillars, the roof being built on a new principle to secure this desirable result. The erection of this fine garage on this site indicates the rapid growth of Bowral in a southerly direction. Tenders close on September 6th.

In 2014 a development application (DA 14/0546) was approved for a butcher shop, cafe and bar in 2014 but it did not proceed. A later DA approved the demolition of a house at the rear which can be seen in earlier Google Street View images. The Statement of Environmental Effects for the 2014 DA noted (p2):

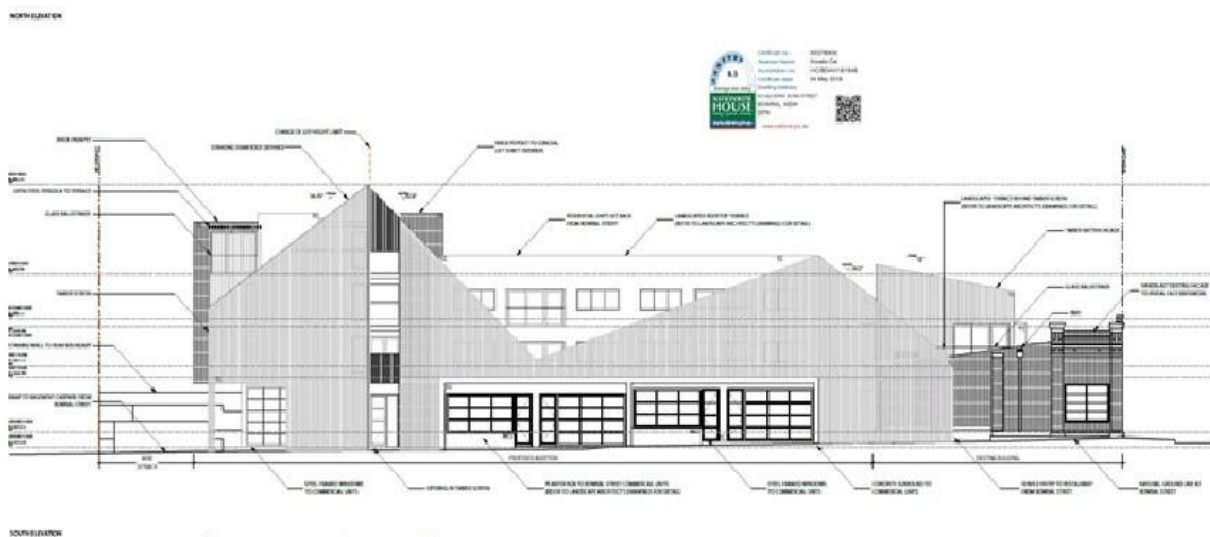
A review of Council's historical property files helped to shed some light on the previous land uses on the site. The existing building was approved and constructed in 1925 as a motor garage. In 1961, the files indicate an approval for a steel framed building for Berrima District Truck and Tractor. This was to be a workshop behind Mauger Motors, to service the users of International Tractor farm machinery and motor trucks. In 1969, the building use was changed to a workshop for a saddler which included the removal of the workshop from the rear of the property. In 1979 the files indicate a change from Dunlop Tyre Service to a retail auto spare parts shop. This use ceased approximately 8 years ago and the building has been vacant since then.

In 2018 a DA was lodged for alterations and additions (adaptive re-use) to the existing commercial premises to create a mixed use building consisting of a restaurant/cafe, small bar, commercial tenancies and for a very contemporary design 16 residential flat building at the rear facing Bowral Street. This DA was refused in 2019..



Above: Image from the 2018 Bowral Architects Tziallis Architects at <https://tziallasarchitects.com.au/bowral-garage/>

The 2018 architects commented that “As architects for the project at 421-425 Bong Bong Street, Bowral we were asked to produce a design for the site, which is a visually prominent site and at the southern gateway into Bowral. The site itself is not heritage listed, however, the existing building (affectionally known as the “Spare Parts Building” amongst Bowral locals) has a certain presence, and offers a special quality to the Bong Bong streetscape.” <https://tziallasarchitects.com.au/bowral-garage/>



Above: Bowral Street elevation of the proposed mixed use DA for the site including 16 apartments at left. 1925 Garage is to right. From p. 21 WSC agenda 24 April 2019.

Maureen and Bud Townsing's a Brief History of Church and Edward Streets, Bowral 2016 was the first to recognise the important place of Henry Sheaffe in Bowral's history including the fact that he also designed the former 1933 Berrima and District Ambulance Station nearby at 411 Bong Bong Street which is on the Australian Institute of Architects Register of Significant Buildings and separately heritage listed under the Wingecarribee Local Environmental Plan 2010.



Above: 1992 image from BDHS is of the 1933 Ambulance Station designed by Henry Sheaffe.

Biographical Notes on Henry Sheaffe (1873-1958)

By Dennis McManus. January 1 2022

The notes below draw heavily on Maureen and Bud Townsing's book *A brief History of Church and Edward Streets Bowral* 2016 pages 68-100. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195. to these notes I have added other known architectural and survey work by Henry Sheaffe and his father George.

Henry Sheaffe (1873-1958) was the eldest son of surveyor George Henry Sheaffe (1841-1932) and was born in Hunters Hill, Sydney on the 7th February 1873. The family came to Bowral when he was a child - and he received his first education at Bowral Public School. The family moved to Forbes when Henry was about nine years of age and later to Orange, where Henry completed his education at Wollaroi School, and upon leaving school he was articled to an architect in that town. Having served his articles, he went to Goulburn, where his father was then living, and . went out in the field to learn surveying. He passed as a licensed surveyor in 1899.

He did survey work for the British Government in Malaya and in particular in 1900 worked on the survey between Thailand (Siam) and Malaya. On return to Australia he took on surveying for the NSW Government.

In 1902 he went to the Inverell district and learned what a dreadful drought is like in the back country; later he undertook contract survey work for the Department of Lands on the Manning River. In 1906 Sheaffe joined the trigonometrical survey staff in New South Wales and enjoyed one of the longest titles in the service — Surveyor in Charge of Field Work of Trigonometrical Survey of New South Wales. He spent five years in the Western country. He then managed a property at Nyngan and later purchased Coonarbee at Cobar in partnership with Mr. W. P. Bragg. This partnership was dissolved in November 1912. He then acquired the property Ayr at Gundy near Scone.

On the 13th September 1911 he married Anne McGilvray McPhail of Moonee Ponds. They had two daughters Amy Marjorie born 1915 and Mary Rosalie (Molly) born 1917

In September 1917 Henry returned to Bowral and in December he had a Bowral telephone service with the number Bowral 113. He practised as H. Sheaffe, Surveyor and Architect. Henry always gave his business address as Twickenham in Bendooley Street on the corner of Banyette Street (in 2021 owned by the Education Department) so it appears that Henry and George effectively shared offices. Each traded under their own name - either "G. H. Sheaffe LS", or "H. Sheaffe, Surveyor and Architect".

Henry Sheaffe became an Alderman of the Bowral Municipal Council in February 1921 filling a vacancy by election and he remained an alderman until 1931.. He served on all of Council's committees and was actively involved in the affairs of Council. He was Mayor in 1929-1931. In 1930 it was reported that Henry has shown a progressive spirit in matters affecting the welfare of the town.

Ald. Sheaffe supported the electricity scheme and has intimated his support to the proposal to install sewerage if satisfactory financial arrangements can be made.

Henry served his community in other ways including:

- 1925 -1949 Honorary Architect to the Berrima District Hospital
- Member of Masonic Lodge Camarvon No 172. His name appears on the Past Masters Board for the year of 1927.
- Secretary School of Arts and Library Committee 1932 to 1939 and President from 1939 to 1947.
- President of the Bowral Horse Show and Gymkhana Society 1931-1946.
- Committee Member of Bowral Golf Club 1941 to 1944 and in 1953. Vice President 1945 - 1951 and President in 1952.
- Senior War Warden for his section of the Glebe Estate in Bowral from 1942

In 1949 The Southern Mail of 11 February reported: Mr. Harry Sheaffe, of Bowral, spent his 74th birthday in carrying out his work as a surveyor in particularly rugged country near Black Bob's Creek, about eight miles from Berrima.

Henry Sheaffe's last job appears to been the Bowral Baby Health centre extensions which were opened in September 1954. Henry had drawn up the plans for the extension but due to illness handed the project over to Mr. P. C. Blacket to complete the job.

In 1952 The Sydney Morning Herald of 11 December recorded the death of Henry Sheaffe's wife Ann: Ann McGilvray Sheaffe—December 10, 1952, at Bowral, beloved wife of Harry Sheaffe, of 4 Edward Street, Bowral, and dearly loved mother of Annie and Mollie. The Southern Mail of 19 December 1952. recorded that Ann had been an active member of the Presbyterian Church, the YWCA, the CWA and the Red Cross.

The Southern Mail reported on the 18th September 1953 that Henry was in Bowral Hospital but improving. Some time after that he moved to be with his daughters in Barraba where he died in 1958 and is buried.

Henry spent 35 years working in Bowral – 1917-1952. He was very prominent in public life and community affairs and was an alderman for 10 years and Mayor for two years. A street in Bowral bears his name.

Henry Sheaffe did a broad range of architectural work for commercial buildings, council buildings and domestic residences. As noted by Maureen and Bud Townsing it has not always been possible to identify all of Sheaffe's work (especially houses). Those that we do know of include:

- 1917 Newbold's Store, 309 Bong Bong Street Bowral. In 2021 this building includes the Bookshop Bowral store.
- 1917 small power plant house for St Judes Church in Bendooley Street, Bowral
- 1920 WWI memorial obelisk in Memorial Park in the main street of Bowral built by Loveridge and Hudson using local trachyte stone from Mt Gibraltar
- 1920 memorial entrance gates and honour roll at St Judes Church in Bendooley Street, Bowral (iron gates and roof added later). Erected by D. Dunwoodie. The Robertson Advocate 5/11/1920.
- 1920 Mouquet the 1920 War Widow House at 37 Woodbine/Bundaroo Street, Bowral
- 1925 Hampshire and Moore motor and engineering building in the main street of Bowral on the corner of Bowral Street
- c. 1925 18 Glebe Street, Bowral. Lintel beam.
- 1927-28 House at 5 Edward Street, Bowral (Glebe Estate)
- 1929 CWA building in Corbett Gardens, Bowral
-
- 1931 St Marks Church at 1540 Kangaloon Road, Kangaloon. Built by Mr. L. G. Price, of Bowral. Converted to a residence in the 1990s.
- 1932 Southern Rise Bakery shop and residence above at 332 Argyle Street, Moss Vale.

- 1933 Ambulance Station, 411-415 Bong Bong Street, Bowral. Building is on Australian Institute of Architects list of Notable Buildings in NSW. In 2021 it is the Alliance Bank.
- 1936 Wingecarribee Shire Council Electricity Sub Station in Argyle Street, Moss Vale
- 1936 Additions to Bowral Town Hall. Builder H S Hambridge. SMH 7/7/1936. Likely to be at the rear and for the purpose of Electricity Fund offices and Show Room.
- 1937 Two storey Produce Store at 31 Station Street, Bowral. Builder H C Smith of Clarke Street, Bowral Construction and Real Estate Journal 3/2/1937. In 2021 a rug showroom.
- 1937 Southern Portland Cement Power House and Boiler Room, New Berrima
- 1938 Alcorn Memorial Clock Tower, Argyle Street, Moss Vale. The Southern Mail 23/11/1937
- 1939 Alterations/additions to School of Arts (Memorial Hall) in Bendooley Street Bowral.
- 1940 Vestry to St Johns Anglican Church, 64 Hoddle Street, Robertson.
- 1940 Stafford Cottage, 22 Bendooley Street, Bowral. Alterations and additions to this council owned cottage next to the former Bowral Town Hall. Builder Herb. S Hambridge.
- 1944 Repairs to Bowral Gas Works Retort Building roof. The Southern Mail 3/11/1944.
- Important survey work 1917 Jervis Bay City Estate (the port of the Federal Capital & the site of the Naval College), the 1919 Port Stephens City plans and the 1921 plan for the Glebe Estate in Bowral.

Henry had a busy surveying practice in Bowral from 1917. We know this because the plans were approved by the full council and thus recorded in the minutes.

From a Bowral heritage point of view perhaps Sheaffe's most important legacy is his 1921 subdivision design for the Glebe Estate church lands. The BDHS archives has two plans for the Glebe. One is a sketch plan by renown architect John (later Sir John) Sulman dated April 1920 and the other a plan signed by Henry Sheaffe and dated 11th April 1921. We know that the 1920 Easter Bowral Vestry meeting considered two plans – one by Sulman and the other by G H Sheaffe - Henry's father. Because of the similarities between Sulman's sketch plan and Sheaffe's plan, what appears to have happened is that the Sheaffe plan was a formal working up of the sketch plan by Sulman. What is also likely is that both George Sheaffe and his son Henry Sheaffe worked on the final plan which carried Henry's signature only dated 11th April 1921.

Outside of Bowral Henry Sheaffe was the surveyor for both the 1917 Jervis Bay and 1919 Port Stephens City plans prepared in collaboration with Walter Burley Griffin, Landscape Architect.

Association of garage with Charles (Charlie) Nelson Jackson 1885-1957, Motor Dealer and Motor racing champion of the 1920s.

The article referenced below says that Charles Nelson Jackson went into partnership with Hampshire and Moore in 1925 (The Southern Mail 21/8/1925.) It is said that Jackson was selling cars and trucks from the Hampshire and Moore Motor Garage from 1927.

There is a full two part article on Charles Nelson Jackson and his wife Eva Jackson d. 1945 at <https://www.southernhighlandnews.com.au/story/109416/motor-racing-champion-of-the-1920s/> it includes this extract: Charlie was in his early 40s when, in 1927, he took up the Morris Trucks dealership in Bowral and started making a name for himself as a motorsport champion - as did Eva. He operated the dealership from a garage on the corner of Bowral and Bong Bong streets and the garage building is still there - opposite the modern service station. The second part of the Jackson story is at: <https://www.southernhighlandnews.com.au/story/109513/jacksons-a-winning-motorsport-team/>.


Ryerson Index (name):

The Ryerson Index is an online index of death notices from Australian newspapers, past and present, compiled by the Sydney-based non-profit organisation Ryerson Index Incorporated.

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
JACKSON	Charles Nelson	Death notice	26NOV1957	Death		at Apple Tree Creek	Fraser Coast Chronicle (Hervey Bay)	27NOV1957

The Southern Mail (Bowral, NSW : 1889 - 1954) / Fri 3 Aug 1928 / Page 3 / Advertising

MORRIS COWLEY



THE TOURER
with roomy, 5-passenger body £267/10/-

**At Home
on Country Roads !**

YOUR own local road conditions are anticipated in this new British **Morris** with high clearance, 36 inch track, 4-wheel brakes and ample power. Roomy, 5-passenger body, specially sprung for extra riding comfort.

Try it out this week

Roadster and Tourer - **£267/10/-** Sedan **£350**
(Fully equipped)

INSPECT THE COMPLETE **MORRIS** RANGE
from £210 to £495

MORRIS

LOCAL DEALER
C. N. JACKSON,
BOWRAL.



*Women who know
prefer* **Chrysler**

THE things a woman likes in a motor car are those things that govern her choice of any personal possession lived with day after day.

She likes a car that responds readily to the throttle so that she has nothing to worry her in traffic so far as smooth and rapid progress is concerned. She likes the safety of hydraulic four-wheel brakes. She likes a car that is compact and handy, and therefore easy to park.

She likes a trouble-free car, one that she can drive day in and day out with justified confidence in its dependability.

In short, she prefers a Chrysler!

CHRYSLER

From £275 Upwards

LARKE, NEAVE & CARTER, LTD.

New South Wales Distributors
177-185 William Street, Sydney

Local Dealer:
C. N. JACKSON, BOWRAL.



Above: Bong Bong Street from the intersection of Bowral Street (looking North) c. 1988. Bowral Spare Parts is No. 421-425 in foreground left.

Trove search of George Alexander (Sandy) and Esther Moore

Prior to the 1925 Garage, George Alexander (Sandy) Moore operated a car hire service from the well known guest house - Brahan Bank in Merrigang Street. One early advert was December 1921 and he was still operating from there in March 1925. He and his wife Esther Moore (nee Rogers) who were married in Bowral in 1928 feature in hundreds of entries in Trove in relation to community events e.g. He is often mentioned in relation to his poultry hobby and his wife as Hon Secretary of the Bowral PCA. Trove ends at 1954 and the Moores still have the garage and community involvement. Esther died in Bowral in 1955 and George in 1973.

Trove has many advertisements with references to Hampshire and Moore, from 1925-1928 when the partnership ended, including car hire and Chrysler and Ford sales in its early days. After the war they sold Dodge and Peugeot Vehicles.

Southern Mail (Bowral, NSW : 1889 - 1954) / Tue 20 Dec 1921

CAR for Hire
"CADILLAC"
 The most Up-to-date
 Touring Car in the
 District.

**Fitzroy Falls and Tourist
 Resorts.**
South Coast Trips.

TERMS ON APPLICATION.
G. A. MOORE,
 "Brahan Bank," Bowral.
'Phone 51.

The Southern Mail (Bowral, NSW : 1889 - 1954) / Fri 13 May 1927 /

 **the Wings
of
Lower Price**

TO THE WONDERFUL

BUYING.
 Whether your order amounts
 to a penny apple or full mass
 of assorted fruits, you get
VALUE! VALUE! VALUE!
 always at
PSALTIS'

The Southern Mail (Bowral, NSW : 1889 - 1954) / Tue 17 Jan 1928 /

ANNOUNCING
HAMPSHIRE AND MOORE
BOWRAL,
 Have been Appointed Authorised
FORD DEALERS
FOR WINGECARRIBEE
AND NATTAI SHIRES.
FORD CARS, TRUCKS, FORDSON TRACTORS.
Phone, 137 Bowral.
LARKE, NEAVE & CARTER, LTD.
New South Wales Distributors
177-185 William Street, Sydney
Local Dealer:
HAMPSHIRE & MOORE, BOWRAL

two of Goldmine Legum; make the
 specimen shade trees. All kinds of
 rural and Perennial Flower Plants
 ready for Spring planting. Orbs
 Gladioli and Dahlias now. Cabbages
 Cauliflower and Onion plants for
 Spring planting. Inspection invited
THOMAS PYE.

Southern Mail (Bowral, NSW : 1889 - 1954) / Tue 7 Feb 1928

THE PARTNERSHIP of Hampshire and Moore, carrying on business as Motor Garage Proprietors at Bong Bong Street, Bowral, has been mutually dissolved as from 31st January, 1928.

As from the said date all debts due to the partnership will be payable to George Alexander Moore and all liabilities will be discharged by the said George Alexander Moore.

The business will continue to be carried on at the same address by George Alexander Moore in the name of G. A. Moore.

The Southern Mail (Bowral, NSW : 1889 - 1954) / Fri 31 May 1946 / Page 3 / Advertising

**We are now accepting orders for
NEW DODGE UTILITIES, TRUCKS
AND CARS
FLYING STANDARD CARS, UTILITIES**

See Your Local Dealer

The Southern Mail (Bowral, NSW : 1889 - 1954) / Fri 1 Sep 1950 / Page 3 / Advertising



PEUGEOT "203"

"The Car that Commands Inspection"

BRITISH DODGE TRUCKS, DODGE CAR & UTILITIES
HARDEN & JOHNSTON LTD.

Local Agent:

G. A. MOORE
BOWRAL — PHONE 137

MOORE
PHONE 137

*Above: The Dodge advertisement from 1946 continued almost unchanged for the next several years.
By 1950 G A Moore were also selling Peugeot cars.*

Ryerson Index

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
MOORE	Esther	Death notice	20SEP1955	Death		at District Hospital, Bowral	Sydney Morning Herald	21SEP1955

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
MOORE	George Andrew Alexander (Sandy)	Death notice	26AUG1973	Death	78	late of Bowral	Sydney Morning Herald	27AUG1973

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the southern end of the main street of Bowral in the 1920s.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with 1. George Andrew Alexander (Sandy) Moore c.1895-1973 who with his partner Hampshire commissioned the garage to be built and for its continued operation by Moore from 1928 to at least 1954. Moore and his wife Esther Moore (nee Rogers) d.1955 were both involved in the community affairs of Bowral for many years. 2. Henry Sheaffe 1873-1958 Surveyor, Architect, Mayor and Community Leader who designed the garage in 1925.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association with the motor trade in Bowral 1925 to 2007 (82 years) and for its early connection with Hampshire and Moore who commissioned the motor garage in 1925 and Charles (Charlie) Nelson Jackson 1885-1957 and his wife Eva Jackson d. 1945 Motor Dealer and Motor Racing Champion of the 1920s who ran a motor dealership out of the building from 1927 until they left Bowral in 1931.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a surviving commercial building from 1925.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

The exterior of the building is relatively intact, although the original face brick work (probably Bowral brick) has been painted.

Statement of Heritage Significance

The former Bowral Spare Parts store is significant in illustrating the development of the southern end of the main street of Bowral in the 1920s. It is associated with 1. George Andrew Alexander (Sandy)

Moore c.1895-1973 who with his partner Hampshire commissioned the garage to be built and for its continued operation by Moore from 1928 to at least 1954. Moore and his wife Esther Moore (nee Rogers) d.1955 were both involved in the community affairs of Bowral for many years. 2. Henry Sheaffe 1873-1958 Surveyor, Architect, Mayor and Community Leader who designed the garage in 1925. It is significant in its association with the motor trade in Bowral 1925 to 2007 (82 years) and for its early connection with Hampshire and Moore who commissioned the motor garage in 1925 and Charles (Charlie) Nelson Jackson 1885-1957 and his wife Eva Jackson d. 1945 Motor Dealer and Motor Racing Champion of the 1920s who ran a motor dealership out of the building from 1927 until they left Bowral in 1931. The building is architecturally significant for its architectural form and setting and as a local landmark building. It is locally rare as a surviving commercial motor garage/service station from 1925.

Victorian weatherboard cottage with bullnose verandah 28 Boolwey Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding house that dates from the Victorian period set on a 1387m² site in a town setting that has retained its context. The building is setback 4 metres from the street. The site has a mesh wire front fence with a photinia hedge and a side driveway to the left. The façade presents a simple asymmetrical elevation and is constructed of weatherboard with a brick base course. The roof is hipped and gabled with a medium pitch and closed eaves. The roof is clad in corrugated sheet metal and features corbelled brick chimneys and terracotta chimney pots. The verandah runs across the façade and has a bullnose profile. It is clad in galvanised corrugated sheet metal and features timber posts and timber brackets. The front door is centrally located and is 4 panelled and glazed with fanlights and sidelight. Fenestration comprises French doors with round top arched panes. The building appears to be in good condition and is highly intact. Alterations include sympathetic rear additions.



Above: 28 Boolwey Street (2020) showing form of roof and verandah along the street frontage.

Internet Review

September 2020

18 photos from 2015 and 2017 at the following real estate website:

<https://www.realestate.com.au/property/28-boolwey-st-bowral-nsw-2576>

Photographs from rental listing in 2017 from <https://www.homely.com.au/homes/28-boolwey-street-bowral-nsw-2576/3480564> including the following words:

Lovely home in the heart of Bowral offering:

- Suit professional home office or home business
- Four bedrooms, parents retreat / study off main
- New ensuite
- Freshly painted throughout
- New blinds throughout
- New flooring in living room and kitchen
- Open lounge and dining area with gas heater
- Neat kitchen with new oven and gas cooktop, dishwasher
- Polished floorboards throughout front of the home
- Decking area at rear for outside entertaining
- Driveway parking for two cars
- Please note, garage at rear not included in lease

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this part of the Boolwey Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian era weatherboard house in a town setting.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

28 Boolwey Street Bowral is significant because it illustrates the development of the inner area of Bowral in the late 19th Century. It also demonstrates aesthetic value because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a single storey Victorian era weatherboard house in a town setting.

Interwar house

33 Boolwey Street, (aka 2 Edward Street) Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Edward Street is a very pleasant street close to the centre of Bowral.

Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.



This house was built sometime before 1936 – the Interwar period. It is single storey, brick and rendered with a hipped and gabled unglazed terracotta tile roof. It sits on the corner of Boolwey Street and has a low metal picket fence and a circular driveway that passes under a porte cochere to the front door. This porte cochere is flat roof with very restrained Art Deco detail. In the gable bay fronting the street there is a Art Deco motif in the air vent. The chimney is Art Deco in design. The driveway then leads to a later well located front garden right side double garage. Back of this lot has been subdivided off and this is when new garage possibly built.

The windows include a bay window set of four double hung windows with leadlight.

The property's address is 33 Boolwey Street, but was formerly 2 Edward Street and the house faces Edward Street.



Internet Review

Nil.

History

Historical Research by Maureen and Bud Townsing

Henry Edward Jones of Croydon, Gentleman, bought 2 Edward Street in June 1924 from the Archbishop of Sydney. Henry Jones died in November 1928. In September 1935 the land was sold to Edgar Vincent Sweeney, of Bowral, Clerk. Mr Sweeney became the Bowral Town Clerk in 1946 a position he held up till his retirement in 1968.

The Valuation List suggests the house was built by July 1936.

Keith Powell Rutherford of Bowral, Retired Medical Practitioner bought the property in October 1960. It passed to his widow, Helen Emma Elizabeth Rutherford in December 1973. The next sale was to Arthur Raymond Saunderson, a well-known Bowral builder, and Joan Alice Saunderson in August 1989.

Note on Edgar Vincent Sweeney from Southern Highland News 18/3/2012

Members of the band received a great shock when, on March 6, 1932, their bandmaster for 38 years and sincere friend, George Vincent, died. His nephew, Edgar Vincent Sweeney, took up the baton in his place. He led the band until 1948.

SWEENEY	Edgar	Death	06JUN1977	Death	late of	Sydney Morning	08JUN1977
	Vincent	notice			Bowral	Herald	

The memorial was erected on the band's jubilee 1894-1944 in memory of H.E.Jones (Founder), George E. Vincent (First Bandmaster) 1894-1932.

The names of later Bandmasters, Edgar V. Sweeney 1932-1948, 1972-1976, Leslie W.King 1948-1959, Gordon S. Ross 1959-1971, and Oliver S Edwards 1971-1972 were added until the band disbanded in 1976 after 80 years.

In January 1882 a Brass Band was formed and is believed to be the first cultural organisation in Bowral. The conductor was George Vincent and it had 16 members but it ceased in 1888 with a new band forming in 1889 that played in the streets on Christmas Day. This band continued until the Bowral Association Band was formed on the 19th of November 1894. G.E. Vincent, the son of the conductor in the first band, gave a great service to music in the Berrima District and was appointed bandmaster, which he did until his death in 1932



Above: Bowral Association Band Memorial in Corbett Gardens from this site
<https://monumentaustralia.org.au/themes/culture/community/display/95255-bowral-association-band-photo/2>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association as owner with Edgar Vincent Sweeney (d.1977), Bowral Town Clerk, 1946 to 1968.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>) Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey Interwar era rendered brick house with Art Deco detailing.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

2 Edward Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also significant for of its association as owner with Edgar Vincent Sweeney (d.1977) , Bowral Town Clerk, 1946 to1968 and for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey Interwar era rendered brick house with Art Deco detailing.

Interwar house

37 Boolwey Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

July 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction.

A single storey late Interwar or early post war period dwelling of rendered brick with a terracotta clad hipped roof. Well presented garden provides a good setting for this very restrained house.



Internet Review

21 images and 1 plan from this site from 2008 and 2019 inc image below from 2019

<https://www.realestate.com.au/property/37-boolwey-st-bowral-nsw-2576>



Above: 21 images and 1 plan from this site from 2008 and 2019 inc from 2019 source
<https://www.realestate.com.au/property/37-boolwey-st-bowral-nsw-2576>

History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Interwar dwelling.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

37 Boolwey Street Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Interwar dwelling.

Brick house

45 Boolwey Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Boolwey Street is a very pleasant street close to the centre of Bowral.

Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

A single storey double fronted good face brick house c. 1942 on the corner to Glebe Street. It has a low brick and pipe fence to match the house and box hedge in front. It has a sympathetic two strip brick driveway to the left to a matching traditional hipped roof single garage.

Has unglazed terracotta hipped roof currently with 12 solar panels to the north.

The projecting bay to the left has a three section roof. The main front of the bay has three casement winds and each side has 2. Each window has a 3 horizontal pane configuration.



Above: 45 Boolwey Street, Bowral. May 2021

Internet Review

4 images at this site c. 2007 accessed May 2021.

<https://www.propertyvalue.com.au/property/45-boolwey-street-bowral-nsw-2576/1569597>

History

Historical Research by Maureen and Bud Townsing

William Foley, a Tailor of Bowral bought Lots 1 and 2 of Section D on 20 December 1927. No. 45 Boolwey St is on Lot 2. In November 1941 William Foley sold the land to Ronald Leslie Baker, who was 19 years old and following his father, Ray Baker, as a brickmaker. Ron Baker was born in 1923 and in 1952 Ron and his wife Pat took over Bowral Bricks from Ray running it until 1972 when they sold it to AV Jennings.

Council's building records indicate on 8 January 1942 Ron Baker lodged an application to build the above house. The builder was A. S. Frain.

Ryerson Index

BAKER	Ronald Leslie	Obituary	1923-2000	Death	Brickmaster of Bowral	Sydney Morning Herald	07MAR2001
BAKER	Patricia Bridget	Probate notice	29AUG2019	Death	late of Bowral	NSW Probate Index	13FEB2020

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with: Ronald Leslie Baker (1923-2000), who was only 19 years old when he bought this site in 1941. He was following his well known father, Ray Baker, as a brick maker. In 1952 Ron and his wife Pat took over Bowral Bricks from Ray running it until 1972 when they sold it to AV Jennings. Builder was A. S. Frain in 1942.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small brick single storey double fronted early WWII era house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

45 Boolwey Street Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.

It is also of significance for its association with Ronald Leslie Baker (1923-2000), who was only 19 years old when he bought this site in 1941. He was following his well known father, Ray Baker, as a brick maker. In 1952 Ron and his wife Pat took over Bowral Bricks from Ray running it until 1972 when they sold it to AV Jennings. The Builder in 1942 was A. S. Frain.

It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a small brick single storey double fronted early WWII era house.

Interwar weatherboard house with slate roof including some interiors

87 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Internet Review

32 images and 1 plan at this site from 2008 and 2010 accessed July n2021. 2 images below from this site are dated 2010

<https://www.realestate.com.au/property/87-bowral-st-bowral-nsw-2576>





Above: 32 images and 1 plan at this site from 2008 and 2010 accessed July n2021. 2 images below from this site are dated 2010

<https://www.realestate.com.au/property/87-bowral-st-bowral-nsw-2576>

Edited Notes from Bud Townsing July 2021

According to Council records the first owner was Mr J Miller and the architect was Claud Hamilton of King St Sydney. The building specification mentioned concrete columns and the roof was by Maxwell Porter Limited.

The Robertson Advocate of 2 May 1922 indicates that C. Hamilton had been given approval for a weatherboard house in Bowral Street. This confirms a build date of 1922.

There is no record of the builder.

Claud Hamilton was a significant Sydney architect. He died in May 1943. His obituary in the Sydney Morning Herald of 22 May states: *"He was well-known as the inventor of a plastic cement material and built a large number of houses at Lithgow of this material. Mr Hamilton supervised for Australian Consolidated Industries in a number of its constructions, and designed and constructed a large number of flats at King's Cross."*

Notes from D McManus. The design and floor plan (below) for this house are of great interest.

The design elements are similar but not the same as the other architect designed quality houses in the Shire and they include the B. G. Waterhouse c. 1922 designed Ellerslie in Moss Vale and the Verton Bruce Smith 1928 designed Wychwood at Mittagong.

The common elements include symmetry, hipped tiled roofs, wide elevation and great attention to detail inside and out.



Above: Floor plan for 87 Bowral Street from <https://www.realestate.com.au/property/87-bowral-st-bowral-nsw-2576>

History

Extracts on Claud Hamilton (1891-1943), architect and inventor from this 2021 site

<https://www.rwebay.com.au/savoy-10-hardie-street-darlinghurst/>

Claud Hamilton (1891-1943), architect and inventor, built one of his grandest buildings, the Savoy, in 1919 at 10 Hardie Street, Darlinghurst. Hamilton was born in Campbelltown, a small port town on the southern tip of the south island of New Zealand. It was renamed Bluff in 1917.

No other architect has had such an influence on the area in terms of numbers of apartment blocks. He lived in Elizabeth Bay and designed "St John's Flats" (1916), 241 Darlinghurst Road, "Savoy" (1919), 10 Hardie Street, "Kenilworth" (1920), 18-22 Hardie Street, 235 Victoria Street (1923), "Tennyson House" (1924), 1 Farrell Avenue, "Normandy" (1926), "Regent's Court" (1929), 18 Springfield Avenue, "Versailles" (1929), 233 Darlinghurst Road, "Springfield Inn" now known as Funk House (early 1930), 23 Darlinghurst Road, "Sandringham" (1935), 22 Springfield Avenue, "Kaloola" (1927), 1 St Neot Avenue, "Byron Hall" (1928), 97 Macleay Street, "Wiringulla" (1927), 2 St Neot Avenue, "Lakemount" (1933), 46 Roslyn Gardens, and in 1940, 76 Elizabeth Bay Road.

Between 1916 and 1933, over 17 years, he designed 15 significant apartment blocks, almost one a year, a tremendous task, all within 2km of each other.

He also designed properties in Lithgow in the Blue Mountains and "Arawua" (1935), at 6 Palm Beach Road, Palm Beach, named after the Awarua Plains, where he was raised, just east of Bluff in New Zealand.

He made alterations in 1925 to "Osterley" 42-48 Darling Point Road, Darling Point, and carried out alterations and additions, converting the house into two self-contained flats, one on each level. He added the front porch, being the entry to the upstairs flat, the southern gabled wing housing a bedroom on each level and external stair, new kitchens and bathroom and a new stair to the upstairs flat.

His King Street offices must have been very busy. All his buildings reflected the "neo-classical" style prolific at the time. The term denotes use of classical features such as Terrazzo tiling, columns,

proportionally-squared windows, even a palmette or acroterion (a Grecian sculptural embellishment) usually emblazoned on the building's façade.

This neo-classical style was popular between 1919-1939. It was less formal and more eclectic than 18th and 19th century buildings. This style evolved from Vitruvius, a Roman architect and engineer, who published his famous Ten books of Architecture in about 20 BC. His principles were re-adopted by Palladio (1508-1580) in Renaissance Italy. It was revived in the Georgian period (1714-1837) and then again in the 1920s and 30s. It was popular at that time alongside the Art Deco style. Neo-classicism is known for its proportional rooms and windows and ancient Roman and Greek style motifs.

Hamilton was described as a "renowned architect of the day" yet today we know very little about him.

He supervised works for Australian Consolidated Industries (ACI), founded in 1922. It was a holding company, consisting of subsidiaries that manufactured items such as bottles, glassware, sheet glass, engineering products and plastics



Above: COMPARISON HOUSE ONLY Wychwood 18 Waverley Parade. Mittagong by Verton Bruce Smith. 1928. Shown here as a similar period and design to 87 Bowral Street, Bowral.



Above: COMPARISON HOUSE ONLY Ellerslie, 33 Illawarra Highway Moss Vale. By B. G. Waterhouse. c. 1922. Shown here as a similar period and design to 87 Bowral Street, Bowral.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this section of Bowral Street area of Bowral in the Interwar period.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association as architect for 87 Bowral Street, Claud Hamilton (1891-1943), architect and inventor, built one of his grandest buildings, the Savoy, in 1919 at 10 Hardie Street, Darlinghurst. Hamilton was born in Campbelltown, a small port town on the southern tip of the south island of New Zealand. It was renamed Bluff in 1917. No other architect has had such an influence on the eastern area of Sydney in terms of number of apartment blocks he designed. He lived in Elizabeth Bay and designed "St John's Flats" (1916), 241 Darlinghurst Road, "Savoy" (1919), 10 Hardie Street, "Kenilworth" (1920), 18-22 Hardie Street, 235 Victoria Street (1923), "Tennyson House" (1924), 1 Farrell Avenue, "Normandy" (1926), "Regent's Court" (1929), 18 Springfield Avenue, "Versailles" (1929), 233 Darlinghurst Road, "Springfield Inn" now known as Funk House (early 1930), 23 Darlinghurst Road, "Sandringham" (1935), 22 Springfield Avenue, "Kaloola" (1927), 1 St Neot Avenue, "Byron Hall" (1928), 97 Macleay Street, "Wiringulla" (1927), 2 St Neot Avenue, "Lakemount" (1933), 46 Roslyn Gardens, and in 1940, 76 Elizabeth Bay Road. Between 1916 and 1933, over 17 years, he designed 15 significant apartment blocks, almost one a year, a tremendous task, all within 2km of each other.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting, architectural form and intact interiors.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>) Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a high quality architect designed symmetrically fronted bungalow from the Interwar period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

87 Bowral Street, Bowral is significant because it illustrates the development of this section of the Bowral Street area in the Interwar period and for its association with its architect, Claud Hamilton (1891-1943), renown designer of 17 apartment buildings in the Elizabeth Bay and Darlinghurst between 1916 and 1933. It is also of significance in demonstrating aesthetic value in the local area because of its setting, architectural form and intact interiors and in demonstrating the principal characteristics of a class of the local area's heritage in this case a high quality architect designed symmetrically fronted bungalow from the Interwar period.

‘Wiston Cottage’—Interwar brick and tile cottage

94 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

This large 1968 m² site has a stained paling fence at the front and hedge front and back of it. The left side drive leads to a one and half storey double garage.

Built in 1938 it is double fronted one storey and of painted or rendered brick house the roof is gabled and clad in terracotta tile. Architect designed restrained late Interwar period house.

The gabled walls are corbelled. The chimney to the left is prominent.



Internet Review

1968m². No other info. Last sold 1996.

History

Historical Research by Maureen and Bud Townsing

Mabel Bowering Distin Morgan wife of Thomas Henry Distin Morgan of Bowral, Clerk in Holy Orders bought Lot 19 Section C from the Archbishop of Sydney in June 1929.

Mrs Distin Morgan took out a mortgage with the Bank of NSW in January 1938. It was discharged in June 1964. *Wiston Cottage* was built in 1938. The architect was J. N. Hoare of 19 Bligh Street Sydney and the builder was Mr AS Frain of *Halycon Avenue* Wahroonga.

Mabel Distin Morgan died at the age of ninety-nine in September 1971.

In May 1973 her daughter Barbara Distin Morgan of Bowral, spinster became the registered proprietor of *Wiston Cottage*.

Mabel Bowering Distin Morgan (nee Carter) married Thomas Distin Morgan in 1897 at St Marks Darling Point. In August 1910 he was inducted Rector of St. Simon and St Jude, Bowral. He remained in this office until his death in 1937. During his twenty-six years at St. Simon and St. Jude he greatly endeared himself to his practitioners and to the whole community.

Mabel was very active in local affairs. She was President of the Bowral YWCA between 1939 to 1941 and from 1946 to 1947. She was a life member of the YWCA. Barbara Distin Morgan was also President of the YWCA between 1962 and 1968.

Ryerson Index

MORGAN	Thomas Henry Distin	Death notice	24JAN1937	Death	at Bowral	Sydney Morning Herald	25JAN1937
MORGAN	Mabel Bowering Distin	Death notice	27SEP1971	Death 99	late of Bowral	Sydney Morning Herald	30SEP1971

Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Mabel Bowering Distin Morgan (nee Carter) (1872-1971) wife of Thomas Henry Distin Morgan (d.1937) of Bowral, Clerk in Holy Orders who bought the land in 1929 and built the house in 1938. In 1910 Thomas was inducted Rector of St. Simon and St Jude, Bowral. He remained in this office until his death in 1937. During his twenty-six years at St. Simon and St. Jude he greatly endeared himself to his practitioners and to the whole community. Mabel was very active in local affairs. She was President of the Bowral YWCA between 1939 to 1941 and from 1946 to 1947. She was a life member of the YWCA. Mabel died at the age of ninety-nine in September 1971 and the house passed to her daughter Barbara Distin Morgan who was also President of the YWCA between 1962 and 1968. Architect J. N. Hoare of 19 Bligh Street Sydney Builder Mr A S Frain of Halycon Avenue, Wahroonga.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a brick single storey architect designed restrained late Interwar period house.</i>

Integrity/Intactness

Appears to be substantially intact.

Statement of Heritage Significance

94 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.

It is also of significance because of its association with: 1. Mabel Bowering Distin Morgan (nee Carter) (1872-1971) wife of Thomas Henry Distin Morgan (d.1937) of Bowral, Clerk in Holy Orders who bought the land in 1929 and built the house in 1938. In 1910 Thomas was inducted Rector of St. Simon and St Jude, Bowral. He remained in this office until his death in 1937. During his twenty-six years at St. Simon and St. Jude he greatly endeared himself to his practitioners and to the whole community. Mabel was very active in local affairs. She was President of the Bowral YWCA between 1939 to 1941 and from 1946 to 1947. She was a life member of the YWCA. Mabel died at the age of ninety-nine in September 1971 and the house passed to her daughter Barbara Distin Morgan who was also President of the YWCA between 1962 and 1968. 2. Architect J. N. Hoare of 19 Bligh Street Sydney 3. Builder Mr A S Frain of Halycon Avenue, Wahroonga.

It is also of significance for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a brick single storey architect designed restrained late Interwar period house.

Modest post-war cottage

96 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

The site of 1973 m² has double rail timber fence with wire and hedge. It has a right side drive to a double garage. A single storey residence c. 1949 in medium light brick. It has a tiled gabled roof and corbelled brickwork to the gables. The chimney to the left has a dovetail style top entry is to the left hand side of the projecting bay, Windows are both double hung and fixed glass.



Internet Review

12 images from 2010 at this site

<https://www.realestate.com.au/property/96-bowral-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Mary Eppes Garran of Darlinghurst, Spinster, bought 96 Bowral Street, Lot 18 of Section C from the Archbishop of Sydney in April 1924. She sold to Charles Francis Smith, an Investor of Bowral, in February 1925.

He sold to Mrs Ethel Victoria Davis wife of Edmund of Fraser Davis of Artarmon, Esquire in July 1925. Ethel sold to Miss Selina Evelyn Meyer, Spinster of independent means, of Bowral for £400 in September 1946. She sold to Edna Phyllis Ann Davies, wife of Harold Alexander Davies of Robertson,

motor garage proprietor in November 1946 for £400. Two days later it was sold to Reginald Lance Cains, Insurance Agent of Cremorne and Hazel Doris Cains, as joint tenants for £400.

It was sold to Thomas Bernard Crimmins, Accountant, of 3 Myrtle Street Bowral in February 1948 for £400. He took a mortgage out in May 1948 with the Starr-Bowkett Building Society. This suggests a build date for the house of about 1949.

He sold the house to Frederick Louis Batchelor of Bowral, Retired Company Director in August 1950. Batchelor sold to Ann May Heaton, wife Archibald Heaton, of Bowral Motor Engineers, in April 1955.

Mrs Heaton sold to Graeme John Coates of Bowral, Schoolteacher and Catherine Grace Coates in May 1960.

Ryerson index

CRIMMINS	Thomas Bernard (Tom)	Death notice	28APR1961	Death	late of Killara	Sydney Morning Herald	29APR1961
BATCHELOR	Frederick Lewis	Death notice	31JUL1970	Death	74 late of Warriewood	Sydney Morning Herald	03AUG1970
HEATON	Archibald	Death notice	28SEP1961	Death	late of Bowral	Sydney Morning Herald	29SEP1961
COATES	Graeme John	Death notice	22JUN1983	Death	at Bowral	Sydney Morning Herald	25JUN1983
COATES	Catherine Grace McLean	Death notice	26OCT1976	Death	late of Bowral	Sydney Morning Herald	28OCT1976

Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with a series of owners who never built on the land from 1924 to 1949: 1924 Mary Eppes Garran of Darlinghurst, Spinster, who bought 96 Bowral Street, Lot 18 of Section C from the Archbishop of Sydney in April 1924. February 1925 Charles Francis Smith, an Investor of Bowral. July 1925 Mrs Ethel Victoria Davis wife of Edmund of Fraser Davis of Artarmon, Esquire. September 1946 Miss Selina Evelyn Meyer, Spinster of independent means, of Bowral. November 1946 Edna Phyllis Ann Davies, wife of Harold Alexander Davies of Robertson, motor garage proprietor. 1946 Reginald Lance Cains, Insurance Agent of Cremorne and Hazel Doris Cains.</i></p> <p><i>Thomas Bernard Crimmins (d.1961) , Accountant, who commissioned the house c. 1949.</i></p> <p><i>From 1950 Frederick Louis Batchelor (1896-1970) of Bowral, Retired Company Director in August 1950.</i></p> <p><i>From 1955 Ann May Heaton, wife Archibald Heaton (d.1961), of Bowral Motor Engineers, in April 1955.</i></p> <p><i>From 1960 Graeme John Coates (d.1983) of Bowral, Schoolteacher and Catherine Grace Coates (d.1976).</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<p><i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i></p>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<p><i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an exposed brick single storey well designed and restrained early post WWII house.</i></p>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

96 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Of significance because of its association with:

1. a series of owners who never built on the land from 1924 to 1949: 1924 Mary Eppes Garran of Darlinghurst, Spinster, who bought 96 Bowral Street, Lot 18 of Section C from the Archbishop of Sydney in April 1924. February 1925 Charles Francis Smith, an Investor of Bowral. July 1925 Mrs Ethel Victoria Davis wife of Edmund of Fraser Davis of Artarmon, Esquire. September 1946 Miss Selina Evelyn Meyer, Spinster of independent means, of Bowral. November 1946 Edna Phyllis Ann Davies, wife of Harold Alexander Davies of Robertson, motor garage proprietor. 1946 Reginald Lance Cains, Insurance Agent of Cremorne and Hazel Doris Cains.
2. Later owners a. Thomas Bernard Crimmins (d.1961) , Accountant, who commissioned the house c. 1949. b. From 1950 Frederick Louis Batchelor (1896-1970) of Bowral, Retired Company Director in August 1950. c. From 1955 Ann May Heaton, wife Archibald Heaton (d.1961), of Bowral Motor

Engineers, in April 1955. d. From 1960 Graeme John Coates (d.1983) of Bowral, Schoolteacher and Catherine Grace Coates (d.1976).

It is also of significance in demonstrating aesthetic achievement in the local area because of the the beauty of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case an exposed brick single storey and restrained and well designed early post WWII house.

‘Whitstable’—substantial Californian bungalow

98 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

Front has black painted brick fence with hedge above and no gates. A well paved driveway to the right leads to a matching gabled single garage.

The house is Californian Bungalow in design from c.1928 and rendered in stucco. The roof is gabled and clad in unglazed terracotta tile. Main roof projects to cover the wrap around veranda which is supported by timber posts on stuccoed pillars. Windows to the side are triple casement. Windows to the verandah are double hung.

There appears to be a very well designed gabled extension at the right rear.



Above: 98 Bowral Street, Bowral May 2021

History

Historical Research by Maureen and Bud Townsing

Lot 17 of Section C was bought by Albert Thomas William Sandy, Bricklayer and Euphrosyne Julia Sandy from the Archbishop of Sydney in June 1927.

In February 1928 a mortgage was given to John Barry of Bowral, a Stone Mason. This suggests that the house was built in about 1928. The Valuation List shows that in 1933 the house was built and was called Whitstable.

In September 1940 Whitstable was sold to Alexander Jennings, of Bundanoon Schoolteacher and Frances Ethel Jennings. Mr Jennings was the headmaster of Bundanoon Public School from 1934 to 1947.

Mr Jennings died in 1952 and in November 1952 Frances Jennings became the sole proprietor.

In November 1956 the property was sold to Angelo and Maria Nicholas, Cafe Proprietors of Bowral. In 1996 Angelo died and his interest in the property passed by transmission to Maria.

A Trove search indicates Angelo Nicholas ran the Bowral Cafe in the late 1940's and early 1950's.

He may have continued to run it well after this date.

The design of *Whitstable* suggests it may be the work of the architect Henry Sheaffe.

Ryerson Index

BARRY	John	Death notice	07SEP1939	Death	80	at Bowral	Sydney Morning Herald	08SEP1939
SANDY	Albert Thomas William	Death notice	17AUG1967	Death	80	late of Hurstville	Sydney Morning Herald	18AUG1967
SANDY	Euphrosyne Julia	Death notice	27DEC1977	Death	86	late of Hurstville	Sydney Morning Herald	29DEC1977
JENNINGS	Alexander	Other	04MAR1952	Death	late of	Bowral	Southern Mail (Bowral)	07MAR1952
JENNINGS	Frances Ethel	Death notice	07MAR1971	Death	90	at Sydney, late of Collaroy	Sydney Morning Herald	10MAR1971

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>) Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with</i></p> <p><i>From 1927 Albert Thomas William Sandy (d1887-1967), Bricklayer and Euphrosyne Julia Sandy (1891-1977) who bought the site from the Archbishop of Sydney in June 1927. In February 1928 a mortgage was given to John Barry (1859-1939) of Bowral, a Stone Mason. This suggests that the house was built in about 1928 and the design suggests it may be the work of the architect Henry Sheaffe.</i></p> <p><i>From 1940 Alexander Jennings (d.1952), of Bundanoon Schoolteacher and Frances Ethel Jennings (1881-1971). Mr Jennings was the headmaster of Bundanoon Public School from 1934 to 1947.</i></p> <p><i>From 1956 Angelo and Maria Nicholas, Cafe Proprietors of Bowral. Angelo Nicholas (d.1966) ran the Bowral Cafe in the late 1940's and early 1950s and possibly later.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<p><i>) Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form including later sympathetic additions at the rear.</i></p>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<p><i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a high large high quality single storey brick Interwar Californian Bungalow style house.</i></p>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

98 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Of significance because of its association with from 1. 1927 Albert Thomas William Sandy (d1887-1967), Bricklayer and Euphrosyne Julia Sandy (1891-1977) who bought the site from the Archbishop of Sydney in June 1927. In February 1928 a mortgage was given to John Barry (1859-1939) of Bowral, a Stone Mason. This suggests that the house was built in about 1928 and the design suggests it may be the work of the architect Henry Sheaffe. 2. From 1940 Alexander Jennings (d.1952), of Bundanoon Schoolteacher and Frances Ethel Jennings (1881-1971). Mr Jennings was the headmaster of Bundanoon Public School from 1934 to 1947. 3. From 1956 Angelo and Maria Nicholas, Cafe Proprietors of Bowral. Angelo Nicholas (d.1966) ran the Bowral Cafe in the late 1940's and early 1950s and possibly later. It is also of significance for the beauty of its setting and architectural form including later sympathetic additions at the rear and for demonstrating the principal characteristics of a class of the local area's heritage in this case a high large high quality single storey brick Interwar Californian Bungalow style house.

Interwar two storey house 100 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road. A two storey residence from c. 1951. This is a fine rendered brick building with gables and mansard roof of terracotta tile. There are two projecting wings – a double garage to the left and a single storey section to the right. The windows are of Georgian configuration 6 over 6 pane and the front door set includes Georgian detail to the glazing.



Above: A 2004 image of No 100 shows the rear elevation.



Above: 4 images from 2004 at this site Source <https://www.propertyvalue.com.au/property/100-bowral-street-bowral-nsw-2576/1569797>

Internet Review

4 poor images from 2004 at this site

<https://www.propertyvalue.com.au/property/100-bowral-street-bowral-nsw-2576/1569797>

History

Historical Research by Maureen and Bud Townsing

Herbert Cowie of Bowral, Headmaster High School Bowral and Rose Olive Cowie, bought Lot 16 of Section C from the Archbishop of Sydney in May 1930. Herbert died in October 1930 and the land passed to Rose Cowie.

In March 1943 Rose Cowie sold to Agnes May Clift of Parramatta, Married Women, for £250.

She sold to Beryl Maude Dakingsmith of Bowral, Widow in May 1951. Mrs Dakingsmith made an allocation to build in June 1951 and Alf Stephens & Sons was the builder.

Mrs. Dakingsmith gave a mortgage dated November 1953 to her son Alfred Edmund Dakingsmith of Sydney, Chemical Engineer. It was not registered until March 1963 according to the deeds. Mrs Dakingsmith's husband was Alfred Edwin Dakingsmith. They married in Queensland in 1906, and ran a successful drapery business in Charters Towers - Daking Smith & Co.

The Dakingsmiths transferred to Sydney in around 1909 where Alfred purchased, rebuilt and re-equipped the Parramatta Woollen Mills and built Daking House opposite Central Station in 1913 (see image below). They came to Bowral in the early 1920's and were actively involved in the local community.

In 1927 Alfred acquired 45 acres of land in the Glencoe Estate in Bowral. Alfred died in 1943 and left an estate of £89,000.

Stanley Herbert Sandry of Bowral, Pastrycook and Annie Isobel Sandry bought the property as joint tenants in June 1972.



***Above:** Daking House built in 1913 cnr Pitt and Rawson Place, Sydney. Undated image courtesy of City of Sydney archives.*

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - A brief history of Alf Stephens & Sons 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst in England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Ryerson Index

COWIE	Herbert	Death notice	07JUN1935	Death 54 at Bowral	Sydney Morning Herald	08JUN1935
COWIE	Rose Olive	Death notice	20JUL1976	Death late of Wahroonga	Sydney Morning Herald	24JUL1976
DAKINGSMITH	Beryl Maude	Death notice	12SEP1973	Death formerly of Bowral	Sydney Morning Herald	19SEP1973
DAKINGSMITH	Alfred Edwin	Death notice	07AUG1943	Death late of Bowral	Sydney Morning Herald	09AUG1943
SANDRY	Annie Isabel	Funeral notice	08MAR2004	Death	Southern Highlands News (Bowral)	10MAR2004

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with:</i></p> <p><i>From 1930 Herbert Cowie (1881-1935) of Bowral, Headmaster High School Bowral and Rose Olive Cowie (d.1976), bought Lot 16 of Section C from the Archbishop of Sydney in May 1930.</i></p> <p><i>From 1951 Beryl Maude Dakingsmith (d.1973) of Bowral, Widow. Mrs Dakingsmith's husband was Alfred Edwin Dakingsmith (d.1943). They married in Queensland in 1906, and ran a successful drapery business in Charters Towers. The Dakingsmiths moved to Sydney in around 1909 where Alfred purchased, rebuilt and re-equipped the Parramatta Woollen Mills and built Daking House opposite Central Station (1913). They came to Bowral in the early 1920's and were actively involved in the local community. In 1927 Alfred acquired 45 acres of land in the Glencoe Estate in Bowral. Alfred died in 1943 and left an estate of £89,000.</i></p> <p><i>Alf Stephens & Sons the builder in 1951.</i></p> <p><i>From 1972 Stanley Herbert Sandry of Bowral, Pastrycook and Annie Isobel Sandry (d.2004).</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case an early post WWII two storey house in a Georgian style</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

100 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.

It is also of significance because of its association with

Of significance because of its association with:

1. From 1930 Herbert Cowie (1881-1935) of Bowral, Headmaster High School Bowral and Rose Olive Cowie (d.1976), bought Lot 16 of Section C from the Archbishop of Sydney in May 1930.
2. From 1951 Beryl Maude Dakingsmith (d.1973) of Bowral, Widow. Mrs Dakingsmith's husband was Alfred Edwin Dakingsmith (d.1943). They married in Queensland in 1906, and ran a successful drapery business in Charters Towers. The Dakingsmiths moved to Sydney in around 1909 where Alfred purchased, rebuilt and re-equipped the Parramatta Woollen Mills and built Daking House opposite Central Station (1913). They came to Bowral in the early 1920's and were actively involved in the local community. In 1927 Alfred acquired 45 acres of land in the Glencoe Estate in Bowral. Alfred died in 1943 and left an estate of £89,000.
3. Alf Stephens & Sons the builder in 1951.
4. From 1972 Stanley Herbert Sandry of Bowral, Pastrycook and Annie Isobel Sandry (d.2004).

It is also of significance because the beauty of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case an early post WWII two storey house in a Georgian style

‘Elvador’—Interwar Mediterranean style house

102 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

Rendered brick single storey architect designed Interwar house in a restrained Mediterranean style. Built in 1937 that has a gabled and unglazed terracotta clad roof. Site has a low sandstone wall with horizontal capping and a right side driveway to a gabled single garage. Prominent features of the design are the left side tall projecting chimney and the front gable section under which the main entry is located.



Internet Review

71 images and 4 plans from 2020, 2018 and 2017 at this site

<https://www.realestate.com.au/property/102-bowral-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Oliver Geoffrey (Geoff) Beavan of Station St Bowral bought Lot 15 from the Archbishop of Sydney in May 1928. Geoff was the organist at St Jude's for many years, and in 1967 he marked his 54th anniversary as an organist there.

Geoff sold to Luke Clemens of Bowral, a Retired Bank Inspector, in August 1936 for £190. A pencilled notation in the Valuation List indicates that Luke built the house in April 1937 and called it *Elvador*.

Luke Clemens was a former Bank Manager. He became active in local affairs when he retired to Bowral, heading up a movement to re-establish the Boy Scouts in Bowral. He was also a Warden during WW2.

There is a family story that Luke Clemens may have been related to Samuel Clemens (Mark Twain). Mark Twain visited Australia in 1897. There is also a story that Mark Twain had an imposter posing as him travelling in Australia in the 1870's. Luke had an older brother, born in 1871, who was called Samuel Clemens - perhaps he was named after Mark Twain?

In October 1951 102 Bowral Street was sold to Herbert Wilson Friend of Bowral, Grazier, Marion Eleanor Little of Sydney, wife of William Norman Little of Sydney, Medical Practitioner, and John Waker Sillar, a Solicitor of Sydney.

York and Clarence Pty Ltd bought the property in April 1957.

George Sebastian Sandwith, Bowral Surveyor purchased it in April 1957. The next sale was to Thomas Leslie Denison May of Bowral, Builder and Majorie Jean May in May 1960.

Norman John Smith of Dee Why, Retired and Hilda Gertrude Smith acquired it in May 1971, soon after them Elizabeth Adams Augusta Matthew of Summer Hill, Concert Pianist, bought it in December 1971. Grahame Douglas Hordern and Beverley Anne Hordern bought the property in September 1985.

102 Bowral Street was designed by Henry Sheaffe and built by E. P. Symons.

Note on E P Symons by D. McManus

Ernest Pritchard Symons 1885-1965 was born in **Arlingham, Gloucestershire, England** on **1885** to Albert Edward Symons and Harriet Mary Pritchard. Ernest Pritchard Symons married Elsie Amy Edwards. Ernest passed away on **1965** in **Taunton, Devon, England**.

<https://www.ancestry.com/genealogy/records/ernest-pritchard-symons-24-gphcfl> Elsie passed away in 1962 in Bowral.

Ryerson Index

BEAVAN	Oliver Geoffrey	Death notice	19NOV1970	Death	late of Bowral	Sydney Morning Herald	20NOV1970
CLEMENS	Luke	Death notice	30JAN1963	Death 90	at Pymble	Sydney Morning Herald	31JAN1963
FRIEND	Herbert Wilson	Death notice	28DEC1963	Death	late of Dural	Sydney Morning Herald	31DEC1963
SYMONS	Elsie Amy	Death notice	23SEP1962	Death	at Bowral District Hospital, late of Bowral	Sydney Morning Herald	24SEP1962
SYMONS	Ernest Pritchard	Death notice	23OCT1965	Publication	in England, late of Bowral	Sydney Morning Herald	23OCT1965

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

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(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with Architect Henry Sheaffe who designed the house and Ernest Pritchard Symons 1885-1965 who built it and the following owners</i></p> <p><i>Oliver Geoffrey (Geoff) Beavan (d.1970) of Bowral bought Lot 15 from the Archbishop of Sydney in May 1928. He was the organist at St Jude's for many years, and in 1967 marked his 54th anniversary as an organist there.</i></p> <p><i>Luke Clemens (1873-1963) of Bowral, a Retired Bank Inspector, built the house in April 1937 and called it Elvador. Luke Clemens was a former Bank Manager. He became active in local affairs when he retired to Bowral, heading up a movement to re-establish the Boy Scouts in Bowral. He was also a Warden during WW2.</i></p> <p><i>From 1951 Herbert Wilson Friend (d. 1963) of Bowral, Grazier, Marion Eleanor Little of Sydney, wife of William Norman Little of Sydney, Medical Practitioner, and John Waker Sillar, a Solicitor of Sydney.</i></p> <p><i>From 1957 George Sebastian Sandwith, Bowral Surveyor.</i></p> <p><i>From 1960 Thomas Leslie Denison May of Bowral, Builder and Majorie Jean May in May 1960.</i></p> <p><i>From 1971 Norman John Smith of Dee Why, Retired and Hilda Gertrude Smith</i></p> <p><i>From 1971 Elizabeth Adams Augusta Matthew of Summer Hill, Concert Pianist</i></p> <p><i>From 1985 Grahame Douglas Hordern and Beverley Anne Hordern.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
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Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

102 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with Architect Henry Sheaffe 1873-1958 who designed the house and Ernest Pritchard Symons 1885-1965 who built it and the following owners 1. Oliver Geoffrey (Geoff) Beavan (d.1970) of Bowral bought Lot 15 from the Archbishop of Sydney in May 1928. He was the organist at St Jude's for many years, and in 1967 marked his 54th anniversary as an organist there. 2. Luke Clemens (1873-1963) of Bowral, a Retired Bank Inspector, built the house in April 1937 and called it *Elvador*. Luke Clemens was a former Bank Manager. He became active in local affairs when he retired to Bowral, heading up a movement to re-establish the Boy Scouts in Bowral. He was also a Warden during WW2. 3. From 1951 Herbert Wilson Friend (d. 1963) of Bowral, Grazier, Marion Eleanor Little of Sydney, wife of William Norman Little of Sydney, Medical Practitioner, and John Waker Sillar, a Solicitor of Sydney. 4. From 1957 George Sebastian Sandwith, Bowral Surveyor. 5. From 1960 Thomas Leslie Denison May of Bowral, Builder and Majorie Jean May in May 1960. 6. From 1971 Norman John Smith of Dee Why, Retired and Hilda Gertrude Smith. 7. From 1971 Elizabeth Adams Augusta Matthew of Summer Hill, Concert Pianist. 8. From 1985 Grahame Douglas Hordern and Beverley Anne Hordern. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for possessing a relatively rare aspect of the local area's heritage in this case a rendered brick single storey architect designed Interwar house in a restrained Mediterranean style.

Interwar architect designed house

106 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

A rendered brick single storey architect designed Interwar house from c. 1940 in a restrained contemporary style. This site has 1952 m² site, a timber paling fence to the front and a right side gravel driveway to a double garage at the far rear right. Roof is hipped and in unglazed terracotta tile. There is a prominent but shallow pedimented portico to the centre and a prominent chimney to the left. The windows are double hung and horizontal in proportion.



Internet Review

4 images from 2012 at this site

<https://www.realestate.com.au/property/106-bowral-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

James Tudor Turner bought 106 Bowral Street, Lot 13, from the Archbishop of Sydney in November 1923. Turner sold Lot 13 to Charles Oakey of Sydney a medical assistant.

Oakey sold Lot 13 to Leslie Barnsley Smith, shop manager of Bong Bong Street, for £259 in April 1939.

Leslie took out a mortgage with the Goulburn Homes and Co-operative Building Society in November 1939. Council's building files indicate that the builder was J. E. Shepherd of Aitken Road and approval was given in October 1939.

Leslie Smith sold to Harold John Holden in March 1945 for £1,900. Holden ran a car hire business. Holden sold to Anthony Louis Springgett, company director in August 1947 for £2,200.

In December 1948 Springgett sold to Clement Grice Jones and Lilian Narlene Jones. He was a cafe proprietor. The sale price was £2,500.

The Joneses sold to Enid Maud Cooper Warnock, wife of John Alan Warnock, retired of Palm Beach, in October 1950. She sold a couple of months later in December 1950 to Lily Reynolds, the wife of Herbert Henry Reynolds, a company director of Bowral.

Leslie Smith, the first owner of the house, was appointed an honorary magistrate for Bowral in December 1938. Leslie Smith married Joyce Turner in June 1939 and they took up residence in The Hut which was in Boolwey Street just behind 4 Church Street, presumably whilst 106 Bowral Street was under construction.

Prior to World War 2 Leslie was actively involved in the Bowral Militia. He was a Lieutenant and was the Commander of the Bowral Militia in 1939. He was called up in 1941 and served as a Captain in the Army in New Guinea.

It is possible that Henry Sheaffe also designed 106 Bowral Street as well as 102 Bowral Street. The designs of the two houses are very similar and Henry Sheaffe and Leslie Smith worked together in the Bowral Militia Welfare Association in the late 1930's.

Ryerson Index

SMITH	Leslie Barnsley (Les)	Death notice	24SEP1974	Death	late of Weetangera ACT	Canberra Times	26SEP1974
HOLDEN	Harold John	Death notice	01FEB1967	Death	late of Fivedock	Sydney Morning Herald	02FEB1967
SPRINGETT	Anthony Louis (Tony)	Death notice	20JUN1998	Death	81 late of Pinjarra Hills, Qld, formerly of Bowral	Illawarra Mercury	24JUN1998
WARNOCK	Enid Maud Cooper	Probate notice	11FEB1988	Publication	late of Alstonville	Northern Star (Lismore)	11FEB1988
WARNOCK	John Alan	Probate notice	17JUL1993	Publication	late of Lismore	Northern Star (Lismore)	17JUL1993

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with From 1939 Leslie Barnsley Smith (1906-1974), shop manager in Bowral Leslie Smith, the first owner of the house. He was appointed an honorary magistrate for Bowral in December 1938. Prior to World War 2 Leslie was actively involved in the Bowral Militia. He was a Lieutenant and was the Commander of the Bowral Militia in 1939. He was called up in 1941 and served as a Captain in the Army in New Guinea. J. E. Shepherd, Builder of Aitken Road, Bowral. The architect is likely to have been Henry Sheaffe who is known to have designed the very similar 102 Bowral Street. Henry Sheaffe and Leslie Smith worked together in the Bowral Militia Welfare Association in the late 1930's. From 1945 Harold John Holden (d.1967) who ran a car hire business. From 1947 Anthony Louis Springett (1917-1998), company director and member of the prominent Bowral business family. From 1948 Clement Grice Jones a cafe proprietor and Lilian Narlene Jones. From October 1950 Enid Maud Cooper Warnock (d. c1987), wife of John Alan Warnock (d. c1993). From December 1950 Lily Reynolds, the wife of Herbert Henry Reynolds, a company director of Bowral.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspect of the local area's heritage in this case a rendered brick single storey architect designed Interwar house in a restrained Mediterranean style.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

106 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance for its association with 1. From 1939 Leslie Barnsley Smith (1906-1974), shop manager in Bowral Leslie Smith, the first owner of the house. He was appointed an honorary magistrate for Bowral in December 1938. Prior to World War 2 Leslie was actively involved in the Bowral Militia. He was a Lieutenant and was the Commander of the Bowral Militia in 1939. He was called up in 1941 and served as a Captain in the Army in New Guinea. 2. J. E. Shepherd, Builder of Aitken Road, Bowral. 3 The architect is likely to have been Henry Sheaffe who is known to have designed the very similar 102 Bowral Street. Henry Sheaffe and Leslie Smith worked together in the Bowral Militia Welfare Association in the late 1930's. 4. From 1945 Harold John Holden (d.1967) who ran a car hire business. 5. From 1947 Anthony Louis Springett (1917-1998), company director and member of the prominent Bowral business family. 6. From 1948 Clement Grice Jones a cafe proprietor and Lilian Narlene Jones. 7. From October 1950 Enid Maud Cooper Warnock (d. c1987), wife of John Alan Warnock (d. c1993). 8. From December 1950 Lily Reynolds, the wife of Herbert Henry Reynolds, a company director of Bowral. It is also of significance in demonstrating aesthetic achievement in the local area for the beauty of its setting and architectural form and for possessing a relatively rare aspect of the local area's heritage in this case a rendered brick single storey architect designed Interwar house in a restrained Mediterranean style.

Interwar house

116 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Glebe Estate Extension to the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road

Single storey double fronted gabled roof house from c. mid 1930s. Has a high picket fence and left driveway to a traditional single storey garage. Windows include double set casement with two over two pane and 5 small light on the top of each.



Internet Review

Google image only. 1321 m² site.

History

Historical Research by Maureen and Bud Townsing

On 14 December 1923 Philip Molen, Gardener of Burradoo bought Lots 11 and 12 from the Archbishop of Sydney, 116 Bowral Street is on Lot 11.

On 21 June 1933 Molen sold both Lots 11 and 12 to Alf Stephens Jr.

Alf Stephens Jnr. sold Lot 11, 116 Bowral Street to Gladys Eugenie Elliott on 20 November 1946. We presume Alf Stephens Jnr. built this house in the mid 1930's.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - A brief history of Alf Stephens & Sons 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with with Alf Stephens Jnr prominent Bowral builder, owner and likely builder of this house.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>) Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick double fronted Interwar period house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

116 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance for its association with Alf Stephens Jnr prominent Bowral builder, owner and likely builder of this house and because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick double fronted Interwar period house.

Post-war house

118 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Glebe Estate Extension to the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

Single storey rendered brick with hipped unglazed terracotta roof residence from c. 1947. Base course and window sills remain unpainted. Has a prominent chimney to the right. Windows are double hung in sets of three Low stone front wall and drive to a right which is of two strip concrete. Appears to be in two flats at this time – 118 and 118A.



Internet Review

5 images at this site from c. 2002 inc image below 1317 m²

<https://www.realestate.com.au/property/118-bowral-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Robert Meldrum Bowie Carpenter from Maroubra bought Lot 10 of Section E from the Archbishop of Sydney on 8 October 1929. Bowie sold to Jack Alfred Chadwick of Bowral, Motor Mechanic in April 1946.

On 18 March 1947 Chadwick gave a mortgage to Leslie William Menzies of Glenquarry Dairy Farmer. This suggests a build date of about 1947.

Jack Chadwick lived at 118 Bowral Street for many years.

Ryerson index

CHADWICK	Jack Alfred	Death notice	20JUN1991	Death	75 late of Bowral	Sydney Morning Herald	21JUN1991
CHADWICK	Melva Marion	Death notice	26JAN1975	Death	late of Bowral	Sydney Morning Herald	27JAN1975

Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
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(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Jack Alfred Chadwick (1916-1991) Aircraftsman RAAF of Bowral. Married Melva Pattison-Clarke (d.1975) in December 1945, bought this site in April 1946 and arranged building of this house c.1947.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a rendered brick single storey well designed early post WWII house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

118 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also significant because of its association with Jack Alfred Chadwick (1916-1991) Aircraftsman RAAF of Bowral who bought this site in April 1946 and arranged building c.1947. His wife was Melva Pattison-Clarke (d.1975). It is of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a rendered brick single storey well-designed early post WWII house.

Federation house

120 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Glebe Estate Extension to the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

A single storey Federation style house in brick. Laurel hedge to the front. Large conifer in the front left. Roof is gabled and clad in corrugated metal. Gable to the street is battened. Window in the projecting bay is triple casement and is protected by a hood with shingle or slate cover. Window to verandah is two set casement.

Verandah is supported by timber posts on a brick balustrade.



Internet Review

None found. Site is 1313m²

History

Historical Research by Maureen and Bud Townsing

Sydney Thomas Workman of Bowral, Quarryman bought Lot 9 from the Archbishop of Sydney on 22 December 1925. He gave a mortgage to the Government Savings Bank of New South Wales on 26

May 1926 which indicates a 1926 build date with the likely architect being Henry Sheaffe judging by the detailing of the house.

Mr Workman sold to Jessie Ann Trotter of Bowral, a widow in July 1955.

Ryerson index

WORKMAN	Sydney	Death	30OCT1983	Death	91	late of	Sydney	01NOV1983
	Thomas	notice				Bowral and	Morning	
						Sussex Inlet	Herald	

Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance for its association with Sydney Thomas Workman (1892-1983) of Bowral, Quarryman, who bought the site and arranged for building of the house.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>) Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Federation era style house even though built c. 1926.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

120 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Of significance for its association with Sydney Thomas Workman (1892-1983) of Bowral, Quarryman, who bought the site and arranged for building of the house. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Federation era style house even though built c. 1926.

‘Ingelara’—post-war house

124 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Glebe Estate Extension to the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

A single storey face brick hipped tile roof house from c. 1947. Has a low brick walls and right side drive of brick and concrete to a hipped terracotta single garage. Windows are casement and each has 4 horizontal panes. Has very fine brickwork including carefully selected alternate lighter and darker bricks. Very similar to the brickwork at No 126 of the same age and likely to be by the same builder.



Internet Review

Nil.

History

Historical Research by Maureen and Bud Townsing

Lot 6 and Lot 7 of Section E was sold to Robert Dunwoodie Bowral, Shop Assistant in 11 October 1927. 124 Bowral Street is Lot 7.

Both Lot 6 and 7 were sold to Ronald Leslie Baker of Bowral of Bowral Bricks on 3 October 1945.

In March 1947 Ron Baker sold Lot 7 to Ethel Doreen McCausland. Ethel in a transfer dated 31 July 1947 sold to Norris Cecil Griffin of Bowral Storekeeper on 2 September 1948.

It seems likely the house was built in 1947.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Ronald Leslie Baker (1923-2000) of Bowral Brick Works owner who commissioned the house.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form including the quality of the brickwork.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a very well designed and built single storey brick early post WWII house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made.

Statement of Heritage Significance

124 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with Ronald Leslie Baker (1923-2000) of Bowral Brick Works owner who commissioned the house and in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form including the quality of the brickwork and in demonstrating the principal characteristics of a class of the local area's heritage in this case a very well designed and built single storey brick early post WWII house.

‘Spindleberries’—post-war house

126 Bowral Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Glebe Estate Extension to the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

A single storey face brick hipped unglazed terracotta tile roof house from c 1947. Roof has two elegant projecting hip sections.

Low brick front fence to match the house with period related wrought iron gates. Gravel drive at left to a single hipped corrugated iron roofed garage. Very large weeping cherry tree in front garden. Has very fine brickwork including carefully selected alternate lighter and darker bricks. Very similar to the brickwork at No 124 of the same age and likely to be by the same builder. Image below from 2021



Internet Review

7 images from 2017, including image below from <https://www.allhomes.com.au/126-bowral-street-bowral-nsw-2576>



Above: 7 images from 2017, including image below from <https://www.allhomes.com.au/126-bowral-street-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Lot 6 and Lot 7 of Section E was sold to Robert Dunwoodie Bowral, Shop Assistant in 11 October 1927. 126 Bowral Street is Lot 6. Both Lot 6 and 7 were sold to Ronald Leslie Baker of Bowral of Bowral Bricks on 3 October 1945.

Ron Baker gave a mortgage on Lot 6 to the Bank of New South Wales on 1 September 1947. It is likely the house was constructed at this time - 1947.

Ron Baker sold 126 Bowral Street to Hubert File Sackett and May Jane Sackett as tenants in common on 24 June 1954.

Lot 6 was subdivided in November 1973, with another house (No 128) constructed nearer to the Rivulet.

Notes on Hubert File Sackett

Source: <https://sackettfamily.info/g106/p106016.htm>

Father George File Sackett (1863-1927)

Mother Arabella Leans (c 1864-1958)

Hubert File Sackett, a baker of Queanbeyan, New South Wales, Australia, son of George File Sackett and Arabella Leans, was born in Murrumburrah, New South WalesG, in 1898.¹ He married at QueanbeyanG in 1925, May J Rustin, daughter of John Sydney Rustin and Agnes Esther ____.²

Hubert ran a bakery at Railway Heights, Queanbeyan, AustraliaG, an advertisement in the Canberra Times in 1926 indicating that he specialised in fresh machine-made bread and also made birthday and wedding cakes, offering a daily delivery service in Canberra.³ In the following year he obtained permission to extend his bakery premises at Crawford Street, QueanbeyanG.⁴

Hubert acted as spokesman for the master bakers of Canberra at an inquiry in 1931 into the price of bread.⁵

In 1932 Hubert was fined at the Queanbeyan Police Court after pleading guilty to a charge of storing flour in an unclean room.⁶ Hubert was also a keen horticulturalist and in 1937 and 1938 gave talks and practical demonstrations on the pruning of fruit trees to the Horticultural Society of Canberra.⁷

Hubert File Sackett (1898-1975) and May Jane Sackett (nee Rustin 1895-1975)

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Ronald Leslie Baker (1923-2000), owner of Bowral Brick Works who commissioned the house.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>) Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form including the quality of the brickwork.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a very well designed and built single storey brick early post WWII house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

126 Bowral Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with Ronald Leslie Baker, owner of Bowral Brick Works who commissioned the house. Of significance also in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form including the quality of the brickwork and for demonstrating the principal characteristics of a class of the local area's heritage in this case a very well designed and built single storey brick early post WWII house.

Interwar bungalow

7 Bradman Avenue, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Glebe Estate Extension to the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bradman Avenue is a very pleasant short street running from Bradman Oval to The Cherry Walk. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

A single storey timber prior to 1927 Californian Bungalow house with tile roof which has been painted. Double rail timber fence with traditional light wrought metal top gates. Left side gravel drive to double garage at the far rear. Verandah is broken back and tiles and supported by timber posts on brick pillars. Projecting gable section to the street has 3 casement window set. Under the verandah there is also a 3 casement..



Above: 7 Bradman Avenue, Bowral

Internet Review

One image only at this site. Last sold 2002.

<https://www.domain.com.au/property-profile/7-bradman-avenue-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Edward John Ison an Engine Driver from Bowral bought Lot 4 Section E from the Archbishop of Sydney on 27 December 1923. Mr Ison gave a mortgage to Edwin Boardman on 31 March 1924 which was discharged on 6 June 1925 and on the same date Ison took out a new mortgage with the Argyle Starr-Bowkett Ballot and Sale Society.

This later mortgage may have been to construct the house. Council's rate book shows there was a house on the site in the year ending December 1927. Architectural details indicate the house may have been designed by Henry Sheaffe.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Edward John Ison an Engine Driver from Bowral who bought the site from the Archbishop of Sydney on 27 December 1923 and arranged building of the house prior to 1927. Henry Sheaffe as likely but not proven architect.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey weatherboard Interwar Californian Bungalow style house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made including painted brick work.

Statement of Heritage Significance

7 Bradman Ave Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Of

significance also for its association with Edward John Ison an Engine Driver from Bowral who bought the site in 1923 and arranged building of the house prior to 1927. Henry Sheaffe is the likely but not proven architect. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey weatherboard Interwar Californian Bungalow style house.

Post-war house

12 Bradman Avenue, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bradman Avenue is a very pleasant short street running from Bradman Oval to The Cherry Walk. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

A single storey rendered brick house from c. 1946. Low stone fence with a photinia hedge with drive to left carport.

Roof is hipped and clad in unglazed terracotta tile. Chimney is rendered but with a band in unpainted brick. There is a projecting bay to the street which has the main entrance to the left. Windows include two set double hung and single pane over single pane.



Internet Review

Nil.

History

Historical Research by Maureen and Bud Townsing

Janet Emily Lawless of Eastwood, Spinster, bought lots 3, 7 and 8 of Section D from the Archbishop of Sydney. The above house is on Lot 7.

Janet married in June 1940 changing her name to Janet Emily Wheatley. She sold Lot 3 to Alan Albert Woodey, Bowral Carpenter, in April 1946. Woodey gave a mortgage to the Mutual Life and Citizens Assurance Company in December 1946. This may have been to construct the above house.

Woodey sold to Alfred Jacob King of Bowral, Mechanic in April 1949, he sold to Ralph Stanley Reynolds of Bowral, Garage Proprietor, in April 1951. In September 1953 Reynolds sold to Percy Alfred Westbrook of Bowral, Estate agent.



Above: 12 Bradman Avenue, Bowral May 2021

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>) Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>) Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small brick single storey simply and elegantly designed early post WWII house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

12 Bradman Ave, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a small brick single storey simply and elegantly designed early post WWII house.

Victorian cottage

16 Bundaroo Street, Bowra

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

Bundaroo Street is a pleasant tree lined and it provides a good setting for this heritage item. There is traditional picket fence and garden. House is symmetrical in elevation and is made of sandstock brick and has a corrugated metal hipped roof with two prominent chimneys. The verandah is hipped and straight and returns to the left where it is partly enclosed. The verandah is timber post supported and it has timber brackets. There is window each side of the main door and each has double hung windows of 2 panes above 2 panes. Driveway is to the left leads to a large paved parking area and a consequent large loss of the rear garden.



Internet Review

16 images and one plan from 2010 at this site. Images below from this site.

<https://www.realestate.com.au/property/16-bundaroo-st-bowral-nsw-2576>



Above: 16 images and one plan from 2010 at this site. Images above from this site. Source <https://www.realestate.com.au/property/16-bundaroo-st-bowral-nsw-2576>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the Late Victorian period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed small sandstock brick symmetrically fronted cottage from the Late Victorian period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

16 Bundaroo Street, Bowral. is significant because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the late Victorian period. It is of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed small sandstock brick symmetrically fronted cottage from the late Victorian period.

Victorian cottage with bullnosed verandah 22 Bundaroo Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: Bundaroo Street is a pleasant tree lined and it provides a good setting for this heritage item on 1624 m² site. An elegant high standard symmetrical hipped roofed Victorian era residence with bull nose verandah. Driveway is the left. It has traditional style picket fence and lychgate. Very high level of detail including corbels to the eaves. In recent years major additions and a swimming pool in contemporary style have been made at the rear. The house was entered into the WSC heritage awards c. 1918. .



Internet check

33 images including drone at this 2020 site. Images and I notes below from this site.

Has a very high quality contemporary additions to the rear as shown in the images below.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-134753030>

A Triumph of Unparalleled Design and Heritage-Inspired Luxury

22 Bundaroo Street, Bowral

Beautiful Victorian architecture and an exquisite display of ornamental and flourishing greenery sets the tone for the splendour that awaits within this truly remarkable residence. A meticulous and considered addition to the original home harmoniously fuses both character and contemporary, old and new, incorporating a rich pallet of materials and textures with a focus on thermal performance and energy efficiency.

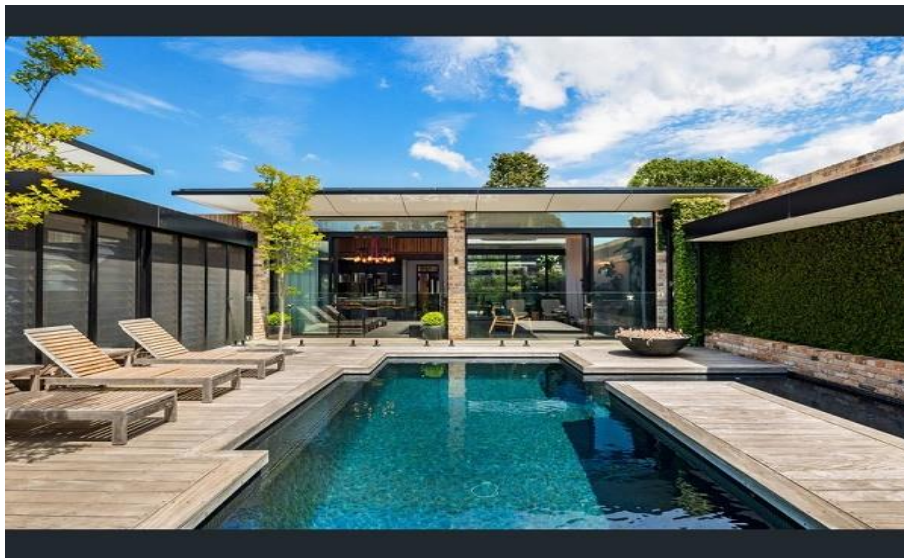
Encompassing luxurious living on a grand scale and with flawless attention to detail, a breathtaking marriage of elegant traditional features and edgy contemporary finishes, impeccably unites functionality and beauty. Soaring ceilings, idyllic rear to north lighting and cross ventilation complement the flowing internal living space and its integration with the outdoors, interspersed with atriums and water features.

This is a home that will both exhilarate your senses and provide restorative calm and balance. Set on a generous 1620sqm and only footsteps to the vibrant heart of Bowral, a life of pure serenity and refinement could be yours.

- *State-of-the-art kitchen features backlit New York marble island, and comprehensive butler's pantry and wine cellar*
- *Five stately bedrooms, each with ensuite, reverse cycle air conditioning and wardrobes*
- *Fifth bedroom enjoys a palatial ensuite and tranquil leafy outlook*
- *Media room, home office, gymnasium and laundry enhance the already abundant offering*
- *Open air pavilion with outdoor kitchen and fireplace overlooks the superb resort style pool setting*
- *Magnificent rear garden showcases thriving vegetable garden beds, fruit trees and sandstone fire pit*

Infrastructure:

- *Rear to north aspect fosters passive solar functionality through precisely placed windows, louvres and polished concrete floors*
- *Spray foam and air cell insulation, hydronic and slab heating from geothermal, double-glazed thermally broken windows and doors*
- *Pool with magnesium mineral salt water and geothermal heating*
- *Full CBUS home automation, surround sound*
- *Full Fibre To The Premise and CCTV security*
- *47-kilowatt roof solar system, Tesla power wall and two electric 3-phase car chargers*
- *Recessed LED lighting provides indirect light; triple skinned wall frames to the new build*
- *10,000L water storage*



Above: Image from BDHS image library. Photographed as part of Streetscapes Project by Berrima District Historical Society in 1980.

Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the Late Victorian period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for the high standard of the later contemporary designed additions to the rear.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed brick symmetrically fronted residence from the Late Victorian period.</i>

Integrity/Intactness

Substantially intact although major additions have been made.

Statement of Heritage Significance

22 Bundaroo Street, Bowral is significant because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the late Victorian period. It is of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed brick symmetrically fronted residence from the late Victorian period and for the high standard of the later contemporary designed additions to the rear.

‘St Chads’—Interwar Arts & Crafts bungalow and interiors

27 Bundaroo Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

Bundaroo Street is a pleasant tree lined and it provides a good setting for this heritage item and site of 1206 m². On the street alignment is a high laurel and small tree hedge. Driveway to the right has parking area. Built in 1919 the design suggests a fusion of Californian Bungalow and Arts and Crafts. The elevation is complex. Two large projecting gables to the left front the smaller of which totally covers a veranda. To the right there is beautiful three section bay window with glazing right to the corner and up into the eaves. The roof is gabled and clad in corrugated metal sheet. The eaves are deep and supported by large timber brackets. The gable ends have a stucco and vertical batten finish. At least 3 chimneys visible and these are also stuccoed. The internet image below shows that is likely to have some original joinery fittings in place.



Above: Image at this 2021 site accessed May 2021 <https://www.dijones.com.au/property/house-nsw-bowral-1p48343/>

Internet Review

Image above and listing notes at this 2021 site accessed May 2021

<https://www.dijones.com.au/property/house-nsw-bowral-1p48343/>

Built in 1919 for a returning WWI soldier by renowned local builder Alf Stephens, this quintessential old Bowral home is nestled on a rare two title holding amongst its original plantings of cool climate trees and shrubs.

Offered for the first time in forty-five years and, during this time, lovingly maintained to retain many of its original characteristics and features, 'St Chads' is ready for the next custodian who is looking for a home of character and heritage yet requiring multiple living and bedroom options, updated features and an enchanting established garden to potter in, all within a walk-to-town, old Bowral location.

Double brick and stucco plus double brick interiors, original timber floorboards, high ceilings, ornate architraves, skirts and cabinetry plus aged glass bay windows, this well-established residence is a stone's throw along paved footpaths from Bowral's cafes, boutiques and shopping precincts.

Approached from its gravel and paved driveway to a broad north-facing front porch enter through glass French doors to the living room and snug library with slow combustion fire and bookcase. A conservatory-style dining room with open fireplace commands the north position and looks out to the garden.

The country-style kitchen has a fabulous gas Capitol cooktop and gas oven, marble benchtops, twin sink, walk-in pantry and has room for a breakfast table.

Three-four bedrooms plus study, two updated bathrooms in main house, walk in dressing room and original built in 'robes.

- Separate, character self-contained cottage with kitchenette and ensuite, currently used as a popular bed and breakfast
- Gas central heating throughout, plus slow combustion fire in library and gas outlets in living
- Stunning north eastern, enclosed veranda morning-room
- Internal laundry
- Fenced back garden with two sheds
- Established hedging and leafy, sun-trap garden 'rooms'
- Off-street parking for two-three cars



Above: Image from a 2008 internet site.

History

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and

nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private*

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messrs. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments." •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the early Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with the renown local builder Alf Stephens and Sons.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting, architectural form and interiors.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspects of the local area's heritage in this case a design fusion of Californian Bungalow and Arts and Crafts.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

St Chads at 27 Bundaroo Street, Bowral is significant because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the early Interwar period and for having been built by the renown local builder Alf Stephens and Sons. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting, architectural form and interiors and for possessing a rare aspects of the local area's heritage in this case a design fusion of Californian Bungalow and Arts and Crafts.

‘Winton’—Interwar house including trachyte fence

29 Bundaroo Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

Bundaroo Street is a pleasant tree lined and it provides a good setting for this heritage item and 603 m² site. A very intact house from the Interwar period. It has a hipped and gabled terra cotta clad roof, face brick walls and beautifully detailed double timber post supported verandah. It has a local Trachyte stone front fence.





Above: Images 29 Bundaroo Street, Bowral

Internet Review

<https://www.realestate.com.au/property/29-bundaroo-st-bowral-nsw-2576>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting, architectural form and Trachyte stone and rail front fence.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>) Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a very intact and restrained design single storey early twentieth century residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Winton at 29 Bundaroo Street, Bowral. Winton is significant because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the Interwar period. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting, architectural form and Trachyte stone front fence and for demonstrating the principal characteristics of a class of the local area's heritage in this case a very intact and restrained design single storey early twentieth century residence.

‘Victory Cottage’—two storey trachyte-fronted terrace house

42 Bundaroo Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

Bundaroo Street is a pleasant tree lined and it provides a good setting for this heritage item. It is located close to the street has a fleur-de-lis top metal picket fence to the left and as pedestrian gate to the house. Very low fence immediately in front to the house is in cast metal. Main structure is a relatively small and tall two storey gabled full brick with Bowral Trachyte facing. Two storey verandah has a bullnose roof to the upper floor and is metal post supported with decorative cast metal brackets and and cast meta balustrade to the upper floor. There are two very slim side by side double hung windows to the left of the entrance door and two sets of French doors on the upper verandah. New sympathetic additions have been made to the rear in recent years. House has new main and verandah roof in galvanised iron. House in excellent condition.



Internet Review

<https://www.realestate.com.au/property/42-bundaroo-st-bowral-nsw-2576>

There is a good nine page Statement of Environmental Effects report by Rod Ellis Architect of Mittagong dated 7/12/2015 at this 2015 DA Tracker site for 42 Bundaroo Street, Bowral. Extracts below.

<https://datracker.wsc.nsw.gov.au/modules/DocumentMaster/ViewDocumentFTP.aspx?key=%2fuPPVArkFd1TprcXajQoxA%3d%3d>

The subject property is 1,138m² in area and sits on the northern side of Bundaroo Street, about 100 metres to the east of Bendooley Street. It is bounded by similar size residential properties. The site is rectangular shaped with a 19.55m frontage to Bundaroo Street with side boundaries of 60.33m. The site slopes from Bundaroo Street to the northern (rear) boundary with a fall of about 2,8m over the property. The existing two storey house faces the street and was constructed approximately mid 19th Century. General construction is full brick with trachyte stone facing to the street and rear elevation, timber framed floor and roof with a painted corrugated steel roof covering, Windows are timber framed, double hung type. A two storey verandah fronts Bundaroo Street, composed of steel posts, timber floor framing, wrought iron balustrade and a bullnosed corrugated steel roof

2015 DA approved for major additions at the rear. (p.1)

The existing house is a tall two storey home estimated to have been built around the middle of the 19th Century. It generally follows terraced house planning with a side hall giving way to a stair at the rear which provides access to the top floor. Two rooms are off the hall, being a Lounge Room and Dining Room. Two bedrooms and a third smaller room occupy the top floor. The kitchen is in a single storey area at the rear of this main block. Bathroom was original accessed from a side verandah off the Kitchen. Laundry is positioned separately at the rear of the kitchen. Both Laundry and Bathroom have been modified over the years, but the remainder of the house is in good original condition. Metal fencing and gates front the street and it is believed these are original and will be retained. (p. 2)

The house is full masonry construction. It is assumed the stonework on the front and rear elevations is facing only with brick behind but no investigation has been carried out to verify this. Internal walls are of brick construction. The home is quiet prominent within the street, being only 1.8m from the front boundary, with a two storey verandah overlooking the road. The proposed addition is designed to provide a contemporary standard of Living areas and utilise the existing house primarily as the bedroom wing of the home. A link from the original house is comprised of a new entry, access stair between levels and laundry. This opens to a new Living area and Kitchen oriented to both the view of My Gibraltar and the winter sun. It also addresses the rear yard which is at present removed from the house. A new double garage with studio above completes the new works. At present there is no covered vehicle accommodation although cars can be accommodated on the existing driveway. The addition is designed to be complementary to the existing house in general form and proportion, with the roof pitch and colour mimicking the original house and the garage 1 studio being a lower version of the original house street elevation and sharing the same plan dimension. Together the original house and garage form visual "ends" to the composition of the altered house. Gabled roofs replicate the original house and a number of features, such as bullnosed verandah, wrought iron balustrade, boxed window pair, gable vent and French doors are used in the new work to establish links between old and new. The addition is deliberately set some way back from the original house to respect the dominance of its form and to maintain the existing streetscape, which is critical within the Bowral Conservation Precinct. Material change from masonry to painted weatherboard clearly delineates new work from the original while the change back to brickwork for the garage reinforces the notion of a visual end to the house. (pages 3 and 4)



Above: Undated very clear black and white image from BDHS.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the Late Victorian period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for the sympathetic nature of later additions at the rear.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case being a two storey free standing terrace style house built close to the street alignment.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

42 Bundaroo Street, Bowral. Victory Cottage is significant because it illustrates the development of the important Bundaroo Street area of the Bowral Heritage Conservation Area in the Late Victorian period. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for the sympathetic nature of later additions at the rear and for possessing a rare aspect of the local area's heritage in this case being a two storey free standing terrace style house built close to the street alignment.

Weatherboard cottage with iron lace

9 Carlisle Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

A small gabled one and a half storey weatherboard cottage likely to be from the late Victoria period that has been extended to the rear in recent years. Internet image shows the earlier form of the building. The house sits on a large 2091 m² site in a pleasant wide grass verge narrow road pavement street in the north east of the town of Bowral. Fence is post and rail.

Corrugated sheet roof now has two new post 2017 well designed dormer windows to the front. Extensions to the right and rear are well designed in gable form and weatherboard. Driveway is to the right to a double garage at rear.. The verandah has an elegant hipped ogee profile and is supported by elaborate cast metal lace pillars and valance. Windows are double hung and one pane over one pane in configuration.



Above: 9 Carlisle Street, Bowral

Internet check DA Tracker

Extensions etc the subject of an approved DA 17/0791

Internet Review

13 good images and one site plan from 2016 at this site including image below

<https://www.realestate.com.au/property/9-carlisle-st-bowral-nsw-2576>



Above: 13 good images and one site plan from 2016 at this site including image below
<https://www.realestate.com.au/property/9-carlisle-st-bowral-nsw-2576>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>) Of significance to the history of the local area because it illustrates the development of the Carlisle Street area of Bowral in the late Victorian period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form including a later well designed extension.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small Victorian era weatherboard cottage with high decoration to the front elevation.</i>

Integrity/Intactness

Original cottage on this site substantially intact with major sympathetic extensions to the side and rear.

Statement of Heritage Significance

9 Carlisle Street, Bowral is significant because it illustrates the development of the Carlisle Street area of Bowral in the late Victorian period. It is of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form including a later well designed extension and in demonstrating the principal characteristics of a class of the local area's heritage in this case a small Victorian era weatherboard cottage with high decoration to the front elevation.

‘Craigieburn’—homestead, golf course and garden including bunya pines

43-47 Centennial Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

Craigieburn is a resort hotel located on a large c. 54 acre site which includes a well laid out and early 1919 nine hole golf course which extends from Centennial road to St Clair Street in the north. The tree planting on around the house and on the golf course Craigieburn is largely of deciduous trees. There are two prominent Bunya trees adjacent to the carriage loop at the front of the main 1885 building and it is surrounded by well designed and maintained gardens which include two tennis courts. The main house is a large single storey late Victorian era style structure elevated on high foundations. It has rendered walls and a high pitched corrugated metal roof. The original house had 4 symmetrically placed high corbelled and hooded chimneys in the side roof sections. The current structure has two chimneys only one of which is newer and located in the right hand bay section. The front elevation is largely symmetrical with a bay window on each side of the main entrance. The verandah has an ogee roof profile in corrugated metals and runs across the main elevation and it features elaborate cast iron valance, pillars and balustrade. While the exterior form of the original house is still identifiable it has had extensive changes inside apart from the central hallway. The most prominent changes to the house have been the addition of a two storey accommodation wing to the left, a three storey accommodation wing to the right and extensions to the rear as clearly shown in aerial image below.



Above: Craigieburn 2021



Above: Undated image from BDHS via Southern Highland News at this site accessed 1/8/2021
<https://www.southernhighlandnews.com.au/story/5000741/stories-of-bowrals-chinese-residents-during-the-early-1900s/>





Above: Image and words below from this site

<https://www.facebook.com/southernhighlandshistory/photos/graingers-commercial-hotel-bowral-nsw-circa-1900-1918photograph-of-commercial-ho/1673885395965486>

Craigieburn Hotel Resort went to auction in 1951, wanting 100,000 pounds it was passed in with the highest bid 60,000 pounds.

Photo thanks to Chris Rogan and the Back in Time group. (Obtained under copyright with the express permission from the collection of the Noel Butlin Archive Centre)



Above: Image and words below from this site

<https://www.facebook.com/southernhighlandshistory/photos/graingers-commercial-hotel-bowral-nsw-circa-1900-1918photograph-of-commercial-ho/1673885395965486>

Craigieburn Hotel c1950. On 54 acres with golf course, tennis courts, bowls and pool.

Photo thanks to Chris Rogan and the Back in Time group. (Obtained under copyright with the express permission from the collection of the Noel Butlin Archive Centre)

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Australian National University

hdl:1885/113833

Above: 1948 Card from ANU Archives. The site says that the Noel Butlin Archives Centre also holds property and manager files for this hotel.

<https://openresearch-repository.anu.edu.au/handle/1885/113833>



Above: BDHS image library site. Two c.1920s images above from BDHS image library site. This image shows an early two storey extension to the north of the house.

Left:



Above: BDHS image library site. Two c.1920s images above from BDHS image library site. Golf being played in the vicinity of Tee 6 as the course is in 2022. Guests playing golf at the Craigieburn Guest House, Bowral. The new golf links were opened on the "Craigieburn" property in April, 1919, as a private course.

Internet Review

Good information below at this wiki site

https://en.wikipedia.org/wiki/Peppers,_Craigieburn,_Bowral

Early History

Alexander Hamilton Keith Maxwell (1842-1907) built Craigieburn in about 1885. In June 1885 the builder John Joseph Campbell (1838-1928) of Bowral advertised for tenders to haul 80 to 100 thousand bricks from a kiln to Mr Maxwell's property.[1] At the end of the year Mrs Maxwell placed an advertisement in the local paper for a "house and parlour maid" at Craigieburn, Bowral.[2] John Campbell was one of the earliest pioneers of Bowral and built many of the town's public and private buildings.[3]

Alexander was born in Sydney in 1842. His father emigrated from Scotland to Australia in about 1840 and became the Registrar of the Sydney District Court. Alexander decided to become a merchant and was a partner in the firm of Caird, Maxwell and Co.[4] He was quite wealthy and had a home in Darlinghurst Road in Potts Point. He also bought land in other areas of New South Wales. In 1872 he married Elizabeth Catherine Taylor (1852-1922) who was the daughter of John Taylor of "Sugar Brae" in Waverley.[5] The couple had three sons and two daughters.

In 1888 Alexander decided to advertise Craigieburn for sale but he subsequently decided to keep the property. The sale notice is shown. The family continued to use the house as a summer residence until Alexander's death in 1907. They also allowed some of their friends and family to stay on the property during this time. Their daughter Marion (called May) Pilcher and her husband Herbert who was a Sydney barrister were often there. In 1894 Thomas Forster Knox and his family took the house for the summer.[6]. A full biography is available for Knox at this site <https://oa.anu.edu.au/obituary/knox-thomas-forster-574>

Alexander died in 1907 and the house was bought by Joseph Cooper (1823-1909).[7] He came from a family of wealthy pastoralists in the Hunter and New England districts. His brother was Theo Cooper and together they owned about six properties in this area.[8] At his time both brothers, now widowers and in their 80s, decided to live in the Southern Highlands. Theo bought "Werrington" a large house in Burradoo[9] at the same time that Joseph bought Craigieburn. Joseph died in 1909 and the property was advertised for sale.[10] It was bought by the Minter family.

Later owners

Gordon Kennedy Minter (1858-1930) was also a wealthy pastoralist. He had properties at Condobolin, Canowindra, Grenfell and Forbes.[11] He founded the Wooyeo Picnic Race Club and was one of the original members of the Pastoral, Agricultural and Horticultural Association at Canowindra. In 1880 he married Helena Townsend who was the daughter of Thomas Townsend, a grazier.[12] The couple had five sons and four daughters. Three of his sons enlisted to fight in World War 1.

By 1918 Craigieburn was owned by Mrs Lydia Horton.[13] She previously ran a boarding house in Neutral Bay.[14] In partnership with Richard Henry Allen she bought Craigieburn and over the next ten years they made major additions to the property to convert it to one of the most exclusive hotels in the Southern Highlands. In 1919 they opened the golf course and the event was marked with a huge celebration which was described in detail in a newspaper of that time.[15] Her daughter Freda Horton was frequently mentioned in the social pages and in 1926 was married at Bowral with the reception being held at Craigieburn.[16] In 1945 she and Allen handed the management of the hotel to a Board of Directors.[17]

Today the property operates as Peppers Craigieburn and provides hotel accommodation, dining facilities and is a venue for special events.

Ryerson Index for John Joseph Campbell

CAMPBELL	John Joseph	Death notice	20MAR1928	Death 90	at The Briars, Beecroft, formerly of Bowral	Sydney Morning Herald	21MAR1928
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History

Obituary on John Joseph Campbell from The Southern Mail, 23 March 1928

DEATH OF MR. J. J. CAMPBELL.. BOWRAL, Thursday.

The death occurred at Beecroft of Mr. John Joseph Campbell, who was one of the earliest pioneers of Bowral, and for many years one of its most prominent public men. Arriving here about 1862, Mr. Campbell built the second dwelling to be erected within the present town boundaries—a little wooden cottage at the southern end of Bong Bong-street, which was demolished a few years ago. A builder by trade, Mr. Campbell afterwards held the contracts for many of the public and private buildings in the early history of Bowral. He was an alderman of the municipality, and several times occupied the Mayoral chair. He was also one of the founders of the School of Arts, and was prominently associated with the Berrima District Hospital, the Methodist Church, and with every public movement inaugurated for the welfare of the town. Mr. Campbell, who was in his 91st year, leaves one daughter, Mrs. J. W. Miller, of Beecroft.

John Joseph Campbell 1838-1928, Builder and former Mayor of Bowral

1 December 1950 History of Bowral Council by A V J Parry. The history covers John Joseph Campbell, builder and former Mayor. A further part of this article in the same paper on another page but not found as yet.

<https://trove.nla.gov.au/newspaper/article/119217619?searchTerm=Architect%20Tenders%20erection>

The First Bowral Council ALD. J. J. CAMPBELL (by A. V. J. PARRY)

Third on the list of successful candidates at Bowral's first municipal election was John Joseph Campbell, who led a long and interesting life and was prominently identified with Bowral for many years. Son of a soldier in an Irish Regiment, Campbell was born at Kurnol, India, on Christmas Day, 1837, lived in India until, when he was nine, his parents returned to Ireland, and, and spent the next three years at Edgeworthstown. Co. Longford. About 1849, the family left Ireland for New Zealand, and bereavement, befel them on the voyage, young Campbell's mother dying during the trip.

In common with certain other former soldiers, Campbell's father was granted a small holding of land near Auckland, and certain privileges, on condition that he held himself ready to defend the town if necessary, and was, with his associates, known as a 'Defensible.' (As Mr. J. W. Miller, son-in-law of Mr. Campbell, to whom, with the late Mrs. Campbell, I am indebted for much of the information used in this article, points out, the word 'Defensible' is a curious one, and etymologically wrong, it should be 'Defensives'.)

Young Campbell was apprenticed to a builder in New Zealand, and learnt the trade of carpenter and joiner, at one time working on the building of the original Parliament House at Auckland, before the Capital was transferred to Wellington. Leaving the 'Shivery Isles' when 19, Campbell reached Sydney a few days before the tragic wreck of the 'Dunbar' on 20th August, 1887, and soon after went to Camden in search of work, travelling by train as far as Liverpool, and walking the remainder of the distance. At Camden he met Mary Ann Loiterton, who had come to N.S.W. in 1854, when 14. Her parents were of the Anglican Church, but, soon after settling in Camden, withdrew from the Episcopal Church and attached themselves to the Methodist faith. Campbell fell in love with her, and the youthful couple were married at Cobbity Paddock Wesleyan Chapel on 17th March, 1859, Campbell then being just over 21 and his bride 19.

Mrs. Campbell's parents later moved to Cootamundra, where her father, Charles Loiterton died on 2nd August, 1882. Mrs. Loiterton subsequently came to Bowral, and died here on 29th April, 1895. Numerous descendants of the Loitertons still live in the Cootamundra district.

J. J. Campbell and his bride came to Bowral from Camden on 2nd January, 1863, and Campbell acquired a fairly large block of the newly subdivided township, with frontages to Bong Bong, Bowral and Bendooley Streets, as well as a small portion on the eastern side of the latter street.

On portion of the main holding, fronting Bong Bong Street, **Campbell built a small house, which, if we exclude a hut occupied by a coloured man known as Adam Windsor, was, it is believed, the second house in Bowral proper**, the first one having probably been a combined store and public house, erected by a man named Faulks (or Foulks) in 1862, on the land at the north-eastern corner of Bong Bong and Goolwey Street. Campbell's house adjoined where Gregory's Motor Service N.R.M.A. building now stands on the south, and was probably demolished about 1920 or 1921.

On the rear section of his land, Campbell planted an orchard of apples, pears, cherries, etc., and some years later, on the corner of Bong Bong and Bowral Streets, established a builder's and contractor's business, as well as being a timber merchant.

During his residence in Bowral, Campbell erected some of the best known old residences and buildings in Bowral, including the old Methodist Church, in 1881, and in December, 1882, commenced the present premises of the Commercial Banking Coy. of Sydney Ltd., in Bowral, into which the bank staff moved on 3rd March, 1884, and which cost £2471. He also built the original Berrima District Hospital, which now forms part of the nurses' quarters, at a contract price of £883. and carried, out carpentry work in the erection of the Imperial Hotel in 1863.

The Free Press report of the completion of the Commercial Bank added that it and the Anglican Parsonage were, at that time the only two buildings which could "boast of the possession of anything more diverting or unusual in their external appearance than the modest style, combining solidity with neatness, that the architect has introduced into the cottages of the artisans —

both are ornaments to the town as well as striking evidences of the prosperity of the institutions by whose instrumentality they have been erected . . ."

Mr. Campbell was prominent in Bowral School of Arts matters, and to him fell the privilege of moving, at a meeting reported in the Free Press of Saturday, 12th April, 1884, and held in the "old building" on the previous Wednesday: "That Mr. McKinnon's plans be accepted, and that the secretary write to that gentleman requesting him to call for tenders for the building," the motion being seconded by J. L. Campbell. The Mr. McKinnon referred to was a Parramatta architect and his plans were amongst some 16 or 20 received from the architects in response to an advertisement calling for competitive plans which had been inserted in the Sydney Press. His estimate for building the original School of Arts was £1020, and he gave a written assurance that he had a builder's guarantee that the building could be erected for the estimate — "in fact for £980.".....Reverting to the career of Mr. J.J. Campbell, it might be noted that

he was sworn in as a J.P. before the commencement of District Court business, at Goulburn, by Judge Fitzhardinge, on 27th February, 1890, and that he was one of those on the Bench at the inauguration of Bowral Court of Petty Sessions, at the Town Hall, Bowral, on Tuesday, 8th April,

1890.

Probably one of the most important acts performed in Bowral's early history fell to the lot of Ald. Campbell, when, as Mayor, he opened Bowral's Town Hall, on Wednesday, 22nd January, 1890, in the presence of a large gathering, which, for an hour before the ceremony, was busily engaged in inspecting the building.....Mayor Campbell, whose name adorns the building's facade to this day, in the course of his speech commented that the land, building and furniture cost £1500 — a fraction of today's value.....

HORTON	Lydia	Death	31DEC1960	Death	82	late of Double	Sydney Morning	04JAN1961
		notice				Bay	Herald	

New Golf Links at Bowral Opened at Cragieburn from the *Robertson Advocate* Tuesday 8 April 1919
<https://trove.nla.gov.au/newspaper/article/120012503>

Despite dull and threatening weather a large number of guests accepted the invitations

issued by Mrs. Horton and Mr Allen to be present at the official opening of the new golf links that been constructed on the large and spacious grounds of 'Craigieburn,' Bowral, and a most enjoyable and profitable time was spent by all concerned, on Wednesday afternoon last.

These beautifully situated, well kept, and artistic grounds presented a picturesque appearance, the recent rains having added the touch of spring to such an extent that the eye was greeted on all sides with a lovely hue of green, while the ornamental trees and shrubs, having received their winter pruning, further enhanced the scene.

The Mayor of the town (Ald. H. J. Pickard) was present to open the links, and at an appointed hour there was a muster at the commencing tee, where this all important ceremony was performed. In the course of a few remarks, the Mayor said it was his pleasing privilege to be present to open the links, and thanked Mrs. Horton and Mr. Allen for the honour they had conferred upon him in asking him to do so. He wished to congratulate Mrs. Horton and Mr. Allen on the progress they had made in laying down such fine links, thereby assisting not only the popularity of 'Craigieburn,' but also the advancement of the town. There was no doubt that visitors from the city looked for conveniences when they went into the country, and also a suitable spot to enjoy themselves : and he had no hesitation in saying that ' Craigieburn,' after such elaborate alterations and additions, would now give the city folk all that they desired.

The visitors came with perhaps one idea— to have a good old rest. They could get this at 'Craigieburn,' with the required amount of recreation, and, with pure air and con genial climate, would be well fitted to return to their duties in Sydney. He hoped the efforts put forward by Mrs. Horton and Mr. Allen would be fraught with success, and that the visitors would spend many happy hours. He officially declared the links open, and said he would take the opportunity of driving the first ball. (Voices : Perhaps I) A golden half-sovereign having been placed on the ball, the Mayor proceeded with his drive, but was doomed to disappointment, as his first effort was an absolute miss; but the second time was successful, the ball and the half sovereign skimming away into space. It was expected that the coin would remain behind, but, like the cat, ' it never came back.'

The links were then fully occupied until dark, the universal opinion being that they would prove a popular innovation, while, the visitors were loud in their praises of the efforts made for their convenience and pleasure. The Association Brass Band, under Bandmaster Vincent, had been engaged for the occasion, and a fine program of first-class music was submitted, which was much appreciated. At the close the visitors sang ' For they are Jolly Good Fellows,' and gave cheers for Mrs. Horton and Mr. Allen.

The provision of golf links' is not the only improvement made at ' Craigieburn,' as the whole residential space has been transformed, and, with new and up to-date furnishings, the premises now represent one of the most commodious and modern accommodation houses the town can boast of, and compares most favourably with the best in Sydney. An electric lighting plant has been installed, by which the whole of the apartments are brilliantly illuminated, as well as a spacious billiard room (Jacobean style, pannelled in oak), which has just been completed, and is an additional attraction. Another feature well worth recording is that the electric light has also been connected to large reading lamps, which are conspicuous in various parts of the building.

A new chip tennis court is also in evidence in an admirably situated and sheltered part of the grounds, while a large croquet lawn is also nearing completion. With such a host of attractions it is hard to say to what bounds of popularity ' Craigieburn' will extend, but we feel safe in saying that Mrs. Horton and Mr. Allen will have a hard task before them to accommodate all who wish to enjoy the atmosphere of their fine building, where cleanliness, civility, comfort, and enjoyment are assured.

Advertisement from the SMH 26 Oct 1918. This advertisement predates golf course.

<https://trove.nla.gov.au/newspaper/article/15808269?searchTerm=craigieburn%20craigieburn#>

CRAIGIEBURN, MILE FROM STATION. REFINED BOARDING ESTABLISHMENT SITUATED IN THE PICKED POSITION OF BOWRAL. WITH ALL MODERN CONVENIENCES, AND BEAUTIFUL GROUNDS, INCLUDING BILLIARDS, TENNIS. SHOOTING, RIDING and DRIVING. . TERMS, L. HORTON, SHELCOCK, NEUTRAL BAY Tel.. 621 North. or B. RAYNOR. 'Phone. 30 BOWRAL.

1936 Article from Building : the magazine for the architect, builder, property owner and merchant. 12 March, 1936. <https://nla.gov.au/nla.obj-294383900/view?sectionId=nla.obj-298573792&searchTerm=Bowral&partId=nla.obj-294394719#page/n43/mode/1up>

The leading country houses, such as Craigieburn, Bowral, keep an excellent table. The freshness of the air, the beauty of the countryside, the well kept gardens and topiary work in the huge domed trees which are features to remember, the golf links, swimming pool, billiard room, ballroom, and general cosiness in the main rooms, all constitute its appeal. The architecture has grown from small beginnings and no pretence is made to feature this from the street. It is a building of uncorrelated units, as distinct from an ensemble. A few of the better bedrooms have colour considerations in the furnishing, and a number have bathrooms, but the majority have not. This guest house was booked out during a recent weekend with 145 guests, which speaks well for the service their patrons receive, particularly as it was not a holiday season. Considering that the patrons of this hotel are drawn from the very best and most affluent people, the inclusion of more private bathrooms would surely be a great financial asset to the place. No one begrudges paying extra for this vital service.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Centennial Road area of Bowral in the late 19th Century and of the development of tourist accommodation involving the conversion of an earlier house. Craigieburn is possibly the longest continuing example of guest accommodation in the Southern Highlands.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association in the local area with the following builder and owners:</i></p> <p><i>1. John Joseph Campbell 1838-1928, Builder who built Craigieburn for Alexander Hamilton Keith Maxwell. Campbell was one of the earliest pioneers of Bowral having possibly the second house in Bowral, became one of the first Bowral Council aldermen and then Mayor and built many of the town's public and private buildings.</i></p> <p><i>2. Alexander Hamilton Keith Maxwell (1842-1907) first owner Craigieburn in about 1885. He was born in Sydney in 1842. His father emigrated from Scotland to Australia in about 1840 and became the Registrar of the Sydney District Court. Alexander decided to become a merchant and was a partner in the firm of Caird, Maxwell and Co He was quite wealthy and had a home in Darlinghurst Road, Potts Point. He also bought land in other areas of New South Wales. In 1872 he married Elizabeth Catherine Taylor (1852-1922) who was the daughter of John Taylor of "Sugar Brae" in Waverley. The family continued to use the house as a summer residence until Alexander's death in 1907.</i></p> <p><i>3. Joseph Cooper (1823-1909) who bought Craigieburn in 1907. He came from a family of wealthy pastoralists in the Hunter and New England districts. His brother was Theo Cooper and together they owned about six properties in this area. At his time both brothers, now widowers and in their 80s, decided to live in the Southern Highlands. Theo bought Werrington a large house in Burradoo at the same time that Joseph bought Craigieburn. Joseph died in 1909.</i></p> <p><i>4. Gordon Kennedy Minter (1858-1930) bought Craigieburn in 1909. He was also a wealthy pastoralist. He had properties at Condobolin, Canowindra, Grenfell and Forbes. In 1880 he married Helena Townsend who was the daughter of Thomas Townsend, a grazier. The couple had five sons and four daughters. Three of his sons enlisted to fight in World War 1.</i></p> <p><i>5. Mrs Lydia Horton (1878-1960) bought Craigieburn in 1918. She previously ran a boarding house in Neutral Bay. In partnership with Richard Henry Allen (b.1882) she bought Craigieburn and over the next ten years they made major additions to the property to convert it to one of the most exclusive hotels in the Southern Highlands. In 1919 they opened the golf course and the event was marked with a huge celebration which was described in detail in a newspaper of that time.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its golf course setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case large late Victorian residence converted to a guest house in 1918.</i>

Integrity/Intactness

Main 1880s house structure remains intact in the current building.

Statement of Heritage Significance

Craigieburn at 43 Centennial Road, Bowral is significant because it illustrates the development of the Centennial Road area of Bowral in the late 19th Century and of the development of tourist accommodation involving the conversion of an earlier house. Craigieburn is possibly the longest continuing example of guest accommodation in the Southern Highlands. It is also significant for its association with the following builder and many prominent owners: 1. John Joseph Campbell 1838-1928, Builder who built Craigieburn for Alexander Hamilton Keith Maxwell. Campbell was one of the earliest pioneers of Bowral having possibly the second house in Bowral, became one of the first Bowral Council aldermen and then Mayor and built many of the town's public and private buildings.

2. Alexander Hamilton Keith Maxwell (1842-1907) first owner Craigieburn in c.1885, wealthy merchant and partner in the firm of Caird, Maxwell and Co 3. Joseph Cooper (1823-1909) purchased in 1907; he came from a family of wealthy pastoralists in the Hunter and New England districts. He and his brother Theo owned about six properties in this area. In their 80s they decided to live in the Southern Highlands. Theo bought Werrington a large house in Burradoo and Joseph bought Craigieburn. 4. Gordon Kennedy Minter (1858-1930) bought in 1909. He was also a wealthy pastoralist. 5. Mrs Lydia Horton bought in 1918 and in partnership with Richard Henry Allen (b. 1882) and over the next ten years they made major additions to the property to convert it to one of the most exclusive hotels in the Southern Highlands. In 1919 they opened the golf course. Craigieburn is also of significance in demonstrating aesthetic value for its golf course setting, architectural form and garden including two Bunya Pines and of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case large late Victorian residence converted to a guest house in 1918.

‘Cotswold Cottage’ and interiors (formerly The Cottage Tea Room)

54 Centennial Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

This steeply gabled cottage is set well back from the road on a 4000 M2 site and accessed by a gravel drive from the left. It sits in a mature garden and looks directly across to the Cragieburn Golf Course. The main construction is painted brickwork. The house has two gabled sections. The main section at the front is high and very steeply pitched. Both sections have what appears to be terra cotta shingle cladding. The facade features two projecting bay windows and a round arched entrance doorway. The house makes extensive use of leadlight windows and original exposed beams which add greatly to its charm. The internet images and plan below show a very large room immediately inside the front door. It is known that this building was used as a tea room for at least the period 1947 and 1953 and may have been purpose built as a tea room. At the rear of the main cottage is a separate small weatherboard one bedroom structure.



Internet Review

There are 20 photos, plan and text at this 2019 site including those below.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-132304658>

Dreams of Romance and Fairy Tales, A Magical 1940s Bowral Tea House, Straight out of a Story Book - What tales these walls could tell!

Road, Bowral

Hansel and Gretel would be right at home in this history-filled and romance- inspired white stucco cottage, set well back from the road and located on an acre of lawns, established trees and white gravel paths with views across to Craigieburn golf course. Original and fanciful with solid, arched, oak stable doors, authentic character-filled, leadlight bay windows with deep sills and classic pre-war features, this delightful cottage will stir your imagination and deliver your dreams of a charming, character-filled Southern Highlands weekender.

Two bedrooms, one in a quaint vine-covered sleep-out with sunny timber verandah, and the other inside the cottage, drenched in morning sunshine, with a built-in 'robe. The bathroom has been updated and has a deep enamel bath and pretty picture window.

Richly coloured, polished timber floorboards, massive European-style exposed beams and a vast English pub-style stone hearth open fireplace with deep oak mantle-piece are all features of the expansive living area central to the home, which spills out through the original glass French doors to the side stone terrace.

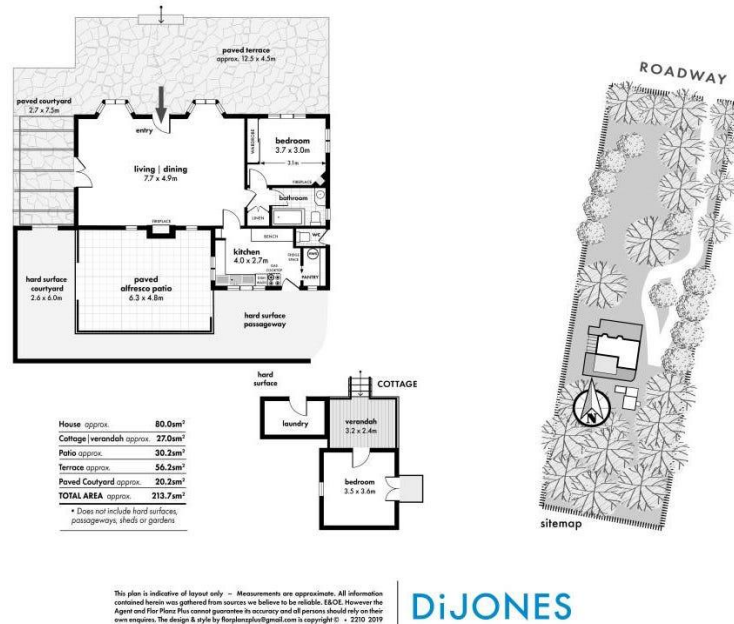
An original kitchen, with little changed since it prepared the teas and scones of yesteryear, continues the character of the 1940s cottage with walk-in pantry, classic fixtures and looks out to the garden and the rear of the home where the stone terrace continues and, overhead, a vast painted timber pergola.

Reminiscent of the UK's charming Cotswolds region, an oak stable door leads from the living room to another English country-style, north-facing, crazed sandstone terrace bathed in sunshine, with the pleasing patina that comes with many decades of footsteps and seasons of weathering. Bordered by low hedges, the terrace steps down to the lawns and pretty cottage garden.

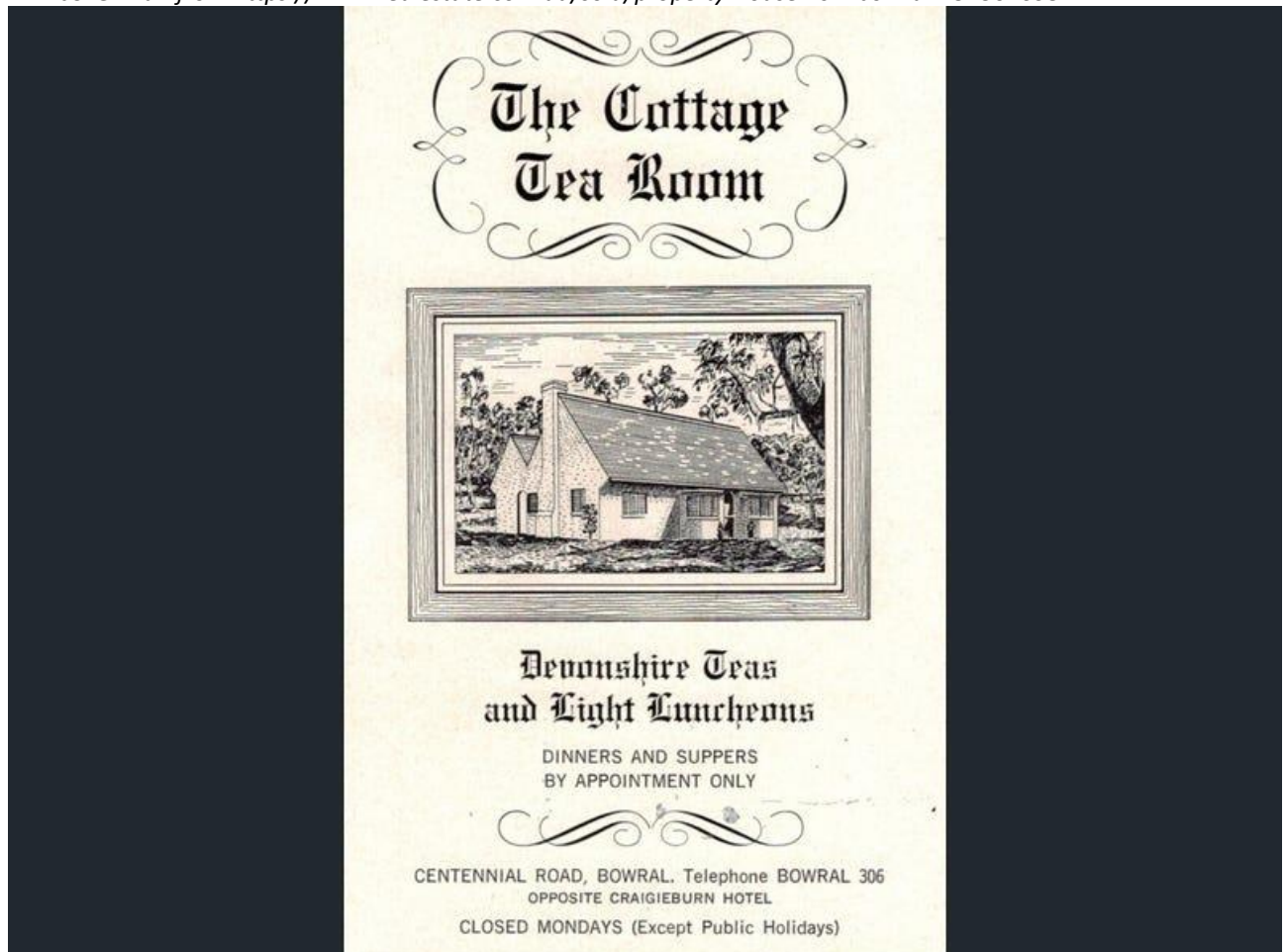
Originally a well-known Southern Highlands Tea House, catering for travelers and providing wall-space for budding artists, 'Cotswold Cottage' is offered for the first time in over 49 years.

A treasure to adore and nurture.

- Freshly painted indoors and out
- Two bedrooms, one bathroom with heated towel rail, two toilets
- Reverse cycle air conditioning
- Enormous open fireplace and stone hearth
- Original leadlight windows and extensive classic features
- Garden shedding



Above: Plan from <https://www.realestate.com.au/sold/property-house-nsw-bowral-132304658>



Above: Image from <https://www.realestate.com.au/sold/property-house-nsw-bowral-132304658>



Above: Image shows the front room with exposed beams, round arched doorway, two bays and lead light windows <https://www.realestate.com.au/sold/property-house-nsw-bowral-132304658>

Internet Trove Check of the Tea Room in Bowral

1947 *The Southern Mail* 8/8/1947 – This first entry in Trove is an advertisement and appears to be for the first opening of the Tea Room. Repeated several times with slight variations (e.g. see the advert below for September 1948)

The Cottage Tea Room

MORNING AND AFTERNOON TEA

in

An Old- World Atmosphere

Opening

SATURDAY, 9th AUGUST

CENTENNIAL ROAD, BOWRAL — OPP. CRAIGIEBURN

1947 *The Southern Mail* 15/8/1947. News item.

The Misses N. and J. Watson, who have conducted the Leura Golf Club house for some years, are now in charge of the Cottage Tea Room at Bowral. Mr. Ivor Walker, who owns the Tea Room, considers himself fortunate in having obtained their services, as their reputation for efficient management of the Leura Club is widely known.

1947 *The Southern Mail* 17/10/1947 news item.

The Cottage Tea Room at Bowral, which will be opened on 18th November, will not be open on Tuesdays but will cater for patrons on all other days.

1948 The Southern Mail 10/9/1948

- The Cottage Tea Room

MORNING AND AFTERNOON TEA

in

An Old-World Atmosphere

Suppers served Tuesdays and Fridays

8.30 p.m. to 10 p.m.

CLOSED ON MONDAYS.

CENTENNIAL ROAD, BOWRAL — OPP. CRAIGIEBURN



Above: 1949 Image from Walkabout Magazine 1 March 1949 plus a long article on Bowral by Hilda Abbott. Source <https://nla.gov.au/nla.obj-741199216/view?sectionId=nla.obj-741621494&searchTerm=Mittagong&partId=nla.obj-741220159#page/n33/mode/1up/search/Mittagong>

1953 The Southern Mail 14/8/1953

The annual meeting of the Apex Club of Bowral was held in the Cottage Tea Rooms, Bowral Thursday, 23rd July.

1953 The Southern Mail 4/9/1953 - Last entry from trove is in 1953

CASUAL help required at Cottage Tea Rooms. Please phone 306 Bowral. ?

Trove Internet Information on Ivor Walker. There are many items on Ivor Walker in the *The Southern Mail* the first in 1937 and the last in 1954.

1945 The Southern Mail 28/9/1945

Capt. Ivor Walker is spending leave in Bowral. With five years service to his credit he is hopeful that he will soon be able to gain his discharge.

History

1945 The Southern Mail 2/11/1945

Capt. Ivor Walker became a civilian this week after lengthy 'army service, and has already commenced work on his property at Bowral.

1947 *The Southern Mail* 15/8/1947. News item.

The Misses N. and J. Watson, who have conducted the Leura Golf Club house for some years, are now in charge of the Cottage Tea Room at Bowral. Mr. Ivor Walker, who owns the Tea Room, considers himself fortunate in having obtained their services, as their reputation for efficient management of the Leura Club is widely known.

1948 The Southern Mail 14/5/1948. News item.

District Show MANY CANDIDATES FOR
COMMITTEE

Increased interest is being shown in the District Show this year, as the number of candidates for election to the committee is much greater than previously.Ivor Walker, of Bowral, who is a regular entrant at local shows and gymkhanas, and has always been keenly interested in horses..... he is an enthusiastic polocrosse player.

1949 The Southern Mail 12/8/1949

Some idea of the demand for good horses is shown by the fact that Mr. Ivor Walker, of Bowral, has disposed of his polo pony to a buyer in Malaya. The animal, which is Hordcrn bred, will be shipped next week. Many horses have been sold by Mr. Walker since he commenced business as a dealer at his Woodbury stables, and he has now been granted an auctioneer's license.

1951 The Southern Mail 10/8/1951. Advert.

IVOR WALKER

Estate Agent, Bowral. Phone 98

1953 The Southern Mail 11/6/1954

Mr. and Mrs. Ivor Walker left Bowral on Thursday to take up residence at Pymble. Mr. Walker is now manager of the Killara branch of a well-known Sydney firm of estate agents.

Notes on Ivor Walker

The Trove site for 1949 above mentions that Ivor Walker commenced business as a dealer at his Woodbury stables. This may be the same Woodbury Farm property at 13-15 Hopewood Road, Bowral. This site now has 6269 M2 and probably a remnant of a larger property. Said to be from the 1930s it is a large single storey house very nearby to Cotswold Cottage. It has the similar bay windows to Cotswold Cottage and the same leadlight windows.

Images and plan at this site <https://www.realestate.com.au/sold/property-house-nsw-bowral-125268954>

The internet also has a reference to former stables belonging to Woodbury Farm and these are now appear to be a B and B known as Annahoe Stables at this site

<https://www.airbnb.com.au/rooms/29691063/photos>

There is Ryerson Index death notice record for a Bernard Ivor Walker for 1968 and this best fits what we know in terms of location

WALKER	Bernard Ivor	Death notice	21FEB1968	Death	late of North Turramurra	Sydney Morning Herald	22FEB1968
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Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the western area of Bowral in the early post WWII period and for its use as a Tea Room.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Ivor Walker Bowral businessman, equestrian rider, soldier and real estate agent who lived in Bowral before the war until 1954. In 1947 he was the owner of The Cottage Tea Room in 1947.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its garden setting, architectural form and interiors.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a relatively intact Tea Room building from the early Post War II period in a non- main street or village setting.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small well designed early Post War II brick cottage of high aesthetic quality.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Cotswold Cottage at 54 Centennial Road and Interior formerly known as The Cottage Tea Room Centennial Road, Bowral is of significance because it illustrates the development of the western area of Bowral in the early post WWII period and for its use as a Tea Room. It is significant also for its association in the local area with Ivor Walker, Bowral businessman, equestrian rider, soldier and real estate agent who lived in Bowral before the war until 1954. In 1947 he was the owner of The Cottage Tea Room in 1947. Of significance in demonstrating aesthetic value in the local area because of its garden setting, architectural form and interiors and because it possesses a rare aspect of the local area's heritage in this case a relatively intact tea room building from the early Post War II period and for demonstrating the principal characteristics of a class of the local area's heritage in this case a small well designed early Post War II brick cottage of high aesthetic quality.

Californian bungalow

1a Church Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a large 2042 m² site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Church Street is a very pleasant street close to the centre of Bowral and State heritage listed Bradman Oval. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

This is a Californian Bungalow style house which has been extensively extended as shown by the two photographs below from May 2011 and August 2018. Front has a very high photinia hedge. Roof is low pitched and mostly hipped and in unglazed terracotta tile. Chimneys have dove-cote tops and are stuccoed. Gable ends are stuccoed and battened. Has a mature garden.



Internet Review

35 images from 2011, 2013 and 2018 and 2 plans at this site

<https://www.realestate.com.au/property/1a-church-st-bowral-nsw-2576>



Above: May 2011



Above: August 2018

History

Historical Research by Maureen and Bud Townsing

Prosper Charles Trebeck of Bowral bought Lots 3 and 4 from the Archbishop of Sydney on 29 November 1923. Lot 3 is 1 Church St and Lot 4 is 1A Church St.

Trebeck was a stock and station agent. He built *Banavie* on Lot 4 in about 1924. Trebeck had a clearance sale on 18 August 1926. He sold *Banavie* in August 1926 to Mrs. Mary Kevin.

The Southern Mail (Bowral, NSW : 1889 - 1954) / Tue 10 Nov 1925

Cottage for Sale.

"BANAVIE," CHURCH ST., BOWRAL.

Seven Minutes from Post Office and Railway Station.

A WELL BUILT and Attractive COTTAGE, of brick on trachyte foundations, with a tiled roof, having wide verandahs, and containing large living room separated by an ornamental grille, 3 bedrooms, bathroom, pantry, kitchen, laundry. Detached is a Garage, Wood and Coal Shed, Tool Shed, etc.

Electric Light and Septic Tank.

The grounds, which are laid out in garden, fruit trees, vegetable garden, etc., have a frontage of about 166 feet to Church Street, by a depth of about 220 feet. **TORRENS TITLE.**

The cottage is in splendid order, and was constructed under the supervision of well known Architects. Fly-proof window and door screens, wash basins, and water laid on to bedrooms.

RAINE AND HORNE
in conjunction with
DAVIS AND WESTBROOK
(Bowral)

will offer the above at Public Auction, in the Rooms, 70 Pitt Street, Sydney, at 11 a.m., on
THURSDAY, 19th NOV., 1925

Above: Sale of house in 1925 10 November 1925. Advert mentions "well known architect" but no name.

On 17 August 1926 Sale for P C Trebeck of contents of Banavie at 1a Church Street, Bowral-Mittagong. Full advertisement at this site

<https://trove.nla.gov.au/newspaper/article/118697347?searchTerm=Tenders%20Tenders%20Tenders>

Banavie was offered for sale under instructions from the Public Trustee in February 1933 presumably representing the interest of Mary Kevin. Mary's husband Charles Kevin died in 1931.

The buyer in April 1933 was again Prosper Charles Trebeck whose profession was shown as a "retired stock and station agent." Trebeck died in 1938. The following is an extract from his obituary in the Southern Mail of 23 August 1938. *"Mr. Prosper Charles Trebeck, formerly of Bowral, but more recently Mosman, died on Friday at the age of 79. During his stay in Bowral, Mr. Trebeck took keen interest in the District Hospital. He was a devoted gardener and the garden he planted in Church Street is still a point of attraction for visitors. Mr. Trebeck was connected with the pastoral industry all his life. When he retired from business he was the principal of Trebeck, Son, and Co. stock and station agents."*

Mr. Trebeck sold *Banavie* in June 1936 to George Pitt Wood who was the managing director of New Cambridge Delicacies Pty. Ltd., Sydney. George Pitt Wood was a descendant of Mary Pitt who came to Sydney in 1801, she was a kinswoman of Lord Nelson. The name of the house was changed to *Benview*.

George Pitt Wood died in 1941 and the property passed by transmission to Mr. C. F. Lemm, D. M. Crawford and A.L. Brunet - who we presume were acting as trustees of his estate.

In 1961 the property was sold to Arthur Friendship Hinton and his wife Phyllis Elwyn Hinton. The Hintons had owned 6 Edward Street on the corner opposite.

The Southern Portland Cement Company bought the property in February 1965. The next sale was in September 1981 to Anthony Paul Birrell and Carol Lee Birrell.

Ryerson Index

TREBECK	Prosper Charles	Death notice	19AUG1938	Death	79 late of Mosman	Sydney Morning Herald	20AUG1938
WOOD	George Pitt	Death notice	29MAY1941	Death	at Ashfield	Sydney Morning Herald	04JUN1941

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with owners</i> 1. From 1924 Prosper Charles Trebeck (1859-1938) principal of Trebeck, Son, and Co. stock and station agents and the person who commissioned 1a Church Street to be built. 2. From June 1936 George Pitt Wood (d. 1941) managing director of New Cambridge Delicacies Pty. Ltd., Sydney. George Pitt Wood was a descendant of Mary Pitt who came to Sydney in 1801. 3. From 1961 Arthur Friendship Hinton (1907-1975) of Bowral, Business Proprietor and Phyllis Elwyn Hinton (nee Morgan 1918-2007). Phyllis was the daughter of Arthur Clinton Morgan (1881 – 1957) born at Warwick, son of Premier of Queensland Sir Arthur Morgan and grandson of Queensland Colonial MP James Morgan.
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form including major but sympathetic additions.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Interwar Californian Bungalow style house.</i>

Integrity/Intactness

Substantially intact although major additions have been made

Statement of Heritage Significance

1a Church Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with owners 1. From 1924 Prosper Charles Trebeck (1859-1938) principal of Trebeck, Son, and Co. stock and station agents and builder of 1a Church Street. 2. From June 1936 George Pitt Wood (d. 1941) managing director of New Cambridge Delicacies Pty. Ltd., Sydney. George Pitt Wood was a descendant of Mary Pitt who came to Sydney in 1801. 3. From 1961 Arthur Friendship Hinton (1907-1975) of Bowral, Business Proprietor and Phyllis Elwyn Hinton (nee Morgan 1918-2007). Phyllis was the granddaughter of the Sir Arthur Morgan 1856-1916, Premier of Queensland (1903-1906). It is also of significance in demonstrating aesthetic achievement in the local area for the beauty of its setting and architectural form including major but sympathetic additions and demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Interwar Californian Bungalow style house.

House

3 Church Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

This house is located on a large 2043 m² site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Church Street is a very pleasant street close to the centre of Bowral and State heritage listed Bradman Oval. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

Front fence is stone capped brick pillar with timber infill. Gravel driveway at right leads to well designed gabled carport at far rear. Garden is mature and there is very a large conifer to the front left.

House is large and complex and of brick and one and half storey. Roof is gabled in terracotta tile and has at least one terracotta gargoyle finial. There is an octagonal tower to the left.



Internet Review

22 images from 2021, video and listing notes below from this site. 2043 m². One image from this site below.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-116176607>



Above: 22 images from 2021, video and listing notes below from this site. 2043 m². One image from this site above. Source <https://www.realestate.com.au/sold/property-house-nsw-bowral-116176607>

Grand and Expansive Residence in an Envidable Bowral Locale

At first glance you will be romanced by the breath-taking street appeal of this magnificent c.1925 residence, steeped in one-hundred-year-old history and exuding timeless beauty. Located in one of Bowral's most exclusive tree-lined streets, it radiates the sophisticated splendour of yesteryear, an earlier restoration having impeccably entwined character and contemporary themes.

Comprising extremely generous accommodation, the home is a captivating display of grand living spaces including a formal lounge, expansive family room, stately dining area, library, sunroom and an upstairs children's retreat. Beautiful period features adorn the interiors, while divine sun-dappled gardens envelop the home and provide a myriad of dreamy hidden pockets in which to immerse yourself in the picturesque surrounds.

This truly is a rare opportunity to secure a stunning period showpiece in the heart of Old Bowral.

- *Impressive selection of elegant formal and informal living spaces, set amid soaring ceilings and inclusive of a grand dining room*
- *Exuding traditional charm with pressed metal ceilings, decorative arches, chandeliers, and considered detailing*
- *Beautifully appointed country kitchen features European appliances, timber benches, walk in pantry and a farmhouse sink*
- *Three spacious bedrooms are located on the ground floor with two upstairs bedrooms sitting beneath vaulted ceilings*
- *Each bathroom is fitted with a gorgeous clawfoot bath and elegant fixtures and fittings*
- *Expansive grounds showcase mature trees and established gardens, manicured hedges, vegetable garden beds and citrus trees*

- Ducted gas heating and two fireplaces ensure climate-controlled comfort throughout
 - Impressively sized double garage adjoins a double carport and a large storage/tool shed
 - Additional features include solar panels, extensive storage and a huge laundry and mud room
- Occupying a private landholding of 2043sqm, this beautiful home sanctuary is an easy level walk to the cosmopolitan centre of town, as well as the iconic Bradman Oval.

History

Historical Research by Maureen and Bud Townsing

Sydney Solomon Meyer, Commercial Traveller, acquired the land from the Archbishop of Sydney on 20 July 1925. The property was called *Miwani*.

In the Southern Mail of 31 July 1925 there is an advertisement for "Laundress, half-day weekly, Monday or Tuesday preferred- Miwani, Church St., Bowral".

The following article seems to confirm 1925 as the build date for "*Miwani*".

The Robertson Mail of 26 November 1929 in its About People column says "To the regret of a wide circle of friends, Mr. and Mrs. S.S. Meyer and family of Miwani, Church Street Bowral are leaving for Sydney on Thursday, after five years' residence in Bowral. Their new home will be Bellevue Hill."

On the 18 April 1929 the house was sold to John Alexander and Violet Effie Busby. John Alexander was a retired Solicitor from Dubbo. They renamed the house Homeleigh.

John Busby died in March 1939 and the property passed by transmission to Violet Busby in July 1939.

The Southern Mail of 17 November 1939 reported "The beautiful residence of Mrs. J. A. Busby in Church Street, Bowral, has been given, partly furnished, by the owner to the Royal Prince Alfred Hospital Ex-Trainees Association. The residence will be used as a holiday home for any trained general nurse from any hospital, and will be dedicated to the memory of the donor's husband and son, the late Mr. J. A. Busby and the late Mr. G. L. Busby. Mrs. Busby is leaving Bowral to reside at Austinmer (South Coast)." According to the Sydney Morning Herald of 25 December 1939 Lady Wakehurst unveiled a memorial tablet when she opened the home.

In 1947 the title transferred to James Francis Morell, Roseville, gentleman, and Robert Russell King Solicitor of Sydney. They may have been acting as trustees. James Francis Morell seems to have acted as a trustee until about August 1961.

Homeleigh was rented by the Bowral Hospital as a temporary nurses home until Tyler House was completed in 1954.

In August 1961 William Thomas Cameron, newsagent of Bowral and his wife Patricia purchased the property.

It passed by transmission to William Thomas Cameron in June 1962.

In 1987 the property, again by transmission, passed to Bruce James Cameron, Stewart John Cameron, and Anne Elizabeth Cameron in equal shares.

In 1990 the property transferred to Bruce James Cameron and Deborah Cameron.

The original bungalow has been much modified in recent years however the construction of the house suggests it was originally designed by Henry Sheaffe.

Ryerson Index

MEYER	Sydney Solomon	Death notice	18APR1936	Death	at Rose Bay	Sydney Morning Herald	20APR1936
BUSBY	John Alexander	Death notice	31MAR1939	Death	at Bowral	Sydney Morning Herald	04APR1939

BUSBY	Violet Effie Death notice	26JUN1960	Death	at Austinmer	Sydney Morning Herald	01JUL1960
CAMERON	William Thomas Death notice	14JUL1986	Death	at Bowral	Sydney Morning Herald	19JUL1986

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>) Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with the following: From 1924 Sydney Solomon Meyer (d.1936), Commercial Traveller first owner. From 1929 John Alexander Busby (d.1939) and Violet Effie Busby (d.1960) . John Alexander Busby was a retired Solicitor from Dubbo. From July 1939 Violet Effie Busby From November 1939 Royal Prince Alfred Hospital Ex-Trainees Association for use as a holiday home for any trained general nurse from any hospital. December 1939 Lady Wakehurst unveiled a memorial tablet when she opened the home. Prior to 1954 rented by the Bowral Hospital as a temporary nurses home. From 1961 William Thomas Cameron (d. 1986), newsagent of Bowral and his wife Patricia owners. Cameron's Newsagency still operating in 2021.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its gifting in at the outset of WWII in November 1939 by Mrs. J. A. Busby to the Royal Prince Alfred Hospital Ex-Trainees Association as a holiday home for any trained general nurse from any hospital and dedicated to the memory of the donor's husband and son, the late Mr. J. A. Busby and the late Mr. G. L. Busby.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a large single storey brick Interwar era house with major later additions.</i>

Integrity/Intactness

Substantially intact although major additions have been made

Statement of Heritage Significance

3 Church Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance for its association with the following:

From 1924 Sydney Solomon Meyer (d.1936), Commercial Traveller first owner.

From 1929 John Alexander Busby (d.1939) and Violet Effie Busby (d.1960) . John Alexander Busby was a retired Solicitor from Dubbo. Busby was a retired Solicitor from Dubbo. In November 1939 Mrs. J. A. Busby gifted the home to the Royal Prince Alfred Hospital Ex-Trainees Association as a holiday home for any trained general nurse from any hospital and dedicated to the memory of the donor's husband and son, the late Mr. J. A. Busby and the late Mr. G. L. Busby. In December 1939 Lady Wakehurst unveiled a memorial tablet when she opened the home. Prior to 1954 rented by the Bowral Hospital as a temporary nurses home. From 1961 William Thomas Cameron (d.1986) , newsagent of Bowral and his wife Patricia owners. Cameron's Newsagency is still operating in 2021. It is also Of significance for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a large single storey brick Interwar era house with major later additions.

‘Redwood’—Interwar house (including interiors) and garden (including Californian Redwood Tree planted in 19th Century)

4 Church Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This 1936 house is located on a large site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Church Street is a very pleasant street close to the centre of Bowral and State heritage listed Bradman Oval. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

Redwood has a traditional single top rail timber fence and vine covering, and is a 1936 single storey rendered brick house with a hipped unglazed terracotta roof. The rendered walls have raised banding to the high and low and there is an Art Deco era chevron motif in the pedimented gable.

The *Redwood* name comes from a huge, 35 metre high, Californian Redwood (*Sequoia sempervirens*) tree in the rear garden. The garden provides an excellent setting for the house. There is a gravel driveway to the left leading to two single traditional garages at the rear.

The facade is symmetrical with a four bay window each side of a pedimented projecting bay. Each bay window has 4 double hung windows with one pane over one pane configuration

The main entry is on the western side of the house. There is a sympathetic extension to the rear but most of the finishes to the original house remain intact.





Above: East Bay Window Room above. Bud Townsing 2022.



Above: West Bay Window Room. Bud Townsing 2022.



Above: Hallway looking towards original 1936 bathroom. Bud Townsing 2022.

Internet Review

12 images, one plan and listing notes at this site from 2015.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-118710023>

"REDWOOD" - RECENTLY RENOVATED 1930'S HOME**4 CHURCH ST, BOWRAL**

This immaculate home is situated in Old Bowral. Short walk to shops and Bradman oval. Recent architect-designed renovation. One of the nicest gardens in Bowral. Ideal for family or retired couple. Recently renovated to a high standard. High ceilings and polished floor boards. Beautiful timber-work. Outside deck bathed in Northerly sun. Cubby-house and immaculate established gardens. 4 large bedrooms. Ensuite and 2nd art-deco bathroom and toilet. Gas central-heating.

History

Historical Research by Maureen and Bud Townsing

Vida Louise Wright (wife of Newcombe Henry Wright of Sydney a wool buyer) bought two lots of land from the Archbishop of Sydney in August 1925. She bought Lot 13 which is 4 Church Street and the adjoining Lot 2 facing Boolwey Street.

On Lot 2 facing Boolwey Street Vida had a prefabricated timber bungalow called *The Hut*. Vida took out a mortgage in August 1925 which suggests *The Hut* was built at about this time.

According to Bowral Council minutes in July 1936 Henry Sheaffe, Surveyor, on behalf of Mrs. V. Wright, sought approval for a plan to subdivide Lot 2 from Lot 13 with a small boundary adjustment giving about 200 square metres of land to Lot 2.

Rachel Edith Urquhart, wife of John Alexander Urquhart of Sydney, Freeholder, bought 4 Church Street (Lot 13) from Vida Wright in November 1936. The Valuation Lists indicates the house called "Vistula" was built by November 1936. Council building records show the builder was J. Cobban, a master builder from Bexley.

In January 1942 Rachel Edith Urquhart sold "Vistula", for £2,750, to Isabel Grace of Vaucluse Rd, Vaucluse, a widow. Isabel's late husband was A.E. Grace the founder of, and governing director of Grace Bros. He died in 1938.

Isabel sold "Vistula", for £2,635, in July 1944 to Arthur Jackson. Arthur was retired and came from Avalon Beach. Arthur sold the property for exactly what he had paid for it, £2,635, in January 1947. The purchasers were Keith Linden Westbrook (son of Percy Westbrook) of Bowral, Estate Agent, and Molly Westbrook. Keith and Molly sold it three years later, in April 1950. The sale price was £6,250 and the purchasers were George Frederick Lewis of Bowral, retired and Colleen Mary Lewis. The property was transferred to Colleen in 1960 on the death of George.

It appears that when Colleen died, Douglas Hill-Douglas and Daniel Russell, presumably acting on behalf of her estate, owned it for less than a day on the 22 May 1969. Eric Bunter of Bowral, Shopkeeper, and Daphne Emilene Bunter were the purchasers on 22 May 1969.

Notes on A E Grace

Source: https://en.wikipedia.org/wiki/Grace_Bros.

Grace Bros had a long and rich history of retailing in New South Wales, especially in Sydney following its founding by the Grace brothers, Albert Edward and Joseph Neal Grace, in 1885.[1][2] The two brothers migrated from England in the 1880s and sold goods door-to-door. In 1885, they opened their first small shop in George Street, Sydney and by 1906, they had opened a five-storey building at Broadway (now the site of the Broadway Shopping Centre). In 1931, Joseph Neal Grace died and Albert Grace became Managing Director of Grace Bros. Prior to his death in 1938, Albert Grace planned suburban expansion of the Grace Bros stores from the City, a move which is considered the reason Grace Bros survived when many of their contemporaries perished such as Anthony Horderns and Mark Foy's. Isabel Grace died in 1970 at age of 86 years.

Notes on Grace, Joseph Neal (1859–1931) brother of Albert Edward Grace at this site

<https://adb.anu.edu.au/biography/grace-joseph-neal-6442> Good site for Grace Bros

https://en.wikipedia.org/wiki/Grace_Bros

Ryerson index check on owners and builder.

WRIGHT	Vida Louise	Death notice	22DEC1975	Death	late of Bowral	Sydney Morning Herald	27DEC1975
WRIGHT	Newcome Henry (Laddie)	Death notice	12OCT1977	Death	at Bowral	Sydney Morning Herald	14OCT1977
URQUHART	Rachel Edith	Death notice	29SEP1980	Death	at Woollahra	Sydney Morning Herald	01OCT1980
There are 2 entries for John Alexander Urquhart. Woollahra fits with his wife. The other is for "late of Bowral" death in 2002 which seems too late							
URQUHART	John Alexander	Death notice	25DEC1958	Death	late of Woollahra	Sydney Morning Herald	27DEC1958
WESTBROOK	Keith Linden	Death notice	31AUG1998	Death	82 late of Bathurst & formerly of Bowral	Sydney Morning Herald	02SEP1998
COBBAN	James	Death notice	30DEC1975	Death	87 late of Bexley	Sydney Morning Herald	31DEC1975
LEWIS	George Frederick	Death notice	24MAR1959	Death	late of Bowral	Sydney Morning Herald	25MAR1959
LEWIS	Colleen Mary	Death notice	30JUN1968	Death	late of Bowral	Sydney Morning Herald	01JUL1968
BUNTER	Eric	Death notice	17MAY2009	Death	88 late of Helensvale, Queensland, formerly of Bowral	Southern Highlands News (Bowral)	20MAY2009
BUNTER	Daphne Emilene	Death notice	05AUG2011	Death	89 late of Helensvale, Queensland, formerly of Bowral	Southern Highlands News (Bowral)	17AUG2011

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>) Of significance because of its association with James Cobban (1888-1975) master builder of Bexley who constructed the house in 1936 and the following owners:</i></p> <p><i>From 1925 - Vida Louise Wright (died 1975 in Bowral) wife of Newcombe Henry Wright (died 1977 in Bowral) a wool buyer bought two lots of land from the Archbishop of Sydney in August 1925 including No 4 Church Street.</i></p> <p><i>From 1936 Rachel Edith Urquhart (died Woollahra 1980), wife of John Alexander Urquhart (d. Woollahra 1958).</i></p> <p><i>From 1942 Isabel Grace (1884-1970) the wife of Albert Edward Grace (1863-1938) the founder with his brother Joseph Neal Grace of the important Department Store, Grace Bros.</i></p> <p><i>From 1947 Keith Linden Westbrook (1916-1998) of Bowral, Estate Agent (son of prominent Bowral real estate agent) and Molly Westbrook.</i></p> <p><i>From 1950 George Frederick Lewis (died 1959) of Bowral, retired, and Colleen Mary Lewis (died 1968).</i></p> <p><i>From 1969 Eric Bunter (1920-2009) of Bowral, prominent Bowral Shopkeeper, and Daphne Emilene Bunter (1922-2011)</i></p> <p><i>From 2015 Bud Townsing and Maureen Townsing (1944-2020), historical researchers and publishers of many books including books in 2016 and 2017 on the Bowral Glebe Estate and a 2020 book on the Bowral building firm Alf Stephens and Sons.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting, its garden, its architectural form and its intact 1936 interiors.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a 35 metre high Californian Redwood (Sequoia sempervirens) tree in the rear garden.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey rendered brick restrained design Interwar house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made.

Statement of Heritage Significance

Redwood at 4 Church Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance for its association with the following owners:

1. From 1936 Rachel Edith Urquhart (d. 1980), wife of John Alexander Urquhart (d.1958) of Sydney. Built for Urquhart in 1936 by J. Cobban (1888-1975), a master builder from Bexley .2. From 1942-1944 Isabel Grace (1884-1970) the wife of Albert Edward Grace (1863-1938) the founder with his brother Joseph Neal Grace of the important Department Store, Grace Bros. 3. From 1947.Keith Linden Westbrook (1916-1998) of Bowral, Estate Agent (son of prominent Bowral real estate agent) and Molly Westbrook. 4. From 1950 George Frederick Lewis of Bowral, retired, and Colleen Mary Lewis. 5. From 1969 Eric Bunter (1920-2009)of Bowral, Prominent Bowral Shopkeeper, and Daphne Emilene Bunter. 6. From 2015 Bud Townsing and Maureen Townsing (1944-2020), historical

researchers and publishers of many heritage related books including books in 2016 and 2017 on the Bowral Glebe Estate and a 2020 book on Bowral building firm Alf Stephens and Sons 2020. -It is also of significance for the beauty of its setting, its garden, its architectural form and its intact 1936 interiors and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey rendered brick restrained design Interwar house. Of significance for possessing a rare aspect of the local area's heritage in this case a 35 metre high, Californian Redwood (*Sequoia sempervirens*) tree in the rear garden.

‘Wirra Willa’—Federation house

9 Church Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a large 2043 m² site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Church Street is a very pleasant street close to the centre of Bowral and State heritage listed Bradman Oval. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

This single storey restrained Federation style residence but built in 1927 is at this time relatively intact.. Front fence is traditional post and rail with wire and backed by a laurel hedge.

A very finely built face brick residence with a gables and hipped terracotta roof. Chimney is corbelled and stuccoed. Verandah is broken back and tiled and supported by timber columns on a masonry base. Gable end is battened out.

Windows include bay windows of 4 each with six panes. Hoods over the windows appear to be timber shingled.



Internet Review

13 images from this 2020 site at

<https://www.realestate.com.au/sold/property-house-nsw-bowral-134475422>

History

Historical Research by Maureen and Bud Townsing

Louisa Price, wife of John James Price, of Bowral, Civil Servant bought 9 Church Street from the Archbishop of Sydney in March 1925. The house was completed by September 1927 according to the Valuation List. The house was called *Cobbity*. We consider it is likely that *Cobbity* was designed by Henry Sheaffe due to the lintel beams above the windows.

Louisa sold the property to Emma Matilda Clarke in January 1942. The price was £2,250. Mrs Clarke died in 1942 and her Executors sold Cobbity in April 1945, to Donald Duncan Gillies, a retired bank officer. He paid £2,125. Frederick Da Renzie Duncan of Wollongong, Solicitor, bought the property in February 1950 from Mr. Gillies.

In 1957 it appears Frederick married Myee Gladys Irene Edith Duncan, a widow of Bowral, and they held the property as joint tenants. Myee died in 1968 and Frederick sold the property in March 1971.

In March 1971 Edward Francis Pearce of Newport Beach, Retired Post Master and Valerie Phyllis Mary Pearce bought the property. The Bowral winters proved too cold for Valerie, and they decided to move to the Atherton Tablelands. They sold to owners David John Browning of Bowral, Medical Specialist and Daphne Margaret Browning in May 1976.

The Brownings named the house *Wirra Willa*.

The well known Bowral Solicitor and author Les Price was the eldest son of Louisa and John Price. John worked for the Post Office. Les was born in 1916 and grew up in the family home Cobbity in Church Street. Les attended Bowral High School and was Dux boy in the 1933 Leaving Certificate examinations. Les went to Sydney University Law School and became an articled clerk. Les returned to Bowral after being admitted as a solicitor in 1940, having acquired the law firm of H. M. Oxley. He was mayor of Bowral (1972-73) and a president of Bowral Apex Club, Bowral-Mittagong Rotary Club and Bowral Golf Club.

Les retired in 1985 after 45 years of legal practice. In 1991 he wrote *Tales of the Southern Highlands*, followed by *May it Please Your Honour* in 1995.

Notes on Dr David Browning OAM from

<https://barbaramayfoundation.com/board/dr-david-browning-oam/>

Dr David Browning trained in obstetrics and gynaecology at Guy's Hospital in London prior to migrating to live in rural NSW in 1967. David set up practise in Bowral in 1974 and continued as the local specialist obstetrician and gynaecologist for 31 years. David is an active member of St Jude's Church, a pastoral worker in the Bowral Public and Private Hospitals, a member of the Kairos team in Goulburn jail.

In 2009 David founded the Barbara May Foundation to raise funds to support the work of his sister Valerie Browning and son, Dr Andrew Browning in Ethiopia. David was awarded the Medal of the Order of Australia in 2004 for service to medicine, particularly as an obstetrician and gynaecologist, and to the community of Bowral and the surrounding district.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with</i></p> <ol style="list-style-type: none"> <i>1. From 1927 Louisa Lee Price (1876-1969) and John James Price (1875-1965) Post Office worker at Bowral were married in Bowral in 1912 bought the site in 1925 and commissioned the house to be built 1927 and named it Cobbity. The well known Bowral Solicitor and author Les Price is their eldest son and he was born in 1916 and grew up in the family home Cobbity. Les attended Bowral High School and was Dux boy in the 1933 Leaving Certificate examinations. Les went to Sydney University Law School and returned to Bowral after being admitted as a solicitor in 1940 and he acquired the law firm of H. M. Oxley. Les retired in 1985 after 45 years of legal practice. In 1991 he wrote Tales of the Southern Highlands, followed by May it Please Your Honour in 1995.</i> <i>2. Henry Sheaffe likely architect due to the lintel beams above the windows.</i> <i>3. From 1976 David John Browning OAM of Bowral, Medical Specialist and Daphne Margaret Browning. The Brownings named the house Wirra Willa. Dr Browning founded the Barbara May Foundation to raise funds to support the work of his sister Valerie Browning and son, Dr Andrew Browning in Ethiopia. David was awarded the Medal of the Order of Australia in 2004 for service to medicine, particularly as an obstetrician and gynaecologist, and to the community of Bowral and the surrounding district.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Federation style residence but built in 1927.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

Wirra Willa at 9 Church Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with

1. From 1927 Louisa Lee Price (1876-1969) and John James Price (1875-1965) Post Office worker at Bowral were married in Bowral in 1912 bought the site in 1925 and commissioned the house to be built 1927 and named it Cobbity. The well known Bowral Solicitor and author Les Price is their eldest son born in 1916. Les returned to Bowral after being admitted as a solicitor in 1940 and acquired the law firm of H. M. Oxley. In 1991 he wrote *Tales of the Southern Highlands*, followed by *May it Please Your Honour* in 1995. 2. Henry Sheaffe likely to be the architect due to the lintel beams above the windows. 3. From 1976 David John Browning OAM of Bowral, Medical Specialist and Daphne Margaret Browning. The Brownings named the house Wirra Willa. Dr Browning founded the Barbara May Foundation to raise funds to support the work of his sister Valerie Browning and son, Dr Andrew Browning in Ethiopia. David was awarded an OAM in 2004 for service to medicine, particularly as an obstetrician and gynaecologist, and to the community of Bowral and the surrounding district. Wirra Willa is also of significance in demonstrating aesthetic achievement in the local area for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Federation style residence but built in 1927.

‘Highdown’—Victorian Gothic weatherboard house including garden and interiors 5 Crago Lane, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

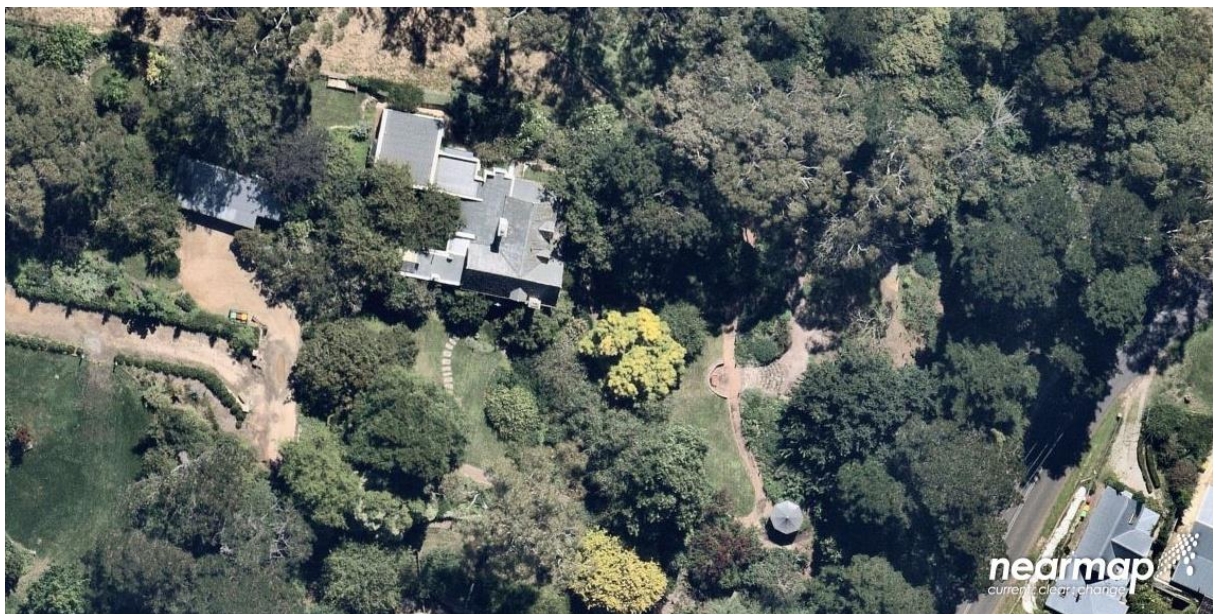
Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage associated with JJ Knott Architect.

Description

September 2020: Difficult to see from the road because of vegetation. A one and a half storey Victorian Gothic style weatherboard house on a 4407m² site in a totally romantic lane and garden setting. Roof is steep and gabled and in corrugated sheet metal. Roof barges and dormer window barges are detailed with elaborate fret work timber. Tall rendered chimneys to the south. Excellent garden which provides the house with a wonderful picturesque setting.



Above: Aerial image of ‘Highdown’ at 5 Crago Lane, Bowral showing location of house and garden. Mount Road is shown at bottom right (Source: Nearmap, image date 11 March 2023).

Heritage Survey 2009 Description

A one and a half storey freestanding house that dates from the Victorian period set on a large site in a semirural setting that has retained its context. The building is setback 50 metres from the street. The site has a gravel driveway off a lane with a non original concrete entry gateway, iron gates and terracotta gargoyles. The front garden is large and informally landscaped and features mature trees, floral displays, rhododendrons, camellias, deciduous trees and provides an appropriate setting for the house. The façade presents an asymmetrical elevation and is constructed of weatherboard. The roof is gabled with a steep pitch and has close eaves. The roof is clad in corrugated sheet metal and features dormers, corbelled chimneys and fretted barge boards. The façade is partially obscured by vegetation. The front door is offset under a gabled porch. Fenestration comprises vertically proportioned 2-pane double hung timber windows. The building appears to be in good condition.

INTEGRITY high

Alterations include sympathetic rear additions, glazed roof at rear.

Description from 2018 Heritage Item Nomination prepared by Stuart Read, Australian Garden History Society

Setting

One acre semi-rural lot on Notts Hill, comprising sloping land falling from west to east, the house at its centre. A relaxed country parkland style garden envelops the house, with spacious lawns to the east and south, a number of large trees framing it, shrubberies beside and near the house to north and south and some terracing to its east.

A frame of shrubberies around the house is broadly set in grass which fills the lot. Adjacent to the north is a paddock, part of a former Catholic convent. Uphill to the west is 'Kowana' (c.1890, 21 Mount Road) a later house built on a large lot formerly owned by Nott, bounded on most sides by tall mature Monterey pines (*Pinus radiata*) and thick fringing shrubs such as *Viburnum tinus*, hawthorn, etc.

Drive

Highdown's gravel drive runs directly north from the northern end of Crago Lane, entering the garden near its top (west) to a level gravelled parking area.

Garden

Highdown's garden has an area of over 1.3 acres (Goldie, 2008, 110) and retains its early layout with terraced lawn to the house's east, shrubberies accessed by stepping stone paths to its north and south.

The garden contains many of the themes favoured by garden designer and author, Edna Walling, such as the use of stone paths and a naturalness, rather than planned (geometric) garden beds, that link house and garden (ibid, 2008, 110).

A gravel drive near the top of the property gives access off Crago Lane through timber gates to a gravelled turning area and the former garage (later adapted into a rumpus room, storage and gymnasium. Above (west of) this structure is a rear lawn area, flanked by raised vegetable garden beds to the house's north-west.

Past a timber fence outside Highdown's gates, a pedestrian timber gate gives access via stepped stone and gravel paths from the drive down to the house and southern lawn and front door areas.

A courtyard between the house's two western wings is gravelled and planted with camellias, other shrubs and ground covers. This courtyard leads to the house's rear door (now its main entry).

Key early trees in its garden include a large Chinese elm (*Ulmus parvifolia*: girth c.1m) west of the house, with sloping trunk and one dramatic horizontal branch lying partly along the ground (after the tree collapsed in a storm in the 1990s/2000s)(Goldie, 2008, 113).

Other early trees include a rare Japanese/Chinese/Korean oak (*Quercus dentata*) at the house's north-east corner, a large snow pear (*Pyrus nivalis*) south-east of the house, a tupelo or sour gum (*Nyssa sylvatica*), Japanese maple (*Acer palmatum*) and sweet gum (*Liquidambar styraciflua*) to its south-west nearer the drive. Also old are two ashes: a European ash (*Fraxinus excelsior*) to the south-east of the house; and a golden ash (F.e. 'Aurea') to its east. The courtyard has an aged sweet bay laurel (*Laurus nobilis*), much-pruned to control its size, and some large-trunked camellia japonica cv's of some age. A rather uncommon evergreen tree, *Photinia beauverdiana* is at the rear of the garage/workshop.

More recent, younger tree plantings include lily-flowered magnolia (*M.liliflora*) near the front (south) door, copper beech (*Fagus sylvatica*) north of the garage/workshop, Japanese maple (*Acer palmatum*), 2 weeping winter cherries (*Prunus subhirtella* 'Pendula'), 2 weeping elms (*Ulmus procera* 'Pendula'), 3 purple Norway maples (*Acer platanoides* 'Purpurea'), 2 maidenhair trees, one older (*Ginkgo biloba*), Japanese dogwood (*Cornus kousa*), several crepe myrtles (*Lagerstroemia indica*

cv's), a golden rain tree (*Koelreuteria bipinnata*) and elderberry (*Sambucus nigra*). c.2016 small tree plantings on the western border include purple redbud (*Cercis canadensis* 'Forest Pansy'), sweet gum (*Liquidambar styraciflua*) and Asian or Manchurian pear (*Pyrus ussuriensis* cv.).

Several fruit trees are in the garden, including a persimmon (*Diospyros kaki* cv.) and apple (*Malus sylvestris* cv.) north of the house, a mulberry (*Morus nigra*), lemon (*Citrus limon*), feijoa/pineapple guava (*Acca sellowiana* cv.) and apple east of the house and two medlars (*Mespilus germanica* cv.) and a cherry plum (*Prunus cerasifera*) to the south of the house.

Shrubberies are fairly-richly planted, including a selection of *Camellia japonica*, a few *C.sasanqua* cultivars and one *C.reticulata* cv. (near the front door), a selection of *Rhododendron* cultivars, a selection of deciduous azalea cv's (*R. x mollis* cv's), a selection of evergreen azaleas (*R.indicum* cv's), 2 flowering Japanese cherries (*Prunus x serrulata* cv.), Korean viburnum (*V.carlesii*), hedged silver germander (*Teucrium fruticans*) outside the master bedroom, Paris daisy (*Euryops pectinatus*), variegated Japanese laurel (*Euonymus japonicus* cv.), Merimbula honey myrtle (*Melaleuca hypericifolia*) and several low (under 1m high) bushes of a very rare, small-fruited sour cherry, *Prunus* sp.. The garden (north of the master bedroom) also features blue-spire-flowered pride of Madeira (*Echium candicans*), a favourite of Mrs Crago (ibid, 2008, 110).

Climbers include wonga vine (*Pandorea pandorana*) and star jasmine (*Trachelospermum jasminoides*) both on the northern fence, a rambling rose (against the northern verandah), Chinese wisteria (*W.sinensis*) on the fence between vehicular and pedestrian gates and dwarf creeping fig (*Ficus pumila* ssp. *pumila*) on the steps and walls of the front door entry porch. A Lady Banks' (aka Banksia/n) rose (*Rosa banksiae* 'Lutea' and variegated ivy (*Hedera helix* cv.) grow west of the vehicular gates on the boundary. Common ivy (*H.helix*) climbs many of the surrounding trees on adjacent land.

A range of smaller ornamental shrubs include the unusual *Hypericum monogynum*, variegated lily-of-the-valley bush (*Pieris japonica* 'Variegata'), 'pee gee hydrangea', *H.paniculata* 'Grandiflora' cv., oak-leaved hydrangea (*H.quercifolia*), japonica apple/flowering quince (*Chaenomeles japonica* cv.), Chinese lanterns (*Abutilon x milleri* cv, perhaps *A. x 'Golden Fleece'*), wintersweet (*Chimonanthus fragrans*), *Fuchsia magellanica* var.versicolor (small red-flowered), *Fuchsia microphylla* (tiny magenta-flowered), four tree paeonies (*Paeonia suffruticosa* cv's), a single white-flowered rose (*Rosa* cv.), selection of other rose species and hybrid cv's, Roman or Spanish lavender (*Lavandula stoechas*), daphne (*D.odora*), *Cotoneaster horizontalis*, evergreen azaleas (*Rhododendron indicum* and *R.kurume* cv's), cut-leaved Japanese maple (*Acer palmatum* 'Dissectum Atropurpureum', 2 *Daphne x transatlantica* 'Spring Pink Eternal Fragrance', 2 lilacs (*Syringa vulgaris* cv's), *Weigela florida* cv., European box (*Buxus microphylla*), *Abelia grandiflora*, *Escallonia rubra*, dwarf striped NZ cabbage tree (*Cordyline x hybrida* (*C.pumilio* x *C.banksii*) cv.) and dwarf false cypress (*Chamaecyparis lawsoniana* cv.).

Recent shrub plantings on the north-west and western boundaries include old man banksia (*B.serrata*), silver banksia (*B.marginata*), lily pilly (*Acmena/Syzygium* sp.), wax flower (*Philotheca* (syn.*Eriostemon*) *myoporoides*), *Baeckia virgata* cv. Further recently-planted wax bushes and *Baeckia virgata* cv. line the front drive outside the gates.

A range of ground covers and herbaceous perennials fill the shrubberies, including winter or lenten roses (*Helleborus niger* cv's), purple New Zealand flax (*Phormium tenax* 'Purpurea', bear's breeches (*Acanthus mollis*), Chinese windflowers (*Anemone hupehensis*), (bell flowers (*Campanula porschenskiana*/*C.portenschlagiana*), honey flower (*Melianthus major*), sea holly (*Eryngium* sp.), spearmint (*Mentha* sp.), sweet violets (*Viola odorata*), small pink violets (*V.labradorica*), variegated spider plant (*Chlorophytum comosum* 'Variegata'), flowering sage (*Salvia* sp./cv.), forget-me-nots (*Myosotis* sp.), lamb's ear (*Stachys byzantina*), columbine (*Aquilegia* sp./hybrids), gladdon/roast beef plant (*I.foetidissima*), red-hot poker (*Knifofia* sp./cv's), Jack-and-Jill daisy (*Erigeron karvinskianus*), Jack-in-the-pulpit/Lords & Ladies (*Arum italicum*), honesty (*Lunaria annua*), blue-flowered *Lithodora purpureocaeruleum*, aluminium plant (*Lamium galeobdolon*), ladder ferns (*Nephrolepis* sp.), wood strawberry (*Duchesnia indica*) and succulents such as red-flowered *Sedum spectabile*, variegated century plant (*Agave americana* 'Variegata' and orange-flowered *Cotyledon macrantha*. Coltsfoot

(*Tussilago farfara*) is a weed but forms useful ground cover near the drive. Greater periwinkle (*Vinca major*) is semi-weedy but covers ground on the south-western boundary.

Bulbs are a feature of the shrubbery borders, such as naked ladies (*Amaryllis x belladonna*), Peruvian lilies (*Alstroemeria ligtu*), *Dahlia x hybrida* cv., *Freesia x hybrida*, flag iris (*I. germanica* cv's), leeks and ornamental onions (*Allium schoenoprasum*, *A. scorodoprasum*), *Crinum x powellii*, coloured, green and (ordinary) white Arum lilies (*Zantedeschia aethiopica* cv., Z.a. 'Green Goddess' and A.a respectively), African or Nile lilies (*Agapanthus praecox*), pineapple lilies (*Eucomis comosa*), ??

House

Victorian to early-Federation era Gothic-Revival style two storey timber house on a brick base with steep pitched roofs, dormer windows, fairly-elaborate chimneys, decorative fretwork gables, corrugated iron roof, weatherboarded walls and much original (or recent, sympathetic) Victorian style joinery detailing. The original timber was Western red cedar (*Thuja occidentalis*) imported from Canada (Goldie, 2008, 113). It has two front doors - one on the south, in a small gabled porch up several brick steps, the other door on the house's east, up a flight of concrete stairs to a wide verandah off the (current) kitchen, which it addresses. The house has several fireplaces, including in the southern wing (with simple chimney), former dining room (now office), kitchen/living/dining rooms and two of the upstairs bedrooms. These fireplaces are mostly cast iron with timber mantel pieces, the former dining room's mantel being the most elaborate. The south-wing's fireplace has been replaced with an artificial fire appliance. The former kitchen fireplace has had its Aga stove removed, and been re-built re-using the same bricks, to be a free-standing fireplace with double-sided glass doors.

Wide verandahs run off the house's south-east and part of its northern sides. In the kitchen/living area, huge floor-to-ceiling sash windows offer good light and views to the garden and verandah to the north. Sash windows are generally used in the house, on both levels.

Two later wings extending the house westward, originally (south wing) the servants' quarters and (north wing), scullery, butler's pantry and kitchen) adapting to be a study and glazed conservatory at the southern wing's west end, a mud-room and toilet in the south-east of the 'U' shaped courtyard (rear, now main) entry) and (north wing: originally a butler's pantry, scullery and kitchen) adapted to be a living room, master bedroom, ensuite, laundry and walk-in-robe (Goldie, 2008, 116, modified).

The southern side's original timber front door, set in a gabled porch, opens to a narrow hall with a kauri pine staircase up to the second storey bedrooms (3: one (south-east) with a fireplace, is now a living room) and small bathroom, all in the gabled roof.

Under the eastern verandah is a cellar space accessed off the house's south-east corner.

Garage/Workshop (c.1991-2009):

West of the house and uphill facing the drive is a long, single-storey rectangular garage/adapted workshop (latterly a gymnasium, storage area and spare bedroom) in Western red cedar (ibid, 2008, 113). It comprises two main rooms, and a small store/tool room in between.

Comparisons (S Read)

Highdown could be compared with two other surviving Nott Houses (of the four Randolph Nott originally built) on Notts Hill, 'Hillside' (1885, at 30 Mount Road, located close to the road and downhill to Highdown's south-east, 'Fairbanks' (1882), at 40 Mount Road, almost opposite the southern end of Crago Lane. It could be compared with 'Kowana', 21 Mount Road (c.1890) next door and uphill, a slightly later house built on formerly Nott-owned land, but not designed or built by Nott. It could also be compared to 'Wingecarribee', an 1850s kit-set corrugated iron flat-roofed house to its south similarly set elevated above Bowral. It cannot really be compared to Wingecarribee, an 1850s kit-set corrugated iron flat-roofed house to its south above Bowral, except as another surviving (albeit very different) early house this side of the town. Nor to 'Kowana', 21 Mount Rd., c1890, built by others on Nott's land, but later and on a larger footprint in different style.

Other Gothic Revival style timber 2-storey houses of around the 1870s offering comparison locally include the battened Gothic gate house at Eridge Lodge, Eridge Park Road, Bowral (c1855),

weatherboarded Meroogal, Nowra (1885-6) and, more florid and not local, timber Garthowen (fmr. Te Aro Villa), on Charles Street, Launceston.

Comparable-scaled 2-storey brick examples are Macaria, John St., Camden (c1842) and the 1887 Macquarie St. Gate House to Parramatta Park (though more florid).

While generally 1-storey (some are 2-storey) and simpler, a few surviving railway station master's cottages and gate-keeper's cottages are comparable, along the Great Western Railway line/Highway, to Bathurst and the Great Southern Railway line more locally, at Picton (1867), a 2-storey brick one at 1 Railway Parade, Mittagong Station (1874). Wallerawang (railway) Gate House (1871) is in stone and 1-storey, but cruciform in plan. Medlow Bath's (1867) is a smaller, 1-storey single wing stone Gothic Station Master's house (date not known). The fmr. (railway) Gate-keeper's cottage, 169 G.W.H'way, Mt. Victoria is stone, T shaped and 1-storey. Another at 110 Green Pde., Valley Heights is similar, as is 1A Fullagar Ave., Lithgow (c1867), 3 Hughes Lane, Marangaroo (1870: west of Lithgow) and 7 Macquarie Rd., Springwood. The former Station Master's House, Lithgow (now Coorwull) station (1869) and Bowenfels Station Master's House at 1-31 Coorwull Rd. (1869), Bowenfels are both 1-storey and stone, but otherwise comparable. A similar-scaled plastered brick example is St. Helen's (fmr. Colliery Manager's house), Lithgow St., Lithgow (c.1900).

Similarly scaled stone Victorian Rustic Gothic houses include Roslyndale, Roslyndale Avenue, Woollahra (c1856) and Toxteth Lodge, Toxteth Road, Glebe (c1877).

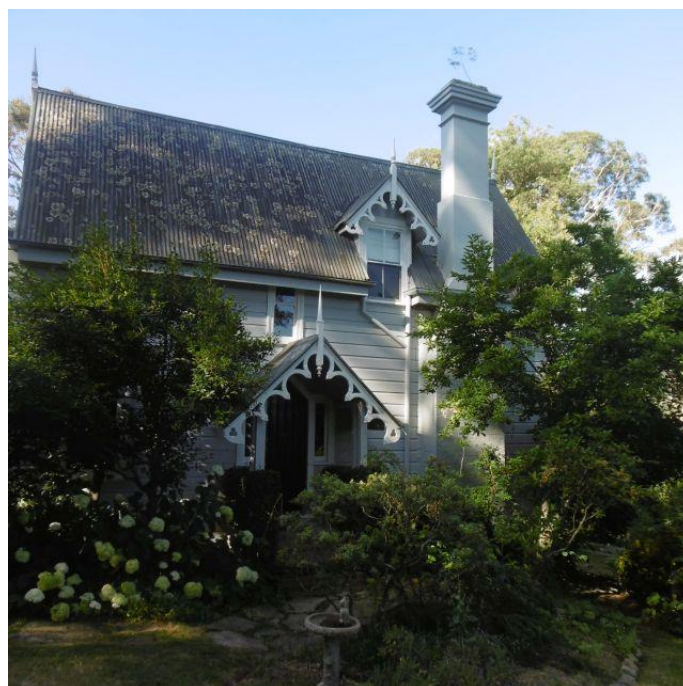
Less-fair comparisons are larger, more elaborate stone Rustic Gothic houses in more urban settings for more wealthy clients, such as: Invergowrie, Coppin Grove, Hawthorn, Victoria (1849-50); St. Mark's Rectory, Darling Point Road, Darling Point (c1848, enlarged 1873); Greycliffe, Vaucluse (1840s); Kenilworth (now part of St. Luke's Hospital), Roslyn St., Potts Point; Bardon House, The Drive, Bardon, Qld. (1863); and Ballantrae, Buninyong, Victoria (c1859)(Apperly et al, 2002, 90-93).

Condition of fabric

The house is in good condition, much having been renovated in the 2000s. The garden is in reasonably good condition.

Further comments

'Fairbanks'[26 Mount Road], 'Kowana' [21-23 Mount Road] and 'Hillview' should all be considered for future LEP heritage listing as local items, given their age and similar associations with Randolph Nott and family and early Bowral.



Above: The front (south) elevation of 'Highdown' in 2017 (Photo by S. Read).



Above: The eastern elevation of 'Highdown' in 2017 (Photo by S. Read).

Internet Review

53 photos and 2 plans at this site from 2015 and 2017 including image below
<https://www.realestate.com.au/property/5-crago-lane-bowral-nsw-2576>



Above: The eastern elevation of 'Highdown' in winter 2017 (Source:
<https://www.realestate.com.au/sold/property-house-nsw-bowral-126257974>).

28 photos, 1 plan and listing notes at this site from 2017:

<https://www.realestate.com.au/sold/property-house-nsw-bowral-126257974>

Located down a private & very pretty country lane yet minutes to the centre of town, a splendid example of Victorian Gothic architecture set within an elevated & picturesque garden. Recently

restored with absolute attention to detail & quality, this light filled home has been perfectly reinvented to suit all aspects of contemporary living.

- *Abundant period features - a significant Bowral home dating back to the 1870s designed by architect Randolph J Nott*
- *Within the flexible floor plan a variety of light filled open planned living areas all enjoying views over the gardens & a beautiful conservatory designed sympathetically to match the original architecture*
- *Set away from the main living areas, a private lounge or office with fireplace*
- *The well designed & light filled modern kitchen/dining room features a double sided Cheminee Philippe fireplace - opening onto sunny, wide wrap-around viewing verandahs*
- *In total, 4 spacious bedrooms & 2 bathrooms – the large master bedroom with ensuite & W.I.R is located on the ground floor*
- *Ducted central heating, fireplaces & gas heating - NBN connected - mud room & guest powder room*
- *A detached garden studio & adjoining workshop perfectly suited to conversion as extra accommodation for guests, extended family or home office (S.T.C.A)*
- *The long established cold climate gardens feature many spectacular specimens & mature trees - in total 4,407m²*

Enjoying beautiful views over Bowral & towards Mt Gibraltar, "Highdown" is an idyllic family home or retreat that will have wide appeal.

Many images at this site: <https://www.cjpbowral.com.au/1P0664>

A Randolph J Knott designed 1870's Victorian home overlooking Bowral...Beautifully restored in recent times to capture the character of last century with all the comfort and convenience of today...

Formal living and dining rooms of grand proportions with open fire places New Zealand Kauri timber floorboards

Modern kitchen and bathrooms North facing family room

Stunning conservatory overlooking the garden Detached studio and gymnasium

Over an acre of beautiful and private gardens of historical significance only moments to town...

History

Historical Notes from 2018 Heritage Item Nomination prepared by Stuart Read, Australian Garden History Society

Other/Former Names

The Mount (original name).

Years of construction (start-finish)

1869-1871

Designer/architect

Randolph Nott

Maker/builder

Randolph Nott

Historical outline

In 1867, when the Southern Railway opened at Bowral, the town already had two hotels, a general store, blacksmith's shop and shoeing forge and numerous residences. Sydney people began to visit the town for holidays and buy land for residences. One such visitor was Randolph Nott, Sydney architect and property developer, who was to build four fine residences in Bowral (BDHS, 2011 (2)).

Land on the western side of the railway had been granted to the Oxley family in 1855. A hilly portion of this land was bought by Jacob Ward in 1873 and became known as Ward's Hill (ibid, 2011 (1)).

Close to the town and with spectacular views, portions of this land along Mount Road were bought by Nott. During the 1870s he constructed a pair of identical two-storey residences, set on adjacent blocks part-way up the hill. Known as 'Fairview' and 'The Mount', they were distinctively designed, built of Canadian redwood (ibid, 2011 (1)). NB: this should more correctly say Western red cedar, (*Thuja occidentalis*), as 'redwood' (neither of the two species) is not native to Canada, but restricted to nearby California. I note the 2009 'High Life' article by Goldie quotes the Worsleys as saying The Mount was built of 'red cedar imported from Canada': Stuart Read, pers.comm., 26/12/2017) with a high pitched iron roof and classic features (ibid, 2011).

Randolph Nott was born in London in 1822 and came to Australia as a young man. His early days in Sydney were spent running an ironmongery business and he also carried on the profession of an architect, building some of the finest residences in Edgecliff Road, Woollahra. In 1847 he married the eldest daughter of the Rev. Dr Ross and raised a family of 10. Nott represented Tenterfield in the NSW Legislative Assembly in 1859-60 and was Chairman of Woollahra Council in 1867. In 1878 he developed land for residential purposes where part of Strathfield Station now stands (ibid, 2011 (1)). He was a timber merchant, ironmonger, land developer and member of the Legislative Assembly. After living and working in Sydney, he came to Bowral (Goldie, 2008, 108, 110).

In August 1882 it was reported that 'Mr Ward has sold privately to a Sydney gentleman for a residence 19 acres of land upon which is the most beautiful site known as Ward's Hill. The situation is elevated and extremely picturesque. The price realised was (pounds) 1000.'. The buyer was a member of Nott's family and further residences were constructed (ibid, 2011 (1)).

Three of Nott's four houses on the hill were of similar design - 'The Mount' and 'Fairview' were identical, and 'Hillside' (1885, now at 30 Mount Road) built as a gatehouse to 'Kowana' (c.1890, at 21 Mount Road, a house not built by Nott but built on land he had formerly owned, uphill from both 'The Mount' and 'Fairview'). These former three Nott houses were all two-storeyed, steep-pitched, corrugated iron roofed timber houses, two - 'Fairview' and 'The Mount', with 'L'-shaped form and verandahs on east and north sides and upstairs dormer windows.

The fourth Notts house, 'Fairbanks' (now 40 Mount Road) was built in 1882 overlooking the town. It survives, on the south side of the bend in Mount Road, almost opposite the southern end of Crago Lane, with a large mature Himalayan cedar (*Cedrus deodara*) to its rear (south) and a large mature Mediterranean strawberry tree (*Arbutus unedo*) to its front (north), near the road (ibid, 2011 (1)). It has steep pitched roofs and a central entry porch with gabled roof but more regular rectangular form, no 'L' shape like the others.

A fifth house to this quartet was built on land uphill, bought from Nott in 1890, across (west of) the lane from 'Fairview' and uphill from it and 'The Mount'. 'Kowana' as it was called, is a charming, elegant house, with an association with Nott. While he did not build it, he had owned the land on which it was built. A cambered sandstone brick path of 100' long was built from the house to a gate at its south-eastern corner on the edge of the lane (ibid, 2011 (1)).

Nott retired from his Sydney business in 1885 and spent more time at his residences in Bowral (ibid, 2011 (1)).

Randolph Nott undertook extensive landscaping of the local area. He lined the Mittagong Rivulet (below all four houses and gardens) with willow trees: one of these survives by the bridge. His plantings can be seen in early photographs including pampas grass (*Cortaderia* sp.), rambling roses (*Rosa wichuriana* cv's), willows (*Salix* spp.), pines (*Pinus* spp.) and native trees and can still be seen in gardens associated with the surviving three Nott houses. A very old Monterey pine (*Pinus radiata*) survived in 2011 (ibid, 2011 (1)) in the south-east corner of The Mount's garden, but has since been removed down to a stump.

Nott is noted in the 'Berrima Free Press' in 1890 several times, offering the council to repair the roads leading to his property. He was prepared to dedicate a road 66' wide, if council would accept it

(12/4/1890) The council would not accept it, unless the road was a chain wide and formed (26/4/1890).

By 1906 when Nott died, this hill had become locally known as Nott's Hill, in recognition of the four houses he designed and built here (BDHS, 2011(2)). In spite of his advanced age of 84, his death came as somewhat of a surprise to all. A brief service was held at the house, his body then being conveyed to Bowral cemetery, followed by a great number of residents (ibid, 2011 (1)).

One of Nott's four houses, 'Fairview', burnt down in 1909 (ibid, 2011 (2)). Mrs Nott and two daughters, the Rev. Thomas, of Manly, who was staying there and their maid Elsie Barnes all escaped but both house and contents were destroyed (ibid, 2008, 110; ibid, 2011(2)). 'The Wollondilly Press' reported in November 1909: 'nothing now remaining of the fine edifice but the brickwork of the chimneys and a few charred beams'. The severe shock of having escaped the blaze told against Mrs Nott in her declining years. She lingered on for a couple of years and then took to her bed and quietly died in June 1911 (ibid, 2011 (2)).

The Mount was purchased around 1934 by the second owners, Richard & May Crago. Richard Tamblyn Crago (1906-80) established the chemist near the Bowral Post Office. He also was a radio distributor and employed an expert radio repairer there for the benefit of his customers (unattrib., 10/5/1940). His parents, Albert Cecil and Ethel Wynn Crago (nee Steer) came from Yass, and had a partnership in the Yass Flour Mill, which his grandfather P.T. Crago had established (Obituary (of A. C. Crago, 5/4/1948, 4). The Yass Crago family were very staunch Methodists and horticulturists, winning prizes for their flowers from their garden in local shows (unattrib., 9/4/1948, 1). The Cragos had prior to c1933-34, been living at 21 Albert Street, Strathfield, then moved to 'Araluen' in Walker Street, Bowral, and moved from there to The Mount in c1933-35. They renovated The Mount and renamed it 'Highdown'. Its garden was lovingly planted by Mrs May Crago (nee Lepper: 1902-90), who was a keen and knowledgeable horticulturist (ibid, 2008, 110). Apparently she had several pet sheep who came running when their names were called, which she enjoyed showing young visitors. Two, 'Mary' and 'Henry', survived in 1991 when the Worsleys first moved to The Mount (ibid, 2008, 116). The Cragos had at least a couple of sons, one called John Tamblyn Crago (b.1933, Burwood)(unattrib.,16/9/33, SMH) and another, Richard ('Ric') Chilton Crago: b.1935, Bowral) (unattrib., 5/10/1933, SMH) who became a registered GP in 1959.

The garden is documented to have been advised upon and had plants supplied by Claude Crowe, nurseryman and landscape designer of Berrima Bridge Nurseries in the 1940s and 1960s (Chris Webb, pers.comm., 12/2017 and 27/1/2018 notes this is well-documented in Crowe's day books and diaries, and that Crowe was godfather to the Cragos' children). The following are the relevant Claude Crowe Collection papers: CCC/C/8; 1943 work diary; 1944 work diary; 1946 account to Mrs Crago; 9/1947 letter from Mrs Crago to Claude Crowe; undated account for plants to Mrs Crago; 10/1961 slides (2) of Claude Crowe's of the newly-installed 'Water Garden' on the house's southern side (Stuart Read, pers.comm., 23/3/2018). The garden still bears many of the plants characteristic of Crowe's palette: an array of decorative camellias, roses, golden Japanese laurel, flowering shrubs and small deciduous trees (Stuart Read, pers.comm., 26/12/2017). A 1947 letter from owner May Crago to Crowe requested a weeping elm tree to replace a tree covered in ivy which collapsed in snow. The 1961 installation of the water garden was by Crowe.

The property was owned from 1991 until c.2009 by former high school teacher and weaver, Dominique and Emeritus Professor at Sydney University, Peter Worsley (ibid, 2008, 110). They added a new, Western red cedar garage/workshop, since weathered grey (ibid, 2008, 113). They also renovated and extended the house's downstairs, with the south wing being Peter's study and the north wing being Dominique's weaving workshop, as shown in an illustrated article in 'High Life' magazine (ibid, 2008, 114).

In 1996, residents around Nott's Hill began lobbying for their area to be officially named as Nott's Hill after its founding settler. The group comprised 33 residents of Merilbah, Mount and Hopewood Roads, Fairway Drive and Alexandra Crescent. At first this met resistance from the Geographic Names Board, but in March 2011 the Board advised Wingecarribee Shire Council that 'Notts Hill' was recognised as a geographic name and would appear on future maps (ibid, 2011 (2)).

Some residents have sought that an unformed lane providing access to the residences originally built by Nott be named 'Nott's Lane', to further preserve the historic connection. However a motion to call it Crago Lane was adopted in late 2011 by Council (ibid, 2011 (2)).

The property was owned from 2015-2017 by Ms Tig Langerhausen who undertook further renovation works. It was bought by the current owner in November 2017.

Obituary for Randolph Nott

1906 'PERSONAL.', *The Sydney Morning Herald* (NSW : 1842 - 1954), 12 February, p. 7. , viewed 09 May 2023, <http://nla.gov.au/nla.news-article14750092>:

One of the best-known figures in the political life of New South Wales in the early fifties passed away on Saturday, in the person of Mr. Randolph Nott. The deceased gentleman, who retired from active business in 1885, was living at Bowral at the time of his death. On Thursday night he complained of pains in the region of the heart, but serious consequences were not anticipated, and, in spite of his advanced age of 84, his death came as somewhat of a surprise. Mr. Nott was born in England, and came to Australia as a young man. In his early career he carried on the profession of an architect, and built some of the finest residences in Edgecliff Road. He afterwards became associated with building societies, and took an active part in the operations of the Permanent Mutual Benefit Building Society. During the fifties Mr. Nott represented Tenterfield in the Legislative Assembly. He leaves a family of two daughters, one of whom is married, and five sons—Messrs. Randolph H. Nott, estate agent; Arthur Ross Nott, of David Jones and Co.; Philip Sydney Nott, of Fisher and Nott, surveyors; J. E. V. Nott, of Thompson and Nott, solicitors; and Ernest Nott, of Nelson and Co., the publishers, New York. The funeral will take place at Bowral this afternoon. Mr. Nott was a very active member of the Congregational Church, having been interested in the organisation of the Pitt Street Church from the time of its opening, and subsequently in the work of the churches at Woollahra, Burwood, and Strathfield.

(Above transcript taken from 'Nott, Randolph (1822–1906)', Obituaries Australia, National Centre of Biography, Australian National University, <http://oa.anu.edu.au/obituary/nott-randolph-16551/text28477>, accessed 21 December 2020.)



Above: Notts Hill postcard from 1911 of view east toward Mount Road and showing 'Highdown' at top right.



Above: Notts Hill Postcard c.1911 of view east toward Mount Road and showing 'Highdown' at top right (Source: NMAust)

Randolph Nott, politician

Information on Randolph Nott as a politician, including a photo is available at the NSW Parliament website at <https://www.parliament.nsw.gov.au/members/Pages/member-details.aspx?pk=558>.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

The following assessment was made in 2018 by Stuart Read, elected member of the Australian Garden History Society National Management Committee, on behalf of the property owner.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>It meets this criterion of local significance because it has historic value as one of the earliest surviving houses in Bowral, representing a relatively intact example of a gentleman's country estate, developed close to the railway line and benefitting from proximity, by rail, to Sydney. It demonstrates the beginning of Bowral's major period of major urban growth, with diversion of the Hume Highway away from Berrima, the new railway line and burgeoning tourism and day-tripper trade. That trend continues today with improved transport links and thus proximity to Sydney and Canberra.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>It meets this criterion of local significance because it has direct association with Randolph Nott, local identity, Sydney businessman, Woollahra Councillor, State parliamentarian and Sydney and Bowral property developer, who created four houses on this hill in a short period of time. It also has direct associations with local Bowral identities, Richard and May Crago and family. Richard set up and ran a pharmacy in Bowral for 35 years, was a foundation member of Bowral Rotary Club, involved with the Scout movement, hosting the Cubs at Highdown and active in the Bowral Methodist Church and Sydney Mission. May Crago largely created its garden, with advice, plants and help from Berrima Bridge Nursery proprietor and garden designer, Claude Crowe in the 1940s and who installed its water garden in 1961. Crowe is significant at state level for his legacy of design and plant palette in a wide array of public and private gardens located between the Blue Mountains, Sydney and the Southern Tablelands and the Monaro.</i></p> <p><i>May opened Highdown's garden to the public, attracting many through Bowral's 'Tulip Time' for the benefit of local charities.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<p><i>It meets this criterion of local significance because it has high aesthetic values as a relatively elaborate, intact example of Victorian-Federation era Gothic Revival domestic architecture, something rather unusual in Wingecarribee Shire, set in a relatively intact, elaborate Victorian-Inter-War era parkland garden setting, with rich, original and early elements surviving, such as bargeboards, fretwork, fenestration, major layout, trees and selection of mature, early shrub plantings, fine stonework and pleasing outlooks and views.</i></p>
(d) SOCIAL SIGNIFICANCE	<p><i>It meets this criterion of local significance because it has significance to the local Southern Highlands, particularly Bowral community through chemist, Methodist, Rotary, Scout or Cubs and 'Tulip Time' associations (of visiting), to local historian groups (as evidenced by Berrima and District Historical Society articles on Notts Hill and its houses) and garden historians (as evidenced by the amassing and donation of the Claude Crowe (Berrima Bridge Nurseries) Collection of papers, to the Caroline Simpson Research Collection and Library, at The Mint, Sydney. The property has featured in 'High Life' magazine, suggesting it is held in high regard and is of interest to the wider community of the district.</i></p>
(e) RESEARCH POTENTIAL	<p><i>It meets this criterion of local significance because of its direct links, surviving design layout, elements and fabric relating to its creators and influencers: in particular Randolph Nott, Richard and May Crago and Claude Crowe. It is a useful resource to do further research into their respective contributions, tastes, design palette and priorities, as these are manifest in other properties across Bowral and well-beyond, in Crowe's case.</i></p>
(f) RARITY	<p><i>It meets this criterion of local significance because it is one of three Nott houses (of four) remaining on Notts Hill, it is one of the earliest surviving Bowral houses, a rare example of a Gothic Revival style house in the shire and set in a well-documented, richly planted and laid out garden with strong documented links to Claude Crowe, nurseryman and garden designer.</i></p>
(g) REPRESENTATIVENESS	<p><i>It meets this criterion of local significance because it is a relatively intact, rich example of gentlemen's villa estates, set in country acres, near a railway station, from the high-late Victorian era and early Federation eras, in the Southern Highlands, from its peak period of urbanisation and development, pre-and post-railway line opening.</i></p>

Integrity/Intactness

The house lacks some integrity internally, having had a range of late-20th or early 21st century alterations to remove some internal walls, move the kitchen's location, adapt and extend the western wings further westward, add the garage/workshop, modernise kitchen and bathroom appliances,

electrical and plumbing services. Much of the internal fabric is recent or new, with the exception of surviving walls, most window and door joinery and most floorboards.

Statement of Heritage Significance

Highdown is of local heritage value comprised of: its historic value as one of the earliest surviving houses in Bowral; its strong associations with Randolph Nott, local identity and State Parliamentarian, associations with Richard and May Crago and family who created its garden and nurseryman and landscape designer, Claude Crowe who provided garden design advice and plants from the 1940s and installed its water garden in the 1960s. Highdown has local aesthetic value as a good representative example of Victorian Gothic Revival domestic architecture, unusual in Wingecarribee Shire, that has been sympathetically adapted and extended in the mid-late twentieth century, set in a fine, largely intact country parkland style garden. This garden retains some key plantings dating to early in its establishment and embellishment under the Crago family, fine stonework, pleasing outlooks and sight lines.

Berida Hotel (former Berida Manor) 6 David Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

. A large main two storey hipped roof building with later additions.



Above: Image 2021.



Above: from BDHS c. 1925. Berida Manor, David Street Bowral under construction. The house was gifted to the Red Cross in 1941 by the owner Dr Jessie Freeman for use as a convalescent home for men of the fighting forces.



Above: from BDHS c. 1925. Berida Manor, David Street Bowral under construction. The house was gifted to the Red Cross in 1941 by the owner Dr Jessie Freeman for use as a convalescent home for men of the fighting forces.

Internet Review

From this Pinterest site <https://pl.pinterest.com/pin/682928730967836238/>

Berida Manor was built in 1925 as a home for Dr Jessie Freeman (nee Aspinall) and her family. In 1941 after her husband passed away the home was donated to the Red Cross along with 3 acres of land. It was used as a repatriation hospital during and after the war until 1950.

Information on Dr Jessie Freeman (nee Aspinall) from this site accessed April 10 2021

<https://adb.anu.edu.au/biography/aspinall-jessie-strahorn-5077>

History

Aspinall, Jessie Strahorn (1880–1953) by E. Beatrix Durie

This article was published in **Australian Dictionary of Biography**, Volume 7, (MUP), 1979

Jessie Strahorn Aspinall (1880-1953), medical practitioner, was born on 10 December 1880 at Forbes, New South Wales, only daughter of Rev. Arthur Ashworth Aspinall and his wife Helen, née Strahorn. After the family moved to Sydney in 1887, she was educated at the Presbyterian Ladies' College, Croydon, Riviere College, and Miss Gurney's Kambala where she excelled at history; she then studied medicine at the University of Sydney (M.B., Ch.M., 1906).

Her appointment in 1906 as the first female junior medical resident officer at Royal Prince Alfred Hospital caused a furore when its Conjoint Board refused confirmation. Her father took immediate action: in a long letter to the Sydney Morning Herald on 9 February he drew attention to the injustice of the board's action. There were editorials in the leading newspapers in the eastern States, with a flood of letters to the editors and protest meetings by women's groups. One commentator concluded that 'Miss Aspinall will pass into history as a noble martyr, while the men who threw her out will be bracketed with Bloody Jeffreys, Torquemada and Judas Iscariot'. The board of directors on 2 March resolved that female residents would 'be exempted from attendance on certain cases', and the Conjoint Board resolved that 'Dr Aspinall be appointed for this year, but that her appointment is not to be taken as a precedent'. Her male colleagues in residence presented her with a gold watch in sympathy.

In June 1907 Jessie Aspinall was appointed junior house-surgeon at the General Hospital, Hobart, and in 1908 was resident medical officer at the Women's Hospital, Crown Street, Sydney. She then set up practice at Lyon's Terrace and for a time was school doctor for Scots College. In 1911 she moved to

Wyoming, Macquarie Street. On 22 June 1915 at St Killian's Church, Potts Point, she was married by her father to Ambrose William Freeman, a mining engineer living at Taiping, Perak, in the Federated Malay States. In 1916-22 she bore four children and accompanied her husband for two sojourns in Malaya before the family settled in her father's house, St Killians, Potts Point, where she continued to live after her husband's death in 1930.

Jessie Freeman was for many years a member of the Sydney executive of the Victoria League, the National Council of Women and the appeals committee of the Young Women's Christian Association. During World War II she was vice-president of the Darlinghurst branch of the Australian Red Cross Society. In 1941 she gave Berida, her house at Bowral and three acres of land, to the Red Cross; it was used as a convalescent home for ex-servicemen. She had been made a life-governor of the Women's Hospital in 1908.

Jessie Freeman was a devout Presbyterian, had great determination, a fearlessness that 'evoked general admiration', notable professional skill and 'undoubted charm'. She became a legend in the medical world at a time when female practitioners were uncommon. She died of arteriosclerosis at Haberfield on 25 August 1953, and was cremated. Survived by two sons and two daughters, she was followed in medicine by her youngest daughter Jessie (Chantek) Freeman. Her estate was valued for probate at £100,164.

In 1941 *The Southern Mail* of 8 August 1941 reported on the gift by Dr Jessie Freeman as follows:

The Berida Home PRESIDENT OF RED CROSS PAYS TRIBUTE TO DONOR; Speaking at the annual meeting of Bowral Red Cross, Mr. Wilfred Johnson, ' president of' toe Red Cross in N.S.W., paid gloving tribute to Dr. Jessie Freeman, .who had given Berida as a gift to the Red Cross.

Mr. Johnson then gave a brief history of the presentation of 'Berida' to the society by Dr Jessie Freeman. His remarks appear in another column. He said that some six months ago they were given to understand by the military authorities that it was possible, in view of the possibilities of further casualties, that the society might be called upon to supply 400 convalescent beds in addition to those already available. About that time Dr. Freeman came to see him and gave 'Berida' to the society free of all restrictions, gave one, an offer which was gratefully accepted. Mr. Johnson paid a tribute to Dr. Freeman's charm, saying that she left him feeling that the society had conferred a favour on her by accepting the gift Mr. Johnson added that Dr. Freeman had considered her former neighbours and said that in making the gift she wanted to make it clear that she did not want to do anything to upset them and only asked that there be no tuberculosis cases admitted to the home.

While the home was to be primarily for members of the second A.I.F., Dr. Freeman had agreed that, in the event of the military authorities not having suitable eases to send into the country, other Red Cross patients might be sent to the home until such time as second A.I.F. men were available.

The home has to be used as such for five years at least, continued Mr. Johnson, and if the purpose of the home terminated after that period, the Red Cross is at perfect liberty to sell the property if it so desires.

Mr. Johnson paid -a tribute to the members of Bowral Council and the Town Clerk (Mr. J J Hackett) for the speed and efficiency with which the sewerage mains had been ex tended to give service to 'Berida'.

Mr. Johnson went on to say that soon after Dr. Freeman had made her gift a gentleman and his wife had given their residence at Leura for a similar purpose, thereby providing accommodation for

another 40 beds(the number which will be accommodated at 'Berida' with the addition of another wing).

Later, they (the Red Cross) were advised that the 400 beds (mentioned above)would not be needed, nor possibly all the other available beds. Mr. Johnson noted that the 113th Military Hospital at Concord (which will ultimately have a capacity of 1800) was to be used to greater extent for convalescent cases. This would probably be for cases needing only a few days' convalescence, but Bowral would be ideal for cases such as war neurosis (known as shell-shock in the last war) necessitating several week's rest.

Meanwhile Mrs Anthony Hordern had raised a substantial sum for furnishing and they had then decided to get 'Berida' ready for use in case the military asked for the accommodation. Otherwise it was to be used for Red Cross patients.

The society, proceeded Mr. Johnson, considered that forty patients were necessary in a Red Cross Home, to make it an economical proposition as certain staff were essential under any circumstances.

Soon after, Mrs. Schofield, widow of Professor Schofield, had given £5,000 for the construction of the new wing necessary at 'Berida', to be named after her late husband.

The Minister for the Army (Mr. Spender) inspected the home and accepted it for army use.

Concluding his history of 'Berida,' Mr. Johnson said he couldn't promise definitely that the home would open at any definite date. Plans of the new wing had to be drawn, the finance committee to consider them (the wing will cost about £7,000), tenders to be called, Treasury consent to the expenditure obtained, and then the building would take about six months to complete. He thought it might be ready some where about next February (1942).

The home, he added, would be available in case of any evacuation necessitated by the remote possibility of an invasion from the north. The blankets for 'Berida' humorously continued Mr. Johnson, were safely 'tucked away in Kitty,' and sheeting was also available, whilst thanks were due to Mr. P. Westbrook for valuing the home for stamp duty purposes, free of charge. When completed, the home, valued at £9,260, with the new wing (£7,000) and furnishings, would be worth the best part of £20,000. and would be one of which the Berrima District could be proud. ?

In 1942 The Scrutineer and Berrima District Press (NSW : 1892 - 1948) of 22 August reported an Inspection of Berida Convalescent Home. *At the invitation of the committee which has supervised the preparation of Berida Convalescent Home for its transfer to the Red Cross, a large number of citizens visited the home' on Saturday last. They included active war workers from all parts of the district and all were loud in praise of all they saw. 'Berida' was the home of Mrs. Freeman, which she gave to the Red Cross, with a proviso that it' be utilised as a convalescent home for men of the fighting forces. The home was valued at about £8000, and the Red Cross branches of the district, through direct appeals, have been able to expend about £10,000 on the erection of an additional wing, which was made possible largely through the beneficence of Mrs. Schofield, wife of the late*

Professor Schofield, lecturer in chemistry at Sydney University, with a gift of £5000, which contains two wards, sun and reading room, etc.

The furnishing of the reading room, which was carried out from a donation of .£500 from the Daily Telegraph, are of silky oak. The home, which will accommodate about 40 convalescents, contains spacious bathrooms, with showers and lockers for each inmate, while heating stoves have been installed for the comfort of the men. Isolation wards and medical theatre have been added in the new wing, while the original two-storey residence is occupied by matron, sister and staff.

On the left of the main entrance, door is the large dining room, containing five tables, each seating 10 persons, and adjoining is the spacious kitchen with coke range and modern furnishings, including a large electric refrigerator. Opposite the kitchen is the nurses' dining room.

The nurses' sitting room was furnished by the Bowral, Bundanoon, Mittagong, Moss Vale and Wingello branches of the Country Women's Association.

D.McManus Note on the Schofields: 3/1/2022. Professor James Alexander Schofield (1870-1934) was a lecturer in chemistry at the University of Sydney . His wife was Mrs Gertude F A Schofield (died 1953). Both recorded as living at Potts Point at the time of their deaths.



Above: Professor James Alexander Schofield from https://www.sydney.edu.au/arms/archives/media/me_objects/513

Obituary from SMH of 1/6/1934: Professor James Alexander Schofield, who was associated with Sydney University from 1892 to 1926, died In a Waverley private hospital yesterday, aged 64 years.

Professor Schofield was born in London. He was educated at Dulwich College and the Royal School of Mines, London. He came to Australia as a young man, and was appointed

demonstrator In chemistry at Sydney University In 1892, demonstrator in metallurgy in 1894, and lecturer in chemistry in 1899. He was acting professor in chemistry from 1904 to 1908,. was appointed

assistant professor in that department in 1909, and was associate professor in chemistry from 1921 until his retirement in 1926, Professor Schofield was a member of the Australian Club, the Royal Sydney Golf Club, the Royal Empire Society, a member of Lodge Athenaeum, Masonic Order, a director of the Woolwich-Elliott Chemical Company, and was president of the Sydney section of the Society of Chemical Industry in 1908-9. He is survived by Mrs. Schofield and a son. ...

In 1942 The Southern Mail of 18/8/1942 reported in detail of the gifts to Berida

The Furniture Furnishings were donated by the following bodies: —

The Lounge Room by The Daily Telegraph.

The VADs Dining and Sitting Rooms by CWA Branches at Bowral, Wingello, Mittagong, Moss Vale and Bundanoon.

The Dining Room by Mittagong and District War Service Committee.

Furnishings of all the halls by the Welfare Committee of Southern Portland Cement Co. Ltd., New Berrima.

Matron's Bedroom by The Riding Schools of Bowral.

Reading Room by Berida Red Cross Shop conducted by Mrs. Lennox Bode, Mrs. Ivor Walker and Miss C. Nathan.

Matron's Office by Church of England Young People's Fellowship.

Doctors' Examination Room by Sir Norman Kater.

Quantity of Furniture in different places by Miss Mary Binnie.

Modern Medical Equipment by S.C.E.G.G.S., Moss Vale.

Two Wardrobes by Mr. Sid McFarland, Mittagong.

Table Radio by Mr. R. T. Crago.

Clock for Hall by Bowral Swiss Community.

Clock above Dining Room by Ladies' Rifle Club, Bowral.

The Employees of the builder (Mr. Mason) donated two sets of Bowls.

The Beds Each bed in the wards bears a small tablet recording the name of the donor — full list given.

In 1943 the official opening of the Berida Red Cross Home by Lady Wakehurst was on Saturday 2/1/1943 and was fully reported by *The Southern Mail* on 8/1/1943. It noted that Mr. Wilfred Johnson, Chairman of the State Executive of the Red Cross, presided at the official ceremony. He said that the home was opened for patients on 24th August, 1942. The gift of the house by Dr Jessie Freeman and of \$5,000 by Mrs Schofield for the new wing are commemorated by brass plaques within the building. £4,000 was raised by Mrs Hordern's auxiliary committee to furnish and equip Berida.

He paid tribute to the splendid work of the architect (Mr. Massie) and the builder (Mr. Mason). The work has been so well done externally that it is difficult to tell which is the original building and which the wing, whilst inside provision has been made for every detail required in a convalescent home. Owing to shortage of labour and materials, the alterations and additions took longer than anticipated, so it was well into August before the Society was able to notify the Army that we were ready

D.McManus Note: 2/1/2022 on Architect H H Massie

Hugh Hamon Ingoldsby Massie (1889-1967) was a partner from 1919 to 1939 with Harry Chambers Kent (1852-1938).

More information from this CBC Bank site at

<http://www.cbcbank.com.au/images/Matters%20of%20Interest/History/Architects/architects.htm>

Kent & Massie Many future prominent architects were articled to Kent including William Hardy Wilson [1899-1904], S A Neave and H H Massie in 1911. Massie, a member of an influential banking, commercial and sporting family became his partner in 1919. According to John Beer, the business was previously known as Kent & Budden then another 3rd surname then Kent & Massie. This partnership, trading as Kent & Massie, lasted until Kent's retirement from active involvement in 1930. As Cable notes, the end of the Great War was a boom time in building and Kent & Massie were able to secure many commercial commissions including the Bebarfalds store [later Woolworth's] in George St Sydney. However, their principal client was the Commercial Banking Company of Sydney [which was acquired by the National Bank in 1981]. Kent & Massie designed the former CBC head office on corner of George & Barrack St Sydney [now on the State Heritage Register] and a series of country banks at Newcastle, Scone, Cessnock and Parkes.

In 1943 Dr Jessie Freeman and others complained about the use of Berida Manor by Servicewomen.. From *The Sydney Morning Herald*, 23 March 1943 via Trove accessed April 10 2021

RED CROSS HOME Donor Resents Use By Servicewomen.

Convalescent servicewomen at present accommodated at Berida Red Cross Home, Bowral, will be moved to another Red Cross home when it is available. The donor of Berida, Dr. Jessie Freeman, and some members of the local women's committee have protested against the use of the home by servicewomen. The chairman of the New South Wales division of the Red Cross, Mr. W. E. Johnson, said last night that the home had been given unconditionally, although the donor had expressed a wish that it should be used for servicemen on long-term treatment. Dr.

Freeman, with members of the local committee, who had raised money to furnish the home with the idea that it would be for returned soldiers, had protested when servicewomen were put in by the Army Dr. Jessie Freeman said last night that Berida had been given by her to

the Red Cross as a home for men of the fighting forces. She considered that the terms of the gift should be observed. "I take the view that it is a donor's right and privilege to attach to a gift such conditions as he or she thinks fit," Dr. Freeman said. "It is the recipient's obligation, if a gift is accepted, to abide by such conditions."

From this NSW Government site accessed April 10 2021

<https://www.findandconnect.gov.au/ref/nsw/biogs/NE01376b.htm>

Berida Junior Red Cross Home was established by the Junior Red Cross in Bowral in 1950. The house had previously been a Red Cross convalescent home for servicewomen and servicemen. Berida was a school for special purposes that appears to have provided temporary care to school-aged girls whose families were experiencing illness, childbirth or crisis. Berida Junior Red Cross Home closed in 1974.

Berida Junior Red Cross Home appears to have been established in 1950, by the Junior Red Cross, in Berida, a stately house that had been formerly used by the Australian Red Cross as a convalescent home for servicemen and women.

Berida had been donated to the Red Cross in 1941 by Dr Jessie Freeman as a servicemen's convalescent home, but was used for servicewomen until Dr Freeman and a group of local women insisted it be returned to its original purpose.

It is not clear exactly when Berida was converted to a Junior Red Cross Home but in May 1951 it became a New South Wales Department of Education School for Special Purposes. This indicates that the school was a residential school that had a special programme addressing psychological, behavioural and other difficulties. Accounts from former residents suggest that Berida was a girls' home for girls aged under 13 that provided temporary care when families needed respite or child care during crises such as illness, childbirth or discord.

Accounts of children who stayed at Berida Red Cross at this site accessed April 10 2021

<https://web.archive.org/web/20170219063835/http://www.thesouthernhighlands.com.au/directory/accommodation/resorts/berida-manor>

Margaret Fulton connection. Interview from 1997 at this site including of CHOGRM event in 1978. Short extract here accessed April 10 2021

<https://www.australianbiography.gov.au/subjects/fulton/intertext7.html>

Berida Manor was an interesting thing, because I began to feel that good health was important and someone said to me at a - I think I was at a wedding or a cocktail party or something - someone said, 'Oh, Margaret, have you ever thought it would be nice to do this?' And he put ... we ... together we found the money to do this. We found this wonderful place, Berida. We called it Berida Manor. But it had been a stately home in the - if you can call that in Australia - and then it had been, the Red Cross had used it as a hospital. So we converted it back to a health ... a health resort.

Airlift of CHOGRM leaders to Berida Manor from the bombed Hilton Hotel Sydney in 1978 accessed April 10 2021

Full story is told here <https://www.abc.net.au/news/2018-02-20/anniversary-of-military-occupation-of-bowral/9464328>



Above: CHOGRM leaders including Prime Minister Malcolm Fraser pose for a photo at Berida Manor in 1978 from ABC site. Image Supplied to Southern Highland News.



Above: Airlift on the adjacent Bowral Golf Course. (Source: <https://recordsearch.naa.gov.au/SearchNRetrieve/Interface/DetailsReports/PhotoDetail.aspx?Barcode=11732356>)

D. McManus 2021: Suggested historic sequence

1925 Built for Dr Jessie Freeman and Mr Ambrose Freeman

1941 Dr Freeman donates the home to the Red Cross with 3 acres to be used for ex-sevicemen.

1951 it became a New South Wales Department of Education School for Special Purposes and run by the Junior Red Cross

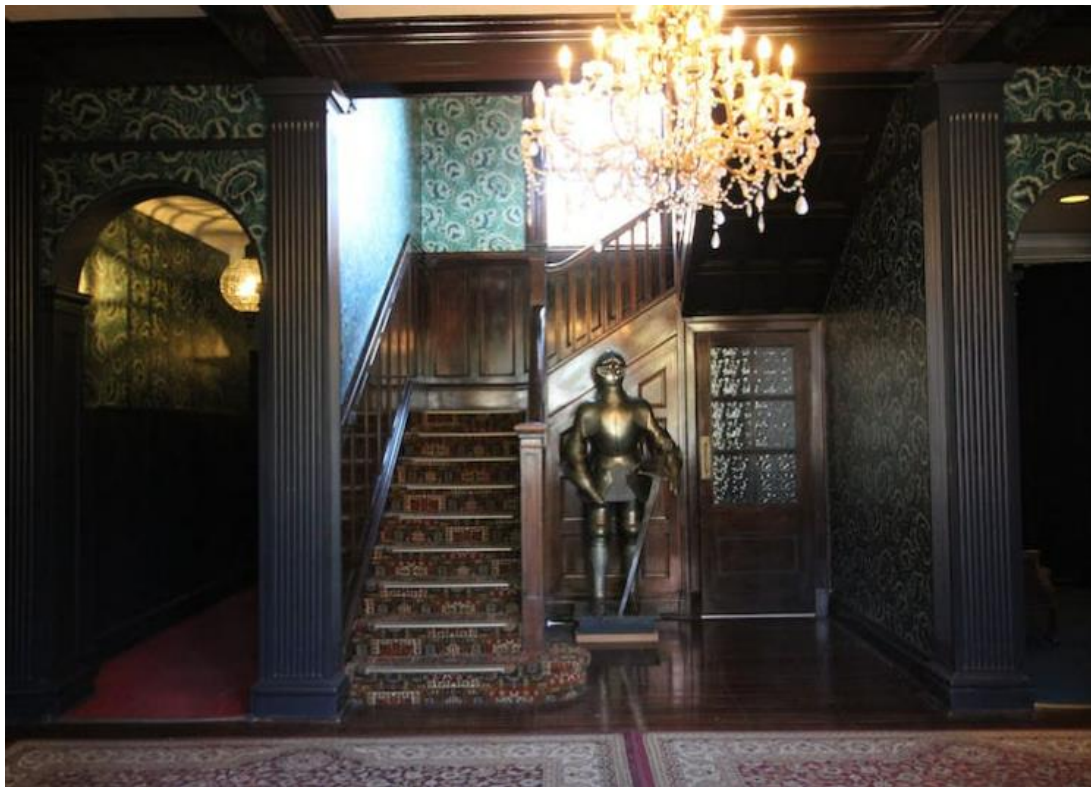
1974 Junior Red Cross Closed

1970s acquired by Margaret Fulton for use as a health resort.

1978 CHOCRM and the Hilton Bombing



Above: Map showing the Berida Hotel complex. (Aerial photo by Nearmap, image date 22 May 2023.)



Above: Image from this site accessed 16/12/2021 <https://www.visitnsw.com/articles/must-try-experiences-in-the-southern-highlands>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<p><i>Of significance to the history of the local area because</i></p> <ol style="list-style-type: none"> <i>1. it illustrates the development of this area of Bowral from the 1920s and the changes in the case of 6 David Street from a residence to a Red Cross establishment and then Health Resort; and</i> <i>2. it was the site of the evacuation of Commonwealth Heads of State following the Airlift of CHOGRM leaders to Berida Manor from the bombed Hilton Hotel Sydney in 1978.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>) Of significance also because of its association with its first owner 1925 to 1941 Dr. Jessie Freeman (1880-1953 nee Aspinall) renowned medical practitioner and surgeon and philanthropist who donated the Berida to the Red Cross in 1941. The donor of the 1942 Red Cross wing, Mrs Gertrude Schofield (died 1953) in honour of her husband Professor James Alexander Schofield (1870-1934). later owner from the 1970s Margaret Fulton OAM 1924 2019 a Scottish-born Australian food and cooking writer, journalist, author and commentator.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>) Of significance because of its association with the Red Cross from 1941-1974 and its work with convalescent returned service men and women and then its later Children's Home.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially Intact although many alterations and additions have been made over the years.

Statement of Heritage Significance

Berida Hotel (formerly Berida Manor) at 6 David Street Bowral is significant because it illustrates the development of this area of Bowral from the 1920s, for the its change from a residence to a Red Cross establishment and then to a health resort and then to a hotel and for the evacuation of Commonwealth Heads of State following the Airlift of CHOGRM leaders to Berida Manor from the bombed Hilton Hotel Sydney in 1978. It is also of significance because of its association with its first owner, 1925 to 1941, Dr. Jessie Freeman 1880-1953 (nee Aspinall) renown medical practitioner and surgeon and philanthropist who donated Berida to the Red Cross in 1941, Mrs Gertrude Schofield (died 1953) who in 1941 in honour of her husband Professor James Alexander Schofield (1870-1934) donated money to build the 1942 Red Cross wing, the Red Cross from 1941-1974 and its work with convalescent returned service men and women and then later Children's Home and from the 1970s Margaret Fulton OAM 1924 2019 a Scottish-born Australian food and cooking writer, journalist, author and commentator . It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.

‘Bettws-y-coed’—single storey Interwar house

1 Edward Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of five lots subdivided by the Anglican Church in about 1927 at the rear of its site in Bendooley Street. It is part of the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction.

Edward Street is a very pleasant street close to the centre of Bowral. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths. The house is a single storey Interwar bungalow very well designed to address the street corner and is set in a mature garden with hedging and mature trees and has a traditional fence made of Bowral trachyte stone

Built c. 1937 – the Interwar period – in a good town setting on a 1527 m² corner site to Boolwey Street. Roof and portico are both hipped and clad in unglazed terracotta tiles and the eaves are exposed. The large portico is supported left and right on 3 columns which in turn rest on a rendered balustrade. Either side of the portico there are small three sided bay windows inset with lead light windows.. The access driveway to a garage at the rear is from side in Boolwey Street which allows a maximum garden setting for the house.



Internet Review

31 images from 2011 and 2014 and 1 plan at this site <https://www.realestate.com.au/property/1-edward-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

According to the Bowral Rate Valuation List the first owner of the land was Miss Margaret Eleanor Huntley. She bought the land on terms from the Church of England in about 1927. Her name is shown as the owner in the Rate Valuations until at least 1932. However it appears she did not complete the transaction.

Harry George Percy Redmond bought the land in September 1933 from the Archbishop of Sydney. Redmond was a chemist, and his address was care of the Redmond Fuss Drug Store, 665 George St Sydney.

In November 1935 Redmond sold the land to Mrs. Ada Langley, the wife of Henry Langley, Accountant, of Bowral.

From the Rate Valuations it appears the house was built in about June 1937, with the Improved Value of the land increasing from £280 to £2,150. The name of the house Bettws-y-coed first appears in the 1938 Rate Valuations.

The design of the house has been attributed to Sir Charles Rosenthal. Sir Charles Rosenthal (1875-1954) was an architect, a much-decorated WW1 officer, and a musician. There is a good article on Sir Charles in the Australian Dictionary of Biography. <https://adb.anu.edu.au/biography/rosenthal-sir-charles-8268>

The article notes: "Rosenthal may have been a part-model for the authoritarian ex-soldiers' leader Benjamin Cooley in D. H. Lawrence's novel Kangaroo."

The property passed by transmission to Henry Langley in November 1947.

Lindsay Jack Barlow, green-grocer of Bowral, acquired the property in November 1953.

Wiki on Sir Charles Rosenthal (1875-1954). https://en.wikipedia.org/wiki/Charles_Rosenthal accessed march 2021

Charles Rosenthal was born in Berrima, New South Wales to a Danish-born school master and Swedish-born mother. He trained as an architect and was elected associate of the Royal Victorian Institute of Architects in 1895. He became a draughtsman in the architectural division of the Department of Railways and Public Works in Perth. After becoming bankrupt and ill he returned to the eastern states in 1899. In 1906 he was made architect for the Anglican Diocese of Grafton and Armidale. He designed St Andrew's, Lismore, New South Wales, St Laurence's, Barraba, and Holy Trinity, Dulwich Hill, Sydney.



Above: Sir Charles Rosenthal (1875-1954), by John Longstaff, 1919

[Australian War Memorial, ART02988](https://adb.anu.edu.au/biography/rosenthal-sir-charles-8268) from this site <https://adb.anu.edu.au/biography/rosenthal-sir-charles-8268>

Sir Charles Rosenthal had a remarkable career as set out in the bio by Australian Dictionary of Biography. <https://adb.anu.edu.au/biography/rosenthal-sir-charles-8268>

It includes the following:

Rosenthal became a leader of his profession Twice president of the Institute of Architects of New South Wales in 1926-30, he rarely missed a council-meeting and was also president of the federal council of the Australian Institutes of Architects in 1925-28. In an address to the New South Wales institute in 1924 he proposed the redevelopment of Woolloomooloo as a zone for Federal, State and municipal offices sited around parks and gardens, together with removal of the wharves and development of the shores. He also proposed a system of major roads for Sydney and the redevelopment of The Rocks area. Rosenthal was president of the Australian Museum, Sydney, in 1926-30 and was actively interested in native flora, reafforestation and the development of wireless communications. He was a fellow of the Royal Institute of British Architects and a life fellow of the Royal Australian Institute of Architects, the creation of which had long been one of his chief goals

Wiki on the name Betws-y-coed (spelled with one “t” only)

<https://www.google.com/search?client=firefox-b-d&q=betws-y-coed>

Betws-y-coed is a village and community in the Conwy valley in Conwy County Borough, Wales, located in the historic county of Caernarfonshire, right on the boundary with Denbighshire, in the Gwydir Forest. It is now a very popular visitor destination in the Snowdonia National Park.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants were applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its likely association with Berrima born architect Sir Charles Rosenthal (1875-1954). His parents were a Danish-born school master and Swedish-born mother. He trained as an architect and was elected associate of the Royal Victorian Institute of Architects in 1895. He became a draughtsman in the architectural division of the Department of Railways and Public Works in Perth. After becoming bankrupt and ill he returned to the eastern states in 1899. In 1906 he was made architect for the Anglican Diocese of Grafton and Armidale. He designed St Andrew's, Lismore, New South Wales, St Laurence's, Barraba, and Holy Trinity, Dulwich Hill, Sydney.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a fine an Interwar era bungalow house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

'Bettws-y-coed' at 1 Edward Street, Bowral. is significant because it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants were applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its likely association with Berrima born architect Sir Charles Rosenthal (1875-1954). In 1906 he was architect for the Anglican Diocese of Grafton and Armidale and designed St Andrew's, Lismore, New South Wales, St Laurence's, Barraba, and Holy Trinity, Dulwich Hill, Sydney. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar era bungalow house.

‘Aveley’—Interwar Mediterranean style house

3 Edward Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of five lots subdivided by the Anglican Church in about 1927 at the rear of its site in Bendooley Street. It is part of the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. applied to it. Edward Street is a very pleasant street close to the centre of Bowral. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

This is a very fine single storey rendered brick c. 1929 house in a very restrained Interwar Mediterranean style.. Front has an older very low sandstone wall and a later high metal picket fence. Roof is and clad in unglazed terracotta tiles. There is a prominent chimney to the front elevation and the the main access is to the right side of the house adjacent to which is a later free standing terracotta tiled port cochere.



Above: 3 Edward Street, Bowral

All of the windows to the front and sides of the original section of the house are double hung and set with clear leadlights both top and bottom. The window heads are rounded in a Spanish style and the same treatment is given to the the entrance doorway. To the left front is a bay window with a 1+2+1 window set configuration and again double hung with clear leadlights.



Internet Review

14 images at this 2017 site accessed March 2021

<https://www.realestate.com.au/property/3-edward-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

The Bowral Valuation List for 1927 shows that Gordon Stewart Bensley, Men's Outfitter of Bowral, purchased 3 Edward Street, on terms from the Trustees of the Church. The purchase price was £351 and ten shillings.

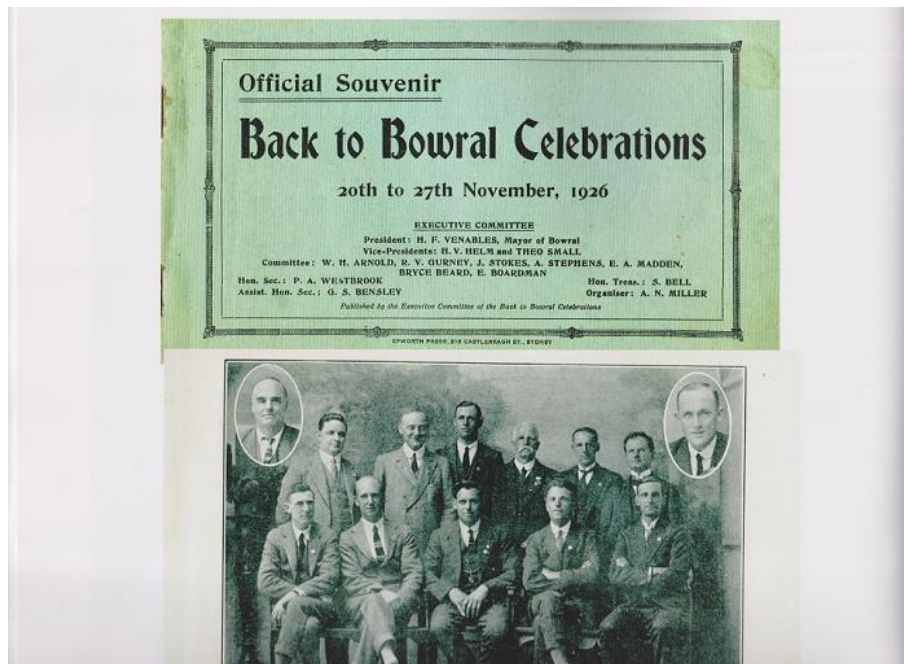
Bensley appears not to have completed and in September 1929, the Archbishop of Sydney transferred the land to Percy Alfred Westbrook (Estate Agent) and Frances Gertrude Westbrook. The Bowral Valuation Lists indicate the house was built prior to 1930. Percy and Frances took out a mortgage in December 1929. Council's building records show P Westbrook received approval on 19 September 1929 and the architect was Verton Bruce Smith of 19 O'Connell St Sydney.

In February 1942 Lipscomb sold to George Sydney Scott, of Bowral Retired Merchant, and Helen Macfarlane Scott. The sale price was £2,050.

The Scotts sold for £2,400 in November 1944 to Mary Millicent Maclean, a widow.

In August 1948 the property was sold to Hilda and Marion MacLean, spinsters of Bowral. The property was then called Langton. It is now known as Alveley.

The next sale was in August 1966 to Alva Doris Shaw and Doreen Shaw, spinsters, both of Bowral.



Above: images from B and M Townsling book A brief history of Church and Edward Streets, Bowral 2016 p. 18. Percy Westbrook was the Hon Secreatary of the 1926 Back to Bowral celebration. In lower image he is shown bottom right.

Notes on Verton Howard Bruce Smith 1898-1945 from Dennis McManus May 2021

Verton Howard Bruce-Smith 1898-1945 was the son of Arthur Bruce Smith. He studied Architecture at the University of Sydney.

In the 1920s he designed:

a house Mt Eymard (1929) in Burradoo for his uncle Howard Smith now the centrepiece of a retirement village

The post WWI two storey classical front rebuild of the Memorial Hall in Bendooley Street, Bowral

a house Aveley (1929) at 3 Edward Street, Bowral

a house Wychwood (1927-28) at 38 Waverley Parade, Mittagong and

a house Glencoe (1928-30) at 12 Aitken Road, Bowral.

The Memorial Hall is LEP listed and the other 4 items are recommended for LEP listing in the Wingecarribee Community Heritage Study 2021-23.

Brief note from Ancestry site on Verton Howard Bruce-Smith 1898-1945

Born in Bowral, New South Wales, Australia on 4 September 1898 to Hon. Arthur Bruce-Smith and Sarah Jane Creswell. Verton Howard Bruce-Smith married Margaret Nancy Finlay and had 1 child. He passed away on 10 Nov 1945 in Chatswood, New South Wales

From <https://www.ancestry.com.au/genealogy/records/verton-howard-bruce-smith-24-lw07h>

Below obituary from The Southern Mail 16 Nov 1945 for Verton Howard Bruce-Smith 1898-1945
<https://trove.nla.gov.au/newspaper/article/118959668>

DEATH OF MR. V. BRUCE SMITH

The sudden death of Mr. Verton Bruce Smith at his home at Warrawee on Saturday came as a great shock to many friends in Bowral, where he spent the whole of his early life. He was a son of the late Mr. and Mrs. Arthur Bruce Bruce Smith and was born at Anglewood, Burradoo, then the family home. He studied to become an architect and practised in Sydney for some years. Mr.

Bruce-Smith was architect for the Bowral residence of his uncle, the late Howard Smith, which is a tribute to his skill. He was later assistant manager of the Colonial Mutual life Assurance Society for nine years, and a member of the Board of directors of the Howard Smith Shipping Company and the Crown Street Women's Hospital. His happy personality and his readiness to help any worthy cause endeared Mr. Bruce Smith to all who knew him in Bowral. He was a returned soldier from World War 1 and joined the services again in World War 2, reaching the rank of Major and acting as A.D.C. to General Sir Ivan Mackay. Mr. Bruce Smith married a daughter of Mr. and Mrs. Tom Finlay of Burradoo, who with one daughter survives him. We extend to them and to his two sisters Mrs. A. S. Blomfield and Miss. Barbara Bruce Smith (both of Bowral) -our deep sympathy.



Above: Mt Eymard (New Morton) at Burradoo designed by Verton Howard Bruce Smith.

Fuller notes on Verton Howard Bruce Smith 1898-1945. Dennis McManus. Draft at December 31 2021.

Verton Howard Bruce Smith (1898-1945) was the son of the Hon Arthur Bruce Smith KC 1851-1937 and Sarah Jane Smith (nee Creswell) 1854-1929 and was born 4th September 1898 at *Anglewood* in Yean Street Burradoo, the family home.

His father Arthur Bruce Smith KC was a long serving Australian politician and leading political opponent of the White Australia policy. He has been described as the most prominent Australian advocate for classical liberalism in the late nineteenth and early twentieth century. Full biography on the Hon Arthur Bruce Smith KC is at this site: <https://adb.anu.edu.au/biography/smith-arthur-bruce-8462>

Verton was studying architecture at the University of Sydney in the early stages of World War I and at age 18 he enlisted on March 30, 1917. He was a gunner in the 39th Infantry Battalion. In 1920 he President of the local Returned Soldiers' Association in Bowral.

On his return he completed his architecture studies and then practised in Sydney for some years. In 1929 his City Office was at 19 O'Connell Street. In 1940 he joined the services again in World War II, reaching the rank of Major and acting as A.D.C. to General Sir Ivan Mackay.

In the 1920s he designed five buildings in Bowral, Burradoo and Mittagong as set out below and all five still exist.

During the 1920s his name features several times in the social pages at events both in the Highlands and in Sydney and in the 1930 *The Sun* of the 15th June reports that "*Settling into their new home at 'The Lodge,' Burradoo (described elsewhere as Cape's old home) are Mr. and Mrs. Verton Bruce-Smith, who were married last April at Bowral, and passed through Sydney last week on their way back from , a lengthy honey moon trip., She was Nancy Finlay, a ruddy- cheeked country lass from Bowral. Nancy was the daughter of Mr. and Mrs. Tom Finlay of Burradoo, Margaret Nancy Finlay (1908-1987). Verton and Nancy had one child Margaret Jane Bruce Smith 1933-2013.*

In 1934 *The Truth* reported on the 14th January that the Verton and Nancy had moved to Adelaide. But a year later on January 20 the same paper advised that the couple had returned to Sydney and were living in Vacluse.

In 1935 Verton was bequeathed 10,000 pounds in a 175,000 pound will by his uncle Uncle, Howard Smith.

In 1936 Verton formally gave notice in the *NSW Government Gazette* of 28th February that he had changed his name Verton Bruce Smith to Verton Howard Bruce Smith.

In 1936 *The Truth* on the 12th September reported that: *The assistant manager for New South Wales of the Colonial Mutual Life Assurance Society, Ltd., Mr. Verton Bruce Smith, who has been ill for some weeks, has been granted leave of absence for an indefinite period.*

In 1937 Verton's father died. The Daily Advertiser (Wagga Wagga) reported on 16th August: Mr. Arthur Bruce Smith, K.C., who was a leading figure in the campaign for Federation, died at his borne, Walden, Bowral (Bendooley Street) on Saturday night. A son of the founder of the firm of Howard Smith and Sons, Mr. Bruce Smith was born in London in 1851. He was educated in England, and was called to the Bar of the Inner Temple in 1877. He later practised at the Bar in Sydney. He represented Gundagai in the NSW State Parliament in 1882-84 and after a lapse of Parliamentary activity for a few years, during which he built up a wide practice in the law courts, he was elected to represent Glebe in 1889. He became Minister for Public Works in the Parkes Ministry from that year till 1891. He remained the representative of Glebe till 1894. Mr. Bruce Smith was a tireless worker for Federation, and after the inauguration of the Commonwealth he was elected to the House of Representatives. He remained a member of the Federal Parliament until 1919. Mr. Bruce Smith leaves a son, Mr. Verton Bruce Smith, two daughters, Mrs. Arthur Bloomfield, of Harden, and Miss Barbara Smith, and a sister, Mrs. Innes Noad, of Collaroy, The funeral, which will be private, will take place at Bowral to-day.

In 1938 Verton became a director of Howard Smith Ltd. and at the time it was noted that he *is a member of the Howard Smith family and is a substantial shareholder.*

In May 1939 Verton and Nancy are reported as living in Warrawee. *Sydney Morning Herald* 18/5/1939.

In 1940 this item reported by *The Southern Mail* of 2/1/1940

The versatile Mr. Jack Holder is engaged in night manoeuvring off the coast. Jack is a Senior Mate of Mr. Verton Bruce Smith's motor cruiser, Shangri-la.

He was later assistant manager of the Colonial Mutual life Assurance Society for nine years, and a member of the Board of Directors of the Howard Smith Shipping Company and the Crown Street Women's Hospital (last appointment 1938).

Verton died in his home called "Moreton" at Warrawee in November 1945 at the age of 47. As part of a short obituary *The Southern Mail* of 16/11/1945 noted *His happy personality and his readiness to help any worthy cause endeared Mr. Bruce Smith to all who knew him in Bowral.*

Nancy died 42 years later in 1987 aged 79.

Ryerson Index

SCOTT	George Sydney	Death notice	02FEB1966	Death	late of Darling Point	Sydney Morning Herald	05FEB1966
WESTBROOK	Frances Gertrude	Death notice	27DEC1957	Death	69 at Bathurst, late of Bowral	Sydney Morning Herald	28DEC1957

WESTBROOK	Percy Alfred	Death notice	15NOV1967	Death at Bowral	Sydney Morning Herald	18NOV1967
LIPSCOMBE	Stanley	Death notice	06SEP1980	Death	Sydney Morning Herald	08SEP1980
SCOTT	Helen McFarlane	Death notice	03JUN1987	Death late of Wahroonga	Sydney Morning Herald	04JUN1987

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with:</i> 1. 1929 Percy Alfred Westbrook (d. 1967), prominent Bowral Estate Agent and Frances Gertrude Westbrook (1888-1957), owners 1929-1932, received approval on 19 September 1929 to build the house. 2. Architect Verton Bruce Smith (1898-1945) who designed it. 3. 1932 Stanley Gordon Lipscombe (d.1980), a builder from Bowral who also built the nearby Methodist Church in July 1926. 4. 1942 George Sydney Scott (d.1966), Retired Merchant, and his wife Helen Macfarlane Scott (d.1987).
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a very restrained single storey Interwar Mediterranean style residence.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations and additions have been made.

Statement of Heritage Significance

Aveley at 3 Edward Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with 1929 Percy Alfred Westbrook (d. 1967), prominent Bowral Estate Agent and Frances Gertrude Westbrook (1888-1957), owners 1929-1932, Architect Verton Bruce Smith (1898-1945) who designed it and second owner from 1932 Stanley Gordon Lipscombe (d.1980), a builder from Bowral who also built the nearby Methodist Church in July 1926. It is also significance for the beauty of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case a very restrained single storey Interwar Mediterranean style residence.

Brick and tile house

5 Edward Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of five lots subdivided by the Anglican Church in about 1927 at the rear of its site in Bendooley Street. It is part of the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. applied to it. Edward Street is a very pleasant street close to the centre of Bowral. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

Front fence is high and ivy covered and encloses a garden which provides a good setting for the house. There is a two strip concrete drive to the left to the rear of the house.

A single storey finely worked brick house built on local trachyte stone foundations. Roof is hipped and clad in unglazed terracotta tile. The front verandah is supported by twin timber posts set above a brick balustrade to the width of the house. Windows are double hung and set with leadlight.



Above: 5 Edward Street, Bowral

Internet Review

<https://www.realestate.com.au/property/5-edward-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

The land was originally bought from the Archbishop of Sydney by the Bowral Town Clerk, John Joseph Hackett in August 1927.

J.J. Hackett transferred it to his wife Gladys Hackett in May 1928. Gladys held it until 1976.

It then passed by transmission and transfer to FJ and KM Walters in 1976. The next transfer was to Blue Circle in February 1980 and then to the present owners in April 1989.

John Joseph Hackett was the Town Clerk of Bowral from September 1922 until his retirement in September 1946 at the age of 66.

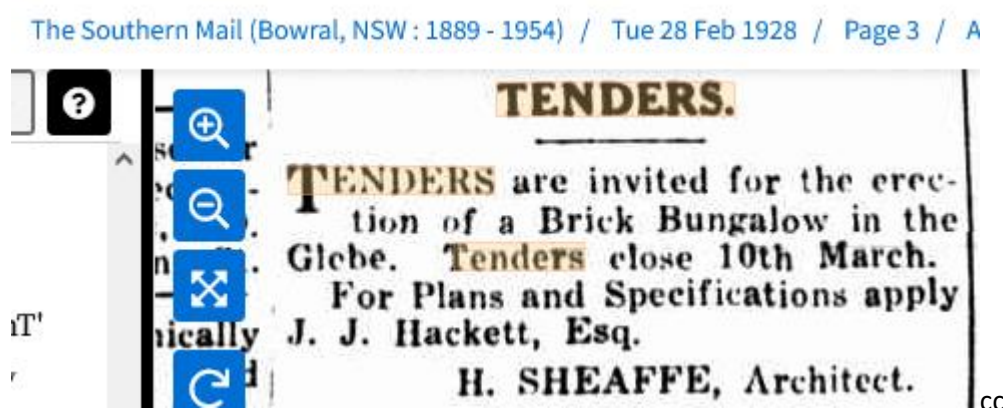
He was actively associated with many organisations including the Bowral RSL of which he was treasurer for many years and the Berrima District Hospital Board on which he was the honorary treasurer.

The house was built in about 1927 or 1928. We consider it was designed by Henry Sheaffe as many of the design details are the same as Sheaffe's own house at 6 Edward Street. The stone lintel beams above the windows and doors are a feature of Sheaffe's houses and commercial buildings. Council's records confirm Sheaffe was the architect.

Ryerson Index

HACKETT	Gladys	Death	03FEB1976	Death	83	late of	Sydney Morning
	Annette	notice				Bowral	Herald

28 February 1928. Henry Sheaffe architect. This is the tender for Brick cottage at 5 Edward Street in the Glebe, Bowral for John Joseph Hackett.



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	(no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	Of significance as it illustrates the development of the important John Sulman 1849-1934 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with John Joseph Hackett (1881-1958 and Gladys Hackett (1893-1976). John Hackett was the Town Clerk of Bowral from September 1922 until his retirement in September 1946 at the age of 66. He was actively associated with many organisations including the Bowral RSL of which he was treasurer for many years and the Berrima District Hospital Board on which he was the honorary treasurer.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form. Likely to have been designed by renown Bowral based architect Henry Sheaffe (1875-1958)</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar era bungalow house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

5 Edward Street, Bowral. is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance for its association with John Joseph Hackett (1881-1958 and Gladys Hackett (1893-1976). John Hackett was the Town Clerk of Bowral from September 1922 until his retirement in September 1946. He was actively associated with many organisations including the Bowral RSL of which he was treasurer for many years and the Berrima District Hospital Board on which he was the honorary treasurer. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar era bungalow house. Likely to have been designed by renown Bowral based architect Henry Sheaffe (1875-1958).

Interwar brick house

6 Edward Street, Bowral

Recommendation

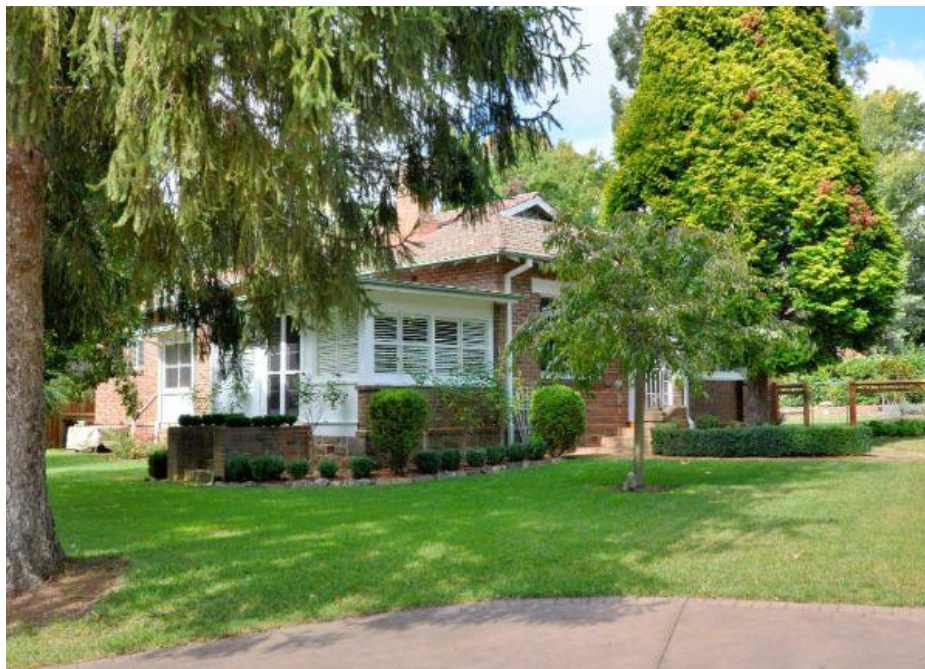
Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a 1833 m² site to Church Street on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Edward Street is a very pleasant street close to the centre of Bowral. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

Site has a traditional two rail timber fence with wire mesh and high laurel hedge to both streets. Constructed in a restrained Interwar period style in c. 1927 in fine brickwork on a local Bowral trachyte base with a hipped roof in unglazed terracotta tile and open eaves. Fenestration includes double hung windows. There is a new well designed extension to the church street frontage and new single storey traditional garage to church street. The internet site for 2020 showed that several original fireplace were still intact and also interior figured plaster ceilings.



Internet Review

22 images at this 2020 site. 1833 m² <https://www.realestate.com.au/property/6-edward-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Henry (Harry) Sheaffe of Bowral Architect finalised his purchase of the land from the Archbishop of Sydney in May 1926. He took out a mortgage in August 1926 and it is presumed that he began to build the cottage called *Goonarlie* soon afterwards.

The Bowral Valuation List indicates the house was built prior to September 1927. The unimproved capital value was £375 and the improved value was £1,900.

Henry Sheaffe sold Goonarlie to Arthur Friendship Hinton, of Bowral, Business Proprietor and Phyllis Elwyn Hinton in February 1956.

The Hintons sold *Goonarlie* in May 1960 to Eirene Mort and Nora (Chips) Kate Weston.

Chips Weston died in 1964 and Eirene Mort died in 1977 at the age of 98.

Henry Sheaffe was the surveyor for the Glebe Estate and designed many Bowral buildings from 1917 to 1954. He was the Mayor of Bowral in 1930 and very active in civic affairs. *Goonarlie* is a Sheaffe designed house with his characteristic stone/concrete lintel beams above the windows. Eirene Mort and Chips Weston are important people in the development of Australian design from 1902.

Death of Henry Sheaffe's wife Ann: Ann McGilvray Sheaffe—December 10, 1952

In 1952 The Sydney Morning Herald of 11 December recorded the death of Henry Sheaffe's wife Ann: Ann McGilvray Sheaffe—December 10, 1952, at Bowral, beloved wife of Harry Sheaffe, of 4 (this is now No 6) Edward Street, Bowral, and dearly loved mother of Annie and Mollie. The Southern Mail of 19 December 1952. recorded that Ann had been an active member of the Presbyterian Church, the YWCA, the CWA and the Red Cross.

Weston, Nora Kate (Chips) (1880–1965)

by Jane E. Hunt

This article was published in Australian Dictionary of Biography, Volume 16, (MUP), 2002

Nora Kate Weston (1880-1965), woodcarver, was born on 18 June 1880 at Parramatta, Sydney, eighth of nine children of native-born parents Frederick Weston, draftsman, and his wife Mary Ann, née Elliott. [Lieutenant George Johnston](#) was Nora's great-grandfather. Her education at home had a practical, outdoor emphasis. She matured into a tall, physically active woman who possessed a sense of humour and freely used slang and Australianisms.

By 1902 Nora was living in Alexandra House, a residence for colonial students in London, while she studied at the School of Art Wood-Carving, South Kensington. She formed a lifelong friendship with fellow Australian, [Eirene Mort](#). On their return to Sydney in 1906, they rented a studio in the city. Weston, known as 'Chips', described herself as a cabinet-maker and taught woodcarving, carpentry and leatherwork. The pair set up as interior decorators, creating dados, ornaments and furnishings with an Australian flavour. In a complementary working relationship, Weston executed Mort's designs for such objects as a chair made of silky oak and Australian leather, and copper boxes. To further their aims, in 1906 they founded the short-lived Australian Guild of Handicraft for women, which hoped to produce articles for 'household use and decoration'. The group staged an exhibition in December.

Joining the Society of Arts and Crafts of New South Wales (founded 1906) in March 1908, Weston was briefly custodian of its rooms. At the society's exhibition in 1910, she and Mort included cushions, blotters and leatherwork as well as larger displays and panels. In 1911, before an extended visit to England, Weston acted as honorary secretary. On her return she resumed her association with the society, serving on its selection committee (1917-19) and its general committee (1918, 1929-32). She taught at a studio in Rowe Street in the 1920s.

Weston developed friendships with [Thea Proctor](#), [Margaret Preston](#) and many others, and arranged nature study picnics in the bush. She attended and provided scenery and costumes for the Artists' Ball from 1922. Relying on the sale of her wood, metal and leather products for an income, she usually produced small items suitable for gifts. From about 1920 she and Mort lived together at Vacluse until moving to Greenhayes, Mittagong, in 1937 and to Bowral in 1960.

As they had in World War I, Weston and Mort taught crafts to wounded and convalescent soldiers in various hospitals in World War II; they continued to visit returned soldiers after the war. Miss Weston remained a constant companion to Eirene Mort. Her health declined slowly

over many years. She died on 16 August 1965 at Berrima and was cremated with Anglican rites. A well-attended memorial exhibition was held in their Bowral home.

Mort, Eirene (1879–1977)

by Margaret Henry

This article was published in Australian Dictionary of Biography, Volume 10, (MUP), 1986

Eirene Mort (1879-1977), artist, was born on 17 November 1879 at Woollahra, Sydney, third child of Canon Henry Wallace Mort, Queensland-born Anglican clergyman, and his wife Kate Macintosh, daughter of [Robert Isaacs](#); her father was a nephew of [Thomas Mort](#). Eirene attended St Catherine's Clergy Daughters' School, Waverley, and studied painting with [Antonio Dattilo-Rubbo](#) and [Albert Fullwood](#). In 1897 she travelled alone to London where she completed courses at the Grosvenor Life School, the Royal School of Art Needlework and the Royal College of Art, South Kensington, gaining its art-teacher's certificate.

Returning to Sydney in 1906 Eirene Mort set up a studio with her lifelong friend [Nora Kate Weston](#). Pre-Raphaelite philosophy appealed to her and the activities of the studio, which became one of Sydney's earliest centres for professional design and applied art, were influenced by William Morris. That year she was a founder of the Society of Arts and Crafts of New South Wales and was a vice-president until 1935. She helped to organize and publicize the Australian Exhibition of Women's Work in 1907: her many exhibits included 'fine embroideries and bold decorative designs' for every branch of applied art. She also wrote and illustrated articles for the Sydney Mail and Art and Architecture and designed the cover of [Alfred George Stephens's](#) Bookfellow.

Visiting England again in 1909, Eirene Mort studied mediaeval art, illustration and illumination, and etching with Luke Taylor. On her return she made many etchings using historical and rural subjects. She illustrated [Florence Sulman's](#) A Popular Guide to the Wild Flowers of New South Wales (1913, 1914). The well-designed and botanically accurate drawings were later used by A. B. Blombery in A Guide to Native Australian Plants (1967, revised 1977). In 1914 Eirene Mort taught [Sydney Ure Smith](#) the etching process and in 1927 exhibited a series of etchings of the Canberra district.

In the 1920s her many bookplates revealed her knowledge of heraldry, her skills in etching, woodcuts and pen-drawing, her love of Australian subjects and her individual sense of humour. Eirene Mort was a founder in 1921 and council-member of the Australian Painter-Etchers' Society, honorary treasurer of the Australian Ex Libris Society and a member of the Australian Bookplate Club. She was also a founder of the Australian Guild of Handicrafts. A respected teacher of art, she served as principal of the Women Painters' Art School and taught at such schools as Abbotsleigh, Kambala, and Sydney Church of England Girls' Grammar School, Darlinghurst, and later at Frensham, Mittagong. She wrote and illustrated several books about Australian fauna and flora for children, and, at the request of the Department of Education, The Story of Architecture (1942). She lived at Greenhayes, Mittagong, from 1937 and continued to teach until she moved to Bowral in 1960.

Unmarried, Eirene Mort found time in her busy life to maintain contact with her large extended family, becoming its focal point and historian until she died at Bowral on 1 December 1977; she was cremated. The scope of work and the variety of media that she mastered are impressive. Contemporary reviews praised her skilled craftsmanship, her attention to detail, and her witty and inventive use of Australian motifs. She constantly sought to improve the quality of Australian design.



Above: *Strelitzia* by Eirene Mort from c.1928-1930 from <https://www.printsandprintmaking.gov.au/works/5340/images/11772/>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with</i> <ol style="list-style-type: none"> <i>1. Henry Sheaffe as owner and renown local architect from May 1926</i> <i>2. Arthur Friendship Hinton (1907-1975) of Bowral, Business Proprietor and Phyllis Elwyn Hinton (nee Morgan 1918-2007) as owners from February 1956. Phyllis was the daughter of Arthur Clinton Morgan (1881 – 1957) born at Warwick, son of Premier of Queensland (1903-1906), Sir Arthur Morgan (1856 – 1916) and grandson of Queensland Colonial MP James Morgan</i> <i>3. Eirene Mort (1879–1977) and Nora (Chips) Kate Weston (1880–1965) as owners from May 1960. Renown figures in the decorative arts and craft world in the 20th Century and both celebrated in the Australian Dictionary of Biography.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form including sympathetic additions in recent years.</i>
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick house in a restrained Interwar period style</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made.

Statement of Heritage Significance

6 Edward Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance for its association with prominent owners: 1. Henry Sheaffe as owner and renowned local architect from May 1926. 2. Arthur Friendship Hinton (1907-1975) of Bowral, Business Proprietor and Phyllis Elwyn Hinton (nee Morgan 1918-2007) as owners from February 1956. Phyllis was the granddaughter of the Sir Arthur Morgan 1856-1916, Premier of Queensland (1903-1906). 3. Eirene Mort (1879-1977) and Nora (Chips) Kate Weston (1880-1965) as owners from May 1960. Renowned figures in the decorative arts and craft world in the 20th Century and both celebrated in the Australian Dictionary of Biography. It is also of significance in demonstrating aesthetic achievement in the local area for the beauty of its setting and architectural form including sympathetic additions in recent years and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick house in a restrained Interwar period style.

Brick and tile Californian bungalow

7 Edward Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of five lots subdivided by the Anglican Church in about 1927 at the rear of its site in Bendooley Street. It is part of the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. applied to it. Edward Street is a very pleasant street close to the centre of Bowral. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths. .



Wooden picket fence to the front and traditional wrought metal topped double gates and pedestrian gate. Driveway to the left leads to a traditional stylee single garage.

House is a single storey brick Californian Bungalow style house on a 1487 m² site. Roof is gables and clad in unglazed terracotta tiles, Gables are battened and in the case of the main gable includes some timber shingling. Brick work is very fine.

The verandah has flat profile and metal clad and the same flat design is repeated in the window hoods to the side.

Windows include leadlight casements in sets three to the front elevation.

Internet Review

Nine images at this 2008 site. 1487m² <https://www.realestate.com.au/property/7-edward-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Raymond Turner Baker of Bowral, the owner of Bowral Brickworks, acquired 7 Edward Street in December 1927 from the Archbishop of Sydney.

Alfred Wunderlich, a director of Wunderlich Limited, acquired the property in January 1942, for £2,580. Wunderlich Limited made most to the terracotta roof tiles that were used in Sydney as well as in the Bowral Glebe Estate subdivision.

Alfred Wunderlich died in 1966 and in July 1967 the property was sold to Robert Shanks of Bowral, Marine Engineer and Gloria Shanks.

After the death of Robert the property passed to Gloria in 1988.

It was probable the house was built around 1927. Ray Baker also owned 5 Church Street, Keverleen and it is possible he built both these houses at about the same time.

As well as being Bowral's leading brick-maker Ray Baker was active in civic affairs and was Deputy-Mayor of Bowral Council in 1935.

BAKER	Raymond	Other	21APR1953	Death	late of Bowral (born	Southern Mail	01MAY1953
	Turner			aged	East Maitland)	(Bowral)	
				63			

WUNDERLICH	Alfred	Death	12JUL1966	Death	101	late of	Sydney	14JUL1966
		notice				Centennial	Morning	
						Park	Herald	



Above: Advert from 1936 John Bogan Book, 101 Desings for Australian Houses.

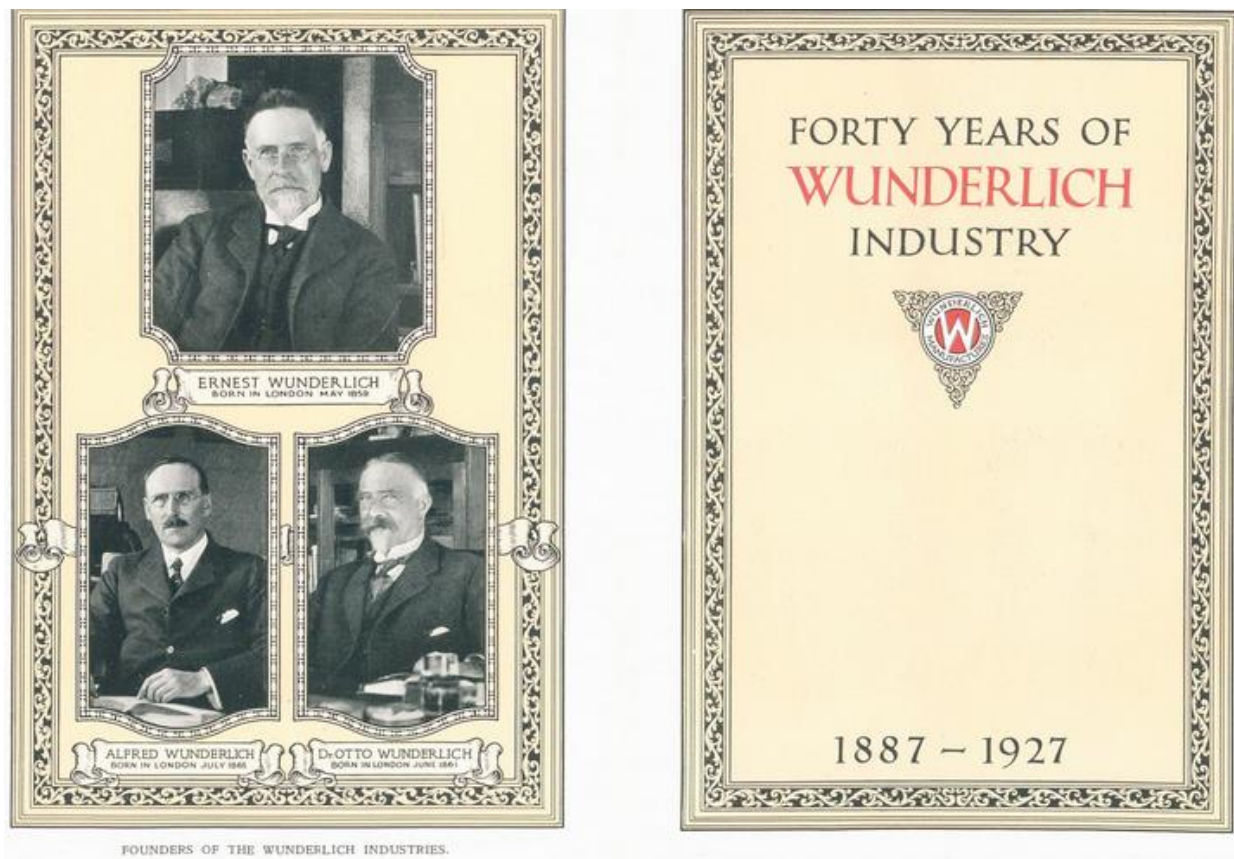
Obituary for Ray Turner Baker 1890-1953 from The Southern Mail Fri 1 May 1953 Page 2

<https://trove.nla.gov.au/newspaper/article/118729799?searchTerm=Kennedy#>

THE LATE R. T. BAKER

The late Raymond Turner Baker, who died on Tuesday morning of last week, will be remembered in this district for the manner in which he built up the Bowral Brick Works and improved the quality of its product to the extent that it was sought after throughout the State. Born at East Maitland, where his father, the late F. Baker, conducted a brickworks, he entered the business when a youth. In 1922 Mr. Baker came to Bowral to take over the brickworks, which he conducted successfully for several years. In recent years, when his health forced him to take things more quietly, he acted as advisor to his son, Ron, who carried on the work. In 1922 he was married at Bowral to Miss Annetta Chisholm, a member of a well known Maitland family.

Mr. Baker took a keen interest in the Bowral Football Club and was one of its most ardent followers. He was a member of the Masonic and Buffalo Lodges. A great home lover and a keen gardener, Mr. Baker devoted much of his time to these two activities. He was elected an alderman of Bowral Council in 1935 and was Deputy Mayor in 1937. He did not seek re-election, although, as an alderman he showed sound judgement and was a man of progressive ideas. In his business association Mr Baker earned the respect of all with whom he came in contact. The quality of his product gained him many large contracts, and during the period when bricks were scarce, he handled the many applicants for them with tact and courtesy. His cheerful and pleasant manner made him a host of friends who deeply regret his passing. The large and representative attendants at the service conducted in St Jude's Church by Rev. D. A. Hook, prior to the cortege leaving for the Northern Suburbs Crematorium, was a tribute to a man, who by hard work and perseverance built up an industry of which he might well be proud. A widow, three daughters, Ida (Mrs. Harding, Sans Souci), Millie (Mrs. Gordon, Bermagui) and Jean (Mrs. Nott, Bondi) and one son, Ron, survive.



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

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(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with two of the owners - Raymond Turner Baker 1890 -1953 of Bowral, the owner of Bowral Brickworks and later Alfred Wunderlich 1865-1966, a director of Wunderlich Limited.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Interwar Californian Bungalow style house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made.

Statement of Heritage Significance

7 Edward Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance for its association with two of the owners - Raymond Turner Baker 1890 -1953 of Bowral, the owner of Bowral Brickworks and later Alfred Wunderlich 1865-1966, a director of Wunderlich Limited. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Interwar Californian Bungalow style house.

Californian bungalow

9 Edward Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

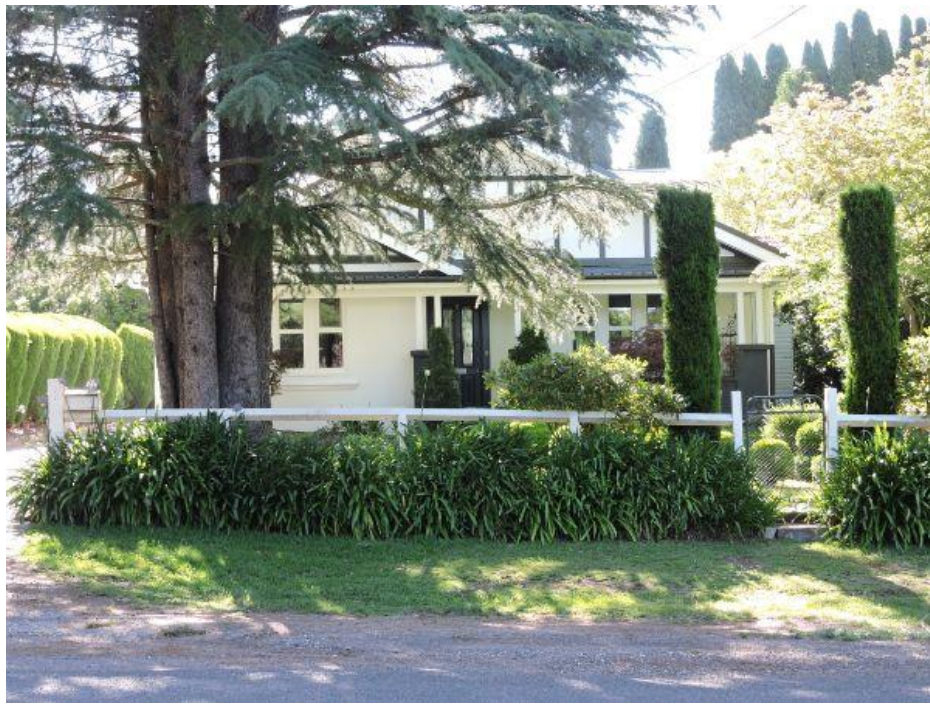
Description

This house is on one of five lots subdivided by the Anglican Church in about 1927 at the rear of its site in Bendooley Street. It is part of the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. applied to it. Edward Street is a very pleasant street close to the centre of Bowral. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

Until recent times this house had a very similar appearance to No 7 and the same description could be applied to it.. Despite the fact that it is in a Heritage Conservation area its appearance has been altered by a number of changes including repainting of the fine brickwork. A major extension has been built to the rear and roof of the extension is corrugated metal. Front form remains the same and is hopefully capable of restoration sometime in the future.



Above: The above photograph was taken in 2016. The lower photograph reflects the house in 2021.



Internet Review

6 images and notes from this 2016 site <https://www.realestate.com.au/sold/property-house-nsw-bowral-124092678>

9 Edward Street, Bowral

One of the most desired Old Bowral locations, a private established 1,474 sq.m. block with a classic Alf Stephens built Californian bungalow, circa 1930. Extensively renovated and extended about 15 years ago and beautifully maintained since, the home now complete with modern kitchen and open plan living room, gracious formal living room, 4 bedrooms, 2 1/2 bathrooms and garaging for up to 5 cars. A short level walk to Bradman Oval and the town centre.

History

Historical Research by Maureen and Bud Townsing

Thelma Amelia Whatman, wife of James Clifford Whatman of Bowral, Motor Garage Proprietor, purchased 9 Edward Street from the Archbishop of Sydney in July 1928. This purchase was assisted with a mortgage, also in July 1928 to Alfred Stephens and Norris Alfred Stephens both of Bowral, Builders and Contractors. This indicates the house was built soon after this date, probably by Alf Stephens & Sons. The mortgage was discharged in February 1930.

The 1938 Valuation List indicates the house was called *Bellevue*.

The property passed by transmission (after the death of Thelma) in November 1984 to her daughters Mavis Wright and Gloria Shanks.

James Clifford Whatman was a cousin of Don Bradman via two links. James Clifford Whatman's father, James Whatman, had a sister Emily Whatman, she married George Bradman in 1893. To Emily and George Bradman, Don Bradman was born in 1908. This is the first link. George Bradman had a sister, Emily Bradman. She married the above James Whatman in 1892, and to them, James Clifford Whatman was born in 1900. This is the second link.

James, better known as Jim, established Whatman's garage in 1917 adjoining the Empire Theatre in Bong Bong Street.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - A brief history of Alf Stephens & Sons 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

History:

Alf Stephens Snr (1863-1924)

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the

place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private*

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messrs. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst in England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with the prominent Whatman family of Bowral and for being built by Alf Stephens and Sons.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar era house in a Californian bungalow style.</i>

Integrity/Intactness

Substantially intact although some unsympathetic changes made in recent times including rendering of the brickwork, removal of verandah bracket detail, unsympathetic colour scheme.

Statement of Heritage Significance

9 Edward Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with the prominent Whatman family of Bowral and for being built by Alf Stephens and Sons and for demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar era house in a Californian bungalow style.

‘Banbury Cottage’—early 20th century weatherboard cottage

3 Elm Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding double fronted early 20th century style cottage set on a 929m² site in a town setting that has retained its context. The site has a left side driveway and a well designed picket fence and pedestrian lynch gateway. The front garden is landscaped. The façade presents a simple double fronted asymmetrical elevation with a projecting bay on the right hand side and is constructed of weatherboard. The roof is gabled and hipped with a medium pitch. The roof is clad in corrugated sheet metal. The front and side gable ends have timber batten detail. The verandah is offset to the left and now has the same plane as the main roof. It is clad in corrugated sheet metal and features turned timber columns and turned timber fringe. The front door is centrally located. Fenestration comprises vertically proportioned multipane sets of 2 and 3 panel timber casement windows. The building appears to be in excellent condition and is highly intact externally. Alterations include well designed sympathetic rear additions.



Internet Review

September 2020:

14 photos, 1 plan and listing notes at this 2020 site: <https://www.realestate.com.au/sold/property-house-nsw-bowral-132204702>

History

Historical Notes from Bud Townsing, July 2021

Alf Stephens Snr owned Lots 18,19 and 20 in Elm Street. His residence *Teddington* was on Lot 19 which is 5 Elm Street. 3 Elm Street is Lot 18. According to the 1895 rate book Alf Snr had a workshop on Lot 18. The rate books after 1895 show a consolidated entry for Lots 18, 19, 20. The rate books of 1900 and 1907 show he still had a workshop on the three lots.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - A brief history of Alf Stephens & Sons 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

In 1963, Alf Stephens Jnr. in a letter to respected Bowral Town Clerk and keen historian A.V.J.(Jack) Parry, wrote Alfred Stephens Senior came out to Australia from Teddington (Middlesex) England in 1885 where his father carried out building works there with eight brothers in the family (all carpenters) and one sister. He was engaged to his wife Elizabeth before leaving England and she followed him a year later when they were married in Bowral. He came direct to Bowral with fellow passengers Mr. and Mrs. Marston who opened a shop on the corner of Banyette and Bong Bong Street.

Alf Snr. left England in 1885, arriving January 1886. Elizabeth Riley came out on a different ship arriving two days after Alf. They were in Bowral by May 1886 where they married.. Alf Jnr. has recollected that his fathers' first job in Bowral was as a carpenter with J.J. Campbell working on a two-storied house in Merrigang Street, built for Dr. Swinton, and later the home of Dr. Harbison. Within months of his marriage to Elizabeth, the Bowral Municipal Council Rate Book for 1886 shows that Alf Snr. bought land from the Jamieson Hill Estate at Upper Bowral. The Bowral Rate book for the year commencing 1 February 1887 shows that Alf had a dwelling on lot 19 Elm Street.

The 1895 Bowral Council Valuation book shows that by that year Alf had a new house "Teddington" a brick villa - on lot 19 Elm Street with a valuation of £450. On lot 18 Elm Street he had a workshop with a valuation of £100. On lot 20 he had a house rented to A. Riggs, worth £150. He also had two houses in Woodbine Street, Bowral with a value of £300. In later years, Alf Snr. built further houses in Woodbine Street, and continued to own some of these all his life.

By 1896/97 Alf Snr. had a house and land in Bong Bong Street valued at £268. By this time, Alf Snr. and Elizabeth also had children. A photograph at "Teddington" - a polychrome brick structure with much style - shows Alf, Elizabeth and three children on the front verandah in about 1894. Alfred Jnr. was born in 1887, Jessie in 1891, Annie in 1893. Other children followed Ethel Grace (1896), Norris (1899), and Phyllis (1904).

In 1895, Alf Snr. was the successful tenderer for the Bowral Courthouse. One year and one day after pegging out, this monumental trachyte stone and sandstone building was opened. Alf Senior's reputation was enhanced on a remarkably solid foundation.

At the same time as he ran the building business, Alf Snr. involved himself in public life - he was elected to represent Glebe Ward on the nomination of his friend Geo. Marston with whom he had travelled out from England. Alf Snr. was Mayor in the years 1899, 1900, and 1904.

Alf Snr. was Circuit Steward and Trustee of the Methodist Church for many years. He was made a magistrate in 1900. He regularly supported Friendly Societies and held office in the local Lodge of Oddfellows.

Alf Snr. played cricket for the Surveyors Camp team, and his son Alf Jnr. was scorer for the team from an early age, joining the team at age 16 after he left school. Alf Snr. was president of the Berrima District Cricket Association from its inception in 1911 until 1915. Alf Jnr. followed him into this position in 1919 and held it to 1960.

In 1913 a Bowling Club formed in Bowral, and Alf Snr. built, at cost, the first 20 by 12 foot club room, located in Corbett Gardens. Alf and Geo. Marston were foundation vice-presidents of the Club, and Alf Snr. was president in 1916, 1917 and 1918.

Elizabeth and Alf Snr. remained in touch with family back in England, travelling back several times. In 1917, Alf Snr. retired and went to live at Manly with Elizabeth and youngest daughter Phyllis. By the time he left, he had long since involved his sons in the workings of the business. He directed that Alf Jnr. (now aged 30) take over, and that brother Norris (Norrie) Stephens be brought in when he turned 21. The name of the firm from 1921 was therefore Alf Stephens & Sons (in the plural). The business was relocated from Elm Street to Boolwey Street after Alf Jnr. took over.

Alf Snr. died in Manly 6 February 1924. The Southern Mail of 15 February 1924 noted: "He was a conscientious tradesman...in all his business dealings he was a man of honour...He was a man of exemplary character, always ready to lend a helping hand to deserving menHe had not time for shirkers, but was ever generous in his treatment of those who showed a desire to improve their condition."

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

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Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

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Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Elm Street area of Bowral in the early 20th century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong association in the local area with Alf Stephens Snr, the founder of the firm of Alf Stephens and Sons, the major builders in Wingecarribee Shire from 1886 to 1962. Alf Stephens Snr owned Lots 18, 19 and 20 in Elm Street. His residence Teddington was on Lot 19 which is 5 Elm Street. 3 Elm Street is Lot 18. According to the 1895 rate book Alf Stephens Snr had a workshop on Lot 18. The rate books after 1895 show a consolidated entry for Lots 18, 19, 20. The rate books of 1900 and 1907 show he still had a workshop on the three lots.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an early 20th century style cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

3 Elm Street, Bowral is significant because it illustrates the subdivision and development of the Elm Street area of Bowral in the early 20th century and because of its association with Alf Stephens Snr, the founder of the firm of Alf Stephens and Sons, the major builders in Wingecarribee Shire from 1886 to 1962. It is also significant because of the beauty of its setting and architectural form and in demonstrating the principal characteristics of an early 20th century style cottage.

‘Teddington’—Victorian villa and former home of Alf Stephens Snr

5 Elm Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding house that dates from the Victorian period and c. 1894. It has been converted into two separate apartments and new single storey villas have been built at the rear of the lot. The site has a front metal palisade fence and a left side driveway accessing the villas. The façade is constructed of rendered brick and it has two projecting bay windows. The one to the right is rectangular and the one to the left has a triple front. The side elevations are of unpainted sandstock brick. The roof is hipped with a medium pitch and is clad in galvanised corrugated sheet metal and features corbelled chimneys and eave brackets. The verandah runs across the façade between two bay windows and has a bullnose profile. It is clad in corrugated sheet metal and is unadorned. Fenestration comprises vertically proportioned double hung timber windows with rendered architraves and arch mouldings. The building appears to be in good condition. Alterations include rear apartments. The original house divided into 2 apartments.



Internet Review

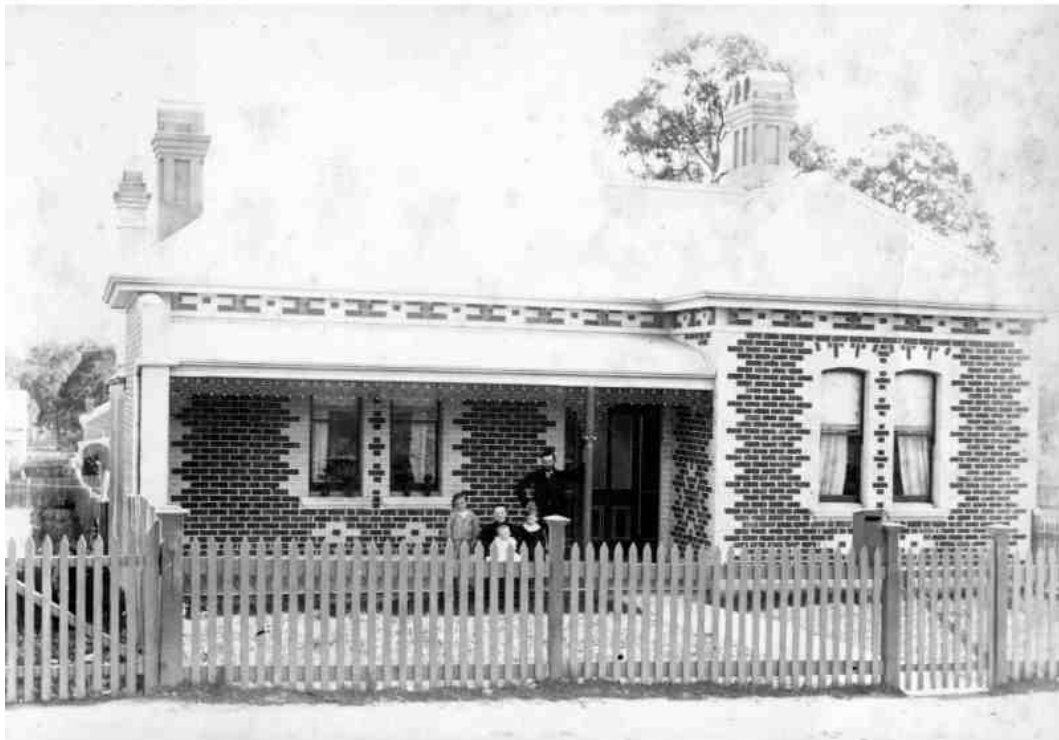
September 2020: This site shows the house, side driveway and apartments at the rear.

<https://www.domain.com.au/building-profile/5-elm-street-bowral-nsw-2576>

History

Notes from the Townsing Alf Stephens Book p.10-11

Teddington was the family home of Alf Stephens Snr. and was built circa 1894. In the below photograph are Alf and Elizabeth Stephens and their children at the time. Photograph dates from about 1894 not long after the house was built, courtesy Tony Springett.



Above: “Teddington”, the family home of Alf Stephens Snr, built c. 1894 at 5 Elm Street, Bowral. The photo was taken around the time the house was built and pictured are Alf and Elizabeth Stephens and their children at the time: Alf Jnr., Jessie and Annie. (Photo courtesy Tony Springett Collection and supplied by B. Townsing.)

Important note from Bud Townsing concerning changes to the front of the house after 1894: A significant bay window section was added to the left of the house sometime after 1894. The distinctive polychrome brickwork of the original house has been rendered over at the front but it still can be seen on the northern side wall of the house.

Biographical Notes on Alf Stephens & Sons 1886-1965

Summary by Dennis McManus, December 2021

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

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Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst in England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Elm Street area of Bowral at the end of the 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Alf Stephens Snr, the founder of the firm of Alf Stephens and Sons, the major builders in Wingecarribee Shire from 1886 to 1962. This was also his own home at one time.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because its architectural form even though changes have been made to it over time and villas built on the rear of the site.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey late Victorian era villa.</i>

Integrity/Intactness

Exterior of the house is substantially intact although the house is now divided into two apartments and there are new villas on the rear of the site.

Statement of Heritage Significance

5 Elm Street, Bowral is significant because it illustrates the subdivision and development of the Elm Street area of Bowral in the early 20th century and because of its association as the former home named 'Teddington' of Alf Stephens Snr, the founder of the firm of Alf Stephens and Sons, the major builders in Wingecarribee Shire from 1886 to 1962. It is also significant because its architectural form even though changes have been made to it over time and new villas built on the rear site and it demonstrates the principal characteristics of a single storey late Victorian era villa.

‘Duck Cottage’—Victorian weatherboard cottage including interiors

9 Elm Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding cottage that dates from c.1880, set on a 697m² site in a town setting that has retained its context. The building is setback 2 metres from the street. The site has a front fence of timber picket approximately 1 metre high and a side driveway to the right. The front garden is small and landscaped and features a central path and provides an appropriate setting for the house. The façade has a symmetrical elevation and is constructed of weatherboard. The roof is hipped with a steep pitch. The roof is clad in corrugated sheet metal and features corbelled chimneys. The house has a sympathetic eastern rear extension which is elated above natural ground level. The verandah runs across the façade and has a bullnose profile. It is clad in corrugated sheet metal and features timber brackets. The front door is centrally located. Fenestration comprises vertically proportioned, 2 pane double hung timber window to the right and French door set to the left.. The building appears to be in excellent condition and is highly intact.



Internet Review

September 2020: Several photos, 1 plan and listing text from this 2017 site

<https://www.belleproperty.com/listings/514930/9-elm-street-bowral-nsw-2576/>

A truly delightful and picture book weatherboard cottage situated on approx. 697m² in one of Old Bowral's sought after quiet streets, an easy and short walk into the heart of Bowral, to

Bradman Museum and the wonderful Cherry Tree walk and cycleway. This lovely cottage was significantly added to some 30 years ago expanding on the original 4 room basic cottage layout of the 19th century. 9' ceilings throughout. Two comfortable living areas, one with a beautifully functional fireplace, running the width of the house, incorporating a formal dining room with divine window seat. The second is a good size space in the extended section with French doors opening to the terrific entertaining decked area, perfect for enjoying those spectacular sunsets. A set of bookcases frame the double hung window that is a focal point to the room and adds that Hampton's feel. The good sized country kitchen is a lovely sunlit space with timber counter tops, freestanding stainless steel range and breakfast bar.

The two guest bedrooms are located in the original front section of the home and both have built in wardrobes and plantation shutters, one is currently used as an office and fitted with bookcases framing the window and the other has French doors to the bullnose front verandah. The guest or central bathroom is a large space and is a combination of laundry and bathroom with semi frameless shower screen, W/C, laundry tub. The master bedroom is located at the rear in the newer section and is also a good size with a double bank of built in wardrobes and huge ensuite with stylish vanity and gorgeous clawfoot bath tub and semi frameless shower recess and w/c. The bedroom also has a set of French doors opening to the back deck. The back deck is a fantastic entertaining space, fully fenced and gated. Steps take you down to a delightful and very private garden of box hedges and European trees, with a lovely painted cedar artist's studio, offering that place for contemplation and retreat. The front garden is a parterre style with box hedges and pebbles to the front verandah. A concrete drive down the northern side of the home leads into the large double lock up garage with auto door. There is ample storage in this area.

There is ducted gas central heating and a wall mounted split system reverse cycle air conditioning unit.

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Elm Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey weatherboard symmetrically fronted Victorian era house with bullnose verandah.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

9 Elm Street, Bowral is significant because it illustrates the development of the Elm Street area of Bowral area in the late 19th Century. It is also significant for the beauty of its setting and architectural form and for demonstrating the principal characteristics a single storey weatherboard symmetrically fronted Victorian era house with bullnose verandah. The house interior does contain some early timber linings and joinery.

Victorian cottage including interiors

11 Elm Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding cottage from the Victorian era set on a 649m² site in a town setting that has retained its context. The building is setback from the street. The site has a timber picket fence approximately 1 metre and a side driveway. The front garden is small and landscaped and features a central path and provides an appropriate setting for the house. The façade presents a simple double fronted symmetrical elevation and is constructed of weatherboard. The roof is hipped with a medium pitch. The roof is clad in a new galvanised corrugated sheet metal and features corbelled chimneys. The verandah runs across the façade and has a bullnose profile. It is clad in corrugated sheet metal and features timber posts. The front door is

centrally located and glazed with a fanlight. Fenestration comprises vertically proportioned double hung timber windows. The building appears to be in excellent condition and is highly intact. Major sympathetic additions to the rear



Internet Review

September 2020: 11 photos and sale listing notes at this c 2017 site

<https://www.belleproperty.com/listings/441913/11-elm-street-bowral-nsw-2576/>

Located in the heart of Old Bowral, this charming double fronted weatherboard cottage offers the unmistakable opportunity of adding value and capitalising on its fantastic

location. Oozing masses of street appeal, this rare old beauty was first built in Berrima in the late 1800's as a miners cottage ... high ceilings, kauri floorboards, fireplaces and a

bullnose verandah. Three bedrooms, two with built-ins are all generous in size, two living areas with a cosy formal lounge room featuring a gas fireplace and a casual lounge room leading out to the back deck, capturing wonderful views into Bowral and over to Oxley Hill. Good size country kitchen, family bathroom with separate w/c.Shed....made from recycled materials is such a surprise, perfect for a home office. Established cottage garden, side attached carport, ducted gas central heating plus large gas fireplace.

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Elm Street area of Bowral from the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey bullnose verandah weatherboard Victorian era house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

11 Elm Street, Bowral is significant because it illustrates the development of the Elm Street area of Bowral area in the late 19th Century. It is also significant because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a single storey bullnose verandah weatherboard Victorian era house.

Federation house including interiors, particularly hallway

26 Elm Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding house that dates from the Federation period set on a large 1291m² corner site to Daphne Street in a town setting. The building is setback from the street. The site has a left side garage. The front garden is landscaped and features mature trees and hedging. The house is very close to the corner alignment with Daphne Street and the major garden is to the north (left) of the house. The façade presents a simple asymmetrical elevation and is constructed of weatherboard with brick base course. The roof is gabled and hipped with a medium pitch and features corbelled chimneys, and batted and weatherboard gable ends. The verandah is integral and features timber posts and a criss cross timber balustrade. The front door is offset and is 4-panelled, glazed with fanlights and sidelights. The building appears to be in very good condition. Alterations include sympathetic separate studio, rear additions, early verandah infill, garage and studio.



Internet Review

September 2020: 35 photos and 2 plans at this site <https://www.realestate.com.au/property/26-elm-st-bowral-nsw-2576>

2016 – 2017. 26 Elm Street, Bowral, NSW. Complete and extensive renovation and refurbishment to 1880's large weatherboard homestead. Stuart Hill, Giles Tribe & Associates, Architects. Phil Lenarduzzi, Builder. Project List for Phil Lenarduzzi, Moss Vale. Full list of Wingecarribee projects from 2000-2016 at this site: <https://www.lenarduzzibuilders.com.au/our-projects/completed-projects/>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Elm Street area of Bowral at the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and interiors and in particular its hallway.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an early 20th Century dwelling.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made.

Statement of Heritage Significance

26 Elm Street, Bowral is significant because it illustrates the subdivision and development of the Elm Street area of Bowral in the early 20th Century. It is also significant because of the beauty of its setting and architectural form and interiors and in particular its hallway and for demonstrating the principal characteristics of an early 20th Century dwelling.

Late Victorian brick house and trachyte gate posts

1 Funston Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

This is a very fine late 19th century single storey residence located on an 821 m² corner site. It faces Funston Street and the side street is Railway Parade. There is a high laurel hedge the residence is visible through a metal pedestrian gate held by two trachyte posts. There is driveway access to a relatively new sympathetically designed two car garage from Railway Parade and it links to an extension to the house as shown in the aerial view below.

The garden is simply laid out and complements the house. It appears to be constructed of sandstock style brick and is symmetrical in elevation with french doors either side of the central entrance which has sidelights. Roof is hipped and clad in corrugated metal and has two corbelled chimneys visible from Funston Street. The verandah has a bullnose profile of corrugated metal and is supported by cast metal posts and simple curved timber valance. The verandah floor is in timber. The verandah returns to the right and is enclosed on the right.



Internet Review

30 images from this 2010, 2016 and 2018 site including the 2018 images used in this report.

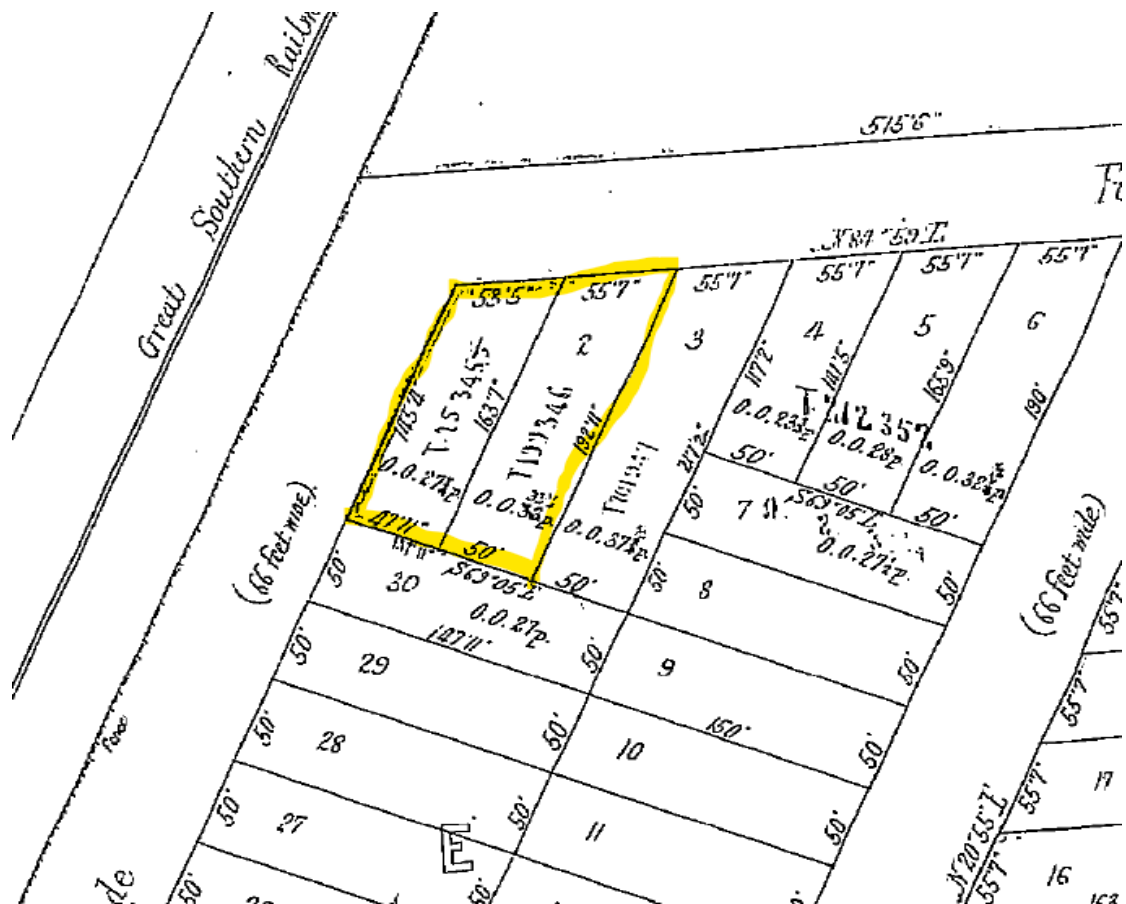
<https://www.realestate.com.au/property/1-funston-st-bowral-nsw-2576>

History

1 Funston Street, Bowral LOT 12 DP 790730

Originally Lots 1 & 2 Sec E DP 2630 (Belmore Park subdivision, 1891 – see image below from DP 2630). Belmore Park was owned by Christopher Funston. His residence was located on the present site of 2 and 4-10 Funston Street. It was demolished in the 1980s.

Brick late Victorian dwelling. Could be one of the earliest houses built in the Belmore Park subdivision (see <https://nla.gov.au/nla.obj-230107961/view>), therefore c. 1892?



Above: 1 Funston Street, Bowral LOT 12 DP 790730



Above: Aerial showing 1 Funston Street. 2022



Above: 1963 Aerial showing at 1: No 1 Funston Street. And at 2: Belmore Park owned by Christopher Funston; it was located on the present site of 2 and 4-10 Funston Street and demolished in the 1980s.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Funston Street area of South Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>) Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a fine single storey brick late Victorian era symmetrically fronted residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

No 1 Funston Street is of significance to the history of the local area because it illustrates the development of the Funston Street area of South Bowral in the late 19th Century. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a fine single storey brick late Victorian era symmetrically fronted residence.

‘The Leightons’ — Victorian house

16 Gladstone Road, Bowral

Recommendation

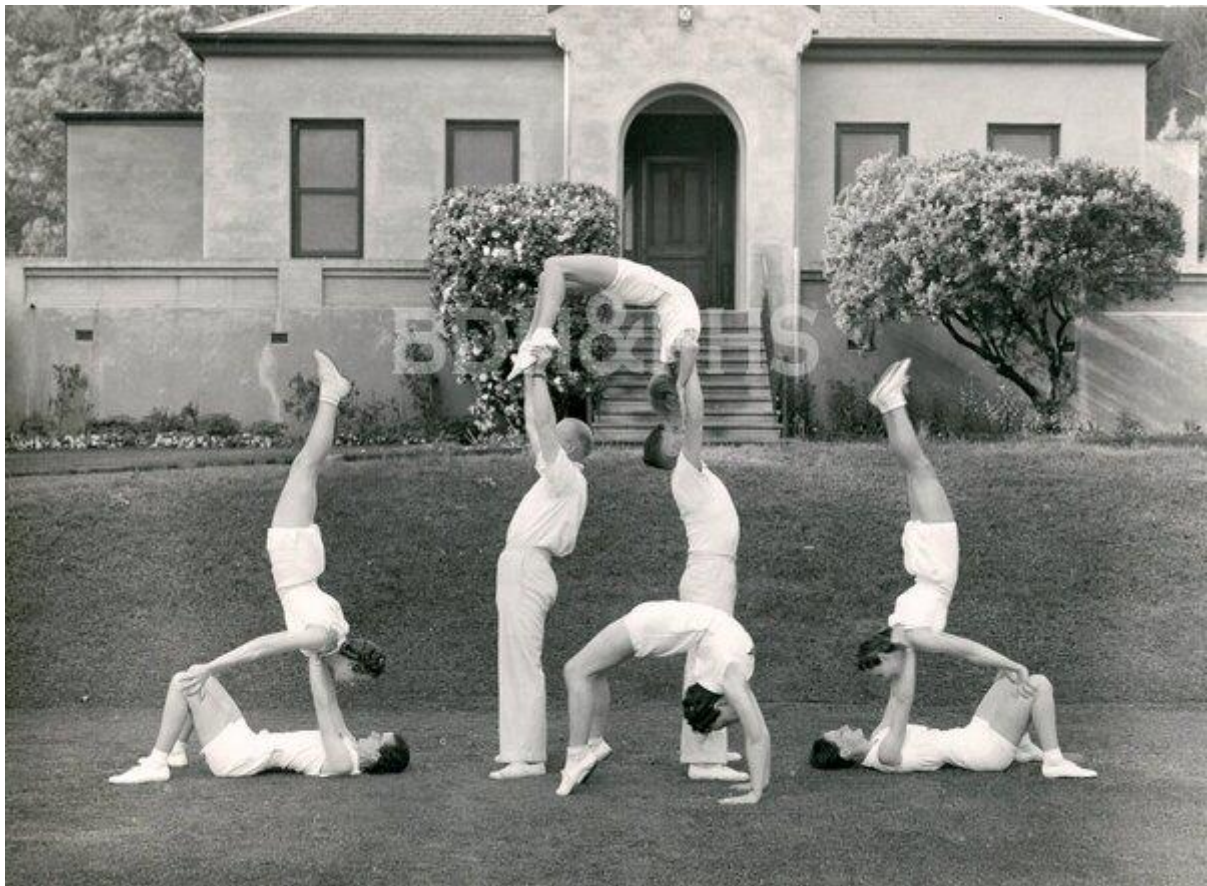
Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

April 2021: House is well set back from the road on a large 9887 m² site and not easily visible. The large parkland style garden has mature trees. This description of the house is based on the internet site below. A large symmetrical late Victorian era house set on a high site in a pleasant narrow road pavement and no footpath street below Mt Gibraltar in the northern part of Bowral with views over the town to the south. House is symmetrical in elevation with a hipped slate roof, two tall symmetrically placed corbelled chimneys and a projecting portico with pediment. Windows are double hung and have a one pane above one pane configuration. Door set is four panel with lights to sides and above. Steps from the garden to the house appear to be in Bowral trachyte. It is likely that the house would have had a verandah to the south in the past.



Above: Image above from the 2015 site <https://www.realestate.com.au/property/16-gladstone-rd-bowral-nsw-2576>



Above: *Gymnasts from Bowral Gymnastics Club in front of "The Leightons" in Gladstone Road, Bowral. Known previously as Maloya, owners and occupants of the house include the Angus family, Dr Richard Francis, Betty Price (formerly Singer) and Les Price, Venables family and Maurice Bratter. The above caption and image c. 1940s from BDHS.*

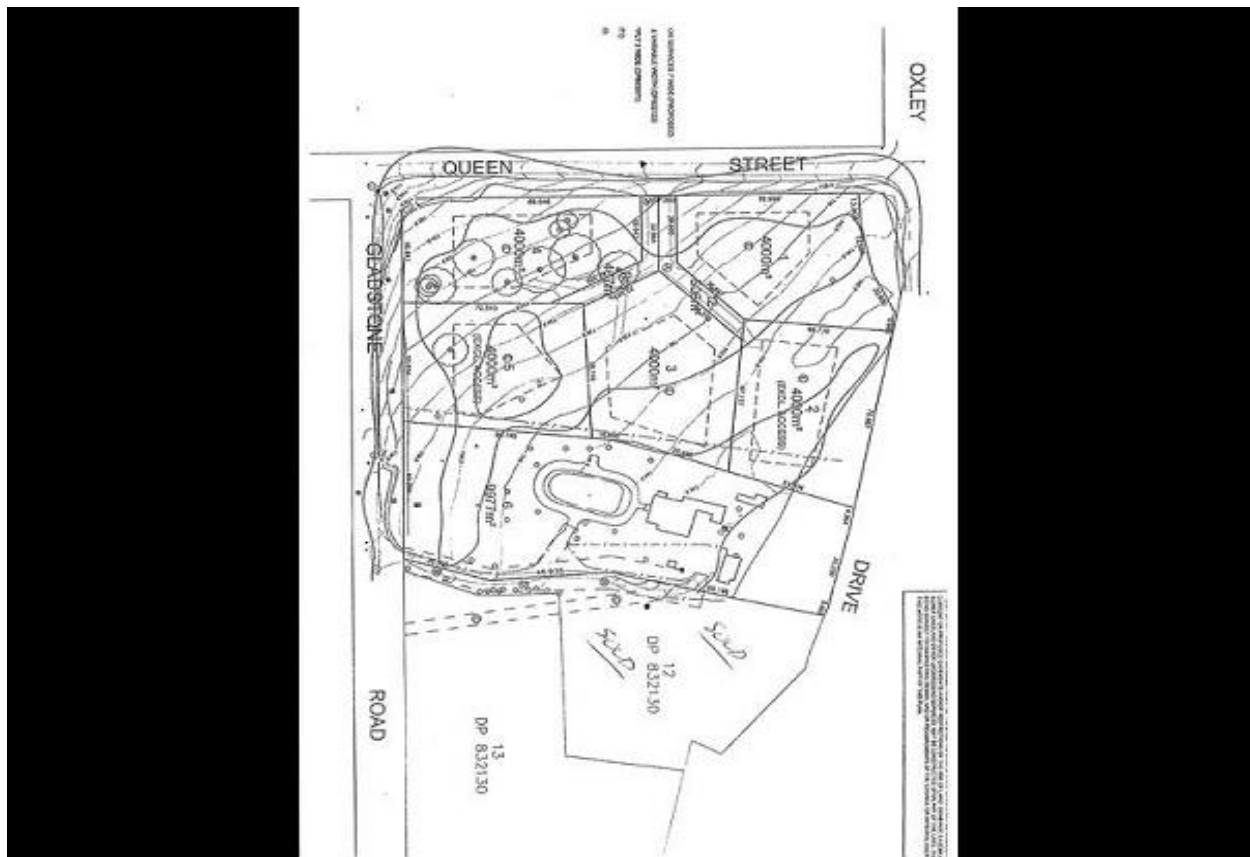
Internet Review

14 images plus site, floor plan and subdivision plan at this 2015 site. Images above from this site.

<https://www.realestate.com.au/property/16-gladstone-rd-bowral-nsw-2576>

Sarah's notes on Post 2012 in 2014 as follows: many original internal features including marble fireplaces, kauri floors, butler's pantry, possible Edna Walling style garden – azaleas, exotic trees, original woodshed/garage to the rear.

Subdivision plan below shows how the house sits on a new lot.6 of 9977 m² with 5 lots to the west of 4000 m² each. Lot 6 has frontage to Gladstone and rear to Oxley Drive.



History



Above: Bowral Gymnastics Club outside "The Leightons" Gladstone Road, Bowral NSW 1940s. Gymnasts from Bowral Gymnastics Club in front of "The Leightons" in Gladstone Road. Now known as Maloya, owners and occupants of the house include the Angus family, Dr Richard Francis, Betty Price (formerly Singer) and Les Price, Venables family and Maurice Bratter. Photo thanks to BDH&FHS

Note from the Gib Book 2007 p 47

Maloya in Gladstone Road was part of a total of 700 acres John Norton Oxley sold to Frederick Tooth in 1872, after Oxley was forced to sell Kirkham. The present owners think that the house was built in the 1860s which would place its origins during the ownership of John Norton Oxley, although there is some uncertainty about this. Whilst the house has been extensively altered during its lifetime, the garage, a separate building, shows evidence of prior use, as outlines of an

earlier structure may be seen in the walls. In 1880, Patrick Lindsay Crawford (PLC) Shepherd 1831-1903 bought the property and a year later sold to William Thomas Angus in whose family it stayed for 45 years.

Ryerson index Angus likely and would make his life span 1835-1907 and 45 when he bought the site.

ANGUS	William Thomas	Death notice	22FEB1907	Death 72 late of Neutral Bay	Sydney Morning Herald	23FEB1907
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14 February 1922 Sale of The Leightons and Brightlands in Gladstone Road Bowral-Mittagong



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the northern area of Bowral below Mt Gibraltar in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with William Thomas Angus and family who owned this house for 45 years from c.1881 to c.1926</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a symmetrically fronted large single storey residence from late Victorian era</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Leightons at 16 Gladstone Road, Bowral. is significant because it illustrates the development of the northern area of Bowral below Mt Gibraltar in the late 19th Century and for its association in the local area with William Thomas Angus and family who owned this house for 45 years from c.1881 to c.1926. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a symmetrically fronted large single storey residence from the late Victorian era

'The Ridge'—house (including interiors) and garden 23 Gladstone Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

An impressive Interwar single storey Colonial Revival style house situated in a large garden in Gladstone Road on the southern slopes of Mt Gibraltar.



*Above: from BDHS c.1950s
The Ridge, Bowral, home of George Russell Drysdale, father of artist Russell Drysdale.*

Internet Review

Above 3 images and text below from this 2015 site

<https://www.realestate.com.au/sold/property-house-nsw-bowral-119059643>

The Ridge' 23 GLADSTONE ROAD, BOWRAL

An impeccably presented period home (circa 1926), "The Ridge" is in an elevated position & surrounded by a rare & very beautiful age old garden.

- *Gracious formal sitting room with high domed ceiling opening onto colonnaded veranda & sunny north facing enclosed courtyard*
- *Panelled dining room with open fireplace enjoying extensive garden views & a cosy evening snug or study*
- *Excellent kitchen with quality European appliance, large walk in pantry, informal eating & living*

areas

- 5 spacious bedrooms & 4 bathrooms
- Garden studio with bathroom & secure garaging for 2 cars
- Surrounding gardens full of magnificent & rare trees, old sandstone paths, walls & terraces & ornamented with delightful ponds & fountains
- Potential to subdivide (STA)

In a secluded & totally private location, this significant garden estate of 3 acres is located only minutes from the centre of Bowral.

24 images from 2017, including listing notes below from:

<https://www.realestate.com.au/sold/property-house-nsw-bowral-124645646>

The Ridge

23 Gladstone Road, Bowral

Commanding a prime elevated position in Old Bowral, The Ridge is surely one of the Highlands most significant, privately owned award winning garden estates. Built by Herbert Wardell in the roaring 20s all the heady features of this golden age abound. A stunning colonnaded front terrace frames the sweeping landscape and is a seductive entry into the world within.

The wood panelled dining room enjoys views of the garden and flows beautifully to the domed formal sitting room and generous cook's kitchen. Hardwood boards have been recently polished and these combined with original Australian Cedar joinery throughout are stand out features. The home is flexible in its layout with a fully self-contained wing providing plenty of potential for b and b or harmonious extended family living! Paved courtyards, sandstone crazy paving, romantic pathways, stone walls, a garden folly and copious other garden delights will entertain you on site for years to come. When venturing to the outside world is a must the in town location will delight. An enviable dual street access spanning from Merrigang Street to Gladstone Road provides formal and discreet entry if so desired.

Other features include:

- The residence sits on a rare 11,000sqm (nearly three acres) of Old Bowral gardens
- Five bedrooms plus study, five bathrooms and one extra toilet. Sitting room off bedroom 2 has external access
- Five Jetmaster fireplaces, two gas central heating systems both with dual zones
- Domed ceiling to formal lounge with recessed lighting, fireplace and external access to central private courtyard
- Timber lined formal dining room with garden views and fireplace
- Kitchen boasts Calcutta marble bench tops and splash backs, Butler's pantry, Rosieres Paul Bocus oven and casual living and dining adjacent
- Second kitchen services self-contained wing, which in turn boasts gas fireplace, sitting room with external access, separate bedroom, bathroom and its own separate locking system for guests
- Full Cat6 wiring for data and internet
- Electric gates at Gladstone Road entrance leading to parking bay, garage and house beyond
- Parking for five cars including oversized double garage with storage, sauna and kitchenette, large hobby room and bathroom. New American barn style 3 bay Colorbond garage with second storey mezzanine
- Vast variety of deciduous trees throughout the award winning gardens
- Many age old fruit trees; mulberry, apple, multiple plums, lemon, orange and persimmons
- Two ponds and one fountain with feature stone work
- State of the art auto irrigation system with brand new Lowara multi stage pump with 5 yrs warranty - fed by bore water spring fed from well
- Formal garden boasts extensive evening lighting system

History:

Research by Bud Townsing May 2021

The Ridge 23 Gladstone Road

This note is based on Trove research plus information kindly lent to me by John and Veronica Mooney, who were the custodians of The Ridge between October 1996 to March 2015.

The Ridge was designed by architect Herbert Edmund Wardell (1865-1955) as his own home. The plans show the name of the architectural firm of Wardell and Denning. It was owned by H. E. Wardell and his wife Mabel Maude Mitchell Wardell (nee Merewether), (1871-1948).

The house was recognized in the 2 May 1932 edition of The HOME, the Australian Journal of Quality.



Above: extract from the 2 May 1932 edition of The Home, the Australian Journal of Quality, with photographs by Harold Cazneaux. (Source: Trove—1920, 'BOWRAL FOR BEAUTY', The Home : an Australian quarterly Art in Australia, Sydney viewed 28 August 2023 <http://nla.gov.au/nla.obj-386951726>.)

Herbert was the youngest son of William Wilkinson Wardell (1823-1899), architect, engineer and civil servant. William Wardell was an important architect in both Melbourne and Sydney. He came to the colonies in 1858 spending 20 years in Victoria and moving to Sydney in 1878.

William Wardell designed many public buildings. Most notable were St Patrick's Cathedral, Melbourne; Government House, Melbourne; St John's College, University of Sydney and St Mary's Cathedral, Sydney. He worked in both the Gothic and classical styles. He also maintained a large private practice building houses and business premises for private individuals.

Wardell died of heart failure and pleurisy on 19 November 1899 in his home, Upton Grange, North Sydney, and was buried in the Catholic section of the Gore Hill cemetery. He was survived by three of his six sons and by four daughters; his daughter Mary was the mother of John Joseph Wardell Power (1881-1943) who left a large sum to the University of Sydney for the promotion of the fine arts. Wardell's estate was valued for probate at £12,919.

Critics have varied in their assessment of William Wardell's ability: William Bede Dalley referred to him as "the most thoroughly cultivated member of his profession" and Alfred George Stephens acclaimed him as: "by far the most eminent architect who has lived in Australia". In achievement he ranks with Edmund Blacket and was unsurpassed as a sensitive and scholarly interpreter of Gothic Revival. His cathedrals and churches, notable for purity of expression and richness of symbolism, rank among the greatest buildings constructed anywhere in that style.

Herbert Wardell married Mabel Maud Mitchell Merewether in 1898 at Woollahra. He was 31 and Mabel was 26. They did not have any children. His profession when married was an architect. Mabel's uncle was David Scott-Mitchell the benefactor of the Mitchell Library. It seems likely that Herbert in his younger years worked in William Wardell's practice. The Daily Telegraph of 8 September 1900 published a detailed article on St Mary's Cathedral in Sydney. It reported that: "The present building was commenced in 1868 from the designs of Mr. W. W. Wardell.... By 1900 it was about half complete.... At the time of his death, the work was superintended by Mr. W. W. Wardell. Since the time of his death, it has been in the charge of his son, Mr. Herbert Wardell and Mr. Denning, his partner."

Wardell and Denning were partners from about 1900 till at least 1920. In about 1920 Herbert Wardell was in partnership with Herbert Osborn Dennis and carried under the name of Wardell and Dennis. This partnership was dissolved in November 1923. However the business was carried on by Herbert Osborn Dennis under the name of Wardell and Dennis. In the 1942 Architects Roll of NSW Herbert Wardell is listed giving his address as The Ridge, Bowral.

Wardell and Denning, and later Wardell and Dennis, did a lot of work designing banks for the Bank of Australasia from 1900 well into the 1920's.

In 1900 Wardell and Denning designed the Women's and Children's New Hospital at Lewisham. They designed a new hospice for the Sacred Heart in Darlinghurst in 1900 and St Carthages Cathedral in Lismore in 1912.

In 1922 Wardell and Dennis designed extensive additions to St Vincent's Hospital which included an additional storey.

Wardell and Dennis had a house approved by Bowral Municipal Council in January 1922, unfortunately we have no details of its location.

The Ridge was for sale in 1973 and the document below is the estate agent's description of the house and property and a build date of 1932.

The black and white photograph of The Ridge was taken in about 1975 and is courtesy Veronica Mooney.

The builder of The Ridge is not known. It is a well-built house.

The gardens of The Ridge were often open in the 1930's. The following clipping is from the Southern Mail of 21 November 1933. Mrs Sargood's garden is that of Lilian Sargood at nearby Waihem (now called Chifley)



Above: The black and white photograph of The Ridge was taken in about 1975 and is courtesy Veronica Mooney.



Above: 2015 real estate image of the house (Source: <https://www.realestate.com.au/sold/property-house-nsw-bowral-119059643>.)

The Australian home beautiful : a journal for the home builder from 1 February 1933 devoted 4 pages to the House and some images and a short extract only shown here:

1925, *The Australian home beautiful : a journal for the home builder* United Press, Melbourne viewed 20 June 2023 <http://nla.gov.au/nla.obj-2969983592>

THE NEW HOME OF THE MONTH

An Architect's Country House and Garden at Bowral

Text by NORA COOPER

Pictures by H. CAZNEAUX

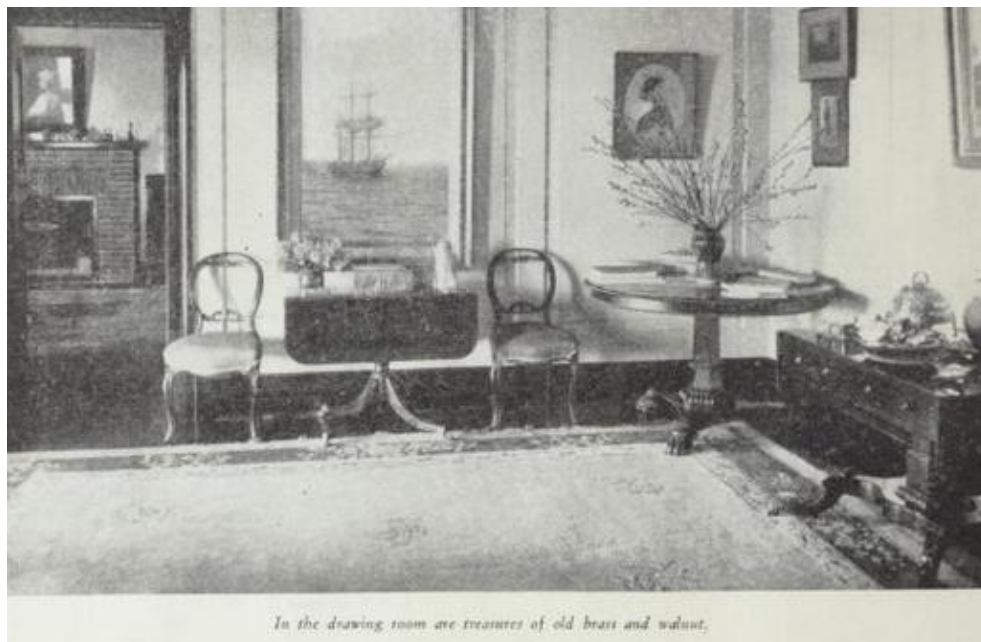


Above: *"The pillared facade which looks out over a wide stretch of countryside."*



little recessed wing that forms the owner's den. This picture shows how beautifully the house and the garden are linked. The local stone has a color and texture all its own.

Above: *"The little recessed wing that forms the owner's den. This picture shows how beautifully the house and the garden are linked. The local stone has a color and texture all its own."*



Above: "In the drawing room are treasures of old brass and walnut."



Above: "The results of an "after thought"—a really comfortable den. Its exterior is shown [above]."



Above: "The fireplace treatment in the drawing room is delicately Adamesque."

THE NEW HOME OF THE MONTH

An Architect's Country House and Garden at Bowral

The pillared facade which looks out over a wide stretch of countryside.

Text by NORA COOPER

Pictures by H. CAZNEAUX

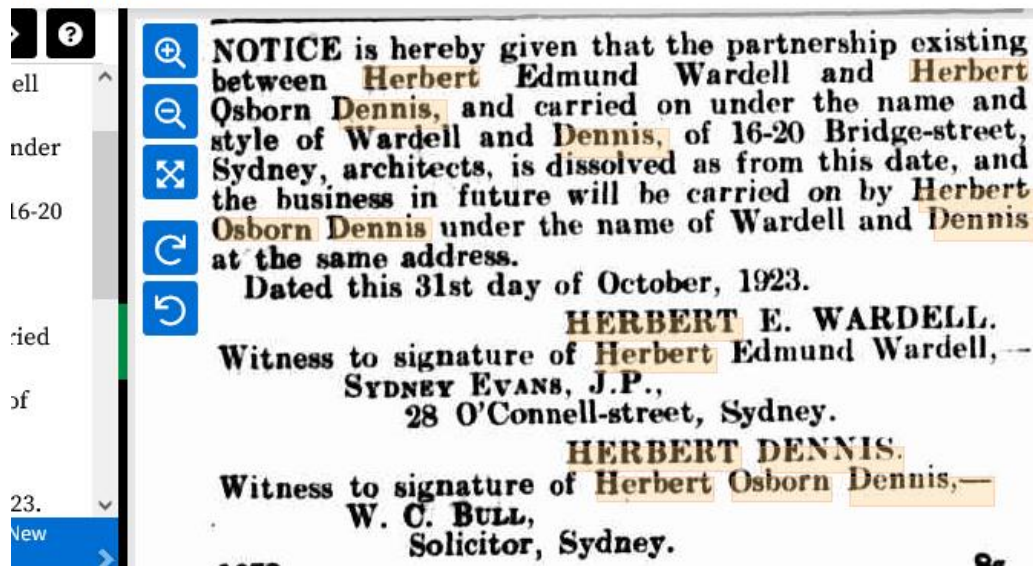
BOWRAL itself, in spite of its social smartness, is a sleepy little place—a "main street" of shops, the inevitable hotel or two, and a few houses clustered around the railway station.

...

All of which leads up to the observation that in such an atmosphere of spacious colonial—or "near colonial"—dignity, it is a surprise to come upon such a little architectural gem as Mr H. E. Wardell has built for himself upon the ridge overlooking the town. The house, in fact, is actually called "The Ridge," which is as it should be, as it certainly occupies a choice position. One does not come upon it immediately from the road—its treasures are far too discreetly hidden in fact, it can be discovered only by following a long, winding drive which appears to be leading to some other house altogether. An unexpected turn and the long pillared facade comes into view, crowning a terraced garden which slopes down almost to the road. Its semi-classic pillars frame a view of what might be called the "Vale of Bowral," which seems like a great tapestry flung at the feet of the terraced garden, a tapestry woven in the varying greens of trees and pastures, the blue-grey of curling wood smoke, the sudden reddening of a half-hidden roof, and over it all the hazy cloud-flecked blue of a typical New South Wales sky in springtime.

But one cannot loiter on the terrace too long, for of course it is the house one has come to see. Or is it the garden? It is really hard to say, the two having both grown up together from what little over a year ago was a rambling patch of bush, left to the sweet mercy of brambles and lantanas. Really Mr and Mrs Wardell built their home together, he concentrating on the house as a good architect should, while she not only waged expert war on the brambles and lantanas, but transformed their picturesque disorder into an old-English symphony of terraces, rose gardens and lily ponds.

/ Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001) / Fri 2 Nov 1923 [Issue No.135]
 ardell and Herbert



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the south side of Mt Gibraltar and Gladstone Road area of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with first owner and architect Herbert Edmund Wardell (1865-1955) and his wife Mabel Maude Mitchell Wardell (nee Merewether) 1871-1947. Herbert was the son of renown 19th Century architect William Wardell 1823-1899 and an accomplished architect in his own right. Mabel's uncle was David Scott-Mitchell the benefactor of the Mitchell Library.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form. of the house was recognized in the 2 May 1932 edition of The HOME, the Australian Journal of Quality with photographs by Harold Cazneaux. The Ridge was a show garden in the 1930's along with nearby Chifley then named Waihemo.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because in being a rare item of the local area's heritage in this case a very high quality Interwar Colonial Revival style house</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Ridge 23 Gladstone Road, Bowral is significant because it illustrates the development of the Gladstone Road and south side of Mt Gibraltar area of Bowral in the Interwar period and for its association with first owner and architect Herbert Edmund Wardell (1865-1955) and his wife Mabel Maude Mitchell Wardell (nee Merewether) 1871-1947. Herbert was the son of renown 19th Century architect William Wardell 1823-1899 and an accomplished architect in his own right. Mabel's uncle was David Scott-Mitchell the benefactor of the Mitchell Library. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting, garden, architectural form and interiors of the house was recognized in the 2 May 1932 edition of *The HOME*, the Australian Journal of Quality with photographs by Harold Cazneaux. The Ridge was a show garden in the 1930's along with nearby Chifley then named Waihemo. It is of significance in being a rare item of the local area's heritage in this case a very high quality Interwar Colonial Revival style house

'Brightlands'—1888 house, garden and stables 27 Gladstone Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

April 2021: The setting for the house is a pleasant narrow pavement road with no footpath below the Gib in the northern part of Bowral. The hipped roof house set below the road is said to be from 1888 with later additions. The painted rubble corrugated sheet hipped stables type structure located on the street boundary is said to be from the same date as the early house -1888.

Former names: Ellough Cottage.



Above: from Dec 1999 prior to the rear of the house being changed:
<https://www.propertyvalue.com.au/property/27-gladstone-road-bowral-nsw-2576/1570824>



Above: from 2021 shows changes to the rear of the house

<https://www.realestate.com.au/sold/property-house-nsw-bowral-137294182>

The rebuild to the rear of the house was designed by Kathy Barnsley, Architect, Moss Vale. 27 Gladstone Road is shown as one of her portfolio heritage projects at this site accessed 5/1/2023:

<https://kathybarnsleyarchitect.com/portfolio-items/two-storey-addition-to-bowral-heritage-home/?portfolioCats=38%2C37%2C40%2C39%2C36>

Trove search using the Brightlands name for the house.

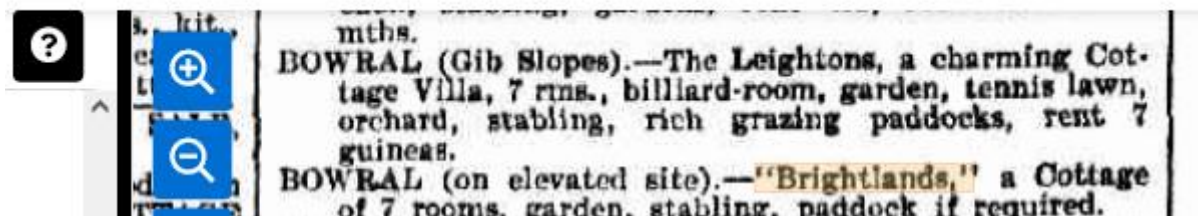
1889. Servant wanted

The Southern Mail (Bowral, NSW : 1889 - 1954) / Tue 19 Feb 1889 /



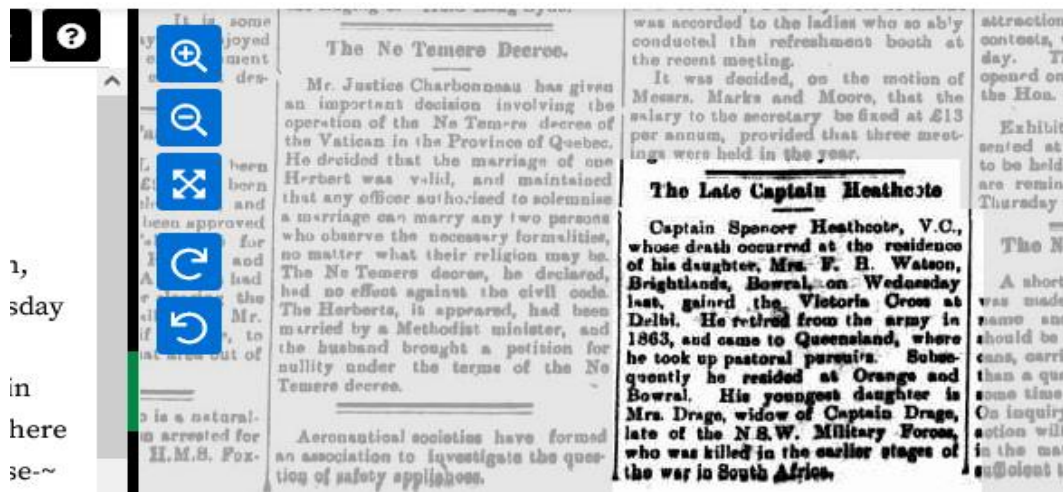
1889 . Both Brightlands and nearby *The Leightons* in Gladstone Road to let.

The Daily Telegraph (Sydney, NSW : 1883 - 1930) / Wed 28 Sep 1898 / Page 3 / Advertising



1906. Sale of furniture at Brightlands

Robertson Advocate (NSW : 1894 - 1923) / Tue 27 Feb 1912 / Page 2 / The Late Captain Heathcote



Robertson Advocate (NSW : 1894 - 1923) / Fri 16 Nov 1906



1912 Death of Captain Heathcote at Brightlands

1918. The Robertson Advocate 2/8/1918 Telephone connected.

The telephone has been connected with Brightlands, Bowral (Mr. Kyngdon's private residence). The number is 158.

1922 Brightlands for sale. In the same advert the nearby The Leightons also for sale.

The Southern Mail (Bowral, NSW : 1889 - 1954) / Tue 14 Feb 1922 / Pa

BOWRAL.

A unique opportunity to those looking out for a comfortable home, with extensive panoramic views.

1. "THE LEIGHTONS," GLADSTONE-STREET. A well-appointed Cottage Home, built of brick with a slate roof, having verandah on all sides, and maintaining wide hall, 3 reception rooms, 4 spacious bedrooms, kitchen, bathroom, maids' dining hall and bedroom.

Hot and cold water throughout.

Detached is a small Cottage, containing three rooms and offices, also garage, stables, etc.

THE LAND, in area about 32 acres, fronting Gladstone, Queen, and Oakley streets, part of which is laid out in Garden, Croquet Lawn, etc. Ample water supply obtained from a large Reservoir supplied by permanent spring.

2. "BRIGHTLANDS," GLADSTONE-STREET, adjoining the above. A comfortable Cottage, having verandah in front, and containing 6 rooms and offices.

Detached are stables and other buildings.

LAND in area about 11 acres, partly laid out in Orchard, Garden, etc. If desired the Cottage can be acquired with a smaller area of land.

RAINE AND HORNE (in conjunction with DAVIS AND WESTBROOK, Bowral), will offer the above at Public Auction, on **THURSDAY NEXT, FEBRUARY 16th, 1922, at 11.30 a.m.**

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NOTICE
all concerned that the
from 8 till 2, / 2 : pl
Empire Theatre.

1923. Sale of lots.

Robertson Advocate (NSW : 1894 - 1923) / Tue 15 May 1923 /

The sale of above Properties was postponed from 28th April on account of rain.

UNSOLD LOTS IN ANGUS ESTATE.

"BRIGHTLANDS," substantial residence of 6 rooms, kitchen and others, garage and stables. Land about 2 acres.

LOTS 58-61, in area about 3a. 3r. 39p.

LOTS 62-65, in area about 4 acres.

These allotments are amongst the best in Bowral, with unrivalled views. The residence can easily be converted into a valuable property.

The lots adjoining "Brightlands" have access to Clearview street and Cartels-street.

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History

The Arnold family at Ellough Cottage

Richard Aldous Arnold and his family owned a large residence called Lynthorpe nearby at 17 Gladstone Road from May 1921 to November 1924

Arnold was born in Paterson, NSW, where his father William Munnings Arnold was a large landholder, a Member of the Legislative Assembly and Speaker of the House from 1865-1875. Richard

(Dick) Arnold was educated at Rugby School in England and on his return to Australia joined the staff of the Legislative Assembly. He became Clerk of the Legislative Assembly in 1904 a position he held until his retirement in 1916. He was a great footballer and with his brother Monty Arnold pioneered Rugby Union in Australia. He captained the Wallaroos team in his youth and acted as Honorary Treasurer for the Rugby Union for many years.¹ Dick Arnold died in May 1923 at Lynthorpe aged 75 years. (Research by Linda Emery at BDHS 23 May 1919.

It appears that sometime after the death of Richard Arnold in May 1923 the Arnold family bought Ellough. There were two daughters Marjory (sometimes written as Marjorie) Arnold 1884 -1940, artist and print maker and Sydney Joyce (Joyce) Arnold MBE 1893-1988. Both daughters and their mother lived at Ellough Cottage.

Marjory Graham Arnold 1884 -1940, artist and print maker.

<https://www.daaio.org.au/bio/marjorie-graham-arnold/>

Marjorie (sic) Graham Arnold was a painter and printmaker. An active member of the arts community, she was a founding member of the Society of Women Painters and Exhibition Committee, and the vice-president of the Women's Industrial Art Society in 1937.

Birth date 1884 Birth place Sydney, NSW

Death date 5 July 1940 Death place Bowral, NSW

Active Period c.1910 - c.1939

- c.1924 - c.1925 Europe & United Kingdom
- c.1911- Ceylon, Sri Lanka, Ceylon (Sri Lanka)
- 1921 - 5 July 1940 Bowral, NSW
- c.1903 - c.1920 Milsons Point, Sydney, NSW

Archibald Entry by Marjory Arnold in 1933.

<https://www.artgallery.nsw.gov.au/prizes/archibald/1933/>

This site (no image) records that the subject of a portrait by Marjory G Arnold is the soprano Elsa Corry. Both the artist and the sitter lived in Bowral, NSW.

Five page story on the house and Marjory Arnold at this 1935 site: *The Australian home beautiful : a journal for the home builder*. 1 April 1935. First image below is of the soprano Elsa Corry at the house in 1935. Elsa was the subject of Marjory's 1933 Archibald entry by Marjory Arnold. Text is by Nora Cooper and images below by Harold Cazneaux.

¹Daily Telegraph, 29 May 1923; The Arrow, 1 June 1923.









Above: Shows a portrait of Elsa Corry (also known as Elsie Corry) on an easel in the studio of Bowral artist, Marjory Arnold. There is also a description of the scene in a newspaper clipping found in Maude Corry's scrap book labelled "A Cottage on the Jib" with a label with "28" on it, next to it. Marjory Arnold was a finalist in the Archibald Prize in 1933 with Elsa's portrait.

IT WAS REALLY CHANCE which led the Arnolds to make their home at Ellough Cottage. They came upon it unexpectedly one day, cuddled in a fold of the hill below the level of the road which runs along the Ridge, looking forlornly out through empty windows over a marvellous sweep of countryside, with the remains of a tangled garden tumbling about its rubble walls. It had no history and very little personality then; was nothing, in fact, but a tiny forgotten landmark in the history of a township grown prosperous in the service of the wealthy. But besides its perfect situation it had something else, equally perfect, a roomy stable with rubble walls and a pointed roof, built at the back of the garden near the road, in an excellent state of repair. And Marjorie Arnold was looking for somewhere to paint. The stable was "it" exactly. Immediately it lived in Marjorie's mind, a studio complete, in delightful surroundings, where she could enjoy the uninterrupted peace which all artists long for, and she began enthusiastic plans for its conversion. All her sister wanted was a garden to work in, and the steep rocky slope in front of the cottage held out promise of fascinating labor for many a day to come, to say nothing of planning out a proper entrance drive and sheltered lawn, where her mother could sit out on sunny afternoons. As for Mrs Arnold, she wanted nothing in particular except to be with her girls and make a home for them.

So it came about that this forgotten fragment of Bowral's unwritten history, which some astute early builder had set in one of the best positions on the Ridge, blossomed into fresh and beautiful life under the hands of its new owners, until the day came when the Arnolds looked on their joint labors and found them eminently satisfying, so much so that they christened their new home Ellough Cottage, after a well-beloved ancestral rectory deep in the rural heart of England. Two delicious watercolors of the old Rectory, done by the girls' great-aunt, hang, as family portraits might, in the living room of the cottage, and looking at them one realises how the memory of the beauty of the old home has, unconsciously perhaps, but none the less definitely, influenced the Arnolds in the making of its Australian cousin.

For the bare stretches and rocky outcrops of the original garden have been transformed. A broad, semi-circular drive-way winds from the gate, past the studio around a brilliant clump of cotoneaster. Beyond is a path leading to the front door, which is part of a new wing added to the cottage, enlarging the livingroom and providing a roomy verandah. On the right is a small, sunken

lawn, opposite the back door, for the back and front doors are both on the side of the house facing the road. Stonycrop, valerian, grape hyacinth and vio- lets overgrow its low parapet. The border by the back door is a blaze of marigolds; on the left of the entrance drive is a wonderful bed of anenomes, while by the gate green and yellow lachenalia, and mauve aubertia grow along the garden wall, which is almost hidden by blossoming clumps of erica. The house itself, however, troubles not at all about the land of its birth, for apart from its rubble structure, it is completely English, albeit English with a pleasant Early Colonial flavor. The promise of the entrance hall with its Persian rug, oak chest and brasses, is fulfilled in the living room with its three large windows and long verandah arched on to the garden. The floor is completely covered in buff colored felt, on which are placed two large Oriental rugs, and the chair covers are of linen in an old design of buff, henna and blue. Old china pieces are housed in an oak corner cupboard, hailing originally from Keswick, in Cumberland, while there is another link with England in the polished top of a walnut table which was cut from an old tree in Ellough Rectory garden. On the mantelpiece are candlesticks of twisted brass, and a Chippendale fire stool with a needlework cover is set before the open fireplace, in the recess beside which is a walnut writing bureau. In fact, the gracious eighteenth century curves are everywhere, from the heavy carving of the Regency chairs in the diningroom, to the simple elegance of a Heppelwhite armchair which stands by the grand piano in the living-room. But perhaps beauty of line and richness of ornament were never more emphasised than in a mahogany pedestal side table, whose gleaming top bore a huge china bowl filled with freshly gathered narcissi.

There are many pictures on the walls, etchings and water colors of delicate charm, including the two studies of the old Rectory done by the Miss Arnold of yesteryear, which hang above the piano in the living room. But besides these is some charming and vigorous Australian work by the Miss Arnold of today, one of which a study of the wall fountain at Berrima gaol shows a particularly brilliant bit of lighting. Which serves to remind that one of the chief reasons why Ellough Cottage came into being was because of a certain stable which Marjorie Arnold has transformed into an outdoor studio which would make anyone's mouth water, and hand-beaten brass, for it is a large size in keys and turns whether he or she be an artist or not. Here she works and teaches, for pupils insist on coming to her. She has a vigorous touch in portrait work, although water colors are her speciality. But of her work there is no need to speak, for Marjorie is a well-known member of the Society of Women Painters, and her exhibitions are regular events in the Sydney calendar.

In her studio, however, one could spend a lot of time, looking at her collection of jugs for instance, or trying to turn the key of the Korean chest of oak the opposite way from an ordinary key. The divan, too, with its pile of cushions is very comfortable. But there is also a half-finished portrait on the easel of a young and coming singer, whose name would be quite familiar if mentioned and there is a vague murmur in the air of an appointment which has to be kept presently with the sitter. So that it is only seemly to suggest departure, although one would never get from Marjorie Arnold a hint that it is time to leave, however busy she might be. Hers is that quiet charm which never seems hurried or pre-occupied. She might have a thousand things to do, but all her time is yours, none the less, and you are the one person she wants to see. . . .

But it would never do to impose. One last sniff at the roses which riot outside the studio windows one last look at the garden, full of scent and color and the gentle rustling of leaves, one last silent tribute to the happy trilogy, mother, gardener and artist, which can produce such a charming paradise and so good-bye!

(Dec 1908). PERSONAL. Miss Marjory Arnold, daughter of Mr. Richard Arnold, Clerk of the Legislative Assembly, has recently returned from England, and has opened a studio at 36 Pitt-street. This young Australian artist, who is carving out a career for herself, studied originally under some of Sydney's best-known painters, and then left for the other side of the world, where she went in for further study. For two years she was at the Slade School, and also received lessons from Mr. Spenlove-Spenlove. Miss Arnold's studio is well-filled with charming water-colour and other sketches, principally representing her travels abroad, and, judging from results, she is a most industrious worker. One delightful ocean scene, for which she was awarded a diploma, is worthy of close attention; while some typical English landscapes, with heather-clad hills in deep purple tones, some

portraits, sketches, made in Colombo, and several New South Wales glimpses form a combination which is artistic in the extreme. (Dec 1908). PERSONAL: The Sydney Mail and New South Wales Advertiser (NSW : 1871 - 1912) Wed 23 Dec 1908, Page 1659:
<https://trove.nla.gov.au/newspaper/article/163230529>

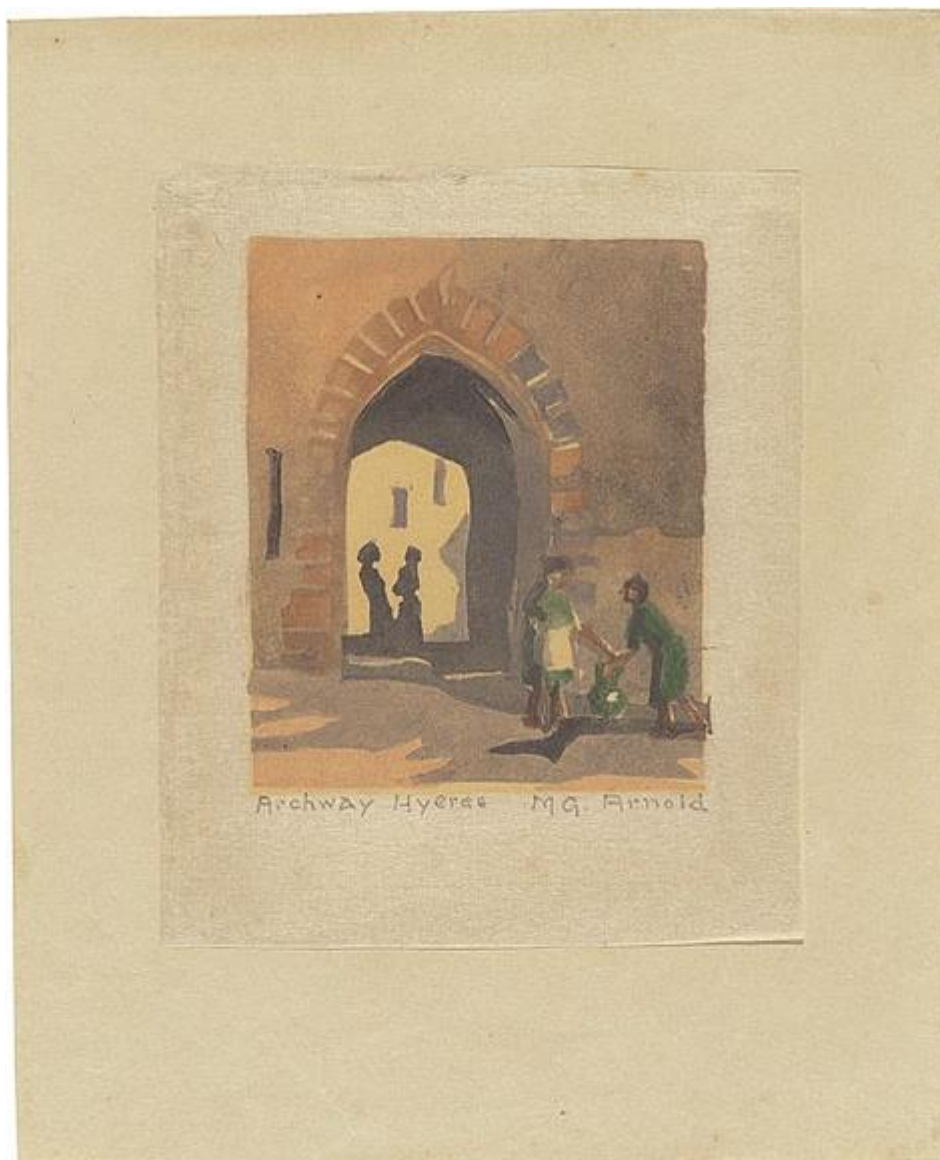
DEATH. 5 Jul 1940, **Ellough Cottage, Bowral**, New South Wales, Australia. DEATH. NSW BDM Death Reg: #15582/1940 Family name ARNOLD. Given names MARJORY GRAHAM. Father RICHARD ALDOUS. Mother ANNIE EMMA. Place of death DEATH. 5 Jul 1940, Ellough Cottage, Bowral.

DEATH NOTICE. ARNOLD.—July 5 1940 at Ellough Cottage, Bowral, Marjory Graham, eldest daughter of the late R. A. Arnold and Mrs Arnold. Service at St Jude's Church, Bowral, 2 pm to-day.

OBITUARY. DEATH OF MISS MARJORY ARNOLD. The death of Miss Marjory Graham Arnold, which occurred at her Bowral home on Friday last, after a long illness, called to eternal rest one of our most gifted and useful citizens. Miss Arnold was the daughter of the late Mr. Richard Arnold and Mrs. Arnold and was born at North Sydney. Her life was mainly devoted to art and her paintings will be treasured in many homes throughout the Commonwealth. Miss Arnold was a graduate of Slade School, London, and had studied art at home and abroad with success. She assisted in forming the first association of women painters in Australia, the Women Painters' Society, now known as the Women's Industrial Art Society, and was a member of its council until recently was chosen as a vice president. As an art teacher Miss Arnold had few compeers. She taught in several Sydney schools and for twenty years was teacher of art at the Church of England Grammar School. Miss Arnold interested herself in the studies of aspiring artists and for some years she invited local students to her home every week and enjoy the benefit of her capable guidance. This gracious gesture will not soon be forgotten by many who benefited by her encouragement and counsel. Miss Arnold was a vice-president of the Girl Guides' Association and took kindly interest in Guiding. Her work for the District Hospital has often been mentioned in these columns. For over ten years she made large quantities of jams and preserves for the use of the patients and inspired others to render similar service. The Queen Victoria Home at Thirlmere is another institution which will sadly miss her helpful visits. With Mrs. R. P. Lawrence, she gave instruction to the inmates and helped them to qualify for useful lives when they had left the institution. A full and useful life has ended, will live in the hearts of those she served. The funeral service at St. Jude's was conducted by Rev. L. A. Pearce, who also officiated at the graveside.

Obituary: *The Southern Mail* (Bowral, NSW : 1889 - 1954) Fri 12 Jul 1940, Page 4: <https://trove.nla.gov.au/newspaper/article/118896970>

Good Biography Notes on Marjory Arnold at this site <https://www.wikitree.com/wiki/Arnold-10512> accessed 1/7/2021

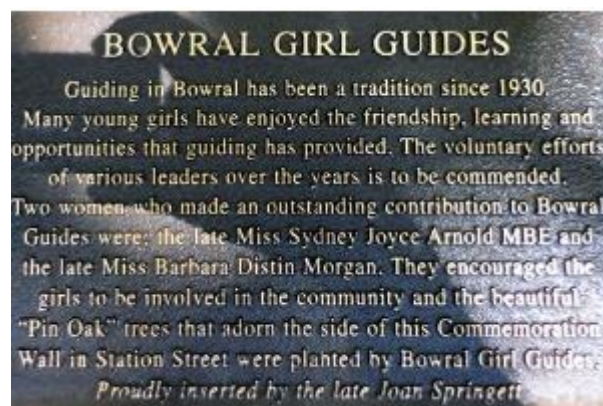


Above: Title Archway Hyeres. M.G. Arnold. Date made 1928 – c.1930 (Source: <https://www.printsandprintmaking.gov.au/works/41958/>)



Above: *Bandarapola, Matale - a Mountainous View in Ceylon* by Marjory Graham Arnold.

DEATH NOTICE. Sydney Joyce Arnold 1893-1988. MBE. June 14 1988. at Kenilworth, Bowral, loved youngest daughter of Richard Aldous and Annie Emma Arnold (both deceased). loving aunt of her many nephews and nieces and their families. Aged 95 years.



Above :Image above from: <https://www.gardenhistorysociety.org.au/wp-content/uploads/2016/11/Inflorescence-Dec-2016.pdf>

Elsa Corry, Soprano c. 1911-1999. Extract from *The Canberra Times*, 31 May 1934 Those who attend the first Subscription Concert of the Canberra Musical Society on Wednesday, June 13, will be fortunate in hearing, at the beginning of her career, a young singer who seems destined to achieve world renown in the years to come. Miss Elsa Corry is regarded as one of the greatest "discoveries" in the musical world in Australia for many years. A discerning musician, hearing her sing during a visit to Bowral, her home town, at once realised the great possibilities before the young singer who possesses a pure soprano voice of great beauty and range. As a result, an influential committee was

formed in Sydney to raise funds to enable her to go to Europe for advanced study and experience. At a recent concert organised by this committee, the Sydney Town Hall was packed and the audience evinced great enthusiasm in regard to both her voice and her art. Miss Corry has an imposing presence and, apart from her gift of song, is well equipped mentally for the career she has chosen. It is not a case of possessing a voice only, but she has a well-trained and active mind to direct it. According to one of the leading musical authorities of Sydney, her voice has real beauty and volume of tone.....

Grave Details	
Name:	Elsa Corry
Died:	21st May 1999
Age:	88 years
Cemetery:	Bowral, St Simon & St Judes Anglican Cemetery
Location:	Garden section, row plot



Notes on the house from owner from before 2004 to 2021.

The information below provided in June 2021 by Jenny Carroll owner of the house with her husband Tom Carroll until late 2021. Jenny Carroll was the chair of the Southern Highlands Branch of the Australian Garden history society over several years.

Some of what I can tell you are assumptions on our part. The original house was built c. 1888, from trachyte stone from the Gib. It was built in the pise method (not sure of the spelling or what this actually means). We make the assumption that the barn was originally built at the same time, but we don't know what it looked like then, but assume it was the same layout as in 1930.

In c. 1930 Mrs Arnold did a large extension, and at that time one of the front rooms (the original house faces south, where the original front entry is) was extended and the eastern side verandah was added. This was done in double brick, rendered to try to look like the original stone.

We have the architect's plans from that time.

The barn is noted as an outbuilding on those plans. It doesn't appear to have been added to at that time. There was a garage (original stable or buggy room?), another large room, and a box room. The large room then became the studio of Miss Marjorie Arnold, an artist. The other daughter, (Sydney) Joyce, was very active with the Girl Guides. The Girl Guides property on The Gib, Bebrue, has named a Chapel after her.

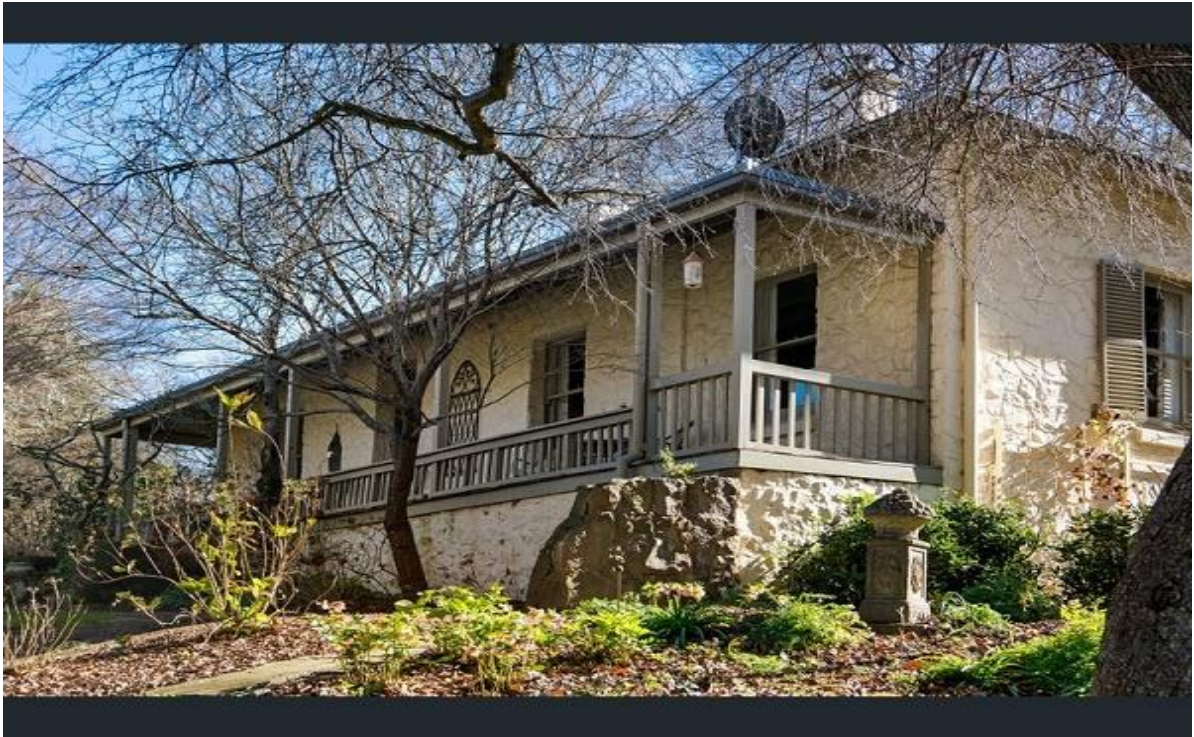
In c. 1989, the garage was extended to make it a double garage, and it was re roofed.

Our building work in 2004 demolished the 1930 and 1989 extensions on the north end of the house, we have only replaced the garage doors in that building.

We plan to leave any information we have on the house's history with the next owners.

Internet search 3 February 2022: 32 images, 1 plan and text at this 2022 site. Plan, 3 images below and text below from this site.

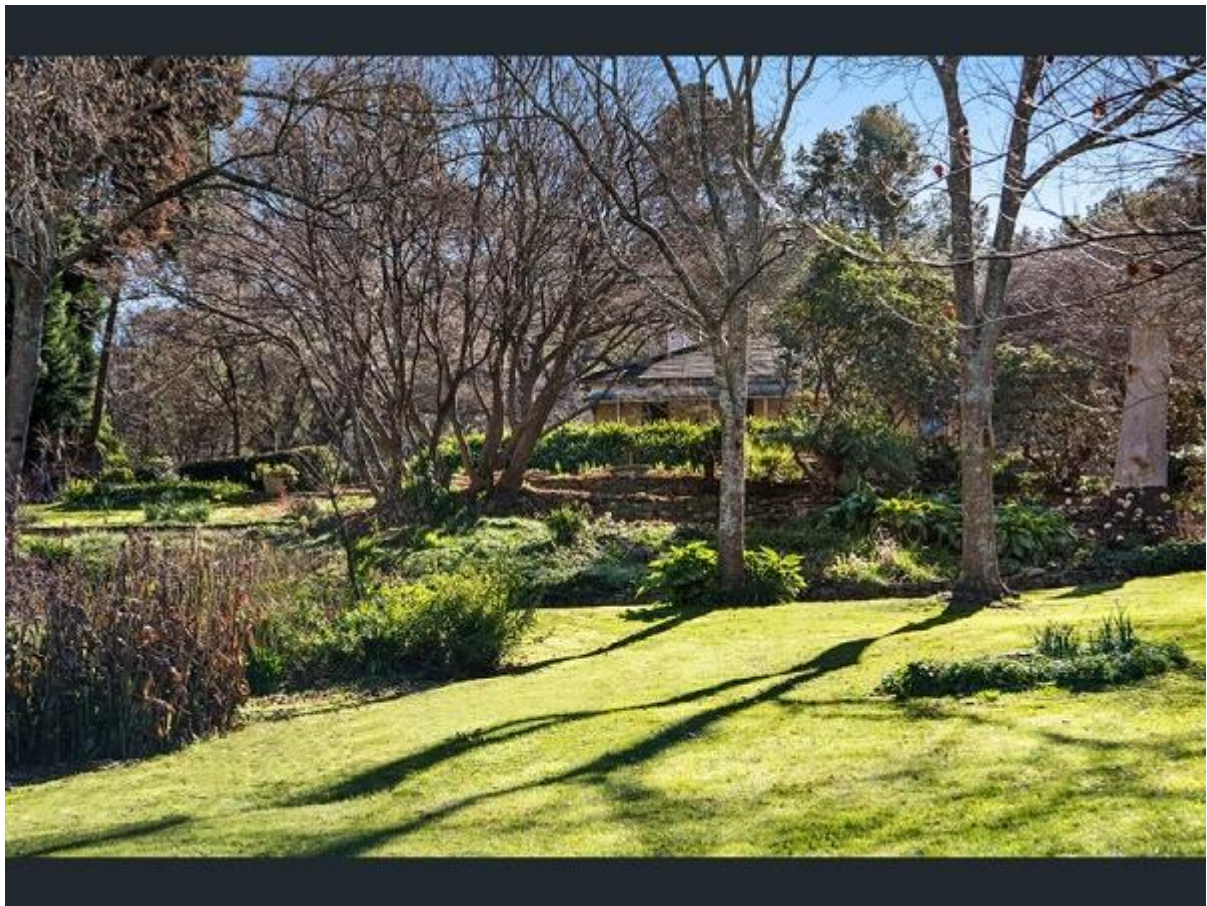
<https://www.realestate.com.au/sold/property-house-nsw-bowral-137294182>



Above: Image above shows early facade of the house from the south.



Above: Image above shows view of stables/garage from the south.



Above: Image above shows garden on the south side of the house..



Above: Plan shows what is likely to be the 6 room configuration of the early house with central hallway. The bottom left room said to have been extended to the east by Marjory Arnold in 1930.

Timeless Masterpiece of History and Beauty

27 Gladstone Road, Bowral

Embracing its 133-year-old heritage with impeccable grace and set on a sprawling and leafy 1.9-acre block, this beautiful residence is an absolute delight to behold. Sympathetic updates have seen the home become the vision of elegance it is today, where its magnificent legacy is honoured and intertwined with considered modern touches.

Interiors are generous and welcoming, with original Baltic pine floors, soaring ceilings, deep skirtings and picture rails just some of the traditional elements that complement the home's soothing palette and delicate enhancements. Outside is an exploration of original 1930's stonework and pathways, through lush and expansive gardens that meander down the gentle slope of the land.

- Formal lounge sits beneath a panelled ceiling and enjoys a fireplace and French door entry onto the verandah
- Grand dinner parties will become occasions to savour in the stunning formal dining room
- Beautiful kitchen features a farmhouse sink, huge Falcon gas cooker, a timber bench & cabinet from the 1930s butler's pantry and a light-filled northern aspect
- Three elegant ground floor bedrooms share an exquisite bathroom with a pedestal sink, clawfoot bath and oversized shower
- Upstairs, a magnificent master suite boasts vaulted ceilings, leafy views and a palatial ensuite
- Powered work shed/studio or office comes complete with a wood stove; box room has access to roof storage
- Electric front gate allows entry onto the property and around to the double LUG
- Gas central heating, a selection of fireplaces, underfloor heating, gas outlet and reverse cycle a/c ensure year-round comfort
- Original cupboards and a w/c feature in the mudroom, with a shower included in the large laundry
- Tranquil gardens are pretty as a picture and meander down through stone walls and a natural watercourse to a spring fed dam.

Need to add information from 1935 Trove 6 page site on Marjory Arnold.

The Australian home beautiful : a journal for the home builder.

Vol. 13 No. 4 (1 April 1935)

<https://nla.gov.au/nla.obj-2969985786/view?sectionId=nla.obj-2976626166&searchTerm=Bowral&partId=nla.obj-2970182035#page/n29/mode/1up>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>) Of significance to the history of the local area because it illustrates the development of the northern area of Bowral below Mt Gibraltar in the late 19th Century and then early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Marjory Graham Arnold 1884 -1940, artist and print maker. A graduate of the Slade School, London she assisted in forming the first association of women painters in Australia, the Women Painters' Society later called the Women's Industrial Art Society and became a vice president. Archibald Prize entrant in 1933. Marjory and her sister Sydney Joyce Arnold 1893-1988 were both involved in the Girl Guides in Bowral.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting, its garden and its architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case its retention of an early stables block.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Stables appear to be largely intact. Changes have been made to the house in both 1930 and later.

Statement of Heritage Significance

27 Gladstone Road, Bowral is significant because it illustrates the development of the northern area of Bowral below Mt Gibraltar in the late 19th Century and for its association with Marjory Graham Arnold 1884 -1940, artist and print maker; a graduate of the Slade School, London she assisted in forming the first association of women painters in Australia, the Women Painters' Society later called the Women's Industrial Art Society and became a vice president. She was an Archibald Prize entrant in 1933. Marjory and her sister Sydney Joyce Arnold 1893-1988 were both involved in the Girl Guides in Bowral. It is also of significance in demonstrating aesthetic achievement in the local area because of the setting of the house and stables, their architectural form and the garden and because the item possesses a rare aspect of the local area's heritage in this case the retention of an early stables block.

Interwar bungalow 12 Glebe Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of the Glebe, 43 acres set aside by John Oxley.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding bungalow that dates from the Interwar period set on an 1011m² site in a town setting that has retained its context. The building is setback 15 metres from the street. The site has a three rail front fence of timber picket approximately 1.8 metres high and a side driveway to the left (north). The front garden is mown grass. The façade presents an asymmetrical elevation and is constructed of painted face brick. The roof is gabled with a medium pitch, and has exposed eaves. The roof is clad in galvanised, corrugated sheet metal and features a rough cast chimney with terracotta chimney pots. The verandah projects forward from the façade in a gabled section and is clad in corrugated sheet metal and features short timber columns on face brick balustrade. Fenestration comprises vertically proportioned, multi-paned, 2-pane double hung and casement timber windows. The building is in good condition. Alterations include left side gabled addition in carefully executed brickwork. Unsympathetically painted without approval contrary to LEP and DCP controls c. 2018.

The place contributes to the group of Interwar places facing Bradman Oval.



Internet Review

September 2020: 14 photos, site/floor plan and listing notes from c. 2018

at this site <https://www.realestate.com.au/sold/property-house-nsw-bowral-126813386>



An opportunity exists to purchase a home that exudes charm and the convenience of Old Bowral living whilst in an enviable location opposite the picturesque Bradman Oval. This residence is set in an outstanding locale with restaurants, hospitals, Cherry Tree Walk and Bowral's main street just minutes away. With three generous bedrooms, an office, breakfast room and large living area there is ample room for relaxed Highlands living. A terracotta-tiled front verandah invites you to settle in and watch a game from the comfort of your own home. Of solid brick construction the home is surrounded by a garden that is set to impress. Established camellias, azaleas and rhododendrons border the property while the front lawn provides an area of simplicity that is low maintenance. The private rear garden has been landscaped to include timber edging, a lily pond, a small rose garden and boasts a large pavilion just perfect for outdoor entertaining. A substantial garden shed will be sure to please any green thumb

History

Historical Notes on the 1921 Glebe Estate Subdivision

The Bud and Maureen Townsing 2016 and 2017 Studies of the Glebe Estate have emphasised the importance of the subdivision carried out by the Anglican Church in 1921 on its original 1859 Glebe land gifted by John Oxley. This subdivision inspired by John Sulman and designed by Bowral Architect and Surveyor Henry Sheaffe covered all of the Glebe land running east from St Judes Church to the Mittagong Rivulet and included a new proposed park occupying the whole street block. This park was later called Bradman Oval and is now listed on the State Heritage Register. In total there were 56 lots. 5 more were added later in Edward Streets making a total of 61.

In 1919 the new NSW Local Government Act brought subdivision under council control including regulation of residential density, open space sizes and amenity. Importantly councils could for the first time also seek Proclamation of Residential Districts - an early form of zoning. Both these measures were designed to protect residential amenity.

Separately and importantly the Archbishop of Sydney applied covenants requiring residential use only, single dwellings only and these to be of brick and tile.

The present character of the area is definitely the outcome of these early council and covenant controls and later controls including the Wingecarribee Shire Local Environmental Plan which has included most of the former Glebe Estate into the Bowral Conservation Area and now regulated by a Development Control Plan.

The predominant appearance of most dwellings in the conservation area is dwellings with walls of exposed Bowral brick or light coloured painted or rendered brick, white or light coloured timber joinery and unglazed Marseilles pattern terracotta roofs all set in spacious mature gardens, many with traditional front fences.

The church had in mind a high quality garden suburb with generous lot sizes of up to 2,000 square metres, generous road sizes including the beautiful Church Street with its wide green verges, the large park now Bradman Oval and the complementary covenant requiring that residential use only, one dwelling per lot and all to be of brick and tile construction.

Historical Research by Maureen and Bud Townsing

Lot 4 was purchased from the Archbishop of Sydney by William Carter a farm manager on 23 April 1924. Carter entered into a mortgage in August 1924 and this may have been to construct the present house. Council building records indicate a building approval was made in 1922 to a Mr. J H Main. This may be a case of a wrong address or that Mr. Main did not go ahead with the purchase of the land.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Interwar Californian Bungalow style house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made and the previously exposed brickwork has been painted and its significance would be enhanced if the paint were to be removed.

Statement of Heritage Significance

12 Bowral Street, Bowral is significant because it illustrates the development of the important John Sulman inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also significant because of its setting and architectural form and in demonstrating the principal characteristics of a single storey brick Interwar Californian Bungalow style house.

Interwar bungalow

16 Glebe Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of the Glebe, 43 acres set aside by John Oxley.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A single storey freestanding Californian Bungalow style house that dates from the Interwar period set on a corner site in a town setting that has retained its context. The building is setback from the street. The site has a well designed new front square topped picket fence. The site has a period brick garage and driveway on the left side. The front garden is landscaped and has a brick path that fronts to the street corner and provides an appropriate setting for the house. The façade is constructed of face brick with a paintfinish on trachyte stone foundations. The roof is gabled with a medium pitch and has exposed eaves. The roof is clad in unglazed terracotta tile and features a corbelled and stuccoed chimney and terracotta chimney pots. The verandah runs across the façade and has a straight profile. It is clad in corrugated sheet metal and features paired timber columns on rough cast brick pillars. The timber balustrade is of a chinoiserie pattern. Fenestration comprises some lead light and glazing. The building appears to be fair condition.

Alterations include painted face brickwork. In 2011 it was not painted.



Above: 16 Glebe Street, Bowral

Internet Review

September 2020: 47 photos and 2 plans from 2011, 2012, 2014 and 2015 from this site

<https://www.realestate.com.au/property/16-glebe-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Lot 4 was purchased from the Archbishop of Sydney by William Carter a farm manager on 23 April 1924. Carter entered into a mortgage in August 1924 and this may have been to construct the present house. Council building records indicate a building approval was made in 1922 to a Mr. J H Main. This may be a case of a wrong address or that Mr. Main did not go ahead with the purchase of the land.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the development of the important John Sulman inspired and Architect and Surveyor Henry Sheaffe designed 1921 subdivision of the 1859 Glebe Estate set aside by John Oxley. The lots had covenants applied requiring only single dwellings, residential use only and brick and tile construction. The subdivision was one of the first approved under the 1919 Local Government Act and one of the first to have a Residential District Proclamation—an early form of zoning—applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case A single storey freestanding Californian Bungalow style house from the Interwar era house.</i>

Integrity/Intactness

Substantially intact although some alterations although the original face brick has been painted.

Statement of Heritage Significance

16 Bowral Street, Bowral is significant because it illustrates the development of the important John Sulman inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also significant because of its setting and architectural form and in demonstrating the principal characteristics of a single storey brick Interwar Californian Bungalow style house.

Federation style house from Interwar period

18 Glebe Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of the Glebe, 43 acres set aside by John Oxley.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A single storey Federation style house but one that dates from after 1925 - the inter-war period - set on a 611m² corner site in a town setting that has retained its context. It is well designed to address the street corner and is setback from the street. The site has a front fence of capped pickets, brick columns and base. There is a side street driveway in Bradman Ave accessing a carport. The garden is landscaped and features an offset path and provides an appropriate setting for the house. The façade presents a complex asymmetrical elevation and is constructed of face brick with a rendered masonry base course. Each window has a rendered top lintel. The roof is gabled and hipped with a medium pitch and has exposed eaves. The roof is clad in unglazed terracotta tiles. The verandah is offset and has a bell cast profile and is clad in terracotta tile and features paired timber columns on rendered brick base. The front door is offset and glazed.

Fenestration comprises vertically proportioned, timber casement windows with projecting rectangular bay facing Glebe Street. The building appears to be in excellent condition and is substantially intact. Alterations include sympathetic, rear additions. An attractive bungalow with corner verandah. The building retains original details including dry pressed bricks and contributes to the street character.



Internet Review

September 2020: 16 photos and two plans at this site from 2008, 2009 and 2013 :

<https://www.realestate.com.au/property/18-glebe-st-bowral-nsw-2576>

2 photos, one plan and listing notes at this site from 2014

<https://www.realestate.com.au/sold/property-house-nsw-bowral-114734615>

Next door to Sir Donald Bradman's house and overlooking Bowral's iconic Bradman Oval, this gracious 1920s bungalow has been meticulously restored and refurbished.

- *Parkside setting in one Bowral's most tightly held streets*
- *Set on an easy care 611sqm of vibrant lawns and gardens*
- *Tastefully extended to feature separate formal/casual spaces*
- *Soaring high ceilings, timber floors, wide entry hallway*
- *Formal lounge and dining with original fireplace*
- *Timber entertaining deck perfect for watching the cricket*
- *Stylish contemporary kitchen with Bosch gas appliances*
- *Master bedroom includes walk-in wardrobe and ensuite*
- *Gas heating, carport, storage shed*

History

Historical Research by Maureen and Bud Townsing

'Lot 1 of Section E (18 Glebe St) was purchased from the Archbishop of Sydney by Hilton Kenneth Wright of Narrabri a Station Manager on 25 June 1925. Council approved a house for Mr Wright on 21 May 1925. No builder or architect is recorded by Council however the lintel beams above the windows and other detailing suggests the house was designed by Henry Sheaffe.

Mr. Wright sold to Lancelot Aubrey Hill of Bowral an Estate Agent in May 1946. Hill sold to George William Parry a Carpenter from Bowral in February 1947 who was only there for a couple of years selling to Thomas Frank Knowles Clayton of Bowral in January 1949.



Above: View of No 18 (left) and No 20 (right) - Don Bradman House arrowed from the 1960s from BDHS via S H News 3/20/2019.



Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the development of the important John Sulman inspired and Architect and Surveyor Henry Sheaffe designed 1921 subdivision of the 1859 Glebe Estate set aside by John Oxley. The lots had covenants applied requiring only single dwellings, residential use only and brick and tile construction. The subdivision was one of the first approved under the 1919 Local Government Act and one of the first to have a Residential District Proclamation—an early form of zoning—applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Henry Sheaffe, architect. The lintel beams above the windows and other detailing suggests the house was designed by Sheaffe. Don Bradman, whose home from 1924-28, adjoins at 20 Glebe Street.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance for its rarity being a single storey Federation style house but built in the Interwar period.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations and additions have been made.

Statement of Heritage Significance

18 Bowral Street, Bowral is significant because it illustrates the development of the important John Sulman inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Also significant because of its association with its architect Henry Sheaffe and Don Bradman, whose home from 1924-28, adjoins at 20 Glebe Street. It is also significant for the beauty of its setting and architectural form and for its rarity being a single storey Federation style house but built in the Interwar period.

Interwar bungalow

22 Glebe Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of the Glebe, 43 acres set aside by John Oxley.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A small one storey single fronted freestanding bungalow that dates from the Interwar period set on a 1010m² site in a town setting that has retained its context. The site has a front hedge fence and a right side driveway to a rear garage. The front garden is mown grass. The façade presents a simple, single fronted gable elevation and is constructed of face brick. The roof is gabled with a medium pitch and has exposed eaves. The roof is clad in unglazed terracotta tile. There is a central small glass enclosed front portico with a straight profile and features timber columns. The front door is centrally located under the portico. Fenestration comprises vertically proportioned casement windows with highlights in groups of three. The front facade's prominent gable is infilled with half timbering and weatherboard. Significant as one of a group facing Bradman Oval, with added significance for its location immediately adjacent to Bradman's house at No 20 Glebe Street.



Above: 22 Glebe Street, Bowral, 2020 (D. McManus).

Internet Review

October 2020: 5 photos from 2019 site <https://www.realestate.com.au/property/22-glebe-st-bowral-nsw-2576>.

History

Historical Research by Maureen and Bud Townsing

Lot 15 of Section E was bought by Mary Alma Molen, wife of Phillip Molen, Gardener of Burradoo from the Archbishop of Sydney on 10 November 1924.

Mrs Molen sold to Gordon Elliott of Bowral, Business Manager on 5 March 1928. In December 1930 Gordon Elliott gave a mortgage to Thomas Elliott a Bowral Farmer. This suggests a build date of 1930.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the development of the important John Sulman inspired and Architect and Surveyor Henry Sheaffe designed 1921 subdivision of the 1859 Glebe Estate set aside by John Oxley. The lots had covenants applied requiring only single dwellings, residential use only and brick and tile construction. The subdivision was one of the first approved under the 1919 Local Government Act and one of the first to have a Residential District Proclamation—an early form of zoning—applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because it adjoins 20 Glebe Street, Don Bradman's home from 1924-28.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and simple architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a single fronted Californian Bungalow cottage.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations and additions have been made.

Statement of Heritage Significance

22 Glebe Street, Bowral, is significant because it illustrates the development of the important John Sulman inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Also significant because of its association with Don Bradman, whose home from 1924-28, adjoins at 20 Glebe Street. It is also significant for the beauty of its setting and architectural form and for its rarity in being a single fronted Californian Bungalow cottage.

Interwar Californian bungalow 24 Glebe Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of the Glebe, 43 acres set aside by John Oxley.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A single storey Californian Bungalow style house that dates from 1929-34 - the Interwar period - set on a 1011m² site in a setting that has retained its context. The building is setback from the street. The site has a front fence of weld mesh and the garden is mown grass. The façade presents as a single fronted symmetrical elevation and is constructed of face brick. The roof is gabled with a medium pitch. The roof appears to be clad in metal tiles in imitation of terra cotta. The verandah runs across the façade and is infilled. The building appears to be in good condition. Alterations include verandah infill and weld mesh fencing, which are unsympathetic.



Above: 24 Glebe Street, Bowral, in 2020 (D. McManus).

Internet Review

September 2020: 43 photos, one site and floor plan from 2020, 2017, 2016 and 2013 accessible from <https://www.realestate.com.au/property/24-glebe-st-bowral-nsw-2576>.

History

Historical Research by Maureen and Bud Townsing

Lot 14 Section E was bought by Bertram Milton Cook, Painter on 15 December 1923 from the Archbishop of Sydney. Cook gave a mortgage to David Walters of Bowral, Farm Manager on 18 November 1924. This mortgage was discharged in February 1927.

Cook sold to Norris Albert Stephens of Bowral Builder in February 1927. Norrie Stephens was the brother of Alf Stephens Jnr. Norrie and Alf owned the building firm of Alf Stephens & Sons.

On 9 March 1929 Norrie sold to Arthur Alexander North of Bowral Painter (died 1969). Council's building files show a development application was approved to A. North on 24 January 1929. There is no builder or architect shown on the building file. North gave a mortgage to the Bank of NSW in July 1934. It is possible the house was built by Alf Stephens & Sons with a build date of either 1929 or 1934.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

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(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Norris Albert Stephens owner of the site from 1927-1929. Norrie Stephens was the brother of Alf Stephens Jnr. Norrie and Alf owned the building firm of Alf Stephens & Sons.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and simple architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey Californian Bungalow style house from the Interwar period.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made.

Statement of Heritage Significance

24 Bowral Street, Bowral, is significant because it illustrates the development of the important John Sulman inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Also significant because of its association with Don Bradman, whose home from 1924-28, adjoins at 20 Glebe Street. It is also significant for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a single storey Californian Bungalow style house from the Interwar period.

Interwar cottage

26 Glebe Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Glebe Street is a very pleasant street located opposite State Heritage listed Bradman Oval.

Single storey very restrained design gabled roof brick and flat tile residence from 1936. The projecting chimney is very prominent to the front left. Left side drive to a matching single garage. Windows include double hung with a 2 horizontal pane over 2 horizontal pane configuration.



Internet Review

30 images and 3 plans from 2012, 2017 and 2019 at <https://www.realestate.com.au/property/26-glebe-st-bowral-nsw-2576>.

Following real estate blurb is from the most recent sale:

*Quintessential country cottage c.1938 ideally positioned opposite Bradman Oval
26 Glebe Street, Bowral*

Set amidst a 1,012sqm parcel of manicured gardens with views to Mount Gibraltar, this quintessential country cottage, c.1938, offers a retreat reminiscent of the English Cotswolds. Superbly situated in the area's most sought-after pocket, you need only move straight in to this double-brick beauty which has been meticulously renovated with highest-quality finishes for ultimate comfort and style, inside and out. Boasting 9-foot ceilings, a sparkling new luxury bathroom, detached studio and spacious interiors filled with an abundance of natural light, this home—set opposite the famous Bradman Oval, just a short level stroll from Bowral's charming town centre, cafes, and Cherry Tree Walk—is one to fall in love with.

- Detached studio with ensuite, perfect for office, teenage retreat, guest accommodation or 4th bedroom*
- Alfresco setting paved in white sandstone extends onto fully-fenced private rear yard with child-friendly level lawn and gorgeously landscaped low-maintenance garden*

- *Gas Hydronic central heating and underfloor insulation*
- *New and rewired terracotta tiled roof with R4 rating batts*
- *Well-equipped oak kitchen features Caesar stone benchtop, gas cooktop and meals bar*
- *Generously scaled bedrooms with private verdant outlooks*
- *Light-filled master bedroom with ornate ceilings*
- *Newly-renovated bathroom with limestone flooring and underfloor heating, separate bath and shower, separate w/c*
- *Polished timber floors, wood-burning fireplace*
- *Single lock-up garage plus additional off street parking*
- *Close to hospitals, parks and schools, cafés and restaurants*

History

Historical Research by Maureen and Bud Townsing

Lot 13 of Section E was purchased by Edward Jones of North Sydney from the Archbishop of Sydney, 5 April 1929. Jones sold to James Williams McCormack a Bowral Carpenter in May 1934. On 12 July 1939 McCormack sold to Alan Valentine Harding of Bowral, another Carpenter.

Council records show a building application was approved in December 1938. The owner was Alan Harding and the builder was Alf Stephens & Sons. Harding took out a mortgage with the Bank of New South Wales on 12 July 1939 to fund the construction. Harding sold in May 1940 to Henry Hoey of Wallendbeen, Farmer and Grazier and Ada Mary Hoey his wife as joint tenants. p. 135 of the Alf Stephens Book.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - A brief history of Alf Stephens & Sons 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Ryerson index

HARDING Alan Valentine Death notice 10SEP1954 Death Sydney Morning Herald 13SEP1954

HOEY Henry Death 28OCT1957 Death 88 at District Hospital, Sydney 29OCT1957
notice Cootamundra, late of Morning
Bowral Herald

HOEY Ada Death 16DEC1956 Death 75 at District Hospital, Sydney 18DEC1956
Mary notice Bowral, late of Morning
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(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Alan Valentine Harding (d.1954) of Bowral, Carpenter who bought the site in 1939 to build. Alf Stephens & Sons as builder in 1939/40. From 1940 Henry Hoey (1869-1957) of Wallendbeen, Farmer and Grazier and Ada Mary Hoey (1881- 1956) owners.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small brick single storey simply and elegantly designed late Interwar period house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

26 Glebe Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick

and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Also of significance for of its association with Alan Valentine Harding of Bowral, Carpenter who bought the site in 1939 to build, Alf Stephens & Sons as builder in 1939/40 and in 1940 Henry Hoey of Wallendbeen, Farmer and Grazier and Ada Mary Hoey his wife as joint tenants first owner. It is also of Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a small brick single storey simply and elegantly designed late Interwar period house

Cottage

28 Glebe Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Glebe Street is a very pleasant street located opposite State Heritage listed Bradman Oval.



Internet Review

13 images available from this 2012 and 2020 site. 1286 m².

<https://www.realestate.com.au/property/28-glebe-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

On 14 December 1923 Philip Molen, Gardener of Burradoo bought Lots 11 and 12 from the Archbishop of Sydney, 28 Glebe Street is Lot 12.

On 21 June 1933 Molen sold both Lots 11 and 12 to Alf Stephens Jnr.

Council records show a building application was approved for 28 Glebe Street in March 1935. The owner and builder was Alf Stephens Jnr. Alf Stephens Jnr. continued to own this house for many years.

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(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Alf Stephens & Sons, prominent Bowral Builders, owner and builder for many years from 1939.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small brick single storey early Interwar Federation house.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

26 Glebe Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Of significance also for its association with Alf Stephens & Sons, prominent Bowral Builders, its builder and then owner for many years from 1939. It is also of significance for its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a small brick single storey early Interwar Federation house.

‘Byways’—weatherboard house and garden

4 Hamilton Avenue, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

A beautiful street setting for this site on a winding, no footpath narrow pavement road that leads from below Mt Gibraltar to Bowral and has views to Oxley Hill to the west. This late Victorian era weatherboard house is directly opposite LEP heritage listed Mt Hamilton house at No 7 Hamilton Ave. No 4 is a little difficult to see from the road and in part this description is from the internet site. The roof is hipped and gabled and clad in corrugated sheet metal and has two corbelled chimneys. The bullnose verandah is supported by timber posts and has an elegant timber balustrade. Fenestration includes double hung windows in triple sets with rounded top panes. Garden is excellent and provides an appropriate setting for the house. The garden includes mature planting and a well designed traditional style garage and Nooroo style gazebo.

Internet Review

40 images from 2013 and 2014 at this site. 5060M2. 3 images below from this site. House definitely appears to be from the Victorian-period. Garden appears excellent,

<https://www.realestate.com.au/property/4-hamilton-ave-bowral-nsw-2576>



Above: 40 images from 2013 and 2014 at this site. 5060M2. 3 images above from this site. House definitely appears to be from the Victorian-period. Garden appears excellent. Source <https://www.realestate.com.au/property/4-hamilton-ave-bowral-nsw-2576>

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NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the northern area of Bowral below Mt Gibraltar in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its garden setting and architectural form and siting on its south facing site in Bowral below Mt Gibraltar.</i>
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a large late Victorian era residence in weatherboard.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Byways at 4 Hamilton Avenue Bowral is significant because it illustrates the development of the northern area of Bowral below Mt Gibraltar in the late 19th Century. Of significance in demonstrating aesthetic value in the local area because of its garden setting and architectural form and siting on its south facing site in Bowral below Mt Gibraltar and demonstrating the principal characteristics of a class of the local area's heritage in this case a large late Victorian era residence in weatherboard.

Victorian cottage

8 Holly Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A single storey symmetrically fronted brick cottage that dates from the Victorian period on a 923m² site. The building is setback from the street.

The site has a front fence of pointed timber picket and a left side driveway to a rear traditional garage. The front garden is small and features a central path, steps and paving. The façade presents a simple symmetrical elevation and is constructed of painted brick. The roof is hipped. The roof is clad in corrugated sheet metal and features painted 2 symmetrically placed and painted corbelled chimneys. The verandah runs across the façade and has a hipped straight profile. It is clad in corrugated sheet metal and features cast iron columns, cast iron brackets and frieze. The front door is centrally located with fanlights and sidelights. Fenestration comprises vertically proportioned floor to ceiling double hung timber windows. The building appears to be in good condition and is substantially intact. Additions include unobtrusive masonry wall to the right side of the verandah.



Internet Review

October 2020: One Google photo only at this site <https://www.realestate.com.au/property/8-holly-st-bowral-nsw-2576>.

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the subdivision and development of the Holly Street area in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted brick cottage that dates from the late Victorian period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

8 Holly Street, Bowral is significant because it illustrates the development of the Holly Street area in the late 19th Century. It is also significant because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a single storey symmetrically fronted brick cottage that dates from the late Victorian period.

Victorian cottage

10 Holly Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A single storey symmetrically fronted brick cottage that dates from the Victorian period set on a 928m² site in a town setting that has retained its context. The building is setback 4 metres from the street. The front garden is landscaped and features a central path and steps and provides an appropriate setting for the house. The façade presents a symmetrical elevation and is constructed of weatherboard with a masonry base course. The roof is gabled and clad in corrugated sheet metal. The verandah runs across the façade and has a straight profile. It is clad in corrugated sheet metal and features cast iron columns and cast iron balustrade. The front door is centrally located with fanlights and security screen. Fenestration comprises horizontally proportioned multipane. New additions include two gabled end sections which have bay windows onto the left side laneway to the house. The building appears to be in good condition and is substantially intact.



Internet Review

October 2020: One Google photo only at this site <https://www.realestate.com.au/property/10-holly-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the subdivision and development of the Holly Street area in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted weatherboard cottage that dates from the Victorian period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

10 Holly Street, Bowral is significant because it illustrates the development of the Holly Street area in the late 19th Century. It is also significant because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a single storey symmetrically fronted weatherboard cottage that dates from the Victorian period.

Californian bungalow

15 Holly Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as a fine and substantial interwar residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A single storey Californian Bungalow style house that dates from the Interwar period set on a 734m² site in a town setting that has retained its context. The building is setback from the street. The site has an open timber section front fence and pedestrian gate in a chinoiserie pattern and a side driveway to the right to a rear garage.

The front garden is small and landscaped. The façade presents a simple double fronted asymmetrical elevation and is constructed of face brick on trachyte foundations. The roof is gabled and hipped with a low pitch and has exposed eaves. The roof is clad in galvanised corrugated sheet metal and has corbelled chimneys and batted gable end. The verandah is integral under the gable, is offset and has masonry stucco columns.

Fenestration comprises vertically proportioned multipane double hung timber windows and protruding bay window to the left hand front. The building appears to be in excellent condition and is highly intact.



Internet Review

October 2020: This site has one Google image only <https://www.realestate.com.au/property/15-holly-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the subdivision and development of the Holly Street area in the Interwar Period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey Californian Bungalow style house that dates from the Interwar period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

15 Holly Street, Bowral is significant because it illustrates the development of the Holly Street area in the Interwar period. It is also significant because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a single storey Californian Bungalow style house.

Federation cottage

18 Holly Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A single storey freestanding Federation style cottage set on a 702m² site in a suburban setting that has retained its context. The building is setback from the street. The site has a front fence of timber frame and hedge and right side driveway and carport. The façade presents a gable fronted asymmetrical elevation and is constructed of weatherboard. The roof is gabled and hipped with a medium pitch. The roof is clad in corrugated sheet metal and features corbelled chimneys. The verandah is offset to the left, is integral to the main roof and has a straight profile. The verandah is clad in corrugated sheet metal and features timber columns, timber brackets and timber balustrade. The front door is centrally located with fanlights and security screen. Fenestration comprises horizontally proportioned multipane double hung windows. The building appears to be in excellent condition and is substantially intact. Possible that left side verandah has been infilled but not obtrusive.



Internet Review

October 2020: 30 photos at this site from 2009 and 2005

<https://www.realestate.com.au/property/18-holly-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the subdivision and development of the Holly Street area in the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey freestanding Federation style weatherboard house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

18 Holly Street, Bowral is significant because it illustrates the subdivision and development of the Holly Street area in the early 20th Century. It is also significant for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a single storey freestanding Federation style weatherboard house.

‘Old Meadows’—Victorian weatherboard house

31 Holly Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A single storey freestanding weatherboard house said to be originally from the 1880s on a large 2363m² site. Roof has a hip and two gable sections and is clad in corrugated sheet metal. Has a very wide straight verandah with timber posts and chinnoiserie pattern timber balustrade. The main facade addresses the north rather than the street. Adjoins beautiful RiverPark on Mittagong Creek. Front fence is newly painted lap and cap fence. The property has been subdivided in recent times.



Internet Review

September 2020: 23 images, plan and listing notes below at this c. 2019 site

<https://www.realestate.com.au/sold/property-house-nsw-bowral-132210270>



Above: Old Meadows' Grand Old Bowral Estate on 1.5 Acres

"OLD MEADOWS" 31 HOLLY STREET, BOWRAL

This exquisite period residence perfectly reflects the refined elegance of life at its best in the Southern Highlands. Enjoying an enviable 1.5 acre address moments to everything and exuding wealth and warmth, this stunningly beautiful property is, without question, one of the finest period homes in Old Bowral with its glorious gardens, graceful spaces, welcoming ambience and timeless romance. Flawlessly blending traditional charm and relaxed sophistication, this captivating and expansive home is sure to impress.

- A circular driveway enters this estate-like sanctuary, with manicured grounds framing this stately homestead and its broad, north-facing verandah
- The original home dates back to 1880, extended and sympathetically transformed in 2006, the residence today evokes ageless comfort and grace
- Lofty 9ft ceilings, polished, 6-inch Kauri pine flooring and classic tongue and groove lining boards reflect period charm
- Graceful entrance hall leads to one of three versatile and inviting living areas – one warmed by an open fire and another by a wood combustion stove. The third offers a bright media room spilling through French doors to the garden
- Five large bedrooms – three with ensuites – with gorgeous window seats enhancing the air of comfort
- The spacious main bathroom is bright and stylishly beautiful, with a walk-around floorplan, sunlights and deep, freestanding tub. The home also offers two separate WCs
- Delightful country kitchen with Aga stove, brushbox timber benchtops, large butler's pantry/laundry and dining area with chandelier
- Two study areas and various reading nooks beckon quiet time
- The house embraces a sunny terrace ideal for outdoor dining with an additional timber verandah overlooking the gardens for relaxed afternoon drinks
- Reverse cycle air-conditioning offers year-round comfort
- The stunning park-like gardens are breathtaking with a mix of mature, deciduous and evergreen trees, privacy hedges, wisteria, camellias and roses plus sweeping lawns and an abundant fruit orchard
- The landscaped gardens boast a picnic rotunda, greenhouse, workshop and garden shed

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the early development of the Holly Street area of Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian era weatherboard cottage with later sympathetic additions.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Old Meadows at 31 Holly Street, Bowral is significant because it illustrates the early development of the Holly Street area in the early 20th Century. It is also significant for the beauty of its setting and architectural form and for demonstrating the g) Of significance in demonstrating the principal characteristics of a Victorian era weatherboard cottage with later sympathetic additions.

Victorian weatherboard cottage—former home of P.L. Travers, author of *Mary Poppins*

45 Holly Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020: Single storey symmetrical weatherboard cottage c. 1908 with hipped corrugated metal roof. It is set behind a squared topped picket fence on a large 1528m² site. Chimney is corbelled and painted. Traditional wrought metal pedestrian gate. Front elevation has 12 (6 above 6) pane double hung timber windows each side of a central doorway. Straight verandah with timber posts and no detail. Verandah returns to the right and it has a glass door and French doors.



Heritage Survey 2009 Description

A one storey freestanding cottage that dates from the Victorian period set on an average site in a suburban setting that has retained its context. The building is setback 3 metres from the street. The site has a front timber fence of post and beam, approximately 1 metre high. The front garden is small. The façade presents a simple double fronted symmetrical elevation and is constructed of weatherboard. The roof is hipped with a steep pitch and features a corbelled chimney. The verandah runs across the façade and has a hipped straight profile. It is clad in corrugated sheet metal and features timber posts. The front door is centrally located with fanlights. Fenestration comprises vertically proportioned multipane double hung windows with louvred timber shutters. The building appears to be in good condition and is substantially intact.

INTEGRITY medium

Alterations include sympathetic side and rear additions.

Internet Review

September 2020

53 photos at this site from 2020 (below) ,2017,2016,2013 and 2008;
<https://www.realestate.com.au/property/45-holly-st-bowral-nsw-2576>



Above: Image: 1912 Photograph of Margaret Agnes Goff (nee Morehead) mother of Helen Lyndon Goff (aka Pamela Lyndon Travers) seated on front verandah of their house in Holly Street, Bowral with her daughter Barbara Irene Goff. Pamela Travers, the author of "Mary Poppins ", lived in Bowral NSW in her early years from about 8 till she was 17. (Source: Berrima District Historical & Family History Society and obtained from Facebook

<https://www.facebook.com/southernhighlandshistory/photos/grainrgers-commercial-hotel-bowral-nsw-circa-1900-1918photograph-of-commercial-ho/1898057580214932>.

History

Research from Linda Emery April 2021 45 Holly Street Bowral

Home of Helen Lyndon Goff (PL Travers).

Known as Lyndon to her family, PL Travers, author of the Mary Poppins books, lived in Bowral with her mother Margaret and her two younger sisters, Barbara and Moya from 1907 to 1917. They lived in a couple of different houses in Holly Street, but rented 45 Holly Street around 1912-1913.

The house was built on Lot 16 of Section F in Shepherd's Upper Bowral Sub-division. The land was sold by Patrick LC Shepherd to Robert Arthur Goodwin and his wife Elizabeth nee Ball on 9 March 1894 for £33. Robert expressly stipulated in the land transfer that he wished to provide for his wife and put the land in her name. Robert Goodwin was a blacksmith and worked at the quarries on Mt Gibraltar.

On 6 July 1907, Elizabeth Goodwin sold the property to Marion Bowen, wife of Edward Joseph Bowen 1866-1926 of Balmain an architect for £85. The price indicates there was no house built on the land at that time, and the fact that Edward Bowen was an architect suggests he was responsible for the building of the house. From 1908 he advertised regularly in the local *Robertson Advocate* newspaper offering the services of his office in Sydney in preparing plans and specifications. It appears the house was built around 1908.

Marion Bowen held the property until 20 April 1914 when she sold it to Rosalie Williams of Bowral for £300. Rosalie Williams, a nurse, called the house Nirvana and lived there until at least 1937.

Ryerson Index (name):

The Ryerson Index is an online index of death notices from Australian newspapers, past and present, compiled by the Sydney-based non-profit organisation Ryerson Index Incorporated.

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
BOWEN	Edward Joseph	Death notice	27AUG1926	Death	60	at Roseville	Sydney Morning Herald	28AUG1926

Connection of 45 Holly Street to writer P.L Travers author of Mary Poppins

From <https://www.visitsouthernhighlands.com.au/see-do/heritage/>

P.L. Travers created her fictional character as a 12 year old in 1910 while living at 45 Holly Street, Bowral. You can visit Mary's Statue which is located in Glebe Park next to the Bradman Museum in St Jude Street, Bowral.

Holly Street Bowral home to Don Bradman and Mary Poppins creator

Article in Southern Highland News online, 6 April 2010 (updated 13 November 2012). Source: <https://www.southernhighlandnews.com.au/story/1065560/holly-street-bowral-home-to-don-bradman-and-mary-poppins-creator/>

SHE floated in under her umbrella, went on magical adventures and fixed things with a spoonful of sugar.

Most people are familiar with the mystical qualities of Mary Poppins, but far fewer are aware that the classic storybook and movie character had her origins in the Southern Highlands.

In fact July 2010 is considered the 100th anniversary of the inspiration for Mary Poppins and several Highlands fans of the character are determined to ensure the prestigious centenary does not go unnoticed in her town of origin.

It is a campaign driven by Chevalier High School student Melissa McShane, 17, with the support of her father, Paul McShane, of Booktown Australia and several community organisations including Bowral Chamber of Commerce, Southern Highlands Business Chamber and the Southern Highlands Youth Arts Council (SHYAC)

Mary Poppins is the creation of Helen Lyndon Goff, better known in the literary world as Pamela Lyndon (PL) Travers, who spent much of her youth growing up in a house in Holly Street, Bowral.

In fact, the nanny with the magical touch was something of a mythical escape for her creator who grew up in "tough times" in the Highlands from 1907.

Her mother and two younger sisters, Barbara (Biddy) and Moya, relocated to Bowral from Queensland after Goff's father, Travers Robert Goff died.

She was only about eight years old at the time and spent the next 10 formative years of her life living in a weatherboard cottage in Holly Street, attending boarding school in Sydney from about the age of 13 and returning to Bowral during the holidays.

The author revealed little of her earlier life in Australia, but many secrets have been uncovered by her biographer, Valerie Lawson, as well as fans of the author and her most renowned character, Mary Poppins.

Melissa is one of those fans keen to learn all she can about one of her "favourite fictional characters".

The determined teenager and her father have spent many hours at the Mitchell Library in Sydney reading documents and records related to the life of Goff including her childhood memories.

The two are convinced the Mary Poppins character was inspired by Goff's life in Bowral.

"The Goff family was supported by a rich aunt, Ellie, who lived in Sydney, but Goff's mother struggled with the task of raising her three young daughters alone," Melissa said.

"PL Travers records a time around 1910 when her mother ran out into heavy rain to drown herself in the creek behind their house.

"To ease their anxiety, Goff gathered her two younger sisters around the fireplace in their home and began to tell them a story about a magical white horse that she later claimed transformed itself into Mary Poppins.

"The mother failed in her suicide bid and returned to the family, but I think Goff, who was about 12 at the time, realised she had somehow left childhood behind and her life changed."

Mr McShane said he and Melissa had deduced the episode took place in winter because the children had gathered around the fire and wrapped themselves in an eiderdown.

He said further research of Bowral's daily rainfall records revealed that 1910 was a very dry year with the only significant period of heavy rain similar to Goff's childhood memories of the episode coming in July of that year.



Above: c1912-14: Photograph of Helen Lyndon Goff (aka Pamela Lyndon Travers) at left and her sisters Cicely Margaret and Barbara Irene Goff in the flooded Mittagong Rivulet which ran behind the Goff home in Holly Street, Bowral. Pamela Travers, the author of "Mary Poppins", lived in Bowral NSW in her early years from when she was about 8 till she was 17.....BDHS

Mr McShane said that July 18-20, 1910, had been identified as the time when Helen Lyndon Goff's mythical thought process began to create the character.

"Later in life she said the story she told her sisters at that time in Bowral resolved the mystery in her own mind of where Mary Poppins came from," he said.



Above: The bronze sculpture by Tanya Bartlett of the fictional character Mary Poppins commemorates the author Pamela L Travers (1899 - 1996), (real name Helen Lyndon Goff), who spent some of her childhood in Bowral. The statue is in Glebe Park, Bowral.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the development of the Holly Street area of Bowral in the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with</i> <ul style="list-style-type: none"> <i>Balmain Architect Edward Joseph Bowen, 1866-1926, owner and reputed architect</i> <i>World famous author P L Travers 1899-1996, author of the Mary Poppins books who lived in Bowral from 1907 to 1917 with her mother Margaret and her two younger sisters, Barbara and Moya.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrical weatherboard cottage c. 1908</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

18 Holly Street, Bowral is significant because it illustrates the development of the Holly Street area in the early 20th Century and because of its association with Balmain Architect Edward Joseph Bowen 1866-1926 owner and reputed architect of 18 Holly Street and world famous author P L Travers (1899-1996), author of the Mary Poppins books who lived in Bowral from 1907 to 1917 with her mother Margaret and her two younger sisters, Barbara and Moya. It is also significant for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a single storey symmetrically fronted weatherboard cottage c. 1908.

Victorian weatherboard cottage

1 Jasmine Street, Bowral

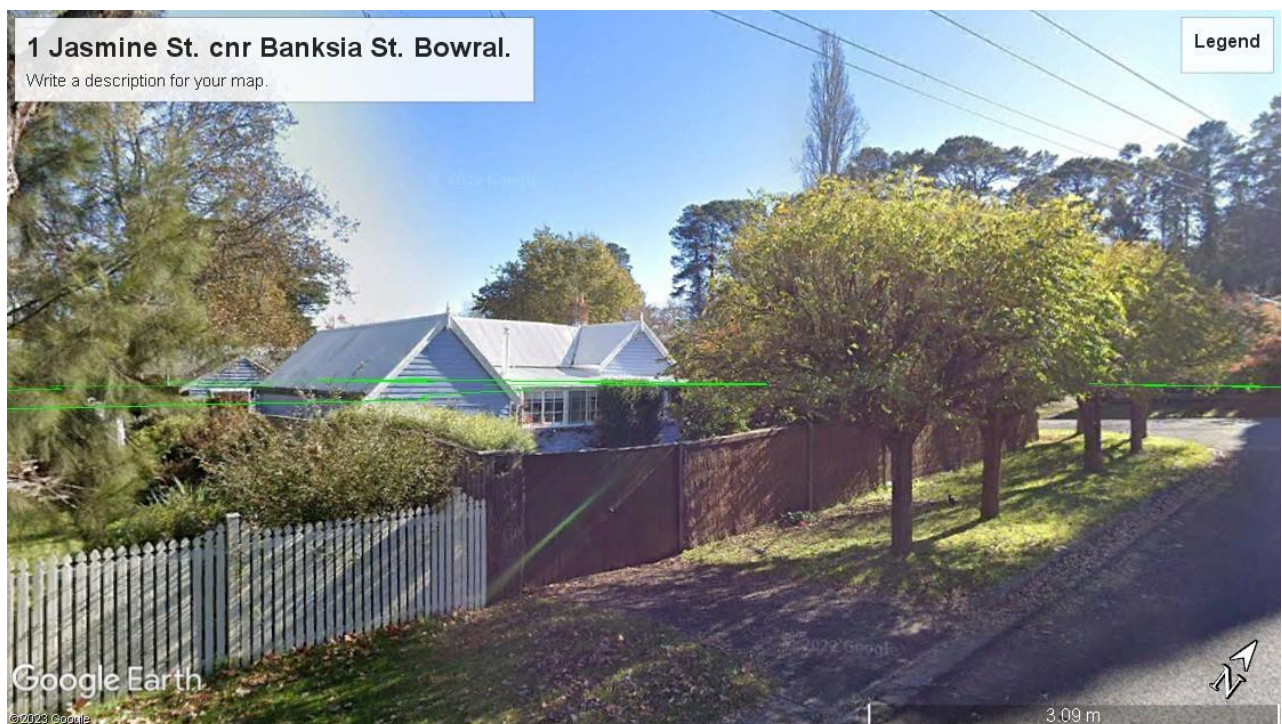
Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

A one storey freestanding weatherboard house that dates from the late 19th century set on a 745 m² corner site to Banksia Street. It is in a town setting that has retained its context. The site has a brush fence and a left side driveway which leads to a traditional gabled weatherboard garage. The garden is mature. The house is asymmetrical in form and has a gabled roof. The street facing gable is to the right and a former verandah to the left is now enclosed. The roof is in corrugated metal and the gable has simple barge boards and finial finish and there is a brick chimney in the right.



Above Google Earth image of 1 Jasmine Street Bowral. Image date May 2021.

History

Historical Notes on 1 Jasmine Street Bowral from Linda Emery, 9 February 2023

1 Jasmine Street was part of the original landholding of Thomas Cope comprising a little over three acres. The land was bounded by Merrigang, Jasmine and Banksia Streets, running down to Mittagong Creek. The Copes appear to have built the first house (7 Jasmine Street) in the late 1880s. By 1896 there was another small cottage on the site with the main house facing Jasmine Street and the other facing Banksia Street, both occupied by members of the Cope family. The property including the nursery had a rateable value of £650. Soon after another cottage was built with Thomas living in the main house and his sons John and Frederick in the other two cottages. All three cottages were rated as one property.¹

In 1909, Sybella Rose White purchased the Cope Nursery property. She sold off the original Cope house, 7 Jasmine Street in 1913, retaining the two cottages fronting Banksia Street until 1917, when

she sold them to George Willis, a retired farmer. Willis in turn, sold the two cottages separately. 1 Jasmine Street was sold to William Henry Gallagher for £400 in 1931 and Banksia Street in 1935 to Elsie May Boardman.

William Gallagher was born in Kiama in 1878. He married in Bowral in 1916 to Elizabeth Mary Smith, a niece of Thomas Cope who had originally built 1 Jasmine Street in the 1890s. William and Elizabeth lived in the house until their deaths, Elizabeth in 1964 and William in 1968.

Ulo Laube, an electrical contractor, bought the house from the estate of William Gallagher in 1969. In 1976, the house was purchased by retired bank manager Colin Cameron and his wife Theodora who owned it for ten years until 1986, when it was sold to artist Glen Preece and his wife Victoria. 1 Jasmine Street forms part of a suite of three cottages built by the Cope family in the 1880s/1890s on the well-known Cope Nursery site.

1 Bowral Rate Assessment Books, 1896-97, 1900



Land Dealings

DATE	BOOK	NO	FROM	TO	
			Two cottages fronting Banksia Street		
23 Aug 1917	1113	150	Rose Sybella White	George Willis	£650
			¾ acre subdivided from the original Cope Nursery holding to become 1 Jasmine Street		

14 May 1931	1627	298	George Willis	William Henry Gallagher	£400
1 Apr 1969	2925	215	Estate of William Henry Gallagher	Ulo Laube	\$3,000
19 Nov 1976	3253	975	Ulo Laube	Colin Donald and Theodora Jessy Cameron	\$21,000
14 Aug 1986	3678	491	Colin Donald and Theodora Jessy Cameron	Glen Robert and Victoria Alice Preece	\$65,000

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the subdivision and development of the Jasmine Street area of Bowral in the late Victorian and early 20th Century period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with:</i> <ol style="list-style-type: none"> <i>Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner and developer and NSW politician, owner of a large section of this area of Bowral called Shepherd's Paddock from which he sold land to Thomas Cope.</i> <i>Owner Thomas Cope 1836-1922, a nurseryman who was born in Kenwyn, Truro, Cornwall in 1836. He married Elizabeth Nicholls 1838-1917 in 1857 and they had seven children before emigrating to Sydney in around 1879. He initially started in business as a gardener in Ashfield but by 1884 had moved to Bowral and started a nursery near Eridge Park. After purchasing the land along the Mittagong Rivulet in 1886, he set about establishing the Bowral Nursery with his son. He built a house in the 1880s facing Merringang Street, now 7 Jasmine Street and two other cottages which are considered to be 7 Banksia Street and 1 Jasmine Street.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian era weatherboard residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Significance

1 Jasmine Street, Bowral, is significant in illustrating the subdivision and development of the Jasmine Street area of Bowral in the late Victorian and early 20th Century period. It has significant associations with Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner and developer and NSW politician, owner of a large section of this area of Bowral called Shepherd's Paddock from which he sold land to Thomas Cope; and Thomas Cope 1836-1922, a nurseryman who was born in Kenwyn, Truro, Cornwall in 1836 and who established a nursery with his son on land along the Mittagong Rivulet in 1886. The house is believed to be one of three that he built on the land: one built in the 1880s facing Merrigang Street (now 7 Jasmine Street), this cottage and the one at 7 Banksia Street. The house is significant for its aesthetic value due to the beauty of its setting and architectural form and in demonstrating the principal characteristics of a late Victorian era weatherboard residence.

‘The Rosery’—Victorian cottage and garden—Former Cope’s Nursery cottage

7 Jasmine Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding weatherboard house that dates from the 1880s set on a large 1808m² site in a town setting that has retained its context. It is bound to the west and south by the Cherry Tree Walk Park along Mittagong Creek. The site has a hedged fence and driveway to Jasmine and mature garden. The original c. 3 acre site had frontages to Merrigang and Banksia Street and may explain why the house is oriented to Merrigang Street rather than Jasmine Street. The c. 3 acre site was developed as a nursery by Thomas Cope after 1886 and this fact and the flood liability of the creek may also explain why the house is located very close to Jasmine Street. The roof is hipped and clad in corrugated sheet metal. The timber floored verandah runs across the Merrigang Street facade and returns along Jasmine Street and has a straight profile and is also clad in corrugated sheet metal and features cast metal posts and brackets. Fenestration includes modern and older French doors. The façade is obscured from Jasmine Street by high vegetation. The building appears to be in excellent condition. Alterations include a large sympathetic northern addition on Jasmine Street.



Above: 7 Jasmine Street in 2020.

Internet Review

17 photos from 2010 from the following real estate website:

<https://www.realestate.com.au/property/7-jasmine-st-bowral-nsw-2576>.



Above: Part of the southern façade and verandah (Source: <https://www.realestate.com.au/property/7-jasmine-st-bowral-nsw-2576>).

History

Research on 7 Jasmine Street by Linda Emery, Berrima District Historical & Family History Society

23 January 2023

The land on which the house at 7 Jasmine Street was built was originally part of the grant of 4200 acres to John Norton Oxley and Henry Molesworth Oxley on 15 August 1855. When the Oxleys subdivided a portion of the Wingecarribee Estate, Patrick Lindesay Crawford Shepherd purchased several parcels of land and further subdivided.

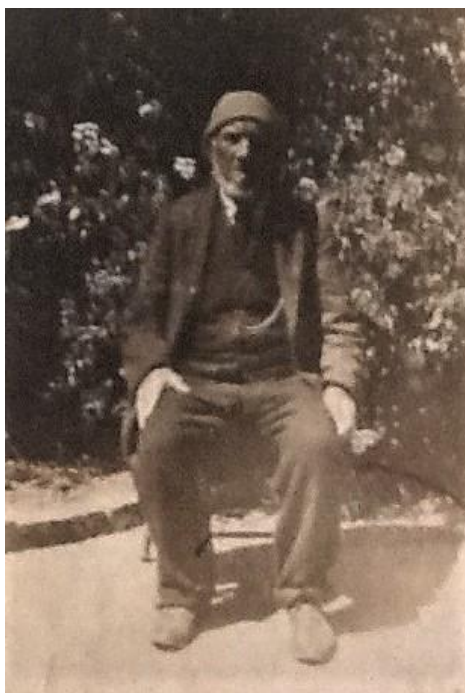
In September 1886, Shepherd sold three acres of land to Thomas Cope, a nurseryman. Thomas was born in Kenwyn, Truro, Cornwall in 1836. He married Elizabeth Nicholls in 1857 and the couple had seven children before emigrating to Sydney in around 1879. He initially started in business as a gardener in Ashfield but by 1884 had moved to Bowral and started a nursery near Eridge Park. (The Scrutineer & Berrima District Press, 14 Apr 1917 p.2). After purchasing the land along Mittagong Rivulet in 1886, he set about establishing the Bowral Nursery with his son.

THOMAS COPE & SON
NURSERYMEN,
MERRIGANG STREET, BOWRAL.

CORDIALLY invite inspection of their splendid collection of Fruit Trees and all Nursery Stock, the Fruit Trees being exceptionally fine after the splendid season. 5000 extra large Fruit Trees to offer this coming season. 10,000 1, 2, and 3 year's old Apples, Pears, Apricots, Plums, Nectarines, Peaches, Cherry, Walnuts, &c., all District grown. 2000 New Roses, 200 Chrysanthemums, 200 varieties of the newest Dahlias, 5000 strong Pinus Insignas, also a large stock of Nursery Plants and Shrubs at low prices. We have also a new late Peach (seedling) to offer this season at 5/- each. Bouquets of all description made to order and Cut Flowers supplied.

T. COPE AND SON,
2948 NURSERYMEN, Bowral.

Above: This 1890 article indicates the nursery's horticultural output at that time. (1890 'Advertising', Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901), 16 April, p. 3., viewed 10 May 2023, <http://nla.gov.au/nla.news-article118281546>. Source: Trove, National Library of Australia.)



Above: Thomas Cope 1836-1922, undated photograph (Source: Berrima District Historical and Family History Society).

The land was bounded by Merrigang, Jasmine and Banksia Streets, running down to the rivulet. The Copes appear to have built the house in the late 1880s. By 1896 there was another small cottage on the site with the main house facing Jasmine Street and the other facing Banksia Street, both occupied by members of the Cope family. The property including the nursery had a rateable value of £650. Soon after another cottage was built with Thomas living in the main house and his sons John and Frederick in the other two cottages. (Bowral Rate Assessment Books, 1896-97, 1900). One of these two cottages is believed to be 1 Jasmine Street and the other 7 Banksia Street.



Above: Map showing the approximate boundary of Thomas Cope's Nursery (Source: Wingecarribee Shire Council. Aerial photo by Nearmap, image date 11 March 2023).

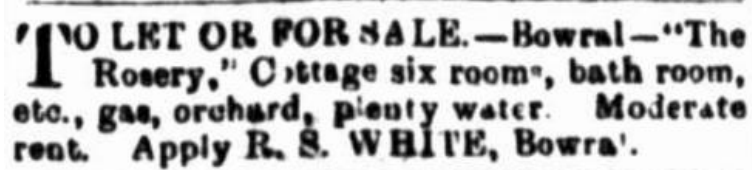
The Bowral Nursery.

THE Bowral Nursery, in Merrigang street, owned by Messrs. T. Cope and Son, is at present made attractive by a fine bloom of dahlias, of which there are about 70 varieties. The heat of the past few days, however, has been altogether against them. The nursery is open to the inspection of visitors: and lovers of nature's beauty have therefore an opportunity of spending a profitable half-hour therein.

Above: The nursery became a showplace in the town, with visitors made welcome to walk around the gardens (1889 'The Bowral Nursery.', Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901), 20 February, p. 1. , viewed 10 May 2023, <http://nla.gov.au/nla.news-article118276951>. Source: Trove, National Library of Australia.)

In March 1893, flooding of Mittagong Rivulet severely damaged the nursery and inundated the house with several feet of water. The Cope family was forced to evacuate assisted by rescuers who had to wade through shoulder-height water to help. It was one of the heaviest floods known in Bowral, with seven inches (180mm) of rain falling in four hours. (Sydney Mail, 11 Mar 1893 p.523).

Thomas and Elizabeth Cope moved to Sydney in around 1906 and in 1909 and sold the whole 3 acre property to Sybella Rose White, wife of Richard Sibford White. The Whites named the house 'The Rosery' and it remained their home until 1913 when they advertised the property for sale. (Robertson Advocate, 4 Mar 1913.)



Above: 1913 Advertisement for the sale or lease of 'The Rosery' (1913 'Advertising', Robertson Advocate (NSW : 1894 - 1923), 4 March, p. 3. , viewed 10 May 2023, <http://nla.gov.au/nla.news-article113790782>. Source: Trove, National Library of Australia.)

Richard White enlisted in the AIF in 1915 and sadly died from meningitis in the Liverpool Army Camp soon after, leaving his widowed wife with a young son.

The next owner of The Rosery was Sidney Richard Speer, a blacksmith who purchased the property for £900. He had a business in Homebush in Sydney and appears to have bought the house for his parents, Richard and Mary Jane Speer. Richard Speer Snr and his son John conducted a blacksmith business in Bowral. The Speer family lived in the house from 1913 until 1920 when they moved to Sydney. Two of Sidney's brothers, Cecil and Allan served in World War I.

In December 1920 Sidney Speer sold The Rosery to Christopher Hartwell Brampton.

Born in 1889 in London, Christopher Brampton came to Australia in 1911 and by 1913 was working in Goulburn where he married Vera Cook. He was working for Knowlman & Son in Goulburn as a draper and window dresser when he joined the 18th Battalion AIF in 1917. He contracted tuberculosis while training in England and was discharged medically unfit, returning to Australia in 1918. He died on 29 June 1926 at Royal Prince Alfred Hospital in Sydney. His wife Vera seems to have left the district and the house was probably rented out until it was sold by the Estate of Christopher Brampton and the mortgagees, the Government Savings Bank in 1929.

George Willis, a retired farmer, purchased The Rosery from the bank for £600. In 1933, he took out a mortgage against the property for £400 from Ellen Alice Offley of Dalton, near Goulburn. In 1931 he sold off ¾ acre of land and one of the cottages on the corner of Jasmine and Banksia Streets (now 1 Jasmine Street) for £400 and 1935, he sold off the second cottage fronting Banksia Street (now 7 Banksia Street) for £500, retaining The Rosery on a little over two acres. However, by 1936 he appears to have been in financial difficulties, no doubt as a result of the Great Depression. George by this time was living in Punchbowl in Sydney and the house was being rented out. At his request, Ellen Offley took over ownership of the property for the amount owing to her for principal and unpaid interest.

For the next twenty years, three successive owners, Ellen Offley, Thomas Shephard and Alice Barton, rented out the house, for most of that time to the same family. The McClean family lived at The Rosery as tenants from at least 1934 until about 1948.

Ivy Sarah Clinghan from Robertson purchased The Rosery in 1948 just before her marriage to cattle buyer William (Bill) Bradshaw. The following year, the Bradshaws moved into the house and remained there for the rest of their lives. Bill Bradshaw died in 1953 and Ivy in 1979. After her death, the land was subdivided, with the house remaining on ½ acre and the rest of the land passing to the council.

After the sale of the house in 1982 the property became a pre-school which operated for many years.



Above: Portrait of Ivy Clinghan in 1912 (Source: Berrima District Historical and Family History Society).

Land Dealings – 7 Jasmine Street

Date	Book	No	From	To	Amount
Lot 1 – 1818 sq metres					
25 Nov 1982	3534	753	Estate of Ivy Bradshaw nee Clinghan	Bedlir Pty Ltd	\$51,500
Approx 2 acres					
8 Jun 1948	2054	966	Alice Elsie Barton	Ivy Sarah Clinghan	£425
31 Oct 1947	2038	129	Thomas Stanley Shephard	Alice Elsie Barton	£425
2 Sep 1946	1999	366	Ellen Alice Offley	Thomas Stanley Shephard	£335
Approx 3 acres					
21 Jan 1936	1740	43	George Willis	Ellen Alice Offley	£448
10 Sep 1929	1575	47	Estate of Christopher Hartwell Brampton and the Government Savings Bank	George Willis	£600
20 Dec 1920	1211	895	Sidney Richard Speer	Christopher Hartwell Brampton	£900
5 May 1913	996	475	Sybella Rose White	Sidney Richard Speer	£475
1 Mar 1909	877	363	Thomas Cope	Sybella Rose White	£575
23 Sep 1886	351	166	Patrick LC Shepherd	Thomas Cope	£250

AUCTION SALE

Good Cottage Property
With 3½ Acres of Land.

WEATHERBOARD COTTAGE
containing 7 Rooms and Kitchen, back Ver-
andah enclosed in glass, Laundry, set in Cop-
per, Glass House and Shed, about 100 Fruit
Trees, mostly English fruits.

The Property is well suited for a Nursery.
Good soil, and unfailing water supply.

Situate at corner of Merrigang and Jasmine
Streets, Bowral.

J. G. MORRIS and CO.
WILL sell on the Property, Jasmine
Street, Bowral, on
Saturday, 20th December,
AT 3 P.M.
TERMS CASH.

Above: Advertisement likely to be for 7 Jasmine Street. (1919 'Advertising', Robertson Advocate (NSW: 1894 - 1923), 5 December, p. 3. , viewed 10 May 2023, <http://nla.gov.au/nla.news-article120011008>. Source: Trove, National Library of Australia.)

Additional Historical Notes on Cope's Nursery

Trove has hundreds of entries for Cope's Bowral Nursery for the period 1884-1907 including this very good description of the nursery from the Bowral Free Press and Berrima District Intelligencer of 13 June 1888 (1888 'MR. COPE'S BOWRAL NURSERY.', *Bowral Free Press and Berrima District Intelligencer* (NSW : 1884 - 1901), 13 June, p. 1. , viewed 10 May 2023, <http://nla.gov.au/nla.news-article118274097>):

MR. COPE'S BOWRAL NURSERY.

We take a peculiar pleasure in devoting a portion of our space to the notice of any industry which is calculated either directly or indirectly to add to the attractiveness of Bowral. The floral and fruit nursery which Mr. Cope is putting into working order in Merrigang-street will do this very considerably; and consequently it claims some of our attention to-day. Bowral's love of floriculture is already proverbial; but we have no hesitation in saying that Mr. Cope's nursery will stimulate that fancy so considerably that the township generally will be greatly enhanced thereby. The nursery is being laid out on the site where some years ago, almost before Bowral was known as Bowral, stood the nursery of Mr. (now the Hon.) P. L. C. Shepherd. The site is a low-lying flat of some four acres, on the bank of the rivulet, where the exceptionally rich black soil is fully two feet deep. On this site a comfortable six-roomed house has been erected, and the nursery is being laid out with every care and precision calculated to produce artistic effect. No pains, trouble, or expense are being spared in the preparation of the naturally rich soil—trenching, manuring, draining and such like receiving minute attention. Already there are some thousand plants set out in the nursery, and it is fully expected that even so early as next spring a charming result will be produced. There need be no stretch of imagination to picture this nursery when in full bloom as a special source of delight to the Bowral visitors, and for that reason alone readers will join us in wishing it financial success. Mr. Cope has during the past four years established his name in this district as a most successful practical nurseryman, but he has proved by experience, the disadvantage of being some two miles out of the township. This is the primary reason of his now making the nursery in Merrigang-street. A trip to his nursery, close to Eridge

Park, one day last week enables us to give a few notes which may be interesting, as affording some idea of what the Bowral nursery will be when in full working order. We noticed particularly [sic] some 20,000 saleable fruit trees, healthy, well-grown, of all the leading kinds, and suitable to this climate. Those trees are from 1 to 8 years old. Besides these, there were noticed a very large collection of raspberries, gooseberries, and currants, besides splendid specimens of ornamental trees and shrubs. Of these latter there were—pinus insignis, and other pines; a beautiful lot of English holly, common and variegated (of the latter there were six varieties); abies excelsior; thurga auria, laurels, &c., &c. Among the flowers, there were some 160 varieties of chrysanthemums; but there was no bloom in the floral nursery, as the exceptionally dry season and the early and severe frosts combined had totally destroyed them. In the green house there was everything that could be asked for, and all specially healthy and beautiful. Returning to the fruit trees, a brief mention might be made of Mr. Cope's mode of dealing with them. He adopts two methods—the grafting and the budding. Grafting is done from October to November, and budding from February to March. There are some 20,000 stocks for grafting and budding on to. A practice is made of removing the young trees every autumn, by which the roots become more fibrous, and less likely to fail in the growth when finally transplanted for sale. The magetin root (well known to gardeners) which was introduced from Spain is blight proof. On to this root the northern spy species is grafted, and then, on the northern spy stock any other species required is grafted. By this principle of grafting, the root and the stock both are blight-proof. With pear trees, Mr. Cope is grafting them on the quince stock, as he finds that it throws the pear quicker into bearing, makes it a better dwarf, and more prolific. Everything done at the nursery is of a studied practical nature, and when he has his new nursery in full and complete working order in Bowral, it will, we are convinced, be a thing of beauty, if not a joy for ever.

**Thousands of
FRUIT TREES. FRUIT TREES.
COPE & SONS.**

WE offer this season, **ONE YEAR and EXTRA STRONG 2 and 3 year old FRUIT TREES** Ornamental Trees, Shrubs, Evergreen, and Deciduous Roses, Dahlias, Chrysanthemums, many newest varieties, and all general nursery stock at lowest possible rate. Special offer Japanese Date Plum (Persimmons) good trees of this valuable fruit, also Hawthorn and Barbary for hedges, the latter being unsurpassable. Please send or go for list and prices of whatever you want, either for orchards, flower, or vegetable garden or any other kind of planting. Vegetables and Flower Seeds always on. Cut Flowers, Wreaths, and Bouquets supplied to order. Landscape Gardening a Speciality.

**BOWRAL NURSERY,
Merrigang-street, BOWRAL.**

Above: Nursery advertisement from 1895 (1895 'Advertising', Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901), 31 July, p. 4. , viewed 10 May 2023, <http://nla.gov.au/nla.news-article112445676>. Source: Trove, National Library of Australia.)

From the 19 December 1900 edition of the Bowral Free Press and Berrima District Intelligencer (1900 'Bowral Free Press', Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901), 19 December, p. 2. , viewed 10 May 2023, <http://nla.gov.au/nla.news-article124511032>):

THE BOWRAL NURSERY

(Cope and Sons), Merrigang-street, is well worth a visit of inspection. As seen from the outside it is a bower of greenery. The poplars, and willows along the creek, and the fruit and. Ornamental

trees on the, street side, mark it a beauty spot in the town. But one needs to go inside to see the variety, and beauty of the plants and flowers. Lovers of horticulture will find some exceedingly interesting specimens, especially, in the floral line, and in ornamental shrubs and plants. There is also, a good variety in fruit trees. The show of roses, tea and hybrid, is very fine, and the everlasting white and pink, peas, and large bloom clematis growing round the bush-house, are beautiful. The large beds of dahlias promise to be a grand show by-and-by. We have recollections of Mr. Cope's dahlia beds in previous years, and it would be very hard to beat them. There is a very, nice show of flowers in the nursery, such as lilioms, carnations, new giant yellow, coreopsis, godetias, canterburybells, foxgloves, &c. There is a nice collection also of palms and other pot plants in the green-house and bush-house, suitable for Christmas decorations, and for Christmas trees. Some of the ferns are exquisitely pretty; and the foliage of some of the fancy plants is beautiful both in color, and form, and marking. They need to be seen to realise the infinite variety in beauty that they present. There are other lines in stock too numerous to mention, but, equally interesting. Almost everything that will grow, in this, district may, be found there.

On 11 July 1905 the Robertson Advocate noted: (1905 'Brevities.', *Robertson Advocate* (NSW : 1894 - 1923), 11 July, p. 2. , viewed 10 May 2023, <http://nla.gov.au/nla.news-article114115016>):

From Messrs. Cope and Sons, of the Bowral Nursery, we have received a copy of their newly-issued catalogue. The catalogue is a most comprehensive one, and the firm's notes re sowing etc, are compiled with special consideration for the climatic peculiarities of our district, thereby adding to the value of the information imparted. Copies may be obtained (free) on application.

Ryerson Index (White):

The Ryerson Index is an online index of death notices from Australian newspapers, past and present, compiled by the Sydney-based non-profit organisation Ryerson Index Incorporated.

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
WHITE	Richard Sibford	Death notice	26MAY1915	Death at age 35	35	at Military Hospital, Liverpool, late of Bowral	Sydney Morning Herald	29MAY1915
WHITE	Rose Sybella	Death notice	13JUL1955	Death	83	at Epping	Sydney Morning Herald	14JUL1955

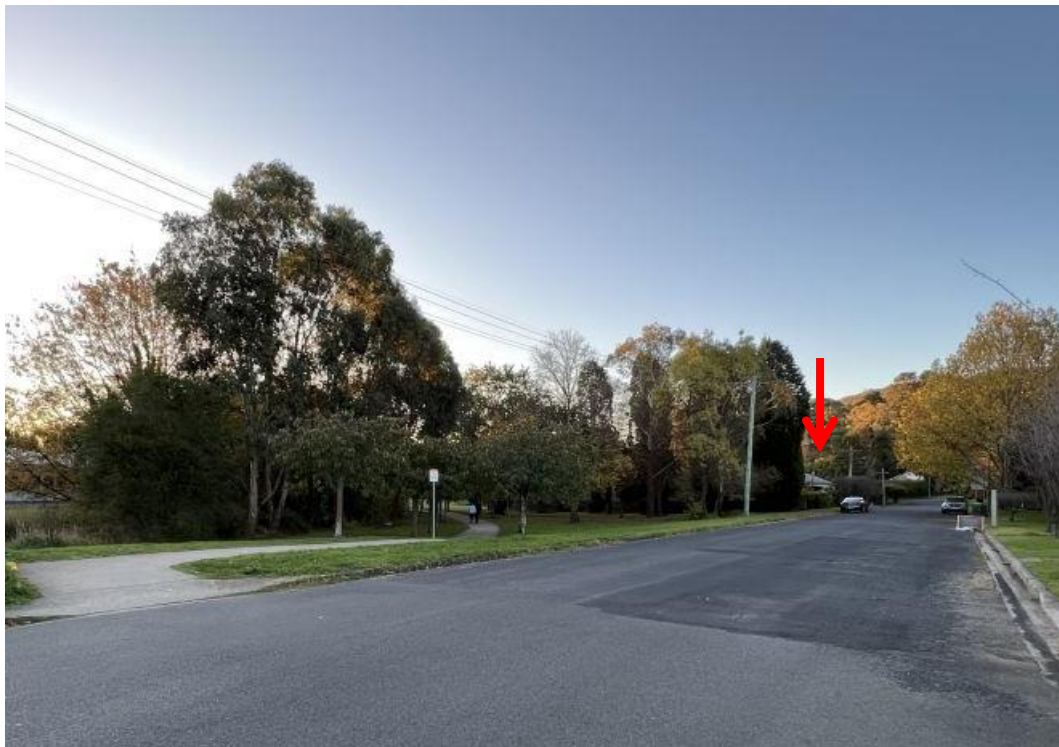
Ryerson Index (Cope):

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
COPE	Elizabeth	Death notice	07APR1917	Death	79	late of Pymble and Bowral	Sydney Morning Herald	09/04/17
COPE	Thomas	Death notice	28MAY1922	Death	86	at Pymble	Sydney Morning Herald	29MAY1922

Ryerson Index (Bradshaw):

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
BRADSHAW	William Lionel	Other	05OCT1953	Death	70	late of Bowral, formerly of Robertson	Southern Mail (Bowral)	09OCT1953
BRADSHAW	Ivy Sarah	Death notice	21JAN1979	Death		late of Bowral	Sydney Morning Herald	23JAN1979

After Ivy Sarah Bradshaw's death in 1979, the land related to No 7 Jasmine Street was subdivided, with the house remaining on 1808m² and the rest passing to the council and now a well-used parkland walkway along Mittagong Creek – Cherry Tree Walk (see image below).



Above: The view north along Jasmine Street from Merrigang Street with the Cherry Tree Walk path visible at left and 7 Jasmine Street visible along the Mittagong Rivulet. No. 7 is visible under the red arrow (WSC, 2023).

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the subdivision and development of the Jasmine Street area of Bowral in the late Victorian and early 20th Century period including the development of the parkland along Mittagong Creek.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with:</i> <ol style="list-style-type: none"> <i>1. Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner and developer and NSW politician, owner of a large section of this area of Bowral called Shepherd's Paddock from which he sold land to Thomas Cope.</i> <i>2. Owner Thomas Cope 1836-1922, a nurseryman who was born in Kenwyn, Truro, Cornwall in 1836. He married Elizabeth Nicholls 1838-1917 in 1857 and they had seven children before emigrating to Sydney in around 1879. He initially started in business as a gardener in Ashfield but by 1884 had moved to Bowral and started a nursery near Eridge Park. After purchasing the land along the Mittagong Rivulet in 1886, he set about establishing the Bowral Nursery with his son. He built a house facing Merrigang Street, now 7 Jasmine Street, in the 1880s and two other cottages which are considered to be 7 Banksia Street and the other is 1 Jasmine Street.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting, garden and architectural form.</i>

NSW heritage assessment criteria	Assessment of site
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian era weatherboard residence with later additions.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

7 Jasmine Street Bowral formerly known as 'The Rosery' is of significance to the history of the local area as it illustrates the subdivision and development of the Jasmine Street area of Bowral in the late Victorian and early 20th Century period including the development of the parkland along Mittagong Creek and of significance because of its association with 1. Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner, developer and NSW politician, owner of a large section of this area of Bowral called Shepherd's Paddock from which he sold land to Thomas Cope. 2. Owner Thomas Cope 1836-1922, a nurseryman who was born in Kenwyn, Truro, Cornwall in 1836. He married Elizabeth Nicholls 1838-1917 in 1857 and they had seven children before emigrating to Sydney in around 1879. After purchasing the land along the Mittagong Rivulet in 1886 from Shepherd, he set about establishing the Bowral Nursery with his son. He built a house facing Merrigang Street, now 7 Jasmine Street, in the 1880s and two other cottages which are considered to be 7 Banksia Street and the other is 1 Jasmine Street. It is also of significance in demonstrating aesthetic value in the local area because the beauty of its setting, garden and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian era weatherboard residence with later additions.

Bowral Golf Course including Club House (including some interiors) and former Caretaker's Cottage 25-43 Kangaloon Road, Bowral.

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Links Road & Golf Course Heritage Conservation Area.

Description

2021: The club house is located on the Corner of Kangaloon Road and David Street. It presents as a large but domestic scaled bungalow style building of stuccoed brick with unglazed terra cotta tile hip and gabled roof. The club house sits below the Kangaloon Road level in a cutting and as a result the roof is the carefully designed terra cotta rood is the prominent feature. The 1918 Frederick Moorhouse plan below shows the Californian Bungalow aspects of the building and the footprint of the adjoining small 2 bedroom caretaker's cottage to the west. In later years the main building was extended to the east. Some of the extension work has been carefully done however other work including changes to the caretaker's cottage has not been handled sympathetically.



*Above: Image of the Bowral Golf Course c. 2016-2017 on the Golf Club's website
<https://www.bowralgolfclub.com.au/>, accessed 23 May 2021.*

Internet Review

September 2020: photos and drone videos from the Bowral Golf club website
<https://www.bowralgolfclub.com.au/>.

History

Formed on the 3rd February 1901 it is the 21st of 25 clubs set up in the first fifty years of golfing in NSW from 1851-1901. (Source: Innes, David J. 1988, *The story of golf in New South Wales, 1851-1987* / David. J. Innes New South Wales Golf Association Darlinghurst, N.S.W.)

Bowral Golf Club book by Douglas Stalley

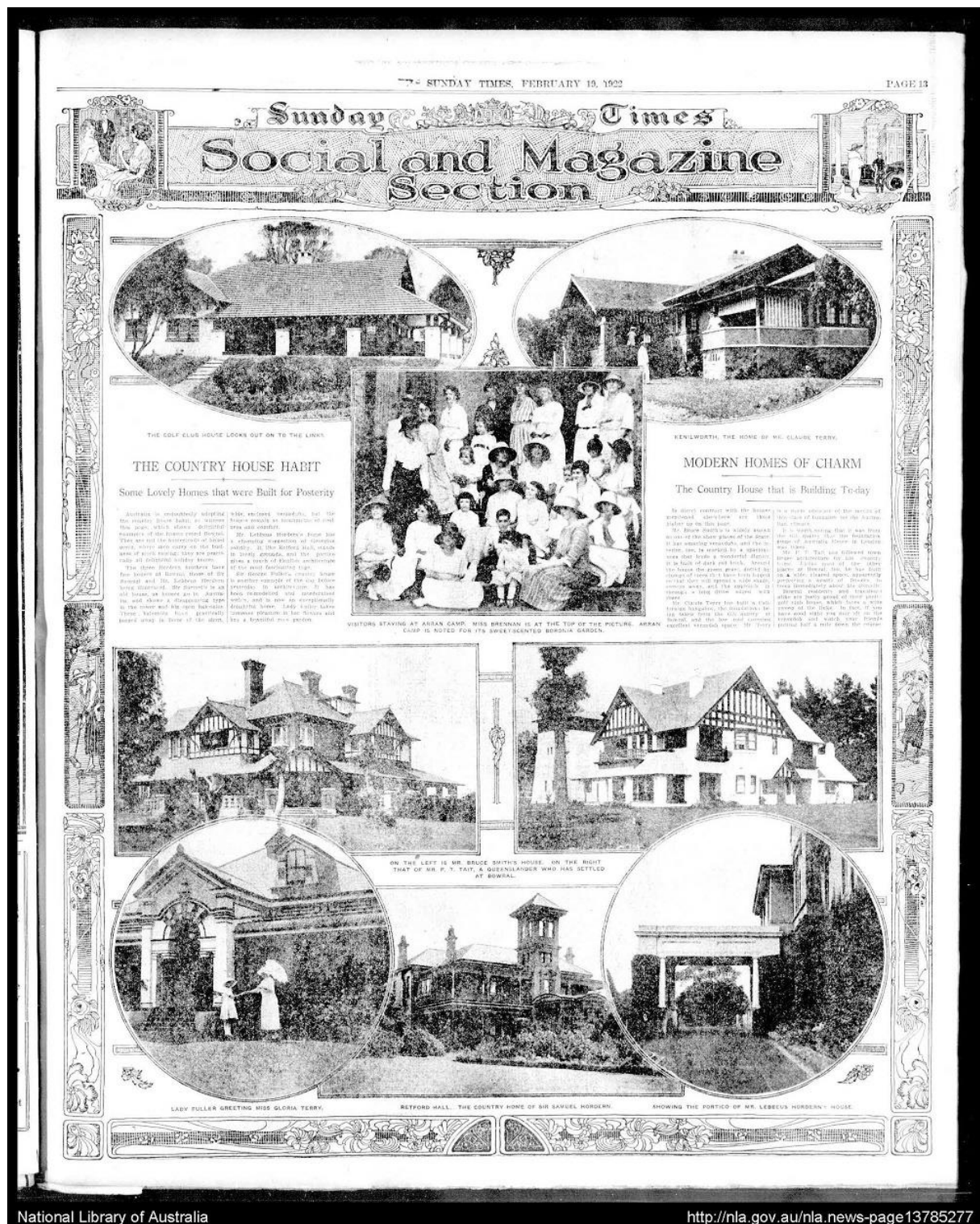
The full 284 page PDF copy of Douglas Stalley's excellent 2001 book, *Bowral Golf Club 1901-2001*, from which the notes below have been sourced, is available online at https://www.bowralgolfclub.com.au/uploads/7/0/5/2/705284/bgc_history_doug_stalley_bowral_golf_club.pdf. It includes many photographs and some plans, including a plan and elevations of the 1918 Frederick Moorhouse Californian Bungalow design aspects of the proposed club house and the footprint of the adjoining small 2 bedroom caretaker's cottage and its proximity and link to the club house by a covered way (page 64). In addition, photographs of the club house in 1980 and 2000 show the additions made to the club house to the east which involved the demolition of the Dutch gable roof and the extension and reconfiguration of the building to form a second south facing gable matching the other western gable (page 171).

The book provides a full and extremely detailed history of Bowral Golf Club and Golf Course. The following notes below are taken from the book:

- Acquisition and development of the present Kangaloon Road site commenced in 1917.
- Prior to this time golf had been played on sites in Burradoo near Werrington House, on the Bowral Glebe lands and on Merilbah House site in Centennial Road.
- At first the Kangaloon Road grounds were developed as a 9 hole course but with the acquisition of further land in the early 1920s an 18 hole course was completed.
- In March 1918 the architect Frederick Moorhouse (1857-1924) was appointed to design a new clubhouse including a caretaker's cottage. It was built soon after by the firm of Alf Stephens and Sons.
- By early 1919 the move from the Merilbah site in Centennial Road to the new course and clubhouse was imminent.



Above: Situated on the corner of David Street and Kangaloon Road, the Clubhouse was architect designed and then built by Alf Stephens & Sons. It was completed in 1919. The building was found to have too many small rooms and designed for a small membership. Alterations were completed after committee approval in the mid 1930s. Other buildings were erected over the ensuing years to accommodate staff, buggies and equipment. Photo date: Circa 1925-1930. (Photograph and caption from Berrima District Historical and Family History Society's image library, <https://berrima.imagegallery.me/>, image number 105738.)



National Library of Australia

<http://nla.gov.au/nla.news-page13785277>

Above: A page from the Sunday Times on 19 February 1922 showing the Golf Club House at top left. Top right is Kenilworth built for Claude Wingate Terry at No 40 Kangaloon Road at a similar time c. 1919 in the same Californian Bungalow style and also built by Alf Stephens and Sons. (Source: 1922 'THE COUNTRY HOUSE HABIT', Sunday Times (Sydney, NSW : 1895 - 1930), 19 February, p. 13., viewed 11 May 2023, <http://nla.gov.au/nla.news-article128215615>. Trove, National Library of Australia.)



Above: Southern elevation of the club house looking onto the course. The gable to the left is original. The gable to the right carefully copied is later as are the verandah infill and changed windows, May 2021.



Above: The southern elevation of the former caretaker's cottage to the left of the club house with an unsympathetic extension, May 2021.



Above: Early undated image from of the club house showing its 1919 form with Mt Gibraltar in the background. (Photograph and caption from Berrima District Historical and Family History Society's image library, <https://berrima.imagegallery.me/>, image number 102725.)

Obituary for Frederick Moorhouse 1857 -1924

Architect for the Bowral Golf Club House And Caretakers Cottage.

From Sydney Morning Herald, 30 September 1924 (1924 'OBITUARY.', *The Sydney Morning Herald* (NSW : 1842 - 1954), 30 September, p. 6. , viewed 11 May 2023, <http://nla.gov.au/nla.news-article16161826>).

Mr. Frederick Moorhouse 1857 -1924

Mr. Frederick Moorhouse, a well-known city architect, died on Saturday at his residence, Highmoor, Yeo Street, Neutral Bay, at the age of 67 years. Mr. Moorhouse was born in Huddersfield, England, and came to Australia about 40 years ago. He practised in Melbourne in partnership with Mr. Loweish, and came to Sydney about 33 years ago. Mr. Moorhouse was the architect for a number of important buildings in both cities, notably Menzies' Hotel and the Royal Bank, Melbourne, and the Australian Woollen Mills and the Globe Worsted Mills at Marrickville. He also designed the chapel of the King's School, Parramatta, which was completed last year as a memorial to the old boys of the school who fell during the war. Mr. Moorhouse was one of the earliest advocates of the Martin-place extension, his advocacy having begun 20 years ago. He was an associate of the Royal Institute of British Architects, and a Fellow of the Institute of Architects of New South Wales. Mr. Moorhouse had been an active member of the North Sydney Bowling Club for a number of years. Mr. Moorhouse leaves a widow, three sons (Noel, Leonard, and Bert, who are in business in Sydney) and one daughter (Miss Marjorie Moorhouse).



Above: Highmoor, 5 Yeo Street, Neutral Bay where Moorhouse died in 1924. (Source: <https://www.realestate.com.au/sold/property-house-nsw-neutral+bay-126726794>, photo date 2017.)

Biographical Notes on Alf Stephens & Sons 1886-1965

Alf Stephens & Sons were the builders of the Bowral Golf Club House. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - A brief history of Alf Stephens & Sons 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Note from Stalley book on Architect, Surveyor and Alderman and Mayor, Henry Sheaffe connection to Bowral Golf Club. P118 “

H Sheaffe .. was an architect and licensed surveyor and his name appears on documents relating to the club, such as a survey of subdivision of land surrounding the Kangaloon Road site in 1918. he became a member of the committee from 1941 to 1944 in 1953, and was vice president from 1945 to 1951 and President in 1952.

Note on connection with Verton Howard Bruce Smith, architect and surveyor.

The Bruce Smith Trophy In March 1938, Verton Howard Bruce Smith, architect, offered to provide a trophy to the Club, which came to be a trophy for the annual matches between Moss Vale and Bowral. . The Trophy - called the Challenge cup has been played every year with a break during the war years . Currently the trophy is held by Moss Vale following their win last year. This year Moss Vale are the hosts and the sign up sheet for the match is in the pro-shop. Please sign up by Monday the 18th of May. The tee times will be available after the draw is done by Moss Vale

<http://captainsdesk.weebly.com/news/bruce-smith-cup-on-the-24th-may-foursomes-date-extended>



Above: Northern (street—Kangaloon Road) elevation of the club house showing the predominance of the hipped unglazed terracotta roof, January 2022.
below Kangaloon Road frontage,



Above: A close up of the northern elevation showing the very low entrance, bay window and window detailing, heavy stucco to walls and chimney, and unglazed terracotta roofing, January 2022.



Above: A close up of the newer eastern gable in the southern elevation showing the careful detailing to match the original western gable, January 2022.

Bowral golf course and the heritage listing of other golf courses.

The 251 list has the golf course. We now have more information on both the course and the club house and photos and plans. Both the course and club house meet the requirement for listing and there are at least 7 other golf courses LEP listed in NSW - Picton, Asquith, Cattai, Cammeray, Concord, Urunga and Bondi. There is a 268 page history book on the golf club and more than adequate advice on its importance. LEP listing would serve the purpose of indicating the heritage significance of the course as a whole especially if future development is proposed.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of historical significance in illustrating the early twentieth century development of this section of Bowral and Burradoo, being the club house and golf course of one of the oldest golf clubs in NSW.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with</i> <ol style="list-style-type: none"> <i>1. Many important past members including Sir Samuel Hordern 1876-1956, President for the years 1915-1936) and Arthur William Tooth 1863-1928, Patron for the years 1915-1928. Full list given in Douglas Stalley's book, Bowral Golf Course 1901-2001 at pages 250-256.</i> <i>2. Architect Frederick Moorhouse 1857 -1924 who designed the club house and caretaker's cottage.</i> <i>3. Prominent local builders Alf Stephens and Sons who constructed the club house and caretaker's cottage.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its golf course setting and architectural form even though additions have been made to the original 1919 Club House and Caretaker's Cottage and some interiors.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong or special association with the local golfing and wider community of Bowral and District.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspect of the local area's heritage in this case a community building built in a Californian Bungalow style.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

The original form of the both the Club House and adjoining caretaker's cottage remain but major alterations have been made to both over time. Any future work to the site should seek to improve the appearance of southern facade of the main building and caretaker's cottage.

Statement of Heritage Significance

The Bowral Golf Club House and adjoining Former Caretaker's Cottage are significant because they illustrate the early twentieth century development of this section of Bowral and for being the club house to one of the oldest golf clubs in NSW. The Club House is significant for its association with many important past members including Sir Samuel Hordern 1876-1956, President for the years 1915-1936) and Arthur William Tooth 1863-1928, Patron for the years 1915-1928 and with its prominent Architect Frederick Moorhouse 1857 -1924 and its prominent Builders Alf Stephens and Sons. The Club House has significance for its association with the local golfing and wider community of Bowral and District. The Club House, some interiors and the Caretaker's Cottage are significant for their golf course setting and architectural form even though additions have been made to the original 1919 design. They are also significant as a relatively rare example of community buildings built in a Californian Bungalow style.

‘Ranelagh’—Spanish Mission style house

36 Kangaloon Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

2021 : A single storey rendered, gabled and hipped roof residence built in a Spanish Mission Style house from the Interwar period on a 3043 m² site. Has a beautifully designed stair entrance to front alcove located door. Windows are double hung six over six pane and have shutters.



Internet Review

<https://www.realestate.com.au/sold/property-house-nsw-bowral-106329501>



'Ranelagh'

36 Kangaloon Road, Bowral

This classic Bowral home is a style often sought, but seldom found. Situated within walking distance to the Bowral golf course, Bowral shopping strip, medical services and schools this circa 1930, Alf Stevens (sic) designed (sic) home is truly impressive. (NOTE FROM D.MCMANUS: Alf Stephens connection not proven but possible and he was a builder not a designer))

Entry to the distinct home is via a solid curved front door and welcoming foyer. To one side is a formal lounge room with period fireplace and tongue and groove timber ceiling. Other living areas are the formal dining room also with an open fireplace, family/sun room with a beautiful view of the rear garden and tallow wood floor boards and the kitchen with a timber ceiling and space to eat-in.

Sleeping quarters are all generous. There are three bedrooms and the master bedroom features one of the first ensuites to be built in the district. The third bedroom has a beautiful bay window and a view of the front garden.

At the rear of the home is a covered deck and large patio area from where you can enjoy the northern aspect of the garden that is set on a large 3022sqm. To one side is a workshop/artist's studio that is nestled in behind the single garage and carport. Having been renovated in 2001, Ranelagh offers lots of features to impress.

History

Note from Bud Townsing July 13 2020.

Just up from "Yarrabin" is "Ranelagh" at 36 Kangaloon Road. Real estate advertisements claim this to be Alf Stephens. Again I have not been able to prove it one way or the other. My photo from the

street does not do this house justice. It is a fine example of 1930's "Spanish Mission", it is an important Bowral House of this period along with say "Barkfold".

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Kangaloon Road area of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspect of the local area's heritage in this case a single storey Spanish Mission Style house from the Interwar period.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Ranelagh at 36 Kangaloon Road, Bowral is significant because it illustrates the development of the Kangaloon Road area of Bowral in the Interwar period. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for being a relatively rare item of the local area's heritage in this case a single storey Spanish Mission Style house from the Interwar period.

‘Kenilworth’—Californian bungalow and surrounding garden

40 Kangaloon Road Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

April 2021: Located on a very large site which is now the Kenilworth Gardens Retirement Village is this c. 1919 Californian Bungalow Style house. It now acts as the office for the village. The garden setting is very good as shown by the Google Earth image below and it would be possible to select an appropriate curtilage for the house to include this garden setting. The front elevation includes a major projecting bay over what is now an enclosed verandah with a later projecting flat roof portico. To the right is a slightly lower roofed bay window section – a possible later addition. The front elevation sits on a base and balustrade of Bowral trachyte and the posts supporting the verandah are also trachyte. Apart from the Trachyte the walls of the house are entirely stuccoed and the same treatment is applied to the chimneys. Most of the early windows are casement with leadlight panes. The roof is low pitched and now clad in grey tiles. It is likely that the original tiles were unglazed terracotta. While the large picture windows, and glass doors to the verandah and the projecting portico are well executed they do detract from the original design of this early Californian Bungalow house. There is large newer attached building to the right which has served as a nursing home to the complex – it is relatively recessive and still enables Kenilworth to be read as a house in its own right. The projecting gables have large overhanging eaves and the infills have battens and decorative air vents.



Internet Review

Many images especially of the gardens of Kenilworth Retirement Village at this site
<https://kenilworthgardens.com.au/kenilworth-gardens-retirement-village-bowral/>

History

Historical Research by Maureen and Bud Townsing

Kenilworth built by Alf Stephens & Sons in about 1919 for Claude Wingate Terry. It was acquired in 1925 by Mrs Snow (nee Ruby Dent Davies) later Lady Snow, wife of Sir Sydney Snow.



Above: Image shows location of Kenilworth on the Village site.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929

Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

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Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private*

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments."•

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Trove search on Mr and Mrs Claude Wingate Terry 1884-1975. A lot of information on Trove especially social gossip etc.

1918 At the District Court, Young, this morning, before His Honor, Judge Bevan, Claude Wingate Terry, grazier of Koorunga, sued Russel Burrett.

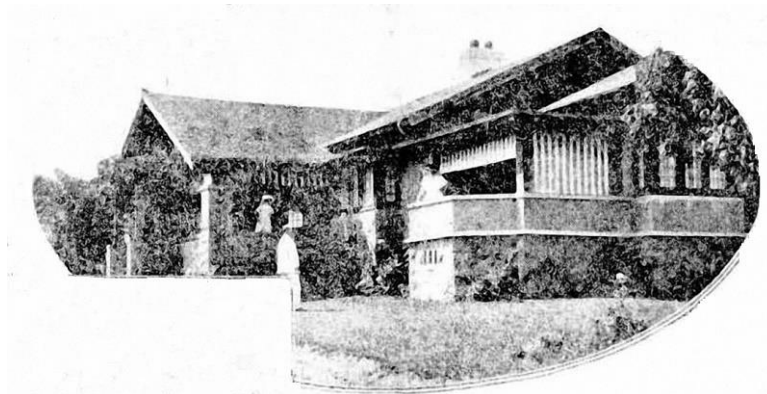
1920 TEA-TABLE GO55IP. Mr. and Mrs. Claude Wingate Terry, of Kenilworth, Bowral, left by the Niagara for a tour of Canada and the United States. They expect to return to Australia, early next year. The Sunday Times(Sydney) 22/8/1920

1922 The Southern Mail of 16/5/1922 reported that Mr and Mrs Claude W Terry were going on an extended tour of America and Europe for some seven or eight years and that he has disposed of "his fine Californian Bungalow to Mr Harry Russell of Sydney."

1922 Advert for the 30 lot Golf View Estate adjoining Kenilworth - Aitken Road? The Sun 8/1/1922.

1922 The Scrutineer and Berrima District Press of Sat 21 Jan 1922 has a major advert for the sale of Kenilworth – excellent description of the house and grounds etc
<https://trove.nla.gov.au/newspaper/article/125402313?searchTerm=Claude%20Terry%20Bowral%20Claude%20Terry>

1922 Kenilworth features in the *Sunday Times* (Sydney) Sun 19 Feb 1922 Page 13. Image below. It notes that *Mr. Claude Terry has built a Californian bungalow, the foundations being taken from the Gib quarry at Bowral, and the low roof covering excellent verandah space. Mr. Terry is a warm advocate of the merits of this class of bungalow for the Australian climate. It is worth noting that it was from the Gib quarry that the foundation stone of Australia House in London was taken.*



1925 The Terrys return in to Sydney The Sunday Times(Sydney) 8/2/1925

1926 Terry buys a property near Yass. Yass is where he is recorded as dying in 1975.

PROPERTIES AND SHEEP

A Good Quarter's Result Messrs. Collins, Ellerman and Co. report the following transactions for the past three months: — Properties A/c J. J. Fowler, his Stanley property, comprising an area of 3300 acres of freehold land to Claude Terry, of Bowral, at £ 12 per acre. The Burrowa News Fri 8 Jan 1926
The Burrowa News (NSW : 1874 - 1951) Fri 8 Jan 1926

1975 birth and death <https://wc.rootsweb.com/trees/193500/I1063/-/index>

Claude Norman Wingate Terry: Birth: 5 May 1884 in Potts Point, NSW. Death: 26 May 1975 in Yass, NSW

Ryerson Index. The entry for Harry Terry reveals that the Terry family in Yass property was called Kenilworth.

Terry	Claude Wingate	Death notice	26MAY1975	Death	late of Yass	Sydney Morning Herald	27MAY1975
TERRY	Harry Montague	Death notice	14NOV1891	Death	34 at Kenilworth, Yass	Sydney Morning Herald	17NOV1891

Biography on Sir Sydney Snow (1887–1958)

by Peter Spearritt

This article was published: in the Australian Dictionary of Biography, Volume 12 , 1990 and online in 2006

Sir Sydney Snow (1887-1958), retailer, was born on 17 December 1887 at Ballarat, Victoria, third child of Melbourne-born John Snow, draper, and his English wife Emily Lark, née Piper. Leaving Ballarat College, he worked in his father's drapery emporium, John Snow & Co. In 1912 he moved to Sydney; with his father and W. V. Manton, he established Sydney Snow Ltd, a retail softgoods company, which opened a store on the corner of Pitt and Liverpool streets, diagonally opposite Anthony Hordern's. He returned to Ballarat to marry Ruby Dent Davies at the Lydiard Street Methodist Church on 22 April 1913.

Developing his commercial and business interests, in the 1920s Snow became a director of Yellow Cabs of Australia Ltd and Sun Newspapers Ltd; in 1929-31 he was deputy chairman of Associated Newspapers Ltd which had taken over the Sun. With the onset of the Depression he helped to found the All for Australia League and led negotiations for its merger with the National Party: in 1932 he was elected deputy president of the new United Australia Party. He castigated the dismissed premier J. T. Lang as 'this chief disciple of dishonour and default', and claimed that the U.A.P. offered 'personal security for life and savings' in contrast to the 'sovietised savagery' and 'ruined commerce and industry' of Lang. Snow pursued improved relations with the Country Party and campaigned for Joseph Lyons in the 1934 Federal election. Chairman of the party's executive and council until he resigned on medical grounds in November 1942, Snow was appointed K.B.E. in 1936.

By then Snow was a member of the Australian Jockey and Victoria Racing clubs; a successful owner, he and A. C. Lewis won the Caulfield Cup with Peshawar in 1953. **Snow was 'mad about' his gardens at Kenilworth, Bowral, and at his Wahroonga home**, and took his family on fishing holidays. He also belonged to the New South Wales and Australian clubs, Sydney, and the Athenaeum in Melbourne. Big, with blue eyes, Snow was an impressive man, physically and mentally.

With interests in all States by the late 1930s and an office in London, he was a director of Broken Hill South Ltd, General Industries Ltd, H. B. Dickie Ltd, Commonwealth Industrial Gases Ltd and other companies. He was also governing director of his own company and chairman of the local board of the Colonial Mutual Life Assurance Co. Pty Ltd and of Snows Men's Wear Ltd, Melbourne, run by his brother (Sir) Gordon (1898-1954). Active in the Retail Traders' Association of New South Wales, Sir Sydney became president in 1937. He defended youth employment against criticism by the Industrial Commission and argued that its decision to limit females to one-half of the workforce in some shops would displace women workers (who were paid less than men) and increase selling costs. In 1941 he joined the State Recruiting Committee. Next year, at a mass meeting of retail traders, he fought the proposal by John Dedman, minister for war organization of industry, to transfer 40,000 men and women from larger retailing firms to war production, arguing that 'it is one thing to lose our assets through the exigencies of war and another to lose them through the meddling of inexperienced economists'. Snow was an executive member of the Food for Britain fund and vice-president (1948-49) of the Citizens' Reform Association.

Despite rationing, Snow's store had continued to flourish in the war years. He managed to reduce overheads while increasing turnover above pre-war levels. His achievement was considerable, given that his city store (like others in the area) was being overtaken by the concentration of retailers on the Pitt and Market streets axis. By 1951 Snow had opened another store at Camperdown. In failing

health, he sold out to Cox Bros (Australia) Ltd in 1954 for over £1,250,000 and lived thereafter at Bowral.

Survived by his wife, son and two daughters, Sir Sydney died on 24 November 1958 in the Scottish Hospital, Paddington, and was cremated after a service at St Columba's Presbyterian Church, Woollahra. He left an estate sworn for probate at some £267,000.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Kangaloon Road area after WWI.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Claude Norman Wingate Terry 1884-1975, Grazier, first owner to 1922. Alf Stephens and Sons renown Bowral builders 1885-1965, who built Kenilworth. Sir Sydney Snow, company director, liberal/conservative party organiser, racehorse owner, retailer and Lady Snow (nee Ruby Dent Davies), owners from 1925.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association with nursing and then later retirement living community of the Southern Highlands area.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Californian Bungalow style house and for being in 1919 one of the first of this style in Australia.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Kenilworth House at 40 Kangaloon Road, Bowral is significant because it illustrates the development of the Kangaloon Road area after WWI and for its association with Claude Norman Wingate Terry 1884-1975, Grazier, first owner to 1922, Alf Stephens and Sons renown Bowral Builders 1885-1965 and Sir Sydney Snow and Lady Snow, owners from 1925 and for its use as one of the earliest nursing homes and retirement villages in the Southern Highlands area. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for

demonstrating the principal characteristics of a class of the local area's heritage in this case a Californian Bungalow style house and for being in 1919 one of the first of this style in Australia.

‘Tudor Corner’—two storey Tudor style house 58 Kangaloon Road, Bowral (aka 28 Aitken Road)

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Aitken Road Conservation Area.

Description

April 2021: A two storey Tudor style house from the 1930s with attached wing on a 2246 m² corner site to Aitken Road. Aitken Road provides an impressive setting and for this reason the precinct was LEP listed as a conservation area in 2020..Site has a high photinia hedge to both streets. The driveway is from Aitken Road and has sandstone flagging. The site has a mature garden including large trees. The main house has three major projecting gables – east, west and south and three large dormer sections – two to the north and one to the south. The Annex has gables facing east and west. All are very steep pitched and clad in unglazed terra cotta tiles. The insets to the gables have half timbered treatment and windows. On the south elevation there is a prominent ashlar marked rendered octagonal chimney. The windows are double hung and mostly in pairs and each is 6 pane over 6 pane. Images below shows the complex gabled roof of 58 Kangaloon Road.





History

Historical Notes from the Maureen and Bud Townsing, *A brief history of Alf Stephens & Sons*, February 2020. P. 110. 58 Kangaloon Road (Lot 14). Ethel Gurney bought Lot 14 in May 1937. Victor and Ethel moved there after selling *Dulwich*. They called it *Tudor Corner* for obvious reasons. It is a safe to assume it is an Alf Stephens & Sons built house. Bud Townsing photograph 2020.

Notes from owner supporting listing (February 2023):

We conclude that our dwelling house may have been constructed by Alf Stephens and Son during the 1930s-40s, and shares similarities and associations with other buildings located in the Aitken Road neighbourhood.

In the book "A brief history of Alf Stephens and Sons" authored by Maureen and Bud Townsing and published in February 2020 the following statement is made:

"58 Kangaloon Road (Lot 14), cnr. Aitken Road. Ethel Gurney bought Lot 14 in May 1937. Victor and Ethel moved there after selling "Dulwich". They called it Tudor corner for obvious reasons. It is a safe bet to assume it is an Alf Stephens and Sons built house."

The historical associations that can be made between our property and the Stephens and Gurneys are described in the Townsing book and there is an undeniable architectural (aesthetic) style similarity between our house and Glenfarne at Nos. 25- 27 Aitken Road.

We were delighted with Council's decision to prepare the Planning Proposal to list the Aitken Road Interwar Housing Group as well establish the Aitken Road Conservation Area.

To us, it is important to note that in an officer's report to the Council (considered at Council's meeting on 10 July 2019) as part of the assessment of Aitken Road properties and surrounds, the following comments were made:

“Nos. 25-27, 33-37 and 39-41 Aitken Road are located on the eastern side of the street and all contain substantial dwellings built in the 1930s with substantial mature gardens. All three buildings were built by renowned local builder, Alf Stephens Jnr of Alf Stephens and Son builders based in Bowral.”

“Aitken Road is an excellent local example of an Interwar Housing estate containing fine examples of local Interwar architecture and buildings.”

“...This report recommends that the three interwar houses built by Alf Stephens (nos. 25-27, 33-37 and 39-41 be listed as a heritage item.”

We hold a view that our dwelling exhibits characteristics and historical associations not unlike those described in the report’s heritage assessment for those three Interwar houses:

Historical

- *It is likely that the house was built by Alf Stephens and Sons as were Grantham, Barkfold and Glenfarne*
- *It is of Tudor revival architectural style*
- *It is built on an allotment that remains as it was when originally subdivided*

Associational

- *The house is associated with Alf Stephens and Son builders, a building firm that contributed much to the Bowral Municipality and later Shire*

Aesthetic/Technical

- *The house demonstrates a particular style of solidly built houses characteristic of Alf Stephens and Sons builders.*

Representativeness

- *The house appears representative of a style (Tudor revival) reflected in a number of houses (items of heritage) constructed in the Southern Highlands during the Interwar period e.g. Glenfarne, Wintersloe at Burradoo and Invergowie at Exeter.*

Accordingly, we would seek Council’s support to include No. 32 Aitken Road, Bowral also known as No. 58 Kangaloon Road (corner of Aitken Road and Kangaloon Road) Bowral as an Item of Heritage (either as part of the Aitken Road Interwar Housing Group or individual), as part of the Wingecarribee LEP 2010.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral

1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private*

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments."•

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral,

aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Note as to probable architect for the Tudor Corner House: Redlands at Mittagong and Glenfarne at 25-27 Aitken Road are two Tudor style houses designed by John R. Brogan. It is extremely likely that John Brogan designed the Tudor Corner House at 58 Kangaroo Road, Bowral.



Above: Redlands at 174 Oxley Drive, Mittagong



Above: Glenfarne at 25-27 Aitken Road Bowral. LEP listed in 2020.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Aitken Road/Kangaroo Road area in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Ethel Gurney (daughter of Alf Stephens Snr) who bought Lot 14 in May 1937. Victor and Ethel Gurney lived there. They called it Tudor Corner. Alf Stephens Jnr. (Ethel's brother) who almost certainly built this house. John Brogan is very likely to have been the architect.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a two storey Tudor style house from the 1930s with attached wing.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Tudor Corner House at 58 Kangaloon Road, Bowral. is significant because it illustrates the development of the Aitken Road/Kangaloon Road area in the Interwar period and for its association with first owner Ethel Gurney, daughter of Alf Stephens Snr, prominent Bowral builder. Victor and Ethel Gurney lived here and called it Tudor Corner. Alf Stephens Jnr., Ethel's brother is almost certainly built this house. John Brogan is very likely to have been the architect. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a two storey Tudor style house from the 1930s with attached wing.

‘Wirreanda’—Sydney School of Architecture style house, including interiors and garden 15 Merilbah Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

House

This is an exceptional 1968 built house in the Sydney School Style (sometimes called “Nuts and Berries” style). It is located in the western area of Bowral in a quiet no footpath road on a large 8529 m² site that backs on to attractive Oxley Hill farmland belonging to the historic Oxley family - Wingecarribee House - which is heritage listed.

Garden

The site has a medium slope to the south and the house is set below the road. The garden was open to the public in 2019 to support the Highlands Botanic Gardens and the brochure described the gardens well as follows:

On a sloping site, the garden at Wirreanda covers an area of approximately 2 acres and dates from 1968 when the Sydney School, Frank Lloyd Wright inspired, house was built.

The front garden comprises a number of mature exotic trees from the original '68 plantings along with a range of eucalypts. The current owners have used these “bones” to flesh out the garden with an extensive planting of shrubs, new trees and perennials, adding Dry stone walls and stone edges. The soft gentle curves of the garden are juxtaposed against the very rectangular lines of the house.

The structural development of the south facing rear garden was commenced by the current owners around 2009/2010 and has become a labour of love. The various pathways in the rear garden were based on the natural east to west tracks originally used by the kangaroos, wallabies and wombats traversing the property. The garden was opened up to take in the views of the adjacent historical property “Wingecarribee Farm” – along with its cattle, kangaroos, foxes and ducks. Bird life is abundant. The rear garden is also a mix of exotics planted within and around many of the original eucalypts and other indigenous trees. Highlights include the fern garden, best viewed from the garden deck, the ‘pad’ dominated by a large red maple that provides welcome shade throughout summer, and views through to the ‘snow pear’ forest and dry creek bed. At the very southern border of the garden is a board walk that takes in the recently established, and still developing, maple walk. There are numerous places to sit and take in the various aspects of the garden. (Extract from Botanic Gardens Open Garden brochure 2019 on Wirreanda 15 Merilbah Rd, Bowral)

The house



Above: Entrance. D.McManus January 2022

The house has an east-west elevation and near flat roof construction. The walls are mainly of Bowral face brick commons with some cedar timber infill. The house consists of an original two bedroom section from 1968 (designed 1966), a major extension to the west in 1998 including under storey garaging and then in 2018 a smaller extension to the east. In the 2018 work the current owners paid a lot of attention to the detailed finishes of the house overall and in particular the window and other joinery much of which has been replaced. The effect of this work has been to create a beautiful interior that is totally in the spirit of the original 1968 house. This detailing is exemplified in the retention of the original fine sawn cedar lining boards to the main entrance room ceiling. Wherever possible original timber has been re-used. New joinery has been carried to an exceptionally high standard in western red cedar.



Above: Looking up to the house through the garden from the south. D.McManus January 2022

Sequence of the building of Wirreanda at 15 Merilbah Road, Bowral

1966. Robert McGregor (c.1939-2019) architect, designed a small two bedroom house in Bowral for his parents Mr J R and Mrs I McGregor in the "Sydney School" Style in late 1966 to be called Wirreanda at 15 Merilbah Road, Bowral. Plans dated 30/11/1966 are held by the current owners as at 2022: David Madden and Chris McRostie. It is understood that the house was built in 1968. According to one internet site "Wirreanda" is an aboriginal name which when translated means, "Place where wallabies live under tall trees" <https://wirreanda-p.schools.nsw.gov.au/about-our-school.html> This seems an apt name for rural area to the rear of this property.

1998. Ron Gilling OBE (1917-2005) designed major extension to the west of the 1966 Wirreanda at 15 Merilbah Road, Bowral in 1998 . Plans dated 27/2/1998 and held by current owners as at 2022: David Madden and Chris McRostie. **Owners** at that time were Mr Ron and Mrs. K. Burnstein. The only ready internet reference to the Burnsteins is the two named below from Bowral as members of the Royal Society in 2000. The date fits as they were in Wirreanda until c. 2005. BURNSTEIN, K., M. Des Bowral NSW (Assoc.1997) BURNSTEIN, R., M.Sc M.B.A. Bowral NSW (Assoc. 1997)

2005-2022. Owners 2005-2022 David Madden and Chris McRostie

Internet Review





Above: Two images from 2005 at this site. Source <https://www.propertyvalue.com.au/property/15-merilbah-road-bowral-nsw-2576/1571661>

2018. Andrew Coble of Coble Stephens, Architects designed changes to the 1966 Wirreanda at 15 Merilbah Road, Bowral in 2018. The work undertaken is set out in the 2018 *Statement of Environmental Effects Report* by Coble Stephens, April 2018 is below: The Coble plans are held by David Madden and Chris McRostie. The report included photos of the building and the proposed elevations as below.

The proposal is to increase the amenity of the property by improving/enlarging the existing bedrooms and sitting rooms within the dwelling. New works will complement the existing structure and have been designed to sit within the footprint of the existing building and particularly within the established garden. The proposal incorporates the following:

.The amendments include a minor alteration and addition to the eastern end of the dwelling. This includes extension of the two bedrooms and incorporation of a family/sitting room. The existing hallway will be widened to improve access to this end of the house. The existing bathroom will be remodelled to include a bathtub and a new ensuite will be incorporated between the two bedrooms. This extension will utilise and extend the existing roofline, which is modern/fiat in form and shape.

The existing northern deck will be extended across the new family room and will be partially covered by the new roof.

.The existing southern terrace will be extended across the face of the new work with direct access from the eastern bedrooms. The eastern end of this terrace will have a built-in bbq and outdoor fireplace. The western portion of the terrace will also be extended to the south to improve the amenity of the space.

. Extension of the existing wine and garden storage at the lower level will occur due to the extension of the terrace above.

.The existing dining room will be extended to the north beneath the line of the existing roof. New windows will replace the existing bank of glazing.

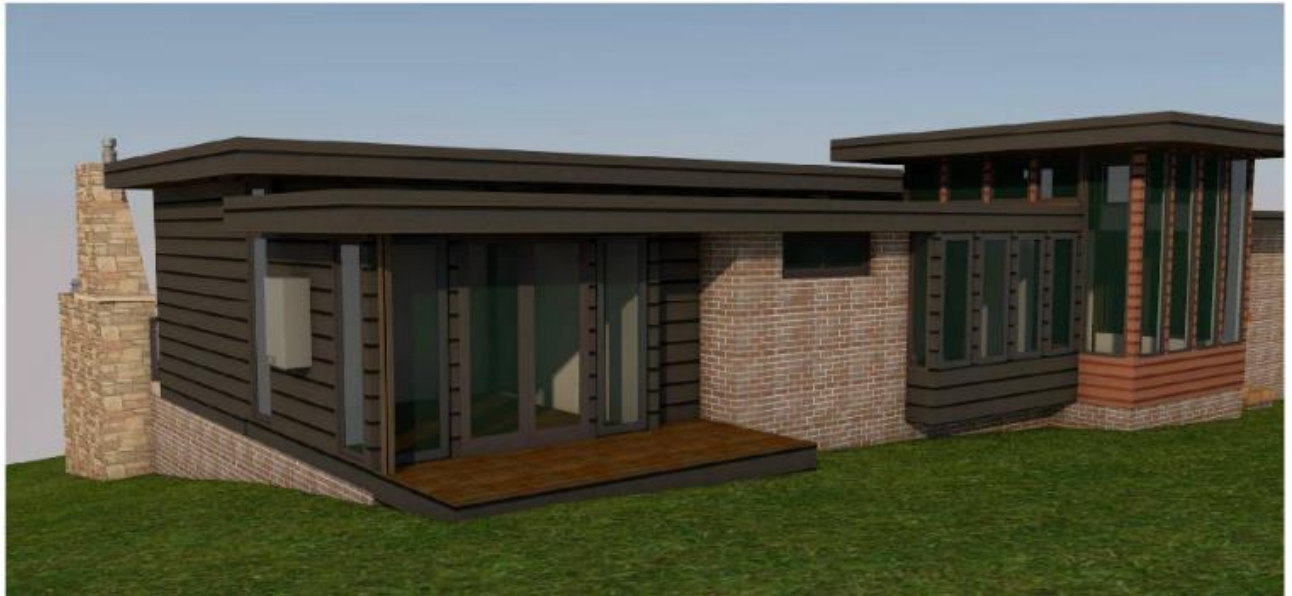


*Front View of the existing residence.
Minor works will occur to the left of the photo.*



*Rear View of Existing dwelling with new work to occur
in the right section of the photo.*

Above: Images from Statement of Environmental Effects Report by Coble Stephens, Architects for David Madden and Chris McRostie. April 2018. Wingecarribee Shire Council DA Tracker site.



Above: Image from Statement of Environmental Effects Report by Coble Stephens, Architects for owners David Madden and Chris McRostie. April 2018. Shows proposed careful working of the proposed eastern extension. Wingecarribee Shire Council DA Tracker site.



Above Image from Statement of Environmental Effects Report by Coble Stephens, Architects for owners David Madden and Chris McRostie. April 2018. Shows proposed careful working of the proposed eastern extension and rear terrace. Wingecarribee Shire Council DA Tracker site.

History

Notes on architects involved with Wirreanda

Robert James McGregor. In 2018 was still a registered architect in Tasmania and listed in Yellow Pages listed as R.J. McGregor Architecture Solar Design Architects - Hobart, TAS 7000. 238 Macquarie St, Hobart TAS 7000. He died on 19 June 2019 at Royal Hobart Hospital at age 80. The notice in the *Hobart Mercury* of 27 June 2019 said he was born in Inverell.

Vale Robert James McGregor

"My philosophy of architecture is of an aesthetic concern with space, structure and materials that produces an organic architecture... integrating material science and engineering efficiency into the design process leads to more 'passive' solutions and far more sustainable buildings, particularly in regard to energy and water use [with] lower energy bills and a more valuable asset."

SOLAR DESIGN ARCHITECT Robert McGregor, a long-time member of ANZSES/AusSES/SEC, passed away unexpectedly a few months ago.

The Sydney University graduate's design studio in Tasmania specialised in passive solar and energy efficient building design. The direction of his work was influenced by the world oil crisis of the mid 1970s when he designed a Solarwall project and became committed to the specialty. Subsequent research projects and housing designs extended his knowledge and fed his enthusiasm.

Here we look at Robert's lifetime achievements through the eyes of Anne Watson, Convener of the Hobart Chapter of the Smart Energy Council:

Robert McGregor moved to Hobart in the 1970s with his young family, after studying architecture at the University of Sydney. In the late 1970s, he worked on the design and construction of the Solarwall Project, two experimental passive solar homes built by the Department of Construction in a Hobart suburb.

These were north facing, and had thermal mass in the form of a Trombe wall in one house and a water wall in the other, but otherwise were standard public housing. This project inspired his career as a designer of solar heated homes.

Robert was a founding member of the Tasmanian branch of ANZSES (later AusSES) in 1982, filling the positions of Chairman, Secretary and Treasurer. He was a passionate advocate for solar passive design and construction, and for public education on the benefits of energy efficiency.


Rob was also a keen bushwalker and the organiser of the first Tasmanian 'Solar House Tour', in winter 1983, to the Central Highlands of Tasmania. This was followed by open homes for many Solar House Days and regular bus tours of solar houses.

His crowning achievement was publication of the Solar Design Series of information pamphlets for cool temperate climates, covering such topics as Glazing, Thermal Mass, Solar Hot Water, etc.

Rob largely funded the graphic design and publication of the pamphlets with successful grant applications. The pamphlets remain very popular with the general public and can be downloaded from www.sit.org.au/warm_homes.

Rob's final activity was organising a series of lunchtime lectures on solar passive design, in conjunction with the University of the Third Age.

Sadly, Rob became ill after delivering the third lecture in mid June, and died that evening. He is survived by his son Iain, daughter Sarah and his grandchildren, and will be sadly missed.



Above: Obituary from Smart Energy, Summer 2019 at this site. Source <https://smartenergy.org.au/wp-content/uploads/2021/01/Summer-2019-2020.pdf>

Death Notice for McGregor, Robert James in *The Hobart Mercury* 27/6/2019

McGregor, Robert James of Hobart (Born Inverell), Passed away unexpectedly at the Hobart Royal Hospital on Wednesday June 19, 2019. His choice to pass with dignity is commended by the family and close friends. He was aged 80 and will sadly missed by all who knew him. In true Robert panache a funeral will be replaced with a FAREWELL soiree at his place 238 Macquarie Street, Hobart, TODAY Thursday June 27, Please arrive at 4pm, for the Ceremony at 4:30pm. NO R.S.V.P. required.

Ron Gilling OBE 1917-2005 at this site:

<https://www.daao.org.au/bio/ron-gilling/biography/>

Ron Gilling (1917–2005) was born in Edinburgh, studied architecture at the University of Sydney and obtained registration 1948. Joined his father, F. Glynn Gilling at Joseland & Gilling, where he remained until retirement in 1982. As president NSW RAIA 1964-66 he was embroiled in the Sydney Opera House crisis. Federal president RAIA 1970-71. RAIA Gold Medal and OBE, 1977. Influenced by Spanish-Mediterranean architecture, the history of classical architecture and his father's design teaching. Visited US and Britain 1955 to study bank architecture for ANZ Bank. Visited Taliesin West, met Mies van der Rohe. Joseland and Gilling designed commercial and domestic architecture.

Source—Johnson, Paul Alan and Susan Lorne Johnson. 1996 onwards. Martyn Chapman interview for UNSW Architects of the Middle Third research project.

Writers: Davina Jackson written 2015

Obituary - Ronald Andrew Gilling OBE, 1917–2005 by Don Bailey | July 2005 at this site:

<https://architectureau.com/articles/obituary-19/>

Ron Gilling, OBE, LFRAIA, Hon Fellow AIA, made significant contributions to the profession in a number of ways. Don Bailey remembers the name and his efforts.



Above: Ronald Andrew Gilling OBE

Ronald Gilling, Architect, older brother to architect Douglas, was the son of an architect who was invalided out of the army after war service in France, and who first went to New Zealand. Ron's mother carted him as a baby across the Atlantic during World War 1, on the RMS Mauritania, which survived submarines. They arrived in Australia in 1919, in the middle of an influenza epidemic. In the 1920s, his father was daily ferried to work across Sydney Harbour to the "Man o' War Steps", where he disembarked resplendent in bowler hat, furled umbrella and spats. Ron was likewise larger than life. Born on 17 October 1917 in Edinburgh, Scotland, he settled with his parents in Australia as a two-year-old. He received his education at Cranbrook, Highfield College (UK), Knox Grammar and the University of Sydney. He interrupted a course in architecture in 1939 to join the Army Engineers, and served for five years in the Northern Territory, New Guinea and Borneo Islands. In *The Making of a Profession*, Max Freeland paints a brief portrait of him thus:

"A vital and lively personality and an energetic man, who characteristically took up flying and became a pilot at the age of fifty, Gilling was an appropriate choice to preside over the celebrations marking the fortieth anniversary of the RAIA and the hundredth anniversary of continuous architectural professional association in Australia." » In 1948 he became a partner/director of the firm his father founded, Joseland and Gilling. Later he became closely involved in the organized architectural profession. He served as President of the RAIA NSW Chapter, then as National President, at the time making, literally, flying visits to members Australia-wide in his light aircraft in company with the then CEO, John Scollay. His engaging personality and obvious leadership qualities ensured that he was elected to head the Commonwealth Association of Architects, CAA, while at the same time becoming Vice President Group 1V of the world body, the Union Internationale des Architectes, UIA. As such Ron found himself on the world stage as an ambassador and "lobbyist" for the Australian architectural

profession for a number of years. He was involved for many years on the Australian Council of Professions, the National Building and Construction Council, the National Capital Planning Committee, and numerous other roles to advance the profession of architecture. All of this was at personal cost, and no doubt also at significant cost to his firm. His services were recognized by his peers in 1977 when he was awarded the Institute's highest honour, the RAIA Gold Medal. And in the same year the Order of the British Empire, by the Queen.

Though it remains largely unacknowledged, Ron Gilling deserves, *inter alia*, the acclamation of Australian architects and their client public for orchestrating the formation of the Architects Accreditation Council of Australia (AACA) in 1972. The AACA is an amalgam of the RAIA with all State and Territory Architects Registration Boards, a body that now serves to unify the regulation of architects nationally, and facilitates international mobility of architects. (The genesis of the AACA occurred informally when Ron, who was swimming at a beach in the Caribbean with the President of the National Council of Architects Registration Boards of America, was informed there was a reciprocity agreement with the UK registration authority, Architects Registration Council of the UK. Ron arranged an informal agreement to establish a similar agreement with Australia and in effect committed eight separate Australian jurisdictions to this arrangement, which took a few years to be formalised.)

But the lack of acknowledgement for the very significant role he played when, as President of the RAIA NSW Chapter, he found himself the representative of the architectural profession in the midst of the Sydney Opera House controversy, constantly on call to the NSW Government, would remain for him a bitter and obsessive disappointment throughout half a century. As the ministers of the day faced problems almost incapable of resolution, he earnestly sought to ensure the retention of Utzon, so that the integrity of the design be maintained and fair dealing be done. The profession itself was deeply divided as to whether Utzon should remain or go, and the media thrived on the sensationalism surrounding the whole matter.

Throughout this saga, Ronald Gilling had to forgo his obligations to his practice and virtually be on call day and night, in search of an acceptable political and diplomatic solution. In all of this he suffered trauma, anguish, threats and innuendo. Gilling's role was a search for integrity. In hindsight, there were severe flaws in the conduct of the competition, and the profession he was elected to represent was far from supportive.

Ron Gilling has written his account of this whole affair from his close and personal involvement in the political situation early in the House's history. Drawing upon letters and other documents retained in his possession, he has placed this document on record with the State Library. It is a sad commentary that a leader, democratically elected by his profession, did not enjoy as he should have the confidence of that profession in the various positions of privilege he had to take on its behalf.

Providing always that one chooses the right parents; short of war, famine, pandemics, overindulgence and "flirting with death"; one has a "use-by date" of threescore years and ten. When reflecting on life spans and longevity, one is reminded of Psalm 90, verse 10: "The days of our years are threescore years and ten; and if by reason of strength they be fourscore years, yet is their strength labour and sorrow; for it is soon cut off, and we fly away." » Ron Gilling refused to accept the words of the prophet and postponed his final flight until age 87. This, and his record as a proven achiever, surely earns him the status of "an institution".

Andrew Coble from this site <https://coblestephens.com/about-us/>

Andrew Coble and Alison Stephens formed Coble Stephens Architects in 2003

Based in Moss Vale in the Southern Highlands, they have also completed projects throughout the South Coast region, Sydney and further afield.

They are a small practice that provides individual designs specifically to each clients personal requirements, working on projects of any scale. They are versatile enough to work on **small residential alterations** up to **multi-storey commercial** or **large scale aged care facilities**.

Their years of experience provides their client's with innovative designs, which have been recognised in design competitions, awards and featured in magazines.

Coble Stephens were Wingecarribee Shire heritage award finalist & winner in 2009 & 2013 and highly commended 2011

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Merilbah Road area of Bowral in the late 20th Century</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with architect Robert James McGregor 1939-2019 who designed the original house for his parents Mr J R McGregor and Mrs I McGregor in 1966, architect Ron Gilling OBE, LFRAIA, Hon Fellow AIA 1917-2005 former State and National President of the AIA who designed major extensions for Mr Ron Burnstein and Mrs K Burnstein in 1998 and architect Andrew Coble who designed extensions and other work in 2018 for David Madden and Chris McRostie.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting in Merilbah Road, its garden and its architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association with the local garden community being as an open garden in 2019.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a residence in the Sydney School design and for the care given to this house by the three sets of owners from 1968 and especially by the current owners.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Statement of Heritage Significance

Wirreanda at 15 Merilbah Road, Bowral is of significance to the history of the local area because it illustrates the development of the Merilbah Road area of Bowral in the late 20th Century and for its association with architect Robert James McGregor 1939-2019 who designed the original house for his parents Mr J R McGregor and Mrs I McGregor in 1966, architect Ron Gilling OBE, LFRAIA, Hon Fellow AIA, 1917-2005 former State and National President of the AIA who designed major extensions for Mr Ron Burnstein and Mrs K Burnstein in 1998 and architect Andrew Coble who designed extensions and other work in 2018 for the current owners David Madden and Chris McRostie. It is of significance in demonstrating aesthetic value in the local area because of its setting in Merilbah Road, its garden and its architectural form and for its association with the local garden community being an open garden in 2019. It is also of significance in possessing a rare aspect of the local area's heritage in this case a residence in the Sydney School design and for the care given to this house by the three sets of owners from 1968 and especially by the current owners David Madden and Chris McRostie.

Sydney School of Architecture style house, including interiors

16 Merilbah Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

Description June 2021. A two level house from 1979 in a large garden built in the Sydney School “Nuts and Berries style”.

The house presents as a long low flat roofed structure of clinker brick with deep vertical barge sections of stained timber.

In 1988 council approved plans by architect Richard East of Wollongong to extend the main bedroom and to create two new rooms to the north. All of this work was carried out in sympathy with the original plan and building material. House interiors are largely intact although the exposed brickwork has been lightly bagged and painted to provide for lighter finish. The ceiling and joinery remain intact.





Very good article on the Sydney School and Nuts and Berries at this site from 2019

<https://architectureau.com/articles/how-the-sydney-school-changed-postwar-australian-architecture/>

History

Information from owners Linda and Graham McLaughlin

Email from owners May 2021

From: Linda McLaughlin

Some information to support your (our) application for listing.

The building application was approved by Bowral Council on 6.6.1979. We have these plans.

The original owners and builders were Jorne and Inger Odfeld. He worked as an electrical engineer at Blue Circle Cement at New Berrima at the time. Graham also worked in the electrical department at Blue Circle and so did know of him. They were Scandinavian from Sweden we think.

We have no records of who built it; they could have been owner builders, sub-contracting out the work.

They sold the house and moved to Fremantle in WA

We don't know when the house was sold to the second owners: Gregory and Patricia Calder.

They put plans into council for some alterations and an extension in 1988 (check the date on the plans you have - correct). A friend of theirs has told us the original facade had iron, maybe clip lock where there is now western red cedar.

We bought the house at the end of 1994.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Merilbah Road area in the late 1970s.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with:</i> 1. <i>First owner and builders 1979 Jorne and Inger Odfeld</i> <i>Architect Richard East of Wollongong who designed sympathetic extensions in 1988</i> 2. <i>Current owners 1994-2021 Graham McLaughlin, retired Councillor and Deputy Mayor of Wingecarribee Shire Council, and Linda McLaughlin, retired principal of Tangara School at Mittagong.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a house built in the Sydney School "Nuts and Berries" style.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Sydney School of Architecture Style 1979 House at 16 Merilbah Road, Bowral is significant because it illustrates the development of the Merilbah Road area in the late 1970s and for its association with owner/builders Jorne and Inger Odfeld, Architect Richard East of Wollongong who designed sympathetic extensions in 1988 and current owners from 1994 Graham McLaughlin, retired Councillor and Deputy Mayor of Wingecarribee Shire Council, and Linda McLaughlin, retired principal of Tangara School at Mittagong. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting, architectural form and interiors and for being a rare aspect of the local area's heritage in this case a house built in the Sydney School "Nuts and Berries" style.

Bowral Fire Station

16 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The building is an important public building which illustrates the development of Merrigang Street. The building is of historic and social significance for its role in providing services to the local community, and for its contribution to the community's sense of place.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey free standing Fire Station that dates from 1925 set on an average site in a town that has retained its context. The building is built to the street alignment. The façade presents a simple symmetrical elevation and is constructed of face brick. The roof is hipped and clad in slate and features corbelled brick chimneys, chimney pots and terracotta ridge capping. The garage door is automatic panel lift but recessive because of its dark colour. Fenestration comprises vertically proportioned multi pane casement timber windows. The building appears to be in excellent condition and is highly intact. Shortly after this inspection in 2020 the roof was re-clad in colorbond roofing but this has not seriously diminished its heritage value.





Above: Fire Station, Bowral, July 7, 1939

View of old fire station with fire engine parked in front. Four fire fighters are standing beside the fire engine and three fire fighters are sitting on the fire engine. Photo thanks to the State Library of Victoria.



Above: Image from BDHS 1925 Seven members of the NSW Fire Brigade on their motorised vehicle in the fire station.

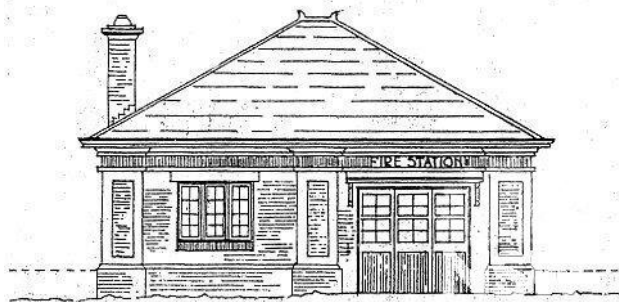
Internet Review

September 2020: Trove item on official opening in 1925 at <https://trove.nla.gov.au/newspaper/article/16256870>.

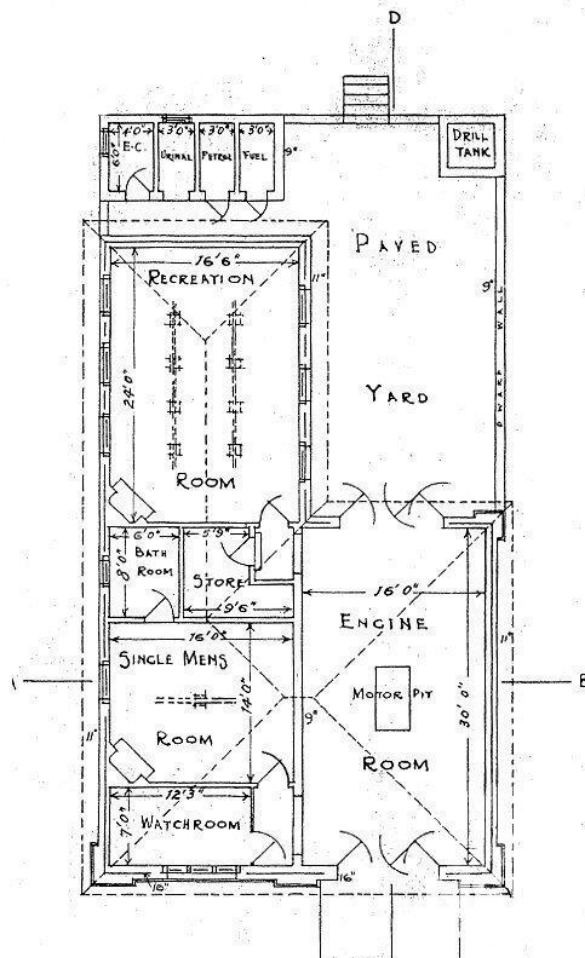
History

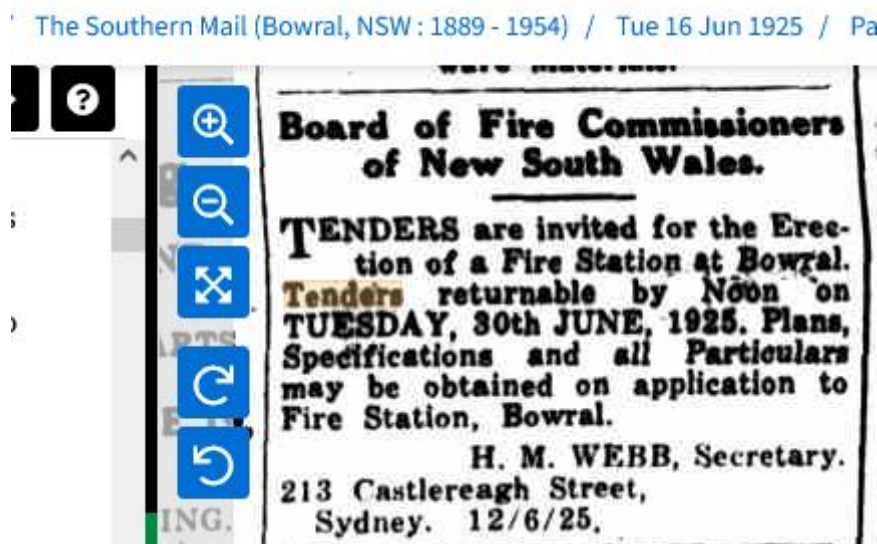
Heritage Survey 2009 History

In May 1894 land was bought in Merrigang Street and a building to serve as a fire station was erected on it at a cost of 82 pounds. This station was used for many years until a new one was opened on the 20 November 1925. (BDH & FHS Inc. Research, Bowral. This information comes from local newspaper mentions and from several books written about the district).



Above: 1925 Elevation and 1925 Plan below from NSW Fire Brigade at this site.
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=4690061>





Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it is an important public building which illustrates the development of Merrigang Street in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong association with the local community for the services it has provided to it since 1925.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar public building.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

18 Holly Street, Bowral is significant because it illustrates the development of the Holly Street area in the early 20th Century and because of its association with Balmain Architect Edward Joseph Bowen 1866-1926 owner and reputed architect of 18 Holly Street and world famous author P L Travers (1899-1996), author of the Mary Poppins books who lived in Bowral from 1907 to 1917 with her mother Margaret and her two younger sisters, Barbara and Moya. It is also significant for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a single storey symmetrically fronted weatherboard cottage c. 1908.

‘Merrigang’—single storey Victorian rendered cottage

22 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: Now the office of WMC Real Estate . A one storey freestanding cottage that dates from the Victorian period site in a town setting. The building is setback from the street. The site has no front fence. The front garden is small with mown grass and a hedge. The façade presents a simple symmetrical elevation and is constructed of rendered masonry with ascribed ashlar course. The roof is double hipped with a steep pitch. The roof is clad in corrugated sheet metal and features a chimney to the right with dentilled details. The verandah runs across the façade and has a straight profile and is clad in corrugated sheet metal and features square timber posts. The front door is centrally located. The building appears to be in excellent condition. Alterations include right hand (eastern) verandah infill.

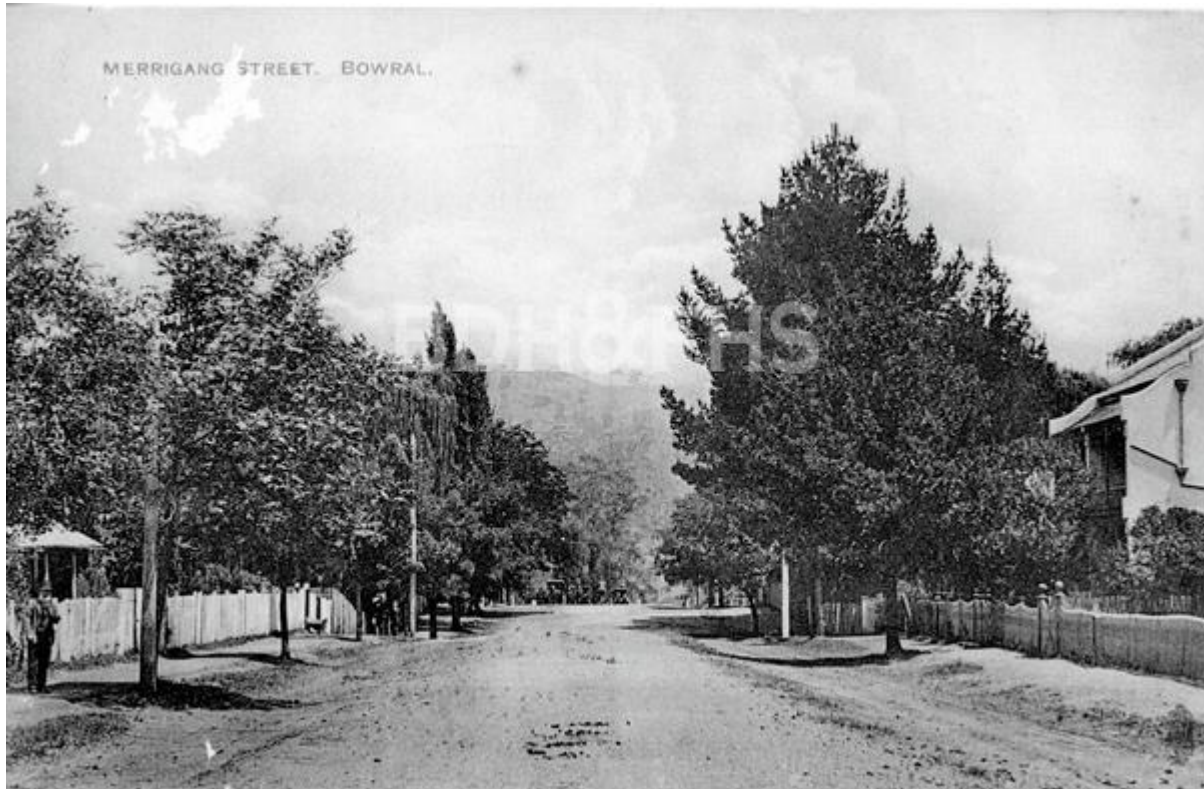


Internet Review

September 2020: 7 images at this site

<https://www.spacely.com.au/merrigang/private-office-space10418>

Below is a BDHS photograph of Merrigang St showing Carter Terraces to the left and a glimpse of the cottage at No 22 c.1915.



Above: Image from BDHS 22 Merrigang is to right of the terraces on the right.



Above: 22 Merrigang Street is Lot 2 of Deposited Plan 790218 shown in the above image from Six Maps.

History

Research from Bud Townsing and Linda Emery June/July 2021 22 Merrigang Street Bowral

22 Merrigang Street is Lot 2 of Deposited Plan 790218 shown in the above image from Six Maps.

It faces Corbett Gardens to the south on the other side of Merrigang Street. On its left, SP49491, are two terrace houses, formerly known as *Eltham*, at 18-20 Merrigang Street. The land at the rear, SP49134, is commercial offices called *The Mews* at 1-13 Bundaroo Street.

Originally the land, high-lighted in yellow, in the above map was a 1 acre site, made up of Lots Seven and Eight of Section One of the Town of Bowral, purchased by Charles Grove Snr for £70 on 12 January 1875. The registered number of the conveyance is Number 713 Book 159.

On 5 June 1876 Grove took out a mortgage with Thomas Buckland for £300. On 1 November 1877 Grove borrowed a further £150 from Buckland.

On 15 April 1889 Charles Grove gave a mortgage to the Commercial Banking Company of Sydney for £1,870. This was paid out early in 1891 and a mortgage of £2,100 was given to Edward Carter in March 1891.

I have not been able to determine the construction dates for either the two terraces at 18-20 Merrigang Street or for 22 Merrigang Street. The mortgage dates are generally an indicator.

Linda Emery has researched the terrace houses built by the Grove family in a paper dated June 2021 and the following is an extract from her paper:

“The Grove Family

Charles George Grove Jnr, Walter and Frederick Grove and their father, also Charles, were prominent builders in Bowral. The Grove family had sailed from Liverpool, England in 1857 on the ship *Admiral Lyons*, with their two young daughters, Fanny aged one, who died on the voyage, and Emily aged two. They arrived in Sydney on 15th September 1857 and a few weeks later moved to Mittagong where Charles Snr began work as a stonemason for the Fitzroy Iron Mines. During six years in Mittagong, he was responsible for the construction of a number of buildings, including the Mittagong Public School, now Mittagong Library.

In 1863, the Groves moved to Bowral and were among the first families to settle in the new township. Charles Snr continued as a builder and was later joined in the business by his sons, Walter, Frederick and Charles who were bricklayers and builders. Together the Groves built many of the public and commercial buildings in Bowral, along with numerous private homes. Among them were St Simon & St Jukes Church, both the present building completed in 1886 and its predecessor designed by Edmund Blacket and built in 1874, Bowral Public School, the Royal and the Grand Hotels and the CBC Bank (demolished in the 1970s). The Grove brothers were known for their excellent workmanship, building many houses in Bowral in the two decades to 1900. They built three of the four known sets of two storey terrace houses in Bowral.

The 48-50 Station Street houses are identical in external design to the pair of terrace houses at 32-34 Rose Street later built by Charles’ brother Walter in about 1890. The Groves also built the terraces at 18-20 Merrigang Street, formerly known as *Eltham House*.”

On the 28 June 1895 the one acre property was conveyed and released to Edward Carter. It stayed within the Carter family until 1939.

Bud Townsing

24 July 24, 2021

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the early residential development of this inner area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with the Grove family who bought this site and adjoining land in 1875.. In 1863, the Groves moved to Bowral and were among the first families to settle in the new township. Charles Snr. continued as a builder and was later joined in the business by his sons, Walter, Frederick and Charles who were bricklayers and builders. Together the Groves built many of the public and commercial buildings in Bowral, along with numerous private homes. Among them were St Simon & St Judes Church, both the present building completed in 1886 and its predecessor designed by Edmund Blacket and built in 1874, Bowral Public School, the Royal and the Grand Hotels and the CBC Bank (demolished in the 1970s). The Grove family were known for their excellent workmanship, building many houses in Bowral in the two decades to 1900. They built the four known sets of two storey terrace houses in Bowral including 18-20 Merrigang Street next door to 22 Merrigang Street.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Victorian era dwelling.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

22 Merrigang Street, Bowral is significant because it illustrates the early residential development of this inner area of Bowral in the late 19th Century and for its association in the local area with the prominent local Grove family, builders who owned and built this house. The Grove family were known for their excellent workmanship, building many houses in Bowral in the two decades to 1900. They built the four known sets of two storey terrace houses in Bowral including 18-20 Merrigang Street next door. It demonstrates aesthetic value because of its setting and architectural form and the principal characteristics of a single storey brick Victorian era dwelling.

‘Bodlondeb’—house and early Camellia planting

23 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

This is a known 1877 single storey brick building located on a prominent corner (Bendooley and Merrigang) in the centre of Bowral opposite Corbett Gardens.

Original name: Arkarowie



Above: Image by Bud Townsing 16 June 2021

History

Research by Bud Townsing June 16 2021 (Additional words in regard to 1877 auction by Sarah Farnese July 2022. Sarah also noted a copy of the original deposited plan containing the name ‘Arkarowie’.)

23 Merrigang Street was Lots 1 and 2 Section 7 Town of Bowral, Parish of Mittagong, in the County of Camden, on the corner of Bindooley (sic) and Merrigang Streets.

The land was bought by Patrick Lindsay Crawford and Isabella Shepherd on 18 May 1857 from John Oxley.

On March 29 1877 Shepherd put the site of about one acre up for auction with a recently completed “Newly Erected and Well Finished Brick Cottage Residence” - see clipping below from The Sydney Morning Herald 29 March 1877 <http://nla.gov.au/nla.news-article13391133> The auction advertisement reads Corner Block....115 feet frontage to Merrigang Street, 330 feet to Bindooley (sic

Bendooley) and 115 feet to Wingecarribee Streetnewly erected brick cottage residence, with a verandah 7 feet wide in front and at each side, and verandah 4 feet wide at rear and containing wide hall, 6 large rooms, 2 verandah rooms, pantry, detached brick kitchen approached by covered way, with excellent water fitted with pump. The internal arrangements of the residence are very convenient, the fireplaces in the four main rooms are fitted with register stoves, and otherwise the cottage is in every respect well finished throughout

The Commercial Banking Company of Sydney acquired the land on 1 May 1878.

Ann Von Arnheim acquired the property on 1 November 1882. She sold to Samuel Dickinson on 1 December 1883.

Dr Robert Dennett-Jones arrived in Bowral in 1883. He was a skilled physician and he quickly built up a large practice.

Samuel Dickinson sold the property to his eldest daughter Fanny Mary Dickinson and Robert Dennett Jones on 2 April 1884. A day later, 3 April 1884, Fanny Mary Dickinson and Robert Dennett-Jones were married.

Samuel Dickinson lived at The Hall on 50 acres of land at Croydon, and also lived in Woodbine/Bundaroo Street in Bowral. He was a successful businessman and was on the board of various public companies such as the Australian Gas Light Company, the Sydney Exchange, and the United Insurance Company. Samuel's wife was Penelope Brooks Johnston the eldest daughter Captain Robert Johnston of Annandale and granddaughter George Johnston who deposed Governor Bligh back in 1808.

Dr Dennett-Jones suffered a medical condition and left Bowral in 1885 to go back to England to see if his health improved. He returned in February 1886. His condition became worse, he passed away in August 1886 and is buried at St Jude's.

DENNETT-JONES	R	Death notice	14AUG1886	Death	29	at Croydon, late of Bowral	Sydney Morning Herald	16AUG1886
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Added note from D McManus Nov 2021: Grave for Dennett-Jones at the Anglican Church In Bowral reads Beneath this stone rest the mortal remains of Robert Dennett Jones M.R.C.S. Eng and R.N.C. / Born 1st January 1857 at Conway North Wales Died 14th August 1886 / ... Amatus rest Amabimus (See also stained glass window.)

http://www.hawkesbury.net.au/cemetery/southern_highlands/st_simon_st_jude/sss030.html

The earliest surviving Bowral rate book is the year beginning May 1886 which shows Bodlondeb as a "brick & wood dwelling with a shingle roof". The ownership is shown as ex Dr Jones. The house was called Bodlondeb by Dr. Dennett-Jones as this is where he came from in Wales.

BOWRAL.—To LET, furnished, with immediate possession, **BODLONDEB**, the Cottage Residence of the late Dr. Dennett Jones, containing drawing and dining rooms, 5 bedrooms, bathroom, kitchen, and usual domestic offices; stabling for 3 horses, with coachhouse, man's room, &c.; flower and vegetable gardens; small paddock. F. M. D. J., the Hall, Croydon.

The above advertisement in the Sydney Morning Herald of 27 September 1888 shows Bodlondeb being advertised to let. It is being managed by F. M. D. J The Hall Croydon. F.M.J.D are Fanny's initials, and she is living at The Hall, Croydon.

The Australian Town and Country Journal of 5 October 1889 in an article on Bowral stated: "Lady Robinson, the wife of the Acting-Governor General of Victoria has taken Bodlondeb (the house of the late Dr. Dennett-Jones) for seven months."

On 12 June 1890 Fanny Mary married Charles Weston Perry. On that day the title to Bodlondeb transferred to their joint names.

Bodlondeb continued to be let out by the Perrys. In 1905 Mr F Knight the organist and choirmaster for St Jude's Church lived there offering music lessons.

In January 1907 the recently formed Nattai Shire Council briefly leased Bodlondeb as its premises.

In January 1914 the Perry's sold Bodlondeb to Alfred George Crump. Crump converted the old system title to Torrens Title; the Primary Application was number 19100. Two titles were issued. Volume 2533 Folio 51 was for Bodlondeb on the corner of Bindooley and Merrigang Streets. Volume 2533 Folio 52 was for the land on the corner of Bindooley and Wingecarribee Streets which is now the Presbyterian Church.

In Volume 2533 Folio 51 Bodlondeb is called Arkarowie. A newspaper search for Arkarowie does not bring up any "hits" and it appears the name Bodlondeb was used up to the early 1920's.

On 30 January 1926 Mary Elizabeth Stokes, the wife of Joshua Stokes of Bowral, produce merchant bought Bodlondeb and the adjoining land where the Presbyterian Church is today. Mary Elizabeth Stokes owned Bodlondeb until 1948.

The Southern Mail 18 October 1935 reported the death of Joshua Stokes.

"With deep regret we have to announce the death, at Bowral, on Wednesday last, of Mr. Joshua Stokes, one of the oldest and most highly respected residents of the district. For over half a century Mr. Stokes had lived in Bowral and during most of that time he was an active supporter of movements for the advancement of the town. He was an alderman for 23 years and served three years as Mayor. He was President of the United Friendly Societies for 21 years. He conducted the Methodist Choir for over thirty years and had a long association with Bowral School of Arts as a member of the Committee and as President.



Above: Photograph of Bodlondeb, Merrigang & Bendooley Streets, Bowral, in process of being refurbished. Former home of the Stokes family. 1967. BDHS



Above: Newspaper Clipping of auction of newly built house in March 1877 from *The Sydney Morning Herald* 29 March 1877, p. 8., viewed 29 Jun 2022, <http://nla.gov.au/nla.news-article13391133>

The advert reads Corner Block....115 feet frontage to Merrigang Street, 330 feet to Bindoolee (sic Bendooley) and 115 feet to Wingecarribee Streetnewly erected brick cottage residence, with a verandah 7 feet wide in front and at each side, and verandah 4 feet wide at rear and containing wide hall, 6 large rooms, 2 verandah rooms, pantry, detached brick kitchen approached by covered way, with excellent water fitted with pump. The internal arrangements of the residence are very convenient, the fireplaces in the four main rooms are fitted with register stoves, and otherwise the cottage is in every respect well finished throughout

Obituary for Dickinson, Samuel (1830–1904)

<https://oa.anu.edu.au/obituary/dickinson-samuel-25765>

from *Sydney Morning Herald* 19 July 1904, p 4

Mr. Samuel Dickinson, who died at his residence, The Hall, Croydon, at 10 o'clock yesterday morning, was the son of the late William Dickinson, who died in October, 1845, after 43 years' service in her Majesty's Customs, London, during the last five years of which he was Comptroller-General. His son was a clerk in the same service from February, 1848, till November, 1855, when he came out to Sydney, and after engaging in various mercantile pursuits for some years, entered into partnership with the late Mr. Alexander Learmonth, with whom he continued in business, the firm being Learmonth, Dickinson, and Co., until 1888, when he finally retired. During the remainder of his long and honoured life he continued actively engaged as a director of various public companies, amongst which were the Australian Gaslight Company, the Mutual Life Association of Australasia, the Sydney Exchange, the United Insurance Company, and the North Coast Steam Navigation Company. He was

also treasurer of the New South Wales Auxiliary of the British and Foreign Bible Society. He was married on January 7, 1863 to Miss Penelope Brooks Johnston, eldest daughter of the late Commander Johnston, R.N., of Annandale, who survives him. The late Mr. S. Dickinson leaves a family of two sons, Messrs. William and Arthur Dickinson, who are engaged in pastoral pursuits, and five daughters, Mrs. C. W. Perry, Mrs. J. C. Remington, Mrs. I. M. Shields, Mrs. S. V. Stead, and Mrs. B. M. Osborne, Jun. The funeral will take place at the Necropolis, Rookwood, this afternoon.

Early Camellia Planting at 23 Merrigang Street.

On 10/8/2022 Sarah Farnese advised that the Camellia planting of importance and info needs to be added here and to the Statement.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this inner area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association in the local area with many former owners or occupiers</i></p> <p><i>In 1857 Patrick Lindsay Crawford Shepherd Patrick Lindsay Crawford Shepherd 1831-1903, nurseryman, landowner, developer and NSW politician and Isabella Shepherd who bought the land from John Oxley and who in 1877 built the house.</i></p> <p><i>In 1883 Samuel Dickinson (1830-1904)</i></p> <p><i>In 1884 Fanny Mary Dickinson and Robert Dennett Jones (1857-1886)</i></p> <p><i>In 1886 Dr. Dennett-Jones (1857-1886). The house was called Bodlondeb where he came from in Wales. He was a skilled physician who arrived in Bowral in 1883 and died at the young age of 29 in 1886.</i></p> <p><i>In 1889 Lady Robinson, the wife of the Acting-Governor General of Victoria, leased Bodlondeb for seven months."</i></p> <p><i>1907 the recently formed Nattai Shire Council briefly leased Bodlondeb as its premises.</i></p> <p><i>1926-1948 Mary Elizabeth Stokes (c.1865-1949), the wife of Joshua Stokes (1863-1935) of Bowral, prominent produce merchant bought Bodlondeb and the adjoining land where the Presbyterian Church is today.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a surviving relatively early and intact residence in the important church and civic precinct of Bowral.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although alterations have been made over many years.

Statement of Heritage Significance

Bodlondeb at 23 Merrigang Street cnr of Bendooley Street, Bowral is significant because it illustrates the development of this inner area of Bowral in the late 19th Century and for its association in the local area with many former owners or occupiers

In 1857 Patrick Lindsay Crawford Shepherd, 1831-1903, nurseryman, landowner, developer and NSW politician and Isabella Shepherd who bought the land from John Oxley and who in 1877 built the house.

In 1883 Samuel Dickinson (1830-1904)

In 1884 Fanny Mary Dickinson and Robert Dennett Jones

In 1886 Dr. Dennett-Jones (1857-1886). The house was called Bodlondeb where he came from in Wales. He was a skilled physician who arrived in Bowral in 1883.

In 1889 Lady Robinson, the wife of the Acting-Governor General of Victoria, leased Bodlondeb for seven months.

1907 the recently formed Nattai Shire Council briefly leased Bodlondeb as its premises.

1926-1948 Mary Elizabeth Stokes (c.1865-1949), the wife of Joshua Stokes (1863-1935) of Bowral, prominent produce merchant bought Bodlondeb and the adjoining land where the Presbyterian Church is today.

Of significance also in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case a surviving relatively early and intact residence in the important church and civic precinct of Bowral

‘Withycombe’—two storey Italianate house

25-27 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence which illustrates the development of Merrigang Street.

Description

September 2020: A two storey freestanding Italianate style house that dates from c. 1875 – the Mid Victorian period. It is set on a wide site in a town setting that has retained its context. The building is setback 15 metres from the street. The front garden is landscaped with a circular drive. The façade presents a complex Italianate asymmetrical elevation and is constructed of weatherboard. The roof is hipped with a steep pitch and has closed eaves. The roof is clad in galvanised corrugated sheet metal and features rendered chimneys. The upper verandah runs across part of the façade and has a bullnose profile. It is clad in corrugated sheet metal and features timber columns and cast iron balustrade. The lower verandah is deeper and has a straight profile. The façade is partially obscured by high vegetation. The front door is offset. Fenestration comprises vertically proportioned double hung timber windows. The building appears to be in good condition.



There is a modern single storey hipped extension which projects forward to the left of the house. Same materials and same colour so blends in.

Internet Review

September 2020: 91 images at this site <https://www.realestate.com.au/property/25-27-merrigang-st-bowral-nsw-2576>

20 images plus report at this site <https://www.realestate.com.au/sold/property-house-nsw-bowral-126538350>

'WITHYCOMBE', A SPACIOUS, 3 OR 4-BEDROOM HOME, WITH A 2-BEDROOM, FULLY SELF-CONTAINED APARTMENT UNDER ONE ROOF

In a prized central-Bowral location, immaculate and much-admired 'Withycombe' offers two complete residences under one roof. The land on which this charming and gracious home stands was originally granted to the sons of noted explorer, John Oxley, and as 'Withycombe' has been an integral part of Southern Highlands history since 1875, passing through the hands of many notable families.

In impeccable condition throughout, with freshly painted weatherboards and many beautiful period features intact, 'Withycombe' offers exciting scope to further explore its potential as a grand family residence, or capitalise on its large-scale rooms and immediate proximity to Bowral's lively CBD. At present, the upper, separate residence, with discreet external and internal access, consists of a living room, beautiful period balcony, two bedrooms, and large kitchen and bathroom. The garden-level residence consists of four bedrooms (or three plus study), served by three bathrooms, and a large family-orientated, open-plan kitchen, dining and living area spilling on to the rear paved courtyard. Both rear and front gardens, with mature cool-climate plantings of roses, azaleas, camellias, rhododendron, dogwood and bulbs, are easily maintained.

Still abundant are the hallmarks of the home's grand beginnings – high ceilings, timber windows, wide Oregon timber

History

Heritage Survey 2009 History

The house, built in 1875 for the Shepherd family, later acquired in 1878 by the Commercial Banking Company of Sydney as their manager's residence and for the greater part of this century the home and practice of some of the Highlands most respected medical practitioners. Withycombe has undergone an exceptional transformation. Withycombe the home of Brad and Therese Solomon, was run as luxury accommodation. Withycombe was well known to Bowral residents as the home and practice of Doctors Harbison, Herrington, Thomas and others. Withycombe is known for its superb accommodation, right in the heart of Bowral and completely transformed. (Country Life Magazine, Vol.3, No.1)

Extract on Patrick Lindsay Crawford (PLC) Shepherd 1831-1903 from part 2 of a four part series by Philip Morton in the Southern Highland News 19/2/2021.

THE landowner who most significantly shaped Colo Vale village was Patrick Lindsay Crawford (PLC) Shepherd. He was a gentleman of high standing. Born in 1831, he was the youngest son of Scottish free settler, Thomas Shepherd and his wife Jane Henderson. On a land grant by Governor Darling in 1827, Thomas established Darling Nursery situated where Sydney University now stands.

PLC was aged four when his father died. By the time he was old enough to join the family business it was well established, so he involved himself in many other interests. These included the Horticultural Society of NSW, Volunteer Artillery where he rose to the rank of Major, the Presbyterian Church, and later the Church of England and as a Member of Parliament.

PLC also gained pastoral experience over landing stock. In 1854 he joined other family members in the nursery business and remained active in it for another 25 years. Shepherd and Co was the largest horticultural nursery in the Colony, catering to both local and export markets. During the 1850s the

Shepherd's sub-divided and sold their original nursery land, which is now the inner city suburbs of Chippendale and Darlington.

PLC married Isabella Deane in 1857, with whom he would have 10 children.

In the 1860s he began steadily acquiring land in the Southern Highlands. In 1863 he purchased seven lots of an Oxley sub-division, enclosed by Merrigang, Bendooley and Bundaroo Streets. In 1872 he acquired 51 acres contained by Bong Bong St, Merrigang St and Mittagong Rivulet which he sub-divided and sold off. During 1874 he bought another two large sections on the opposite side of Merrigang St.

After his wife's death in 1875, PLC married Sarah Jane Una Barnier. He moved her and his children to Bowral where he built Una Lodge, a semi-detached cottage in Merrigang St. He named many of the streets in Bowral after trees, shrubs and family members including his wife.

PLC was the NSW Member for Nepean District between 1874 and 1877. By around 1880, with another two children born in Bowral, he decided to acquire property at Colo Vale to establish a country estate. In 1884 he purchased 40 acres on the corner of present-day Church Ave and Wilson Drive and an adjacent 640 acres in 1888.

The railway line passed through a portion of this land. A station which opened in 1883 as Coleman's Siding was renamed Colo Vale in 1885. Colo is an Aboriginal word for koala or native bear. This name had already been adopted for the surrounding Parish.

On his land near the station, PLC built a fine, two-storied house (Lindesay Hall which in 1907 changed name to current Wensleydale).

Additional information on P L C Shepherd from the NSW parliament site

<https://www.parliament.nsw.gov.au/members/Pages/member-details.aspx?pk=637>

Date of Birth: 17/03/1831

Place of Birth: Sydney, New South Wales, Australia

Date of Death: 03/07/1903

Place of Death: Burwood, New South Wales, Australia

MP for Nepean 1874 to 1877. MLC from 1888-1903

Community Activity

Commissioned as a Justice of the Peace in 1861

Qualifications, occupations and interests: Seed and plant merchant. Gained pastoral experience over landing stock in youth, then helped father at Darling Nursery, Newtown; later established PLC Shepherd & Co., seed man and plant merchants in Sydney with nurseries at Bowral and Colo Vale. President of Horticultural Society of New South Wales. Trustee of Berrima Hospital in 1889, and of Victoria Park. Member of Church of England Synod. Royal commissioner on Colonial Defence from 1870 until 1871, Public Charities from 1875 until 1876. Author of drainage in 1889. Free trade.

Military Service: Joined Volunteer Artillery in 1861, commissioned in 1868, retired as a major in 1876.

Personal: Son of Thomas Shepherd, nurseryman, and Jane Henderson. Married (1) Isabella Deane on 19 May 1857 and had issue, 5 daughters and 5 sons. Married (2) Sarah Jane Una Barnier c.1875 and had issue, 5 daughters and 2 sons. Church of England.

Notes from the next door house Annandale provides information on Withycombe

<https://www.annandalebowral.com.au/history>

History of 'Annandale', 29 Merrigang St, Bowral

In 1828, Governor Darling recommended that a grant of 4,200 acres of land, including the land to become Bowral, be given to John Norton Oxley and Henry Molesworth Oxley, the two sons of John Oxley. This grant was confirmed in 1855 by the Court of Claims and in 1858 J N Oxley bought out his brother's share for £7,350 (equivalent to \$7 an acre). In 1874 Oxley sold the acres of land bordered by Wingecarribee street, Bendooley street and Merrigang street to Patrick Shepherd and his wife Isabella who are believed to have built Withycombe, however in 1878 Shepherd sold majority of his holdings and its dwellings to the Commercial Banking Company of Sydney (CBC). In 1882 the CBC sold the holding to a Mrs Von Arnheim for the same price it paid and just over a year later she sold the holding on to Samuel Dickinson, a merchant of Sydney. Dickinson gave Withycombe to his son-in-law, Dr Bernard Newmarch, in 1888 who used it as a medical surgery and was the first in a long line of doctors who practised from or lived in Withycombe. Dr Newmarch and his family also later lived in Annandale in 1886. Dr Newmarch then sold his practice to Dr L G Davidson who practised in Withycombe and lived next door in Annandale until 1890.

Obituary for Samuel Dickinson (1830–1904) from Sydney Morning Herald 19 July 1904

<https://oa.anu.edu.au/obituary/dickinson-samuel-25765>

Mr. Samuel Dickinson, who died at his residence, The Hall, Croydon, at 10 o'clock yesterday morning, was the son of the late William Dickinson, who died in October, 1845, after 43 years' service in her Majesty's Customs, London, during the last five years of which he was Comptroller-General. His son was a clerk in the same service from February, 1848, till November, 1855, when he came out to Sydney, and after engaging in various mercantile pursuits for some years, entered into partnership with the late Mr. Alexander Learmonth, with whom he continued in business, the firm being Learmonth, Dickinson, and Co., until 1888, when he finally retired. During the remainder of his long and honoured life he continued actively engaged as a director of various public companies, amongst which were the Australian Gaslight Company, the Mutual Life Association of Australasia, the Sydney Exchange, the United Insurance Company, and the North Coast Steam Navigation Company. He was also treasurer of the New South Wales Auxiliary of the British and Foreign Bible Society. He was married on January 7, 1863 to Miss Penelope Brooks Johnston, eldest daughter of the late Commander Johnston, R.N., of Annandale, who survives him. The late Mr. S. Dickinson leaves a family of two sons, Messrs. William and Arthur Dickinson, who are engaged in pastoral pursuits, and five daughters, Mrs. C. W. Perry, Mrs. J. C. Remington, Mrs. I. M. Shields, Mrs. S. V. Stead, and Mrs. B. M. Osborne, Jun. The funeral will take place at the Necropolis, Rookwood, this afternoon.

Internet search on Dr. Bernard James Newmarch, C.M.G.

DEATH OF MILITARY OFFICER.

The death occurred yesterday at his residence, Le Chalet, Caledonian Road, Rose Bay, of Dr. Bernard James Newmarch, C.M.G., a well-known Sydney practitioner, and who served with distinction in the South African War and the Great War. He was 73 years of age.

Born in Surrey, England, the late Dr. Newmarch was a son of Mr. John Newmarch, barrister. After 10 years' work in London hospitals he came to Australia, and was engaged in general practice at Bowral, at North Sydney, and in Macquarie-street. He was a member of the council of the British Medical Association for several years, and had held the position of president. The late Dr. Newmarch served in the Naval Brigade for some time, and subsequently entered the Australian Army Medical Corps. He served as a subaltern during the South African War, being promoted on the field and mentioned in despatches. He was awarded the Queen's Medal and four clasps.

At the outbreak of the Great War Colonel Newmarch was practising in Macquarie street, and at that time held the rank of Lieutenant-Colonel in the A.A.M.C. He was appointed to form and command the 1st Field Ambulance of the A.I.F., and sailed with that unit on the Euripides in October, 1914. In 1917

Dr. Newmarch was appointed to a position at A.I.F. Administrative Headquarters in London, where he served until 1919, when he returned to Australia.

Dr. Newmarch was twice married. He is survived by Mrs. Newmarch and three sons and one daughter. The sons are Roy N. Newmarch, Lieutenant Allan Newmarch, and Captain John N. Newmarch, and the daughter is Mrs. Stewart, wife of Dr. Colin Stewart. The funeral will take place this afternoon in South Head Cemetery, after a short service, commencing at a quarter past 3 o'clock, at St. Michael's Church, Vaucluse.

There is great deal more information on Dr. Newmarch at this site

<https://discoveringanzacs.naa.gov.au/browse/person/253915>



Above: Dr Harbison from this site

<https://harbison.org.au/about-us/harbison-history-community-aged-care/>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because as a mid Victorian residence it illustrates the development of Merrigang Street in the 1870s.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner and developer and NSW politician, Samuel Dickinson (1830–1904), Dr. Bernard James Newmarch C.M.G. 1856-1929, who was an important in promoting the establishment of Bowral Hospital and later medical practitioners Davidson, Harbison, Herrington and Thomas.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses relatively rare aspects of the local area's heritage being a two storey Italianate style weatherboard Mid Victorian era residence.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made

Statement of Heritage Significance

Withycombe at 25-27 Merrigang Street, Bowral is significant because it illustrates the development of Merrigang Street area of Bowral in the 1870s and because of its association with the Shepherd family, Samuel Dickinson (1830–1904), Dr. Bernard James Newmarch C.M.G. 1856-1929, who was an important in promoting the establishment of Bowral Hospital and later medical practitioners Davidson, Harbison, Herrington and Thomas.. It also significant for the beauty of its setting and architectural form and for being a relatively rare two storey Italianate style weatherboard residence from the Mid Victorian era.

‘Annandale’—weatherboard Victorian house including interiors and garden

29-31 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence which illustrates the development of Merrigang Street.

Description

September 2020: A single storey freestanding house that dates from the Victorian period circa 1875 set on a wide 2092m² site in a town setting that has retained its context. The building is setback 20 metres from the street. The site has a front hedge and a side rear garage. The front garden is large, landscaped and features mature trees, hedging and provides an appropriate setting for the house. The trees include a *Sequoiadendron gigantea*. The façade presents an asymmetrical elevation and is constructed of weatherboard. The roof is hipped with a steep pitch, and has boxed eaves. The roof is clad in galvanised corrugated sheet metal and features rendered chimneys. The verandah runs across the façade projecting over entry steps. It is clad in corrugated sheet metal and features cast iron columns. The front door is centrally located and is glazed with sidelights. Fenestration comprising vertically proportioned French doors and arched timber windows with highlights and coloured glass margins. The building appears to be in excellent condition. The internet site shows some excellent interiors which were very well restored and/or reinstated in the period up to 2015.

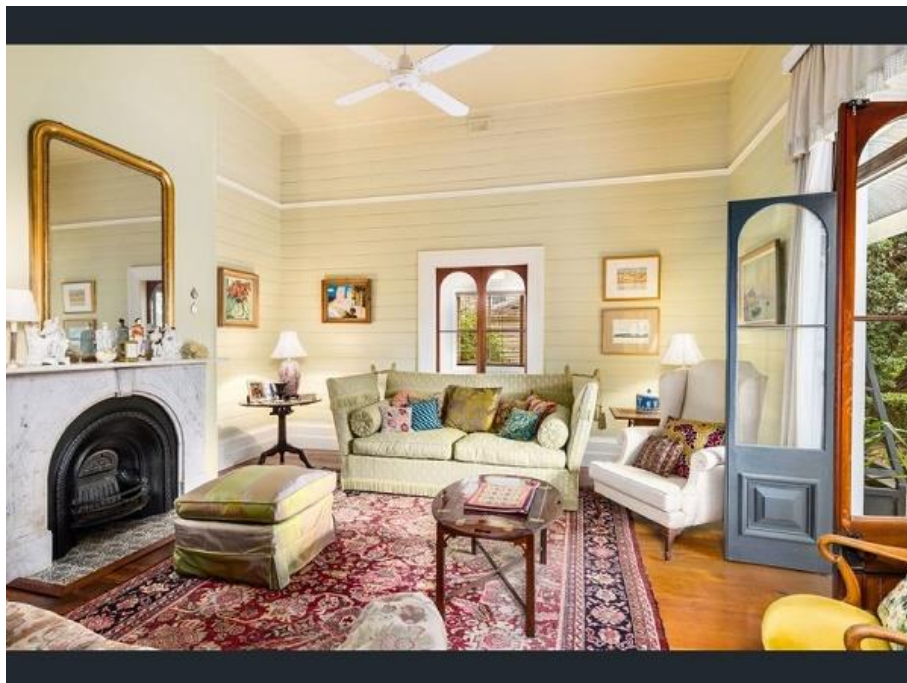
Other/Former Names: Cedar House



Internet Review

26 photos at this site from c. 2019 including image below.

<https://www.realestate.com.au/property/29-31-merrigang-st-bowral-nsw-2576>



Notes on restoration work to 29 Merrigang Street at this October 24 2015 site accessed March 2021

<https://www.domain.com.au/news/restoring-a-140yearold-bowral-home-to-its-former-glory-involves-much-labour-and-love-20151022-gkf91d/>

This restoration of a 140-year-old Bowral home was a work of labour and love, writes Rachel Packham. The Cedar House has experienced many transformations in its 140-year history. It's been a

family home, a doctor's home and a guest house. Before Henry and Rebecca Reid purchased the Bowral home in 1993 it had been converted into six small flats.

The charming weatherboard residence was built about 1876 with high ceilings, marble fireplaces and bay windows. While some of these features remained, Henry Reid says the process of restoring the home to its original glory was like unscrambling an egg.

"It was in a very run down state," Henry Reid says. "The previous owners had taken out a lot of the joinery and there were six grotty little bathrooms and kitchen. We didn't want to create an overly modern house, we wanted to restore it sympathetically with its original design."

Some of the internal walls had been removed along with doors and joinery. False ceilings were installed and a large part of the garden was concreted over.



A lot of time and research was put into replicating the original details that had been lost over the years. As luck would have it, the Reids found a joinery firm in Sydney with cutters from the era who were able to recreate identical architraves and skirtings. A local company built new cedar doors and French windows. Image above from BDHS c. 1930s.

History

Notes from this site <https://www.annandalebowral.com.au/history>

History of 'Annandale', 29 Merrigang St, Bowral

In 1828, Governor Darling recommend that a grant of 4,200 acres of land, including the land to become Bowral, be given to John Norton Oxley and Henry Molesworth Oxley, the two sons of John Oxley. This grant was confirmed in 1855 by the Court of Claims and in 1858 J N Oxley bought out his brother's share for £7,350 (equivalent to \$7 an acre). In 1874 Oxley sold the acres of land bordered by Wingecarribee street, Bendooley street and Merrigang street to Patrick Shepherd and his wife Isabella who are believed to have built Withycombe, however in 1878 Shepherd sold majority of his holdings and its dwellings to the Commercial Banking Company of Sydney (CBC). In 1882 the CBC sold the holding to a Mrs Von Arnheim for the same price it paid and just over a year later she sold the holding on to Samuel Dickinson, a merchant of Sydney. Dickinson gave Withycombe to his son-in-law, Dr Bernard Newmarch, in 1888 who used it as a medical surgery and was the first in a long line of doctors who practised from or lived in Withycombe. Dr Newmarch and his family also later lived in Annandale in 1886. Dr Newmarch then sold his practice to Dr L G Davidson who practised in Withycombe and lived next door in Annandale until 1890.

It was recently revealed during the re-instatement of the 'Sydney Lace' along the front veranda of Annandale that the original manufacturer was a company called Swinnerton & Frew and that it's possible Annandale was built in 1884 (?) by Patrick Shepherd, who gave it to one of his daughters and

son-in-law to operate as a guest house. The curious design of the house with a central block and two long arms with separate access to each of the rooms would seem to support this story.

At some point not long after its construction (to judge by the materials used) the long accommodation wings of Annandale were extended by an additional room on each side. It is clear that the house was subsequently used as a guest house and for many years accommodated travellers coming up to Bowral on the train from Sydney to escape the summer heat; later the guests seem to have been more permanent in nature and the house might more properly have been called a boarding house. There is also reference to Annandale being used for wedding receptions in 1913 and as a concert and party venue in 1914.

Charles and Alice Ohler and their daughters continued operating Annandale as a guest house in subsequent years and made some improvements in 1935. Stanley and Elizabeth Grey were the next owners when they bought the property and made some substantial changes. They added an external bathroom, turned 4 bedrooms into a garage and partially glassed in the western side of the verandah. After Stanley died in 1941, Elizabeth began to divide the house into seven flats as there are advertisements as proof. After Elizabeth died, Annandale was sold to a property investor who reduced the number of flats to six and the house became known as 'Cedar Lodge', however once it was purchased by Henry and Rebecca Reid in 1993, it was changed back to Annandale. The Reid's also spent some time returning it back into a comfortable, spacious dwelling for themselves and their children without over modernising it. The work was done in relatively easy stages, but the largest part was carried out by Greg Samsa Building. With the help of the long-established business of Annandale Timber a particular effort was made to replace the lost joinery - skirtings, architraves, lining boards etc, while Southern Trade Supplies in Moss Vale made new cedar doors and other windows. Now, Annandale offers a premium weekend accommodation option in the heart of the Southern Highlands, a destination for out of towners and beloved place for locals who share in the story of this historic site.

Note from conveyancing books

There is a reference in historical conveyancing books for 29-31 Merrigang Street, Bowral, being bought in June 1940 by Alf and Norris Albert Stephens from Flora Emma Ohler and Lena Maud Ohler following the death of Alice Maud Ohler (1938). See Book 1872 No. 978.

Extract on Patrick Lindsay Crawford (PLC) Shepherd 1831-1903 from part 2 of a four part series by Philip Morton in the Southern Highland News 19/2/2021.

THE landowner who most significantly shaped Colo Vale village was Patrick Lindsay Crawford (PLC) Shepherd. He was a gentleman of high standing. Born in 1831, he was the youngest son of Scottish free settler, Thomas Shepherd and his wife Jane Henderson. On a land grant by Governor Darling in 1827, Thomas established Darling Nursery situated where Sydney University now stands.

PLC was aged four when his father died. By the time he was old enough to join the family business it was well established, so he involved himself in many other interests. These included the Horticultural Society of NSW, Volunteer Artillery where he rose to the rank of Major, the Presbyterian Church, and later the Church of England and as a Member of Parliament.

PLC also gained pastoral experience overlanding stock. In 1854 he joined other family members in the nursery business and remained active in it for another 25 years. Shepherd and Co was the largest horticultural nursery in the Colony, catering to both local and export markets. During the 1850s the Shepherd's sub-divided and sold their original nursery land, which is now the inner city suburbs of Chippendale and Darlington.

PLC married Isabella Deane in 1857, with whom he would have 10 children.

In the 1860s he began steadily acquiring land in the Southern Highlands. In 1863 he purchased seven lots of an Oxley sub-division, enclosed by Merrigang, Bendooley and Bundaroo Streets. In 1872 he acquired 51 acres contained by Bong Bong St, Merrigang St and Mittagong Rivulet which he sub-divided and sold off. During 1874 he bought another two large sections on the opposite side of Merrigang St.

After his wife's death in 1875, PLC married Sarah Jane Una Barnier. He moved her and his children to Bowral where he built Una Lodge, a semi-detached cottage in Merrigang St. He named many of the streets in Bowral after trees, shrubs and family members including his wife.

PLC was the NSW Member for Nepean District between 1874 and 1877. By around 1880, with another two children born in Bowral, he decided to acquire property at Colo Vale to establish a country estate. In 1884 he purchased 40 acres on the corner of present-day Church Ave and Wilson Drive and an adjacent 640 acres in 1888.

The railway line passed through a portion of this land. A station which opened in 1883 as Coleman's Siding was renamed Colo Vale in 1885. Colo is an Aboriginal word for koala or native bear. This name had already been adopted for the surrounding Parish.

On his land near the station, PLC built a fine, two-storied house (Lindesay Hall which in 1907 changed name to current Wensleydale).

Additional information on P L C Shepherd from the NSW parliament site

<https://www.parliament.nsw.gov.au/members/Pages/member-details.aspx?pk=637>

Date of Birth: 17/03/1831

Place of Birth: Sydney, New South Wales, Australia

Date of Death: 03/07/1903

Place of Death: Burwood, New South Wales, Australia

MP for Nepean 1874 to 1877. MLC from 1888-1903

Community Activity

Commissioned as a Justice of the Peace in 1861

Qualifications, occupations and interests: Seed and plant merchant. Gained pastoral experience over landing stock in youth, then helped father at Darling Nursery, Newtown; later established PLC Shepherd & Co., seed man and plant merchants in Sydney with nurseries at Bowral and Colo Vale. President of Horticultural Society of New South Wales. Trustee of Berrima Hospital in 1889, and of Victoria Park. Member of Church of England Synod. Royal commissioner on Colonial Defence from 1870 until 1871, Public Charities from 1875 until 1876. Author of drainage in 1889. Free trade.

Military Service: Joined Volunteer Artillery in 1861, commissioned in 1868, retired as a major in 1876.

Personal: Son of Thomas Shepherd, nurseryman, and Jane Henderson. Married (1) Isabella Deane on 19 May 1857 and had issue, 5 daughters and 5 sons. Married (2) Sarah Jane Una Barnier c.1875 and had issue, 5 daughters and 2 sons. Church of England.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>) Of significance to the history of the local area because it illustrates the development of the Merrigang Street area of Bowral in the 1870s and the early and continuing provision to the present day of guest accommodation in Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance for its association with Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner and developer and NSW politician.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its garden setting and architectural form and because of the high calibre and intactness of its design both interior and exterior.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating at very high standard the principal characteristics of a class of the local area's heritage in this case a large high quality single storey weatherboard residence from the mid-Victorian era.</i>

Integrity/Intactness

Substantially intact inside and out and in excellent condition following well researched conservation work carried out between 1993 and 2015.

Statement of Heritage Significance

Annandale at 29-31 Merrigang Street, Bowral is significant because it illustrates the development of the Merrigang Street area of Bowral in the 1870s and the early and continuing provision to the present day of guest accommodation in Bowral. It is also significant for its association with Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner, developer and NSW politician. Of significance also for the beauty of its garden setting and architectural form, the high calibre of both its interior and exterior and for demonstrating a large high quality single storey weatherboard residence from the mid-Victorian era.

Semi-detached Victorian cottages 33-35 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: This building from 1879 appears as one Victorian era house residence but is in fact two semi-attached dwellings set on a wide site in a town setting that has retained its context. It is setback from the street. The site now has a new well designed painted treated pine lap and cap fence above a dwarf brick wall. The front garden is large and landscaped. The façade presents an asymmetrical elevation and is constructed of weatherboard. It is likely that the semis were symmetrical but now have different verandah configurations. But they read well together especially as they have the same colour scheme. The roof is hipped with a steep pitch. The roof is clad in galvanised corrugated sheet metal. The verandahs run across the façade and have a straight profile. Roofing is corrugated sheet metal. Fenestration comprises horizontally proportioned 2- pane double hung casement timber windows. The semis appear to be good condition. No 35 has a small well designed wing to the left and a well proportioned studio in the rear garden.



Internet Review

September 2020 of left hand (eastern) semi No 35: 7 photos plus notes below:

<https://www.realestate.com.au/sold/property-duplex+semi-detached-nsw-bowral-126731898>

The location of this home - for those wanting the convenience of Bowral town - is second-to-none and positioned in a most sought-after street!

This white weatherboard beauty exudes old-world charm with high ceilings, marble fireplaces, polished timber floorboards and generous proportions throughout. With a North-facing living area and adjoining verandah the landscaped front garden can be appreciated all year round and in the Summer months is protected with the shade from a magnificent Copper Beech. A spacious kitchen opens to a breakfast room with both having views of the formal parterre garden that includes a large topiary Bay tree.

The three bedrooms in the main home lead off the entrance hall and share a recently renovated bathroom. They are spacious and airy and all catch the morning sun.

Access to the covered verandah through the dining room takes you to the external laundry and down a path to a separate one-bedroom apartment. The apartment has slow-combustion heating and with its own bathroom and large picture window is very comfortable indeed.

September 2020 of right hand (western) semi no. 33: 7 exterior photos:

<https://www.realestate.com.au/property/unit-2-33-merrigang-st-bowral-nsw-2576>

History

Research from Linda Emery. May 2021 ST HELENS

33 Merrigang Street Bowral

The house was built as a duplex, two entirely separate houses, by Patrick Lindesay Crawford Shepherd and completed in early 1879. This is confirmed by the diaries of the Rev Stanley Howard who moved into one half of the house in February, as soon as it was finished. The Howard's called their half of the house St Jude's Lodge.



Above: Rev Stanley Howard outside St Jude's Lodge, c.1879 (later known as St Helens)

6 January 1879

...close by is the cottage Mr Shepherd is putting up, half for himself, half to rent (two distinct houses) which we are to have. We looked at it on Saturday evening and measured the rooms: two sitting

rooms with open fire place, same size: 12ft 4in Front: 16 deep measuring along the passage: thus the depth of the house is about 32 ft: all rooms 9ft 6" high. Front bedroom (no fireplace in these) 12 front: 11ft deep: middle bedroom 9ft 10in x 12 ft: back bedroom the same: verandah bedroom just large enough for servants married couple: nice little pantry or larder.

26 February 1879

It is a nice looking cottage of its kind, far better than you would be likely to imagine. It is by no means a common or ugly looking place, but has an air of neatness, taste and comfort about it. Of course we are doing almost nothing at the garden as we hope to move before long to the parsonage: but the six camellia plants do something to give a look of care to the front: and now the stable is finished we shall be able to clean up the back of all the cases, straw etc lying in a heap. The stable is a good building and very satisfactory.

In May 1886, Dr Allen Bradley Morgan purchased the duplex from Patrick Shepherd for £1050.² He made it into one home which he named St Helens.

Dr. Morgan bought two of Mr. P. L. C. Shepherd's cottages in Merrigang Street, and they were transformed into St Helen's, with its lovely garden, tennis court, summer house and glass house.... At first St Helens was only the country house of the busy Burwood doctor. When Dr. Morgan retired from practice St Helens became home, though for some years it was deserted in winter, owing to Mrs. Morgan's health.³

Dr Morgan was born in Southampton, England and was admitted to the Royal College of Surgeons in 1855. He came to Australia in 1858. He married Emma Louise Hume, niece of explorer Hamilton Hume, in Binalong in 1859 and practiced in Wagga until about 1872, with the exception of a year spent in England in 1869-70. Dr Morgan retired to Bowral and died at St Helens in 1899.

The Morgan family were closely associated with St Judes Church of England and the establishment of the Young Womens Christian Association (YWCA) in Bowral. The grounds of St Helens were the venue for fetes and other charitable fund-raising activities for many years.

St Helens passed to Dr Morgan's daughter Jessie Emily who had married Presbyterian minister John Hunter McGoun. Jessie died in 1931, but the McGoun family retained ownership of the house until 1942 when it was sold to Edmond Fraser Davis, a produce merchant in Bowral (E F Davis & Co).⁴

Notes on Patrick Lindesay Crawford Shepherd from this site

https://en.wikipedia.org/wiki/Patrick_Shepherd

Patrick Lindesay Crawford Shepherd (17 March 1831 – 3 July 1903) was an Australian politician. He was born in [Sydney](#) to nurseryman Thomas Shepherd and Jane Henderson. He was a stockman before joining his father at their nursery at [Newtown](#). He established his own seed and plant business. On 19 May 1857 he married Isabella Deane, with whom he had ten children; a second marriage, around 1875 to Sarah Jane Una Barnier, produced a further seven children. He joined the Volunteer Artillery in 1861, retiring a [major](#) in 1876. In 1874 he was elected to the [New South Wales Legislative](#)

²NSW Land Registry Old Systems Title Book 339 No 482.

³*Southern Mail* 23 June 1939

Assembly for Nepean, but he retired in 1877. In 1888 he was appointed to the New South Wales Legislative Council, where he remained until his death at Burwood in 1903.[1]

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Merrigang Street area of Bowral in the 1870s and the early and continuing provision to the present day of guest accommodation in Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance for its association with Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner and developer and NSW politician.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its garden setting and architectural form and because of the high calibre and intactness of its design both interior and exterior.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating at very high standard the principal characteristics of a class of the local area's heritage in this case a large high quality single storey weatherboard residence from the mid-Victorian era.</i>

Integrity/Intactness

Substantially intact inside and out and in excellent condition following well researched conservation work carried out between 1993 and 2015.

Statement of Heritage Significance

33-35 Merrigang Street, Bowral is significant because it illustrates the development of the Merrigang Street area of Bowral in the 1870s and for its association with Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nursery man, landowner and developer and NSW politician who built the residence as a duplex in early 1879, Rev Stanley Howard of St Jukes Church who for a time occupied one half of the house from new and Dr Allen Bradley Morgan from 1886 when it was converted to one house. It is also of significant for the beauty of its setting and architectural form and for being a rare weatherboard semi-detached building from the Mid Victorian era.

‘Apollonia’—Gothic style weatherboard house

37-39 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: A large two storey c. 1887 – the late Victorian era - Gothic style weatherboard residence on a c. 4000 m² site in a pleasant street very close to the centre of Bowral. The garden is large includes a circular driveway and mature trees. The elevation of the house is complex and includes two main projecting bays to the street. One of these to the right is steep pitched and includes a twin set of double hung windows. One is in the centre and forms the portico held on short timber posts on heavy stuccoed pillars. The left gable is wider and has two sets of twin double hung windows. The roof is clad in corrugated metal and there are at least two tall corbelled chimneys. There is an open verandah to the left and it returns to the left. It is possible that the left hand side of the house is somewhat later than the right.



Above: 26 images including 1 above from c 2015 <https://www.realestate.com.au/sold/property-house-nsw-bowral-119359259>

Steeped in local history, this classic Victorian weatherboard, c.1887, was once dubbed by its creator 'the pretty villa', on a level north facing acre - a rare and special property. Significantly added to and

extensively renovated in recent times, there simply is not enough room to adequately describe this vast family home.

Four bedrooms in the main house and two in the completely self-contained apartment above the garage. Elegant and stylish formal and informal living areas, a gorgeous TV/media room with built-in bookcases and a double sided Cheminees Philippe fireplace, one of four fireplaces in the house, plus one outdoor in the sheltered internal courtyard. Beautiful office with library bookcases.

A glorious country kitchen with 140cm wide black Ilve range, thick stone counter tops, massive island bench boasting lots of cupboards and drawers. Ceiling heights vary, but mostly 10ft. and then approximately a 20ft. mansard ceiling in the informal section of the house. Hydronic heating and reverse cycle air conditioning. A beautiful indoor heated lap pool has three banks of bi-fold doors opening to the sunny north



Above: 26 images including one above at this site from c 2015.
<https://www.realestate.com.au/sold/property-house-nsw-bowral-119359259>

Note from this Urban.com site Oct 22,2015

<https://www.urban.com.au/news/47121-retired-westpac-boss-frank-conroy-sells-appollonia-at-bowral>

Apollonia, the historic Bowral retreat of former the Westpac chief executive Frank Conroy and his wife Jan, has been sold.

They plan to spend more time at their Bendalong beach house following the sale through Belle Property Bowral agent Di Dixon who was seeking around \$3.5 million.

The 1890 home takes its name Apollonia after the patron saint of dentistry given its long earlier ownership by the local dentist. The charming Merrigang Street home was built circa 1890 for Julia Welford as a guest house to her residence next door, but is better known locally as the long-time

home of dentist Douglas Hedberg until 1954. It was Robert Uliana who undertook its substantial renovation along with adding its two-bedroom guest house and indoor, heated lap pool. Last traded in 2005 for \$2.95 million, Apollonia, is a charming timber Bowral residence on 2600 square metres in Merrigang Street. It is tipped to have sold to an Elizabeth Bay buyer.

Note on Julia Welford – possibly Julia Wellford as below. In 1890 Wellford would have been 55 years of age which fits.

WELLFORD	Julia Rose	Death notice	16JUN1919	Death 84	late of Chatswood	Sydney Morning Herald	18JUN1919
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Note on Douglas Rodney Hedberg, Dentist. Born c. 1918 died 21/6/2005

HEDBERG	Douglas Rodney	Death notice	19JUN2005	Death 87	late of Blakehurst	Sydney Morning Herald	21JUN2005
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Above Dec/Jan 2019 cover of Highlife.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this section of the Merrigang Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>

NSW heritage assessment criteria	Assessment of site
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a large two storey late Victorian era Gothic style weatherboard residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Apollonia at 37-39 Merrigang Street, Bowral is significant because it illustrates the development of this section of the Merrigang Street area of Bowral in the late 19th Century. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a large two storey late Victorian era Gothic style weatherboard residence.

‘Jubilee Villas’—two storey terrace houses

50 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance a rare Victorian terrace which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: This 1887 property presents as a two storey terrace but it has been converted to one house. It is set on a site in a town setting that has retained its context. The building is setback a small distance from the street. The site has a painted brick fence with modern metal palisade style panel infills. The front garden is simple and provides an appropriate setting for the house. The site has a new double garage with driveway on the right (eastern) side. The parapeted façade presents a simple symmetrical brick terrace. The roof is clad in corrugated sheet metal. The verandah runs across the façade and has an ogee profile. It is clad in corrugated sheet metal and features a cast iron balustrade and acanthas brackets. The upper faced features a pedimented arched parapet with a dentilled cornice. The central pediment features the name and date of the building. The front door is 2 panelled and 2 glazed. Fenestration comprises vertically proportioned upper floor French doors with highlights and 2-pane double hung timber windows with highlights on the ground floor. The building appears to be in excellent condition.



Internet Review

September 2020: Many photos and listing notes at this site c.2020:

<https://www.belleproperty.com/listings/808410/50-merrigang-street-bowral-nsw-2576/>

A large double fronted two storey terrace in the dress circle of Old Bowral. A short walk of just 200 metres will have you right in the heart of Bowral, the heart of the Southern Highlands. Offering four living areas, one of which is of a grand scale, with soaring ceilings, set off by four large elegant columns, either side of a massive picture window with views up to the Gib. Beautiful Travertine flooring and a large gas fireplace complete the picture. Two nooks with a desk/shelf provide that extra bit of serviceable space. A simple, but quality kitchen is at the back of this space. Facing north south, the back garden, the large living room and the master bedroom enjoy fabulous winter sunshine. The whole building is surprisingly light, made even more so with the predominant finish throughout being white and by numerous skylights. The master bedroom is a true retreat with enough space for a sitting area, the en-suite bathroom is also large and features a double vanity, bath tub, shower recess and internal laundry. The ground floor has been cleverly set up to create two one bedroom self contained accommodations with their own separate entrances, one with its own kitchen & private outdoor sitting area. These two apartments can easily be combined to be a large two bedroom, two bathroom apartment via a secret locking bookcase door! Both currently generate a substantial passive income as holiday accommodation. An engineered awning runs down the eastern side of the building providing covered access to the house from your car into the main residence via the stylish main door. A new double garage (lined and with an automatic door) and two covered carports either side of the garage, are located at the most northern end of the property down a sealed concrete driveway after passing through the automated security gates.

History

Research from Linda Emery April 2021

50 Merrigang Street Bowral. Jubilee Villas

James Watts Parker purchased Lot 2 Section 16 of the Shepherd Estate from Kangaloon farmer Gerard Graham in October 1886, for which he paid £100. In 1887 he had Jubilee Villas built as two adjoining terrace houses.

It appears that he lived in one of the houses and the other was rented. In 1888, the Misses Gibson, milliners and dressmakers, moved into Jubilee Villas as tenants where they conducted their business for several years.

James Parker was born in Daventry, Northamptonshire in 1858 and came to Australia with his parents at the age of three. The family originally settled in Camden, moving to Bowral in around 1882. James Parker was a saddler by trade and carried on a business in Bowral for a number of years.

In 1892 James Parker married Elizabeth Louisa Walker who had recently arrived in Bowral from England. There were no children of the marriage and after the death of James in 1906, the Jubilee Villas passed to Elizabeth. She remarried in 1913 to Levi Gibson and the couple continued to live in one of the terraces. Elizabeth retained ownership of the houses until her death in 1934. She had no relatives in Australia, but had a large circle of friends and was an enthusiastic worker for both the Methodist Church and Salvation Army.

Research from Linda Emery June 2021. Linda has established that all 4 sets of two storey 19th Century terraces in Bowral were built by the Grove family.

The Grove Family: Charles George Grove Jnr, Walter and Frederick Grove and their father, also Charles, were prominent builders in Bowral. The Grove family had sailed from Liverpool, England in 1857 on the ship *Admiral Lyons*, with their two young daughters, Fanny aged one, who died on the

voyage, and Emily aged two. They arrived in Sydney on 15th September 1857 and a few weeks later moved to Mittagong where Charles Snr began work as a stonemason for the Fitzroy Iron Mines. During six years in Mittagong, he was responsible for the construction of a number of buildings, including the Mittagong Public School, now Mittagong Library.

In 1863, the Groves moved to Bowral and were among the first families to settle in the new township. Charles Snr continued as a builder and was later joined in the business by his sons, Walter, Frederick and Charles who were bricklayers and builders. Together the Groves built many of the public and commercial buildings in Bowral, along with numerous private homes. Among them were St Simon & St Jukes Church, both the present building completed in 1886 and its predecessor designed by Edmund Blacket and built in 1874, Bowral Public School, the Royal and the Grand Hotels and the CBC Bank (demolished in the 1970s). The Grove brothers were known for their excellent workmanship, building many houses in Bowral in the two decades to 1900. They built four known sets of two storey terrace houses in Bowral.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association 1. for 47 years - 1887- 1934- with its first owner James Parker and then his wife Elizabeth (nee Walker). 2. its builder the Grove Family; all four sets of two storey 19th Century terraces in Bowral were built by the Grove family including 48-50 Merrigang Street. In 1863, the Groves moved to Bowral and were among the first families to settle in the new township. Charles Grove Snr. continued as a builder and was later joined in the business by his sons who were bricklayers and builders, Charles George Grove Jnr 1866-1940, Walter Henry Grove 1862-1927 and Frederick Charles Grove 1858-1941. Together the Groves built many of the public and commercial buildings in Bowral, along with numerous private homes. Among them were St Simon & St Jukes Church, both the present building completed in 1886 and its predecessor designed by Edmund Blacket and built in 1874, Bowral Public School, the Royal and the Grand Hotels and the CBC Bank (demolished in the 1970s). The Grove brothers were known for their excellent workmanship, building many houses in Bowral in the two decades to 1900.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspect of the local area's history in this case being a Victorian style terrace of high quality. It is one of four pairs in Bowral all erected by the same builder – two in Merrigang, one in Rose street and one in Station Street.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

33-35 Merrigang Street, Bowral is significant because it illustrates the development of the Merrigang Street area of Bowral in the late 19th Century and for its 47 years association (1887- 1934)-with its first owner James Parker and then wife Elizabeth. It is also significant in being one of four pairs of two storey terraces built in Bowral by the Grove family. Charles Grove Snr. Came to Bowral in 1863 and was later joined by his sons who were bricklayers and builders, Charles George Grove Jnr 1866-1940, Walter Henry Grove 1862-1927 and Frederick Charles Grove 1858-1941. Together the Groves built many of the public and commercial buildings in Bowral, along with numerous private homes. Among them were St Simon & St Jude's Church, both the present building completed in 1886 and its predecessor designed by Edmund Blacket and built in 1874, Bowral Public School, the Royal and the Grand Hotels and the CBC Bank (demolished in the 1970s). The Grove brothers were known for their excellent workmanship, building many houses in Bowral in the two decades to 1900.

‘Benderry’—two storey late Victorian house 51-53 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance a rare Victorian terrace which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A two storey house that dates from c. 1870s - the late Victorian period - set on a large site in a town setting that has retained its context. The building is setback from the street and is partly obscured by high vegetation. The site has a single rail timber rail front fence with lower brick infill. The site has a garage located well to the rear. The front garden is landscaped and features gravel path, circular driveway, mature trees, hedging, and floral displays and provides an appropriate setting for the house. The façade presents a simple symmetrical elevation and is constructed of rendered face brick.

The roof is hipped and clad in galvanised corrugated sheet metal with rendered corbelled chimneys and chimney pots. The verandah runs across the façade and returns to the left and has a straight profile. It is clad in corrugated sheet metal and features timber columns, timber brackets and horizontal steel railing. The front door is centrally located with 2 panelled and 2 glazed fanlights and sidelights. Fenestration comprises vertically proportioned multipane double hung timber windows with rendered architraves and arch mouldings. The building appears to be in excellent condition. Alterations sympathetic. They include a simple small two storey addition and a single storey addition.

Former names: Milton House



Internet Review

September 2020: None found.

History

Research and 3 images below from Linda Emery April 2021 Benderry

51 Merrigang Street Bowral

Benderry, originally known as Milton House, was built on Lots 7-9 and 18-20, Section 13 of the Shepherd Estate. The land, 2¾ acres, was sold by Patrick Lindesay Crawford Shepherd to William Augustus Comer on 23 November 1883 for £500. William Comer was a publican and the licensee of the Royal Hotel, Sutton Forest from 1881.

The house was designed for William Comer by well-known Sydney architect George Allen Mansfield (1834-1908). Mansfield was responsible for the design of the Commercial Banking Co of Sydney building on the corner of Bong Bong Streets completed in 1884, so it would seem reasonable to conclude that he designed Milton House at around the same time.

The house was operated as a first class boarding house during the late 1880s and early 1890s. In 1892, it was leased by architect Edward Vennard who conducted his business from offices there. The Comer family retained ownership of the house until 1919, although they did not live there - it was leased by a number of people over that period.



In July 1919, Arthur Edward Cordeaux of Bendooley, Berrima purchased the property from William Comer for £3,000. Arthur Cordeaux was the grandson of William Cordeaux who came to NSW in 1818 as Assistant Commissary General of the Colony. After spending some years as a bank manager for the Commercial Banking Co of Sydney, Arthur took over management of the family properties, Bendooley at Berrima and Wanganderry at Bullio until they were sold in 1919. Arthur and his wife Norah Cordeaux then moved with their family to their new home in Bowral and renamed the house Benderry. Their name for the house was a contraction of Bendooley and Wanganderry, the two properties which had been in the Cordeaux family for a hundred years.

Arthur Cordeaux was a member of the Berrima District Hospital Committee from 1909-1911 and was a staunch supporter of the hospital. Between 1922 and 1928 he served as an Alderman for Bowral Municipal Council, gaining, along with Herbert Venables, the highest number of votes in 1925. He was for a time Secretary of Bowral Golf Club.

In 1930, Norah Cordeaux became the first woman to be elected to the board of Berrima District Hospital, having been nominated by the Mittagong Country Womens Association. Her association with the hospital had begun when she became one of the first probationers to be trained at the hospital. During World War 2, she was President of the Womens Voluntary Service whose members undertook fund raising to provide comforts to soldiers.



Above: Arthur and Norah Cordeaux remained at Benderry until around 1948 when they moved to a smaller house at 44 Merrigang Street.

Ryerson index on Comer

COMER	William A Death notice	01NOV1936	Death	at District Hospital, Parramatta, formerly of Baulkham Hills and Bowral	Sydney Morning Herald	02NOV1936
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George Allen Mansfield

Good summary and list of works at this Wiki site

https://en.wikipedia.org/wiki/George_Allen_Mansfield

George Allen Mansfield FRIBA (15 June 1834 – 20 January 1908) was a prominent Australian architect of the nineteenth century who designed many iconic buildings in Sydney.... Mansfield wasa member of the Royal Institute of British Architects and was the first Australian-born architect to receive the honour of Fellowship. Mansfield was also the founder and first president of the NSW Institute of Architects (now the NSW Chapter of the Australian Institute of Architects).

Note on architect Edward Vennard who leased Benderry from 1892 for his practice

Mr Vennard seems to have started his career as an architect in about 1882 having designed the local ES & A bank in Bowral where he lived having worked for ten years on a top Sydney office. He was a keen community-minded person joining the local Bowral Fire Brigade, the School of Arts and the Young Men's fellowship (he had a fine voice). He organised and called for tenders to repaint St Jude's, Bowral, church in 1893. (From site below accessed May 2 2021)

<https://www.rwebay.com.au/the-raymond-apartments/>

OBITUARY for MR. E. N. VENNARD. The Biz Newspaper (Fairfield) 10/3/1941.

The death occurred early on Saturday. March 15, of Mr. Edward Newell Vennard aged 75 years, of Hamilton Road, Fairfield West.

The deceased gentleman is survived by a wife (who is president of Fairfield West Ladies' Patriotic Committee) and family—Ted, Jim, Peter, Mollie, and Mrs. Chave.

Deepest sympathy is extended from residents of the district, to whom the late gentleman and his family were widely known and highly respected. Mr. Vennard had lived in the district for about four years and had come from Collaroy, where he had been an architect for many years. The deceased gentleman was an old cricketer and captained Bowral Club for some years. He played with the old Belvedere Cricket Club on the Domain, and used to open up with the late Frank Iredale. He is credited with the biggest hit on that ground — he lifted the ball out of the Domain into the Botanical Gardens. Mr. Vennard was well known at Cronulla, where he was Scout Master of the local Boy Scouts for about eight years. In early life he

was an active member for twenty years of the old Balmain Rowing Club. As an architect he was well known. Among his works were Raymond Flats (Elizabeth Bay), Alexander Flats (Darlinghurst).

W. S. Friend's warehouse (York street) Newstead House, and Pepperill House (Castlereagh Street). The funeral took place last Saturday afternoon, when the last, mortal remains were laid to rest in Rookwood Church of England cemetery.

<https://trove.nla.gov.au/newspaper/article/76307474>

D. McManus 10/9/2021: HAC Workshop of 28 May 2021 recommended that interiors be included but no evidence of interiors and thus not included at this time.

Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901) / Wed 27 Jul 1892

TO BUILDERS.

TENDERS are invited for Alterations and Additions to a Villa Residence at Bowral. Plans and specifications may be had on application to

G. ALLEN MANSFIELD,
Architect,
121 Pitt-street, Sydney.

6086

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Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901) / Wed 23 Nov 1892

Edward N. Vennard,
ARCHITECT,
Milton House,
Merrigang-street,
BOWRAL.

6203

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Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	(no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	Of significance to the history of the local area because it illustrates the development of Merrigang Street in the 1880s.

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with former owners/tenants William Augustus Comer, publican and the licensee of the Royal Hotel, Sutton Forest from 1881 who commissioned the building of Benderry in the 1880s</i></p> <p><i>George Allen Mansfield (1834-1908) who was a prominent Australian architect of the nineteenth century and who designed many iconic buildings in Sydney. He was a member of the Royal Institute of British Architects and was the first Australian-born architect to receive the honour of Fellowship. Mansfield was also the founder and first president of the NSW Institute of Architects.</i></p> <p><i>Leased by architect Edward Vennard (1866-1941) from 1892</i></p> <p><i>Arthur Edward Cordeaux and Norah Cordeaux prominent pioneering family descendants in residence between 1919-1948.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<p><i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i></p>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<p><i>Of significance because the item possesses a rare aspect of the local area's history in this case being a very large two storey symmetrical front late Victorian era residence.</i></p>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Benderry at 51-53 Merrigang Street, Bowral is significant because it illustrates the development of the Merrigang Street area of Bowral in the 1880s and for its association with first owner William Augustus Comer, publican and the licensee, prominent architect George Allen Mansfield (1834-1908), lessee architect Edward Vennard (1866-1941) and Arthur Edward Cordeaux and Norah Cordeaux prominent pioneering family descendants. It is also significant for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a very large two storey symmetrical fronted late Victorian era residence.

‘Ellengowan’—single storey Victorian weatherboard house with bullnosed verandah, including interiors

63 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as a fine and substantial interwar residence which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding house that dates from the Victorian period set on a 726m² corner site to Una Street in a town setting that has retained its context. The building is setback 3 metres from the street. The site has a new painted timber picket fence backed by a high escallonia hedge and a rear garage. The fence has traditional tubular steel and mesh wire pedestrian and vehicular gates. The site also features a two-storey garage with a loft. The front garden is large and informally landscaped and features a central brick path, hedging and floral displays and provides an appropriate setting for the house. The façade presents a simple symmetrical elevation and is constructed of weatherboard with a rendered masonry base course. The roof is hipped with a steep pitch. The roof is clad in galvanised corrugated sheet metal with corbelled chimneys and terracotta chimney pots. The verandah runs across the façade and returns to the left (east) and has a bullnose profile. It is clad in painted corrugated sheet metal and features timber columns and timber decking. The façade is obscured by the high hedge.

The front door is centrally located and is 2 panelled and 2 glazed with fanlights. Fenestration comprises vertically proportioned 2 pane double hung timber windows. The building appears to be in excellent condition. Alterations include a newer rear two storey garage with timber cladding and attractive timber doors. There is a new well designed verandah at the rear of the house. Internet site from 2010 shows it to have attractive original lining boards to most rooms and original joinery.



Internet Review

September 2020: 27 photos at this site from c.2010 and 2005.

<https://www.realestate.com.au/property/63-merrigang-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>

NSW heritage assessment criteria	Assessment of site
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspect of the local area's history being original lining boards and joinery.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian-era cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

63 Merrigang Street, Bowral is significant because it illustrates the development of the Merrigang Street area of Bowral in the late 19th Century and for the beauty of its setting, architectural form and . It is also significant in demonstrating the principal characteristics of a single storey Victorian-era cottage and possessing a relatively rare aspect of heritage being its original interior lining boards and joinery.

‘Wingham’—Victorian Italianate house

76 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

A c.1897 late Victorian Italianate style residence located on a 696 m² site in a good street a short distance to the east of the centre of Bowral. There is a masonry post and fleur-de-lis design metal picket fence at the front. To the right the driveway leads to the rear of the site. House has a new galvanised metal gabled roof, with three prominent corbelled chimneys and an offset bull nose verandah to the left. The projecting bay to the right has a shallow bay window with a set of three double hung windows each with rounded heads and each with one pane over one pane configuration. The bay itself has a finely worked plaster cornice including dentil detailing. The projecting gable has elaborate timber fretwork. A similar set of three windows is used in the verandah area. The verandah is supported by two metal columns and it has cast metal brackets and valance. The frieze and brackets feature sulphur crested cockatoos and finches identified by the owner as being a registered pattern to D and R Bradford in 1884, and considered to be relatively rare. The interior has many original features. The ceilings have been replaced at a later time but with high quality cornices in each room. This may have occurred in the ownership of builder Norrie Stephens 1938-1948. Floors are of Cypress pine and may have replaced earlier wider boards. At the rear there is a window in the back gable section. The owner has advised that the roof space is large and has a floor indicating possible previous use possibly during the time it was a school. There is no staircase to this space.

At the rear there are two early garage spaces possibly conversions of earlier stable structures which would have had access to Rose Street when the house had a large lot – 74 Merrigang Street now separate with newer house. Built onto the first garage are two toilets known to have been approved in 1954. One still has a half buried ceramic pan and low sink which appear to have been set up for use by children related to the Glenroy Preparatory School run by Miss Morrish. A very fine and well-presented house.



The frieze and brackets feature sulphur crested cockatoos and finches identified as being a registered pattern to D and R Bradford in NSW in 1884. Indigenous designs are considered to be “comparatively rare and of special interest” by Graeme Robertson. Source of information: Graeme Robertson, *Decorative Cast Iron in Australia*, 1984.

Internet Review

7 images at this 2010 site

<https://www.realestate.com.au/property/76-merrigang-st-bowral-nsw-2576>

22 images and listing notes below at this 2022 site

<https://www.realestate.com.au/property-house-nsw-bowral-138623307>

'Wingham' 76 Merrigang Street, Bowral

Built circa 1897, wonderful 'Wingham' boasts incredible late Victorian flourishes and is located in one of Old Bowral's most prestigious streets with a perfect north-to-rear aspect. Enter the hallway through a majestic archway, admire the 12-foot ceilings and decorative cornices, be entranced by the history: once run as a prep school by Ms Morrish throughout the 1940s and 50s, this delightful home has been renovated and extended. Wander through French doors onto a covered deck with an outlook over lush, established gardens with glimpses of Mt Gibraltar and Cherry Tree Walk.

With large bedrooms, formal and informal living spaces, four open fireplaces and a gas fireplace in the living room it also features underfloor ducted gas heating.

A gardener's delight, outside you'll enjoy espaliered fruit trees (apple, pear and quince), raised vegetable beds, and a brick garage with attached garden shed.

Other features include:

- A high-pitched roof with loft space that could easily be converted
- Combined kitchen/dining with gorgeous Falcon Range cooker
- Delightful parterre garden on entry
- Double glazed windows
- Completely new roof and external painting
- Outdoor WC

Wingham offers comfortable, old-world charm and is just a five-minute walk to Corbett Gardens and the coffee shops, medical facilities, boutiques and supermarkets of beautiful Bowral.

History

Title search information by John Biffin

A lot in the "Garden of Bowral" subdivision, a part of Shepherd's Paddock Estate

17 Jan 1887 Patrick Lindsay Crawford (PLC) Shepherd 1831-1903 and Charles Muzio Deane sold to Henry Clark Flower

6 April 1887 Henry Clark Flower to Samuel Frost

20 August 1918 Samuel Frost to HESSIE SIMS

10 June 1938 HESSIE SIMS to Norris Albert Stephens (brother of Alf Stephens Jnr.)

14 August 1948 Norris Albert Stephens to Phyllis Ruth Morrish 1892-1982

16 August 1961 Phyllis Ruth Morrish to Alice Pye

13 April 1973 Alice Pye to Ivan Clem Glover

17 September 1976 Ivan Clem Glover to Patricis Dawn Glover

17 May 1979 Patricis Dawn Glover to Michael and Ros Firth

5 October 2010 Michael and Ros Firth to John Biffin

Ryerson Index Check on owners where listed

FROST	Samuel	Death	17MAR1919	Publication	78	late of	Sydney Morning
		notice				Bowral	Herald

SIMS	Hessie	Death notice	01OCT1940	Death	at Hunters Hill, late of Hunters Hill	Sydney Morning Herald	02OCT1940
STEPHENS	Norris Albert	Death notice	14MAR1966	Death	at Terrigal, formerly of Bowral	Sydney Morning Herald	19MAR1966
MORRISH	Phyllis Ruth	Death notice	21MAR1982	Death 90	at Castle Hill	Sydney Morning Herald	24MAR1982
PYE	Alice	Death notice	24APR1977	Death 75	late of Bowral and Mudgee	Sydney Morning Herald	26APR1977

Notes on Norris (Norrie) Albert Stephens

Norrie was born in 1887 - one of six children born to Alf Stephens Snr and his wife Elizabeth. Extracts from the Townsing book material below.

By 1896/97 Alf Stephens Snr. had a house and land in Bong Bong Street valued at £268. By this time, Alf Snr. and Elizabeth also had children. A photograph at "Teddington" - a polychrome brick structure with much style - shows Alf, Elizabeth and three children on the front verandah in about 1894. Alfred Jnr. was born in 1887, Jessie in 1891, Annie in 1893. Other children followed Ethel Grace (1896), Norris Albert (1899), and Phyllis (1904).

In 1917, Alf Stephens Snr. retired and went to live at Manly with Elizabeth and youngest daughter Phyllis. By the time he left, he had long since involved his sons in the workings of the business. He directed that Alf Stephens Jnr. (now aged 30) take over, and that brother Norris (Norrie) Stephens be brought in when he turned 21. The name of the firm from 1921 was therefore Alf Stephens & Sons (in the plural). The business was relocated from Elm Street to Boolwey Street after Alf Jnr. took over.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish. Major projects in the Southern Highlands include Dormie House at Moss Vale Golf Course, the four storey Ranelagh House (now Robertson Hotel) at Robertson, the Bowral Golf Clubhouse in Kangaloon Road, the former Berrima and District Ambulance Station in Bong Bong Street, Bowral and a major rebuild of the Empire Cinema also in Bong Bong Street, Bowral

Norrie (Norris Albert) Stephens died on the 14th March at Terrigal aged 67.

Notes on Miss Phyllis Ruth Morrish 1892-1982 and Glenroy Preparatory School.

The Rev. Canon Francis MORRISH, who died at Pymble on Tuesday in his 86th year, served throughout his ministry in New South Wales country centres. A native of Liverpool, England, he came to Australia at the age of 21 years. He graduated B.A. at the University of Sydney in 1882 and L.Th. at the Australian College of Theology in 1898. He was ordained deacon in 1882 and priest the following year. He served in Grafton diocese from 1882 to 1885, when he became vicar of Bundarra. Ten years later he transferred to Walcha, remaining there five years before going to Manila. His last parish was Port Macquarie, where he served from 1907 to 1913, when he retired. He was appointed a canon of Grafton Cathedral in 1902 and became an honorary canon on his retirement. He lived at Pymble for about 10 years. He is survived by three daughters. The funeral took place on Wednesday at the Northern Suburbs Cemetery, following a service at St. Swithin's Church, Pymble.

Miss Morrish had run a school from her parents home in Pymble before coming to Bowral and it was named after that house – Glenroy. Her father was Canon Francis Morrish who died in 1937.

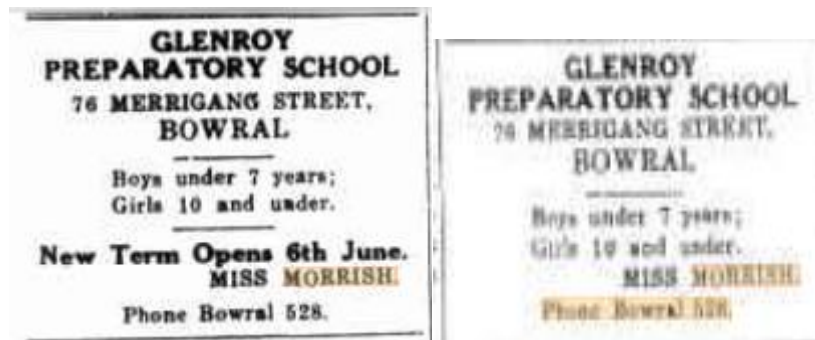
MORRISH.—December 13, 1937 (suddenly), at his home, Glenroy, 1224 Pacific Highway, Pymble, Rev. Canon Francis Morrish, in his 86th year. Her mother was Louisa J Morrish.

Obituary above from SMH 17 December 1937

Miss Morrish did not buy the house from Norrie Stephens until 1948 but she had been running a school at the address since at least May 1939. The Southern Mail of 26 May 1939 recorded that

Miss Morrish will re-open Glenroy Preparatory School in Merrigang Street, Bowral, on 6th June. Miss Morrish, who has had experience in the city, takes boys under seven and girls up to ten.

GLENROY PREPARATORY SCHOOL, 1224 Pacific Highway, Pymble. Girls, 10 and under (limited number of boarders). Boys under 7. New term June 6. Miss MORRISH. JX1419.



Above: Left hand advertisement for the Glenroy School first appears in *The Southern Mail* of 26 May 1939. The right hand advertisement then repeated twice weekly throughout 1939 and 1940.

1940 *The Southern Mail* 24 Oct 1940 Miss P R Morrish given approval for Erection of Sun Verandah.
NOTE: John Biffin did find at WSC a DA for a Sun Room to infill the North Western side of what was then an L shaped house.

1941 Adverts recommence in *The Southern Mail* on Friday 7 November 1941 and continue regularly until 1951.

The Southern Mail Tue 10 Feb 1942

Miss Morrish wins first prize of her dog in Setter Class in Feb Dog Show in Bowral.

<https://trove.nla.gov.au/newspaper/article/118955617?searchTerm=Morrish>

Fri 23 Feb 1945 The Southern Mail

LOST, Food ration books and clothing coupons in brown folder. Mrs. M. B. Morrish, 61 Todman Ave., Kensington, c/- 'The Rift,' Bowral. Reward.

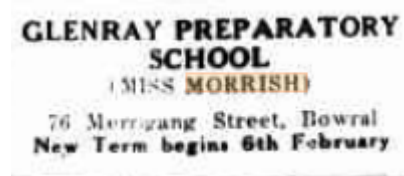
The Southern Mail Fri 6 Apr 1945

WANTED, Fireguard or Nursery 'Fender; urgent. Write or ring Miss Morrish, Bowral 528. ?

The Southern Mail Fri 13 Oct 1944

LOST, English Setter, near Queen

76 Street Answers to Margo. Reward . Miss Morrish, 76 Merrigang



Above: Last advert with Glenray (sic) appears *The Southern Mail* Fri 19 Jan 1951

NOTE: While the advertisements stopped in 1951 John Biffin did find at WSC a DA from 17 March 1954 for two lavatories to be built against the garage. These are still there. One still has a half buried ceramic pan and low sink which appear to have been set up for use by children related to the Glenroy Preparatory School run by Miss Morrish.

Miss Morrish died at Castle Hill on 21 March 1982 aged 90.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the 19th century development of the Merrigang Street area of Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance for its association with former owners: . 1 Norrie Stephens 1887-1966 of the prominent building firm of Alf. Stephens and Sons. 2. Phyllis Ruth Morrish 1892-1982, principal of the Glenroy Preparatory School run from 76 Merrigang Street from 1938 to at least 1954. 3. John Biffin owner 2010 to 2022, Honorary Treasurer of the Australian Garden History Society (Southern Highlands Branch) 2015-2021 who carried out excellent conservation and enhancement work to the house which he named Wingham.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance for possessing intact rare cast iron frieze and bracket work featuring sulphur crested cockatoos and finches identified as being registered in NSW by D and R Bradford in 1884. Such indigenous designs are considered to be comparatively rare and of special interest.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage is this case a fine single storey late Victorian Italianate style villa.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

76 Merrigang Street Bowral is significant because it illustrates the 19th century development of the Merrigang Street area of Bowral. It is also of significance for its association with former owners: . 1 Norrie Stephens 1887-1966 of the prominent building firm Alf. Stephens and Sons. 2. Phyllis Ruth Morrish 1892-1982, principal of the Glenroy Preparatory School run from 76 Merrigang Street from 1938 to at least 1954. 3. John Biffin owner 2010 to 2022, Hon Treasurer of the Australian Garden History Society (Southern Highlands Branch) 2015-2021 who carried out excellent conservation and

enhancement work to the house which he named Wingham. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage is this case a fine single storey late Victorian Italianate style villa. Of significance also for possessing intact rare cast iron frieze and bracket work featuring sulphur crested cockatoos and finches identified as being registered in NSW by D and R Bradford in 1884. Such indigenous designs are considered to be comparatively rare and of special interest.

Victorian weatherboard cottage (one of a pair) 78 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the development of Merrigang Street.

Description

October 2020: A hipped roof, symmetrical fronted late Victorian period weatherboard house with two corbelled symmetrically placed chimneys. It is located on a 697m² in a town setting that has retained its context. Verandah is concave and returns to the right where it has been infilled. Verandah has timber posts and no detail. All roofs in corrugated metal. Double hung windows. Simple garden with picket fence and right side drive to traditional one car garage at rear. Pedestrian gate is traditional steel and wire. On the day of inspection the owner advised that this house has been in his family for several generations.



Internet Review

September 2020: Good clear google photo only at this site

<https://www.realestate.com.au/property/78-merrigang-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street in the late Victorian period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian-era cottage</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

78 Merrigang Street, Bowral is significant because it illustrates the development of the Merrigang Street area of Bowral in the late Victorian period. It is also significant in demonstrating aesthetic achievement for its setting and architectural form and in demonstrating the principal characteristics of a single storey symmetrically fronted weatherboard late Victorian-era cottage.

Victorian weatherboard cottage (one of a pair) 80 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

September 2020: Small Victorian era cottage on a 696m² site. Symmetrical facade. Weatherboard. Main roof at front hipped but gabled and flat rood sections at rear. Simple 4 chamfered timber post verandah across the front. Concave profile to the verandah roof. Blind wall end to the verandah on left. Round top pane sash windows. 3 mature trees in the front garden. Integrity high



Internet Review

4 good photos and plan at this c. 2012 site <https://www.realestate.com.au/property/80-merrigang-st-bowral-nsw-2576>

Also 3 photos and listing notes at this c. 2012 site <https://www.realestate.com.au/sold/property-house-nsw-bowral-107410175>

Beyond its picturesque facade, this character filled c1890s family home offers country style interiors and wonderfully private outdoor entertaining areas embraced by lush garden grounds. It is peacefully set within a level stroll to town conveniences.

North/east rear aspect basking in optimum natural sunlight

Generous casual living area featuring picture window outlook

Separate family lounge with a slow combustion fireplace

Covered wraparound front verandah, rear sunlit lawn
Tranquil garden view outdoor entertaining deck
Spacious sun drenched eat-in kitchen with gas appliances
Three double bedrooms, second and main include a fireplace
Two bathrooms, main includes separate bath, separate study
Kauri pine hardwood floors, internal laundry plus workshop
Covered double carport, close to schools and reserve parklands

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street in the late Victorian period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian-era cottage</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

80 Merrigang Street, Bowral is significant because it illustrates the development of the Merrigang Street area of Bowral in the late Victorian period. It is also significant in demonstrating aesthetic achievement for its setting and architectural form and in demonstrating the principal characteristics of a single storey symmetrically fronted weatherboard late Victorian-era residence.

Arts and Crafts style house from the Interwar period

83 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an interwar residence which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A two and a half storey freestanding Arts and Crafts style house that dates from c 1924-27 – the Interwar Period - set on a large site in a town setting that has retained its context. The building is setback back from the street. The site has a low front fence and a right side driveway accessing a rear garage. The front garden is small and landscaped and provides an appropriate setting for the house. The façade presents a complex asymmetrical elevation and is constructed of rough cast rendered masonry with rendered masonry base course. The roof is gabled with a steep pitch. The front gable end features shingles and 3 windows. The roof is clad in terracotta tile, and features chimneys and barge boards. The verandah is offset on the corner and has a straight profile. It is clad in decking style sheet metal and features a timber arch. The front door is offset from the gable and is multi panelled with oval glass and canopy awning verandah. Fenestration comprises vertically proportioned clear lead light double hung windows. The building appears to be in good condition.



Internet Review

September 2020: One Google photo only at this site <https://www.realestate.com.au/property/83-merrigang-st-bowral-nsw-2576>

History

Research from Linda Emery June 2021

83 Merrigang Street Bowral

The house stands on Lot 1 and part of Lot 2 of Gurney's subdivision of Lots 23 and 24 of the Marston Estate Subdivision which was in turn part of the Upper Bowral Subdivision of the 1880s.

The land was in the ownership of the Estate of George Eggett Marston when it was sold in 1924 to Ethel Grace Gurney for £200. There was no house on the property at that time.



On 20 July 1927 Ethel Gurney took out a mortgage on the property for £1200 from her sister Phyllis (both daughters of Alf Stephens Snr, Bowral builder) which suggests the house was built by that time, giving a construction date of between 1924 and 1927. The house was sold by Ethel Gurney in 1932 for £1,150.

The three subsequent owners were women of independent means. Fanny Davies nee Wilson was the wife of Arthur Leaper Davies, a grazier from Scone, although they had been separated since 1925. She was described as 'cultured and highly accomplished woman'.

Mary Bagot was a single woman, the niece of John Bagot of Alameda, Bowral. She lived in the house for 16 years until her death in 1957. She left the house to the former Matron of Berrima District Hospital, Florence Hannah Hall. Miss Hall served as Matron at the hospital from 1930 until her retirement in 1951.



Chain of ownership:

Date	Book	No	From	To	Amount
29 Mar 1924	1342	999	Est of George Marston	Ethel Grace Gurney	£200
1 Apr 1932	1639	508	Ethel Grace Gurney	Fanny Warren Davies	£1150
11 Dec 1941	1907	351	Fanny Warren Davies	Mary Olivia Bagot	£1430
5 Dec 1957	2432	861	Mary Olivia Bagot	Florence Hannah Hall	Transfer by inheritance
11 Aug 1967	2848	896	Est of Florence Hall	Raymond Clayton	\$13,700

The house has remained in the same ownership since 1967.

Ryerson

DAVIES	Fanny Warren	Death notice	07AUG1941	Death	at Bowral	Sydney Morning Herald	09AUG1941
BAGOT	Mary Olivia	Death notice	30AUG1957	Death	at Bowral, late of Ballina and Ben Lomond NSW	Sydney Morning Herald	02SEP1957
BAGOT	Mary Olivia	Death notice	30AUG1957	Death	late of Bowral	Sydney Morning Herald	31AUG1957
HALL	Florence Hannah	Death notice	03FEB1967	Death	74 late of Bowral	Sydney Morning Herald	04FEB1967

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street area of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with four women as consecutive owners from 1924 to 1967:</i> 1. <i>Ethel Grace Gurney 1896-1995 a daughter of Alf Stephens Snr. Prominent Bowral Builder</i> 2. <i>Fanny Olivia Davies nee Wilson d.1941 was the wife of Arthur Leaper Davies, a grazier from Scone, although they had been separated since 1925. She was described as 'cultured and highly accomplished woman'.</i> 3. <i>Mary Olivia Bagot was a single woman, the niece of John Bagot of Alameda, Bowral. She lived in the house for 16 years until her death in 1957. She left the house to the former Matron of Berrima District Hospital, Florence Hannah Hall.</i> 4. <i>Miss Florence Hannah Hall c. 1894 -1967 served as Matron at the Berrima District Hospital from 1930 until her retirement in 1951.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in being an Arts and Crafts style house.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

83 Merrigang Street, Bowral is significant because it illustrates the development of this section of Merrigang Street in the Interwar period and for its association with four women as consecutive owners from 1924 to 1967:

1. Ethel Grace Gurney 1896-1995 a daughter of Alf Stephens Snr. Prominent Bowral Builder
2. Fanny Olivia Davies nee Wilson d.1941 was the wife of Arthur Leaper Davies, a grazier from Scone, although they had been separated since 1925. She was described as 'cultured and highly accomplished woman'.
3. Mary Olivia Bagot was a single woman, the niece of John Bagot of Alameda, Bowral. She lived in the house for 16 years until her death in 1957. She left the house to the former Matron of Berrima District Hospital, Florence Hannah Hall.

4. Miss Florence Hannah Hall c. 1894-1967 served as Matron at the Berrima District Hospital from 1930 until her retirement in 1951. The house is significant in demonstrating aesthetic achievement and for the beauty of its setting and architectural form and for being a rare example of an Arts and Crafts style house.

‘Coniston’—Federation house (former shop)

109 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding house that was also originally a shop and dates from the Federation period, set on a small site in a town setting that has retained its context. The building is setback 1 metre from the street. The site has a front fence of post and wire and a side garage. The front garden is small and informally landscaped and features a central gravel path, mature trees and provides an appropriate setting for the house. The façade presents a simple asymmetrical elevation and is constructed of weatherboard with a paint finish on a face brick base course. The roof is double gabled and hipped with a medium pitch and is clad in galvanised corrugated sheet metal. The verandah is offset to the left and has a bullnose profile. It is clad in corrugated sheet metal and features timber columns and is unadorned. The front door is centrally located and is 4 panelled with glass highlight. Fenestration comprises vertically proportioned French doors and double hung windows with hoods. The building appears to be in excellent condition. Alterations include rear additions.



Internet Review

September 2020: One Google Photo only <https://www.realestate.com.au/property/109-merrigang-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street c. 1890s/1900s.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspects of the local area's heritage in this case its former use in part as a shop.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

109 Merrigang Street, Bowral is significant because it illustrates the development of Merrigang Street area of Bowral c. 1890s/1900s. It is also of significance for its setting and architectural form and for possessing a rare aspect of the local area's heritage - its former, in part use, as a shop.

Victorian brick house

116 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as Victorian residence which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one and a half storey freestanding Victorian house that dates from c.1876 according to an owner's house history report. It is set on a large 1623m² site in a town setting that has retained its context. The house has been had major well designed and executed sympathetic additions to the rear and to the east including a hidden new attic section. The site has a front timber picket fence and a side rear garage. The façade of the original house was a simple symmetrical gabled elevation constructed of face brick. The roof is hipped and clad in galvanised corrugated sheet metal and features corbelled face brick chimneys. The verandah has a straight profile and runs across the façade and is clad in corrugated sheet metal. It is partially infilled on the left. The owner, who was on the site during the inspection, advised that it is proposed to remove this infill. The front door is 6 panelled with headlight and fanlights. Fenestration comprises vertically proportioned arched double hung timber windows. The building appears to be in excellent condition.



Internet Review

September 2020: This site has 22 photos c. 2015 indicate major changes that have been made to the rear and east of the house.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-118369451>



Above: September 2020: This site has 22 photos including image below and the notes below c. 2015 indicate major changes that have been made to the rear and east of the house.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-118369451>

Stunning Transformation: 130 Years of Gracious Living
116 Merrigang Street, Bowral

This beautiful c1880's home is a rare offering on Bowral's most sought-after street. Originally a late Victorian-era sand stock brick workers cottage, it has been elegantly transformed into a large and gracious family home that is so surprising, it must be inspected to be believed.

The renovation, incorporating weatherboard extensions to the side and rear, features high ceilings, period detailing and clever interior design. With five spacious bedrooms, a bespoke office with extensive built-in cabinetry, formal and informal living areas and walls so thick that the house stays warm in winter and cool in summer, this is comfortable, beautiful living.

At the rear, timber bi-fold doors open onto century old persimmon trees that are laden with bright orange fruit throughout autumn. The renovation has been designed around them. Wander through the modern-cottage garden and sit beneath the age-old oak tree, or let the children enjoy the two-storey hand crafted cubby house while you hone your golfing skills on the putting green and driving net.

A large covered entertaining area extends out from the main, north-facing living room through more timber bi-fold doors. This lovely 'outdoor room' is fully heated and incorporates clear, retractable all-weather blinds for winter soirees or everyday living. York stone flagging surrounds the house.

Large bedrooms, most with built-in cabinets/robes; main with WIR

Beautiful bathrooms with travertine stone heated flooring & Caesarstone bench tops plus powder room

Hand-painted elegant country kitchen with eat-in timber island bench, granite bench tops, large Smeg oven with 6 burner gas cooktop

Extensive heating/cooling options incl. hydronic central heating, wood combustion fire, gas-log fire, open fireplaces, reverse cycle a/c

Formal dining room; 2nd living room; dedicated library/music room

Extensive garden lighting; automatic watering system; veggie patch; mature deciduous trees

Fifth bedroom (upstairs) is a large teenage retreat with attic storage space (or could be a rumpus room)

Professionally laid putting green; double story cubby house; enclosed chook house

Original 'outhouse' is now a rose-covered potting shed

Large laundry with built-ins; double-hung timber sashed windows with flyscreens;

Cat 5e Ethernet network cabling throughout; EMR protection between walls (paint and EMR grounding technology);

Underfloor slab heating in laundry and bathrooms; heated towel rails; extensive roof insulation

New galvanised iron roof (2010)

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street in the 1870s.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victoria era residence.</i>

Integrity/Intactness

Main early house substantially intact although major very sympathetic additions have been made.

Statement of Heritage Significance

116 Merrigang Street, Bowral is significant because it illustrates the development of this section of Merrigang Street in the 1870s. It is also of significance in demonstrating aesthetic achievement for the beauty of its setting and architectural form and in demonstrating the principal characteristics of a Victorian era residence.

‘Rippowam’—Interwar house and garden

119 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

Rippowam is located on a large 5864 m² site on the high side of Merrigang Street. This weatherboard residence is comprised of three connected sections as shown in the aerial photograph and is approached by a steep winding driveway. The site now includes a closed unmade section of Ivy Street and has a mature garden. All three sections of the house have terracotta hipped roofs. The two single storey sections closest to the street are earlier and the third section is two storeys high and of a later date. The earliest section has an attractive triple hip terra cotta roof elevation to the street. Fenestration appears to be mostly double hung timber windows. Later additions to the house have been carried out in a manner very sympathetic to the early house.



Internet Review

23 images on this 2021 site including first three images plus plan in this report and the listing notes below.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-135336886>



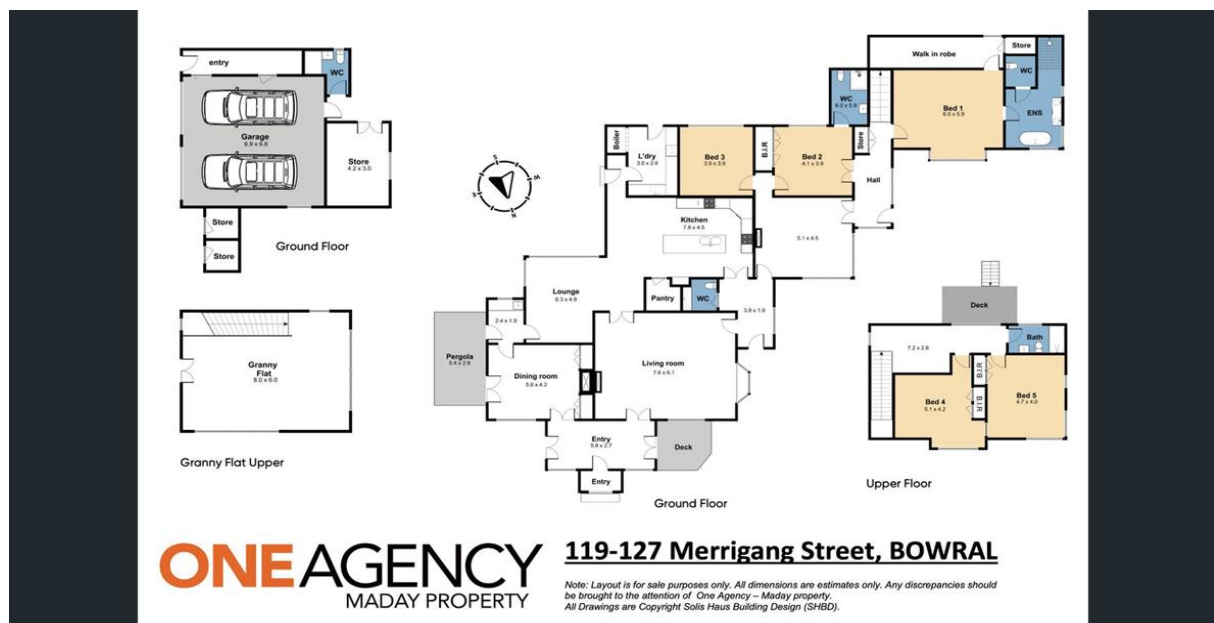
Above: Rippowam 119-127 Merrigang Street, Bowral
Celebrating the Elegance and Grandeur of Yesteryear.

From its humble beginnings as a charming cottage weekender nearly 120 years ago c.1902, (HERITAGE STUDY NOTE: MORE LIKELY DATE IS 1920-22 WHEN IN THE OWNERSHIP OF ALF STEPHENS) this magnificent residence has evolved over four generations of ownership, holding its age with class to ensure an impressive legacy for its new owners.

Grandly proportioned and richly layered interiors exude the warmth of a much-loved home, steeped in history, cherished memories and timeless beauty, with the enrichment of considered updates and enhancements adding to its exceptional appeal, and perfectly complementing the endearing character features of the original cottage.

Occupying an absolutely private landholding of 5,869sqm, and nestled amid exquisite established gardens, inclusive of a swimming pool and separate studio, this truly beautiful home sanctuary offers an exclusive Highlands lifestyle while being mere moments from Bowral's vibrant town centre.

- Multitude of interior spaces tailored for both relaxed, informal living and stately entertaining
- All rooms are lavish in size and command unique garden and mountain vistas thanks to the home's elevated position
- Beautifully appointed, country style gas kitchen features Miele appliances, granite benches, a statement island and walk in pantry
- Grand master suite boasts a sitting area, enormous walk in robe and luxurious ensuite
- Two further bedrooms downstairs, one with an ensuite, as well as two additional upstairs bedrooms, sitting area and a bathroom upstairs
- Expansive grounds include a flourishing 70-year-old orchard, a swimming pool, chook pen and vegetable garden
- Detached and sound-proofed studio retreat sits above a double garage, bathroom and selection of storage rooms
- Hydronic heating throughout ensures year-round comfort while three wood fires evoke that divine country ambience and warmth
- Rare opportunity for sub-division and the addition of a medium density residence on the adjacent vacant land (STCA)
- Additional features include cable wi-fi, alarm, guest powder room, large laundry and drying room

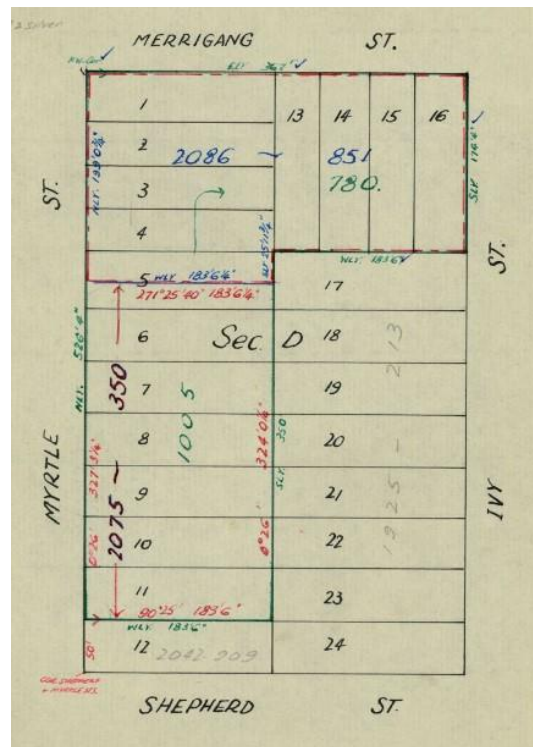


History

Research from Linda Emery 16/7/2022

RIPPOWAM - 119 Merrigang Street, Bowral

On 26 July 1913, Patrick Shepherd sold Lots 1 to 11 and 13 to 16 of Section D of Upper Bowral Estate to Bowral builder Alfred Stephens for £75, the price paid showing the land was vacant at that time. (NSW Land Registry, Old Systems Title, Book 1005 No 780).



On 25 July 1922, Alf Stephens sold the property to retired medical practitioner Dr Alexander Pentland for £525. (NSW Land Registry, Old Systems Title, Book 1270 No 923). The house at 119 Merrigang Street was built on Lots 13 and 14 but the sale to Dr Pentland included all fifteen lots. It is reasonable to suggest that Stephens built the house in around 1920-1922, not long before he sold the property.

Born in Drogheda, Ireland, Dr Pentland graduated in medicine from Trinity College, Dublin in 1878. He emigrated to Australia in 1880 and practiced first in South Australia and later in Maitland and Singleton, New South Wales. In 1893 he married Scottish-born Annie Farquhar in Maitland. During World War I he joined the Australian Army Medical Corps, acting as Medical Officer on troop transports from Australia to the Middle East with the rank of Major. After his retirement, Alex and his wife Annie made their home in Bowral until July 1935 when they sold the house to Charlotte and Edgar Turton for £1800. Annie Pentland died in Sydney in 1942 and her husband Alex a year later in 1943 aged 93.

The Turtons owned the house for less than three years before selling to Ina Mary Binnie, wife of Ernest St John Binnie, a grazier from Narromine, in February 1938 for £2350. (NSW Land Registry, Old Systems Title, Book 1808 No 937). Born in London in 1874, Ernest Binnie came to Australia with his family at the age of three. He married Ina Mack in Narromine in 1915 and their only daughter Catherine was born the following year. Ernest enlisted in the AIF in late 1916, serving with the 12th Light Horse in the Middle East until his return to Australia in 1919.

The name of the house, Rippowam, appears to date from the time the Binnies owned the house. It was their family home until May 1949, when they sold to George Lyell Sly for £2700. (NSW Land Registry, Old Systems Title, Book 2086 No 851)

George Sly was the son of solicitor Dr George James Sly who owned Anglewood at Burradoo for many years. The Sly family lived at Rippowam for four years until it was sold to Margaret Morris Page, wife of Sydney solicitor Brian John Page on 17 June 1953 for £6,700. (NSW Land Registry, Old Systems

Title, Book 2255 No 326). The high selling price suggests that additions or substantial improvements were made to the house by George Sly between 1949 and 1953.

Linda Emery 16 July 2022

Notes on three known owners St John Northcote Binnie 1874-1956 and Ina Binnie d. 1966, Brian Page (c.2012-2008) and Craig Knowles b. 1959.

Ernest St John Northcote Binnie 1874-1956 and Ina Binnie d. 1966

Extract Email from Linda Emery to Sarah Farnese 15/7/2022: Ernest and Ina Binnie owned Rippowam

Ryerson Index searches

PENTLAND	Alexander	Death notice	19OCT1943	Death 93	at Castle Crag	Sydney Morning Herald	21OCT1943
TURTON	Charlotte	Funeral notice	03MAY1948	Cremation		Sydney Morning Herald	03MAY1948
TURTON	Edgar	Death notice	27AUG1960	Death	at Lindfield	Sydney Morning Herald	29AUG1960
BINNIE	Ernest St John Northcote	Death notice	05MAY1956	Death		Sydney Morning Herald	07MAY1956
BINNIE	Ina May	Death notice	01JUN1966	Death 90		Sydney Morning Herald	06JUN1966

DECEMBER, 1916, REINFORCEMENTS (2nd M.D.).

(EMBARKED AT SYDNEY, NEW SOUTH WALES, PER R.M.S. "KARMALA," 3rd FEBRUARY, 1917.)

No.	Name	Rank	Age	Profession	Religion	Marital Status	Place of Birth	Place of Residence	Service	Remarks
1901	ARMSTRONG, Frederick	Private	21	Journalist	M.	Single	Woolly Hills, N.S.W.	Wife, Mrs. May Newton Armstrong, 719 Rossmore road, South Waterloo, Sydney, N.S.W.	C. of E.	19.12.16
1902	APPEL, Anders Nielsen	"	18	Clerk	S.	"	Kopark, N.S.W.	Mother, Mrs. Rebecca Andersen Agate, 15 Park street, Kopark, N.S.W.	C. of E.	30th Inf...
1904	BENNIE, Ernest St. John	"	42	Grazier	M.	"	Narromine, N.S.W.	Wife, Mrs. Ina May Binnie, Woodlands, Narromine, N.S.W.	Pres.	9.11.16
1906	BROWN, Angus Thos.	"	27	Ticket collector	S.	"	West Kopark, N.S.W.	Mother, Mrs. Mary Brown, "Glyde," Ocean street, West Kopark, N.S.W.	Pres.	11.11.16
1908	BOWEN, John Allen	"	18	Shop boy	S.	"	Kopark, N.S.W.	Mother, Mrs. Elizabeth Bowen, Bowen's road, Kopark, N.S.W.	C. of E.	29.3.16

Above: 1916 WWI Record for Ernest St John Northcote Binnie 1874-1956. He is listed as a grazier and married to Mrs Ina May Binnie of Woodlands, Narromine. Brian Page c. 2012-2008. Previous owner of Rippowam.

PAGE Brian John Death notice 28JUL2008 Death 96 Daily Telegraph (Sydney) 30JUL2008
 Extracts from obituary on Brian Page by August 12, 2008. Sydney Morning Herald. Valerie Lawson.
<https://www.smh.com.au/national/lawyer-with-an-eye-for-talent-20080812-gdsq6b.html>

BERNARD FREEHILL founded the business in the 19th century and the Hollingdale brothers held the reins in the early 20th century, but it was Brian Page who created its boom times and ensured its future.

During his 50 years as a partner of Freehill Hollingdale & Page, the law firm grew into one of Australia's big six legal partnerships, with Page driving its growth both as a suave front man and astute backroom operator. He marketed Freehills at a time when law firms were transformed from gentlemen's clubs to meritocracies.

.....Page lived in Sydney's dress circle, in a harbourside Spanish Mission house at Point Piper. He spent his weekends at Rippowam, a rambling weatherboard retreat in Bowral, and his winters in an apartment at Diamond Head, Hawaii.....

Brian Page, who has died at 96, was born in Cremorne, the second child of Michael Page, a commonwealth public servant and his wife, Gertrude. Aged 12, he moved with his family to Melbourne where he became dux of Xavier College. Back in Sydney, he finished his schooling at Riverview. After studying arts/law at the University of Sydney, he was articled to Harry Morrissey, of Murphy and Maloney, in 1933.

During World War II, he was a staff officer to the Australian air mission in Washington, where he developed a network of American friends. Afterwards, he was tempted by an offer to run Caltex in Australia but returned to Freehills, now Freehill Hollingdale & Page....

Page married, in 1949, Margaret Burns - the daughter of James Burns, chairman of Burns, Philp

Craig Knowles b. 1959. Owner of Rippowam to 2021.

https://en.wikipedia.org/wiki/Craig_Knowles

Craig John Knowles AM (born 27 February 1959) is a former Australian politician and member of the New South Wales Legislative Assembly from 1990 to 2005.

Early life

Knowles' parents were Marie and Stan Knowles, member for Ingleburn from 1981 to 1988 and Macquarie Fields from 1988 to 1990. He was born in Liverpool, New South Wales and educated at Liverpool Boys High School, Sydney College of Technical and Further Education. He worked in the New South Wales Department of Business and Consumer Affairs from 1988 and was the Western Sydney Co-ordinator in the Office of State Development of New South Wales Premiers' Department from 1987 to 1988. He was an alderman on Liverpool City Council from 1982 to 1994 and Mayor from 1986 until 1988.

Political career

Knowles served as a Labor Party member for Macquarie Fields from May 1990 to May 1991, Moorebank from 1991 to 1999 and Macquarie Fields from 1999 to 2005. He was Minister for Urban Affairs and Planning from 1995 to 1999, Minister for Health from 1999 to 2003 and Minister for Infrastructure and Planning and Minister for Natural Resources from 2003 to 2005.

.....

Knowles had been considered a possible successor to Bob Carr as Premier but declined to be nominated when Carr retired in August 2005; himself resigning from the ministry the same day as Carr and his deputy, Andrew Refshauge.[3][4] Knowles resigned from parliament a few days later,

sparking the 2005 Macquarie Fields by-election. He was ultimately succeeded by Labor's candidate Steven Chaytor.[5]

After politics

After his retirement from politics, Knowles became a consultant and political lobbyist.[6] He has a number of advisory roles, statutory appointments, and non-profit directorships, including:

President, the Asthma Foundation of New South Wales (since 2008–present)[7]

Director, the Black Dog Institute[8]

Director, the Children's Medical Research Institute (2007–present)[9]

Director, the Hôc Mãi Foundation at The University of Sydney[10]

Member, Advisory Board, Built Holdings Pty Limited[11]

Chair, Murray Darling Basin Authority (2011–2015)[12]

At the 2015 Australia Day Honours, Knowles was appointed a Member of the Order of Australia for significant service to local government, to the Parliament of New South Wales, and to the community through a range of health initiatives.[13]

In January 2018, Knowles was appointed by Trade Minister Steven Ciobo as the Consul-General of Australia in Auckland, New Zealand.[14]

Sarah Farnese email 11/7/2022 I support the elevation of Rippowam from HCA only to an item. It's currently Lot 3 DP 882137 and Lot 25 DP 1194787 (the latter of which was formerly part of the Ivy Street road reserve) and I attach a copy of the historic DP for that site (DP 510873). Lot 3 DP 882137 was subdivided in 1998 to create two lots comprising 119A Merrigang Street and 119-127 Merrigang Street (Rippowam).

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this section of Merrigang Street which in earlier times was referred to as Upper Bowral.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with previous owners: 1. Alf Stephens, renowned Bowral builder who bought the land in 1913 and built the house c. 1920-22. 2 From 1922 Dr Alexander Pentland 1850-1943, retired medical practitioner and his wife Annie d. 1942 (nee Farquhar) 3. From July 1935 Charlotte Turton d.1948 and Edgar Turton.4. From February 1938 Ina Mary Binnie d. 1966 and Ernest St John Binnie 1874-1956, a grazier from Narromine. Ernest enlisted in the AIF in late 1916, serving with the 12th Light Horse in the Middle East until his return to Australia in 1919. 5. From May 1949 George Lyell Sly son of solicitor Dr George James Sly who owned Anglewood at Burradoo. 6. From June 1953 Margaret Morris Page and Brian Page 2012-2008. Page was partner for 50 years with the prominent law firm Freehill Hollingdale & Page. 7. Until 2021 Craig John Knowles AM (b. 1959) member of the New South Wales Legislative Assembly 1990 to 2005 and Minister for Urban Affairs and Planning from 1995 to 1999, Minister for Health from 1999 to 2003 and Minister for Infrastructure and Planning and Minister for Natural Resources from 2003 to 2005.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an early 20th Century residence with later very sympathetic additions.</i>

Integrity/Intactness

Statement of Heritage Significance

Rippowam is of significance to the history of the local area because it illustrates the development of this section of Merrigang Street which in earlier times was referred to as Upper Bowral. It is also of significance because of its association with previous owners: 1. Alf Stephens, renowned Bowral builder who bought the land in 1913 and built the house c. 1920-22. 2. From 1922 Dr Alexander Pentland 1850-1943, retired medical practitioner and his wife Annie d. 1942 (nee Farquhar) 3. From July 1935 Charlotte Turton d.1948 and Edgar Turton.4. From February 1938 Ina Mary Binnie d. 1966 and Ernest St John Binnie 1874-1956, a grazier from Narromine. Ernest enlisted in the AIF in late 1916, serving with the 12th Light Horse in the Middle East until his return to Australia in 1919. 5. From May 1949 George Lyell Sly son of solicitor Dr George James Sly who owned *Anglewood* at Burradoo. 6. From June 1953 Margaret Morris Page and Brian Page 2012-2008. Page was partner for 50 years with the prominent law firm Freehill Hollingdale & Page. 7. Until 2021 Craig John Knowles AM (b. 1959) member of the New South Wales Legislative Assembly 1990 to 2005 and Minister for Urban Affairs and Planning from 1995 to 1999, Minister for Health from 1999 to 2003 and Minister for Infrastructure and Planning and Minister for Natural Resources from 2003 to 2005. Rippowam is also of significance in demonstrating aesthetic value in the local area because of its garden setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed built an early 1920s residence with later very sympathetic additions.

‘Goldsbrough Law’—Victorian weatherboard house including interiors 120 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one and a half storey freestanding house that dates from the late Victorian period set on a 1428m² site in a town setting that has retained its context. The building is setback from the street. The site has a front hedge and timber picket gate. The front garden is large and landscaped and features a central brick path.

The façade is symmetrical and is constructed of weatherboard with a masonry base course. The roof is hipped, has closed eaves and is clad in painted corrugated sheet metal and features corbelled chimneys. The verandah runs across the façade and has a straight profile of corrugated sheet metal and features timber columns, elegant star shaped fretwork, front steps and tiled floor. The front door set is centrally located and is 4 panelled with fanlights and sidelights. Fenestration comprises vertically proportioned arched 2 pane double hung timber windows with side French doors to the west. The building appears to be in excellent condition. The internet images from 2013 show it still to have attractive internal joinery including lining boards to walls and ceilings.



Internet Review

September 2020: 37 photos at this site from 2010 and 2013 showing the changes to the internal appearance between each date <https://www.realestate.com.au/property/120-merrigang-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street in the late Victorian period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for the quality of its interior joinery.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey weatherboard symmetrically fronted late Victorian-era residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Goldsbrough Law at 120 Merrigang Street, Bowral is significant because it illustrates the development of Merrigang Street in the late Victorian period. It is also significant in demonstrating aesthetic achievement in the local area for the beauty of its setting and architectural form and for the quality of its interior joinery and for demonstrating the principal characteristics of a single storey weatherboard symmetrically fronted late Victorian-era residence.

Victorian weatherboard cottage

122 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one and a half storey freestanding house that dates from the late Victorian period set on a large corner site to Queen Street in a town setting that has retained its context. The building is setback about 3 metres from the street. The site has a front picket fence and a side driveway accessing a rear garage. The site also features subsidiary buildings. The front garden is large and informally landscaped and features a central brick path, steps, mature trees and floral displays and provides an appropriate setting for the house. The façade presents a simple symmetrical elevation and is constructed of weatherboard with a rendered masonry base course. The roof is hipped, has boxed eaves and is clad in galvanised corrugated sheet metal. The verandah runs across the façade and has a straight profile. It is clad in corrugated sheet metal and features timber posts, cast iron brackets, timber balustrade and timber flooring. The front door set is 4 panelled and glazed with highlight and sidelights. Fenestration comprises vertically proportioned 2 pane double hung timber windows. The building appears to be in excellent. Alterations include rear sympathetically designed hipped roof additions.



Internet Review

September 2020: single poor Google photo only at this site

<https://www.realestate.com.au/property/122-merrigang-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street in the late Victorian period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>) Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian era cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

122 Merrigang Street, Bowral is significant because it illustrates the development of Merrigang Street in the late Victorian period. It is significant in demonstrating aesthetic achievement in the local area for the beauty of its setting and architectural and for demonstrating the principal characteristics of a single storey weatherboard symmetrically fronted late Victorian-era residence.

‘Bentham’—Victorian weatherboard house including interiors

124-126 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence which illustrates the development of Merrigang Street.

Description

September 2020: A one storey freestanding house that dates from c.1890 – the late Victorian period - set on a large 1641m² corner site to Queen Street in a town setting that has retained its context. The building is setback from the street. The site has a good timber picket fence.. The site also features a conservatory and garage. The front garden is large and formally landscaped with central brick path, steps, mature trees, hedging and floral displays and provides an appropriate setting for the house. The façade presents a symmetrical elevation and is constructed of weatherboard with a paint finish and face brick base course. The roof is gabled with a medium pitch and has exposed eaves. The roof is clad in painted corrugated sheet metal and features corbelled chimneys with terracotta chimney pots. The verandah runs across the façade and is infilled at the right (east) end and has a bullnose profile corrugated sheet roof. The verandah returns to the west to face Queen Street. The verandah has timber posts with cast metal valance and balustrading and a timber hand rail. The front door is 4 panelled. Fenestration comprises vertically proportioned groups of 3 arched double hung timber windows. The building appears to be in excellent condition. Alterations include rear additions. The house is beautifully designed to address its elevated corner site position.



Internet Review

September 2020. 15 photos and unchecked notes at this site

<https://www.realestate.com.au/sold/property-house-nsw-bowral-111199159> 124 Merrigang Street, Bowral

Built by Bidulf Henning in c. 1890, brother to the famous author Rachel Henning, this superb example of master craftsmanship is perfectly positioned in old Bowral and only a short walk into town. The extraordinary attention to detail and the meticulous restoration over the years has resulted in arguably one of the finest homes of this period still standing today. An inviting wide entrance hallway leads to a gorgeous open plan family and dining area with partial raked ceilings and opening to both a verandah and sheltered porch. Adjoining this is the delightful kitchen with first class fixtures, fittings and the most clever set-up of cupboards, drawers and storage nooks I've seen. There are four bedrooms and three bathrooms, an office or fifth bedroom, a private formal lounge/tv room, spacious laundry and a fabulous studio/workshop with its own verandah hidden behind the double garage. The bullnose verandahs are finished in fine timbers with ornate cast-iron work. Gas fired hydronic central heating and ducted R/C air conditioning combines with extensive roof and floor insulation to provide a very comfortable environment in all seasons. There are four cast iron gas fires located in the family, formal lounge, master second bedrooms. 1641m² of mature grounds with pathways, picket fencing, garden shed and a wonderful pagoda housing the outdoor spa. Kauri and Tassie oak floors, 10 foot ceilings, classic cornices.

History

Research from Linda Emery June 2021 Bentham

124-126 Merrigang Street Bowral

Patrick L C Shepherd was responsible for several subdivisions in Bowral of land he purchased from John Norton Oxley. One such subdivision was the Gibraltar Estate which comprised a large parcel of land north from Merrigang Street and up on to Mt Gibraltar and included Queen, Carlisle, Gladstone, Cliff, Oxley and Duke Streets.

Andrew Carson Alcorn purchased Lots 31, 32 and 33 in the Gibraltar Estate from Shepherd on 1 March 1882 for £240.16.3. On 5 November 1888, Alcorn sold Lot 31 (still vacant land) on the corner of Merrigang and Queens Street to John Cobb of Sydney for £148.10.0.

In February 1890, Cobb called for tenders to build a cottage on the land. Cobb was living in Bowral by November **1890 suggesting the house was complete by then.**

In February 1891 he was elected an Alderman of Bowral Municipal Council and although a newcomer to the town, he stated at the nomination meeting for Aldermen that he had a thorough knowledge of roadmaking, railways, bridges, culverts and water works and had plenty of time to devote to the interests of the ratepayers.

Cobb had worked for the NSW Railways from the opening of the first lines in 1853 until his retirement in 1889 as a locomotive foreman. Cobb was appointed a Justice of the Peace in 1892 and served as a magistrate in Bowral. He died in Sydney in 1903.

In February 1896, the property was sold by Cobb to Edmund Biddulph Henning for £450. Two years later, Henning purchased the two adjoining lots, Lot 32 and 33 from Andrew Alcorn for £80. Biddulph Henning (1834-1928) is best known as the brother of Rachel Henning (1826-1914), whose Norman Lindsay illustrated letters were first published in The Bulletin in Sydney during 1954 and are still popular today. Born in England, Biddulph arrived in Australia in 1853 and had an extremely successful career in NSW and Queensland acquiring a substantial fortune as a pastoralist, company director and landowner. The house was Henning's country residence and his ownership was relatively short.

In 1902 he sold the property to Henry George Kilby and his wife Mary Hay Kilby of Hunters Hill. It is likely that the Kilbys named the property Bentham. They lived in Bowral for some years and after Henry died in 1932, Mary used it as a country residence until her death in 1939. Bentham was sold by the trustees of her estate in 1943.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its strong or special association in the local area with the following owners</i></p> <p><i>From 1888 -1896 by John Cobb Alderman of Bowral Municipal Council from 1891. Cobb worked for the NSW Railways from the opening of the first lines in 1853 until his retirement in 1889 as a locomotive foreman. He was elected an Alderman of Bowral Municipal Council from 1891, appointed a Justice of the Peace in 1892 and served as a magistrate in Bowral. He died in Sydney in 1903.</i></p> <p><i>From 1896-1902 country home of Edmund Biddulph Henning (1834-1928) best known as the brother of Rachel Henning (1826-1914), whose Norman Lindsay illustrated letters were first published in The Bulletin in Sydney during 1954 and are still popular today. Born in England, Biddulph arrived in Australia in 1853 and had an extremely successful career in NSW and Queensland acquiring a substantial fortune as a pastoralist, company director and landowner.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and simple architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a fine Victorian-era residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Bentham at 124-26 Merrigang Street, Bowral is significant because it illustrates the development of Merrigang Street in the 1890s and because of its association with its first owner John Cobb, Bowral Alderman, Justice of the Peace and Magistrate and second owner Edmund Biddulph Henning (1834-1928) best known as the brother of Rachel Henning (1826-1914), whose Norman Lindsay illustrated letters were first published in The Bulletin in Sydney during 1954 and are still popular today. It is also significant in demonstrating aesthetic achievement because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a fine Victorian-era residence.

Former 'Waihemo' gardener's cottage, including garden 138 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

A well designed single storey rendered brick cottage from the Interwar Period. Gabled roof is of terracotta with a medium pitch and it has a wide overhang. To the left is a gabled carport. The front entrance door has a flat roofed portico supported by Doric columns. Windows are double hung timber and 12 pane (6 over 6). Garden provides a good setting for the house. It has a front picket fence and side driveway to the left.

The cottage is the former gardener's cottage to the property once known as 'Waihemo' (now 'Chifley') at 142 Merrigang Street, to the rear and further north of this property.

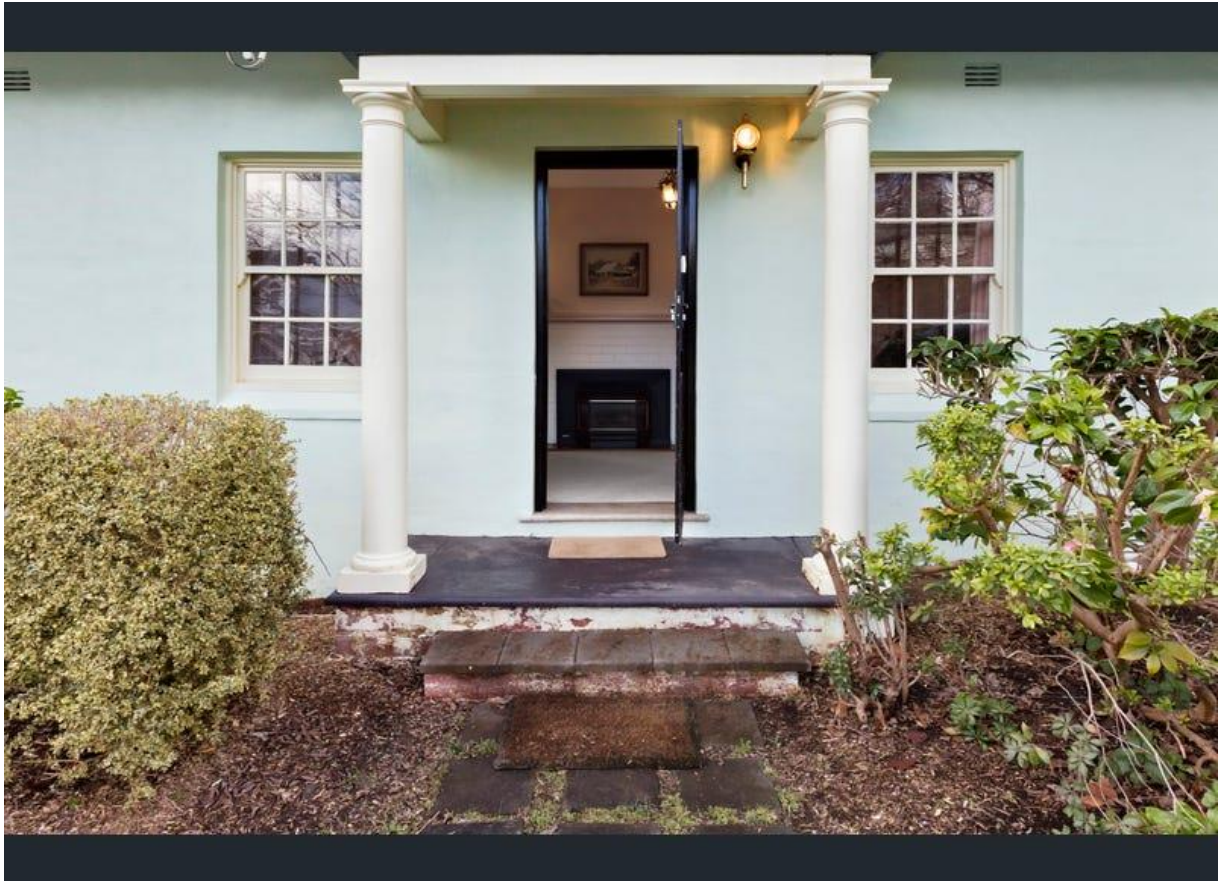


Above: June 2022 images above and below from
<https://www.realestate.com.au/property/138-merrigang-st-bowral-nsw-2576>

Internet Review

June 2022 images above and below from

<https://www.realestate.com.au/property/138-merrigang-st-bowral-nsw-2576>



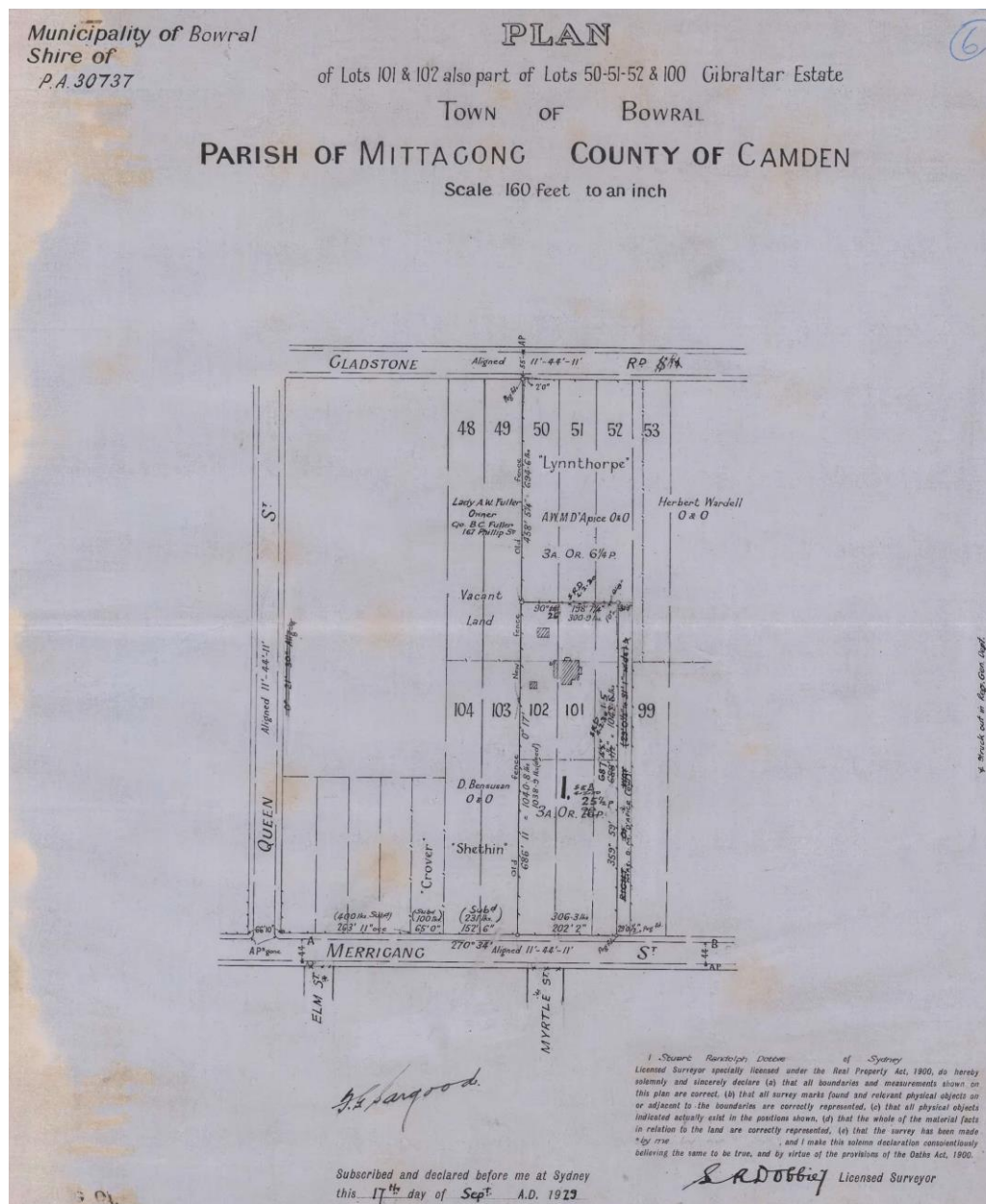
Sep 2020 image below from Google Earth of 138 looking towards the Gib. There is a modern house on 140A Merrigang Street behind 138 and then Chifley is at 142 is behind that modern house. Chifley's driveway is to the right of 138. 144 Merrigang is thought to be the former gatehouse to Lynthorpe, heritage listed. Now located in Gladstone Street, Lynthorpe still has access to Merrigang Street by the same driveway as Chifley as does The Ridge.



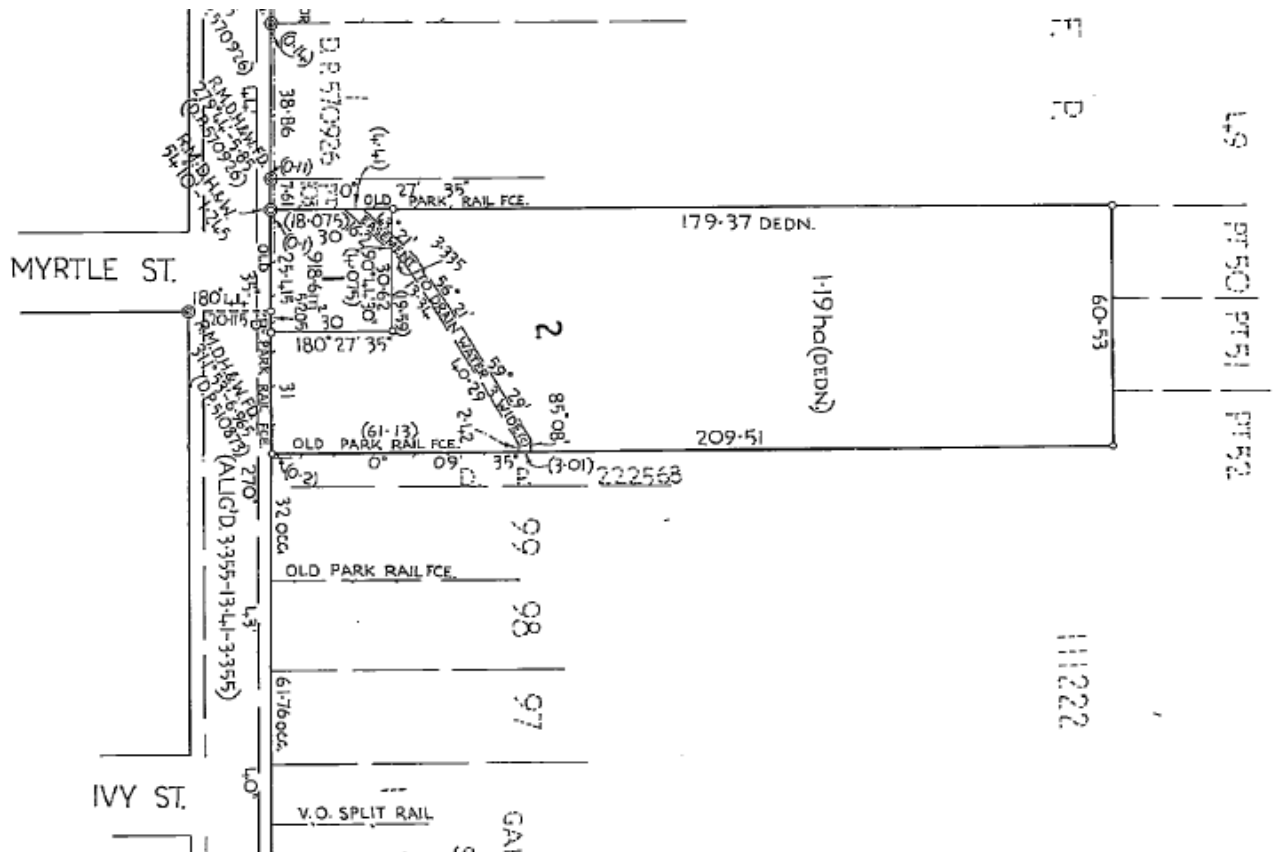
History

Sarah Farnese 11/7/2022

The Chifley gardener's cottage is at 138 Merrigang Street – Lot 1 DP 587217 (see attached DP). The house lot was subdivided from the larger lot that contains Rodney Cavalier's house at 142 Merrigang Street in 1976 and the larger lot containing Chifley was further subdivided into two lots to create 140A and 142 Merrigang Street in 1985. A new dwelling on the site at 140A Merrigang was approved in 1995. I have requested a copy of DP 80737 which is the Deposited Plan prior to DP 387217. I will send it through once received.



Above: 1929 Survey Plan above of Lot 1 is the property owned by Frank Sargood (his signature appears) which is now named Chifley at 142 Merrigang and recommended to be listed under the 2021 Review. Plan shows the location of the house Chifley. The cottage at 138 Merrigang is not shown implying not built at this date 1929 date. The plan also notes Lynthorpe now heritage listed and property to the left owned by Lay A W Fuller and property to the right Architect Herbert Wardell whose house the Ridge is also recommended to be listed under the 2021 Review.



Above: 1976 Plan below shows subdivision of the Chifley site with Lot 1 now being 138 Merrigang Street.

Historical Notes on 138 Merrigang Street. 138 Merrigang is located on the former site of Waihemo (now called Chifley at 142 Merrigang Street) built Walter MacNeil (1872-1934) and Grace Stewart MacNeil (d.1942), previously of the rural property Waihemo near Boorowa, who commissioned the house c.1920 and named it Waihemo. Frederick Sargood, a very wealthy retailer, and his wife Lilian Sargood (nee Antill) bought Waihemo in 1929. Sargood employed garden Horace Dale and he lived on the site in a cottage now 138 Merrigang Street. Cottage likely to have been built by Sargood in the early 1930ss. After Horace Dale a later gardener William Huber lived in the cottage.

Attached to this report are 11 Page Historical Notes related to Waihemo which makes clear the importance of Frederick Sargood, a very wealthy retailer, and his wife Lilian Sargood (nee Antill) owners of Waihemo from 1929

Trove search on Horace Dale 1950 *The Southern Mail* Fri 24 Nov 1950

EX BOWRALLIAN VISITS HIS OLD GARDEN

Mr. Horace Dale, of Wahroonga, made a special visit to Bowral on 14th November to visit his late garden at 'Waihemo.' He was head gardener there for ten years before leaving owing to ill-health. He had been in the employ of the late Mr. and Mrs. Sargood for over 30 years. (Note: this 30 years taken to mean Bowral and earlier in Sydney)

Well known in this district as a landscape gardener, skilled in every department of nature Mr. Dale made the garden. With his vast knowledge of gardens few could equal him. His colour scheme was

perfect. One renowned artist made this comment 'Every tree, every shrub, every flower, in its right setting.'

An authority on begonias (all species), he was a pastmaster. Mr. Dale grew over 500 varieties in hothouses at 'Waihemo.' One English expert visiting Australia heard of them and called to inspect them. Many were imported from the famous nursery of Blackdon and Langdon, Bath, England and Mr. Dale had the satisfaction to be told by the expert that rarely had he viewed a collection 95 per cent as perfect as were grown by him for Mrs Sargood at 'Waihemo.' The garden was opened on many occasions for charity during the begonia season.

Mr. Dale was indeed a specialist in his work. During his brief visit he went over every inch of the garden and was agreeably surprised to find it as it is — still lovely despite all its setbacks since he last visited it in 1945.

He congratulated Mr. William Huber another renowned gardener on the hard task he was set to make it once again beautiful and said he would come up again. During Mr. Dale's visit to Bowral he was the guest of Mr. and Mrs. Huber in the cottage in 'Waihemo' grounds where he and his family lived for many years. 'Waihemo,' the once country home of the late Mr. and Mrs. F. G. Sargood of Elizabeth Bay, Sydney, was bought in 1947 by their great friend Miss Mackenzie who now lives there.

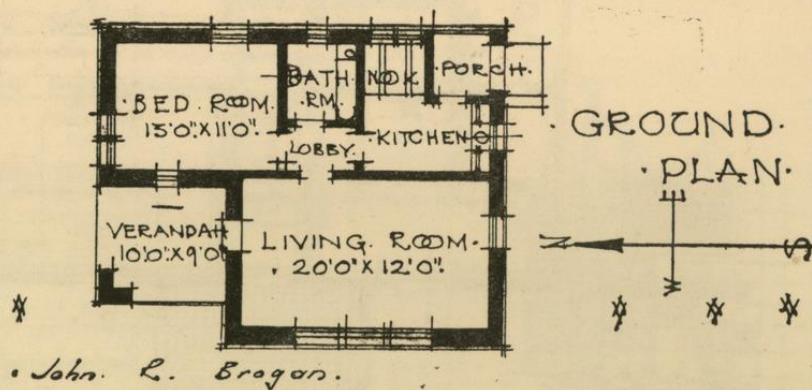
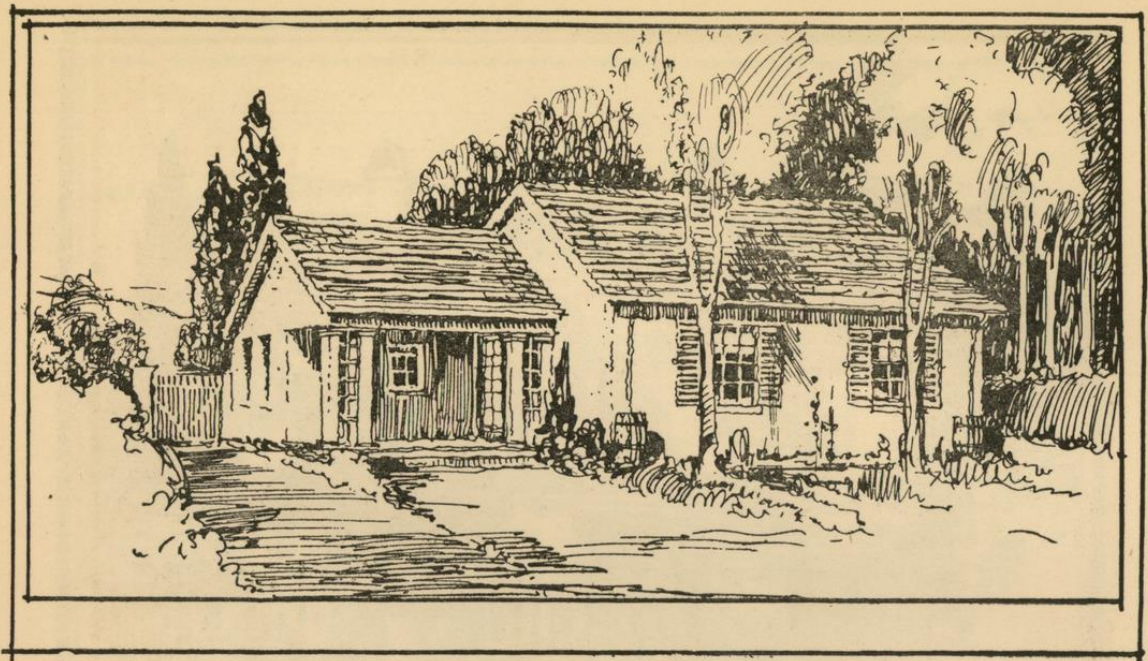
Notes on William Huber, gardener

Trove search on William Huber

1947 *The Southern Mail* Fri 4 July 1947: After a lengthy residence in Bowral, Mr. W. Huber, accompanied by his wife and family sailed on Tuesday for Switzerland where he was born. He had been employed by Mr. A. E. Wardell (Note by D. McManus – should read as Mr H E Wardell – see below) for a long period of years, and with his wife and family carries the good wishes of a large number of friends in Bowral.

Note by D. McManus April 2022: *The Ridge* is opposite the front gate to *Waihemo* and was designed by architect Herbert Edmund Wardell (1865-1955) as his own home. The plans show the name of the architectural firm of Wardell and Denning. It was owned by H. E. Wardell and his wife Mabel Maude Mitchell Wardell (nee Merewether), (1871-1948). The Wardells and Sargoods opened their gardens to the public. It is highly probable that Huber was a gardener to both gardens.

PLATE NO. 10.



See reference on page 113

Above: is Plate No 10 from 101 Australian Homes, Designs by John R Brogan 1936. It does not have the same elevation or plan as No 138 Merrigang Street but it has the same elements - medium pitch gable and large overhang tile roof, 12 pane double hung windows and the use of simple Tuscan columns to the portico.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this section of Merrigang Street which in earlier times was referred to as Upper Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association as the former Gardener's Cottage to Waihemo now called Chifley at 142 Merrigang Street and in consequence its association with Frederick Sargood, a very wealthy retailer, and his wife Lilian Sargood (nee Antill) owners of Waihemo from 1929 and Horace Dale (d.1969), gardener to the Sargood family for over 30 years and William Huber, later gardener in the Post War II period, at Waihemo and nearby The Ridge designed and owned by Herbert Edmund Wardell (1865-1955) and the home of Wardell and his wife Mabel Maude Mitchell Wardell (nee Merewether), (1871-1948).</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case single storey well designed interwar cottage.</i>

Integrity/Intactness

Statement of Heritage Significance.

138 Merrigang Street is of significance to the history of the local area because it illustrates the development of this section of Merrigang Street which in earlier times was referred to as Upper Bowral. It is of significance because of its association as the former Gardener's Cottage to Waihemo now called Chifley at 142 Merrigang Street and in consequence its association with Frederick Sargood, a very wealthy retailer, and his wife Lilian Sargood (nee Antill) owners of Waihemo from 1929 and Horace Dale (d.1969), gardener to the Sargood family for over 30 years and William Huber, later gardener in the Post War II period, at Waihemo and nearby The Ridge designed and owned by Herbert Edmund Wardell (1865-1955) and the home of Wardell and his wife Mabel Maude Mitchell Wardell (nee Merewether), (1871-1948). Both Horace Dale and William Huber resided in the cottage. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case single storey well designed interwar cottage.

11 Page Historical Notes related to Waihemo which makes clear the importance of Frederick Sargood, a very wealthy retailer, and his wife Lilian Sargood (nee Antill) owners of Waihemo from 1929

Extracts from FAMILIES, HOUSES, WAR AND THE FINDING OF LOVE: STORIES FOR ALL by Rodney Cavalier. This article was first published as a 23 page essay in the Newsletter of the Southern Highlands Branch ALP No 195 May 2013. The full essay consists of 13 stories. The extracts selected below are for the purpose of supporting the heritage listing of *Chifley* at 142 Merrigang Street, Bowral.

STORY 1

Sargood family

Frederick Thomas Sargood inherited a group of stores which sold soft goods to the Victorian market. We are talking mid-nineteenth century, overlapping the gold rushes, the reason that suppliers to a growing, more affluent market were making fortunes. He turned that group into a retail empire which spanned Australia and stretched to London. Ahead was a knighthood, election to two parliaments, the ownership of many properties.

At age 24 in 1858, he married Marian Australia Rolfe. The couple were important on the social scene from the moment of their engagement. Sir Frederick was a person of importance in Victorian conservative politics.

Successful in business, wealth growing, in 1868 the couple acquired 26 acres in Elsternwick and built one of Australia's finest houses - *Rippon Lea*. The property, gloriously preserved, contains one of the finest gardens in Australia. It is now in the ownership of the National Trust. You have seen it in many movies and television shows.

Over 19 years Marian gave birth to 11 children. Marian Isabella was born in July 1859. The son and heir, Fredrick George, was born in 1861. There are so many Fredericks among the Sargoods, I am forced to call this Frederick George FG so as to distinguish him from his father. [PHOTO OF SIR F WITH SONS AT RIPPON LEA]

While FG was a baby, on a voyage to England, his older sister died. The tragedy did not dissuade the Sargoods against more children. In 1878, Marion was pregnant for the twelfth time. On her 40th birthday she died in labour. So did her baby son.

In his grief, Sir Frederick took his children to London. There he met Julia Tomlison, early thirties. They married in 1880. Notwithstanding the dangers of an earlier voyage, the second Mrs Sargood sailed to Australia. On the day of arrival she gave birth to a girl.

Sir Frederick died suddenly in 1903. Of his children living he had five sons and four daughters by his first marriage, one daughter by the second. His second wife moved out of *Rippon Lea* and returned to the UK. The house was sold for a song at £20,000. Otherwise we would have a very different narrative.

He left an estate valued at £680,000. Equivalent to at least \$89 million today without even attempting the market value of 26 acres on a tram route close to the Melbourne CBD. The will reached down the decades with consequences into a fourth and fifth generation. Sons received their shares absolutely, daughters received income from investments made by trustees on their behalf. That was the way of the world.

STORY 2

Retail, grand houses, a son emerges

FG lived in a world without want. *Rippon Lea* was a self-contained childhood of governesses and pony rides, boating on a large lake, an adult world of grand balls and garden parties, people dressing for meals. Travel was a constant. England was a familiar place. FG and his siblings were Anglo-Australians, children of Empire.

In his early thirties, his father preoccupied by politics, FG took effective control of the family business. There were a number of one-time partners with varying shareholdings. Along the sides of the firm's buildings you could read the title in its fullness.

FG moved to Sydney in 1898. The firm built an eight-storey specialist store at 300 Clarence Street. The Lord Mayor, Thomas Hughes, performed the official opening. FG was Chairman, Sir Frederick an honoured guest. New buildings were going up across Australia.

Inside their walls were high ceilings and vast open spaces that were coming into fashion for retail. Goods were organised into departments like mercery, shirts, furniture. The Japanese department have no contemporary equivalent. Under the one roof were tea rooms and club rooms. The presence of electric lights and passenger lifts was thought worthy of mention.

15 warehouses employed over 5000 people. Back of the house staff assembled hats and gloves and other goods. The firm employed buyers in London. [PHOTOS OF SARGOOD STORES AND STAFF]

Sir Frederick died suddenly in 1903. With one brother as partner, FG bought out all the non-family interests. A store with six names on the awning became Sargood Brothers which, with consolidation of the share register and imaginative leadership, became a powerhouse in Australian retail. Imagine how secure the workforce must have felt. A job for life, ownership secured, young Mr Frederick had proven himself in Sir Frederick's time and was now in control. (In that departed era when the name of the store represented the family who owned it, the owner and his heirs were called by their first names with a "Mr" in front.)

Young Mr Frederick had married Agnes Penrose Parkes in 1885. The couple had two daughters and one son. By 1903, Mr Frederick knew the business inside out. He was entering his prime. What was true of Mr Frederick was about to become true of Sargood's. And now, since he is head of the family and in control of the business, Mr Frederick aka FG will be called Frederick Sargood or just Sargood.

In addition to great wealth and a position of power, Frederick Sargood inherited a love of rifle shooting and a love of gardens.

At Wahroonga he commissioned Sir John Sulman and Howard Joseland to design a stately home called *Rippon Grange* with magnificent gardens. Its name indicates the homage and the inspiration. He acquired a beach front house at Collaroy with a superb northerly aspect.

Sargood was the driving force in the Rifle Association – an organisation dedicated to the establishing of rifle ranges across Sydney, regular target practice, the nucleus of a citizens' militia. Rifle clubs were all over Sydney at the turn of the last century. 19,000 people belonged.

The principal rifle range was at the Sydney Cricket Ground, in reflection of the SCG's beginnings as a military ground. The Minister for Education announced miniature rifle clubs at schools. The Department of Defence offered a subsidy up to £30 for each club.

A generous man, not a limelighter, Sargood was a public man devoted to good works. You found his name on all the best committees, not in the social pages. He did not seek public office though he was a member of the Liberal Reform Association, the principal conservative party of NSW politics. He was a member of its governing council.

Imperial honours did not come his way. His entry in *Who's Who* reveals much because it reveals nothing – just his name, address and occupation "merchant". He cared not for publicity.

The doings of the Sargoods were considered of interest to the readers of newspapers in the several colonies. A voyage and its progress were of genuine public interest. Passenger manifests were public documents. Who was on their way to Europe excited as much interest in the first 150 years of Australian settlement as who today might be squiring Leonardo Dicaprio. Europe was so very far away, so was North America. Even reaching Fremantle was epic (and duly reported). Sydney's first mass spectator activity in the 1790s, through much of the decades until the 1850s, was awaiting the arrival of foreign ships: the crews brought news with them and newspapers and magazines. The telegraph and undersea cable changed all of that.

A Sargood could not just slip away. The journeys of Frederick Sargood and family were reported at each stage of progress. Even a fishing trip was worthy of note.

STORY 3

Outbreak of war

With the outbreak of the Great War in 1914 the focus of his gifts changed. He donated a Daimler to the Red Cross Society for shipping to London. Lists of donations and committees behind the big-time charitable fundraising invariably have one or both Mr and Mrs Sargood.

The War touched his family from the instant. His older son Frederick Edmund was in London. He tried to enlist but was rejected on medical grounds so FE converted his motor vehicle into an ambulance and worked with an Australian Base Hospital in France. By dint of perseverance, he was able to gain a staff position, enter aviation school and enlist in the Royal Flying Corps. In 1917 FE received a field promotion to captain.

Sargood's daughter Nancy had married John Pockley. In 1918, after six years of marriage, Lt Pockley of the 33rd Battalion was killed in action at Hangard Wood, in defence of Villers-Bretonneux, the epicentre of the last great German offensive. The AIF blunted an all-out offensive planned in great detail by General Ludendorff. The offensive proved to be the last throw of the dice by the German High Command. Ludendorff had made one fatal miscalculation: he did not reckon on the prowess of the Australians who should have been worn down after more than three years of frontline engagement. After that defeat the Germans recognised they could not mount another offensive.

I have been to Hangard Wood and I have walked past every grave at Villers-Bret. I will be doing that walk again with intent, looking out for the simple granite tombstone that denotes Lt Pockley is below.

It is odd that Australians scarcely remember Villers-Bret, an engagement that altered the course of the war. Yet we are enthralled by Gallipoli which didn't.

Or pause to reflect that at Villers-Bret almost facing each other were: in one set of trenches, Corporal Adolf Hitler, dispatch runner for the 1st Company of the List Regiment, Bavarian Infantry and, within a short distance across no man's land, the Australian and British forces who included Captain Anthony Eden of the King's Royal Rifle Corps. The troops were in sight and within range of each other, a fact of mutual fascination when discovered over a meal at Munich 1938. Hitler and Eden drew their respective positions on a table cloth which can be seen today in the Eden family home.

One story can lead to so many others.

During the War, Sargood moved closer to the frontline of party politics and the politics of business. He gained election to the council of the Sydney Chamber of Commerce and the finance committee of the Liberal Association. He was honorary treasurer of the Soldiers Club and an executive member of the NSW Recruiting Committee.

In September 1916 Mrs Sargood died. The firm closed for the day. Private grief was necessarily subsumed; reports of the losses at the Dardanelles and the Western Front had altered public consciousness and parameters for private grief. People on the home front coped by renewed determination or total withdrawal.

Sargood rejoined the YMCA Citizens Committee. His firm donated £2700, being the cost of a battle plane as contemporaries called such aircraft. The plane's name was *Sargood Brothers*.

Toward the end of the War, Sargood's charitable endeavour became more focused. He became a very generous donor to the Red Cross and the War Chest Fund. Was there a reason?

STORY 4

Women on the home front

Upon declaration of war in August 1914, women rallied to the colours. The young and the fit, with appropriate qualifications, enlisted as nurses and in support work. For those women and girls with domestic obligations, too old or too young, they contributed through volunteer work.

Although the Red Cross had been founded in Switzerland in 1863, only with War did an Australian Red Cross come into existence, only days after Australia's entry. Within three months the Red Cross had 88 city branches and 249 in country towns.

Britain declared war on Germany and the Central Powers on 5 August 1914. Given that Australia was constitutionally bound to Britain, the declaration covered Australia and all of the Empire. There was no significant opposition to hostilities. The opposite.

The self-mobilisation of women on the home front was an indication of a profound sense of obligation to what was still called Home by so many Australians.

The Red Cross was not the only vehicle for women to give their best. Civic leaders created the Citizens' War Chest Fund which came into existence on 17 August 1914. In order to avoid overlap with the Red Cross, the War Chest concentrated on providing comforts for the men at the front – the soldiers in the line, those on leave, those held in reserve and those on their way. The Red Cross looked after the sick and the wounded. The mission of the War Chest was to provide extra rations, clothes, amusements. Near the frontlines where there were Australian regiments, the War Chest set up stalls to serve coffee to the troops without charge. In London there was a War Chest Club for Australian soldiers that offered meals and a bed.

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Bowral, Moss Vale and Mittagong did not have branches of the War Chest. Instead, those towns had large, active branches of the Red Cross. The names of the civic leaders, familiar to me through that earlier essay on the Great War recur in the Red Cross – Boardman, Harbison, Pickard, Davis.

The War Chest had branches at Kangaloon and Sutton Forest. I noted a Mrs W. Barnsley and a Mrs A. Barnsley at Sutton Forest, a family with a presence in the Highlands today. With energy finite, administrative leadership essential, these towns and villages put all of their efforts into one chosen volunteer cause, not two.

Goulburn was a War Chest town. Mr Percy Portus placed himself at the head of the Goulburn branch. What was possible evolved. The *Post* reported as follows.

"The amounts collected will be acknowledged through the press, but only the numbers of boxes will be published - not the names of the establishments at which they are deposited. Mr. Portus has generously offered to make 100 boxes free of charge. All the localities round Goulburn will be able to assist this movement, and those desiring to give a helping hand should communicate with Mr. Portus."

STORY 5

War Chest Depot

At the centre of all War Chest effort was a depot in Sydney. The depot operated at different addresses before establishing itself on the ground floor of Macdonell House, AWU headquarters at 321 Pitt Street, Sydney.

Through the depot everything flowed. To the depot came correspondence from the branches which were being created across the suburbs of Sydney and hundreds of country towns, correspondence that sought guidance on the disposition of effort, forwarding funds raised, reporting on activity. Every letter was answered.

Here came instructions, often by classified telegram, from the War Chest Commissioners stationed in France and Egypt. These men were stationed near the front, the leadership were officers close to the Allied High Command.

In bundles of varying size at the depot there arrived every day the finished product of what women were knitting and sewing. The bundles were sorted and stacked to the ceiling, ready for collection and despatch to the front. [PHOTO OF WALL OF SOCKS]

About 100 volunteers called in each week. No sewing took place on the premises. Volunteers did the preparing. They cut up bales for the women to take away. The War Chest did not decide where materials went, that was a decision for the military; distribution took place at the other end. The volume of the benefactions and their usefulness caused the Defence Department to ensure that transport ships provided space for this cargo.

The depot was a serious contribution to the war effort. The logistics of making the depot work was the responsibility of the Superintendent. From the first day to the last, the Superintendent of the depot was Mrs E.A.Antill, an identity in print known only by the surname and initials of her husband. It is time for her story.

STORY 6

Mrs Lilian Mary Antill

Mrs Antill had been born Lilian Mary Christian. She was the daughter of John Bassett Christian, a major Australian pastoralist, grazier and agricultural businessman. Her father had interests in cattle stations across Queensland, the Northern Territory and Maranoa. He was a director of several of the big pastoral companies. The family home was *Tudor*, a waterfront mansion in Elizabeth Bay Road, Elizabeth Bay. Lilian was one of six children.

Lilian married Major Edward Augustus Antill of Picton in 1902. She was 23, the Major (a professional soldier who had seen service in South Africa) was 12 years older. Within three years Major Antill was dead. Lilian was a widow at 26. She had a son, aged two.

Mrs Antill, widow, 35, threw herself into the cause with all that she possessed, she kept finding more to give. She became superintendent when ambitions were but a fond hope. She became superintendent when the effort required was beyond estimating. Her industry in previous years had impressed those responsible for the appointment. Her industry as the challenges grew secured her position.

It is almost as if the War Chest became her life. Perhaps it did.

By deliberate policy, the War Chest did not vaunt its volunteers. Mrs Antill scarcely appeared in a news story. Statements were made by the superintendent who was rarely named. Only toward the end, when the Fund was publishing *The War Chest Review* did Mrs Antill get mentioned.

We learned something of a typical day for her. She did not ever miss the daily mid-day meeting of the executive committee where the cables from the commissioners were read. Knowing what was wanted, what was urgent, Mrs Antill proceeded to contact the big importing firms. By 1918 all of her contacts were friends. After three plus years of dealing with those forms, little explanation was required of her urgent needs. Firms were prompt in producing samples, quoting prices and nominating dates of delivery. Mrs Antill then placed her requisition – “perhaps of sufficient material for a whole issue of thin shirts for Egypt”. Or maybe just a start thereon.

One senses that Mrs Antill enjoyed boundless credit, both as a person of her word and from the certainty that every order was backed by money forthcoming.

STORY 7

At centre of all enterprise is the depot

By November 1914 Mrs Antill was able to report she had a large consignment ready for shipping to Europe. What she most wanted was to send a complement of balaclavas and cholera belts. Read newspapers of 1914 and you enter a new language – familiar words with unknown meanings, phrases that need a contemporary dictionary. A cholera belt was made of flannel or silk and tied around the waist so as to keep the wearer warm and ward off cholera. Its actual preventive value was nil.

A second appeal by Mrs Antill on 20 November noted that she had received a large supply of wool for the making up of Balaclava caps. The caps had to be ready for shipping to London on 27 November. Ladies were required to make these caps. “All particulars and pattern of cap to be had at the depot.”

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With the end of the War, the War Chest took its time in winding down. Honours started to shower upon Mrs Antill. She was being invited into the finest homes in Sydney in appreciation of an effort that had denied her afternoon teas and most pleasures for four years.

On 18 March Mrs Antill's work for the War Chest gained her the CBE, the highest imperial honour below a knighthood, the first won by a woman from NSW. She was invested in a ceremony at Admiralty House, same day as Nellie Melba became a Dame.

The *Sydney Morning Herald* paid Lilian a handsome tribute. "Mrs. Antill is one of those with whom the idea of a comforts fund for men on active service originated. She is one of the executive committee of the Citizens' War Chest and is the heart and soul of the great packing and distributing depot in Elizabeth-street. Mrs. Antill was one of the war workers who in 1916 were presented with special badges because of their prominent association with the War Chest and the Comforts Fund."

I was delighted to see that Lilian's honour outranked the OBE granted to James Oswald Fairfax, announced in the same list.

Reports of the investiture revealed the loudest applause was reserved for Mrs Antill.

STORY 2 (continued)

In November 1918, just after the War ended, Frederick Sargood donated his beach house at Collaroy plus furniture to the War Chest Fund with a view to it being sold by art union.

Was there a reason beyond honour, hope and charity in his new focus?

It is time to bring our stories together.

STORY 8

A love story

Frederick Sargood had witnessed Mrs Antill in the primacy of her domain at the depot and public events associated with the Fund. He had seen her impact on others. He knew her impact on himself. Frederick Sargood had fallen in love. Hopelessly. Head over heels. He was wanting marriage and a life together.

He was a widower of two years, a respectable period of mourning. She was a widow of 13 years, a time that must have seemed to have set life's destiny for Lilian and for the many men (one suspects) who had not reached first base in courting her.

Frederick was taking a considerable interest in the War Chest Fund. The fates came to his assistance, events no one could wish for. In July 1918 Lilian's father died of natural causes. Inside three months her mother was knocked over by a car and killed.

Frederick attended both funerals. In that era the *SMH* listed every significant mourner and all who laid a wreath. Funerals of the prominent – Victor Trumper 1915, John Storey 1921 – occupied double-page broadsheet spreads, advertisement free, small typeface. Often more pages.

Frederick Sargood proposed marriage to Mrs Antill and offered to buy her the house of her choice. Already he had shown the earnestness of his purpose with the gift to the War Chest of the beach house at Collaroy. He must have known that the house she would want was her parents' home at Elizabeth Bay – *Tudor* and its Harbour aspect with substantial land. *Tudor* Lilian duly nominated. Cost: £10,000 plus extensions and alterations that took another two years. (We know about the offer and purchase of the house because it became the subject of court proceedings in 1935 when the Commissioner of Stamp Duties sued the estate for unpaid duties. The Sargoods won because the court held the gift was one of cash.)

The wedding was huge. Bride and groom were major identities without being society figures. The wedding took place at St Mark's, Darling Point, in November 1919.

Conventions were observed scrupulously in the reportage. The bride entered as Mrs E.A. Antill and left as Mrs F.G. Sargood. At no time was she ever described as Lilian or warranted the initials given by her parents.

The church was crowded with War Chest workers. One senses that Lilian invited exactly whom she wanted. Descriptions are lyrical. The reporter observing the canons of reportage and the standing of the bride.

STORY 9

Marriage

The new Mrs Sargood continued to work for charities as an activist and organiser, not as an excuse to wear frocks at balls. Her name appears with YWCA fundraising, her old school of SCEGGS and district nursing.

Mr Sargood loaned his name to charities and fundraising drives. He was not an activist. He had a business to run and take care of his many houses and their grounds. Frederick was a founding member of Sydney Rotary, launched in 1921 by the Canadian Rotary Association. In June 1922, the Governor of NSW, Sir Walter Davidson, opened the convalescent home, Collaroy, in the presence of its benefactor. One senses that Frederick was sparing in what he supported. Whatever that happened to be, he did not court publicity.

His mind was elsewhere. His leadership made Sargood Brothers far richer and more important than what was achieved by his father or grandfather. In 1926 Sargood Brothers amalgamated with Gardiner, another retail chain, to become Sargood Gardiner, a company with offices across Australia, London and the Pacific. Frederick Sargood was a major identity in Australian business and world retail.

The Sargoods lived at Elizabeth Bay, not Wahroongah. Located at 106 Elizabeth Bay Road, Elizabeth Bay, three storeys, 15 rooms, *Tudor* made a compatible base closer to the city for such a busy man. Lilian appears on the rate roll for the Fitzroy Ward of the City Council. Frederick paid the rates and all other costs, Lilian was owner.

The Sargoods looked to the Southern Highlands as their retreat. In 1929 they acquired a double-storey house in Bowral with five bedrooms called *Waihemo* from Mr Walter MacNeil, a grazier who made his fortune in Boorowa and had retired to Bowral. *He is another story.*

Waihemo occupied five acres on a sloping block down to Merrigang Street. In the English style, the land was levelled and joined by embankments. Seven servants lived in servants' quarters in a self-contained part of the house.

A separate cottage housed the gardeners. Gardeners in the Bowral of that era served houses through changes of ownership down the generations. The last echo of ancient practice is at *Retford Park*, presently owned by James Fairfax, previously the Horderns. Three generations of butlers followed by a daughter and her husband have served the house, not the owner, unto this day.

In the garden at *Waihemo* was planted an exceptionally fine rhododendron hedge with a provenance. At Parramatta at the turn of the last century the Samuel Purchase Somerset Nursery was closing down. The nursery had been the most substantial in the colony. It was selling stock by mail order and had agents around Australia. Botanic gardens in places like Rockhampton acquired their first plantings from Samuel Purchase.

The stock available at the Purchase nursery was some of the oldest in NSW, descendants of plantings brought from Europe and Asia. When the nursery was sold for land value, this heritage faced destruction. Frederick Sargood effected a rescue: rather than see the grand trees and rhododendrons cut down, Frederick and another saved the most important specimens. With equipment so limited compared to this day, Sargood paid for the safe removal and transport of the big trees to the north shore where he ensured they were replanted gratis.

The rhododendrons, a Himalayan plant, were among the earliest of the species brought to Australia. Sargood removed long hedges. At his new property at Bowral he planted saplings that had sprung from the hedge that had been at the Purchase Nursery.

STORY 10

Boundless generosity

Frederick Sargood died suddenly in London in 1932.

The will is a document rich in social history. Probate was granted on assets valued at £215,675. (\$9 million today.) Do remember what he had given away.

The widow received the right to live in the house in Bowral for the rest of her life. That meant enjoyment of the main house of *Waihemo*, a gardener's cottage, contents, garden tools, jewellery, cars, garage equipment. Lilian received a cash gift of £1000 and an annuity of £2000, tax paid and payable as first charge upon the estate. The Basic Wage for Sydney in 1932 was £3/16/6. Or just on £200 for a year.

Lilian was not obliged to pay rent, rates, taxes, insurance or maintenance. The trustees of the estate were responsible for all such bills for the remainder of her life.

With *Tudor*, the trustees were obliged to meet all rates and taxes for the next three years, essentially imposing a three-year limit for Lilian to dispose of her family home and what had been the marital home. The proceeds of such a sale plus her annuities left her in a position beyond comfortable.

Horace Dale, Sargood's gardener at more than one property, received £200, the equivalent of a year's wages. All servants of not less than five years standing received £50.

With the will were documents of valuation for probate purposes. Valuations had to be accurate. Via wills and probate you can read the entire contents of a house frozen in time – the kind of crockery, the nature of the bedroom suite, the quality of the carpets and curtains, books and writing desks, jewellery and *objets d'art*, persons nominated for special gifts. Frederick Sargood had to deal with gifts received in his father's will of 30 years earlier. He was scrupulous in caring for his own children. The substantive wealth and the possibilities of the firm passed to his son and trustees.

STORY 12

Retirement to Bowral

After the death of Frederick, Lilian sold *Tudor*. Bowral became her principal place of residence. Lilian's travels and the visitors she received at home were considered worthy of reporting. With the outbreak of a Second World War, Lilian was anxious to resume her duties. Her doctors strictly forbade her involvement. She was in very poor health from April 1943. Lilian Mary Sargood, formerly Antill, née Christian, died at home at *Waihemo* in May 1945.

The *Southern Mail* paid tribute to Lilian on 1 June 1945 as "a wonderful woman beloved by all who knew her". She was privately cremated at North Sydney.

The will and probate is a document rich in social detail. Each room in the house warrants a label, followed by a description of the contents. These descriptions are wonderful insights into how the comfortable lived and what they needed for such comfort.

Lilian had an estate valued at £27,630. Jewellery - understanding that these values tend to be on the lower side for duty purposes - was worth £3384. Shares amounted to £7479, government bonds £8333, her interests in the estate of Frederick including annuities and dividends amounted to £4530. Money on deposit was £2781.

These are sums equivalent to riches beyond avarice, the ability to travel wherever, purchase whatever, pay for domestic help. Lilian owned two other properties in Merrigang Street - *Primrose Cottage* - valued at £550 and *Terrara* £400. These were fine houses, another indication of the purchasing power of her savings, shares and bonds. As is noting that the value of her Austin Saloon 1938 with 20,000 miles on the clock, unregistered, was valued at £205.

.....

On the other side of the ledger were bills unpaid. Dr Noel Solomons was owed £68. Legal costs were £15/15/- which the cognoscenti will have noted was fifteen guineas, the standard method of payment to lawyers. Names ancient in Bowral turn up in these ledgers – Walter Stokes £8/14/6 for fuel supplied. Bills were unpaid for milk of £2/16/8, fruit £1/11/9 and the baker £1/3/-. The butcher, owed £3/13/4, was Southern Mountains Butchery which was still operating when we moved to Bowral, offering meat of a standard far higher than what we had known in Sydney. A change of ownership, a journey down-market and it was gone inside six months. The telephone, one of the first in Bowral, had a bill of £9/8/-; the service was supplied by the Postmaster-General. Bowral Municipal Council supplied the gas and electricity.

Very likely the household at *Waihemo* paid cash for very little. Households with good credit kept accounts with all suppliers. My father preferred to receive a monthly account and pay by cheque well into the 1970s. Deliveries of milk and bread made cash payments very difficult. Advances in refrigeration and the omni-presence of supermarkets has served to wipe out home deliveries of the basics. Accounts had largely disappeared by the 1980s. Credit cards have served to end almost entirely the concept of account customers. The history of shopping in Australia is a fascinating study, illustrating the parallel stories of transport, refrigeration, credit and service.

Furniture held in trust passed to Frederick's son – the Spanish writing desk and chair, cutlery and goblet. Her CBE passed to her own son; the valuer declined to place a value on it. A "small library of books" was valued at £20. A travelling rug was regarded as "moth eaten".

A brown oak cabinet and the dining room contained the appurtenances for fine dining – Wedgwood, Doulton, Sheffield plate wine coaster, all and everything required for tea served graciously. A silver tea set was worth £52/10/-.

Miss MacKenzie had her own room in which there was a writing desk. She received a pearl and diamond spray brooch and an emerald ring plus a gift of £500.

The NSW Lawn Tennis Association was not interested in buying back two entitlements to seats at White City at £20 apiece. By 1950 they were trading for ten times that price.

Her gifts went to relatives and prisoners of war, a mysterious "WVS" and the Bowral Fire Brigade.

A large part of her estate reverted to the children of her first marriage. The Sargood children received essentially everything of value that Frederick had not gifted outright to Lilian.

STORY 13

What happened to those houses?

Where *Tudor* stood is now a large apartment block. No apartment sells for under one million, the higher storeys for a great deal more.

The beach house at Collaroy passed through many hands though remaining in public ownership. A cash-strapped state government of very recent times, not otherwise known for its regard for history, tradition or honouring obligation, tried to sell this prime real estate. Though the house is gone, the property has been kept in public ownership and is the site of the Sargood Centre for spinal injuries. It is the only memorial I know for FG Sargood, a man who gifted so much. Lilian should surely be as much honoured in the name as Frederick. His love for her was the cause of such a handsome gift.

After 1951 *Rippon Grange* became the property of the NSW Government on trust to provide a hospital. The house and grounds survived efforts to sell it by a cash-strapped State government of very recent times, not otherwise known for its regard to history, tradition or honouring obligation. The National Trust led a campaign to save it. And won. (Note from D.McManus April 2022- good information on *Rippon Grange* at this 2018 site <https://federationhome.com/2018/09/10/ripon-grange-wahroonga/>)

Waihemo has enjoyed a kinder fate.

For some years Lilian had a live-in lady's companion, Miss E.L.C. MacKenzie, who came to enjoy the pleasures of the house and grounds. Miss MacKenzie wanted to stay and had the resources to purchase *Waihemo* from the Sargood estate. Bowral children of the early 1950s (such as Councillor Graham McLaughlin) recall Miss MacKenzie as a legendary identity, vigilant about trespass. Her eccentricities fed stories that are captured in books about the Highlands. She died in 1975.

Horace Dale, gardener for the Sargoods for 30 years, returned in the 1950s to *Waihemo*, to see the garden he had created and cared for. In the hothouses he grew some 500 species of begonia, described by experts as some of the finest in the world. His visit was a matter of public interest. Begonias featured in Mrs Sargood's will.

The property was purchased by a Texan who had come to Australia on R&R and married an Australian girl. This couple changed the name to the anaemic *Cloudcroft*.

In 1992 the property came on the market. Though sub-divided; the garden neglected and the hothouse minus a roof, the house itself was unspoiled and remained very much a house of the 1920s and was surrounded still by two acres of lawns, gardens, gigantic trees and Frederick Sargood's beloved rhododendrons.

The house and lands were purchased by a couple from Sydney with a three-month old baby. Garden parties as of the 1920s and 1930s returned. The couple did not know the name had once been *Waihemo* so that, armed with good intentions, oblivious to a grand history, they shed the anaemic and renamed the house *Chifley*. The couple very much regret that, in honouring one of the greatest of Australians, they did not know of the original name. The couple were Sally Ray and Rodney Cavalier.

This essay is dedicated to Frank Bongiorno for inspiring the author to reopen his interest in these stories.

‘Chifley’ (former ‘Waihemo’)—house (including interiors, especially library wing) and garden including hot house remains, trachyte walling and early rhododendron planting 142 Merrigang Street. Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

Located at the end of a long driveway off Merrigang Street this large 1921 residence is of two storey face brick construction. The house is approached along a long private road off Merrigang Street. There is a small turning circle to the front eastern entrance elevation and it has a wide and low pitched gabled portico with green painted timber shingles in the gable. The house presents from the north and south as three gabled sections. The roofs are of medium pitch and clad in unglazed terracotta tile. The roofs have prominent overhangs and are strut supported at the corners. Windows are both casement and double hung.

Former names: ‘Waihemo’; ‘Cloudcroft’.



Above: Image from Rodney Cavalier December 2020.



Above: Image from Rodney Cavalier December 2020: From the north side of the house. Two 1921 gabled sections at the left and the well matched 2008 western library section on the right. The old and new sections are joined by a single storey 2008 conservatory not visible in this image.



Above: Cherry picker image from the north east shows the two c1920 eastern sections at the left and the well matched 2008 western library and conservatory section on the right. The old and new sections are joined by a single storey 2008 conservatory not visible in this image.



***Above:** Image of Chifley from the south and the lower garden area shows trachyte wall and steep change of level.*

History

Research from Bud Townsing May 2021.

Grace Stewart MacNeil owned Waihemo in Merrigang Street. The land was 202 by 685 feet which gives a land area of 3.2 acres. It was named after the family farm. Chifley was the name given to it by Rodney Cavalier who was not aware of the original name at the time. Her husband Walter McNeil owned a 9,600 acre farm called “Waihemo” at Murringo near Boorowa NSW.

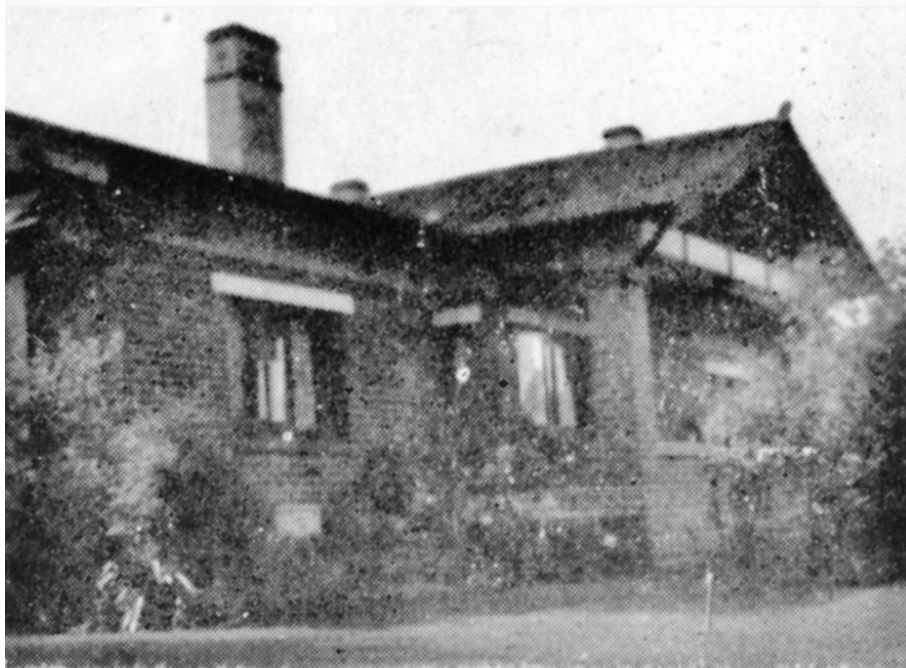
The Southern Mail of 18 Nov 1919 that “Mr D. Dunwoodie applied for permission to use water from the main for domestic use at Mr W MacNeil’s property in Merrigang Street where 6 or 8 men have been camped since the work commenced.”

There are other newspaper clips of MacNeil applying for a septic tank in Merrigang Street at about the same time. The rate books show that the only property the MacNeil’s owned in Merrigang Street was Waihemo and thus it is likely David Dunwoodie was the builder of Waihemo and gives a build date of about 1920.

The book Presbyterian Church A Reference History, tells the story of the Mittagong and Bowral Parish indicates that local architect Henry Sheaffe designed the Manse in Boolwey Street, and the successful tenderer for the building was Mr D. B. Dunwoodie. The Manse was completed in 1920 at a cost of £2,000. The Manse was demolished some years ago.

Could Sheaffe be the architect of Waihemo?

The following photo of the Manse is from the NSW History of the Presbyterian Church, sorry about the quality but the photograph in the book is about the size of a postage stamp.



Above: Image is photo of the Manse is from the NSW History of the Presbyterian Church

Both the Manse and Waihemo have Sheaffe's characteristic lintel beams above the windows. The projecting roof and supporting timbers are similar. There is a high probability Sheaffe was the architect. The Bowral Rate books indicate Waihemo was built in the year ending December 1921 with an improved capital value of £2,500.

In August 1929 Mrs. W. MacNeil had a clearance sale at Waihemo. The following advertisement gives an idea of the house. Waihemo was bought by wealthy businessman Frederick George Sargood in 1929. His father was Sir Frederick Thomas Sargood of Rippon Lea in Melbourne. In 1919 Frederick George married (second marriage for both of them) Lillian Mary Antill. Lillian was awarded the C.B.E. in 1918 for services to The War Chest Fund. Frederick George Sargood died in 1932 and Lillian moved to Waihemo. Waihemo was a show garden in the 1930's along with The Ridge located opposite.

Notes on David Bell Dunwoodie 1885-1962

Ryerson index: this is the only David B Dunwoodie and the time frame fits.

DUNWOODIE	David	Death	12DEC1962	Death	77	late of	Sydney	13DEC1962
	Bell	notice				Newport	Morning	
						Beach	Herald	

1920 Presbyterian Manse in Boolwey Street, Bowral. Demolished. Townsing Page 77/81. Builder was D B Dunwoodie. The contract for the erection of the Presbyterian manse at Bowral has been let, and the total amount involved is in the vicinity of £1700, some £1400 of which is already provided for. The full revised plans recently adopted are being adhered to, and structure will certainly add to the residential appearance of that choice part of the town. The Presbyterian comer is a very prominent one, and the manse will be built lacing

Boolwey street, leaving the Bong Bong street corner for the new church in the early future. Mr. David Dunwoodie is the successful tenderer, from whom, under the direction of

Mr H Sheaffe, architect, a creditable result is anticipated. Robertson Advocate Fri 27 Jun 1919

Notes on Walter MacNeil 1872-1934 and Grace Stewart MacNeil (nee Stevenson) died 1942. First owners of Waihemo from c. 1920-1929

Ryerson index possible and only reference for these names

MACNEIL	Walter	Death notice	30JAN1934	Death 62 at Vaucluse	Sydney Morning Herald	31JAN1934
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MACNEIL	Grace Stewart	Death notice	12JUN1942	Death late of Edgecliff	Sydney Morning Herald	13JUN1942
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The name Waihemo. An electorate of this name existed in New Zealand from 1887 to 1890 and 1893 to 1902. It was based on the small town of Waihemo, now called Dunback in the south of the South Island.

[https://en.wikipedia.org/wiki/Waihemo_\(New_Zealand_electorate\)](https://en.wikipedia.org/wiki/Waihemo_(New_Zealand_electorate))

Trove search on MacNeil

1903. The MacNeil connection to New Zealand is that his father came from Dunedin. Walter was the third son of Hugh MacNeil of Woodhead, Dunedin, NZ. When Walter and Grace (nee Stevenson) were married on July 1 1903 there was full report of the family, the wedding and all of the gifts given. The Boorowa News Fri 10 Jul 1903.

1923. The MacNeil's were living at least part time in Bowral from at least January 1923 as shown by this item: Margaret, elder daughter of Mr. and Mrs. Walter MacNeil, of Waihemo, Bowral, and Boorowa, to Cecil, son of Mr. and Mrs. J. P. Johnson, of Kingsclere, Greenknowe Avenue, Potts Point. SMH 6/6/1923.

1926. OWNER'S HEAVY LOSS The woolshed and contents at Waihemo Station). Young, were totally destroyed by 'fire at an early hour on Tuesday morning. The building, which was situated about half a mile from the homestead, was discovered by the inmates

to be on fire about 4 o'clock in the morning. At that time the fire had got such a hold that it was impossible to save anything. Mr. Walter MacNeil, the owner, is a heavy loser, as although the wool shed was insured for £350, it was worth considerably more. The contents which were not insured, included a complete shearing plant with oil

engine, wool press, six stands, etc. The Wyalong Advocate and Mining, Agricultural and Pastoral Gazette Tue 5 Jan 1926

1927. WEDDING. OSBORNE-MACNEIL. The marriage of Miss Ena MacNeil, younger daughter of Mr. and Mrs. Walter MacNeil, of Bowral and Boorowa, to Mr. George Powell Osborne, son of Mrs. R. T. Osborne, of Tarcutta, Wagga, was celebrated last night at St. Mark's Church, Darling Point, by Canon Howard Lea. SMH 3/8/1927

1932. Mr. Walter MacNeil, of 'Waihemo,' Boorowa, has returned to Australia after a trip to England. He is at present visiting his Boorowa property. The Boorowa News Fri 9 Sep 1932

Robertson Mail (NSW : 1924 - 1930), Tuesday 13 August 1929,

AUCTION SALE of **Furniture & Effects**

AT THE RESIDENCE,
"WAIHEMO," MERRIGANG ST.,
BOWRAL.

WEDNESDAY, 14th AUGUST
at 1.30 p.m. sharp.

MESSRS. DAVIS & WESTBROOK
have been instructed by Mrs. W. MacNeil to sell on above date the well-kept Furniture and Appointments of "Waihemo," as particularised hereunder:—

PORCH.

Seagrass Mat, Coir Door Mat
Wire Door Mat, Split Cane Chairs
Canvas Chair.

ENTRANCE HALL.

Lino Runner, Hall Stand
2 small Fringed Carpets
Monk Hall Seat.

LOUNGE ROOM.

Carpet Square, 3 Upholstered Chairs
Settee, Palm Stand
Folding Book and Paper Holder
Round Mission Oak Table
Folding Card Table, Copper Fender
China Cupboard and Desk (Mission Oak)

Bram Fire Irons, Cushions
Waste Paper Baskets.

DINING ROOM.

Oval Extension Dining Table
8 Dining Chairs, Mission Oak Buffet
Oak Occasional Table, Small Carpet
Palm Stand, Electric Radiator
Wireless Set and Stand, 3-valve
Curtains.

BEDROOM No. 1.

Carpet Square, Lino surround
2 Single White Wood Beds, Bedding
White 3-piece Bedroom Suite
Chair, Rosewood Chair
Toilet Ware, Curtains.

STAIRS.

Stair Carpet, Brass Rods.

BALCONY.

Seagrass Mat, Seagrass Table
2 Collapsible Chairs.

LOBBY.

Carpet and Lino, Maids' Cupboard.

BEDROOM No. 2.

Single Oak Bed and Bedding
Carpet, Lino, 2 Chairs
Occasional Table, Book Shelves
3-piece Oak Bedroom Suite
Small Oak Desk, Towel Rail
Curtains and Blinds.

BEDROOM No. 3.

Three-quarter Bed and Bedding
Chair, Office Chair, Loughboy
Washstand, Dressing Table, Carpet
Towel Rail, Occasional Table
Trouser Press, Boot Cupboard
Set Book Shelves.

BEDROOM No. 4.

Single Bed and Bedding
Carpet Square, Lino
3-piece Bedroom Suite
Easy Chair (Upholstered)
Electric Radiator, Book Shelves
Small Table, Toilet Ware
Towel Horse, Curtains.

BEDROOM No. 5.

Carpet, 1 Bed and Bedding
3-piece Bedroom Suite

Carpet, 1 Bed and Bedding
3-piece Bedroom Suite
Occasional Table, Chair
Set Book Shelves, Boot Cupboard
Toilet Ware, Towel Horse
Upholstered Easy Chair
Curtains and Blinds.

BATHROOM.

Soiled Linen Basket, Mat
White Stool.

MAIDS' LIVING ROOM.

Table, Lino, Mats, Curtains
3 Chairs, Cupboard, Radiator
Singer Sewing Machine
Soiled Linen Basket.

MAIDS' BEDROOMS.

2 Single Iron Beds and Bedding
Lino, Washstands, Curtains
2 Combination Chests
2 Seagrass Chairs, 2 Floor Rugs.

KITCHEN.

Lino on Floor, Inlaid (new)
Kitchen Table, Safe, Dresser
Cupboards, Ice Chest
Kitchen Utensils, Crockery.

LAUNDRY.

Lino, Table, Chair
Clothes Horse, 6 Coal Scuttles.

OUTSIDE.

3 Lawn Mowers, Garden Roller
2 Wheelbarrows, Ladder
Step Ladder, Garden Hose, Roller
Spades, Forks, Hoes, Hedge Clippers
Hay Fork, Crosscut Saw and all the
Tools necessary for a large
Garden.

Also Diningroom Crockery,
Glassware, E.P. Ware, China.

TERMS CASH.

Note Time of Sale, 1.30 p.m. sharp.

Davis & Westbrook
AUCTIONEERS, BOWRAL.

Notes on Frederick George Sargood 1861-1932 and Lilian Mary (May) Sargood CBE (formerly Mrs Antill and née Christian) 1879-1945 owners of Waihemo from 1929-1947.

Ryerson Index correct

SARGOOD	Frederick George	Obituary	05NOV1932	Death	72	at London, late of Sydney, formerly of Melbourne	Sydney Morning Herald	07NOV1932
SARGOOD	Lilian May	Death notice	23MAY1945	Death		at Bowral	Sydney Morning Herald	26MAY1945

Below at page 13 are 8 pages of extracts from FAMILIES, HOUSES, WAR AND THE FINDING OF LOVE: STORIES FOR ALL by Rodney Cavalier. The extracts selected below are for the purpose of supporting the heritage listing of *Chifley* at 142 Merrigang Street, Bowral.

Quick summary

Frederick Sargood, a very wealthy retailer, and his wife Lilian Sargood (nee Antill) (d.1945) bought Waihemo in 1929 as a country retreat. TO BE COMPLETED.



Plaque at SCEGGS Darlinghurst reads as below.

Mrs Lilian Sargood's (formerly Mrs Antill and née Christian) plaque

In loving memory of Lilian Mary Sargood, died 23rd May 1945.

C.B.E. and Military Bar, Croix de Guerre.

One of the first group of girls at Chatsworth. 1921 first Old Girl President of the Union and Ex Officio member of Council. Donor of the Lilian Sargood Bursary. "Their works do follow them" Rev XIV 13.

Presented by her school friends.

Elizabeth Leonora Claire Mackenzie at Waihemo 1945-1975

For some years Lilian had a live-in lady's companion, Miss E.L.C. MacKenzie, who came to enjoy the pleasures of the house and grounds. Miss MacKenzie wanted to stay and had the resources to purchase Waihemo from the Sargood estate. Bowral children of the early 1950s (such as Councillor Graham McLaughlin) recall Miss MacKenzie as a legendary identity, vigilant about trespass. Her eccentricities fed stories that are captured in books about the Highlands. She died in 1975. *Source p.21 FAMILIES, HOUSES, WAR AND THE FINDING OF LOVE: STORIES FOR ALL by Rodney Cavalier. First*

published as a 23 page essay in the Newsletter of the Southern Highlands Branch ALP No 195 May 2013.

MACKENZIE	Elizabeth Leonora Claire	Death notice	03SEP1975	Death	late of Bowral	Sydney Morning Herald
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Biography of Dr. Rodney Mark Cavalier AO from Wiki at this site accessed 25/4/2022

https://en.wikipedia.org/wiki/Rodney_Cavalier

Rodney Mark Cavalier AO (born 11 October 1948) is a former Australian politician, statutory officer and author. Cavalier was a member of the New South Wales Legislative Assembly representing Fuller between 1978 and 1981 and then Gladesville between 1981 and 1988 for the Labor Party. During his term in parliament, Cavalier was Minister for Energy, Minister for Finance, and Minister for Education in the Wran and Unsworth governments.[1]

Cavalier's father was of Italian extraction, originally surnamed Frank Cavallari, his mother of Scottish background, named Elizabeth.[2] He grew up in the Sydney suburb of Putney, attending the local public school before moving to Fort Street Boys' High School and the University of Sydney, where he studied government and became increasingly involved in left-wing politics. His father, Frank Cavalier, was an architect and designed the family home in Lloyd Avenue, Hunter's Hill, in the Sydney School Modernist style in 1969.[3][4] Cavalier worked for the Australia Council, for the Miscellaneous Workers' Union, as an aide to Whitlam minister Clyde Cameron, and was an alderman on Hunter's Hill Council.[1][2]

In 1978 he was elected member for the state seat of Fuller, representing the Australian Labor Party. He famously unseated Opposition Leader Peter Coleman in his own electorate amid that year's massive Labor landslide. Fuller was abolished in 1981, and Cavalier followed most of his constituents into Gladesville, which he held until his retirement.

He served as Minister for Education from 1984 to 1988 in the Neville Wran and Barrie Unsworth governments.[1] He was noted for his abrasive personality, reformist zeal and intolerance of sloppy work.[2] One left-wing Teachers' Federation activist described him as "the rudest, most pugnacious individual to hold office".[2] Though the President of the Federation, after he lost office, noted that Cavalier "had a genuine commitment to public education". He lost office, and his seat, in 1988, and subsequently declined an offer to return to State Parliament in the seat of Granville or by way of the Legislative Council.[2]

A Fellow of the University of Sydney, he was chairman of the Australian Language and Literacy Council (1991–1996). He was also deputy chairman of the National Council for the Centenary of Federation (1997–2001) and chairman of the Sesquicentenary of Responsible Government in NSW (2002–2006): two bodies which published over 60 books on various aspects of Australian history and culture. He was a member of the Council of the National Library of Australia (1989–1998)[2] and a member of the Council of the State Library of New South Wales (2013–2015).

Cavalier is an ardent book collector and lover of cricket[2] and his appointment to the Sydney Cricket Ground Trust fulfilled a life's ambition. He was a trustee (1996–2014)[5] and chairman (2001–2014). At the completion of this, record, term the Trust made him a Life Member.[6] He is also an Honorary Life Member of the Marylebone Cricket Club.

He is currently the chairman of the C.E.W. Bean Foundation and the Southern Zone of Country Cricket New South Wales.

Cavalier has published widely on governors, the workings of cabinet, premiers, political cartoons, the uses of diaries and has also published extensively on the subject of cricket. His research and writings on the childhood and adolescence of Sir Donald Bradman have altered the Bradman historiography. He has also been the editor of the monthly newsletter of the Southern Highlands Branch of the Australian Labor Party.

In January 2001 he was presented with the Centenary Medal for "service to Australian society and the Centenary of Federation".[7] In January 2004, he was appointed an Officer of the Order of Australia (AO) for "service to the community as a contributor to a range of cultural, literary and sporting organisations, to education and training, and to the New South Wales Parliament".[8] In June 2008, he was awarded a Doctor of the University (honoris causa) by the University of Technology, Sydney.[9]

He now resides in Bowral, New South Wales with his family.

Sally Cavalier (d. 2021)

Frank Albert Cavalier (1921-2012)

Death notice and tribute for CAVALIER, Frank Albert from November 2012 and guestbook tribute on SMH site accessed 19/4/2022 <https://tributes.smh.com.au/obituaries/44449/frank-cavalier/>

CAVALIER, Frank Albert. November 28, 2012. Aged 91 years. Late of Hunters Hill

Sad to hear of Frank Cavalier's passing. My husband and I have never met him but recently bought a house that he originally designed around 1957 (built approx 1960 for Walter and Wendy Hucker). This house - 10 Thorn Street Hunters Hill - was mentioned in the Hunter's Hill Trust Journal Vol. 20 No.4 Feb 1991 as one of Hunters Hill's "interesting modern houses". While there have been a few changes since that journal article, the house essentially retains Frank's design and vision. Indeed, the works undertaken by the previous owners, who had 20 happy years there, are very much in keeping with the original organic feel of Frank's design. The house nestles beautifully on a steep slope overlooking Lane Cove River and is a light-filled mix of sandstone, brick, timber and glass. I only wish I took the time in this busy exciting year to find Frank and tell him how much we adore the house. We intend living there a very long time and will keep the house as is. Our contribution to this wonderful property will be enhancing the bush garden to create a native bird haven. I have a feeling that Frank would approve. To the family - please accept our condolences for your loss. And Sydney has lost a special architect. Feel free to contact me in the future if you want to know more about 10 Thorn Street. (He also designed other houses in the street.). **Thalia Broughton** 9 years ago

Notes on Horace Dale

Information requested from Rodney

Ryerson index below

DALE	Horace	Death	06JUN1969	Death	late of	Sydney	07JUN1969
	Edward	notice			Wahroonga	Morning Herald	

Trove search on Horace Dale

1950 The Southern Mail Fri 24 Nov 1950

EX BOWRALLIAN VISITS HIS OLD GARDEN

Mr. Horace Dale, of Wahroonga, made a special visit to Bowral on 14th November to visit his late garden at 'Waihemo.' He was head gardener there for ten years before leaving owing to ill-health. He had been in the employ of the late Mr. and Mrs. Sargood for over 30 years.

Well known in this district as a landscape gardener, skilled in every department of nature Mr. Dale made the garden. With his vast knowledge of gardens few could equal him. His colour scheme was perfect. One renowned artist made this comment 'Every tree, every shrub, every flower, in its right setting.'

An authority on begonias (all species), he was a pastmaster. Mr. Dale grew over 500 varieties in hothouses at 'Waihemo.' One English expert visiting Australia heard of them and called to inspect them. Many were imported from the famous nursery of Blackdon and Langdon, Bath, England and Mr. Dale had the satisfaction to be told by the expert that rarely had he viewed a collection 95 per cent as perfect as were grown by him for Mrs Sargood at 'Waihemo.' The garden was opened on many occasions for charity during the begonia season.

Mr. Dale was indeed a specialist in his work. During his brief visit he went over every inch of the garden and was agreeably surprised to find it as it is — still lovely despite all its setbacks since he last visited it in 1945.

He congratulated Mr. William (should this be Wilfred) Huber another renown gardener on the hard task he was set to make it once again beautiful and said he would come up again. During Mr. Dale's visit to Bowral he was the guest of Mr. and Mrs. Huber in the cottage in 'Waihemo.' grounds where he and his family lived for many years. Waihemo, the once country home of the late Mr. and Mrs. F. G. Sargood of Elizabeth Bay, Sydney, was bought in 1947 by their great friend Miss Mackenzie who now lives there.

Notes on W. Huber, gardener

Trove search on William Huber

1947 *The Southern Mail* Fri 4 July 1947: After a lengthy residence in Bowral, Mr. W. Huber, accompanied by his wife and family sailed on Tuesday for Switzerland where he was born. He had been employed by Mr. A. E. Wardell (Note by D. McManus – should read as Mr H E Wardell – see below) for a long period of years, and with his wife and family carries the good wishes of a large number of friends in Bowral.

Note by D. McManus April 2022: *The Ridge* is opposite the front gate to *Waihemo* and was designed by architect Herbert Edmund Wardell (1865-1955) as his own home. The plans show the name of the architectural firm of Wardell and Denning. It was owned by H. E. Wardell and his wife Mabel Maude Mitchell Wardell (nee Merewether), (1871-1948). The Wardells and Sargoods opened their gardens to the public. It is highly probable that Huber was a gardener to both gardens.

Two very likely Ryerson sites for Bowral Hubers but we do not have a clear Freda or Wilfred to make a good connection and Ryerson says Wilfred not William,

HUBER	Freda Maria	Death notice	11SEP1972	Death	late of Bowral	Sydney Morning Herald	12SEP1972
HUBER	Wilfred	Death notice	05MAR1996	Death 93	late of Condell Park, formerly of Bowral	Sydney Morning Herald	07MAR1996

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this area of Merrigang Street in the early Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with</i> 1. <i>David Dunwoodie (1885-1962), builder of the house</i> 2. <i>Walter MacNeil (1872-1934) and Grace Stewart MacNeil (d.1942), previously of the rural property Waihemo near Boorowa, who commissioned the house c.1920 and named it Waihemo.</i> 3. <i>Frederick Sargood, a very wealthy retailer, and his wife Lilian Sargood (nee Antill) (d.1945) owners from 1929.</i> 4. <i>Horace Dale (d.1969), gardener to the Sargood family for over 30 years and William Huber, later gardener in the Post War II period, at Waihemo and nearby The Ridge.</i> 5. <i>Rodney Mark Cavalier AO (b.1948) and his wife Sally Cavalier (d.2021) owners 1992 to the present. Rodney Cavalier was NSW Minister for Education 1984-1988. In their ownership they conserved the house and garden and extended the house with a very well matched two storey gallery library wing joined to the house by a single store conservatory.</i> 6. <i>Frank Albert Cavalier (1921-2012) architect who designed the conservatory and library addition to Chifley built in 2008 and John Robins of Bowral Conservatories for the excellent execution of the work.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form including later sympathetic extensions. Chifley, then named Waihemo, was a show garden in the 1930's along with The Ridge nearby.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because for being a rare item of the local area's heritage in this case a large two storey residence in a very restrained Californian Bungalow style.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Chifley at 142 Merrigang Street, Bowral is significant because it illustrates the development of this area of Merrigang Street in the early Interwar period and for its association in the local area with the following persons:

1. David Dunwoodie (1885-1962), builder of the house
2. Walter MacNeil (1872-1934) and Grace Stewart MacNeil (d.1942), previously of the rural property Waihemo near Boorowa, who commissioned the house c.1920 and named it Waihemo

3. Frederick Sargood, a very wealthy retailer, and his wife Lilian Sargood (nee Antill) owners from 1929.
4. Horace Dale (d.1969), gardener to the Sargood family for over 30 years and William Huber, later gardener in the Post War II period, at Waihemo and nearby The Ridge.
5. Rodney Mark Cavalier AO and his wife Sally Cavalier (d. 2021) owners 1992 to the present. Rodney Cavalier was NSW Minister for Education 1984-1988. In their ownership from 1992 they conserved the house and garden and extended the house by the building of a very well matched two storey gallery library wing joined to the house by a single store conservatory.
6. Frank Albert Cavalier (1921-2012) architect who designed the conservatory and library addition to Chifley built in 2008 and John Robins of Bowral Conservatories for the excellent execution of the work.

It is also of significance in demonstrating aesthetic achievement in the local area because of its setting, garden and architectural form, including later sympathetic extensions and for being a rare item of the local area's heritage in this case a large two storey residence in a very restrained Californian Bungalow style. Chifley, then named Waihemo, was a show garden in the 1930's along with The Ridge nearby.

Extracts from FAMILIES, HOUSES, WAR AND THE FINDING OF LOVE: STORIES FOR ALL by Rodney Cavalier. This article was first published as a 23 page essay in the Newsletter of the Southern Highlands Branch ALP No 195 May 2013. The full essay consists of 13 stories. The extracts selected below are for the purpose of supporting the heritage listing of Chifley at 142 Merrigang Street, Bowral.

STORY 1

Sargood family

Frederick Thomas Sargood inherited a group of stores which sold soft goods to the Victorian market. We are talking mid-nineteenth century, overlapping the gold rushes, the reason that suppliers to a growing, more affluent market were making fortunes. He turned that group into a retail empire which spanned Australia and stretched to London. Ahead was a knighthood, election to two parliaments, the ownership of many properties.

At age 24 in 1858, he married Marian Australia Rolfe. The couple were important on the social scene from the moment of their engagement. Sir Frederick was a person of importance in Victorian conservative politics.

Successful in business, wealth growing, in 1868 the couple acquired 26 acres in Elsternwick and built one of Australia's finest houses - *Rippon Lea*. The property, gloriously preserved, contains one of the finest gardens in Australia. It is now in the ownership of the National Trust. You have seen it in many movies and television shows.

Over 19 years Marian gave birth to 11 children. Marian Isabella was born in July 1859. The son and heir, Fredrick George, was born in 1861. There are so many Fredericks among the Sargoods, I am forced to call this Frederick George FG so as to distinguish him from his father. **[PHOTO OF SIR F WITH SONS AT RIPPON LEA]**

While FG was a baby, on a voyage to England, his older sister died. The tragedy did not dissuade the Sargoods against more children. In 1878, Marion was pregnant for the twelfth time. On her 40th birthday she died in labour. So did her baby son.

In his grief, Sir Frederick took his children to London. There he met Julia Tomlison, early thirties. They married in 1880. Notwithstanding the dangers of an earlier voyage, the second Mrs Sargood sailed to Australia. On the day of arrival she gave birth to a girl.

Sir Frederick died suddenly in 1903. Of his children living he had five sons and four daughters by his first marriage, one daughter by the second. His second wife moved out of *Rippon Lea* and returned to the UK. The house was sold for a song at £20,000. Otherwise we would have a very different narrative.

He left an estate valued at £680,000. Equivalent to at least \$89 million today without even attempting the market value of 26 acres on a tram route close to the Melbourne CBD. The will reached down the decades with consequences into a fourth and fifth generation. Sons received their shares absolutely, daughters received income from investments made by trustees on their behalf. That was the way of the world.

STORY 2

Retail, grand houses, a son emerges

FG lived in a world without want. *Rippon Lea* was a self-contained childhood of governesses and pony rides, boating on a large lake, an adult world of grand balls and garden parties, people dressing for meals. Travel was a constant. England was a familiar place. FG and his siblings were Anglo-Australians, children of Empire.

In his early thirties, his father preoccupied by politics, FG took effective control of the family business. There were a number of one-time partners with varying shareholdings. Along the sides of the firm's buildings you could read the title in its fullness.

FG moved to Sydney in 1898. The firm built an eight-storey specialist store at 300 Clarence Street. The Lord Mayor, Thomas Hughes, performed the official opening. FG was Chairman, Sir Frederick an honoured guest. New buildings were going up across Australia.

Inside their walls were high ceilings and vast open spaces that were coming into fashion for retail. Goods were organised into departments like mercery, shirts, furniture. The Japanese department have no contemporary equivalent. Under the one roof were tea rooms and club rooms. The presence of electric lights and passenger lifts was thought worthy of mention.

15 warehouses employed over 5000 people. Back of the house staff assembled hats and gloves and other goods. The firm employed buyers in London. **[PHOTOS OF SARGOOD STORES AND STAFF]**

Sir Frederick died suddenly in 1903. With one brother as partner, FG bought out all the non-family interests. A store with six names on the awning became Sargood Brothers which, with consolidation of the share register and imaginative leadership, became a powerhouse in Australian retail. Imagine how secure the workforce must have felt. A job for life, ownership secured, young Mr Frederick had proven himself in Sir Frederick's time and was now in control. (In that departed era when the name of the store represented the family who owned it, the owner and his heirs were called by their first names with a "Mr" in front.)

Young Mr Frederick had married Agnes Penrose Parkes in 1885. The couple had two daughters and one son. By 1903, Mr Frederick knew the business inside out. He was entering his prime. What was true of Mr Frederick was about to become true of Sargood's. And now, since he is head of the family and in control of the business, Mr Frederick aka FG will be called Frederick Sargood or just Sargood.

In addition to great wealth and a position of power, Frederick Sargood inherited a love of rifle shooting and a love of gardens.

At Wahroonga he commissioned Sir John Sulman and Howard Joseland to design a stately home called *Rippon Grange* with magnificent gardens. Its name indicates the homage and the inspiration. He acquired a beach front house at Collaroy with a superb northerly aspect.

Sargood was the driving force in the Rifle Association – an organisation dedicated to the establishing of rifle ranges across Sydney, regular target practice, the nucleus of a citizens' militia. Rifle clubs were all over Sydney at the turn of the last century. 19,000 people belonged.

The principal rifle range was at the Sydney Cricket Ground, in reflection of the SCG's beginnings as a military ground. The Minister for Education announced miniature rifle clubs at schools. The Department of Defence offered a subsidy up to £30 for each club.

A generous man, not a limelighter, Sargood was a public man devoted to good works. You found his name on all the best committees, not in the social pages. He did not seek public office though he was

a member of the Liberal Reform Association, the principal conservative party of NSW politics. He was a member of its governing council.

Imperial honours did not come his way. His entry in *Who's Who* reveals much because it reveals nothing – just his name, address and occupation “merchant”. He cared not for publicity.

The doings of the Sargoods were considered of interest to the readers of newspapers in the several colonies. A voyage and its progress were of genuine public interest. Passenger manifests were public documents. Who was on their way to Europe excited as much interest in the first 150 years of Australian settlement as who today might be squiring Leonardo DiCaprio. Europe was so very far away, so was North America. Even reaching Fremantle was epic (and duly reported). Sydney's first mass spectator activity in the 1790s, through much of the decades until the 1850s, was awaiting the arrival of foreign ships: the crews brought news with them and newspapers and magazines. The telegraph and undersea cable changed all of that.

A Sargood could not just slip away. The journeys of Frederick Sargood and family were reported at each stage of progress. Even a fishing trip was worthy of note.

STORY 3

Outbreak of war

With the outbreak of the Great War in 1914 the focus of his gifts changed. He donated a Daimler to the Red Cross Society for shipping to London. Lists of donations and committees behind the big-time charitable fundraising invariably have one or both Mr and Mrs Sargood.

The War touched his family of the instant. His older son Frederick Edmund was in London. He tried to enlist but was rejected on medical grounds so FE converted his motor vehicle into an ambulance and worked with an Australian Base Hospital in France. By dint of perseverance, he was able to gain a staff position, enter aviation school and enlist in the Royal Flying Corps. In 1917 FE received a field promotion to captain.

Sargood's daughter Nancy had married John Pockley. In 1918, after six years of marriage, Lt Pockley of the 33rd Battalion was killed in action at Hangard Wood, in defence of Villers-Bretonneux, the epicentre of the last great German offensive. The AIF blunted an all-out offensive planned in great detail by General Ludendorff. The offensive proved to be the last throw of the dice by the German High Command. Ludendorff had made one fatal miscalculation: he did not reckon on the prowess of the Australians who should have been worn down after more than three years of frontline engagement. After that defeat the Germans recognised they could not mount another offensive.

I have been to Hangard Wood and I have walked past every grave at Villers-Bret. I will be doing that walk again with intent, looking out for the simple granite tombstone that denotes Lt Pockley is below.

It is odd that Australians scarcely remember Villers-Bret, an engagement that altered the course of the war. Yet we are enthralled by Gallipoli which didn't.

Or pause to reflect that at Villers-Bret almost facing each other were: in one set of trenches, Corporal Adolf Hitler, dispatch runner for the 1st Company of the List Regiment, Bavarian Infantry and, within a short distance across no man's land, the Australian and British forces who included Captain Anthony Eden of the King's Royal Rifle Corps. The troops were in sight and within range of each other, a fact of mutual fascination when discovered over a meal at Munich 1938. Hitler and Eden drew their respective positions on a table cloth which can be seen today in the Eden family home.

One story can lead to so many others.

During the War, Sargood moved closer to the frontline of party politics and the politics of business. He gained election to the council of the Sydney Chamber of Commerce and the finance committee of the Liberal Association. He was honorary treasurer of the Soldiers Club and an executive member of the NSW Recruiting Committee.

In September 1916 Mrs Sargood died. The firm closed for the day. Private grief was necessarily subsumed; reports of the losses at the Dardanelles and the Western Front had altered public

consciousness and parameters for private grief. People on the home front coped by renewed determination or total withdrawal.

Sargood rejoined the YMCA Citizens Committee. His firm donated £2700, being the cost of a battle plane as contemporaries called such aircraft. The plane's name was *Sargood Brothers*.

Toward the end of the War, Sargood's charitable endeavour became more focused. He became a very generous donor to the Red Cross and the War Chest Fund. Was there a reason?

STORY 4

Women on the home front

Upon declaration of war in August 1914, women rallied to the colours. The young and the fit, with appropriate qualifications, enlisted as nurses and in support work. For those women and girls with domestic obligations, too old or too young, they contributed through volunteer work.

Although the Red Cross had been founded in Switzerland in 1863, only with War did an Australian Red Cross come into existence, only days after Australia's entry. Within three months the Red Cross had 88 city branches and 249 in country towns.

Britain declared war on Germany and the Central Powers on 5 August 1914. Given that Australia was constitutionally bound to Britain, the declaration covered Australia and all of the Empire. There was no significant opposition to hostilities. The opposite.

The self-mobilisation of women on the home front was an indication of a profound sense of obligation to what was still called Home by so many Australians.

The Red Cross was not the only vehicle for women to give their best. Civic leaders created the Citizens' War Chest Fund which came into existence on 17 August 1914. In order to avoid overlap with the Red Cross, the War Chest concentrated on providing comforts for the men at the front – the soldiers in the line, those on leave, those held in reserve and those on their way. The Red Cross looked after the sick and the wounded. The mission of the War Chest was to provide extra rations, clothes, amusements. Near the frontlines where there were Australian regiments, the War Chest set up stalls to serve coffee to the troops without charge. In London there was a War Chest Club for Australian soldiers that offered meals and a bed.

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Bowral, Moss Vale and Mittagong did not have branches of the War Chest. Instead, those towns had large, active branches of the Red Cross. The names of the civic leaders, familiar to me through that earlier essay on the Great War recur in the Red Cross – Boardman, Harbison, Pickard, Davis.

The War Chest had branches at Kangaloon and Sutton Forest. I noted a Mrs W.Barnsley and a Mrs A.Barnsley at Sutton Forest, a family with a presence in the Highlands today. With energy finite, administrative leadership essential, these towns and villages put all of their efforts into one chosen volunteer cause, not two.

Goulburn was a War Chest town. Mr Percy Portus placed himself at the head of the Goulburn branch. What was possible evolved. The *Post* reported as follows.

"The amounts collected will be acknowledged through the press, but only the numbers of boxes will be published - not the names of the establishments at which they are deposited. Mr. Portus has generously offered to make 100 boxes free of charge. All the localities round Goulburn will be able to assist this movement, and those desiring to give a helping hand should communicate with Mr. Portus."

STORY 5

War Chest Depot

At the centre of all War Chest effort was a depot in Sydney. The depot operated at different addresses before establishing itself on the ground floor of Macdonell House, AWU headquarters at 321 Pitt Street, Sydney.

Through the depot everything flowed. To the depot came correspondence from the branches which were being created across the suburbs of Sydney and hundreds of country towns, correspondence that sought guidance on the disposition of effort, forwarding funds raised, reporting on activity. Every letter was answered.

Here came instructions, often by classified telegram, from the War Chest Commissioners stationed in France and Egypt. These men were stationed near the front, the leadership were officers close to the Allied High Command.

In bundles of varying size at the depot there arrived every day the finished product of what women were knitting and sewing. The bundles were sorted and stacked to the ceiling, ready for collection and despatch to the front. **[PHOTO OF WALL OF SOCKS]**

About 100 volunteers called in each week. No sewing took place on the premises. Volunteers did the preparing. They cut up bales for the women to take away. The War Chest did not decide where materials went, that was a decision for the military; distribution took place at the other end. The volume of the benefactions and their usefulness caused the Defence Department to ensure that transport ships provided space for this cargo.

The depot was a serious contribution to the war effort. The logistics of making the depot work was the responsibility of the Superintendent. From the first day to the last, the Superintendent of the depot was Mrs E.A. Antill, an identity in print known only by the surname and initials of her husband. It is time for her story.

STORY 6

Mrs Lilian Mary Antill

Mrs Antill had been born Lilian Mary Christian. She was the daughter of John Bassett Christian, a major Australian pastoralist, grazier and agricultural businessman. Her father had interests in cattle stations across Queensland, the Northern Territory and Maranoa. He was a director of several of the big pastoral companies. The family home was *Tudor*, a waterfront mansion in Elizabeth Bay Road, Elizabeth Bay. Lilian was one of six children.

Lilian married Major Edward Augustus Antill of Picton in 1902. She was 23, the Major (a professional soldier who had seen service in South Africa) was 12 years older. Within three years Major Antill was dead. Lilian was a widow at 26. She had a son, aged two.

Mrs Antill, widow, 35, threw herself into the cause with all that she possessed, she kept finding more to give. She became superintendent when ambitions were but a fond hope. She became superintendent when the effort required was beyond estimating. Her industry in previous years had impressed those responsible for the appointment. Her industry as the challenges grew secured her position.

It is almost as if the War Chest became her life. Perhaps it did.

By deliberate policy, the War Chest did not vaunt its volunteers. Mrs Antill scarcely appeared in a news story. Statements were made by the superintendent who was rarely named. Only toward the end, when the Fund was publishing *The War Chest Review* did Mrs Antill get mentioned.

We learned something of a typical day for her. She did not ever miss the daily mid-day meeting of the executive committee where the cables from the commissioners were read. Knowing what was wanted, what was urgent, Mrs Antill proceeded to contact the big importing firms. By 1918 all of her contacts were friends. After three plus years of dealing with those forms, little explanation was

required of her urgent needs. Firms were prompt in producing samples, quoting prices and nominating dates of delivery. Mrs Antill then placed her requisition – “perhaps of sufficient material for a whole issue of thin shirts for Egypt”. Or maybe just a start thereon.

One senses that Mrs Antill enjoyed boundless credit, both as a person of her word and from the certainty that every order was backed by money forthcoming.

STORY 7

At centre of all enterprise is the depot

By November 1914 Mrs Antill was able to report she had a large consignment ready for shipping to Europe. What she most wanted was to send a complement of balaclavas and cholera belts. Read newspapers of 1914 and you enter a new language – familiar words with unknown meanings, phrases that need a contemporary dictionary. A cholera belt was made of flannel or silk and tied around the waist so as to keep the wearer warm and ward off cholera. Its actual preventive value was nil.

A second appeal by Mrs Antill on 20 November noted that she had received a large supply of wool for the making up of Balaclava caps. The caps had to be ready for shipping to London on 27 November. Ladies were required to make these caps. “All particulars and pattern of cap to be had at the depot.”

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With the end of the War, the War Chest took its time in winding down. Honours started to shower upon Mrs Antill. She was being invited into the finest homes in Sydney in appreciation of an effort that had denied her afternoon teas and most pleasures for four years.

On 18 March Mrs Antill’s work for the War Chest gained her the CBE, the highest imperial honour below a knighthood, the first won by a woman from NSW. She was invested in a ceremony at Admiralty House, same day as Nellie Melba became a Dame.

The *Sydney Morning Herald* paid Lilian a handsome tribute. “Mrs. Antill is one of those with whom the idea of a comforts fund for men on active service originated. She is one of the executive committee of the Citizens’ War Chest and is the heart and soul of the great packing and distributing depot in Elizabeth-street. Mrs. Antill was one of the war workers who in 1916 were presented with special badges because of their prominent association with the War Chest and the Comforts Fund.”

I was delighted to see that Lilian’s honour outranked the OBE granted to James Oswald Fairfax, announced in the same list.

Reports of the investiture revealed the loudest applause was reserved for Mrs Antill.

STORY 2 (continued)

In November 1918, just after the War ended, Frederick Sargood donated his beach house at Collaroy plus furniture to the War Chest Fund with a view to it being sold by art union.

Was there a reason beyond honour, hope and charity in his new focus?

It is time to bring our stories together.

STORY 8

A love story

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Frederick Sargood had witnessed Mrs Antill in the primacy of her domain at the depot and public events associated with the Fund. He had seen her impact on others. He knew her impact on himself. Frederick Sargood had fallen in love. Hopelessly. Head over heels. He was wanting marriage and a life together.

He was a widower of two years, a respectable period of mourning. She was a widow of 13 years, a time that must have seemed to have set life's destiny for Lilian and for the many men (one suspects) who had not reached first base in courting her.

Frederick was taking a considerable interest in the War Chest Fund. The fates came to his assistance, events no one could wish for. In July 1918 Lilian's father died of natural causes. Inside three months her mother was knocked over by a car and killed.

Frederick attended both funerals. In that era the *SMH* listed every significant mourner and all who laid a wreath. Funerals of the prominent – Victor Trumper 1915, John Storey 1921 – occupied double-page broadsheet spreads, advertisement free, small typeface. Often more pages.

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Frederick Sargood proposed marriage to Mrs Antill and offered to buy her the house of her choice. Already he had shown the earnestness of his purpose with the gift to the War Chest of the beach house at Collaroy. He must have known that the house she would want was her parents' home at Elizabeth Bay – *Tudor* and its Harbour aspect with substantial land. *Tudor* Lilian duly nominated. Cost: £10,000 plus extensions and alterations that took another two years. (We know about the offer and purchase of the house because it became the subject of court proceedings in 1935 when the Commissioner of Stamp Duties sued the estate for unpaid duties. The Sargoods won because the court held the gift was one of cash.)

The wedding was huge. Bride and groom were major identities without being society figures. The wedding took place at St Mark's, Darling Point, in November 1919.

Conventions were observed scrupulously in the reportage. The bride entered as Mrs E.A. Antill and left as Mrs F.G. Sargood. At no time was she ever described as Lilian or warranted the initials given by her parents.

The church was crowded with War Chest workers. One senses that Lilian invited exactly whom she wanted. Descriptions are lyrical. The reporter observing the canons of reportage and the standing of the bride.

STORY 9

Marriage

The new Mrs Sargood continued to work for charities as an activist and organiser, not as an excuse to wear frocks at balls. Her name appears with YWCA fundraising, her old school of SCEGGS and district nursing.

Mr Sargood loaned his name to charities and fundraising drives. He was not an activist. He had a business to run and take care of his many houses and their grounds. Frederick was a founding member of Sydney Rotary, launched in 1921 by the Canadian Rotary Association. In June 1922, the Governor of NSW, Sir Walter Davidson, opened the convalescent home, Collaroy, in the presence of its benefactor. One senses that Frederick was sparing in what he supported. Whatever that happened to be, he did not court publicity.

His mind was elsewhere. His leadership made Sargood Brothers far richer and more important than what was achieved by his father or grandfather. In 1926 Sargood Brothers amalgamated with Gardiner, another retail chain, to become Sargood Gardiner, a company with offices across Australia, London and the Pacific. Frederick Sargood was a major identity in Australian business and world retail.

The Sargoods lived at Elizabeth Bay, not Wahroongah. Located at 106 Elizabeth Bay Road, Elizabeth Bay, three storeys, 15 rooms, *Tudor* made a compatible base closer to the city for such a busy man. Lilian appears on the rate roll for the Fitzroy Ward of the City Council. Frederick paid the rates and all other costs, Lilian was owner.

The Sargoods looked to the Southern Highlands as their retreat. In 1929 they acquired a double-storey house in Bowral with five bedrooms called *Waihemo* from Mr Walter MacNeil, a grazier who made his fortune in Boorowa and had retired to Bowral. *He is another story.*

Waihemo occupied five acres on a sloping block down to Merrigang Street. In the English style, the land was levelled and joined by embankments. Seven servants lived in servants' quarters in a self-contained part of the house.

A separate cottage housed the gardeners. Gardeners in the Bowral of that era served houses through changes of ownership down the generations. The last echo of ancient practice is at *Retford Park*, presently owned by James Fairfax, previously the Horderns. Three generations of butlers followed by a daughter and her husband have served the house, not the owner, unto this day.

In the garden at *Waihemo* was planted an exceptionally fine rhododendron hedge with a provenance. At Parramatta at the turn of the last century the Samuel Purchase Somerset Nursery was closing down. The nursery had been the most substantial in the colony. It was selling stock by mail order and had agents around Australia. Botanic gardens in places like Rockhampton acquired their first plantings from Samuel Purchase.

The stock available at the Purchase nursery was some of the oldest in NSW, descendants of plantings brought from Europe and Asia. When the nursery was sold for land value, this heritage faced destruction. Frederick Sargood effected a rescue: rather than see the grand trees and rhododendrons cut down, Frederick and another saved the most important specimens. With equipment so limited compared to this day, Sargood paid for the safe removal and transport of the big trees to the north shore where he ensured they were replanted gratis.

The rhododendrons, a Himalayan plant, were among the earliest of the species brought to Australia. Sargood removed long hedges. At his new property at Bowral he planted saplings that had sprung from the hedge that had been at the Purchase Nursery.

STORY 10

Boundless generosity

Frederick Sargood died suddenly in London in 1932.

The will is a document rich in social history. Probate was granted on assets valued at £215,675. (\$9 million today.) Do remember what he had given away.

The widow received the right to live in the house in Bowral for the rest of her life. That meant enjoyment of the main house of *Waihemo*, a gardener's cottage, contents, garden tools, jewellery, cars, garage equipment. Lilian received a cash gift of £1000 and an annuity of £2000, tax paid and payable as first charge upon the estate. The Basic Wage for Sydney in 1932 was £3/16/6. Or just on £200 for a year.

Lilian was not obliged to pay rent, rates, taxes, insurance or maintenance. The trustees of the estate were responsible for all such bills for the remainder of her life.

With *Tudor*, the trustees were obliged to meet all rates and taxes for the next three years, essentially imposing a three-year limit for Lilian to dispose of her family home and what had been the marital home. The proceeds of such a sale plus her annuities left her in a position beyond comfortable.

Horace Dale, Sargood's gardener at more than one property, received £200, the equivalent of a year's wages. All servants of not less than five years standing received £50.

With the will were documents of valuation for probate purposes. Valuations had to be accurate. Via wills and probate you can read the entire contents of a house frozen in time – the kind of crockery, the nature of the bedroom suite, the quality of the carpets and curtains, books and writing desks, jewellery and *objets d'art*, persons nominated for special gifts. Frederick Sargood had to deal with gifts received in his father's will of 30 years earlier. He was scrupulous in caring for his own children. The substantive wealth and the possibilities of the firm passed to his son and trustees.

STORY 12

Retirement to Bowral

After the death of Frederick, Lilian sold *Tudor*. Bowral became her principal place of residence. Lilian's travels and the visitors she received at home were considered worthy of reporting. With the outbreak of a Second World War, Lilian was anxious to resume her duties. Her doctors strictly forbade her involvement. She was in very poor health from April 1943. Lilian Mary Sargood, formerly Antill, née Christian, died at home at *Waihemo* in May 1945.

The *Southern Mail* paid tribute to Lilian on 1 June 1945 as "a wonderful woman beloved by all who knew her". She was privately cremated at North Sydney.

The will and probate is a document rich in social detail. Each room in the house warrants a label, followed by a description of the contents. These descriptions are wonderful insights into how the comfortable lived and what they needed for such comfort.

Lilian had an estate valued at £27,630. Jewellery - understanding that these values tend to be on the lower side for duty purposes - was worth £3384. Shares amounted to £7479, government bonds £8333, her interests in the estate of Frederick including annuities and dividends amounted to £4530. Money on deposit was £2781.

These are sums equivalent to riches beyond avarice, the ability to travel wherever, purchase whatever, pay for domestic help. Lilian owned two other properties in Merrigang Street - *Primrose Cottage* - valued at £550 and *Terrara* £400. These were fine houses, another indication of the purchasing power of her savings, shares and bonds. As is noting that the value of her Austin Saloon 1938 with 20,000 miles on the clock, unregistered, was valued at £205.

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On the other side of the ledger were bills unpaid. Dr Noel Solomons was owed £68. Legal costs were £15/15/- which the cognoscenti will have noted was fifteen guineas, the standard method of payment to lawyers. Names ancient in Bowral turn up in these ledgers – Walter Stokes £8/14/6 for fuel supplied. Bills were unpaid for milk of £2/16/8, fruit £1/11/9 and the baker £1/3/-. The butcher, owed £3/13/4, was Southern Mountains Butchery which was still operating when we moved to Bowral, offering meat of a standard far higher than what we had known in Sydney. A change of ownership, a journey down-market and it was gone inside six months. The telephone, one of the first in Bowral, had a bill of £9/8/-; the service was supplied by the Postmaster-General. Bowral Municipal Council supplied the gas and electricity.

Very likely the household at *Waihemo* paid cash for very little. Households with good credit kept accounts with all suppliers. My father preferred to receive a monthly account and pay by cheque well into the 1970s. Deliveries of milk and bread made cash payments very difficult. Advances in refrigeration and the omni-presence of supermarkets has served to wipe out home deliveries of the basics. Accounts had largely disappeared by the 1980s. Credit cards have served to end almost entirely the concept of account customers. The history of shopping in Australia is a fascinating study, illustrating the parallel stories of transport, refrigeration, credit and service.

Furniture held in trust passed to Frederick's son – the Spanish writing desk and chair, cutlery and goblet. Her CBE passed to her own son; the valuer declined to place a value on it. A "small library of books" was valued at £20. A travelling rug was regarded as "motheaten".

A brown oak cabinet and the dining room contained the appurtenances for fine dining – Wedgwood, Doulton, Sheffield plate wine coaster, all and everything required for tea served graciously. A silver tea set was worth £52/10/-.

Miss MacKenzie had her own room in which there was a writing desk. She received a pearl and diamond spray brooch and an emerald ring plus a gift of £500.

The NSW Lawn Tennis Association was not interested in buying back two entitlements to seats at White City at £20 apiece. By 1950 they were trading for ten times that price.

Her gifts went to relatives and prisoners of war, a mysterious "WVS" and the Bowral Fire Brigade.

A large part of her estate reverted to the children of her first marriage. The Sargood children received essentially everything of value that Frederick had not gifted outright to Lilian.

STORY 13

What happened to those houses?

Where *Tudor* stood is now a large apartment block. No apartment sells for under one million, the higher storeys for a great deal more.

The beach house at Collaroy passed through many hands though remaining in public ownership. A cash-strapped state government of very recent times, not otherwise known for its regard for history, tradition or honouring obligation, tried to sell this prime real estate. Though the house is gone, the property has been kept in public ownership and is the site of the Sargood Centre for spinal injuries. It is the only memorial I know for FG Sargood, a man who gifted so much. Lilian should surely be as much honoured in the name as Frederick. His love for her was the cause of such a handsome gift.

After 1951 *Rippon Grange* became the property of the NSW Government on trust to provide a hospital. The house and grounds survived efforts to sell it by a cash-strapped State government of very recent times, not otherwise known for its regard to history, tradition or honouring obligation. The National Trust led a campaign to save it. And won. (Note from D.McManus April 2022- good information on *Rippon Grange* at this 2018 site <https://federationhome.com/2018/09/10/ripton-grange-wahroonga/>)

Waihemo has enjoyed a kinder fate.

For some years Lilian had a live-in lady's companion, Miss E.L.C.MacKenzie, who came to enjoy the pleasures of the house and grounds. Miss MacKenzie wanted to stay and had the resources to purchase *Waihemo* from the Sargood estate. Bowral children of the early 1950s (such as Councillor Graham McLaughlin) recall Miss MacKenzie as a legendary identity, vigilant about trespass. Her eccentricities fed stories that are captured in books about the Highlands. She died in 1975.

Horace Dale, gardener for the Sargoods for 30 years, returned in the 1950s to *Waihemo*, to see the garden he had created and cared for. In the hothouses he grew some 500 species of begonia, described by experts as some of the finest in the world. His visit was a matter of public interest. Begonias featured in Mrs Sargood's will.

The property was purchased by a Texan who had come to Australia on R&R and married an Australian girl. This couple changed the name to the anaemic *Cloudcroft*.

In 1992 the property came on the market. Though sub-divided; the garden neglected and the hothouse minus a roof, the house itself was unspoiled and remained very much a house of the 1920s and was surrounded still by two acres of lawns, gardens, gigantic trees and Frederick Sargood's beloved rhododendrons.

The house and lands were purchased by a couple from Sydney with a three-month old baby. Garden parties as of the 1920s and 1930s returned. The couple did not know the name had once been *Waihemo* so that, armed with good intentions, oblivious to a grand history, they shed the anaemic and renamed the house *Chifley*. The couple very much regret that, in honouring one of the greatest of Australians, they did not know of the original name.

The couple were Sally Ray and Rodney Cavalier.

This essay is dedicated to Frank Bongiorno for inspiring the author to reopen his interest in these stories. My library by Rodney Cavalier

Published as "Sovereign of my library" in Bibliofile no.19 December 2020. Journal of the Friends of the State Library of South Australia.

Each library starts in its own way. Some live in a house of books. Some grew up without. In my home in Putney, my parents placed books on shelves that were not exclusively bookshelves. I can see on that shelf *The Brothers Karamazov*, Robert Ruark's *Something of Value* and *The Esquire Treasury* (1954), a book that was very influential in providing me short, rich tastings of authors I was one day going to collect.

We who were children had our own small stacks of books in our own room. Fairytales were within reach long after we reached for them, adventure stories, often of the Second World War, were about an event within the knowledge of every adult in our street.

Books were gifts at Christmas and birthdays – and far from preferred; only clothes were less welcome. Books were borrowed from the municipal library and from school.

The first book I purchased was about cricket: Johnnie Moyes, *With the West Indies in Australia 1960-61*, which I had ordered at Hammill's Bookshop at Top Ryde and returned a week later to purchase. I read it cover to cover that night and started again. Sixty years I continue to consult it.

If a library begins with a single book, Johnnie Moyes is my book. Its acquisition was marriage of my love for cricket with an embryonic love for acquiring books. Love became obsession, then something akin to dangerous addiction. In my parents' houses I annexed what I dared beyond my room to house books, magazines, my own writings and political documents.

In a home of my own, books dictated. Accommodating them was first priority. We the people lived in the space left over. In each of those houses, at least one bedroom was forfeited to bookshelves. Corridors were narrowed to squeeze in book cases.

At the beginning, shelving was makeshift. Bessemer blocks. Long wooden planks. Then came Ikea, its classic Billy shelving. A double garage in one house received a level floor and carpet, new plaster inside and shelves to the ceiling. Four homes accommodated our books until we moved to Bowral in 1992. The house we chose was chosen very much because it could house our books.

We live in a stately home from the 1920s, set on two acres well distant from the street, containing six bedrooms in the main house and three more in the former servants' quarters. We knew we wanted to live in Bowral, equidistant Sydney-Canberra. A long weekend we set aside to locate the home we wanted. We did not go past the first house inspected. One room was claimed on our first inspection for our library, before we had made an offer. Our offer to purchase was accepted. The recession of 1992-93 had depressed Bowral prices.

In the designated library room we installed shelves – some moving into their fifth home – and filled them during the first wave of unpacking. Shelf space was not sufficient. The books spread. Their spread was not to be resisted. We kept on acquiring.

Second and third copies occurred when we replaced paperback with cloth, battered editions with mint and a determined effort to build sets of uniform bindings. The books were on the verge of pushing us out.

A purpose-built free standing library

The arrival of another child meant we would have to forfeit the room set aside as a library to him. Not immediately. My concern had been, once I passed the wrong side of fifty, was not to enter non-deductible debt. In my more fantastic wanderings of the mind, I planned a free-standing rectangular brick building on two levels. The model was the Mitchell Reading Room at the State Library of NSW.

I wanted every book to be within the reach of anyone of average height. I did not want ladders, dangerous at any time, more dangerous as you get older. What I intended was a mezzanine level with shelving on four walls. A staircase took the reader to the first level where there would be passageways sufficiently wide to walk along, pause, read, keep walking. Three of the walls would have such a passageway, the fourth a landing of some size that served as an office with a couch which doubled as a fold-out bed.

By 2003 I had the funds in place. Our property had more than sufficient space. The architect chose himself. My father had practised solo since shortly after the War. By 2002 he had been designing buildings for more than fifty years. Though retired, he did favours for friends. I was confident I was in that category.

Being the son of an architect, I had seen how he imposed his will on clients, usually by asserting unassailable logic that fulfilled the client's wishes better than what the client articulated. That was not going to happen with me. I wanted a simple rectangle, I wanted two levels, I wanted a ceiling so high the library could be a chapel.

Along the way there were disagreements as he tried one feint after another. No, I did not want an octagon. An annexe for archives was not necessary. Nor was a carport. Once we had agreed – meaning a father agreed with his son – the processes of Council approval and building could commence.

The Council was dazzled by the quality of the plans submitted. Approval was speedy. For a builder we chose a firm that specialised in conservatories. The harsh winters of Bowral, as there were before the climate changed, have made conservatories common in these Highlands towns. The builder was attracted to projects that made a statement, projects requiring all his skills to realise what the architect had designed. The builder in love with our project.

The site for the library was at the back of our home. We had to remove a four-car garage built out of a kit. Done. We had to cut down four gigantic pines planted c.1900. With costs of giant cherry pickers and disposal of the timber, we paid more than enough to stock a very fine library.

A trench was dug for the perimeter of the building. Seriously deep holes were sunk for the ten wooden posts that hold up the first level and holes of some depth for the remainder of the flooring. The engineer on inspection ordered a depth of two more feet. His reasoning was sound.

Our property is on the bottom slopes of Mount Gibraltar. The vicinity is inherently unstable. Houses around us have suffered dreadful subsidence. Not our home. The original owners scoured the top soil so as to place the foundations on bedrock. Result: not a jot of movement in nigh a century. The library was going to replicate the scouring.

The building had a length of 12 metres, width of 7 metres. Along the long walls we installed cupboards for the storage of manuscripts, primary documents and items of historic value unlikely to find their way into a public library.

The cupboards have a wide rail above them for the reader to stack books before taking them away or before returning them to their correct place. The height of the downstairs cupboards and shelving is 2.3 metres. The space between the floor of the mezzanine and the top of the shelves is 500mm.

Shelving above the mezzanine is 2.45 metres. The ceiling follows the edge of the truss down to the wall. At its apex the ceiling is 8 metres.

Double brick, double glazing, batts above the ceiling. The bricks could not be just any bricks. The exterior had to look like part of the original house. That meant matching bricks. Bowral is one place where that is possible. A local brickworks had supplied the 1920s' originals. The local brickworks has remained in operation. Our library bricks were made from the same clay and baked in the same oven. Nearly twenty years on, the library looks like it could have been there since the beginning.

The builder constructed as much as he could at his workshop, the remainder on site. He filled the void where the mezzanine would be with a temporary floor on which his crew constructed five trusses. Their job was to hold up a tile roof which had to be completed before any interior work began. It was quite a moment when the trusses were swung into place.

Once the trusses were in place, the roof went on with gutters and downpipes. Each stage took its own sweet time. Planks for the floor needed to sit for months so as to be acclimatised to the Highlands cold.

Posts holding up the mezzanine are merbau, salvaged from a Melbourne warehouse. Upstairs railings are also recycled merbau. Boltholes and other drillings were left unplugged. The staircase is identical

to the staircase in the house. The house was the living model for each stage. The builder's love for the project caused him to offer brilliant suggestions. On no decision did we take the cheaper option.

There came the day when the building was complete. The shelving was a separate contract. The builder was desperate to claim authorship of all parts of the building and a later decision to link house to library by way of a conservatory. The quote for shelving was more than reasonable.

The task remaining was moving books from the house to the library. Work colleagues came from Sydney for a day of moving. Categories I had established when first I filled a room with books. Decisions made in the 1970s I did not revise. Why would I? My classifications worked. My libraries of then and now contain the following.

Fiction - Australia. Fiction - rest of world. Literary biography and criticism. Australian politics and history with sub-categories like the arrival of Europeans, settlement, ALP, non-Labor, unions, business, social issues. UK politics and history. US politics and history. France, Germany, Russia and USSR. Asia and Africa. Military history. Comics. Art, architecture and photography. Pop ups. Diaries and letters. Publishing and journalism. School and local histories. Movies and the culture of Hollywood. Television. Cricket. Sports other than cricket.

Reference books are within easy reach of where I write. The nearest shelves contain books I have written and books where I have contributed a chapter or preface. On the landing is the desk and computer with which I am tapping these words.

I need not conform to Dewey or any other system. I will mix fiction, biography, fantasy and pastiche if I wish. I have aggregated books, regardless of genre, on the Great War, Conan Doyle and Holmesiana, Orwell, Lewis Carroll, James Barrie, Bloomsbury, American writers of the 1920s.

The New Yorker is its own challenge. In addition to its complete archive on DVD, I have grouped over several shelves its history, biographies of editors, books (whatever the subject) drawn from the pages of *The New Yorker* – for example, James Thurber, Pauline Kael.

Anyone accustomed to stacking fiction according to the surname of the author knows that acquiring A and B means the vast bulk of books needs to be shifted to the right. In order to keep a favoured author together, he or she needs a shelf of their own. Numbers sometimes dictate. I have so many books by le Carré, Saroyan, John O'Hara, Kingsley and Martin Amis, books by Hemingway and about Hemingway, that it is more sensible to give these authors a shelf of their own.

In my libraries I have been sovereign. I alone decide what will reside there, where they will reside and what books are neighbours. As appallingly arrogant as that sounds, if my spouse wanted to place a book, she placed it. She was a keen acquirer of fiction. Her passion is gardening. Her gardening books fill the walls of several rooms inside the house.

The house soon filled again with books being read and books set aside to be read. We needed book bays in the bedroom and shelves for books rejected as not fit for the library. No book is ever donated until there are maybe five of it. The willpower to cull is beyond me.

Can I find the book I am looking for? Usually. Principal cause for failure is the book is somewhere else in the house. Because I have multiple writing projects overlapping at any time, tables in different rooms as well as the space around the computer and the downstairs library table hold what I have assembled.

As long as I put the books back where they belong expeditiously, there is not a problem. This is easier said than done.

Published as "Sovereign of my library" in Bibliofile no.19 December 2020. Journal of the Friends of the State Library of South Australia.

Weatherboard cottage 144 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

April 2021: Located in an important street to the west of the centre of Bowral this one and a half storey weatherboard dwelling from the Victorian era is set below the footpath level on a 1458 m² site. It has picket fence and hedge and a driveway to the left leading to a double storey barn type structure with work shop and loft. Left again is a private lane to other houses to the north of No 144. The roof is gabled and has two dormers to the front elevation offset to the east and one dormer at the rear offset to the east. The front facade includes main entrance, two sets of French doors and two double hung windows each with 6 over 6 panes. This is likely to be an early cottage.



Internet Review

14 images and listing notes at this site from c 2009

<https://www.realestate.com.au/sold/property-house-nsw-bowral-105001673>

An Exclusive Offering of Quintessential Bowral Living..

This carefully and tastefully renovated home is of classic weatherboard construction, sympathetically modernised while maintaining its classic elegance and beauty, still lending itself to further improvement by adding your personal touch.

Walking distance to the heart of town, the home offers 4 x bedrooms, master featuring a lovely walk in robe while the supporting 2 x bathrooms and powder room boast quality finishes throughout.

The large living and dining areas are comforted by a Jetmaster fire and complemented by the warmth of the beautiful timber floors throughout the home which lead naturally to a sun drenched verandah via French wooden doors. The timber, country style kitchen is centrally and conveniently located offering a range of well appointed features such as stainless steel appliances, generous pantry and breakfast bar.

The slate floor is the perfect partner to the warmth and natural sunlight which pervades the sun room which also offers an easy, direct access to the entertaining deck.

The established gardens also give rise to a wonderful bonus feature of the property. A double storey barn complete with work shop and loft is also perfect as a home office or country accommodation

History

It has been suggested that 144 Merrigang is the former gatehouse and stables to 'Lynthorpe', now heritage listed. 'Lynthorpe' is now located at 17 Gladstone Road but it still has access to Merrigang Street by a laneway which runs next to 144 Merrigang.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the eastern section of Merrigang Street in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small one and a half storey weatherboard dwelling from the Victorian era.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

144 Merrigang Street, Bowral. is significant because it illustrates the development of the eastern section of Merrigang Street in the late 19th Century. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and demonstrating the principal characteristics of a class of the local area's heritage in this case a small one and a half storey weatherboard dwelling from the Victorian era

Victorian weatherboard cottage

148 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding house that dates from the Victorian period set on a small site in a town setting that has retained its context. The building is setback from the street. The site has a front fence and a right (east) side driveway. The front garden is small and informally landscaped. The façade presents a complex double gable fronted asymmetrical elevation and is constructed of weatherboard with a paint finish. The roof is gabled. It presents as almost two houses joined - a double gable section to the left and a non-gabled section to the right. The roof is clad in galvanised corrugated sheet metal and features corbelled chimneys, barge boards and timber finials. The verandah runs partially across the façade and is offset and has a straight profile. It is clad in corrugated sheet metal and features non original columns and timber boarding. The façade is partially obscured by high vegetation. The front door is 4 panelled. Fenestration comprises vertically proportioned glazed French doors and double hung timber windows. The building appears to be in poor condition. Alterations include non-original verandah.

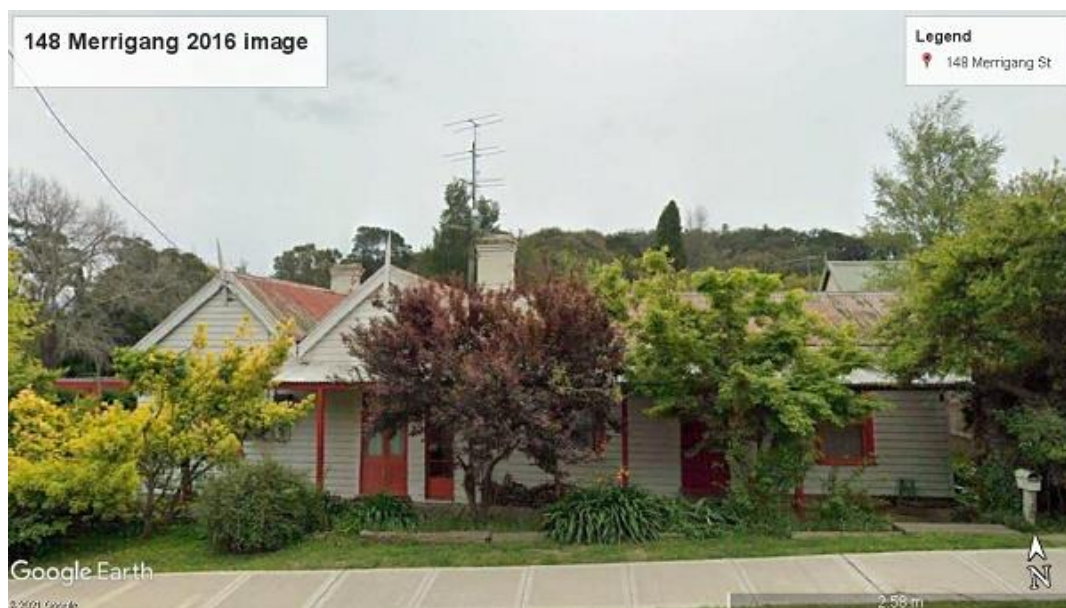


<https://www.realestate.com.au/sold/property-house-nsw-bowral-111199159>

Internet Review

September 2020: Single good Google photo at this site and below from 2016

<https://www.realestate.com.au/property/148-merrigang-st-bowral-nsw-2576>



History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this section of Merrigang Street Bowral the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case an unusual and likely to be very early building form including a double gabled front elevation tot he street.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

At the time of inspection in 2021 this house was in a run down state but appeared to be substantially intact.

Statement of Heritage Significance

148 Merrigang Street, Bowral is significant because it illustrates the development of the eastern section of Merrigang Street in the late 19th Century. It is also significant because of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case an unusual and likely to be very early building elevation including a double gabled front to the street.

‘Rose Manor’—two storey Arts and Crafts style house in roughcast render, including garden 159 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates rates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A two and a half storey freestanding Arts and Crafts style house set on a large site in a setting that has retained its context. The building is setback from the street. The site has a picket front fence on a trachyte stone base and a western side stuccoed garage with loft space over. The front garden is large, formally landscaped and features a gravel path, circular driveway, and provides an appropriate setting for the house. The façade presents a complex asymmetrical elevation and is constructed of rough cast rendered masonry, face brick base course and string course above window. The roof is gabled and hipped with a steep pitch, and has broad exposed eaves. The roof is clad in terracotta shingles and features high stuccoed detailed chimneys. The upper façade features gabled woodwork. The front door is centrally located in the gable. Fenestration comprises vertically proportioned lead light double hung and casement timber windows. The building appears to be in excellent condition. Alterations include a not so sympathetic second level addition to the garage at the right.

Former names: Lindisfarne; The Brailes



Internet Review

September 2020: 12 very good images from 2007 at this site

<https://www.realestate.com.au/property/159-163-merrigang-st-bowral-nsw-2576>

14 good images and listing notes (below) at 2021 this site accessed March 2021.

https://www.drewlindsay.com.au/listings/residential_sale-2717100-bowral/#

Elegant period residence suited to modern living.

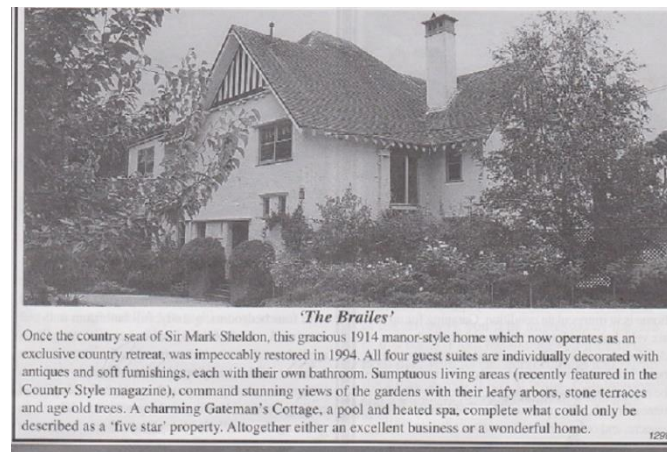
Approached by a sweeping circular drive and encircled by established gardens, 'Rose Manor' (circa 1914) blends old world charm with contemporary luxury and practical living. Originally the country seat of Sir Mark Sheldon, this substantial (triple brick) residence is a great opportunity to secure a significant Old Bowral residence just a walk to town. A home for all seasons with heated pool and spa and large entertaining deck in summer – yet cosy in winter with central heating and 4 original fireplaces. Offering 5/6 bedrooms, 5 bathrooms, generous formal living, formal dining, 2 studies, informal living with huge windows to the garden, spacious modern kitchen with marble bench tops, separate modern butlers pantry and much more. High ceilings, vast entry, timber floors, newly laid wool carpets, wide staircase with leadlights add to the charm and atmosphere exuded by this warm, user friendly family home. With separate self contained 2 bedroom cottage, age old gardens, private outlook and hidden water features Rose Manor is a magical piece of Bowral history. Recently updated living rooms and bedroom, this superbly constructed home is perfect for a buyer who appreciates the enduring charm of yesteryear with the convenience and luxury of today.



Note on architect and style. Architect not known but style similar to some English Arts and Crafts buildings including Moor Crag in England. Elements include distinctive gabled roofs and pronounced chimneys.

Moor Crag is a Grade I listed house near Bowness-on-Windermere in South Lakeland, Cumbria, England, overlooking Windermere. It lies in the north of the parish of Cartmel Fell.[1] It was designed by C. F. A. Voysey in 1898-1899[2] as a holiday home for J. W. Buckley of Altrincham.[3] Statement of Significance from 2009 report:

https://en.wikipedia.org/wiki/Moor_Crag



Above: image from a 1999 Bong Bong Real Estate Agency brochure when the house was called 'The Brailes'.

History

Sheldon, Sir Mark (1871–1956) by Chris Cunneen

This article was published in **Australian Dictionary of Biography**, Volume 11, (MUP), 1988

Sir Mark Sheldon (1871-1956), **businessman**, was born on 13 November 1871 at Armidale, New South Wales, eldest of six children of William Sheldon, English-born medical practitioner, and his second wife Anna Theresa, née White, from Bathurst. Educated at Armidale until 11, then at Ushaw College, Durham, England, in 1890 he joined the merchants and shipping agents, Dalton Bros, as a junior in the counting-house. Rising through the wharfinger's office and the general merchandise branch, in 1896 he became general manager. On 26 October 1897 at St Mary's Church, North Sydney, he married Blanche Mary, daughter of his employer Thomas Dalton. After Dalton's death in 1901 the firm became a limited company with Sheldon as managing director (1902-56).

He soon extended his connexions. Moving in 1906 to Trahlee, Bellevue Hill, he was a member of the Union Club from 1907; managing-director Carmichael & Co. Ltd, paper merchants; chairman of Waterloo Glass Bottle Works Ltd (1910-15); a director from 1910 ('never ruffled' as chairman 1915-31) of the Australian Bank of Commerce; vice-president of the Sydney Chamber of Commerce (1916-19); a State executive member of the British Red Cross Society; and chairman of the State Repatriation Board (1917-19).

A prominent Catholic, in November 1917 Sheldon had been one of several laymen who asserted the righteousness of the war and repudiated Archbishop Mannix's alleged sympathy with Sinn Féin. In September 1918 he was on the executive committee of 'The King's Men', formed to 'fight disloyalists and pacifists'.

Patriotic, wealthy and having previously visited the United States of America, Sheldon was a logical choice to replace (Sir) Henry Braddon as **Australian commissioner in New York**, where he arrived in October 1919. In three years he travelled to forty-one States as a vigorous commercial agent, frequently airing his 'pronounced views about American-Australian co-operation'. He vainly attempted to upgrade his position to diplomatic status ('partly so that he could import liquor during Prohibition'). Briefly in Australia in January 1922, *en route* to London, he arbitrated between the Commonwealth and Messrs Kidman and Mayoh in a dispute over a contract to build wooden steamers, finding for the Commonwealth.

In September 1922 he joined the Australian delegation to the League of Nations in Geneva, where he was prominent in debate. He returned to Sydney on completing his appointment in January 1923. Knighted in June 1922, he was appointed K.B.E. in June 1924.

In March 1925 he represented Australia on the Imperial Economic Committee.

In the 1920s Sir Mark's business directorates increased to include the Distributors' Co-operative Co. of New South Wales and Australian Glass Manufacturers Ltd and in 1930-40 he was chairman of

Tooheys Ltd. He was a council-member of the Commonwealth's Bureau of Commerce and Industry and president (1923-25) of the Sydney Chamber of Commerce and the Associated Chambers of Commerce of Australia. When the Anthony Hordern family sold its business for £2,900,000 (then Australia's largest company sale) Sheldon headed the purchasing company and was chairman of Anthony Hordern & Sons Ltd in 1926-40. An advocate of universal adoption of the metric system of weights and measures, in 1935 he was included by *Rydge's* in a series on 'Men who control Australian business'.

Sir Mark and his wife were **generous benefactors** of the Convent of the Sacred Heart, Rose Bay (where Lady Sheldon was educated), and Sancta Sophia College (University of Sydney) on whose council Sir Mark served in 1929-55. In 1929 he was made papal knight commander of the Order of St Gregory. Survived by his wife, one of their three daughters and two sons, he died at Lewisham on 13 October 1956 and was buried in South Head cemetery after a requiem Mass at St Mary's Cathedral. His estate was sworn for probate at £136,282.



Above: Image above first New South Wales State Repatriation Board c. 1920. Chairman, Sir Mark Sheldon, is at front centre. National Portrait Gallery.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street in the early 20th Century.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong association as the country home of Sir Mark Sheldon (1871–1956) businessman, Australian commissioner in New York 1919, member of the 1922 Australian delegation to the League of Nations in Geneva, representative of Australia on the Imperial Economic Committee in 1925 and benefactor.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case being an elegant and high quality two storey Arts and Crafts style house.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Rose Manor at 159 Merrigang Street, Bowral is significant because it illustrates the development of the eastern section of Merrigang Street in the early 20th Century and for its association with Sir Mark Sheldon (1871–1956) businessman, Australian commissioner in New York 1919, member of the 1922 Australian delegation to the League of Nations in Geneva, representative of Australia on the Imperial Economic Committee in 1925 and benefactor. It is also significant in demonstrating aesthetic achievement for its garden setting and architectural form and in possessing a rare aspect of the local area's heritage in this case being an elegant and high quality two storey Arts and Crafts style house.

Victorian cottage

164 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

A small Victorian era single storey weatherboard symmetrically fronted cottage. Has iron roof and single chimney to the right. Driveway is to the left. Garden is overgrown and hard to see elevation.



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the eastern end of Merrigang Street in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small Victorian era single storey weatherboard symmetrically fronted cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Victorian cottage at 164 Merrigang Street, Bowral is significant because it illustrates the development of the eastern end of Merrigang Street in the late 19th Century. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a small Victorian era single storey weatherboard symmetrically fronted cottage.

‘Canberra’—Victorian weatherboard cottage with decorative bargeboards, including interiors

166 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the development of Merrigang Street.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding house that dates from the late Victorian period set on an 898m² site in a town setting that has retained its context. The site has a good picket fence and a right side driveway accessing a rear garage. The site also has a single garage that compliments the setting of the place. The front garden is small and formally landscaped and features hedging and provides an appropriate setting for the house. The façade presents a simple asymmetrical offset gable and is constructed of weatherboard on a face brick base course. The roof is gabled and hipped with a steep pitch, and has closed eaves. The roof is clad in corrugated sheet metal and features corbelled chimneys, fretted barge boards and timber finial. The verandah runs across the façade is offset to the right and has a bullnose profile. It is clad in corrugated sheet metal and features timber columns, cast metal brackets and valance. The front door is 4-panelled and offset to gable. Fenestration comprises vertically proportioned 2-pane double hung windows. The building appears to be in good condition.



Internet Review

September 2020: 8 excellent photos at this site including the image below and a floor and site plans.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-126723606>



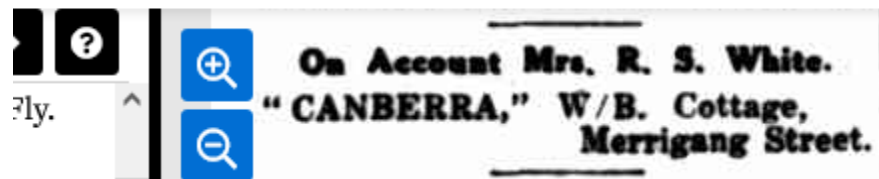
History

Heritage Survey 2009 History

Nil.

Advert from 13 November 1925. Same name and street. R S White

Robertson Mail (NSW : 1924 - 1930) / Fri 13 Nov 1925 / Page 5 / Adve



Ryerson Possible for a Mr. R S White

WHITE	Richard Sibford	Other	26MAY1915	Death	38	at Liverpool, late of Bowral	Southern Mail (Bowral)	01JUN1915
WHITE	Richard Sibford	Death notice	26MAY1915	Death		at Military Hospital, Liverpool, late of Bowral	Sydney Morning Herald	29MAY1915

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey weatherboard Victorian-era residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Canberra at 166 Merrigang Street, Bowral is significant because it illustrates the development of the eastern end of Merrigang Street in the late 19th Century. It is also significant in demonstrating aesthetic achievement because of the beauty of its setting and architectural form and in demonstrating the principal characteristics of a class of heritage in this case a single storey weatherboard Victorian-era residence.

Queen Anne style weatherboard house, including interiors 170 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the development of Merrigang Street.

Description

September 2020: A single storey freestanding house with Queen Anne Style detail that dates from c 1890s – the late Victorian period set on a 927m² site in a town setting that has retained its context. The building is setback 1 metre from the street. The site has a front hedge and a central circular path and side brick driveway accessing a well designed timber shingle gable fronted carport. The front garden is small and informally landscaped and features a gravel driveway, mature trees, hedging and provides an appropriate setting for the house. The façade presents a simple asymmetrical elevation and is constructed of weatherboard. The front projecting bay window has a dentilled cornice as well as elaborate fretwork barge boards and a finial. The roof is gabled and hipped with a steep pitch, and has exposed eaves. The roof is clad in corrugated sheet metal and the gable end has timber shingle detail. The roof has corbelled chimneys. The verandah runs across the left façade and has a straight profile. It is clad in corrugated sheet metal and features decorative timber fringe.

Fenestration comprises vertically proportioned multipane top and clear glass bottom pane double hung timber windows. The building appears to be in excellent condition. Alterations include very well designed rear additions.



Internet Review

September 2020: 12 good photos, site plan and unchecked notes at this site:

<https://www.realestate.com.au/sold/property-house-nsw-bowral-127043134>

An elegant Circa 1890's home with stunning extension...an established landscaped garden...a sought-after location. This late-Victorian weatherboard boasts numerous period features including 11 foot ceilings, Kauri pine floorboards, original fireplaces, fretwork and shingles. It has been thoughtfully renovated to maintain the charm of the old world but with all the convenience of modern living. With a North-facing living room and adjoining sandstone terrace the garden can be appreciated all year round. A spacious kitchen with Corian bench tops and Miele appliances will tick every box for the entertainer.

A sitting room at the front of the home looks through the bay window onto the formal parterre that includes buxus, maples, azaleas and provides a most welcoming entrance to the residence.

The back garden contains a well-placed lily pond in the lawned terrace. Sandstone steps lead to a woodland garden that features drystone walls and is dominated by an ancient crabapple. Nestled at the bottom

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of eastern end of Merrigang Street in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and Queen Anne Style architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item is a rare example of local area's history in this case a high quality single storey freestanding weatherboard house with Queen Anne Style detail that dates from the Victorian period.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

170 Merrigang Street, Bowral is significant because it illustrates the development of the eastern end of Merrigang Street in the very late 19th Century. It is also significant in demonstrating aesthetic achievement for the beauty of its setting, architectural form and interiors and for being a rare example of the local area's heritage in this case a high quality single storey freestanding weatherboard house with Queen Anne Style detailing.

‘Eastover’—Victorian house including front sandstone wall 173-179 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence which illustrates the development of Merrigang Street.

Description

September 2020: A single storey freestanding house that dates from the Victorian period set on a large site in a town setting that has retained its context. The site has a front fence of stone and a right side rear parking area. The garden is large and informally landscaped and features a gravel driveway, mature trees and hedging and provides an appropriate setting for the house. The façade presents a complex asymmetrical elevation and is constructed of rendered masonry. The roof is gabled, hipped and flat to rear. The roof is clad in terracotta tile and features corbelled chimneys. The pergola runs across the façade forward of the enclosed verandah. The façade is partially obscured by high hedge. The front door is offset from the projecting gable. Fenestration comprises vertically proportioned, 2-pane double hung windows and non original casement windows. The building appears to be in good condition. Alterations include the enclosed verandah, the pergola and single storey additions to the side and likely much earlier additions to the rear.

Sandstone front wall is original and reportedly the stone was locally quarried.



Internet Review

Nil

History

Heritage Survey 2009 History

Nil.

A 2020 SHNews item (2/9/2020) on the 1960 Festival of Flowers competition mentions Eastover:

<https://www.southernhighlandnews.com.au/story/6902422/gate-opens-on-an-award-winning-garden-for-anniversary-celebration/>

Several other Highlands gardens also attracted high praise in the competition that year in various categories including Yarrabin which adjoins Beatrice Park on Kangaloon Road and Busker's End located in Myosotis Street, Bowral.

In fact gardens across the Highlands including Eastover on Merrigang Street, Bowral; Uplands and Wintersloe in Links Road, Bowral; Rathane in Burradoo and more were well recognised for their appeal in that competition. Many continue to deliver a stunning showcase for their owners in the 21st century.

Eager to celebrate the 60th year since his property's success in the Festival of Flowers Mr Hutchinson will open the gate to his property, on the corner of Bendooley and Kangaloon Streets throughout October.

Ownership by DOROTHY GWYNN LOVERIDGE (1890 – 1982)

Dorothy Hoskins was the wife of CECIL HAROLD HOSKINS (1889 - 1971) . They had lived at Invergowrie in Exeter and then Cardrona near Moss Vale, After Cecil died in 1971 Dorothy moved to Eastover in Bowral.

Fuller information on this Wiki site including this extract on the Hoskins family, homes and gardens.
https://en.wikipedia.org/wiki/Cecil_Hoskins

Hoskins grew up in a large family, as the second son of a prosperous industrialist, Charles Hoskins. Three of his siblings—Hilda, Nellie, and Henry Guildford—died by 1916, and are commemorated by the Hoskins Memorial Church at Lithgow,[133] the garden of which was designed and planted by landscape gardener Paul Sorensen. It was as head of the family that Hoskins handed over the completed church in November 1928.[134]

He was close to and had a lifelong working connection with his supportive younger brother Arthur Sidney (Sid) Hoskins (1892-1959). Sid would work with Hoskins in the steel industry, from 1908 until 1949, when he retired, later taking up grazing with his son Phillip, in South Australia.[135][136] The two men worked so closely together, that they were referred to, at Port Kembla, as 'Mr Cecil' and 'Mr Sid';[137] quite different in personality, but almost two parts of the same person. Hoskins was seen as having inherited his father's hard-edged approach to his workers. Sid was seen as the more approachable of the two, and was known for his generosity, involvement in the local community, and quiet philanthropy.



Above: Dorothy Hoskins, c.1935.

Hoskins married Dorothy Gwynne Loveridge in 1913.[138] His brother, Sid, married her sister Helen Madoline (Madge) in 1917.[139] Dorothy and Madge were daughters of a prominent Sydney stone mason and master-builder, Thomas Loveridge.[140] From early in her marriage to Hoskins, Dorothy, was involved in charitable causes in Lithgow and somewhat of a nascent socialite.[141][142][143][144] Later, while living in Sydney she was associated with the Sydney City Mission[145]—a charity that had been associated with her mother-in-law, Emily Hoskins [146]—and was the president of its Ladies Committee from 1929.[147]

The couple had six children, Robert Arthur (1914-1985),[148] Kenneth Charles (1915-?),[149] Donald Geoffrey (1917-2008),[150][151], Hugh John (1918-?),[152] Elaine (1921-?),[153] and Emily Marjorie (Marjorie) (1923-2015)[154]

Of his children, his three elder sons, Robert, Donald and Kenneth, followed Hoskins into the steel industry at Port Kembla, but none of them seemed to stay working in it for long after the end of the Second World War.[155][156][61] Intriguingly, in his book *The Hoskins Saga*, Hoskins wrote that none of his children followed him into the industry,[107] a statement that is apparently incorrect. In 1937, not long after the merger, both Robert and Kenneth were in Newcastle,[157] where Robert was married in 1940.[158] Hoskins' fourth son, Hugh was a pilot during the Second World War,[159][160] and afterwards lived at Goulburn.[161] His youngest daughter, Marjorie, was a notable Sydney identity; she was described, at the time of her death, as "one of the last of Sydney's Grandes Dames." [162][163]

Hoskins family's first home near Lithgow was 'Windarra',[162] which lay close to Eskroy Park, home of Charles Hoskins. Originally a small cottage, Charles Hoskins had it rebuilt as a sizable family home, while his son and new bride were overseas.

The Hoskins family home in Sydney, from 1924 to 1933, was 'Hillside', a 27-room mansion, of the 'Rustic Gothic' architectural style, in Edgecliff Rd, Woollahra.[162][164] The family let 'Hillside' in 1933, and moved to 'Deepdene', at Killara.[165][166] In 1935, 'Hillside' was demolished and replaced with what is still a notable 1930s apartment building of the same name.[167][164] Its name would reappear, as one of the company executive accommodation houses at Figtree.[168]



Above: Hoskins property, 'Invergowrie', part of the garden, with the house in background (Sept. 2020)

In 1929, Hoskins bought an estate at Exeter—from the estate of Arthur Yates—not long after the sale of his father's former home 'Ashton'. He had a house named 'Invergowrie' built on the estate in 1936.[169][170] The house is in the style of 'Tudor revival'—a controversial style today, sometimes disparagingly called 'stockbroker Tudor'—but was regarded as one of the finest houses in the state at the time. The architect was Geoffrey Loveridge, Hoskin's brother-in-law. Hoskins employed Paul Sorensen to create a beautiful park-like landscaped garden.[170][171][172][173][174] Mrs Hoskins hosted a housewarming garden party there in October 1937.[175][176]

Hoskins' younger daughter Marjorie married 'Jock' Pagan, later knighted as Sir John Pagan, in December 1948. Their reception was held at 'Invergowrie' with 260 guests.[177][178][179] It was one of the last happy family events at the house. Hoskins sold 'Invergowrie', in 1949, following the drowning of one of his grandsons, in the swimming pool, less than a month after the wedding.[180] When 'Invergowrie' was sold, the sale also included three other Hoskins properties, 'Tottenham' a 1,154 acre cattle stud at St Marys, 'Angora Farm,' an 87 acre orchard at Windsor, and a 170 acre dairy farm on the North Coast.[181]

His subsequent and last home was, 'Cardrona', on Kater Road, near Moss Vale. 'Cardrona' was a more modest house than 'Invergowrie', better suited to a retired couple with no children living at home. It was nonetheless a large Edwardian house of 74 squares (7,400 square feet) in floor area, set in 89 hectares of pasture. Hoskins designed his own garden and had it planted by Sorensen, who had become a personal friend.

Hoskins also involved Sorensen in other landscape garden projects, including the gardens at Berrima Cement Works, Mt Kiera Scout Camp, the planting of a section of the Remembrance Drive (Old Hume Highway) near Berrima, the executive accommodation houses 'Green Hills' and 'Hillside', and his brother Sid's house, Gleniffer Brae.[170][182][174][183][184] Hoskins was also responsible for the planning and development of Seymour Park, area of 9 acres, in Moss Vale.[185][186]

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of eastern end of Merrigang Street in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with owner from after 1971, Dorothy Hoskins (1890 – 1982) wife of Sir Cecil Harold Hoskins (1889 - 1971).</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form. It has in the past been entered to garden competitions including the 1960 Bowral Festival of Flowers Competition.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian-era villa.</i>

Integrity/Intactness

Substantially intact and. Conservation work would enhance its appearance.

Statement of Heritage Significance

Eastover at 173 Merrigang Street, Bowral is significant because it illustrates the development of the eastern end of Merrigang Street in the late 19th Century and for its association with Lady Dorothy Hoskins (1890 – 1982) wife of Sir Cecil Harold Hoskins (1889 – 1971) formerly of Invergowrie at Exeter and Cardrona at Sutton Forest. It is also significant in demonstrating aesthetic value for its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian-era villa.

‘Tryon’—late Victorian timber shingle house and garden, including front trachyte fence 180 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as a fine and substantial interwar residence which illustrates the development of Merrigang Street. [incorrect date.]

Description

September 2020: A one and a half storey freestanding house possibly from the late Victorian period set on a 1378m² site in a town setting that has retained its context. The building is setback from the street. The site has a front fence of face brick on a trachyte base with a driveway accessing a parking area. The site also has rear buildings. The front garden presents as a beautiful rambling garden and features an offset path, mature trees, hedging and floral displays and provides an appropriate setting for the house. The façade presents an asymmetrical elevation of vertically hung timber shingled walls. The roof is gabled and clad in slate. The verandah of bullnose corrugated metal runs across the front and sides of the building. The front door is centrally located. The building appears to be in good condition.

The site has a trachyte wall that still goes around the street corner, despite the corner lot (182 Merrigang Street) being subdivided off the original lot in the 1950s and a house being built on the lot in the late 1970s or early 1980s. (That lot was further subdivided and another house built at 25 Carlisle Street c.2012).

Internet Review

13 photos including below image, floor plan and site plan at this 2019 site

<https://www.realestate.com.au/property/180-merrigang-st-bowral-nsw-2576>



History

Heritage Survey 2009 History

Nil.



Above: 180 Merrigang Street, circa 1969. clearly shows the shingle wall especially in the gable area
Photo courtesy Max Tivey.

May have been the gatehouse for The Rift? More research required.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the eastern end of Merrigang Street in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item has a rare aspect of the local area's heritage in this case being constructed with a timber frame fully clad in vertically hung timber shingles.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Tryon at 180 Merrigang Street, Bowral is significant because it illustrates the development of the eastern end of Merrigang Street in the late 19th Century. It is also significant in demonstrating aesthetic achievement for the beauty of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case being timber frame construction fully clad in vertically hung timber shingles.

‘Beulah’—Victorian Italianate house 186 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

A restrained late Victorian era single storey rendered brick residence with an iron hipped and gable bay roof and straight post supported verandah. Verandah returns to the right. Located on large corner block to Carlyle Street. Has a mature garden which drops away to the east.

Internet Review

15 images from 2003 at this site including one below

<https://www.realestate.com.au/property/186-merrigang-st-bowral-nsw-2576>



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this area of Merrigang Street in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a restrained late Victorian era single storey rendered brick residence with hipped and gable bay roof and straight post supported verandah.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Beulah at 186 Merrigang Street, Bowral is significant because it illustrates the development of this area of Merrigang Street in the late 19th Century. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a restrained late Victorian era single storey rendered brick residence with hipped and gable bay roof and straight post supported verandah.

‘Cotswold’—Interwar rendered masonry house and garden 192 Merrigang Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the subdivision and development of the Daking Smith Estate originally part of the Gibraltar Estate subdivided in 1881. [Note: incorrect date.]

Description

September 2020: A one and a half storey freestanding house c.1927 set on a large site in a setting that has retained its context. The building has a large setback from the street. The site has an open wire front fence plus a short section of modern metal pickets near the driveway entrance. The site also features a front garden tennis court. The front garden is large, formally landscaped and features an offset gravel path, paving, mature trees, hedging and floral displays and provides an appropriate setting for the house. The façade presents a complex asymmetrical elevation and is constructed of rendered masonry with a texture paint finish. The mansard roof is gabled and hipped with a steep pitch. The roof is clad in tile and features dormers and a projecting Dutch gable.. Fenestration comprises vertically proportioned arched, multi pane, 6-pane double hung timber windows. The building appears to be in excellent condition. The garden is of a very high standard. The Heritage Study for Wingecarribee Shire Council by JRC Planning Services, 1993 states: “An interesting house with a tiled Mansard roof. It has brick construction with textured render. The entrance porch has a gable and the windows are divided into small panes with shutters.”



Internet Review

The following AIA site notes that Cotswold was designed c. 1927 by Architect and Artist, John D. Moore and that it is on its Notable Buildings Register. Moore also designed the West Wing at Frensham School a Sulman Award winner in 1937 (as well as the pergola and fountain area at Sturt).

<https://repository.architecture.com.au/download/nsw-notable-buildings/aiaregister2015.pdf>

Good PDF on Spanish Style Architecture at this site and Moore mentioned see extract from pages 5 and 6 below.

https://www.academia.edu/4182646/1920s_Australia_and_Spanish_Style_architecture_Chapter_7_Images_of_the_Pacific_Rim_Australia_and_California_1850_1935

Wilkinson's elegant solutions to building on Sydney's harbourside lots and in the newly established exclusive suburbs such as Bellevue Hill endeared him especially to the city's upper classes. These clients were seeking appropriately grand houses that would demonstrate their affluent yet casual lifestyle. He built several of these houses in and around Sydney from the 1920s into the 1960s, each displaying his adaptation of Mediterranean proportion and a concern for the surrounding gardens and natural vegetation. The Dowling family home on Rose Bay Avenue in Bellevue Hill (1924) is exemplary of his approach as it appeared in his first years in Australia. Interestingly, this house was completed in collaboration with a young John D. Moore. Moore was the architect who had worked with Bertram Goodhue in New York and had travelled in Mexico in the 1910s.²⁰ In the same year he worked with Wilkinson on the Dowling House, he wrote a memorial appreciation for Goodhue in Sydney's Architecture magazine²¹—evidence that at least through conversations with Moore, Wilkinson would have been aware of Goodhue's architectural ideas. With its pergola covered in bougainvillea and its views to Rose Bay, the residence reveals Wilkinson's characteristic Mediterranean stylings, as well as his penchant, in the manner of Charles Platt, for integrating the structure with the garden.

Extracts from the Article below accessed from this site on 31/1/2021

<https://adb.anu.edu.au/biography/moore-john-drummond-7638>

History

Moore, John Drummond MacPherson (1888–1958) by Cedric Flower

This extract from Australian Dictionary of Biography, Volume 10, (MUP), 1986

John Drummond Macpherson Moore (1888-1958), artist and architect, was born on 6 September 1888 at Waverley, Sydney, son of Frederic Moore, draughtsman, and his wife Emily Mary, née Macpherson. He was educated at Sydney Grammar School and later studied painting at [Julian Ashton's](#) Sydney Art School. Articled in 1908 to McCredie & Anderson, architects, about 1913 he visited San Francisco, United States of America, and worked in the New York office of the architect B. G. Goodhue in 1914-15. Moving to London he enlisted in the Royal Engineers in 1915, was commissioned and served in France. After the war he studied in London at the Polytechnic School of Art and the Architectural Association school.

Returning to Sydney in 1919 after some months in New York, Moore set up practice as an architect and was known professionally as John D. Moore. In 1919-35 he was instructor in architectural design and draughtsmanship at the University of Sydney. At Wahroonga on 2 October 1924 he married Casiphia Dorothy Morton; she died in 1931, leaving two sons. On 23 June 1932 he married Gladys Mary Owen (1889-1960) at St Michael's Anglican Church, Vaucluse.

Of medium height and sturdy build, Moore was a man of even temper with many friends. A partner in Wardell, Moore & Dowling from 1927, he managed a satisfying balance between painting and architecture in his professional life. Most of his architecture was domestic, but he also designed projects for hospitals and schools and a Roman Catholic cathedral (as yet unbuilt) for Canberra. A friend of [Winifred West](#), he designed many buildings for her school, Frensham, winning the [Sulman](#) prize for its West wing in 1937; he later served on the school council and encouraged her to develop the craft centre, Sturt. In the 1930s Moore campaigned for the preservation of the Hyde Park

Barracks and in 1937 was appointed to the Board of Architects of New South Wales. In World War II he was deputy director of camouflage for New South Wales in 1942-45.

A fellow of the Royal Australian Institute of Architects and an associate of the Royal Institute of British Architects, from 1943 he practised in several short-lived partnerships and sometimes alone. In magazine articles, radio broadcasts and his book, *Home Again* (1944), Moore deplored reliance on 'styles' and 'isms', advocating a rational approach to planning and design in keeping with Australian conditions. Philosophically his ideas had much in common with those of the architects [Hardy Wilson](#) and [Leslie Wilkinson](#).

As a painter in watercolours and oils, Moore was noted for his freshness of approach to the Australian landscape. In the 1930s he was a member of the Contemporary Group of Sydney and was classed among such 'moderns' as [Rah Fizelle](#) and [Margaret Preston](#), more because of his skill at composition and distinctive palette of pinks and indigos than for any urge to adopt forms of expressionism or abstraction. Between 1925 and 1951 he held eight exhibitions at the Macquarie Galleries, Sydney. He was a vice-president of the Society of Artists and in 1954 was awarded its medal. His best-known painting is probably a sparkling oil of Sydney Harbour, bought by the National Art Gallery of New South Wales in 1936; it was painted from the family home he designed at Vaucluse.

Survived by his wife and sons of his first marriage, Moore died at Vaucluse on 9 December 1958 and was cremated with Anglican rites.

An early portrait of John Moore by David Barker is held by his son David, a distinguished photographer, and one by [Norman Carter](#) is in the Art Gallery of New South Wales.

Research from Linda Emery April 2021 192 Merrigang Street Bowral

Cotswold

Architect was John Drummond Moore. The house was designed for Frederick Arthur Winchcombe, a grazier, and his wife Mary Rachael Winchcombe nee Blomfield and built c.1929.

Frederick Arthur Winchcombe was the son of woolbroker and politician Frederick Earle Winchcombe of the well-known firm of Winchcombe Carson. He married Mary Rachael Blomfield at St Judes, Bowral in 1922 and died in Bowral on 10 February 1957. His wife and daughter Deborah continued to live at Cotswold until Mary died in 1963. Cotswold has been the home of Dr Ian McKenzie and his wife Maggie since the 1980s.

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the eastern end of Merrigang Street in the Interwar period.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with</i> 1. <i>first owner of Cotswold - Frederick Arthur Winchcombe, a grazier, and his wife Mary Rachael Winchcombe nee Blomfield. Occupied by same family 1929-1963.</i> 2. <i>designer of Cotswold-- prominent architect and artist, John Drummond MacPherson Moore (1888–1958).</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Significance in demonstrating aesthetic achievement in the local area because the beauty of its garden setting and architectural form recognised by the AIA by its inclusion on its Notable Buildings Register.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage as a high quality and large one and a half storey Mediterranean style house from the 1920s.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Cotswold at 192 Merrigang Street, Bowral is significant because it illustrates the development of the eastern section of Merrigang Street in the Interwar period and for its association with its first owner, Frederick Arthur Winchcombe, a grazier, and his wife Mary Rachael Winchcombe and with its designer - prominent architect John Drummond MacPherson Moore (1888–1958). It is also significant in demonstrating aesthetic achievement for the beauty of its garden setting and architectural form recognised by the AIA by its inclusion on its Notable Buildings Register. It is also of significance for possessing a rare aspect of the local area's heritage being a high quality large Mediterranean style residence from the 1920s.

1935 Wing of Bowral Public Hospital

Mona Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

2021: A two storey face brick symmetrically fronted building with central port cochere entrance and terra cotta tiled hip roof.



*Above: Image above from this 125th anniversary NSW Health site
<https://www.swslhd.health.nsw.gov.au/bowral125/history.html>*



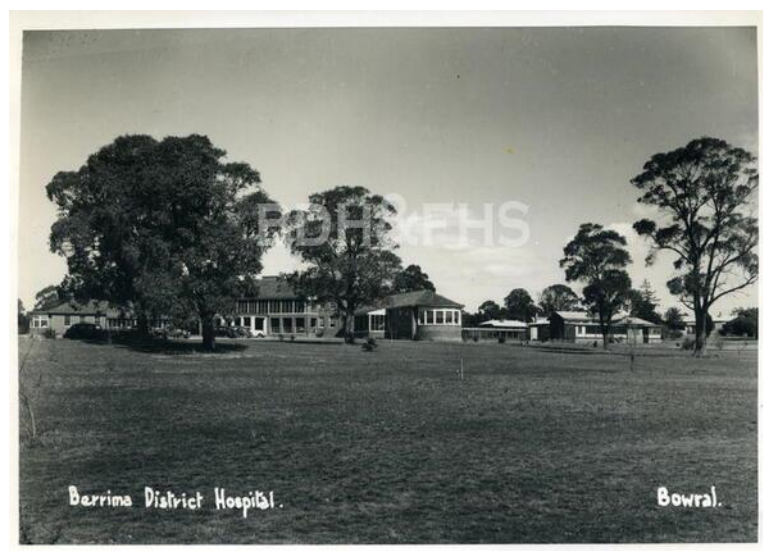
Above: Image 1942 from BDHS. Medical staff, Nursing staff and Ambulance Officer outside the front entrance of the Hospital. Nurses Marj Gruber, Jess Winter, unknown, Cook, unknown, Shepherd, Joyce McLean, Louie Etheridge, Dot Taylor and Phil Turner. Middle row: Nurse Mabel Russell, Dr W. Newton, Nurses Evelyn Faulks, J. Wood, Mr Crossley (Ambulance), Nurses Erica Sutcliffe, Pat Murray and Elva Brownlee. Front row: Sisters McKenzie and Muriel McKenzie, Dr F. Watson, Matron A. Watt, Dr D.T. Harbison, Sisters Mel Sommerville and Edith Young.



Above: Crowd at opening of the new hospital on 23 February 1935. From BDHS



Above: New Hospital, built in 1935, after the addition of the solariums, viewed from Bowral Street.
BDHS



Above: 1938 View from Bowral Street of the new hospital after the solarium was added showing general wards, male, female, childrens and private wards and the walkway to the Isolation Block and part of the original hospital. BDHS

The foundation stone of the Berrima District Cottage Hospital was laid at 4pm on Saturday 9 February 1889 by the 16th Governor of the Colony - his Excellency, the Governor Lord Carrington.

As demand on the hospital increased, it was decided that a new hospital had to be built. On 24 April 1933, the foundation stone of the new hospital was laid by the Minister for Public Works and Health, the Hon R.W.D Weaver M.L.A.

On 23 February 1935, the new Hospital was opened by Mr Mark Morton MLA in the presence of almost 1,000 people. During the formal proceedings, the Chairman, Mr W Terry said the new Hospital had cost 18,111 pounds of which the Board paid 9,400 pounds.

The main ward block had two storeys and provided accommodation for 39 beds - 24 public, four intermediate, eight private and three children. The ground floor included the main entrance porch and hall, office, small outpatients department, dispensary, x-ray department, rooms for dressings, a dining room for nurses and provision for a lift to be installed later.

History

Historical Notes from the Maureen and Bud Townsing, *A brief history of Alf Stephens & Sons*, February 2020. pages 86-89

Alf Stephens & Sons were successful in tendering for the expansion of the Bowral & District Hospital. The contract was £17,234 and was let in January 1934.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral

1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private*

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments."

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Blessed are They, The Story of the Bowral and District Hospital 1889-1989. by Win Smith 1989 is a full 128 page full history.

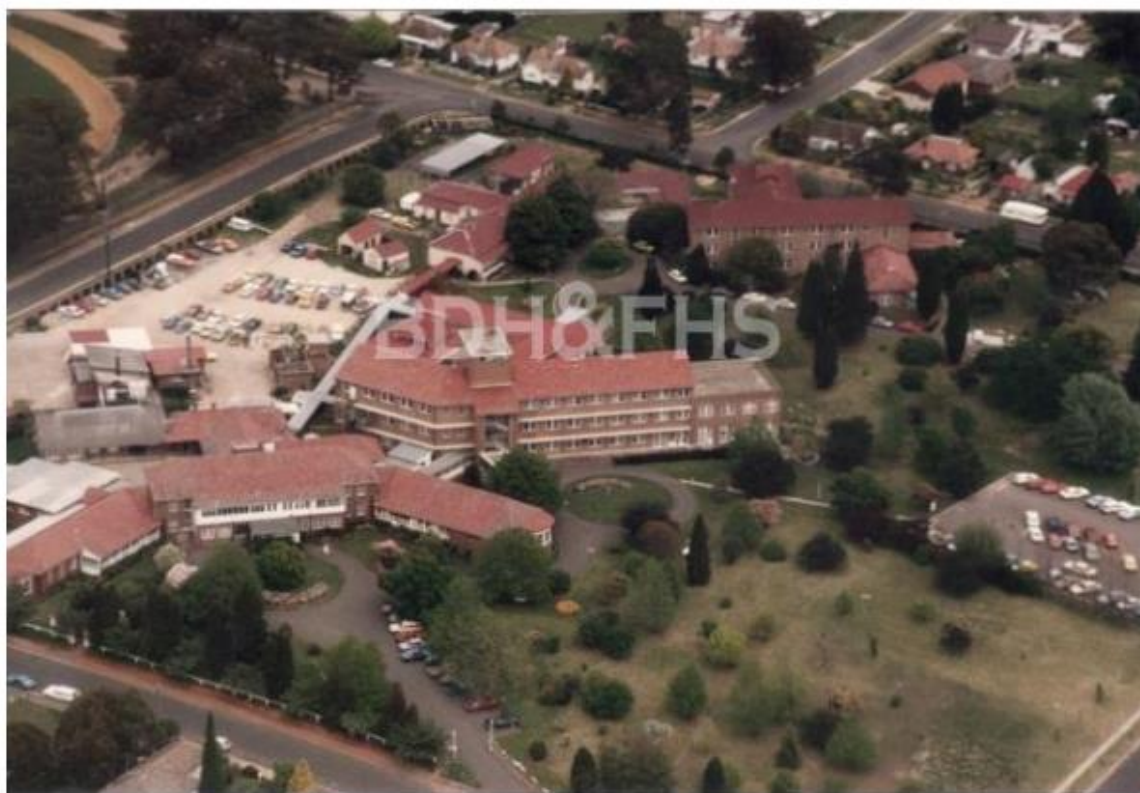


Figure 35 Bowral Hospital site in 1983, before the construction of the Southern Highlands Private Hospital on the adjoining site in 1996. (Photo: BDH&FHS)

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area for being an essential part of the Bowral Public Hospital from 1935 on a large hospital site that has operated since 1889.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with</i> <ol style="list-style-type: none"> <i>many local health professionals and administrators and community supporters.</i> <i>its builders Alf Stephens and Sons.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association with the Bowral and District community for its service to that community since 1935.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a major public building from the 1930s.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The 1935 Wing of Bowral Hospital in Mona Street, Bowral. is significant for being an essential part of the Bowral Public Hospital from 1935 located on a full street block hospital site since 1889. Also of significance because of its association with many local health professionals and administrators and community supporters and its builders Alf Stephens and Sons. Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case a major public building from the 1930s.

‘Blairgowrie’—Federation house

450 Moss Vale Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Bowral Southern Entrance Heritage Conservation Area.

Description

This relatively large single storey 1914 Federation style residence is located on an elevated site of 1252 m² on the southern entrance to Bowral. The front elevation is symmetrical with double hung windows either side of the central entrance door which has side and top lights. The verandah has a bullnose profile, is metal post supported with cast lace brackets and it returns to the left (north). The roof is mainly hipped with a small gable projection to the front elevation. There are at least 3 chimneys and these are rendered and painted white; two of these chimneys at the front have double dovetailed style chimneys tops. The roof and verandah are both in corrugated metal. The air photo of the site shows long extensions in the form of the two hipped roofed wings and other structures. The garden has many mature trees including conifers. The front boundary has a brick retaining wall, timber gates and a hedge.





Above aerial view shows how deep the Blairgowrie house is, the mature trees and the front verandah which returns to the north.

History

Research from Bud Townsing on title. Ryerson Index added where found (4 found).

450 Moss Vale Road Bowral Blairgowrie

Anne Priscilla Boardman (nee Offley), the wife Edwin Boardman 1872-1951 purchased 30 Lots of land from David Brooks Harrison and Jonathon Harrison in August 1912. Included in this were Lots 7,8 and 9 of Section E of Deposited Plan 3807 on Bowral Road. (Source Certificate of Title Volume 2279 Folio 189).

Ryerson Index (David Harrison)

The Ryerson Index is an online index of death notices from Australian newspapers, past and present, compiled by the Sydney-based non-profit organisation Ryerson Index Incorporated.

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
HARRISON	David Brooks	Death notice	05SEP1918	Death	67	Late of Marrickville	Sydney Morning Herald	06SEP1918

The Bowral Rate Books indicate that Blairgowrie was built in 1914 on Lots 7, 8 and 9

On 4 March 1924 Lots 7,8 and 9 were sold to Helen Mabel Richmond. The Rate books indicate the house was called Blairgowrie at this time.

In December 1928 Lots 7,8 and 9 were sold to Alice Octavia Burnett the wife of Louis Thomas Burnett a gentleman from Sydney.

Ryerson Index (Louis Burnett)

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
BURNETT	Louis Thomas	Death notice	28NOV1929	Death	59	Late of Woollahra	Sydney Morning Herald	29NOV1929

In October 1945 Alice Burnett sold Lots 7,8 and 9 to Edith Stamm and Cecilia Stamm as Tenants in Common.

In July 1965 separate titles for Lots 7,8 and 9 were issued to Edith Stamm of Bowral Spinster.

Ryerson Index (Stamm)

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
STAMM	Cecilia Flora	Death notice	01SEP1970	Death		Late of Bowral	Sydney Morning Herald	03SEP1970

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
STAMM	Edith	Death notice	10AUG1973	Death		Late of Bowral	Sydney Morning Herald	11AUG1973

In August 1965 two new lots were created out of Lots 7,8 and 9. Blairgowrie is on Lot 2 of Deposited Plan 513337.

The next owners of Blairgowrie in 1977 were Russell Charles McCarthy of Bowral Insurance Representative and Deidre McCarthy as Joint Tenants.

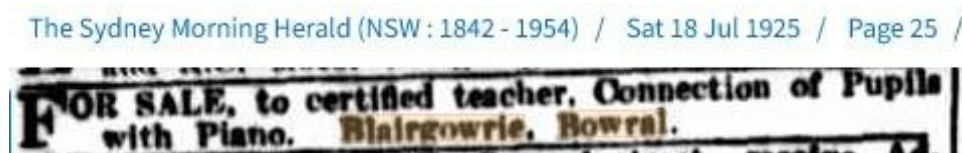
They sold in 1980 to Paul Joseph Khan an Estate Agent from Bulli, who in turn in 1981 sold to Freida Margaret Wilson of Church Point a married women.

In May 1986 Rynadaily Services Pty Ltd acquired Blairgowrie.

Trove Research by Dennis McManus

There are 9 advertisements in the Sydney Morning Herald related to furnished flats and guesthouse use of Blairgowrie from 1925-1937 including these below in date order.

1925 SMH

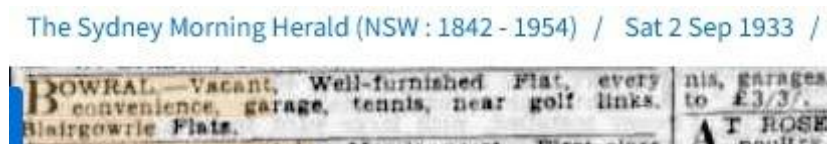


1929 SMH: For LEASE. Blairgowrie, Furnished Guest House, main street. Bowral. Particulars 011 application. This lease advertisement appears to be for the whole building.

1930 SMH – 26 March: BOWRAL Blairgowrie Guest House - Few vacancies Phone Bowral 242. Mrs JESSIE O GIBBS (Manager) (Gibbs not found in Ryerson)

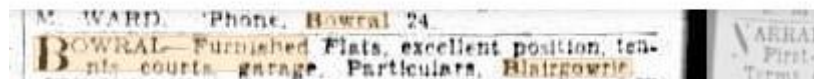
1932 SMH: BOWRAL-Well furnished Flat every convenience Particulars. Blairgowrie, BOWRAL

1933 SMH



1937 SMH

The Sydney Morning Herald (NSW : 1842 - 1954) / Sat 21 Aug 1937



1948: 1 item in The Southern Mail from 17 September 1948: The death occurred recently in Sydney, after a long illness, of Mrs. Jane McBeath, who resided at "Blairgowrie," Bowral, for several years and was widely known and respected.

MCBEATH, Jane McAvail. - September 14, 1948, at Marrickville formerly of Bong Bong Street, Bowral, widow of the late Thomas McBeath and dear sister of James Fyfe Smith (Vancouver), Ethel J. Williams (Port Pirie), Helen C. Smith (Pennant Hills), and Harold Smith (Edgecliff). Privately cremated. Rookwood, 16th instant.

Ryerson Index (Jane McBeath)

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
McBEATH	Jane McAvail	Death notice	14SEP1948	Death		At Marrickville, formerly of Bowral	Sydney Morning Herald	18SEP1948

2023: According to internet currently used as an office for a Physiotherapist, Deborah Helm.

Obituary for Edwin Boardman 1872-1951 from the The Methodist Sat 12 Jan 1952

At the age of 79 years the late Edwin Boardman of Bowral passed away recently, leaving a record of splendid service and Christian witness during a long and honoured life. The connexion as a whole, the Bowral Church, and especially Annesley College are greatly indebted to him for large and generous contributions in devoted service to a cause he loved very dearly.

...

The inspiration he received from the preaching of the Gospel was related to the founding, together with the late Rev. John Hulme, of Annesley College. He helped select the site on which the school now stands—a large and spacious area of some 54 acres. He gave large sums to assist in the erection of the first buildings, and through the 26 years of its existence has helped plan its progress, turning his practical hands to ploughing the fields, sowing crops, pruning trees, cutting grass and milking cows in an emergency. Constructive work of any kind found in him a willing and efficient partner.

Obituary for Edwin Boardman 1872-1951 from Camden News Thu 20 Dec 1951

Mr. Edwin Boardman, of Bowral, died on Monday, 17th inst., at the age of 79 years. Mr. Boardman was born in Camden, the eldest son of the late Reuben and Sabina Boardman. Like his father he followed the butchery business, and over fifty years ago left this district to take up residence at Bowral. He was a very prominent citizen of that locality, and among his many activities occupied the position as Mayor of that municipality.

Notes on Edwin Boardman 1872-1951.

Boardman's first business in Bowral was as a butcher but he also was a developer e.g. In 1916 this Nattai Council record from The Scrutineer and Berrima District Press 6 Dec 1916: Mr. E Boardman attended the meeting personally, and made application for council's approval of the subdivision of certain land in the vicinity of Mt. Gladstone, Bowral, and fronting Bowral-Kangaloon road, Kangaloon-Burradoo road, and Bowral- Moss Vale road. Approval given.

Much of the current Bowral Golf Course was on land owned by him possibly a previous slaughter yard site or near it.

Anne Priscilla Boardman (nee Offley) married in 1897 to Edwin Boardman 1872-1951. The Blairgowrie site was in Anne's name from 1912-1924 and the house was built in 1914.

Edwin Boardman was born in Camden and came to Bowral in about 1900 and was a prominent business man, developer, citizen, alderman and Bowral mayor for three terms 1913-15, 1932-34 and 1940-43. Anne was also involved in the community including being first President of the Bowral Branch of the Red Cross formed in August 1914.

Obituary for Anne Priscilla Boardman (nee Offley) The Southern Mail 30 May 1941

DEATH OF Mrs. BOARDMAN

The whole district joins in sympathy with Mr. E. Boardman, Mayor of Bowral, in the death of his wife, which occurred on Tuesday last. Although Mrs. Boardman had been ailing for some time, her death occurred suddenly and shocked a wide circle of friends, many of whom did not hear of the sad event until after the funeral. Although Mrs. Boardman was of a retiring disposition and devoted herself to her home and garden, she did good work for the Red Cross during the last war and before her health failed was a consistent worker and helper of the Methodist Church.

Her benevolence was unbounded, but few beyond those she assisted knew of the good she did in a deliberately unostentatious way. Mrs. Boardman was a daughter of the late William and Matilda Offley and was born at Dalton 67 years ago. She married Mr. Boardman at Dalton in 1897 and there are four children — Mrs. Rudge (Harden), Mr. Rex Boardman (Queanbeyan), Sister Boardman (Bowral) and Miss Lynette Boardman (Chatswood). A memorial service in the Methodist Church, Bowral, was attended by representatives of the local governing bodies and other flodetie and by many mourning relations and friends. Rev. L. Peacock conducted the simple service and spoke in feeling terms of the good work and domestic virtues of the deceased. She had been a tower of strength to her husband and had enabled him to devote himself to public work of value to the community.*

Trove Search on Boardman. Depending on search hundreds of items on Boardman e.g. 1303 items when search on the word "Bowral" and the phrase "Mrs. Bradman".



Above: Bong Bong Street looking south at the intersection of Banyette Street circa 1925- 1927. Blairgowrie is the very last house on the left. BDHS photo.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the southern end of Bowral in the late 19th/turn of the Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance for the association with Anne Priscilla Boardman (nee Offley) c. 1874-1941 married in 1897 in Dalton, NSW to Edwin Boardman 1872-1951. The Blairgowrie site was in Anne's name from 1912-1924 and the house was built in 1914. Edwin Boardman was born in Camden and came to Bowral in the 1890s and was a prominent business man, developer, citizen, alderman (from c. 1909) and Bowral mayor for three terms 1913-15, 1932-34 and 1940-43. Anne was the first President of the Bowral Branch of the Red Cross in August 1914. Edwin was involved in many community and church projects including the planning of the 1924 Methodist School for Girls now the Annersley site in Bowral and for 34 years' service to 1948 on the Committee and Board of Bowral Hospital.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed and built symmetrically fronted Federation style brick dwelling from 1914.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

'Blairgowrie' at 450 Moss Vale Road, Bowral, is significant to the community because of its aesthetic value in a prominent location on a small rise above the town which illustrates the development of the southern end of Bowral in the late 19th/early 20th Century. The property has associations with Anne Priscilla Boardman (nee Offley) (c. 1874-1941) who was married to Edwin Boardman (1872-1951), prominent businessman, developer, citizen, alderman (from c. 1909) and Bowral mayor for three terms. Anne was the first President of the Bowral Branch of the Red Cross in August 1914. Edwin was involved in many community and church projects including the planning of the 1924 Methodist School for Girls now the Annersley site in Bowral and for 34 years' service to 1948 on the Committee and Board of Bowral Hospital. The house is also significant for being a well designed and built symmetrically fronted Federation style brick dwelling from 1914.

Victorian cottage

2 Mount Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

April 2021: A single storey weatherboard cottage located on a 1012 m² site at the beginning of Mount Road which leads from near the Railway station to Nott's Hill. Has lost its context as now in a light industrial area. However it is intact and is commercially used. The elevation is symmetrical and the roof is hipped and clad in corrugated metal. The veranda is hipped and straight and returns to the tight and is supported by timber posts with no decoration. The vertical timber balustrade is on or near the front boundary and this same design continues to the right of the site as front fence. The fenestration includes French doors and double hung windows. There is a driveway to the right to a double garage at rear. There is a well designed brick extension at the rear.



Above: Several images at this site from 2006/7 including one above. Source <https://www.propertyvalue.com.au/property/2-mount-road-bowral-nsw-2576/1572294>

History

Sarah's notes on Post 2012 from 2012: May have been the original worker's or caretaker's cottage for the Wingecarribee Estate (Oxley family?). Further research required.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Mount Road area in the 19th Century and because of its possible connection to the nearby Wingecarribee Estate.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement value for of its simple architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case in this case a single storey symmetrically fronted cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

2 Mount Road, is significant because it illustrates the development of the Mount Road area in the 19th Century and because of its possible connection to the nearby Oxley family Wingecarribee Estate. It is also of significance in demonstrating aesthetic value for its simple architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case in this case a single storey symmetrically fronted cottage from the Victorian-era.

‘Kowana’—early Victorian house with slate roof, including interiors

21-23 Mount Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage associated with JJ Knott Architect. [Note: this house is not associated with Randolph Nott.]

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding house that dates from the Victorian period set on a large 7936m² that has retained its context. The site has a high lap and cap timber front fence. The front garden is large and informally landscaped and features mature trees and hedging. The façade presents a complex elevation and is constructed of weatherboard. The roof is gabled. The roof is clad in slate and features corbelled brick chimneys. The verandah has a bullnose profile. It is clad in corrugated sheet metal and features timber carved columns and turned timber brackets and balustrade. The façade is obscured from the street by high vegetation. Fenestration comprises vertically proportioned double hung timber windows. The building appears to be in good condition and is highly intact. Beautiful garden with mature trees.

Internet Review

26 photos from 2020 including image below and 2 plans at this site

<https://www.realestate.com.au/property/21-23-mount-rd-bowral-nsw-2576>



Above: Drone photo of ‘Kowana’ from 2020. (Source: <https://www.realestate.com.au/property/21-23-mount-rd-bowral-nsw-2576>.)

Highlands Post Property Press 6.11.1996: Set on two acres, the glorious gardens have matured over the last 100 years and now offer total peace, privacy and seclusion – a minute from the centre of Bowral. Other Features Are: 11 feet ceilings throughout – New Zealand Kauri pine floor and lining boards – French doors and glorious wrap around verandahs – Five bedrooms, four bathrooms – Lounge and dining rooms with open fires – Cosy country kitchen with open fire – The original old well – Inviting, wide, north facing verandah – Unique long brick paved pathway – Private courtyard – Rainwater tank – 25 x 8 metre timber and glass studio/garage and workshop.

Southern Highland News, Wednesday, May 14th, 1986: Always in tune with times, sprightly and flexible she was born over a hundred years ago. Built when there was time for excellent quality of workmanship and gracious manners; in the days of horse and buggy, wood fuel stoves and water wells, by Mr Randolph Nott on what is known as Notts Hill. Kowana has come through the years with all her charm and elegance while watching over the families growing and changing within, ever adaptable. Clad in Canadian redwood with roof of lichen-mellowed slate, she is skirted with ample tallow wood verandahs fringed with hand turned balusters and spring, allows her lacy petticoats to show in white wisteria, pink roses, lavender and lilac. Most of her rooms are lined with wide boards of New Zealand kauri and floored with same soft honey-coloured wood. Five bedrooms and four modern bathrooms, open fires in panelled dining room and lofty, light airy sitting room provide cosy comfort for a family. In her heart is a practical country kitchen, new, equipped with natural gas, stove, hot water, and heating. Winter sun floods onto the adjacent capacious northern verandah. The verandah and house are fly screened for the summer. Fashions have come and gone – she has seen the bustle and the mini-skirt: families changing of candle-lit dinners and the birth of the barbecue – she has embraced them all herself; from candles, gas lighting to electricity; from jugs of water out of the underground wells, to mains pressure town water, from water closet to septic tank, to sewerage, to telephone, radio and television receiving direct pictures of Giotto's encounter with Halley's Comet. Kowana contains the best of space- age technology while retaining all her good looks and manners. She has new wiring, new plumbing, insulation in the ceiling, flyscreens and fresh paint. Never neglected, the secret of her perpetual grace has been the loving care of those she shelters. Carefully positioned on Nott's Hill with a northerly aspect, on nearly two acres, she has watched the garden grow up around her, tall trees now shelter her from winds, a mature and rambling English style of garden shows the love of numerous fond hands. Glimpses of distant views, Mount Gibraltar and sunny paddocks are seen through trees yet her privacy is such that she sees no other house. Two pony paddocks shaded by original eucalypts and large workshop shed are ready to delight the interests of her next family. All the facilities on the town, swimming pools, tennis courts, shops and ovals are within a few minutes walk and a school bus passes the door. All her affairs and paperwork are up to date and readily available from Raine & Horne in Bowral, and she is ready to meet her new family."

History

Heritage Survey 2009 History

Circa 1870s Canadian Redwood home with original slate roof in two acres of mature gardens. Built on "Notts Hill" in the 1870s by Randolph Knott, Sydney architect, renowned for building some of the finest residences in Edgecliff Road, Woollahra. "Kowana" is a fine example of 1870s architecture, retaining the beautiful external timber fretwork, balustrades and spindles – details characteristic of by- gone era. "Kowana" is perfectly positioned with a north-east aspect and rural outlook over adjoining paddocks. The new owner of Kowana is Mr E.W. Hedgeland, of the Federated Malay States, and he intends making the residence his permanent home on his return from England later on. The exchange was affected by Mr A.N.

Burton. (The Southern Mail, July 30, 1926, p2, col4)

Randolph Nott did not design Kowana

Stuart Read advised 20/6/2021 that this house was not designed by Randolph Nott. The 1926 newspaper below says it was. It is dissimilar to the four other gabled Nott houses in the area (including burnt down Fairview). Bud Townsing on 21 Jun 2021 confirmed that the house itself not designed by Nott and date should be 1890.

Additional notes on Randolph Nott at this site accessed 29/1/2021:

<https://strathfieldheritage.org/people/biographies/randolph-nott/>

Randolph J Nott (1822-1906) was born in London in 1822 and came to Australia as a young man. In 1847, he married Jane Callender Ross (1825-1911), daughter of the Rev. Dr Robert Scott Ross, one of the ministers of the Pitt St Congregational Church. Of a family of ten children, seven survived him including Randolph H Nott, estate agent (1855-1924); Arthur Ross Nott (1861-1949),

of David Jones & Co; Philip Sydney Nott (1859-1939), of Fisher and Nott, surveyors; J E V Nott, of Thompson and Nott, solicitors and Ernest Nott (1869-1928), of Nelson & Col, publishers, New York. In his early career, he worked as an architect and built some of the finest residences in Edgecliff Rd Woollahra. He was known to have designed residences in Bowral, where he kept a country residence and later retired to this area. He became associated with building societies, and took an active part in the operations of the Permanent Mutual Benefit Building Society. Nott represented [Tenterfield in the Legislative Assembly in New South Wales Parliament](#) from June 1859-November 1860.

Nott and his family lived at 'Silwood' The Boulevarde, Strathfield which was demolished in order to expand Strathfield railway in the 1920s.

Nott was the owner of shops located at 27 to 39 The Boulevarde, located on the western side of The Boulevarde, near the corner of Redmyre Road, Strathfield. These shops were built in the early 1890's. It is likely that Nott was the architect responsible for the design. The Nott family continued to own these shops until the 1920s.

Nott was an active member of the Congregational Church and held the position of honorary secretary to the Congregational Union for 20 years. He died in 1906 at Bowral, NSW.

References: 'Personal' (death of Randolph Nott), *Sydney Morning Herald*, 1906 [Randolph Nott, Former Members, NSW Parliament website](#) (features a photograph) **Author:** Cathy Jones.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Notts Hill area of Bowral in the 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association through ownership and development by the architect Randolph J Nott (1822-1906) although the house was not designed by Nott.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a large late Victorian-era residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Kowana at 21-23 Mount Road, Bowral is significant because it illustrates the development of the Notts Hill area of Bowral in the late 19th Century and for its association through development of the area by the architect Randolph J Nott (1822-1906) although Kowana itself not designed by Nott. It is also significant in demonstrating aesthetic achievement for the beauty of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a large weatherboard Victorian era residence.

‘Fairbanks’—Gothic weatherboard house

26 Mount Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage associated with JJ Knott Architect. [Note: architect’s name spelled incorrectly.]

Description

September 2020: A one and a half storey freestanding Gothic style cottage that dates from the Victorian period set on an irregular site that has retained its context. The building is setback 2 metres from the street. The site has a front fence of timber picket approximately 1.2 metres high. The façade presents a complex asymmetrical elevation and is constructed of weatherboard with a paint finish on a rendered masonry base. The roof is gabled with a medium pitch. The roof is clad in galvanised corrugated sheet metal and features dormers and corbelled chimneys. The verandah runs across the rear. It is clad in corrugated sheet metal and features timber columns and carved timber brackets. The front door is offset marked by a gabled portico. Fenestration comprises proportioned double hung timber windows with louvred timber shutters and multipane dormer windows. The building appears to be in excellent condition. Alterations include dormers and rear verandah.



Heritage Survey 2009 Description

A one storey freestanding cottage that dates from the Victorian period set on an irregular site in a semi-rural setting that has retained its context. The building is setback 2 metres from the street. The site has a front fence of timber picket approximately 1.2 metres high. The site also features a sympathetic carport of recent construction. The front garden is small and informally landscaped and

features an offset path with mature trees. The façade presents a complex asymmetrical elevation and is constructed of weatherboard with a paint finish on a rendered masonry. The roof is gabled with a medium pitch. The roof is clad in galvanised corrugated sheet metal and features dormers and corbelled chimneys. The verandah runs across the rear. It is clad in corrugated sheet metal and features timber columns, carved timber brackets and has been altered. The front door is centrally offset marked by a gabled portico. Fenestration comprises proportioned double hung timber windows with louvred timber shutters and multipane dormer windows. The building appears to be in excellent condition. It features 5 bedrooms with open fireplaces, 2 magnificently restored bathrooms, new kitchen to blend with this stately home, formal lounge room with open fireplace, family dining area also with open fireplace and original staircase leading to ground floor area. (Property Press Week Commencing December 7, No.174, 1994, p5) This stately home in Mount Road has charm and character verifying its ninety year old history. It enjoys panoramic views over the township and adjoins a picturesque reserve. It boasts open fire places in all of the upstairs rooms except the bathroom and kitchen. While the building is in general need of repair, the agent is sure someone will benefit from what they believe will be a property bought cheaply with a potential for huge capital gain. The property will be open for inspection Sunday 11, 18 and 25 of April between 1 and 2.30pm. (Property Press, 14.4.1993) An elevated old Bowral classic presented in immaculate order. Charming grand formal lounge room, spacious yet cosy family room. Superb country kitchen and dining room combined. ¾ large bedrooms, 2 with marble tiled open fires. 2 fabulously finished bathrooms, office, 2 covered verandahs. Large loft room with dormer windows, carport, smart music system. Landscaped gardens with sandstone water feature, pathways and porch. (Property Press, 9 May 2007, p83) Today the four-bedroom house offers a perfect blend of old world charm wit modern efficiency. There are several living areas, each with a fireplace, an open plan kitchen, two full bathrooms and a third power room and sun-soaked terraces for alfresco living. The house boasts panoramic views from every window while the garden features several areas ideal for relaxing in the great outdoors. The house is set on a 1239 square metre block of land that is only a short walk to town. (Southern Highlands News, Monday, August 4, 2008, p55)

INTEGRITY medium

Alterations include dormers and rear verandah.

Internet Review

12 photos inc. rear image below and these notes at this site

<http://www.homehound.com.au/listing/withdrawn/nsw/illawarra-south-coast/southern-highlands/bowral-southern-highlands/0-fairbanks-mount-road-bowral-nsw-2576/>



Above: Rear view of Fairbanks from 2009 (Source: <http://www.homehound.com.au/listing/withdrawn/nsw/illawarra-south-coast/southern-highlands/bowral-southern-highlands/0-fairbanks-mount-road-bowral-nsw-2576/>).

One of the finest examples of an old Bowral classic presented in immaculate order. Construction is of timber with a high pitched iron roof. Inviting grand formal lounge with French sandstone fireplace housing a Jetmaster gas fire. Large country kitchen utilizing timber, steel and calacutta marble to create a desired effect. The dining room adjoins the kitchen with access to the covered side verandah and views over old Bowral. The master bedroom features an open fire with marble tiling and French doors opening to the covered verandah. Second bedroom with open fire and the third bedroom, are downstairs. Office with a custom timber and iron ladder leading to the exquisite spacious loft with dormer windows, sitting area and suitable as a studio or retreat. The family room is downstairs with a marble tiled Jetmaster gas fire and access to the rear covered porch and the external laundry with toilet. Landscaped gardens with extensive use of lighting and sandstone on pathways, retaining walls, porch, sitting area and the water feature. If you appreciate the timeless charm of an older home where the emphasis is on the little things and meticulous attention to detail is evident, then you won't regret inspecting this one.

History

Heritage Survey 2009 History

In 1855 John and Henry Oxley received a land grant which Fairbanks formed part of. In 1873 Jacob Ward purchased land. Town population of Bowral then was 175. In 1875 development started on Oxley Estate which at some stage involved the construction of Fairbanks. The home still stands in its stately manner overlooking the township of Bowral, Mount Gibraltar and surrounding countryside. Built in about 1880, Fairbanks was one of three properties established on Knotts Hill (also known as Wards Hill) in Mount Road, Bowral, by architect Randolph Nott. It was developed at a time when Bowral was growing rapidly. The opening of a railway line from Sydney has encouraged more people to holiday in the then Berrima District and by 1881, houses built in the area were occupied immediately. Publicans began to increase their premises and houses and large country residences were springing up across the countryside. The growth of the area also saw new shops established in the Bowral village including a large store in the main street.

Architect Mr Nott saw an opportunity in the Bowral community and joined in the growing trend to develop the area. Although born in London in 1822, Mr Nott made a name for himself as an architect in Australia. He was best known for the construction of several homes in Edgecliff Road, Woollahra, Sydney, before his foray into the Southern Highlands. Fairbanks is a testament to his craftsmanship.

Additional notes on Randolph Nott at this site accessed 29/1/2021:

<https://strathfieldheritage.org/people/biographies/randolph-nott/>

Randolph J Nott (1822-1906) was born in London in 1822 and came to Australia as a young man. In 1847, he married Jane Callender Ross (1825-1911), daughter of the Rev. Dr Robert Scott Ross, one of the ministers of the Pitt St Congregational Church. Of a family of ten children, seven survived him including Randolph H Nott, estate agent (1855-1924); Arthur Ross Nott (1861-1949),

of David Jones & Co; Philip Sydney Nott (1859-1939), of Fisher and Nott, surveyors; J E V Nott, of Thompson and Nott, solicitors and Ernest Nott (1869-1928), of Nelson & Col, publishers, New York.

In his early career, he worked as an architect and built some of the finest residences in Edgecliff Rd Woollahra. **He was known to have designed residences in Bowral, where he kept a country residence and later retired to this area.** He became associated with building societies, and took an active part in the operations of the Permanent Mutual Benefit Building Society. Nott represented [Tenterfield in the Legislative Assembly in New South Wales Parliament](#) from June 1859-November 1860.

Nott and his family lived at 'Silwood' The Boulevarde, Strathfield which was demolished in order to expand Strathfield railway in the 1920s.

Nott was the owner of shops located at 27 to 39 The Boulevarde, located on the western side of The Boulevarde, near the corner of Redmyre Road, Strathfield. These shops were built in the early 1890's. It is likely that Nott was the architect responsible for the design. The Nott family continued to own these shops until the 1920s.

Nott was an active member of the Congregational Church and held the position of honorary secretary to the Congregational Union for 20 years. **He died in 1906 at Bowral, NSW.**

References: 'Personal' (death of Randolph Nott), Sydney Morning Herald, 1906 [Randolph Nott, Former Members, NSW Parliament website](#) (features a photograph) **Author:** Cathy Jones.



Above: 1911 Postcard of Notts Hill from the Internet. Fairview is the house at the top left and the matching house The Mount (now called Highdown at Crago) is the one at the top right. Fairbanks is to the far left and not in view. Fairview burnt down in November 1909 and the full story is told in the Southern Highland News of 2012 at this site

<https://www.southernhighlandnews.com.au/story/1075645/house-fire-scene-now-a-bowral-locality/>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Notts Hill area of Bowral in the 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association through ownership and development by the architect Randolph J Nott (1822-1906).</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian era Gothic style cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Fairbanks on Mount Road, Bowral is significant because it illustrates the development of the Notts Hill area of Bowral in the 19th Century and for its association through ownership and development by the architect Randolph J Nott (1822-1906). It is also significant in demonstrating aesthetic achievement for the beauty of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian era Gothic style cottage.

‘Nott House’—Gothic weatherboard cottage

30 Mount Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage associated with JJ Knott Architect. [Note: architect's name spelled incorrectly.]

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one and a half storey freestanding c. 1884/1885 Gothic Style cottage that dates from the Victorian period set on an irregular site of 807m² in a town setting. The building is set close to the street alignment. Picturesque siting of the house on a bend in the road with landscaped backdrop. The site has a front fence of timber picket and a front parking area. The site also has a separate garage. The front garden is small and informally landscaped and has a gravel path and hedging. The façade presents an asymmetrical elevation and is constructed of weatherboard with a paint finish. The roof is gabled with a steep pitch and is clad in corrugated sheet metal and features distinctive fretted barge boards. The verandah is offset to the left. The front door is panelled and glazed. Fenestration comprises vertically proportioned 2-pane double hung timber windows with some leadlight. The building appears to be in excellent condition and substantially intact. Alterations include skylight, lychgate, balustrade, leadlight, skillion addition to side.





Above: Coloured version of a postcard of Nott's Hill, Bowral, c. 1910 (Source: Berrima District Historical & Family History Society website <https://www.berrimadistricthistoricalsociety.org.au/>.)

Internet Review

86 photos from 2020,2027,2016,2008 and site plans.. Photos include historic photos of the house. The listing notes below are from September 2020: <https://www.realestate.com.au/property/30-mount-rd-bowral-nsw-2576>

Walk to town from this historic cottage C1884 on Notts Hill – storybook features with contemporary styling

30 Mount Road, Bowral

Perched on its north-east facing hillside position, with picket fence, clipped buxus hedge, white pebbled path and prettiest of cottage gardens, 'Notts House' exudes all the charm of yesteryear and turn-of-the-century Bowral living. Inside will delight and surprise you with its flair, imagination and charm.

With its quirky corners, delightful wooden staircase and traditional fixtures and fittings, along with contemporary, light-filled living areas, the home offers comfort and enjoyment without compromising on its delightful ambience.

Fabulous timber floorboards, high ceilings, glass French doors and picture-perfect lap sash timber windows lead outside from the living area with slow combustion fireplace to the undercover alfresco dining area and terraced garden.

Timber benchtops in the kitchen along with traditional glass-front cabinetry combine with modern appliances and gas cooktop with wide 750mm oven, plus dishwasher and exhaust fan.

The enormous loft main bedroom with wash stand is reached via a wooden staircase with private landing. Two further bedrooms downstairs are cheerful and spacious, one with an enormous built in 'robe.

The classically styled bathroom features a deep, claw-foot bath to soak in plus separate shower and toilet. There is an additional toilet in the laundry room just outside the back door.

Currently enjoying massive holiday rental income

Fabulous slow-combustion fireplace in the lounge

Split-system air conditioning

Garage with remote controlled door plus room for two more cars

Gas hot water and gas cooking

Walk to town

- Sun-drenched living areas

History

Additional notes on Randolph Nott

From <https://strathfieldheritage.org/people/biographies/randolph-nott/>, site accessed 29/1/2021.

Randolph J Nott (1822-1906) was born in London in 1822 and came to Australia as a young man. In 1847, he married Jane Callender Ross (1825-1911), daughter of the Rev. Dr Robert Scott Ross, one of the ministers of the Pitt St Congregational Church. Of a family of ten children, seven survived him including Randolph H Nott, estate agent (1855-1924); Arthur Ross Nott (1861-1949),

of David Jones & Co; Philip Sydney Nott (1859-1939), of Fisher and Nott, surveyors; J E V Nott, of Thompson and Nott, solicitors and Ernest Nott (1869-1928), of Nelson & Col, publishers, New York.

In his early career, he worked as an architect and built some of the finest residences in Edgecliff Rd Woollahra. He was known to have designed residences in Bowral, where he kept a country residence and later retired to this area. He became associated with building societies, and took an active part in the operations of the Permanent Mutual Benefit Building Society. Nott represented [Tenterfield in the Legislative Assembly in New South Wales Parliament](#) from June 1859-November 1860.

Nott and his family lived at 'Silwood' The Boulevarde, Strathfield which was demolished in order to expand Strathfield railway in the 1920s.

Nott was the owner of shops located at 27 to 39 The Boulevarde, located on the western side of The Boulevarde, near the corner of Redmyre Road, Strathfield. These shops were built in the early 1890's. It is likely that Nott was the architect responsible for the design. The Nott family continued to own these shops until the 1920s.

Nott was an active member of the Congregational Church and held the position of honorary secretary to the Congregational Union for 20 years. He died in 1906 at Bowral, NSW.

References: 'Personal' (death of Randolph Nott), Sydney Morning Herald, 1906 [Randolph Nott, Former Members, NSW Parliament website](#) (features a photograph) **Author:** Cathy Jones.



Above: A circa 1910 photo of Nott's Hillside cottage, built 1885 at the foot of Mount Rd. Current 30 Mount Road. Image BDHS from <https://www.southernhighlandnews.com.au/story/1075645/house-fire-scene-now-a-bowral-locality/>



Above: *STYLISH TRAVEL:* Mr Gregory drives his Nott's Hill passengers along Mount Road, Bowral, c 1920 near the front of current 30 Mount Road. Image Berrima District Historical & Family History Society from <https://www.southernhighlandnews.com.au/story/1075645/house-fire-scene-now-a-bowral-locality/>

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Notts Hill area of Bowral in the 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association through ownership and development by the architect Randolph J Nott (1822-1906).</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian-era Gothic Style cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Nott House at 30 Mount Road, Bowral is significant because it illustrates the development of the Notts Hill area of Bowral in the 19th Century and for its association through ownership and development by the architect Randolph J Nott (1822-1906). It is also significant in demonstrating aesthetic achievement for the beauty of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a Victorian era Gothic style cottage.

Three flats built by Alf Stephens

45 Mount Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

An east west elongated but not large unglazed terra cotta clad hipped roof weatherboard building divided into 3 flats. Located on pleasant grass verged and no footpath town site to the west of Bowral. It has a post and rail fence and simple garden. Driveway to the right leads to a hipped roof single garage. There is what appears to be a later double skillion roofed garage on the street alignment at the left.

Has a simple elevation including a recessed alcove to the left that holds the entrances to flats 1 and 2. Flat 3 is entered by the right side wall. There are two prominent chimneys and these stand proud of the front facade of the weatherboard building. Windows are in pairs of Georgian double hung pattern six over six pane windows



Internet Review

Nil

History

Historical Research by Maureen and Bud Townsing *A brief history of Alf Stephens & Sons*, February 2020. P. 138. 45 Mount Street, three flats built by Alf Stephens & Sons and owned by Alf Stephens Jnr. Bud Townsing photograph 2020.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)**Alf Stephens Jnr. (1887-1973)**

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private*

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments." •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this area of Western Bowral in the c. Interwar Period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>) Of significance because of its association in the local area with Alf. Stephens Jnr prominent builders who built and owned the three flat building.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a well designed purpose built single storey three flat building built in the form of a residence and still used for rental accommodation.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

45 Mount Street, Bowral is significant because it illustrates the development of this area of Western Bowral in the c. Interwar Period and for its association in the local area with Alf Stephens Jnr prominent builder who built and owned the three flat building. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and possessing a rare aspect of the local area's heritage in this case a well designed purpose built single storey three flat building built in the form of residence and still used for rental accommodation.

‘Toorale’—Interwar house and outbuildings, including garden

2-6 Myosotis Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

Toorale garden is significant as a large formal garden containing significant examples of native and exotic species. The garden's major features are the rose garden and arbor; the ornamental pool; the driveway avenue from St Clair Street; a cherry walk and extensive sweeping lawns.

Description

September 2020: A very attractive large 14,082m² corner site to St Clair Street and backing onto the nine hole golf course to Cragieburn Peppers Retreat. St Clair Street has a very wide treed verge which enhances the Toorale setting.

Many of the trees recorded in the 1993 Study are likely to still be there on the site.

Originally proposed for listing in respect of the garden the house and its suite of buildings are also considered to be of heritage value because of their design and because of their association with important earlier owners. The buildings are difficult to see from the road but the internet shows them to include a main house of gabled roof construction with terra cotta tiles. There is a courtyard at the rear and to the west along the golf course side a row of ancillary buildings with hip and gable roofs and matching terra cotta roofs to the main house.

The whole composition of this complex indicates the likelihood that an architect was involved in its design.

The Heritage Study for Wingecarribee Shire Council by JRC Planning Services, 1993 states: “A large (14,000m² +) formal garden containing significant examples of native and exotic species. The grounds surrounding the house contain fine specimens of copper beech cypress, cedar and spruce with two good examples of pencil cedar flanking the front gate. Major features of the garden are the rose garden and arbor; the ornamental pool; the driveway avenue from St Clair Street; a cherry walk and extensive sweeping lawns. Special trees to note include: an enormous Brewers Spruce near the front gate, a Blue Atlantic cedar; Deodar and a Lilly-Pilly. On the front lawn is a Chamaecyparis obusa ‘Crippsi’ – a Copper Beech and a Claret Ash. Along the front fence is a row of Crataegus. Along the side boundary there is a huge Californian Redwood, and a wonderful Linden. A huge Spanish Fir is a feature on the side lawn. Towards the back of the garden is a magnificent pond with its statue, and flower beds surround this pond. The area at the side of the house is paved and beds planted with annuals ready for spring. The small pool is cool and shady and the courtyard area at the back has a rectangular above-ground stone pool, also flower beds and borders.”





Above: Aerial panoramic photo of the 'Toorale' building cluster. Source: Nearmap, dated 30 January 2020.

Internet Review

No listing or photos

History

Heritage Survey 2009 History

Built in the 1930s and set on 3½ acres adjoining the golf course. The superb gardens have been awarded seven Sydney Morning Herald Garden Awards and truly complement the residence. Originally owned by the Cahill family as a week-end retreat, Toorale was bought by Miss Robinson in 1953. The garden as it exists today was largely the work of Alf Weeks, who worked there until 1960 and who still lives in the cottage across the road. Alf worked there on his own, grew all his own seedlings, and did all his own budding and grafting. He learned much of his gardening skill from Yates' Garden Guide, and he was taught the art of pruning by Bert Willcox, the head gardener at Hillview. Toorale won the Sydney Morning Herald's country competition several times during the 1950s and 1960s.

On Miss Robinson's death, Toorale passed to Frensham School, from whom its present owners purchased it in 1985. (Existing WSC Inventory)

Research Notes from Linda Emery May 2 2021 Toorale 2-6 Myosotis Street Bowral.

The garden was designed by Reginald and Mary Cahill after they acquired the property in August 1937. Reg Cahill was the founder of the highly successful chain of restaurants, Cahills, which flourished in Sydney from the 1930s to the 1960s.

The property was acquired by Kathleen Mary Robinson in March 1953 from Reginald and Mary Florence Cahill. Miss Robinson was the only child of Matthew and Mary Louise Robinson. Her father was a grazier who owned a half share of Toorale Station, on the Darling River near Bourke, where

Kathleen grew up, hence the name of the property. Miss Robinson attended Frensham School and in 1930 went to London where she attended the Royal Academy of Dramatic Art. She became an actress, touring England, Europe and Australia and New Zealand. She returned permanently to Australia in 1940 and the following year set up a production company, Whitehall Productions. She took a lease on the Minerva Theatre in Potts Point where she both produced and acted in a number of plays, and established a drama school. Kathleen Robinson died in 1984.

Biographical Notes on Cahill, Reginald Henry (1890–1955) at this site

<https://adb.anu.edu.au/biography/cahill-reginald-henry-13293>

by Kerry Regan

This article was published in **Australian Dictionary of Biography**, Supplementary Volume, (MUP), 2005

Reginald Henry Cahill is a minor entry in this article

Teresa Gertrude Cahill (1896-1979), confectioner and company director, was born on 26 January 1896 at Newtown, Sydney, third child of John Thomas Cahill, a draughtsman born at Parramatta, and his wife Jessie Frances, née Graf, from Victoria. After attending a Catholic school at Enmore, Teresa was employed as a clerk by George Witham, agent for Indian and Henderson motorcycles.

Her brother Reginald Henry (1890-1955) had been born on 7 November 1890 at Enmore. A motor mechanic, he enlisted in the Australian Imperial Force on 3 January 1916, was allotted to the 1st Mining Corps, Engineers, as a sapper and was wounded in action in France. Later he served with the Australian Motor Transport Service in England. Corporal Cahill returned to Australia in November 1917 and was discharged medically unfit on 19 February 1918.

About 1919 Teresa travelled to the United States of America and obtained a position as an advertising manager for the Peerless Motor Co. at Los Angeles. Within months she was promoted superintendent of the tuning and testing section. During her three-year stay at Los Angeles she took confectionery classes at night. Though she hoped to open her own motor business back in Australia, insufficient funds stopped her from realizing her dream. She had enough, however, to invest with her brother in a small sundae and confectionery shop, which opened in Pitt Street, Sydney, in 1922. This was the beginning of a successful business partnership.

Reg managed the production of confectionery; Teresa was responsible for marketing. By 1927 they had formed a company, Cahills Holdings, controlling a factory at Alexandria and five shops in the city to retail their products. Other confectionery outlets followed in Melbourne, Adelaide and Brisbane, including refreshment concessions in new theatres. With an eye for selling and a deft hand in decoration, Teresa influenced retail expansion. Opened at 51 Castlereagh Street in 1933, the Italian Coffee Shop was criticized by the *Australasian Confectioner*: 'it would be difficult to conceive of anything less attractive as a shop name to the average Sydneysider'. In 1937, with shops and restaurants established in the city and suburbs, they opened their most ambitious venture. Taking up four floors in Pitt Street, with a refrigeration and air-conditioning unit in the basement, the building had a ground floor café with a soda fountain, a high-class restaurant on the first floor and a banqueting or dance room on the second.

On 4 October 1928 at St Mary's Cathedral, Sydney, Reg married Mary Florence Hickey; his brother Cyril, a Redemptorist priest, officiated. Teresa had a practical approach to the business; aunts who lived with her at Centennial Park were employed to run cash registers at the restaurants. Reg was kept busy with the interstate ventures and a refrigeration enterprise, and worked in the business until he died of cerebral thrombosis, on 12 September 1955. In 1961 the company listed on the Sydney Stock Exchange as Cahills' Holdings Ltd. Teresa and two of Reg's children were among the directors, with Edgar Swain chairman. At their peak there were twenty-five themed restaurants, 'tricked out in gewgaws from the South Sea Islands, or Holland, or Tudor England', or African 'Safariland' or Bavaria.

The family remained on the board until Nestlé Australia Ltd bought a controlling interest in 1970; the multinational corporation made a complete takeover in 1977. Though Nestlé announced plans for expansion, the restaurants never regained their former glory.

Described as 'a fantastic woman' by former staff, Miss Cahill oversaw a special service to patrons. Still she had time to indulge her other interest: motoring. Her first car was a powerful, six-cylinder Chrysler, which she drove around the city in the 1920s. She was said to have driven one of the first electric model motorcycles in Sydney. In her garage she had Buicks and Packards, although her favourites were Daimlers. She was, as well, an avid reader.

A devout Catholic and charity worker, Teresa raised money for the missions, and helped to spread the teachings of the Church especially after the second Vatican Council. By the 1960s she lived at Darling Point. She died on 9 September 1979 at the Sacred Heart hospice, Darlinghurst, and was buried in the Catholic section of Waverley cemetery. The restaurants that Teresa and Reginald established were part of Sydney's social scene for over forty years—'for romantic trysts, family gatherings and girls' nights out'. They were also good places for women dining alone. Cahills' restaurants were known for ice-cream cakes and waffles, but the fondest memories were for their caramel sauce—which could be purchased in waxed paper tubs to take home.

Biographical Notes on Robinson, Kathleen Mary (1901–1983) at this site

<https://adb.anu.edu.au/biography/robinson-kathleen-mary-15911>

by Jennie Lees

This article was published in **Australian Dictionary of Biography**, Volume 18, (MUP), 2012

Kathleen Mary Robinson (1901-1983), actress and director, was born on 31 January 1901 at St Kilda, Melbourne, only child of Irish-born parents Matthew John McWilliam Robinson, pastoralist, and his wife Mary Louise, née McKay. Kathleen grew up at Toorale, a station fifty miles (80 km) from Bourke, New South Wales, with pets for playmates and books for friends. On a trip to Sydney in 1912 she saw a production of J. C. Williamson's spectacular *Ben Hur* and fell in love with the stage. Later, as a boarder at Frensham, Mittagong, she starred in school plays and helped with their production.

When she was 15, Kathleen's parents moved to Sydney. Tall, slim and wholesomely attractive, she dreamed of becoming an actress, but her father objected when Oscar Asche invited her to join his company. She continued acting with amateur groups and in 1923 received a favourable review in *Stage and Society*.

In 1924 Kathleen accompanied her parents on a tour of England and Europe. When her father died five years later she and her mother inherited his fortune, and returned to London. In 1930-32 Kathleen studied at the Royal Academy of Dramatic Art and, during the course, won an elocution competition judged by (Sir) Lewis Casson. He and his actress wife Dame Sybil Thorndike offered her a place in their 1932-33 company to tour Australia and New Zealand.

During a ten-week season at Sydney's Theatre Royal, Robinson played minor roles in *St Joan*, *Macbeth*, *Medea* and the Napoleonic farce *Madame Plays Nap*. Back in London she studied production at the Westminster Theatre and was soon running it in partnership with the producer Osmond Daltry. The playwright Emyln Williams and the future Hollywood star Michael Wilding were among the actors she directed. Robinson was the theatrical director of the People's Palace in London's East End in 1936-37. In 1937 she formed her own company, which toured Scandinavia, the Baltic states and the English provinces. She gave her final London season at the Whitehall Theatre. In the worsening situation of World War II she became concerned for her mother's safety and returned to Australia in 1940.

At the opening of *Ladies in Retirement* on 22 March 1941, Robinson met its producer Alec Coppel, an Australian playwright recently returned from England. Like her, he believed Sydney needed a permanent theatre. When he found that she had the money to do something about it, they began exploring local options. Six weeks later as Whitehall Theatrical Productions Pty Ltd, they leased the art deco Minerva Theatre at Potts Point for £150 a week and within ten days presented the world premiere of Coppel's thriller *Mr Smart Guy*. By June 1941 Whitehall Productions was presenting two shows each night.

The Minerva provided the city with high-standard professional entertainment but, hampered by its location twenty minutes from the city centre, it rarely filled its thousand seats. It presented plays of all types, had a loyal following and provided opportunities for new talents, Peter Finch and Ron

Randell among them. Although plays were essentially its business, in 1941 Whitehall Productions enabled Hélène Kirsova to feature a professional ballet season at the Minerva in one of the nightly slots. Robinson poured money into the company and her partnership with Coppel lasted until 1944, when an unexplained disagreement resulted in his return to London. Roland Walton became a co-director of Whitehall and also of Pan-Australasian Theatres Pty Ltd, an allied business; Richard Parry joined them in 1947. Robinson opened the Whitehall Academy of Dramatic Art in Pitt Street in 1944.

Metro-Goldwyn-Mayer purchased the Minerva in 1948 and announced plans to turn it into a cinema. Whitehall Productions fought the eviction order, but the strain took a toll on Robinson's health. In February 1950 she fainted and fell backwards down a staircase, injuring her sciatic nerve. When Whitehall Productions vacated the Minerva Theatre on 28 April, she was still in hospital.

As she never fully regained mobility, Robinson retired to her country home Toorale at Bowral and occupied herself translating books into Braille for the Royal Blind Society of New South Wales. She died on 28 December 1983 at home and was buried in South Head cemetery. Some friends thought that she was too genteel to succeed in show business; others believed that only a person of great talent and energy could have kept the theatre operating for so long.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>) Of significance to the history of the local area because it illustrates the development of the western area of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with:</i> <ol style="list-style-type: none"> <i>1. The Cahill family who developed the Cahill restaurants in Sydney; at their peak there were twenty-five themed restaurants including the South Sea Islands, Holland, Tudor England', African 'Safariland' and Bavaria.</i> <i>2. Kathleen Mary Robinson (1901-1983), actress, director and benefactor. Kathleen named the property Toorale after the rural property near Boouke owned by her parents.</i> <i>3. Frensham School Mittagong as a gift from Kathleen Mary Robinson.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its garden setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a large single storey interwar residence.</i>

Integrity/Intactness

Statement of Heritage Significance

Toorale and Outbuildings and Garden at 2-6 Mystosis Street, Bowral are significant because they illustrate the development of the western area of Bowral in the Interwar period and for their association with the following three owners: The Cahill family who developed the Cahill restaurants in Sydney; Kathleen Mary Robinson (1901-1983), actress, director and benefactor and Frensham School Mittagong as a gift from Kathleen Robinson. Toorale is significant in demonstrating aesthetic achievement in the beauty of its garden setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a large single storey interwar residence, with outbuildings and garden.

‘Carisbrooke’—house and garden

16 Myosotis Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

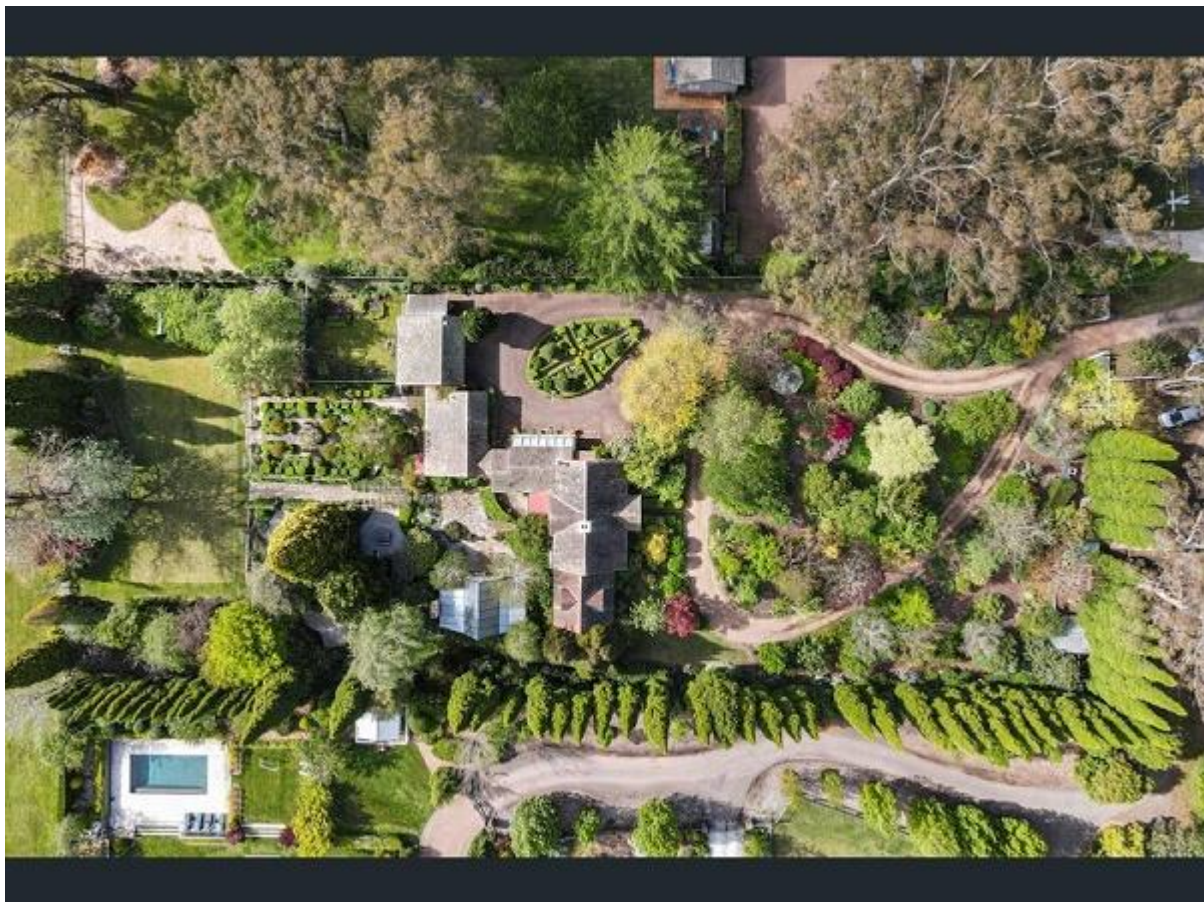
Description

The site is well located on the corner of Alfreda and Myosotis Streets both of which are pleasant informally tree planted with no built footpaths. The site is 5200 square metres in size and is formally planted with a formal style garden front and back. At the rear, the site adjoins the historic 1919 Craigieburn and Golf Course. The site has access and borrowed views of the the golf course through two sets of traditional timber gates.

The house dates from 1950 and is one and a half storeys. The ground floor is of painted brickwork. The roof is gabled and clad in terra cotta tile. The gabled and rear elevation upper section have weatherboard cladding. The early garage of 1950 was converted in 1980 into a later large dining room.

The house still has many original internal features including the staircase and timber window joinery.

A major feature of the site is the garden planned and planted by Merryleigh and John Brindley when in their ownership over a 23 period from 1998 to 2021. The garden features a croquet lawn and croquet pavilion at the rear. Enclosing the courtyard at the rear of the house is a well designed free standing traditional garden room built since 2000.





Above: Images <https://www.realestate.com.au/sold/property-house-nsw-bowral-137613926>

Internet Review

Text bellow from this site

<https://www.realestate.com.au/sold/property-house-nsw-bowral-137613926>

Home is where the heart is at Carisbrooke - 16 Myosotis Street, Bowral

This beautiful family home is every bit as warm and cosy, as it is grand and statuesque. Exposed beams and muntin windows are reminiscent of an English Manor, surrounded by a magical garden wonderland, in beautiful West Bowral.

Owner-occupied for 23 years, the house was originally constructed in the 1950's, with little garden to its name except for a few gums and conifers. Now upon walking through the house and out into the beautiful surroundings (featured in both Highlife Magazine and 'Beyond The Garden Gate') you'll find yourself meandering down the crab apple walk, looking left to the Moroccan garden (inspired from travels to Morocco), then looking right to the rose garden and straight ahead to the croquet lawn. Weddings, cricket and soccer games-a-plenty have occurred on this perfect parcel of lawn to the rear of the gardens, with secret views to Craigieburn's golf course, peeking out from behind the trees and across quintessentially-country white garden gates.

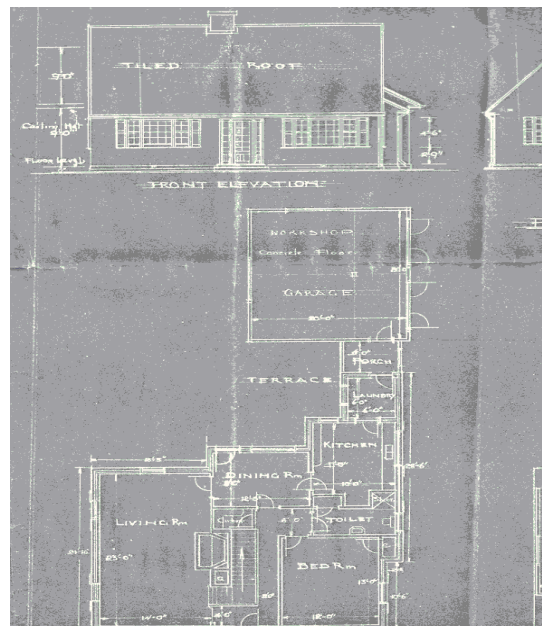
The double brick, double storey home is north-facing, with an impressive sitting room upon entry, that follows around to the master bedroom with ensuite and walk-in-robe. A formal dining room adjoins here and takes you through the kitchen, which enjoys all day sun through the part-atrium style roof. All the bedrooms upstairs enjoy stunning views out to the front and back gardens, which are all easy-care and require little to no maintenance.

Set just outside of the house is the garden room - an open, divinely-designed atrium feel space - double glazed to keep harsh summer heat out and the warm winter sun in. The dainty decor and open fire complete this gorgeous outdoor haven, perfect for entertaining year-round.

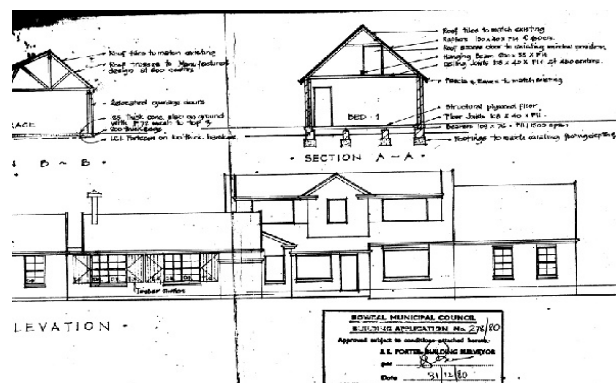
The front garden also boasts an impressive array of flora, a turn-around and a loop driveway. In what feels like a magical, mythical secret garden, this property is the definition of a secluded private sanctuary - completely hidden from the rest of the world, with all the necessary amenities of town minutes away.

History

The house was designed and built by Charles Krenkel OAM (1914-2002). The single large plan (part shown only below) by Krenkel is dated 16/1/1950 and there is an approved date of 24/1/1950. It shows all four elevations for a symmetrically fronted one and a half storey brick building. Lower floor is double brick and upper floor is timber framed and the roof is gabled and to be tiled. The house was built to the plan except that the planned double garage was turned 90 degrees to face east rather than north.



By 1980 the house was owned by Ray Shepherd, an accountant, and his wife Elise Mary Shepherd (1949-2015). Elise was a member of the Highlands Garden Society, the "Southern Highlands Branch of the Australian Garden History Society and The Highlands Botanic Gardens. The Shepherds added a well designed single storey wing to the left of the main house to accommodate a new main bedroom and ensuite bathroom, converted the rear double garage to a family room and built a new double car garage attached in the same alignment to the north. The design, again on a one large plan with all elevations and floor plan is dated 10/11/1980 and approved by Bowral Council 31/12/1980, was by architect Marie Agrums of Albion Park and



Above: 1980 Marie Agrums plan shows the complex rear elevation and the added single storey southern wing at the right

In 1986 the next owners Mr and Mrs Thomas extended the kitchen section by adding a well designed 1800mm deep north facing atrium. The plan for this work was dated 7/2/1986 and approved by Wingecarribee Shire Council on 25/2/1986.

In 1997 John and Merryleigh Brindley, who were then living on a large property in Cootamundra and planning to move to Bowral, bought Carisbrooke and moved there the following year. They immediately commenced planning and planning a new garden which is a major feature of the property.

In 2003 following severe damage to the roof by a large tree falling from an adjoining property to the south, the Brindleys sought and received approval to extend the roof height of the main bedroom wing to accommodate a better height space for a new upper room with dormer window. A well designed plan for this work was prepared by architect Rod Ellis of Bowral dated November 2003 and approved by Wingecarribee Shire Council on 6/1/2004.

The Garden at Carisbrooke

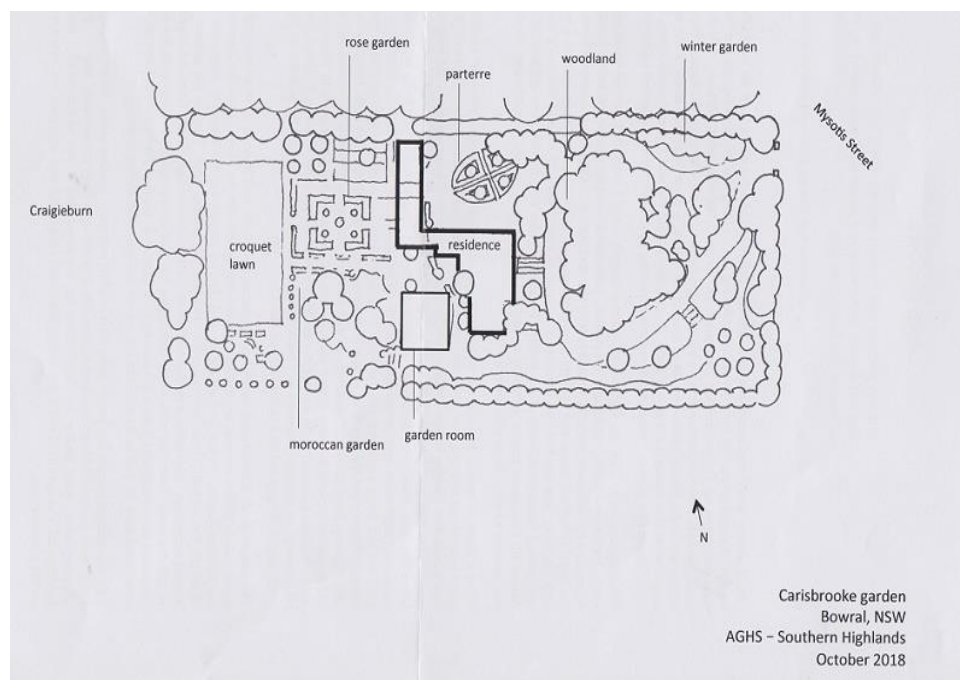
The garden has been the subject of a 2018 special eight page cover article in *Highlife* magazine by garden writer Frances Simons and illustrated by reknown Bowral photographer Tony Sheffield



Above: *Highlife* Cover April/may 2018.

The garden is also written up in an 8 page chapter of a 2018 book on Private Gardens of the Southern Highlands *Beyond the Garden Gate* by Jaqui Cameron. Thames & Hudson 2018

In 2018 the garden was open for the Garden History Society and Merryleigh arranged for the information text and map below.



CARISBROOKE

It is not graceful, and it makes one hot; but it is a blessed sort of work, and if Eve had had a spade in Paradise and known what to do with it, we should not have had all that sad business of the apple.

Countess von Armin, *Elizabeth and her German Garden* (1898)

I have always loved this quote and the spunky, sprightly girl who wrote it in far away Pomerania, not least because it encapsulates my own views on gardening. As a young city girl making my first homestead garden, in what seemed to me very unfamiliar circumstances, my thoughts were often with her. In reality though, our four small children were my main incentive in creating a garden. To my city eyes, the farm at Berry, my first married home, was a dangerous place—no fence around the house, a deep creek and dams, cows and snakes and who knows what else to harm them—so every day as they played outside I would watch them. Fascinating as they were, after a few minute's boredom drove me to pulling up the odd weed and before I knew it I was hooked.

Blissfully ignorant, I set my sights high. I knew exactly what I wanted. I wanted space to grow plants of all kinds, native and exotic, fruits and vegetables. I wanted a compartmented garden to provide expectation and surprise, with each area merging smoothly with the next yet having its own character. I wanted it to complement the style of our old home and to form a harmonious link with the countryside beyond. I wanted a garden that told the time, that marked the seasons. I wanted private places to sit and dream, a sense of serenity and seclusion. I wanted reminders of our travels. I wanted it to be easy to look after and be kind to the environment. Above all, I wanted a garden for living in, not just looking at—a garden that John and the children would enjoy and become a happy focus of our family life.

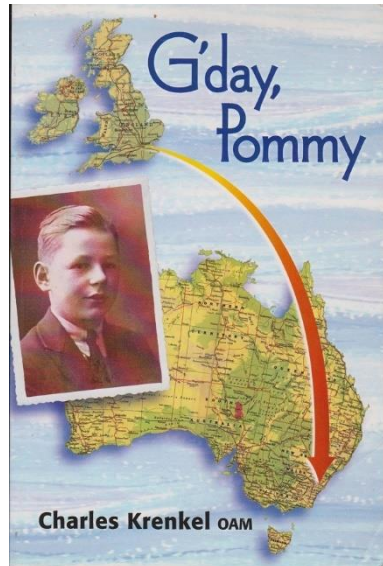
What a litany of wants! But that list was resurrected remarkably unchanged when for health reasons we left the coast and moved to a property at Cootamundra in 1981 and later 'retired' to Bowral in 1998. We arrived here to find a dark and gloomy house cowering under massive gum trees and conifers, some only centimetres from the house. That first year we had 23 trees removed, many diseased, all past their used-by date. Each year more have bitten the dust, until now the annual anguish of the tree surgeon's bill has been replaced by the pleasure of replanting with more appropriate species, both native and exotic, and watching them grow. And any lingering guilt we had about removing the trees has been assuaged by having a neighbour's gum tree fall on our house, virtually wiping out the top floor where our two young grandchildren had been sleeping only moments before. Our children, now grown up, were dragooned into helping again. We have never, and still don't, have any help in the garden—partly because it was virtually impossible in those days to get help when you lived out of town, partly because I wanted to do it myself—arrogant as well as ignorant! Anyway, I always felt I could never get it tidy enough to employ someone as I have always worked off farm—all those years at Coota I drove 200km every day to Wagga to teach at the College and University.

The emphasis at 'Carisbrooke' is still on a garden for family and friends, to be an integral part of our life. As more grandchildren arrived, we wanted to make the garden fun for them, hence the croquet lawn, scene of fast and furious games, cricket and soccer as well, lots of parties and the wedding receptions of two more of our children. Incidentally, I do recommend a wedding for getting work done in the garden—even better than a garden inspection. This is not a homestead garden, the fences are very firmly fixed but hopefully the atmosphere is still the same. John has built white farm gates (as well as the other buildings with the children's help and a minimum of professional building input) and we gaze over them to the borrowed view of 'Craigieburn'—more manicured than the paddocks at Coota but we tell ourselves the feeling is the same.

Life has changed again, my lovely John died in 2016 and now I garden alone. As is probably painfully obvious, I still have no outside help and lead a busy life. My children help occasionally and my younger son does the clipping when, after seeing my first efforts, he remarked that it was just as well I hadn't wanted to be a hairdresser! The garden is still a joy and a solace and I hope that one day, (not just yet) I will quietly drop dead on the compost heap.

Merryleigh Brindley

Charles Arthur Krenkel OAM (1914-2002). Charles self published an autobiography in 2002 called ***G'day Pommy*** with a foreword by John Fahey Premier of NSW 1992-1995. It recounts that Charles came to Australia at the age of 15 in 1929 under the Dreadnought Scheme which arranged for the passage of British boys to Australia and provided them agricultural training and a job. Charles first stayed on a farm with a Mr and Mrs Henry Willett at Dubbo and they became family to him and in 1941 he married their daughter Edna..



In 1930 Charles became apprenticed as a carpenter in Dubbo with builder Wallace McGee and some of his first jobs were on bridge building. Sometime later McGee had a contract to repair police stations and courthouses north and west of Dubbo.

In 1935 at the young age of 21 he says he was foreman to a builder named Les Kemmis in Dubbo and in charge of some 30 men. His work was mostly in building hotels including three in Dubbo and others in Bathurst, Cobar, Nyngan and Bourke.

He served in WWII and had the rank of sergeant.

In December 1945 he was living in Sydney and was advertising in the SMH **BLOCK of LAND** wanted to £ 125 Cash, Ryde to Hornsby, near station, or bus if possible. C. KRENKEL. Queen's Avenue, Rushcutter Bay.

One of his jobs after the war was for a John Ryder to do work on a mansion Ryder owned at Cranbrook Road, Rose Bay. Charles said that John Ryder was a leading racing figure and businessman at the time. Charles is recorded in Water Board records as doing work on 17 Cranbrook Road, Woollahra which is likely to be the current mansion Ngarita now at 17-19 Cranbrook Road, Bellevue Hill. *Superbly designed and built for Sir William Vicars in 1924 this magnificent grand home elevated on Cranbrook Road boasts a northerly position and expansive harbour views.*

<https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-129022646>

In late 1947 John Ryder asked him to become assistant manager of *Cragieburn* Guesthouse in Bowral which he had just bought. Krenkel and his wife Edna and her parents Mr and Mrs Willett arrived in Bowral on New Year's Day 1948 and they stayed in mansion *Arrankamp* which Ryder had also bought. Since demolished this site and land is now the Gibraltar Hotel and Golf Course site. Charles said he restored *Arrankamp* and built a new Country Club House on that site. Ryder then sold 120 acres with the Country Club House to the local council and it is still a council owned golf course.



Above: Arrankamp (on left) estate was absorbed into adjoining golf course in late 1940s. Photo: BDH&FHS from Southern Highlands News article by Philip Morton 30/5/2016

Charles records that during his nine years working at *Craigieburn* he came to meet many well known sports people including Test Cricketers Stan McCabe (1910-1968), Jack Fingleton (1908-1981) and Bill O'Reilly (1905-1992) and Golfer Norman Von Nida (1904-2007)

He says that in 1952 *Arrankamp* was running as well as a guest house and so they moved to tearooms nearby in Centennial Road. The site he refers to is not known.

Although the plans for Carisbrooke are dated 24/1/1950 he says that it was at this time (1952) he set about building Carisbrooke named after the street where his mother lived in Hastings in England. Krenkel is sometimes vague about dates so it maybe the house was built closer to the date of the plans – 1950.

Building materials were in short supply but he says he was helped by Bill O'Reilly, the manager of the Lion Tile Company and Bill O'Reilly also helped Krenkel to get timber. He was also helped by Dick Capper to get cement from the New Berrima cement works.

The Southern Mail reported on the 22nd of September 1950 that “the (water) main has been ended to Boronia Street, reported Mr. Pope (Water Engineer) and on the authority of the Mayor, was extended to connect Mr. Krenkel's property, at an estimated cost of £48. He recommended that this expenditure be approved. — Adopted. This may have been a reference to Carisbrooke.

The Southern Mail reported on the 22 of September 1954 It was decided to advise Mr.

C. Krenkel that Council would provide a water service to his property in Myosotis Street, provided he was prepared to make a contribution of £10 to towards the cost. This may be a reference to another Krenkel house in Myosotis Street and not *Carisbrooke*.

Soon after he moved into Carisbrooke, Cragieburn was sold to the owners of the Sydney Hotel. Charles says that he was not too happy with the new manager. He and Edna then moved to Sydney (Double Bay) to build a new factory in Canterbury. He does not say what happened to Carisbrooke at this time or how long he was away.

In 1960 they returned to Bowral and Charles started his own building business supported by the administrative skills of his wife Edna.

In 1965 he was appointed as a JP and at that time he still living at *Carisbrooke*.

<https://trove.nla.gov.au/newspaper/article/220357454?searchTerm=Charles%20Krenkel%20Charles%20Krenkel>

Charles said he built more than 20 houses on the land around Cragieburn that he had purchased from George Ryder. Two of these were for his in-laws Mr and Mrs Willett and a third I Carisbrooke itself. He says that in total he built over 40 houses in Bowral. In 1966 he and Edna went for a long overseas trip and leased out Carisbrooke.

As time went by (no years specified in the book) Charles joined the Bowral-Mittagong Rotary Club and then became involved in a very practical way with Harbison Homes for the Aged in Burradoo of which he later became a life patron. His daughter Mrs. Jeannette Schofield became part time secretary and later chairperson.



Above: *mage shows front entrance and that brickwork has been painted at a very early date and possibly from the beginning.*

Charles later bought *San Michele* in Burradoo. At one stage this was the name of the Leslie Wilkinson designed house *Bibury* at 29-31 Burradoo Road and it may well be this house. A website for *Bibury* as a B and B has a *San Michele* room in the house <https://www.bibury.com.au/booking-form>

On October 22 1975 Charles was formally appointed to be a Director of the Bowral and District Hospital and his address was given as 61 Burradoo Road, Burradoo – not Bibury.

In about 1977 he moved from *San Michele* to a house he built called *Chartwell*. This may be the two storey Georgian style house *Chartwell* at 8 Sullivan Road, Burradoo although that appears to be of later date.. He retired from his building business in about 1979 but in 1996 he built or had built a smaller house in the grounds of *Chartwell*.

In 1981, 1983 and 1984 he was described in the NSW *Government Gazette*, in relation to Bowral Hospital Board appointments, as being a building consultant.

On Australia Day January 1987 he received a Wingecarribee Shire award as Citizen of the Year and on the same day was awarded an OAM for his services to the community. Edna died in 2001 and Charles in 2002 and both are recorded as being at Burradoo at the time of their death.

The *Southern Highland News* report *60 years married* (extracts) of February 1 2001

Bowral builder Charlie Krenkel married the boss' daughter 60 years ago and reckons the foundations remain as strong as the day he met her.

"We've been through everything," he says of the union between he and his wife Edna.

"Tragedy, the war ... everything. But we've had a wonderful life.

"We've been around the world together several times and we have three lovely grandchildren and three lovely great grandchildren."

Mr and Mrs Krenkel celebrated their Diamond Wedding Anniversary last Saturday night with friends and family at Ivy Tudor Restaurant.

They married in Dubbo in 1941 after they met on a dairy farm several years after Mr Krenkel migrated from his home town of London.

"I came to Australia when I was 15," he explained. "I came to Dubbo to work for Mr Willett who had two sons and a daughter. I married the daughter! "Her parents were very good to me ... she had both a top mother and top father."

The Krenkels now live in Burradoo after spending the bulk of their married life in Bowral and earlier, Sydney.

Mr Krenkel's working life was mostly as a builder - a reputed one at that - who built around 40 cottage houses in Bowral, including 16 in the Centennial Road area. He also built the Bowral Country Club in 1948/49 just two years after returning from more than four years service at war.

"I worked at Craigieburn, did a lot of work there and one of the chaps I worked for was George Ryder (a leading racing figure and businessman at the time)," Mr Krenkel said.

Mrs Krenkel was forever by his side throughout his building career, offering that support and providing that underlying stability in their relationship.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the western area of Bowral around Cragieburn Golf Course in the early post WWII period.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association in the local area with:</i></p> <p><i>1. Its designer, builder and owner, Charles Arthur Krenkel OAM (1914-2002), and his wife Edna Krenkel (nee Willett who died 2001). Krenkel's life is well documented in his autobiography of 2002. At 15 he came to Australia as a Dreadnought Trust boy to work on a farm at Dubbo. He became a builder in Dubbo in the 1930s, served in WWII as a sergeant and then came to Bowral as assistant manager of the historic Cragieburn Guest House. He built Carisbrooke in 1950 adjoining Cragieburn Golf Course and later set up his own small company building. According to his autobiography he built about 20 houses in the vicinity of Cragieburn and about 20 more in other parts of Bowral and Burradoo.</i></p> <p><i>2. Its owners from 1997-2021, Merryleigh and John Charles Brindley (1930-2016) who created the garden at Carisbrooke over a 24 period from 1997 to 2021. Merryleigh and John were responsible for the running of a garden book library for the Highlands Garden Society in Bowral (est. 1976) which they joined in 1998. Merryleigh wrote a garden column for Society's Bulletin over many years and was Vice-president in 2001 and 2002 and President in 2003 and 2004 and both were made life members in 2005. They opened their much loved and respected garden to the public on numerous occasions.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and important formal style garden planned and planted by Merryleigh and John Brindley between 1998-2021.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association with the gardening community of the Southern Highlands in the period 1998 to 2021.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a one and a half storey brick symmetrically fronted residence from the post war period with later formal style garden.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Carisbrooke and Garden at 16 Myosotis Street Bowral is significant because it illustrates the development of the western area of Bowral around Cragieburn Golf Course in the post WWII period and for its association in the local area with:

1. Its designer, builder and owner, Charles Arthur Krenkel OAM (1914-2002), and his wife Edna Krenkel (nee Willett who died 2001). He built Carisbrooke in 1950 adjoining Cragieburn Golf Course and later set up his own small building company. According to his autobiography he built about 20 houses in the vicinity of Cragieburn and about 20 more in other parts of Bowral and Burradoo. 2. Its owners from 1997-2021, Merryleigh and John Charles Brindley (1930-2016) who created the garden at Carisbrooke over a 24 period from 1997 to 2021. It is also of significance in demonstrating aesthetic value because of its setting and architectural form and important formal style garden and for its strong association with the gardening community of the Southern Highlands in the period 1998 to 2021. Of significance also in demonstrating the principal characteristics of a class of the local area's heritage in this case a one and a half storey brick symmetrically fronted residence from the post war period with later formal style garden.

'Gibraltar Park'—former children's home

133 Old Bowral Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

A two storey building of restrained design built as a Childrens Home in 1930. It was originally of face brick but now rendered.

Internet Check: Main retirement village site for this seniors medium density development including image below is at <http://www.gibraltarpark.com.au/> The former Children's Home is shown with orange roof.



Notes below accessed from this site on 30/1/2021 <http://www.gibraltarpark.com.au/>

THE STANDOUT CHOICE IN OVER 55'S RESORT STYLE LIVING

Stage one and two now fully sold and built. We are now pleased to be taking deposits on stage three which is a new architecturally designed, single level, three bedroom villa.

Set on 18 scenic acres Gibraltar Park is surrounded by breathtaking views of the Southern Highlands and Mount Gibraltar. The estate is nestled on a gentle rise, conveniently close by to Bowral yet a world away.

And that sense of great Australian space is brought into each home with pleasing open plan designs. Generous rooms, private courtyards and verandahs extend the atmosphere of the Highlands into your everyday living.

You'll simply love the clubhouse facilities right on your doorstep. A full-size billiard table in a dedicated games room is ready to host a friendly challenge. Ornatly hand-crafted games tables are positioned by sunny windows and exquisite lounge areas, open fireplaces and dining areas are ideal settings for socialising. A large provincial-style kitchen is designed to cater for village events and quieter corners like the library and garden pergola are idyllic retreats.

The grounds around the clubhouse have beautiful garden areas which provide lovely settings for Tai Chi or personal meditation. On completion of Gibraltar Park, the estate will have a

sophisticated wellness centre with an indoor heated pool, spa and senior-friendly gym equipment. The clubhouse also has a consulting room for visiting doctors and therapists.



Above: Image from BDHS image library. Early 1930 or post 1930 building date as no veradah infill.



Above: Gibraltar Mission home at Bowral, opened in 1930. Image date later than 1930 as verandah is now enclosed Courtesy of Berrima District Historical and Family History Society.

PART ONE: In 1863 Eli and Elizabeth Beer came to the Southern Highlands. In 1866 they acquired a property of 26 acres, which they named 'Mount Gibraltar', located near the northern entrance of the Gib railway tunnel between Mittagong and Bowral, where they built a home.

Like many of Bowral's pioneer settlers they were staunch Methodists. They raised four sons and two daughters. Eli bought more land in 1881 to extend the property.

After a fall in 1885 he had to retire as supervisor with the railways. He planted a substantial orchard on the property which was his pride and joy until he died in 1917. Elizabeth passed away in 1899.

Their eldest son, William, along with a younger brother Daniel, purchased the Bowral Free Press in 1884. Daniel died of consumption in 1891, aged 28. William continued the Bowral newspaper until 1914 and died in 1920. The youngest son Robert moved to Nambucca Heads where he married and raised a family.

The second eldest son, Henry, and daughters Emily and Miriam, none of whom were ever to marry, continued to live at the family's Mt Gibraltar property where several cottages were added. Miriam was active in the Salvation Army.

In 1924 these surviving Beer family members proposed an immediate gift of 10 acres of their Mt Gibraltar property to the Sydney City Mission in return for an annuity.

Further, upon the decease of the last surviving family owner, the whole of the property (about 50 acres plus several cottages) would become Mission property.

The Sydney City Mission, a non-sectarian Christian group, was founded in 1862 to improve the spiritual wellbeing of the poor. Realising that food was as essential as the gospel, from 1894 the Mission established food depots to help people survive the winter months. From 1916 it established children's homes for short-term stays and eventually operated homes at Cronulla, Lawson, Springwood, Hazelbrook and Bowral.

Regarding the Mt Gibraltar property at Bowral, Mission officials undertook an inspection in 1924 and thanked the Beers for their generous proposal, but rejected the offer.

At that stage the Mission had not yet addressed itself to the long-term needs of under-nourished children. By 1930, however, the Mission felt able to accept five acres of the Beer's land as the site for a children's home.

Funds were made available in June that year from the Mission's very successful 'Citizens of Sydney Appeal Fund'.

The handing-over of the property took place on June 23, 1930. The Southern Mail provided a lengthy description from which edited extracts follow here:

"A modest little woman, quietly garbed, and wearing the familiar bonnet of the Salvation Army, stood on an eminence overlooking one of the most charming prospects in Australia. Speaking with deep emotion she told her hearers that she and her brother and sister had been moved to present the site upon which she stood to the Sydney City Mission for use in God's service.

"Her mother had taught her children to pray, and these, her children, had thought it fitting that part of the home should be dedicated to the service of Jesus Christ. The speaker was Miriam Beer, who, with her sister, Emily Jane and her brother, Henry, have presented the magnificent site at Mt Gibraltar as a free gift to the City Mission for the purpose of a Children's Home.

"The three children, who have made this splendid gift, are still in occupation of the old family home. The family is Methodist and the late Mrs Beer was an active church worker in Bowral for many years. Miriam, however, has been associated with the Salvation Army for over 40 years and recently participated in celebrating the 42nd anniversary of the opening of the Bowral Corps of that organisation, with which she is still actively connected. At the dedication ceremony she stated that the property had been first offered to the Salvation Army, but was considered to be too far from Sydney for their purposes.

"The gifting was also due in some measure to the pertinacity and devotion of two other ladies: Miss Pite, a sister in the City Mission and Miss Beer, a worker there, but not related to the donors. These ladies were often guests at Mt Gibraltar and when they heard of the family's desire to dedicate some of their land to a good cause, they urged the claims of the great non-sectarian Mission."

Once the foundation stone was laid, the Mission set about building a two-storey home at the Mt Gibraltar property to house under-nourished city girls.

PART 2: A PORTION of the Mt Gibraltar property owned by the Beer family from 1866 was officially gifted to the Sydney City Mission on June 23, 1930.

The Southern Mail report on the ceremony explained that "Mr and Mrs Eli Beer had six children, two of whom (William and Daniel) were formerly associated with the Bowral Free Press. Both are now dead, the surviving members of the family being Henry (associated with this gift), Robert (Nambucca) and the two Misses Beer, Emily and Miriam."

The paper's report continued that some of Sydney's most prominent charity and benevolence workers journeyed to Mt Gibraltar to witness the setting of the new building's foundation stone and the unveiling of a tablet recording in bronze the appreciation of the Beer family's magnificent contribution. The Rev C P Campbell, president of the City Mission, presided over a large gathering drawn from all parts of the district and including many city visitors. Mr W G Layton, OBE, Town Clerk of Sydney, set the foundation stone, and Mrs Garlick, wife of the Chief Civic Commissioner, unveiled the tablet.

The Mayors of Bowral and Mittagong joined in wishing the Home every success.

It was not long after this ceremony that the building of a two-storey home commenced on the Mt Gibraltar property and on November 8, 1930 it was officially opened by the NSW Governor Sir Phillip Game.

Its purpose was to house under-nourished girls and it provided accommodation for twenty in one large airy dormitory. While initially only girls under 12 years of age were accepted, it soon became a priority to provide care and nourishment for adolescent girls during their years of rapid growth. In April 1937 the foundation stone for an extension wing was unveiled by the Hon W Hughes.

The new two-storey block, consisting of a dormitory, large laundry and extra bathrooms, opened later that year. The girl's average length of stay was 13 to 18 weeks and they attended local schools.

Although this and other Sydney City Mission children's homes were set up for under-nourished children - it being the time of the Great Depression - some other children who needed care were admitted also. The staff gave loving care, and moral and religious training. A resident caretaker maintained a small farm, with poultry, eggs, milk, vegetables and fruits produced in abundance. Jams and pickles were made in the kitchen and, along with excess products from the farm, supplied to another Mission home at Shoalhaven.

IN 1943 Miriam Beer, the last survivor of the family who donated the Mt Gibraltar property, died. She was nearly 79 years old and had lived her entire life on the estate.

Upon her death, the Mission could not take over the whole estate immediately because part of the grounds and several huts were in use by the Air Force, and a life tenancy had been left by the Beers to a nephew and his wife.

Because the girl's home-matron could no longer cope with the stairs at Mt Gibraltar, in 1951 the girls were moved to the one-storey Haddon Hall, a Mission establishment at Hazelbrook that catered for boys. These boys were switched to Mt Gibraltar where they quickly adapted to enjoying the possibilities presented by the larger grounds. Mr and Mrs Barclay, who had been in charge of the property since 1946, were retained as home-parents to take charge of the boys.

The boys helped Barclay build cement paths and a fish pond. These skills were then put to use in digging and building a swimming pool and the Bowral Rotary Club stepped in with expert advice and assistance.

Most boys stayed only months, but some spent a significant part of their boyhood years there. The Barclays, who retired in 1974, were popular as home parents. Some boys are said to have returned again after their stay to thank the Barclays for looking after them so well.

By the 1970s, however, ideas on child care had changed. As the emphasis was on keeping children with their families, in 1974 the Mission closed down the Mt Gibraltar home. It had been in operation for 44 years.

The property was kept for a time as a hostel, rehabilitation centre and for staff training, and sold in 1988.

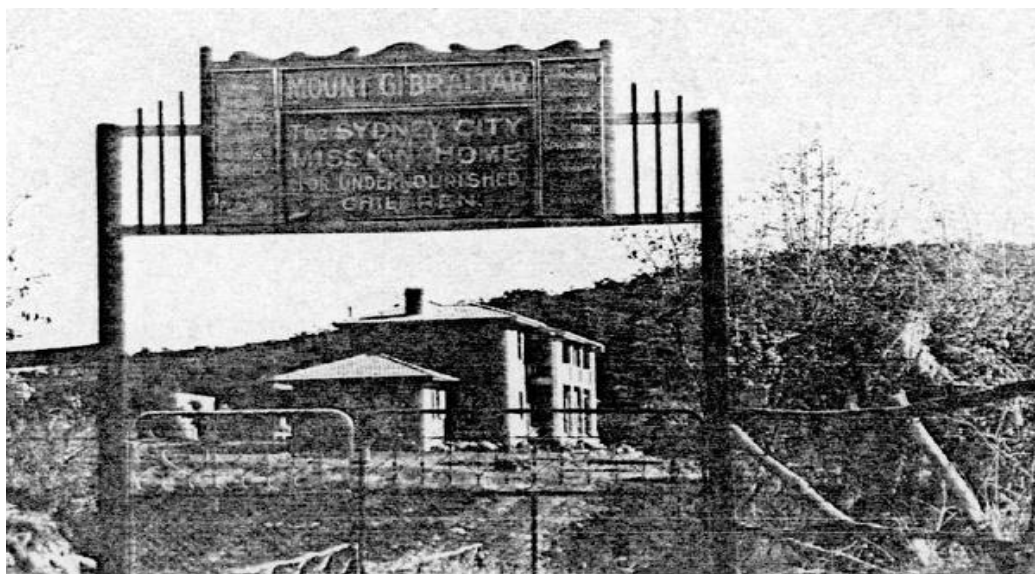
The Sydney City Mission merged with other missions in 1996 to form Mission Australia and continues to operate group homes.

Several subsequent owners refurbished and extended the Mt Gibraltar building and created new gardens. The property is presently being developed as Gibraltar Park, a luxury retirement village.

The article above in 2 parts compiled by PHILIP MORTON is sourced from the archives of Berrima District Historical & Family History Society.. image and story above accessed from SHN site:

Part 1. <https://www.southernhighlandnews.com.au/story/3312540/history-the-beer-family-property-became-a-childrens-home-in-1930> SHN August 31 2015

Part 2 <https://www.southernhighlandnews.com.au/story/7047375/a-home-for-undernourished-girls-on-mt-gibraltar/> SHN Dec 25 2020



Above: Images from Berrima District Historical & Family History Society via Southern Highland News.

Top: BENEFACTORS: Miriam, Emily and Henry Beer who gifted their Mt Gibraltar property.

Below NEW HOME: Sydney City Mission's home for under-nourished children at c. 1930 Bowral.

1930 Official Opening - A Noble Gift - Full text below from The Southern Mail Tue 11 Nov 1930

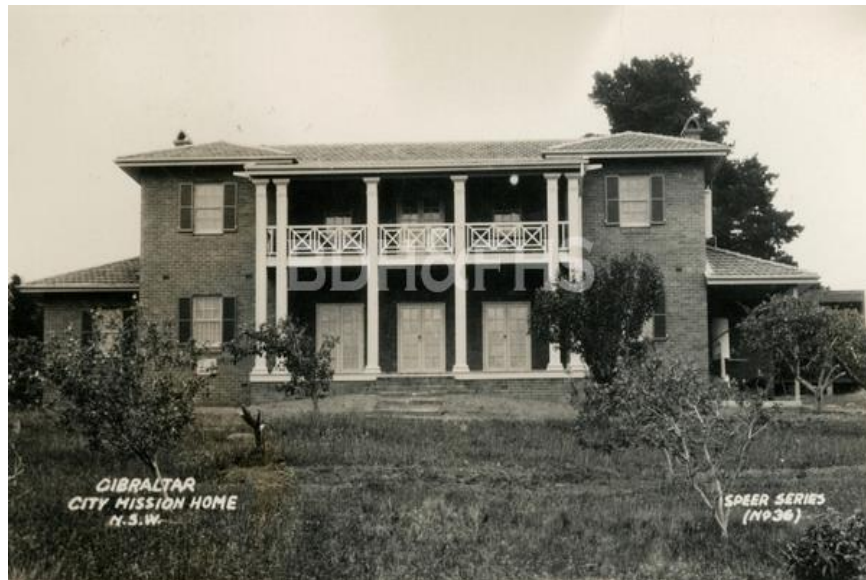
BOWRAL PIONEER FAMILY HELPS CHILDREN. GOVERNOR OPENS HOME AT MT. GIBRALTAR. Sir Phillip Game, Governor of the State, formally opened Mt Gibraltar Home for Ill-nourished Children on Saturday last in the presence of a large and distinguished gathering. The beautiful site upon which the Home stands was the gift of a well known pioneer family, the Misses E.J. and H. Beer and Mr. H. D. Beer. In declaring the Home open, His Excellency stressed the need of the ill-nourished for care and sympathy. Badly nourished bodies made badly trained minds, producing dubious characters instead of worthy citizens. In the schools of the metropolis there were between 1500 and 2000 ill nourished children. That state of affairs must have a vital bearing upon the future of the race and it was everybody's business to see that such conditions were rectified. He congratulated the City Mission upon having erected the Home and upon the generous gift which had given them so suitable a site.

Before the opening ceremony, the General Secretary of the City Mission, to whose efforts the erection of the Home is due, gave a resume of the work of the Mission in relation to poorly nourished children. From small efforts they had advanced until boys were fairly well provided for, but funds were not available for any extension for girls. Then the Citizens £5000 Appeal Fund gave them £1500 and the Beer family had given them a glorious site of 51 acres of land. Mr. J. Aubrey Kerr gave his services as architect and the fine building to be opened that day had cost them only £2250; furnishing cost another £350. There were now 20 girls in the Home and its upkeep was estimated to cost £800 a year. The building was dedicated by Rev. - T. H. Distin Morgan. Donations amounting to 50 pounds were received during the afternoon. The Home is a handsome building of two storeys. The upper floor is a roomy and airy dormitory in which there are 20 beds with cubicles for nurses. On the ground floor are dining room, matron's room, sitting room, offices and kitchen. All are substantially constructed, the work having been carried out by Messrs. Stephens and Son, of Bowral.

History

Southern Mail (Bowral, NSW : 1889 - 1954) / Tue 11 Nov 1930 / Page 2





Above: Image from BDHS image library. c. 1940s showing early elevation so likely to be 1930 or just after.

1937 James Aubrey Kerr, Architect. New wing at the Mount Gibraltar Home

It will be of interest to many of our readers to know that the Sydney City Mission has signed a contract with Mr. S. G. McFarlane, of Mittagong, for the building of the new Wing at the Mount Gibraltar Home for under-nourished girls. The Honorary Architect, Mr. J. Aubrey Kerr, has prepared a plan which provides not only for the additional girls but full bathroom, lavatory and laundry accommodation for the efficient working of the Home. The work has already commenced. [The Southern Mail Tue 23 Mar 1937](#)

1937 Fuller story here on building of the new wing at the Mount Gibraltar Home

UNVEILING FOUNDATION STONE OF NEW WING AT MOUNT GIBRALTAR HOME. [The Southern Mail Tue 6 Apr 1937](#)

<https://trove.nla.gov.au/newspaper/article/118717183?searchTerm=Architect>

Internet check on history from NSW government find and connect children's home site

Good notes at this NSW government site when the building was a Mission Home

It has many references. Notes and images below from this site accessed 30/1/2021.

<https://www.findandconnect.gov.au/ref/nsw/objects/ND0000789.htm>

Mt Gibraltar Mission Home (1930 – 1974)



Above: Image: Title: Mt Gibraltar from south east, with swimming pool. Date 1950s. Source: Berrima District Historical and Family History Society.

Alternative Names

- Gibraltar Home (also known as)
- Gibraltar Home for Girls (also known as)
- Mt Gibraltar Boys' Home (also known as)
- Mt Gibraltar Mission Home (also known as)
- Sydney City Mission Home for Under Nourished Children (also known as)

Mt Gibraltar, a Home run by Sydney City Mission at Bowral, opened in November 1930. The first residents were girls who had previously been at Lawson Cottage in the Blue Mountains. In its early years, Mt Gibraltar's purpose was to care for 'under nourished' girls under 12 years of age. From 1936, a new wing was opened and Mt Gibraltar began to take older girls also. The average stay was thirteen to eighteen weeks. The girls attended local schools in Bowral. In 1951 the girls were moved to the Mission's home at Hazelbrook, Haddon Hall. At that time, the boys from Haddon Hall were moved to Mt Gibraltar and it became an institution for boys. The Home closed in 1974.

Mt Gibraltar was built on land acquired by the Sydney City Mission from the Beer family. It was set up primarily, but not exclusively, for the care of undernourished girls and those recovering from illness. The Bowral property was described in an article from 1937 as 'a glorious site ... ideal surroundings ... a health-giving climate' for children to 'build up their frail bodies and come in contact with the beauties of the Australian bushlands'.

When it opened in 1930, the nation was feeling the effects of the Depression. An article from 1951 described how Mt Gibraltar's establishment was a response to the economy's impact on children and families:

many children were suffering under very severe nutritional handicaps due to various causes. In about 50 per cent of the cases living conditions such as overcrowding and unsuitable housing were the cause. There was also a great number of children who did not receive proper or adequate food or were debilitated after sickness. There were also children whose parents, either one or both, were ill or for some reason were unable to look after them in a proper manner.

It initially provided accommodation for 20 in one 'large airy dormitory'. In its first 6 years, Mt Gibraltar took in 520 girls for 'rest and recuperation'.

In 1937, a new two-storey block was built, and Mt Gibraltar began to also take in older girls, aged between 12 and 15.

An article from 1951, on the Home's 21st anniversary, stated that Mt Gibraltar had taken in 1500 children since it opened. The article referred to the effects of World War Two on children and families:

There was no doubt that many of the handicaps that numbers of children were labouring under could be directly attributed to the so called war neuroses of their parents. Following the war there had been a marked increase in the breaking down of home life and domestic harmony and in many cases marriage had lost its true spiritual meaning. As a consequence many wives and husbands had deserted each other and their children had also deteriorated, not only mentally but physically. As a result of that children had frequently been accepted in the home and kept for longer periods on different grounds than was the case in the early history of the home.

In 1951, Mt Gibraltar became a Home for boys. The previous year, the Superintendent of Sydney City Mission had spoken of there being a greater demand for the care of 'neglected and under nourished boys' than at any stage in the past 25 years. He stated that a surprising number of children are suffering ill-health, including rickets, due to a lack of fruit and vegetables because of the high cost of nutritious food.

According to one newspaper article, the change from girls' to boys' Home occurred because the girls' home matron could no longer cope with the stairs at Mt Gibraltar. In 1951, the girls were moved into Haddon Hall, another institution run by Sydney City Mission. The boys from Haddon Hall were moved into Mt Gibraltar.

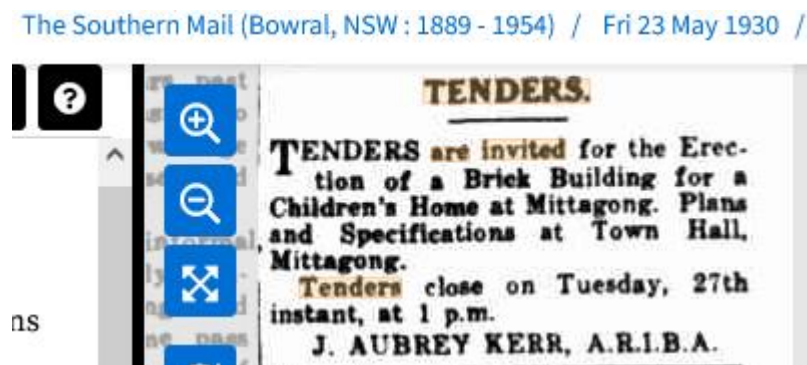
The boys at Mt Gibraltar worked to improve the property, including digging and building a swimming pool with the assistance of Bowral Rotary Club.

According to Joanna Penglase in Orphans of the Living, during its time as a boys' home, Mt Gibraltar was run by a married couple, along with paid help, with accommodation for 30 boys.

Bruce Randle, a resident of Mt Gibraltar in 1954 told Penglase that the manager of the home 'assaulted and victimised the kids: he treated them with utter contempt'. After one beating Randle was hospitalised, but the manager warned him not to say anything. Penglase has written that such discipline was customary at the time.

In 2017, the property is being used as a retirement village, Gibraltar Park Estate.

Trove check by D McManus



Above:

<https://trove.nla.gov.au/newspaper/article/128542933?searchTerm=tenders%20are%20invited>

The Southern Mail (Bowral, NSW : 1889 - 1954) Fri 6 Jun 1931 Page 3

CHILDREN'S HOME. Messrs. Alf. Stephens and Son have secured the contract for building the Children's Home at Mt. Gibraltar, Mittagong Road. Work will commence immediately.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000.* In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They

are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.



Above: Image accessed in 2022 from <https://www.domain.com.au/project/4575/gibraltar-park-bowral-nsw/>



Above: Image accessed 14/1/2023 from <https://www.bensonmccormack.com/projects/gibraltar-park/57>

Ryerson Check

BEER Eli Death notice 25JUN1917 Death 81 late of Bowral Sydney Morning Herald 27JUN1917

KERR James Death 02OCT1971 Death late of Sydney Morning 06OCT1971
Aubrey notice Killara Herald

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this area between Bowral and Mittagong from the second half of the 19th Century and from 1930 the institutional use of the site as a purpose built home for children</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association in the local area with Eli Beer (1836-1917) and Elizabeth Beer who in 1866 acquired a property of 26 acres, which they named 'Mount Gibraltar' near the northern entrance of the Gib railway tunnel where they built a home. The Beer family descendants for the generosity of their formal gift of land to the Sydney City Mission on June 23, 1930 to build a Children's Home officially opened by the NSW Governor Sir Phillip Game November 8, 1930</i></p> <p><i>The Sydney City Mission, a non-sectarian Christian group, founded in 1862.</i></p> <p><i>Alf Stephens and Sons, prominent builders in Bowral, who secured the contract to build the Children's Home in June 1930.</i></p> <p><i>Mr James Aubrey Kerr (1896- 1971), architect, who gave his services free of charge to the Sydney City Mission in designing the home.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong association with The Sydney City Mission, a non-sectarian Christian group, founded in 1862. From 1894 the Mission established food depots to help people survive the winter months. From 1916 it established children's homes for short-term stays and eventually operated homes at Cronulla, Lawson, Springwood, Hazelbrook and Bowral.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a purpose built two storey Interwar institutional structure built with Georgian detailing.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

STATEMENT OF HERITAGE SIGNIFICANCE

The Former Children's Home, Gibraltar Park, at 133 Old Bowral Road, Mittagong is significant because it illustrates the development of this area between Bowral and Mittagong from the second half of the 19th Century and from 1930 the institutional use of the site as a purpose built home for children. It is also of significance for its association in the local area with 1. Eli and Elizabeth Beer who in 1866 acquired a property of 26 acres, which they named 'Mount Gibraltar' where they built a home. 2. The Beer family descendants for the generosity of their gift of land to the Sydney City Mission on June 23, 1930 to build a Children's Home officially opened by the NSW Governor Sir Phillip Game November 8, 1930. 3. The Sydney City Mission, a non-sectarian Christian group founded in 1862 which erected a purpose built home for children on the site in 1930. The Mission established short-term stay homes in Cronulla, Lawson, Springwood, Hazelbrook and Bowral. 4. Alf Stephens and Sons, prominent builders in Bowral, who secured the contract to build the Children's Home in June 1930. 5. Mr James Aubrey Kerr (1896- 1971), architect, who gave his services free of charge to the Sydney City Mission in designing the home. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its architectural form and for possessing a rare aspect of the local area's heritage in this case a purpose built two storey Interwar institutional structure built with Georgian detailing.

'Norwood'—late Victorian weatherboard house

33 Oxley Drive, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

April 2021: A single storey late Victorian era elevated weatherboard house on a fine corner site to Rose Street below Mt Gibraltar and with orientation and views to the south. The house is located on a large c. 2000 m² site and is positioned to the north west of the site enabling an open garden including a very large conifer to the south east.. tThe site has a picket fence and photinia hedge boundary with pedestrian gates to Oxley Drive and Rose Street and car access to Rose Street. The Rose Street pedestrian gate has a lychgate. The house has a hipped roof with a wide straight and deep verandah to the east and sooth. Roofs are in corrugated sheet metal. The verandah is timber post supported with cast metal brackets and a timber balustrade. Fenestration includes large to the floor double hung windows to the southern elevation and some leadlight windows. House is in excellent condition.

Sarah's notes on Post 2012 from 2016: 1880s weatherboard cottage. History provided by the owner in 2016 who is supportive of heritage listing. See Heritage Sites in P drive for info.



Above: South facing elevation for 33-35 Oxley Drive, Bowral.

Internet Review

<https://www.mcgrath.com.au/35-oxley-drive-bowral-nsw-2576-for-sale-434297>

35 Oxley Drive, Bowral, NSW, 5 Bedrooms|3 Bathrooms|2 CarSpaces

'Norwood' preserves immaculate period interiors with elegant finishes, offering relaxing garden outlooks and views towards Mt Gibraltar. A corner parcel embracing a north eastern aspect, it is an easy walk to schools, transport and town facilities.

- Formal lounge and expansive casual living space plus sunroom
- A spacious entertainers' terrace overlooks idyllic gardens
- Gas country style kitchen with quality stainless steel appliances
- Generous queen sized bedrooms with ensuites, plus a study
- Three bathrooms include a deluxe main with a clawfoot bathtub
- Meticulous finishes, original fireplaces, leadlight windows
- Polished timber floors, central heating and fresh paint

- Property provides a carport plus a freestanding workshop
- Walking distance to Bowral cafes, shops and Bowral Station
- Stunning historical residence on the foothills of Mt Gibraltar

Many very good images and listing notes including south elevation and notes below at this undated site accessed April 2021

<https://www.dijones.com.au/property/house-nsw-bowral-1p44157/>

Exquisite and sympathetically restored, 'Norwood' is one of the Highlands' rare Victorian-era homes with original timber and stonework, extensive landscaping and century-old cool climate plantings all within walking distance to Bowral's cafés, galleries and shopping precincts. The Cherry-Tree Walk and the bush-walking trails of the Mt Gibraltar Reserve are just steps away.

Set on almost half an acre with pretty white picket fence and arbour gate entry, this home offers generous, north facing indoor and outdoor living and entertaining spaces, 11-foot ceilings with ornate ceiling roses, original kauri timber floorboards and high skirts. Approached via a time-honoured garden path and stone steps onto the timber verandah step into a broad entry foyer through to this graceful home of four super-sized bedrooms, three bathrooms with two ensuites, cosy formal lounge with open fireplace and spacious study.

The galley-style kitchen features classic timber fretwork and has recently updated fittings, twin stainless-steel wall ovens, dishwasher and stone benchtops. The sunny north-facing casual living with adjacent dining has plantation shutters, a gas log fireplace and timber panelling and spills out through glass French doors to the protected stone, al fresco terrace.

Floor to ceiling lap sash windows in many of the rooms afford views to the garden across the verandah.

Reverse cycle ducted air conditioning plus gas log fire and open fireplaces

- Master with walk in 'robe and ensuite
- Second master with ensuite
- All bedrooms fit king-sized beds
- Professionally painted inside and out
- Stunning light fittings, leadlight and stained-glass windows
- Fully fitted study
- New floor to ceiling Belgian linen curtains and plantation shutters
- Extensive landscaping with watering system and historic well
- Huge under-house storage

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the northern area of Bowral below Mt Gibraltar in the 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for its design and siting on this south facing corner site in Bowral below Mt Gibraltar.</i>
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a large late Victorian era residence in weatherboard.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Norwood at 33-35 Oxley Drive, Bowral is significant because it illustrates the development of the northern area of Bowral below Mt Gibraltar in the 19th Century. It is also of significance in demonstrating aesthetic achievement for its design and siting on this south facing corner site in Bowral below Mt Gibraltar and for demonstrating the principal characteristics of a class of the local area's heritage in this case a large late Victorian era residence in weatherboard.

Two storey weatherboard house 7 Oxleys Hill Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

April 2021: Located on the corner of Kiama Street on a large 2357 m² site. Difficult to see the front gabled facade of this two storey weatherboard residence from Oxley Hill Road but very clear view (as in photo below) of the house from Kiama Street. The Google earth image below gives some idea of the main front. Elevation from the Oxley Hill Road is of a two storey Victorian era house with major gable to the left and a two storey verandah section to the right. The verandah and gable details to this house are very impressive as shown in the images below.

The immediate setting for the house is a wonderfully mature garden of trees and hedges. The original carriage loop to Oxley hill Road is no longer used and car access is via impressive gates from Kiama Street. The industrial development of this part of Bowral has diminished its setting but if there was a proper tree planting program in the main road its setting would be improved. This might eventuate when the brickworks close.



Above: Image from 2009 study.

Internet Review

Good drone shot below at this site 7 is the left of No 9

<https://www.raineandhorne.com.au/southernhighlands/properties/9-11-oxley-hill-road-bowral-2576-new-south-wales#&gid=1&pid=2>



Above: c.1963 Bowral Brickworks, before the houses were demolished on Kiama St and Oxley Hill Rd, ML NSW. No 7 is the two storey house located on corner site at bottom left of centre.



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Oxley Hill Road area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its immediate garden setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case being the only remaining house in the lower Oxley Hill Road area of Bowral from the late 19th Century.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a two storey weatherboard Gothic style residence from the 19th Century.</i>

Integrity/Intactness

Substantially intact although some alterations have been made. The industrial development of this part of Bowral has diminished its setting but if there was a proper tree planting program in the main road its setting would be improved. This might eventuate when the brickworks close.

Statement of Heritage Significance

7 Oxley Hill Road, Bowral is significant because it illustrates the development of the Oxley Hill Road area of Bowral in the late 19th Century and the only remaining early house in the lower Oxley Hill Road area of Bowral. It is also of significance in demonstrating aesthetic achievement in the local area because of its immediate garden setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a two storey weatherboard Gothic style residence from the 19th Century.

Bowral Brickworks

Oxleys Hill Road, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The brickworks are of standard design for their period, but most of these 1920's brickworks have been modified or destroyed so that this site is acquiring a certain scarcity value: similar works at Goulburn and Canberra are no longer manufacturing and have been turned into community craft shops etc. In addition to representing a 1920's type, the Brickworks has value in the life of Bowral town, which is often presented as a rural retreat. In practice Bowral is more varied and has both brickworks and clay pit.

Description

From Heritage Survey 2009: An intact stable structure whose components include 2 Hoffman kilns, only one of which seems to be in use, and 2 abandoned updraught kilns. The earlier (1922) part of the brickworks fronts on to the railway line.



A Note on management of the site

The Study Team discussed this site in the context of three large industrial sites in the Shire – this site, Medway Colliery and the New Berrima Cement Works. It was agreed that they should be LEP listed and any information noted on the NSW Heritage Data base but that the management of them is best handled at the time of any major development proposal or redevelopment of the sites and that words to that effect should be included in the listing record. At such time it would be normal to

require a CMP to set out more fully the heritage values of the site including recommendations for items and artefacts that should be retained and interpreted.

Internet Review

One historic photo of workers and these notes from this site company site:

<https://bowralbricks.com.au/about-us/>

Bowral Bricks was founded in 1922 at the edge of the township of Bowral, an historic gem in the heart of NSW's Southern Highlands.

Bowral dry pressed bricks set the standard in building products, by blending traditional craftsmanship with advanced production technology. Because they come from the earth, Bowral dry pressed bricks reflect the rich colours of Australian landscapes.

Bowral dry pressed bricks are highly desirable to architects and builders, as well as home owners and renovators seeking expressive interiors and exteriors. These premium quality bricks accentuate the distinctive look of heritage and federation buildings as well as modern, sleek designs with authentic colours in a range of profiles and custom shapes.

Because of this adaptability, Bowral Bricks is a proud multi award winner of the Horbury Hunt Award for excellence in brickwork.

Bowral Bricks is owned by Brickworks Ltd, Australia's leading manufacturer of quality clay building products.

History

Heritage Survey 2009 History

Nil.

100 Years of Bowral Bricks – Brand Video

Contains historical imagery: <https://youtu.be/yxkA10xG2IA>

Extract from Leah Day, Beautiful Bowral, 1997 Pages 94-98

Brick making and the Baker family

Brick making in Bowral during the early 1920s is described in David S. Baker's book From Yeomen to Brickmasters. It is reported that Mr M Hodgkinson established a brickyard in 1915. The brickyard was offered for sale to the Baker family (who had experience in brick making) and who took a lease in the first instance. Charles and Arthur Baker arrived in Bowral in 1921, and lived in a tent, in primitive conditions, while they planned the reconstruction of the brickworks. In September 1922, the first Bowral bricks from the firm of E Baker & Sons were produced. A Hoffmann kiln was erected at the end of 1924.

The Bakers had the foresight to realise that the building of the nation's capital in Canberra would require vast amounts of bricks. Their brickyard, situated beside the railway line at the southern end of Kirkham Road, was conveniently located to supply the bricks, and many buildings in Canberra were constructed from Bowral bricks. Thus, the brickworks became a viable business until the Depression in the 1930s, when the building industry declined, and the works were temporarily closed. During that time, Ray Baker, always a man of ingenuity took some of his workers to Eden on the far South Coast to dig for gold in order to overcome the financial difficulties that beset them. From 1953 until 1972, Ron Baker owned the brickworks and it was during that time that new equipment from Germany, England and America was purchased. A tunnel kiln was installed and the German manufacturers sent representatives to oversee its installation. At that time the work force numbered between seventy and one hundred personnel, with outside firms contracting to the works. Bowral Brickworks was also responsible for establishing opportunities for others to operate secondary industries from its products. Several generations of families have been employed by Bowral Brickworks, which has provided secure employment for many Highlands residents. There has also been several long serving

employees and, in 1996, Ken Pope was recognised by the company with a presentation for his forty years of loyal service. Another resident, Jack Irby handled over ninety million bricks during his forty-eight years continuous employment with the company.

Changes in ownership

In 1972 A.V. Jennings Industries (Australia) Limited purchased the brickworks from Ron Baker.

Some building projects

Awards to the company itself have been made and, in 1994, it won two Horbury Hunt Awards (which commenced in 1991) for Excellence in brickwork' The projects included the University of Sydney Faculty of Education building and the restored Gower Galtees apartment block in Sydney.

One of the most successful tasks undertaken by the company company was the matching of colours and shapes of bricks used to restore Sydney's Capitol Theatre in the 1995. The prestigious Horbury Hunt Award in the category of Conservation and Restoration was received for this project.



Above: from this site https://en.wikipedia.org/wiki/Brickworks_Limited Bowral Bricks, Dr. Chau Chak Wing Building, University of Technology, Sydney 2015

Below text from <https://www.skillsone.com.au/vidgallery/bowral-bricks/>

Bowral Bricks is a brick manufacturing company founded in 1922 at the edge of the township of Bowral. Their bricks are highly sought after by both architects and bricklayers, for their quality product, and specialised shapes. SkillsOne interviewed Peter Young-Whitford, the manager of Bowral Bricks about the role the company played as the brick suppliers for the University of Technology, Sydney's new Dr Chau Chak Wing Building.

The Dr Chau Chak Wing Building is the first building in Australia designed by Frank Gehry, one of the world's most influential architects. It is a key element of the \$1 billion redevelopment of the University of Technology Sydney (UTS) City campus and will provide teaching, learning, research and office space for UTS Business School. The brick work's curvature and specialised locking-system is the building's most unique element, symbolising a new way of teaching, and an advanced skill set.

History

Extracts from Maureen and Bud Townsing's *A brief history of Church and Edward Streets Bowral*. 2016 which noted the use of Bowral Bricks in the Glebe Estate and that Ray Baker lived in the Glebe Estate – 7 Edward Street.

Raymond Turner Baker of Bowral, Brickmaker, acquired 7 Edward Street Bowral in December 1927 from The Archbishop of Sydney.

Alfred Wunderlich, a director of Wunderlich Limited, acquired the property in January 1942, for £2,580.

Alfred Wunderlich died in 1966 and in July 1967 the property was sold to Robert Shanks of Bowral, Marine Engineer and Gloria Shanks.

After the death of Robert the property passed to Gloria in 1988.

It was probable the house was built around 1927. Ray Baker also owned 5 Church Street "Keverleen" and it is possible he built both these houses at about the same time.

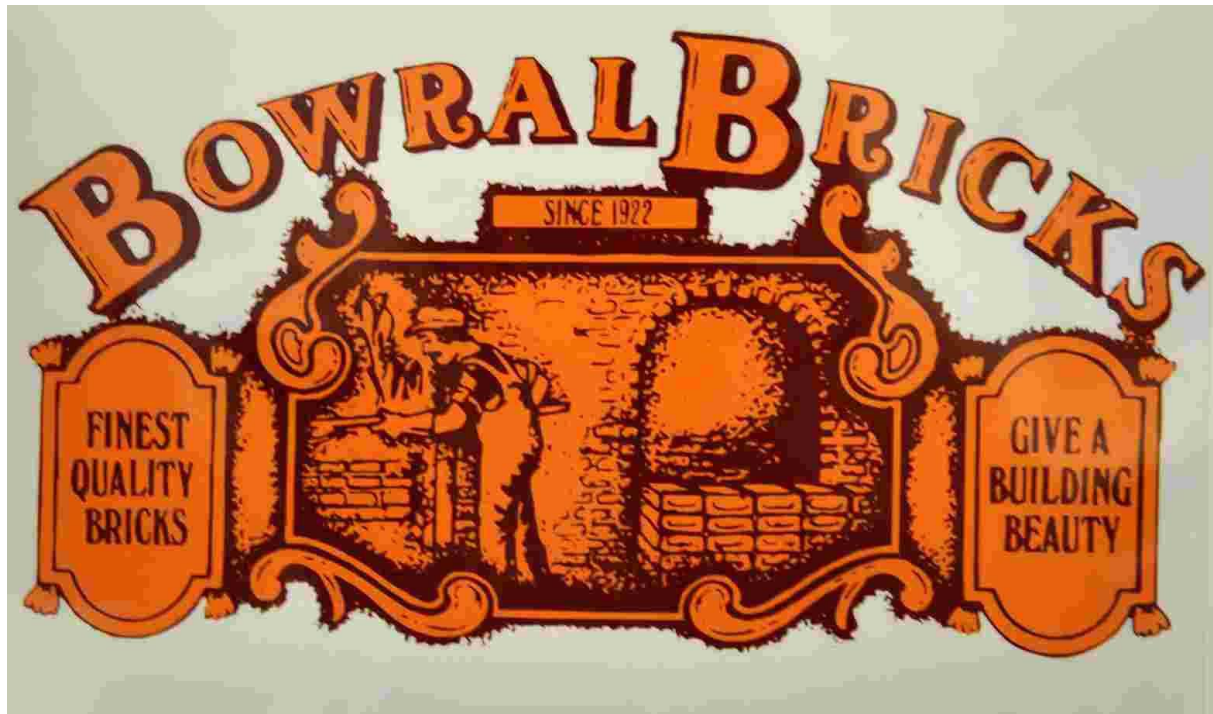
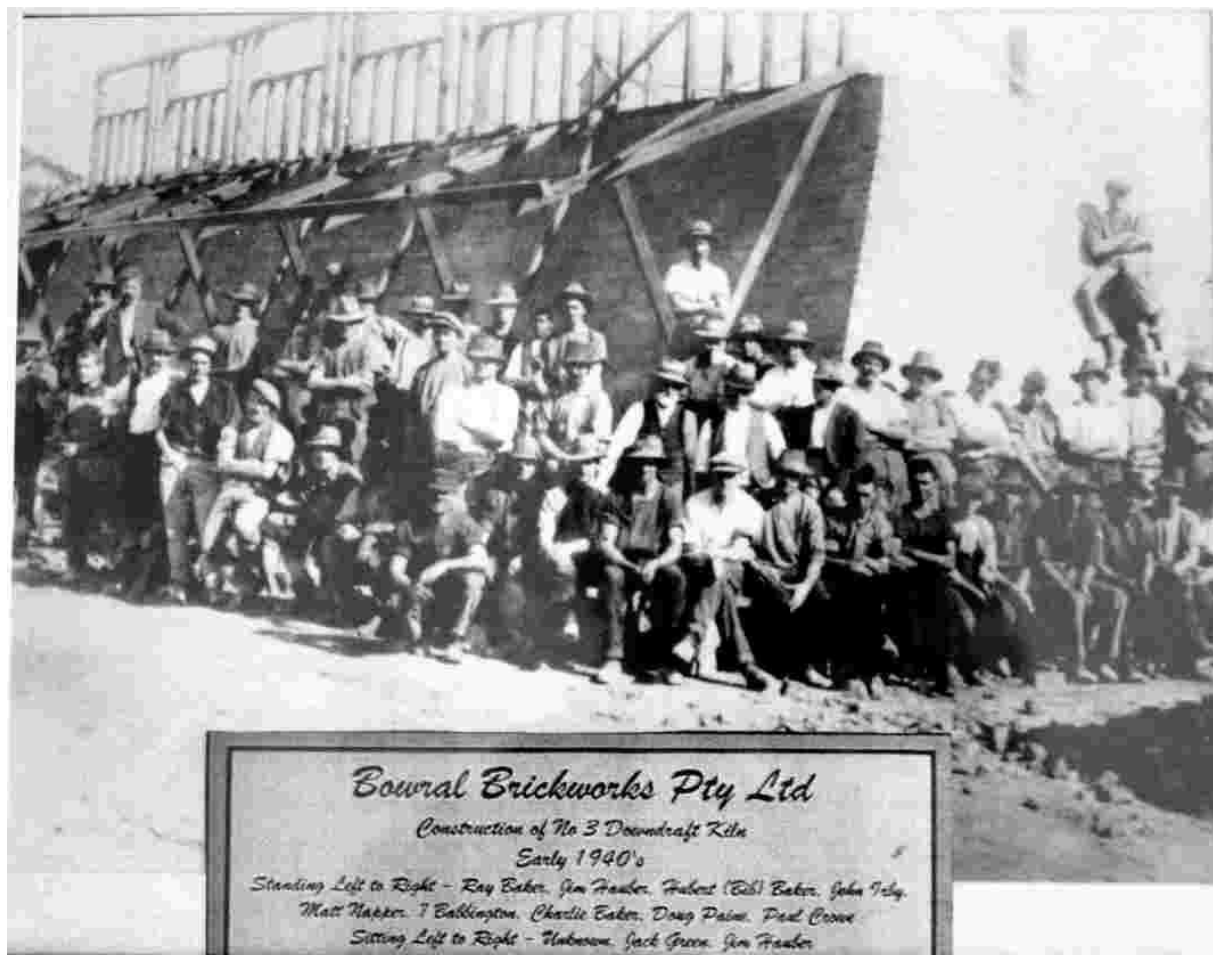
As well as being a brick maker Ray Baker was active in civic affairs and was Deputy-Mayor of Bowral Council in 1935.

It may be a co-incidence but the two successive owners of 7 Edward Street, Ray Baker and Alfred Wunderlich have had a profound effect on the built environment of the Glebe Estate and Bowral as we see it today. A quick walk shows the subtle earthy brick tones of Bowral Bricks in the

houses and buildings. If we look at the roofs of the houses (and some of the Sheaffe designed commercial buildings) the prevailing roofing material is unglazed terracotta roof tiles manufactured at the Rosehill Works of Wunderlich Limited.



Above: 7 Edward Street, Bowral where Ray Baker lived.



Above: The Bowral Bricks logo.

There are basically three ways used to make bricks in Australia today, dry-pressed, stiff-plastic extrusion and sand-stock bricks.

Stiff-plastic extrusion is the most mechanised and lowest cost - an example of these is red texture bricks, wire cut with ten holes in each of them. Very popular in the fifties and sixties and still make up most of the bricks made today in various style types.

Dry-pressed bricks, which use a fairly dry mix, and are formed in a press under high pressure in a steel mould, which creates a high quality solid brick with sharp clean edges (if you know what you are doing). Many shapes can be made by changing the mould.

Sandstock bricks are the traditional method of brick making. Very wet clay (think of soft mud) is dropped into a saw dust lined mould to produce bricks with individual rough and irregular textures. Made a comeback in the 1970's and 1980's with the rediscovery of "Sydney Sandstocks".

Bowral Bricks are synonymous with the manufacture of dry-pressed bricks of the highest quality. Bowral Bricks are the leading architectural brick in Australia - a position they have held since 1922.



Above: Ray Baker is on the far left. (Source: Leah Day, *Beautiful Bowral*, 1997)

F. Baker & Sons bought a run down Bowral brickyard in 1922. Ray and Charles Baker produced the first bricks in Bowral in September 1922. The Maitland Daily Mercury of 26 June 1939 states: "The present principals of the firm of F. Baker and Sons comprise Messrs. A. J. Baker, manager of the East Maitland Works, and A.G. Baker; R. T. Baker and C. N. Baker of the Bowral Branch; and W. R. Baker who controls the Parkes activities of this undertaking."

In 1924 the Bakers constructed a new-technology Hoffman down-draught kiln, which was more efficient and less polluting than the earlier beehive kilns which were unpopular with the nearby householders in Funston Street when the westerly winds blew. It is the big 40 metre stack we see today.

In 1926 a million Bowral bricks went into the construction of Parliament House in Canberra and later in 1932 an order of a million bricks for the National Library was a lifeline for the business.

Ray's son Ron Baker was born in 1923. In 1952 Ron and Pat Baker took over the business from Ray. They had to borrow £90,000 to pay out Ray's brothers and then had to restructure the business. Ron was a great innovator, and was one of the first Australian brickmakers to install a German developed automated tunnel kiln.

Ron sold the business to AV Jennings in 1972. The business has continued successfully since then built on the hard work and innovation of Ray and Ron Baker.



Above: undated image (Source: bowralbricks.com.au)

F. BAKER & SONS
BOWRAL BRICKWORKS
FACE SPLAYS
AND MOULDED BRICKS
SUPPLIED
ANYWHERE IN
SOUTHERN
DISTRICT

Above: An advertisement for Bowral Brickworks in the Jubilee Souvenir of 1886-1936.



Above: Aerial image of the Bowral Brickworks in 1963 showing the Brickworks in operation before the houses were bought out on Kiama St and Oxley Hill Rd, and there was a vehicular crossing to Bowral Street over the railway line. (Source: Milton Kent aerial views of Bowral, Haberfield, Padstow, University of Sydney, 1963, State Library of NSW <https://collection.sl.nsw.gov.au/record/9Bv7zBB9>.)

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the industrial use of land on the western side of the Railway line at Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with the life or works of the Baker family who were long term residents of Bowral and who established the brickworks in 1922 and continued ownership for 50 years until 1972.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating technical achievement in the local area because of the quality of the bricks produced from this site and the technology used. In 1924 the Bakers constructed a new-technology Hoffman down-draught kiln, which was more efficient and less polluting than the earlier beehive kilns. Ron Baker who took over the business in 1952 was a great innovator, and was one of the first Australian brick makers to install a German developed automated tunnel kiln.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong or special association with the Bowral Community as a major and ongoing employer.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case the only remaining brick works in the Shire.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Statement of Heritage Significance

The Bowral Brickworks at 10 Oxley Hill Drive, Bowral is significant as it illustrates the industrial development of land on the western side Bowral in the 1920s and for its association with the Baker family who were long term residents of Bowral and who established the brick works in 1922 and continued ownership for 50 years until 1972.

The brick works is also of significance in demonstrating technical achievement for the quality of the bricks produced from this site and the technology used. The brick works also has significance because of its strong association with the Bowral and District community as a major and ongoing employer and because the item possesses a rare aspect of the local area's heritage in this case the only remaining brick works in the Shire.

Federation era house

12 Rose Street Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: Rose Street is a pleasant street in the northern area of Bowral below the Gib. This site is elevated. The site has in recent years been subdivided and now has 11 other houses at the rear. This house remains as No 12 on a 3888 m². Its separation from the new houses has maintained its integrity and it still has a large and mature garden. It is two storey of mostly masonry construction with a gabled roofs clad in slate. The rafters are exposed and the gable ends have timber battens. From the detailing it is likely to date from the early 1900s. The elevation is complex and it includes a second storey timber clad overhang attached to the right of the building. This overhang serves as two extra bedrooms upstairs and as a carport for 2 cars below. It is not an attractive addition but likely to have been there for some time. The verandah to the left is elegantly supported by wide shallow timber arches with some detail. The verandah has a hipped metal roof and it returns to the left. The windows are double hung and appear mostly one pane over one pane and there are French doors to the verandah.



Internet Review

<https://www.realestate.com.au/sold/property-house-nsw-bowral-132357694>



Steeped in history and positioned in sought after 'Old Bowral' this turn of the century home on just under an acre, captures the ambience of days gone by. Original features include traditional cornices, skirting boards, timber floors and open fireplaces.

- Elevated views to Oxley Hill on a fenced 3,888sqm block
- Large light filled formal lounge and dining areas
- Glass conservatory style kitchen with dishwasher
- Casual living/dining open via French doors to verandah
- Boasts four bedrooms with built-in robes, fifth bedroom/study
- Large ensuite bathroom, gas heating, sitting room
- Under cover car space, mud room, internal laundry, orchard
- Established gardens, tool shed, vegetable patch, chicken shed
- Opportunity to purchase a period home close to Bowral's town centre

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the late 19th Century development of Rose Street in Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and original architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a turn of the century two storey residence.</i>

Integrity/Intactness

Substantially intact although it includes an unsympathetically designed second storey overhang addition to the right.

Statement of Heritage Significance

12 Rose Street Bowral is significant because it illustrates the late 19th Century development of Rose Street in Bowral. It is also of significance in demonstrating aesthetic value in the local area because of its setting and original architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a turn of the century two storey residence.

Semi-detached bungalow

19 Rose Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: Rose Street is a pleasant street near the centre of Bowral and this site is near Cherry Walk alongside Mittagong Creek. Two medium pitch gabled semi-detached dwellings located in a pleasant street near the centre of Bowral. On a about a 2000 m² site. Front elevation has a gable and deep same plane roof over an open verandah. Verandah is supported by wide brick columns and short timber posts. The eaves are very deep. Windows include double hung with an unusual 12 pane over 1 configuration. A very unusual building, purpose built as a semi-detached investment property.



Internet Review

56 images at this site for no 19 from 2012, 2017, 2018 and 2020.

<https://www.realestate.com.au/property/19-rose-st-bowral-nsw-2576>

No separate info or images for No 21

History

Historical Research by Maureen and Bud Townsing book *Alf Stephens* p. 139. No. 19-21 attributed to builder Alf Stephens but no date given.

Is said to have been built as a rental investment property by Alf Stephens and ownership is still in the family.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private*

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments."•

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Rose Street in Bowral in the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and simple architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses uncommon aspects of the local area's heritage in this case a very low pitched bungalow style semi detached dwelling from the early 20th Century. built for rental use and still used for that purpose.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

19-21 Rose Street, Bowral is significant because it illustrates the development of Rose Street of Bowral in the early 20th Century. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and simple architectural form and for possessing an uncommon aspect of the local area's heritage in this case for being a very low pitched bungalow style semi detached dwelling from the early 20th Century built for rental use and still used for that purpose.

Semi-Detached House (one of a pair) 28 Rose Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The building has significance as a rare semi-detached residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey semi-attached bungalow that dates from the Federation period set on a 533m² site which adjoins Cherry Walk Park along the Mittagong River. The site and has a picket fence. The site has a front hedge. The front garden is small, formally landscaped and features paving and hedging. The façade presents a symmetrical elevation and is constructed of face brick with a paint finish. The roof is hipped, low pitch, corrugated sheet metal and it has gabled front section over the mid point of 28 and 30. The verandah runs across the façade and side and has a broken back profile. The side verandah is enclosed. It is clad in corrugated sheet metal and features timber paired columns and brackets on brick columns with brick infill. The front door is glazed. Fenestration comprises vertically proportioned casement timber windows in a bank of three. The building appears to be in good condition.

Alterations include side verandah infill and new garage to rear. Face brick work now painted and unfortunately 28 and 30 now each painted a different colour to each other.



Above: 28 Rose Street, Bowral (2020)

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of Rose Street area of Bowral in the Federation era.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>) Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case in this case being a pair of Federation style semi detached cottages.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

28 Rose Street Bowral is significant because it illustrates the development of Rose Street area of Bowral in the early 20th Century. It is also significant for its setting and architectural form and in possessing a rare aspect of the local area's heritage in this case in this case being pair of Federation style semi detached cottages.

Semi-Detached House (one of a pair) 30 Rose Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The building has significance as a rare semi-detached residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey semi-attached bungalow that dates from the Federation period set on a 652m² site in a town setting that has retained its context. It is the right hand semi of 28-30. The site has a front hedge. The front garden is small, formally landscaped and features paving and hedging. The façade presents a symmetrical elevation and is constructed of face brick with a paint finish. The roof is hipped, low pitch, corrugated sheet metal and it has gabled front section over the mid point of 28 and 30. The verandah runs across the façade and side and has a broken back profile. The side verandah is enclosed. It is clad in corrugated sheet metal and features timber paired columns and brackets on brick columns with brick infill. The front door is glazed.

Fenestration comprises vertically proportioned casement timber windows in a bank of three. The building appears to be in good condition. Alterations include side verandah infill and new garage to rear. Face brick work now painted and unfortunately 28 and 30 now painted a different colour to each other.



Above: 30 Rose Street, Bowral (2020)

Internet Review

14 photos and two plans of the right hand side of this semi – No 30

<https://www.realestate.com.au/property/30-rose-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of Rose Street area of Bowral in the Federation era.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case in this case being a pair of Federation style semi detached cottages.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

30 Rose Street Bowral is significant because it illustrates the development of Rose Street area of Bowral in the early 20th Century. It is also significant for its setting and architectural form and in possessing a rare aspect of the local area's heritage in this case in this case being pair of Federation style semi detached cottages.

Two storey terrace houses 32-34 Rose Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

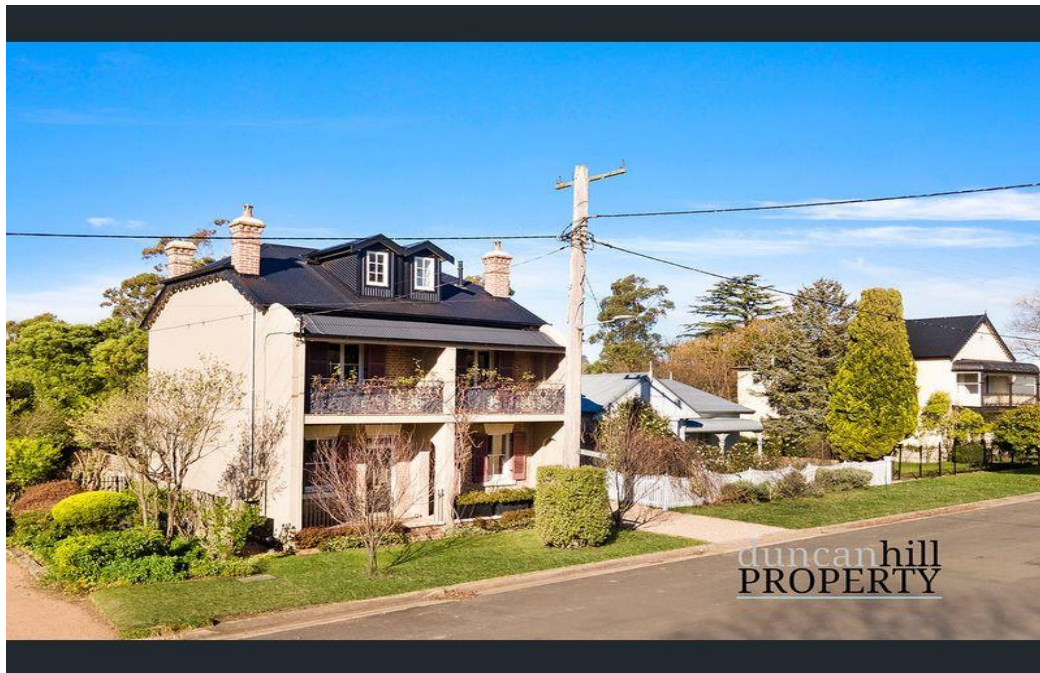
Property is contained within the existing Bowral Conservation Area.

Description

April 2021: A prominent late 19th Century pair of two storey terrace houses in Rose Street that terminates the vista from Bundaroo Street. Rose Street is a pleasant street near the centre of Bowral and this 523 m² site is near Cherry Walk alongside Mittagong Creek. These two terraces have been converted into one two and a half storey house. The roof is half hipped and has what appears to be 4 new exposed brick chimneys. The two new dormer windows were approved in 2016. The verandah has an ogee profile roof. In the upper floor has a cast metal balustrade. The ground floor verandah has metal picket fence. Then front facade is exposed brick and the sides are rendered and painted. The detail to the facade is very fine. Each half has a front door and double hung window of 2 pane above 2 pane. There is one set of French doors to each half upstairs. . The structure is built to street alignment and this is rare locally. Driveway to the right has a parking space.



Internet Review



Above: Images. Site subject to a 2016 DA approval at 16/02512. 20 images, site and floor plan and and very detailed listing notes at this site from 2020 <https://www.realestate.com.au/sold/property-house-nsw-bowral-133904958>

A little piece of Southern Highlands history has come to market. A sympathetic restoration of two terrace houses (Circa 1890's) has resulted in one home possessing the comforts and a layout that suits the lifestyle of this century. Located just moments from the Bowral high street and backing on to the Cherry Tree Walk ensures both convenience and stunning views that cannot be built out. A perfect weekender, family home or right sizer.

Ground floor:

"Coalbrookdale" slow combustion wood burner

Fan-forced gas fireplace

Gas open fireplace

Daikin split system reverse-cycle air conditioning

Gas bayonets
Ceiling fan
External European window shutters
Bay windows and multi-pane French doors
Bespoke kitchen cabinetry
Hardwood bench tops
Hand-painted checkerboard hardwood flooring
Subway tiles
Omega dishwasher and oven
Beaumatic four-hob gas cooktop
Belfast sinks
Skylights within a timber-lined and raked ceiling
Original Baltic pine and hardwood floors
Picture rails
Full bathroom and laundry
Under-stair storage

First floor:

Bedroom 2 with bookshelves, built-in single bed with storage under and ornamental fireplace
Bedrooms 3 and 4 (Queensize) with access to balcony through original French doors
Original "Paddington Lace" balcony detail
External European window shutters
Victorian-style bathroom with clawfoot bath, ornamental fireplace and mosaic-tile detail
Linen press
Ceiling fans

Attic:

Master bedroom with wall and ceiling panel detail
Custom-made timber panelled internal shutters
Ensuite with freestanding bath, underfloor heating and mosaic-tile detail
Feature skylight
Fixed carpet
Walk-in wardrobe
Split system reverse-cycle air conditioning
Wonderful outlooks

Garden features include:

Gravelled driveway with off-street parking
Paved patio leading from living room
Summer alfresco area with pergola from kitchen featuring Sasanqua Camellias, Hydrangeas and Jasmine
North-facing arbour
Timber Summer house/garden room/studio with electricity, ceiling fan and double blinds
Garden shed | Wood shed | Vegetable patch | Parterre | Chicken coop
Bay topiaries | Banksia Rose and Wisteria | Pleached hedge of Silver Birch
Portuguese Laurel, Rosemary and Native Honeysuckle hedging
Hydrangeas | Dogwoods
Hellebores | Japanese Windflowers | Daphne | Lilac
Spring bulbs | Quinces | Weeping Birches
Espaliered Pink Lady Apple | Granny Smith Apple | Ballerina Crab Apple
Borrowed views of the Cherry Tree Walk

History

Research from Linda Emery June 2021 on Builder Grove in relation to two terraces at 48-50 Station Street, Bowral

The 48-50 Station Street houses are identical in external design to the pair of terrace houses at 32-34 Rose Street later built by Charles' brother Walter in about 1890. The Groves also built the terraces at 18-20 Merrigang Street, formerly known as Eltham House.

The Grove Family

Charles George Grove Jnr, Walter and Frederick Grove and their father, also Charles, were prominent builders in Bowral. The Grove family had sailed from Liverpool, England in 1857 on the ship Admiral Lyons, with their two young daughters, Fanny aged one, who died on the voyage, and Emily aged two. They arrived in Sydney on 15th September 1857 and a few weeks later moved to Mittagong where Charles Snr began work as a stonemason for the Fitzroy Iron Mines. During six years in Mittagong, he was responsible for the construction of a number of buildings, including the Mittagong Public School, now Mittagong Library.

In 1863, the Groves moved to Bowral and were among the first families to settle in the new township. Charles Snr continued as a builder and was later joined in the business by his sons, Walter, Frederick and Charles who were bricklayers and builders. Together the Groves built many of the public and commercial buildings in Bowral, along with numerous private homes. Among them were St Simon & St Judes Church, both the present building completed in 1886 and its predecessor designed by Edmund Blacket and built in 1874, Bowral Public School, the Royal and the Grand Hotels and the CBC Bank (demolished in the 1970s). The Grove brothers were known for their excellent workmanship, building many houses in Bowral in the two decades to 1900. They built three of the four known sets of two storey terrace houses in Bowral.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Rose Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong association in the local area with the important Grove building family who built this and three other two storey terraces in Bowral in the 19th Century.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively uncommon aspect of the local area's heritage in being a two storey Victorian era terrace of two houses – one of only four pairs in Bowral.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

32-34 Rose Street, Bowral. is significant because it illustrates the development of the Rose Street area of Bowral in the late 19th Century and for its strong association in the local area with the important Grove building family who built this and three other two storey terraces in Bowral in the 19th Century. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for being a two storey Victorian era terrace of two houses – one of only four pairs in Bowral.

Victorian terrace house

40 Rose Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: Rose Street is a pleasant street near and to the east of the centre of Bowral and this site of 860 m² backs on to Mittagong Creek. The house is c. 1890 and Victorian in style. It is close to the street, of two storeys and of painted brick construction. It has a fretwork barge and finial to its gabled front to the street. The roof is of corrugated sheet metal roof. There are two high corbelled chimneys to the right. The two storey verandah has a bullnose profile roof and is timber post supported with cast brackets and valances and upper storey cast metal balustrade. Two sets of French doors let onto the upper verandah. At each end of the upper verandah a fixed two pane window section infill has been inserted. The lower verandah has the main entrance door to the left and a Victorian style three section arched sash window set to the right. Front fence is of later metal picket with fleur-de-lys top. Driveway to left leads to a single garage. There is a alter low roof single storey addition set back but visible at the right side.



Above: 40 Rose Street, Bowral

Internet Review.

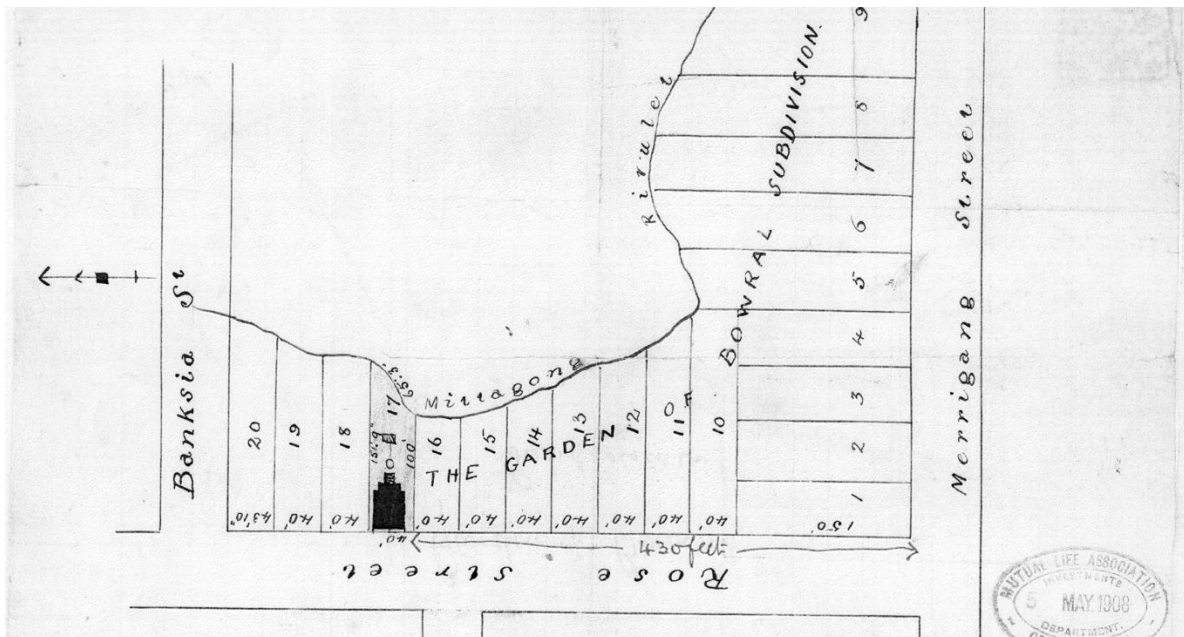
One image only at this site

<https://www.realestateview.com.au/property-360/property/40-rose-street-bowral-nsw-2576/>

History

Research from Linda Emery

The house is on Lot 14 of the Garden of Bowral Subdivision undertaken by Henry Clarke Fowler, a surveyor. Fowler purchased part of Section 17 of the Shepherd Estate, the land bounded by Merrigang, Rose and Banksia Streets running down to the Mittagong Rivulet from PLC Shepherd in December 1886 for £245 and almost immediately subdivided it into building lots.



In April 1889 Fowler sold Lots 13 and 14 to Benjamin Samuel Jackson for £65. Jackson and his wife and three sons had only recently arrived in Australia from England, coming straight to Bowral to settle. He had the house built soon after he purchased the land. He later purchased Lot 15 adjoining the house on the northern side, which remains vacant land.

Benjamin Jackson died in June 1893. In April there had been a heavy flood and while working to repair the damage to his fencing he became ill and died from heart disease two months later. The house passed to his wife and sons.

The property was mortgaged to the CBC Bank and when repayment could not be met by the Jacksons, the bank sold the property for the amount owing - £230 – to John James Price, a post office employee, in August 1907. Price still owned the property in the 1930s.

OBITUARY for Benjamin Samuel Jackson 1833-1893

Bowral Free Press and Berrima District Intelligencer Wed 7 Jun 1893

We deeply regret to have to record the death of Mr. Benjamin S. Jackson, of Rose-street, which took place yesterday (Tuesday), at midday, at the age of 60 years. Mr. Jackson, with his wife and family of three sons, arrived in Bowral direct from England four years last

January (1889), having disposed of a successful business at home (Jarrow-on-Tyne near

Newcastle) in order to try his fortunes in this Greater Britain. We may state that Mr. Jackson was by trade an iron worker, but for many years before leaving England he carried on a business as a grocer. Shortly after residing in Bowral, Mr. Jackson purchased an allotment near Mr. Cope's, nursery, and thereon built his present residence. The heavy floods of April last did more or less damage to Mr. Jackson's property, removing the

fencing at the lower end and carrying away the soil. Mr. Jackson at once set to work to remedy the damage, and it was while so engaged that he took ill — the first time in his life that he was unwell. Knocking about in the damp a cold settled on him, which in a remark-

ably short space of time brought on disease of the heart. For more than a fortnight his life was despaired of, dropsy setting in. However, under Dr. Kyngdon's care, assisted by the sacrifice of loving hands, Mr. Jackson rallied somewhat, and was able to walk a little about

the room. Dropsy had left him, and the pains were much less severe, but the condition of his heart prevented him from lying down to sleep until the last three nights. After an illness of eight weeks, Mr. Jackson passed away quietly at noon yesterday, in the presence of his wife and his eldest son, Mr. T. H. (Thomas Henry) Jackson, (plumber). The youngest son, Master W. (William) Jackson, is an apprentice in the office of this paper, while Master George Jackson, the second son is a carpenter in Mr. A. Stevens's employ. We sympathise with the bereaved in their loss. The funeral will take place at 3 this afternoon, when the remains will be interred in the P.M. (Primitive Methodist)

portion of the new General Cemetery.

Conversazione in aid of the Bowral School of Arts November 1892.

Mr. B. Jackson, of Rose-street, Bowral, occupied one of the ante-rooms behind the stage with a model of a plate-mill for making ships and boilers, made on improved principle by himself. As long as 15 years ago Mr. Jackson worked out the model in England. He went over to Scotland and laid down four at the Blockairn Iron Works, near Glasgow ; and also one for the Earl of Granville at Hanley, England ; also laid two down for Sir Charles Mark Palmer, M.P., Jarrow-on-Tyne. The model is complete, containing all the parts as in a large mill, and weighs about 1½ cwt, so it is not a mere toy. The standards, coupling box, and spindles are all solid brass, while the rollers are steel. Their are four departments—the engine, copper boiler, mill, and small tank. The steam was generated by gas. Mr. Jackson was showing how it worked on lead strips, which it thinned considerably on being put through a number of times. Quite an interesting exhibit, and worth the extra penny. About 300 persons witnessed the mill at work. We understand that Mr. Jackson is open to sell the model mill for £100. Model of the steamship East Linton lent by Mr.

B. Jackson. Bowral Free Press and Berrima District Intelligencer Sat 26 Nov 1892

Notes on John James Price (1875-1965)

Louisa Lee Price (1876-1969) and John James Price (1875-1965) Post Office worker at Bowral were married in Bowral in 1912. In 1925 Louisa bought 9 Church Street in the Glebe Estate in Bowral and they built a fine house there and named it *Cobbity* (now called *Wirra Willa*). The well known Bowral Solicitor and author Les Price is their eldest son and he was born in 1916 and grew up in the family home *Cobbity*. Les attended Bowral High School and was Dux boy in the 1933 Leaving Certificate examinations. Les went to Sydney University Law School and returned to Bowral after being admitted as a solicitor in 1940 and he acquired the law firm of H. M. Oxley. Les retired in 1985 after 45 years of legal practice. In 1991 he wrote *Tales of the Southern Highlands*, followed by *May it Please Your Honour* in 1995.

Ryerson Index

FOWLER	Henry Clarke	Death notice	21SEP1918	Death 61	late of Glebe Point, Wyong and Exeter	Sydney Morning Herald	23SEP1918
PRICE	John James	Death notice	06MAY1965	Death	at Bowral	Sydney Morning Herald	10/05/65



Above: Images from BDHS image library. Photographed as part of Streetscapes Project by Berrima District Historical Society in 1980.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Rose Street area of Bowral in the late 19th Century and in particular the development of the 1880s Garden of Bowral Subdivision.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance for its association with the early holder of the estate, Patrick Lindsay Crawford Shepherd 1831-1903, nurseryman, landowner, developer and NSW politician, Benjamin Samuel Jackson 1833-1893 iron worker, inventor and grocer, first owner of this lot who commissioned the house to be built c. 1890 and John James Price 1875-1965, Post Office worker at Bowral, owner from 1907 to the 1930s.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspect of the local area's heritage in this case a narrow two storey Victorian era house with gable front.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

40 Rose Street, Bowral is significant because it illustrates the development of the Rose Street area of Bowral in the late 19th Century and for its association with the early holder of the estate, Patrick Lindsay Crawford (PLC) Shepherd 1831-1903, nurseryman, landowner, developer and NSW politician, Benjamin Samuel Jackson 1833-1893 iron worker, inventor and grocer, first owner of this lot who commissioned the house to be built c. 1890 and John James Price 1875-1965, Post Office worker at Bowral, owner from 1907 to the 1930s. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for possessing a relatively rare aspect of the local area's heritage in this case a narrow free standing two storey Victorian era house with gable front.

Old Bowral Cottage Hospital

Sheffield Road (97-103 Bowral Street), Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The Old Bowral Hospital has local significance as the first formally established public hospital in the Southern Highlands. Completed in 1889, the Berrima District Cottage Hospital (as it was then known) provided medical facilities to the people of the Southern Highlands for the first time since the district was settled in the early part of the 19th century. Prior to that, medical services were available only through local GPs; medical emergencies were sent to Goulburn, being the nearest hospital, several hours distant by pony trap. The establishment of the hospital was an important step forward in the development of Bowral and surrounding district.

Description

September 2020: There are two main old buildings with later additions at the rear. The front garden has mature magnolia trees and a circular sealed drive. The old hospital is now in the southern part of a larger public and private hospital complex encompassing a whole street block. None of the site is listed. The 1889 weatherboard cottage hospital is domestic in scale and detail. This building has two projecting gables and central entrance to the main elevation and a simple skillion verandah. It has two verandahs. To the left has 5 windows and 1 French door. To the right it has 3 windows and 1 French door and it returns to the west. The second brick building, now called Highland House, has a projecting central room with hipped gable and skillion verandah. Both buildings have moderately pitched gable roofs of corrugated sheet metal.





Internet Review

Good notes and image below from <https://www.swslhd.health.nsw.gov.au/bowral125/history.html>.



Above: 1904 image of the old hospital showing the 1889 timber structure to left and later wing to the right. (Source: <https://www.swslhd.health.nsw.gov.au/bowral125/history.html>.)



Above: Photo circa 1890 showing the original Berrima District Cottage Hospital. (Source: Berrima District Historical & Family History Society.)

History

Heritage Survey 2009 History

In 1885 Bowral was a small country town with a population of 1200 (distributed amongst 240 houses), with no sewerage or reticulated water supply; the streets were still lit by kerosene lamps that were not replaced by gas lamps until 1889. A telephone exchange was not installed until 1909 and it was 1925 before electricity reached the district (and even then usage was limited). It was against this background that Dr Bernard J. Newmarch and Mr Copeland Bennett (the station master at Bowral Station) called the first public meeting on Monday 27th July 1885 to discuss the establishment of a hospital in the district. The meeting was attended by 22 representatives (all men) of the various villages and towns in the district and was held at the Bowral School of Arts.

The State Government offered dollar for dollar funding, provided the community could find their half and the Inspector of Charities "submitted a favourable report of the project to the Government." A five bed hospital was deemed adequate and the organising committee estimated that a total of 1,000 pounds would be required to start the project, with additional funds required as construction progressed.

All of this was contingent upon the location and purchase of a suitable parcel of land and the Inspector of Charities was less than helpful in this regard. In 1886 the Inspector dismissed land parcels at Burradoo, Moss Vale and Sutton Forest, for various reasons and a site at Berrima because of the lack of a railway (although why this should affect the hospital at a local level was unclear). He visited available land in Mittagong and Bowral, strongly recommending the site "known as Carter's land, adjoining the Glebe land close to St Jude's Church in Bowral." He further advised that not less than 8 acres be secured (as he would not recommend Government aid for a lesser area) and that the minimum number of planned beds be raised to 9.

After much discussion part of Mr Carter's land was purchased, but only 5 acres and 2 roods, bounded by Bowral Street to the north and Harrison's land on the west. Centrally located, it was an ideal site for a district hospital but it seems curious that the committee, so desirous of government funding, should deliberately ignore the Inspector's requirements. Interestingly, very little wider public interest was shown in the proposal, which was widely regarded as a "Bowral affair" with little relevance to the other villages and outlying settlements. Dr Newmarch felt very strongly about the need for a local hospital and wrote to the Bowral Free Press in May 1886: "It is useless to deny that the residents of Bowral, in not a few instances, raise objections to the foundation of a district hospital, as it is to be built in their own town. The reason is that the hospital will be used for infectious cases, and that it will drive visitors away and ruin the district. For my own part, I consider that every town should have the means of providing such accommodation as the necessity arises. We can never be positive that typhoid may not arise or be imported into our homes by the very people that afford so many here a means of support. We must remember that it is even more than probably that such may happen; but we have no visible means of preventing it spreading, or from destroying the reputation of this and every other town in the district. No one can blame us, not even the most short-sighted of those who object to the establishment of the hospital, if we have the means at hand ready to cope with the only foe likely to militate against their welfare."

Dr Newmarch's typhoid fears proved to be largely groundless (at least within a local context) and the committee dragged on with the process for another 16 months before tabling an agreement for the purchase of a reduced hospital site from Edward Carter.

Eventually, 5.5 acres was purchased and a Board of Trustees appointed to administer the Berrima District Cottage Hospital. By late May 1888 clearing of the site had commenced, a six strand wire fence erected, a hawthorn hedge planted and erection of the building was expected to commence within 3 months. In September 1888 the architect, Harry Kent (of Budden Architects in Sydney) submitted a sketch plan for the site that was unanimously approved by the Board and the Government. On 8th September 1888 the Bowral Free Press reported on the plans: "In the design, the architect has endeavoured to cut everything down to the smallest possible dimensions consistent with requirements. The building though unpretentious would have a pleasing appearance and would convey its intention and purpose in its appearance. The accommodation shown is for 6 patients, 4 males and 2 females, but the wards can be extended in the direction of their free ends to almost any extent. The male and female wards are each overlooked by an inspection window from the matron's bedroom and are well separated, their verandahs having an outlook in different directions. The bathrooms are placed close to each ward; and the closets, sinks etc, are cut off by ventilating lobbies from the wards. The servant's room has been placed inside the house, so that she may be more under the supervision of the matron, and also that she may be easily within call, as it is thought she will probably have to act partly as an assistant nurse. The front elevation shows the entrance hall, with the surgery and dispensary on the one side, and the matron's sitting room (which is also the visitor's room) on the opposite side. These two rooms are each 11ft x 11ft. The male ward is 19ft x 16ft 6in. High and the female ward is 16ft x 12ft x 12ft 6in. High. The other

rooms are 11ft in height. The plan also shows man's room, linen room, kitchen, wash house, fuel room etc. In short, everything necessary in a complete cottage, while very careful and special attention has been given to ventilation. The cubic air space in the male ward is 950 feet per bed, and in the female 1200 feet per bed. The corridors are all well lighted, each having direct light from the outside; and there is a fireplace in the sitting room, surgery, both wards, and matron's room." This last was an important consideration for a hospital (and indeed any building) in the southern highlands, with bitter winds and freezing mists. The architect, Harry Kent, was well known through his role as Honorary Secretary of the Board of Management of the Sydney Hospital for Sick Children from 1884-1898 (he was later made a life member of the Board); in 1909 he was instrumental in the planning of the Hospital for Children at Camperdown. The foundation stone was laid by the (then) Governor, Lord Carrington, on 9th February 1889 using a piece of "Gib" stone from the Loveridge and Henderson Gib Quarry. The foundation stone ceremony took place during the Governor's annual holiday at his country residence, "Hillview", at nearby Sutton Forest and on the day following the annual Bong Bong Picnic Races. The event was attended by some 600-700 people and was preceded

by a procession through the streets of Bowral to the strains of "God Save the Queen" played by the Bowral Brass Band. With the foundation stone laid, building operations commenced as scheduled and arrangements for furnishing the building and landscaping the grounds were also commenced. Building work was completed on 3rd August 1889 and 10 days later the Building Committee purchased the necessary furniture from Anthony Hordern and

Sons in Sydney. The Hospital was officially opened on 4th September 1889 by the Hon. John Lackey, MLC. Dr Newmarch and Mr Bennett were also present to see their dream become a reality.

(Condensed from "Berrima District Cottage Hospital 1889-1919; Blessed is he who helpeth the Sick and Needy", by Win Smith, *Berrima and District Historical Association, no date*). (Existing WSC Inventory)

The official history is contained in the 128 page 1989 book *Blessed are they Berrima District Cottage Hospital 1889-1919* by Win Smith.

Notes from Wikipedia on Harry Kent, Architect (1852–1938)

Source: [https://en.wikipedia.org/wiki/Harry_Kent_\(architect\)](https://en.wikipedia.org/wiki/Harry_Kent_(architect))

Harry Chambers Kent (1852–1938) was an English-born Australian architect. Before his graduation as MA at Sydney University in 1875 Kent was articled to James Barnet, the New South Wales Colonial Architect, and in 1873 to John Horbury Hunt. He was Sydney-based during the late 19th and early 20th centuries and a leader of his profession as President of the Institute of Architects of NSW (1906–07). During his career he was associated with the design of over 670 buildings. Many of his designs are heritage listed and two are on the New South Wales State Heritage Register.

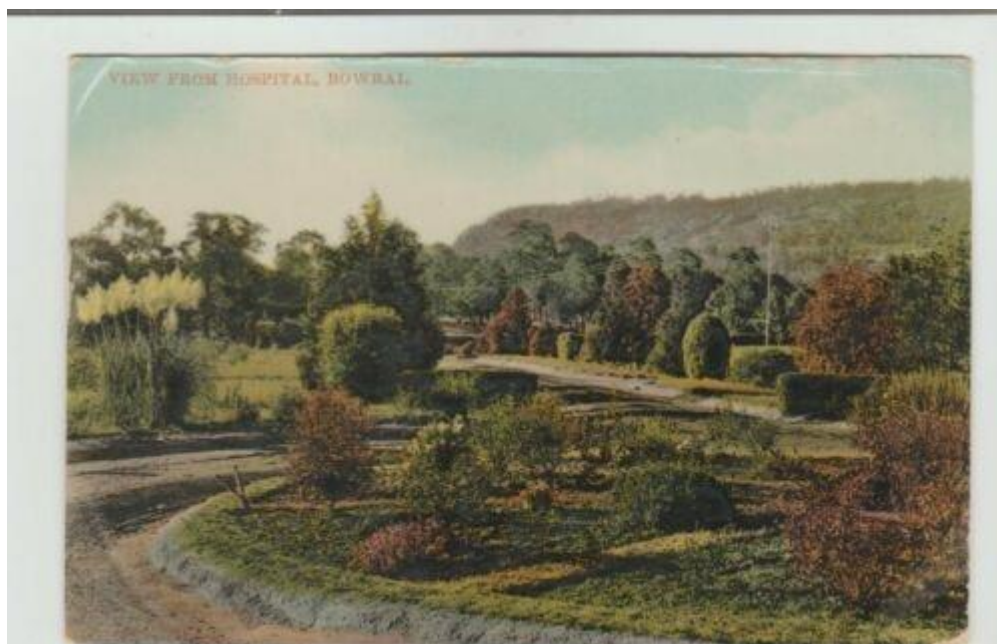


Above: Berrima District Cottage Hospital, Bowral 25th February 1906. (Photo courtesy of the State Library of Victoria.)

Bowral Hospital Master Plan Redevelopment Proposals

71 page report at this site. Includes curtilage for heritage buildings and examination of the old buildings at pages 30-37. Page 30 is below. Bowral Hospital Master Plan Redevelopment Proposals

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8980%2120190417T044408.690%20GMT>



Above: postcard from c. 1910 showing garden and looking to the Gib.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area being the first known publicly funded hospital in the Shire.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with its Bowral and District supporters named in the official history Blessed are they Berrima District Cottage Hospital 1889-1919 by Win Smith 1989 including Dr Bernard J. Newmarch and Mr Copeland Bennett (the station master at Bowral Station) who called first public meeting 1885, the first Matron in 1889, Miss Annie Morgan 1863-1965 (married name Annie Cottee) and architect Harry Kent (1852-1938). Before his MA graduation at Sydney University in 1875 Kent was articled to James Barnet, the NSW Colonial Architect, and in 1873 to John Horbury Hunt. Sydney-based during the late 19th and early 20th centuries and a leader of his profession as President of the Institute of Architects of NSW (1906-07). During his career he was associated with the design of over 670 buildings many of which are heritage listed and two are on the New South Wales State Heritage Register.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area for its pleasing cottage style design by architect Harry Kent of Budden Architects of Sydney.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong or special association with the Bowral and wider community for its services to Health.</i>
(e) RESEARCH POTENTIAL	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a good example of late Victorian style cottage building.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Old Bowral Cottage Hospital in Sheffield Road Bowral is significant for being the first publicly funded hospital in the Bowral district and for its association with many supporters named in the official history *Blessed are they Berrima District Cottage Hospital 1889-1919* by Win Smith 1989 including Dr Bernard J. Newmarch and Mr Copeland Bennett (the station master at Bowral Station) who called first public meeting 1885, the first Matron in 1889, Miss Annie Morgan 1863-1965 (married name Annie Cottee) and architect Harry Kent (1852–1938). Kent was articled to James Barnett, the NSW Colonial Architect, and in 1873 to John Horbury Hunt. He became a leader of his profession as President of the Institute of Architects of NSW (1906–07). During his career he was associated with 670 buildings many of which are heritage listed. The Old Bowral Cottage Hospital is also significant for its strong association with the Bowral and wider community for its services to health from 1889 to the present. It is significant for its pleasing cottage style design and in demonstrating the principal characteristics of a class of the local area's heritage in this case a good example of late Victorian style cottage building.

Late Victorian weatherboard house

1 Shepherd Street, Bowral

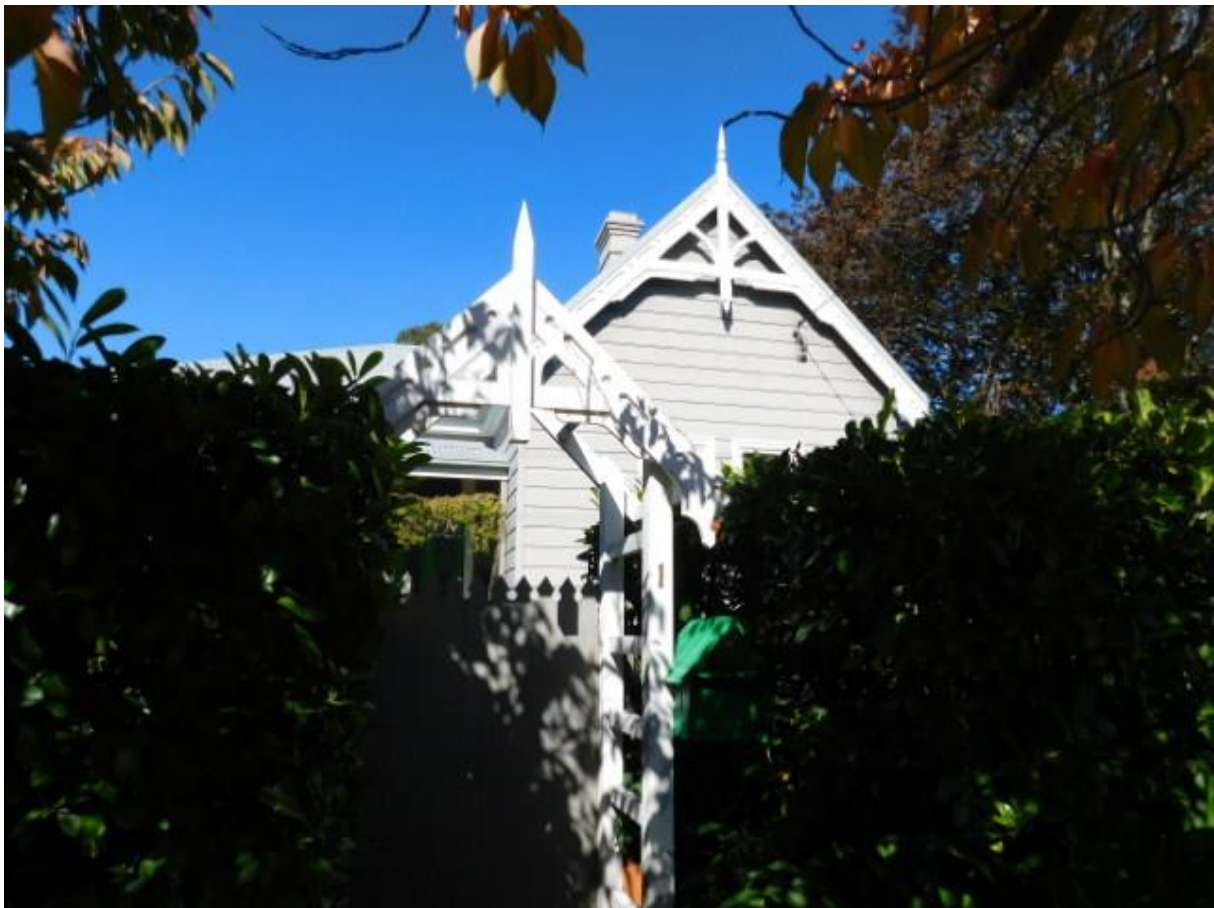
Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: A late Victorian style weatherboard house located in a very pleasant tree lined street in a conservation area near the centre of Bowral. To the right of the site is the local Bowral Art Gallery site and garden. There is a high laurel hedge to the front and beautifully designed lychgate to match the front gable of the house. Garden provides a very good setting for the house. Driveway to the left to a well designed single garage. The roof is hipped and gabled and clad in corrugated sheet metal. The projecting bay to the street has well designed exposed timber work and finial. The verandah is offset to the left and returns to the left.



Internet Review

<https://www.realestate.com.au/property/1-shepherd-st-bowral-nsw-2576>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Shepherd Street area of Bowral in the late Victorian period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late single storey weatherboard Victorian style residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

1 Shepherd Street, Bowral is significant because it illustrates the development of the Shepherd Street area of Bowral in the late Victorian period. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a late single storey weatherboard Victorian style residence.

‘Clifton’—Victorian house, including interiors 7 Shepherd Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

7 Shepherd Street, Bowral (Clifton) The house has significance as an early Victorian residence / cottage which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding Victorian era house set on a wide 2115m² site in a town setting that has retained its context. The building is setback m from the street. The site has a front fence of timber lapped and capped, approximately and a right side hipped roof garage at rear. The front garden is large and landscaped and features paving and many mature trees. The facade presents a symmetrical face brick elevation. The roof is hipped with a steep pitch and is clad in corrugated sheet metal and features symmetrically placed corbelled chimneys.

The verandah runs around the façade and has a bullnose profile. It is clad in corrugated sheet metal and features cast iron columns and brackets. The façade is obscured by a high fence. The front door is 4-panelled and glazed with fanlights and sidelights.

Fenestration comprises pairs of vertically proportioned 2-pane double hung timber windows. The building appears to be in very good condition and is substantially intact. Alterations include sympathetic rear and western and eastern side additions and sympathetic verandah infill. The front fence height out of character in street.

The internet show site to have very elegant interiors including very high style over mantles to the doorways. The house is in superb condition.



Above: 7 Shepherd Street, Bowral. (Source: <https://www.realestate.com.au/property/7-shepherd-st-bowral-nsw-2576>.)

Internet Review

45 photos including image above and two plans at this 2013 site <https://www.realestate.com.au/property/7-shepherd-st-bowral-nsw-2576> (accessed, September 2020).

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of Shepherd Street area of Bowral in the 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting, its architectural form and its interiors.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a very high quality Victorian era residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

'Clifton' at 7 Shepherd Street is significant because it illustrates the subdivision and development of the Shepherd Street area of Bowral in the 19th Century. It is also significant for the beauty of its setting, its architectural form and its interiors and for demonstrating the principal characteristics of a class of the local area's heritage in this case a very high quality Victorian era residence.

Weatherboard house

60 Shepherd Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the development of the Bowral Railway Station Subdivision of 1879, adjacent to the Bowral (formerly Burradoo) Railway Station built in 1867. [Note: incorrect property referenced.]

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding house that dates from the late Victorian/early Federation period set on a large 1391m² corner site to Elm Street in a town setting that has retained its context. The building is setback from the street. The site has a remnant front fence of timber picket and hedge and a side driveway to the east and side outbuildings to the east. front garage. The front garden is informally landscaped and features a curved brick path, mature trees and perennials and provides an appropriate setting for the house. The façade presents a symmetrical elevation and is constructed of weatherboard with a brick base course. The roof is hipped with a medium pitch and has closed eaves. The roof is clad in corrugated sheet metal and features corbelled chimneys and ventilating gablet. The verandah runs across part of the Shepherd Street façade and reruns fully to the left side of the house. It has a bullnose profile and is clad in corrugated sheet metal and features timber posts with carved valance and timber cross balustrade. The façade is partially obscured by vegetation. The front door is offset and glazed. Fenestration comprises vertically proportioned 2-pane double hung timber windows and French doors. The building appears to be in good condition and is highly intact. Alterations include sympathetic rear additions, unsympathetically new black Colorbond roof. Significant garden.

Internet Review

September 2020: One only Google 2020 photo at this site:
<https://www.realestate.com.au/property/60-shepherd-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Research from Linda Emery April 2021

'Manch', 60 Shepherd Street

The house was originally built on Lots 14, 15 and 16 of Section C of Shepherd's Upper Bowral Subdivision. From the late 1920s it was owned by Margaret Mary Huntley and later her daughters Clare and Eleanor. At that time the house was called Manch and was occupied by Margaret Huntley and her daughter Clare. Margaret died in 1930 and Clare remained in the house until her death in 1944.

In 1949 the house was sold to Arthur Burton and his wife Alice for £1,650. Arthur Burton operated the well-known real estate firm of Burton of Bowral. In 1954 he subdivided the land creating two lots, one with the original house and another lot, now 12 Elm Street, on which a new house was built.



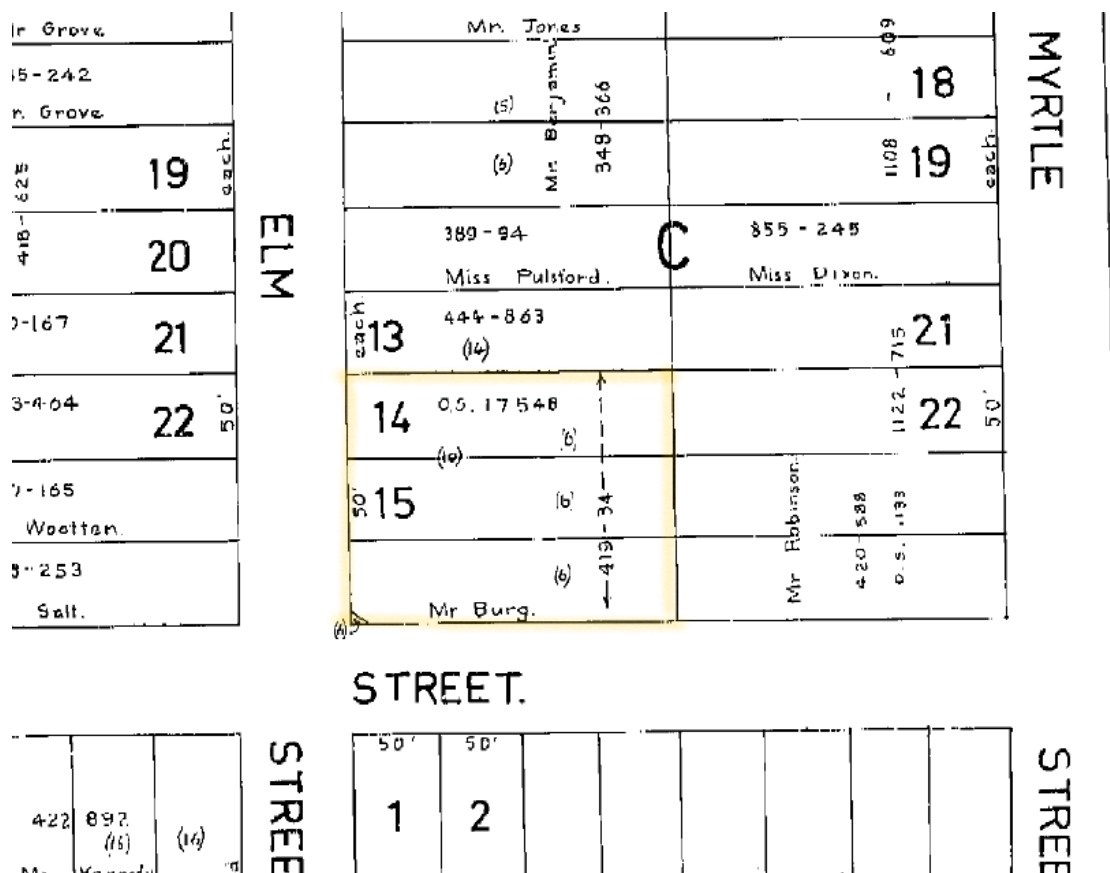
Above: view of 60 Shepherd Street from the side Elm Street frontage (D. McManus 2020).



Above: view of 60 Shepherd Street from the Shepherd Street frontage (D. McManus 2020).

Deposited Plan research

Deposited Plan 979526 of Shepherd's Upper Bowral Subdivision shows lots 14-16 as being purchased by Mr Burg and in Conveyance Book 419 No. 34. The conveyance book gives details of a sale for the land shown on the image below from Patrick Lindsey Crawford Shepherd of Colo Vale to Anton William Burg of Bowral dated 15 July 1889 for the sum of £175.



Above: Extract from Deposited Plan 979526 showing Anton Burg's land outlined in yellow on the corner of Elm and Shepherd Streets, originally purchased in 1889.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	(no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	Of significance to the history of the local area because it illustrates the subdivision and development of Shepherd Street area of Bowral in the late Victorian/early Federation period.
(b) ASSOCIATIONAL SIGNIFICANCE	Of significance because of its association with Arthur William Burton MBE 1894-1973, owner from 1949, who operated the well-known real estate firm of Burton of Bowral for many years.
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	Of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and its architectural form.
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a large one storey freestanding residence that dates from the late Victorian/early Federation.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

60 Shepherd Street is significant because it illustrates the subdivision and development of the Shepherd Street area of Bowral in the late Victorian/early Federation period and for its association with Arthur William Burton MBE 1894-1973, owner from 1949, who operated the well-known real estate firm of Burton of Bowral for many years. It is also significant for the beauty of its setting and its architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a large one storey freestanding residence that dates from the late Victorian/early Federation.

Late Victorian homestead including bunya pines at driveway entry

67 Shepherd Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

April 2021: A large symmetrical late Victorian house located on a high north facing corner site to Elm Street. Constructed of sandstock brick it has a corrugated metal hip roof and verandah to four sides. From internet rear verandahs were enclosed by 2011. The verandah is timber post and bracket supported and has a timber balustrade. There is an arched portico section to the front verandah leading to the front centrally placed door. Landscape is simple but there are two very large Bunya pine trees at the front. Fenestration includes early shuttered French doors to the front. House has a wonderful view to the north. 2011 Internet site shows this house to have been very intact at that date.



Internet Review

16 images at this site including images above and below.

<https://www.domain.com.au/property-profile/65-69-shepherd-street-bowral-nsw-2576>



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the early development of the Shepherd Street area of Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its elegant design and position on this large corner site in Bowral and for its setting including two very large Bunya pine trees at the front.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage of a large symmetrically fronted late Victorian residence on a large town site.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

65-69 Shepherd Street, Bowral. is significant because it illustrates the early development of the Shepherd Street area of Bowral. It is also of significance in demonstrating aesthetic achievement in the local area because of its elegant design and position on this large corner site in Bowral and for its setting including two very large Bunya pine trees at the front and demonstrating the principal characteristics of a class of the local area's heritage of a large symmetrically fronted late Victorian residence on a large town site.

‘Cavan’—Federation house, including interiors

71 Shepherd Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the development of Marstons Subdivision.

Description

September 2020: A freestanding single storey Federation era weatherboard house set on a wide sloping site in a town setting that has retained its context. The building is setback 10 metres from the street. The site has a front fence of timber picket and cast metal caps approximately 1.2 metres high and a western side and central basement garage. The front garden is large and informally landscaped and features mature trees and hedging. The façade presents a simple asymmetrical elevation and is constructed of weatherboard with a paint finish and rendered masonry base course. The roof is doubled gabled and hipped with a medium pitch and has boxed eaves. The roof is clad in green colourbond corrugated sheet metal and features roughcast chimneys, terracotta chimney pots, worked wood barge boards and gable end detail. The verandahs are offset and has a broken back profile. It is clad in green corrugated sheet metal and features timber columns, carved brackets and fretted timber balustrade. The front door is centrally offset and is glazed with fanlights and sidelights. Fenestration comprises pairs of vertically proportioned double hung timber windows with shingled awnings and French doors and corbelled sill. The building appears to be in excellent condition. Alterations include sympathetic, eastern side additions, carefully matched in detail.



Internet Review

September 2020: 14 photos including image below, one plan and listing notes at this 2013 site:
<https://www.realestate.com.au/sold/property-house-nsw-bowral-108653356>

'Cavan' a blue ribbon quintessential Bowral dream home with magnificent old world' features which embrace modern family living within its laid back grandeur.

4 double bedrooms with timber floors

Built in robes, walk in robe in main bedroom

3 bathrooms (1 ensuite) with heated towel rails

Formal living room with bay window, open fireplace and door to verandah Formal dining room with timber floors and open fireplace

Family room with open fireplace and French doors to large deck

Country styled kitchen with timber cupboards, dishwasher, separate pantry Casual dining with door to private terrace

Fully equipped study with ADSL2 broadband, networked throughout home Rumpus room with separate entrance (possible office)

Garage with auto door and Carport Wine cellar and under-house storage

High ornate ceilings, gas ducted central heating Fully automated irrigation system with rain sensor

Natural abundant light floods this gracious period home.

Only a handful of homes in Old Bowral' are this well restored, extended and blessed with magnificent light filled rooms, adjoining terraces and a deck simply made for exceptional living.

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this section of Shepherd Street in the Federation period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area for its setting, its architectural form and interiors and its sympathetic additions.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey Federation era weatherboard residence with sympathetic additions.</i>

Integrity/Intactness

Substantially intact although additions have been made.

Statement of Heritage Significance

Cavan at 71 Shepherd Street is significant because it illustrates the subdivision and development of Shepherd Street area of Bowral in the Federation period. It is also significant in demonstrating aesthetic achievement for its setting, its architectural form and interiors and sympathetic additions and for in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey Federation era weatherboard residence with sympathetic additions.

House and Keteleeria tree in front garden

91 Shepherd Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

HAC Workshop No 2 11/6/2021: yes. Association with Mt Shepherd house. Trees

Charlotte mentioned rare tree in front garden. Keteleeria is a genus of three species of coniferous trees in the family Pinaceae first described as a genus in 1866.

House is said to have grown from a former schoolroom serving the adjoining Mt Shepherd estate. However from the street presents as a double fronted weatherboard cottage with offset straight timber post supported verandah to the right. Verandah has an ogee profile corrugated metal roof. Main roof is mostly gabled and is of corrugated metal with one visible corbelled chimney to the right. House has a projecting gabled bay section on the left with a hooded window and finial to the gable.



Above: Image from *Highlife* advertisement Dec/Jan 2019.

Internet Review

<https://www.belleproperty.com/listings/459903/91-shepherd-street-bowral-nsw-2576/>

Rare Old Bowral Beauty C1880

Located within walking distance from the town centre this exceptional and immaculate character home offers generous and comfortable family living in a tightly held Old Bowral.

Behind established hedges and delightfully landscaped private gardens, history abounds here as the original section of the home was once a schoolhouse attached to the neighbouring Mt. Shepherd.

From the original 1880's schoolhouse, the building has been sympathetically and significantly added to by its current owners approximately 14 years ago, with the most recent additions completed 6 years ago. Offering a large open plan living room and loft library library with soaring mansard ceiling.

All the verandahs, extensions and galvanised concave curved roofing are finished to a very high standard

10 foot ceilings and polished boards with various timbers including gorgeous Kauri throughout with the exception of two of the bedrooms finished in contemporary coloured plush, quality carpet.

The two lovely living spaces boast wood burning fireplaces, one a slow combustion fireplace.

French doors opening from many areas including to the sun-drenched North-facing front verandah overlooking the formal garden.

Three bedrooms plus a study or 4th bedroom.

Two contemporary bathrooms-main with tub, both with in floor heating.

Classic galley country style kitchen with timber counters, double under counter Miele ovens and large 5 burner stainless steel hob with Qasair rangehood, fireclay sink, French door to kitchen garden.

Informal family room and dining opening to back patio with slow combustion woodfire.

Gorgeous office (or 4th bedroom) probably the oldest part of the house with triple hung windows to courtyard nook either side of another fireplace.

Divine gardens including a number of fruit trees, chook run and veggie patch.

External laundry with shower and W/C.

Double Garage with auto door.



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the eastern end of Shepherd Street in the late 19th Century and said to be in an early form the schoolhouse for the adjoining heritage listed Mt Shepherd property at 89 Shepherd Street</i>
(b) ASSOCIATIONAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting, architectural form and garden including rare Keteleeria Tree.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian era weatherboard residence.</i>

Integrity/Intactness

Substantially intact although alterations have been made.

Statement of Heritage Significance

91 Shepherd Street, Bowral is significant because it illustrates the development of the eastern end of Shepherd Street in the late 19th Century and said to be in an early form the schoolhouse for the adjoining heritage listed Mt Shepherd property at 89 Shepherd Street. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting, architectural form and garden including a rare Keteleeria Tree and for demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian era weatherboard residence.

‘Alma Cottage’—weatherboard cottage 5 Sherwood Avenue, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description



Internet Review

June 2021 38 images and one plan at this site from 2020. 602m²

<https://www.realestate.com.au/property/5-sherwood-ave-bowral-nsw-2576>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Sherwood Road area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small single storey Victorian era weatherboard symmetrically fronted cottage with hipped roof and straight verandah.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Alma Cottage at 5 Sherwood Avenue Bowral is significant because it illustrates the development of the Sherwood Road area of Bowral in the late 19th Century. It is also of significance in demonstrating aesthetic value for of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a small single storey Victorian era weatherboard symmetrically fronted cottage with hipped roof and straight verandah.

Scout Hall

2-8 Sherwood Avenue, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description



Internet Review

June 2021. Good google earth image only. 2728 m² site

<https://www.realestate.com.au/property/2-8-sherwood-ave-bowral-nsw-2576>

History

Research from Laurel Cheetham June 2021

According to James Jarvis in *A History of the Berrima District*, 1962, p.110 Mrs K. Oxley gave land for the erection of a Scout Hall in Mount Road in 1918, when the 1st Bowral Troop of Scouts was established. Part of the Clubroom was built with money raised by the Apex Club which ran a Billy Cart

Derby and raised between 200 and 300 pounds. The current hall was built in 1951. It is of brick construction forty feet by twenty four feet and was officially opened in February 1952.

There is no mention of the Girl Guides Hall in Boolwey Street, but from memory this would probably have been built much later.

The Scout Hall should be listed as it is part of the social history of Bowral, there are probably prominent people associated with it (Linda to check?) and the land was given by the Oxley family, it has historical significance as it has been important in the area's cultural history since 1918. To my knowledge (I was District Secretary in the 1980s) building work was always funded and undertaken by the scout/services/community as there were experienced tradespeople among the parents.

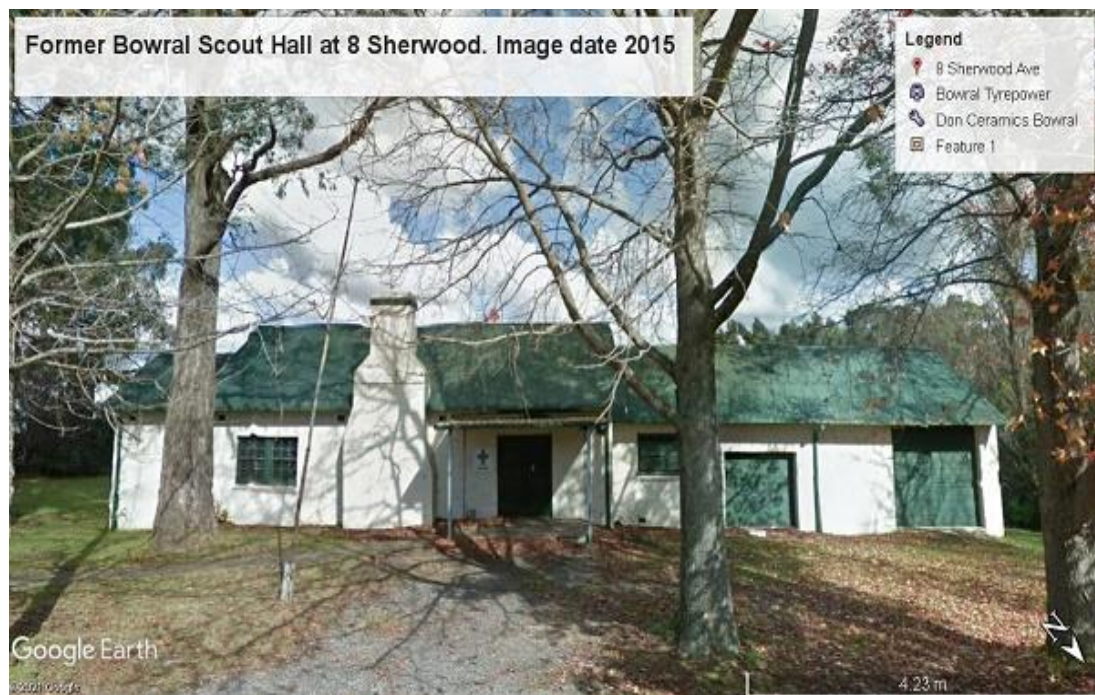
Note from Dennis McManus. The current scout hall may well be on part of the original Mount road land given by Mrs Oxley. See Google Earth image below.

1947 Bowral Scouts. Messrs. Blacket and Sheaffe (architects in conjunction) for plans and specifications.

Bowral Scouts CLUB-HOUSE TO BE ERECTED

The annual meeting of the Bowral Boy Scouts Association was held in the C.W.A. rooms on Monday night. The president (Mr. W. D Platt) occupied the chair, and there was a good attendance of persons interested in the Scout movement. The president extended a welcome to the Mayor and Mayoress (Aid. W. F. and Mrs. Foley), Mr. H. Talbot Sanderson, president of the District Association, and other visitors. In submitting his annual report, the president said the association had been able to give continued and sustained support to the cause of Scouting in Bowral. The financial position was a healthy one, and the report so far as the building fund was concerned would be one of the highlights of the evening. They were in the happy position to be able to commence, at an early date, the construction of a building fit to house the boys. Thanks were due to Mr. H. C.

Smith for his generous offer to do the constructional work without profit to himself. Owing to the industrial situation, costs must increase considerably and the would not have sufficient money to complete the building and its furnishings. Thanks were expressed in the re port to the Apex Club, the Gang Show and those who billeted visiting Scouts, the proprietors of the Empire Theatre, Messrs. Brake, J. Whatman and Stephens for transport to and from the corroboree, Messrs. Blacket and Sheaffc (architects in conjunction) for plans and specifications, and all others who had assisted Scouting. The Southern Mail Fri 25 Jul 1947 Full text at <https://trove.nla.gov.au/newspaper/article/128780526?searchTerm=Architect>



Above: Images from Google Earth accessed June 202. Image date 2015

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Sherwood Road area of Bowral in the post WWII period. The hall is considered to be on land on or near that donated by Mrs. K Oxley in 1918.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Mrs. K Oxley who provided the land in 1918 and co-design by prominent Bowral architects Henry Sheaffe and Blacket.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association with the 1st Bowral Scout Troop formed in 1918.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case being a masonry a structure when most scout had timber frames.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Former Scouts Hall at 8 Sherwood Avenue Bowral built in 1951 is significant because it illustrates the development of the Sherwood Road area of Bowral in the post WWII period and for its association in the local area with Mrs. K. Oxley who provided the land in 1918 and its association with the 1st Bowral Scout Troop formed in 1918. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and in possessing a rare aspect of the local area's heritage in this case being a masonry structure when most scout had timber frames.

Interwar rendered house

7 St Jude Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

March 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. St Judes Street runs along the western side of the State Heritage listed Bradman Oval.

Rendered c.1939 dwelling with an unglazed terracotta clad hipped roof. Prominent gabled entrance way which might have been added later.



Internet Review

one good street view image at this site

<https://www.realestate.com.au/property/7-st-jude-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Timothy Kelleher, a bread carter from Summer Hill acquired title to Lot 7, from the Archbishop of Sydney in June 1929. Mr Kelleher died in 1938 and the land passed by transmission to his wife Sarah Isabel Kelleher in June 1938.

In August 1938 Mrs Kelleher sold the land to Alia Baz, the wife of George Joseph Baz of the Cash Trading Company at 357 Bong Bong Street, Bowral Bowral. Alia Baz took out a mortgage with the Commonwealth Bank in June 1939.

Council's building records indicate that the house was built by J. E. Shepherd of Aitken Road, with approval given in April 1939.

George Joseph Baz died in April 1940. Mavis Mary McCleery bought the house for £2,850 in April 1944. Her husband was John McCleery. The title deeds indicate he was a storekeeper in Moss Vale. Mavis and John McCleery were not related to the other well-known McCleery family in Moss Vale who ran the McCleery engineering works.

The business of Mavis and John was J. McCleery and Co. Their shop at Moss Vale was a clothing store located at 410 Argyle Street Moss Vale.

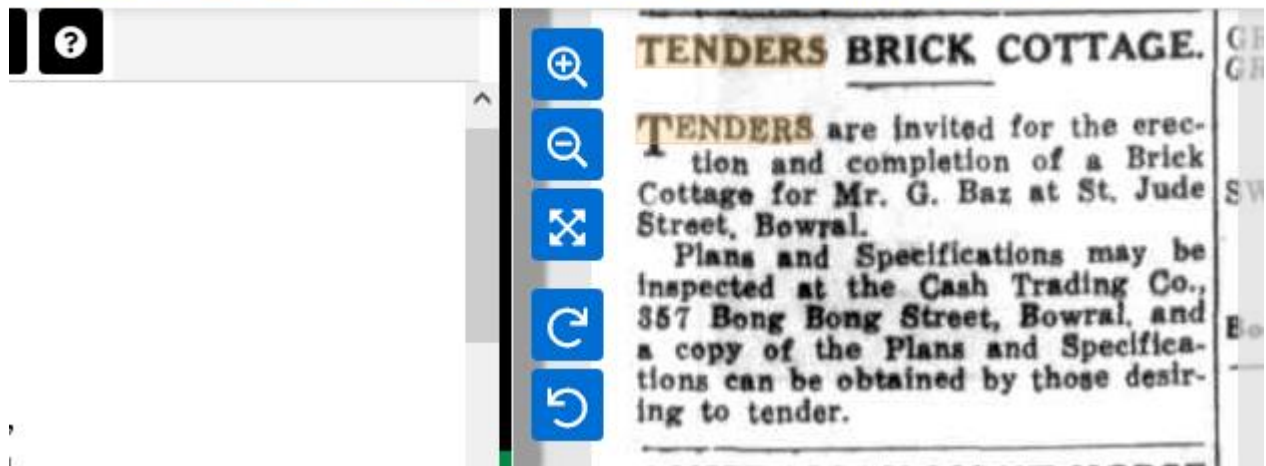
In the book *A brief history of Church and Edward Streets Bowral* it is mentioned in relation to 4 Church Street that "Eric and Daphne Bunter were members of the widely-known Bowral Branch of the retailing Bunter family. At the commencement of the second World War the four Bunter brothers Clement, Clive, Eric and Cecil (Pete) enlisted. The McCleery family of Moss Vale, on a verbal handshake deal, took over the Bunter clothing store for the duration of the War (Source: article by Leah Day in Southern Highlands News of 18 February 1998). After the War ended the business was sold back to the Bunters on the same terms and conditions that the McCleery family had bought it. Eric and his brother Pete took over the Bunter men's wear business post War."

The son of Mavis and John, John McCleery junior, bought a Lottery ticket in June 1951 which he failed to pick up from the newsagent. He had written on it the "NO LUCK" syndicate, and had fortunately written his address on the ticket stub as J. McCleery, St Jude Street Bowral. John won £6,000 enough to buy a sizable house.

Mavis McCleery sold 7 St Jude Street in January 1967 to Frederick John Gown, Grazier of Moss Vale, his wife Lois Isobel Gown, and John Leonard Gown and Valentine Robert Gown in equal shares.

The next purchaser was Gladys Mary Parmenter, a widow from Berrima in September 1972.

[The Southern Mail \(Bowral, NSW : 1889 - 1954\) / Fri 10 Mar 1939 / Page 5 / Advertising](#)



Ryerson Index

BAZ	George Joseph	Funeral notice	11APR1940	Funeral	late of Bowral, formerly of Muswellbrook and Sydney	Sydney Morning Herald	11APR1940
BAZ	Alia	Death notice	14JAN1966	Death 81	late of Maroubra	Sydney Morning Herald	15JAN1966
McCLEERY	Mavis Mary	Death notice	19OCT1981	Death	at Trentham, Willoughby, late of Mosman and Moss Vale	Sydney Morning Herald	21OCT1981

McCLEERY John Death 08MAY1966 Death late of Sydney Morning 09MAY1966
notice Bowral Herald

Heritage Significance Assessment

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(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance for association with several local identities who became owners. from 1938 with Alia Baz (1885-1966), the wife of George Joseph Baz (d.1940) of the Cash Trading Company in Bowral who commissioned the house to be built. From 1944 Mavis Mary McCleery (d.1981) and John McCleery (d.1966). Their shop, J. McCleery and Co at Moss Vale, was a clothing store located at 410 Argyle Street Moss Vale. From 1967 Frederick John Gown, Grazier of Moss Vale, his wife Lois Isobel Gown, and John Leonard Gown and Valentine Robert Gown in equal shares. From 1972 Gladys Mary Parmenter, a widow from Berrima.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a high quality single storey brick Interwar residence.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

7 St Jude Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. Of significance for association with several local identities who became owners 1. From 1938 with Alia Baz (1885-1966), the wife of George Joseph Baz (d.1940) of the Cash Trading Company in Bowral who commissioned the house to be built. 2. From 1944 Mavis Mary McCleery (d.1981) and John McCleery (d.1966). Their shop, J. McCleery and Co at Moss Vale, was a clothing store located at 410 Argyle

Street Moss Vale. 3. From 1967 Frederick John Gown, Grazier of Moss Vale, his wife Lois Isobel Gown, and John Leonard Gown and Valentine Robert Gown in equal shares. 4. From 1972 Gladys Mary Parmenter, a widow from Berrima. It is also of significance for the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a high quality single storey brick Interwar residence.

Post-war brick and tile house

11 St Jude Street (cnr of Church Street), Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

March 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. St Jude's Street runs along the western side of the State Heritage listed Bradman Oval.

c.1949 dwelling with an unglazed terracotta clad hipped roof. Prominent chimney to the front projecting section of the house.



Internet Review

Nil.

History

Historical Research by Maureen and Bud Townsing

Philip Molen of Parramatta, Gardener acquired Lot 9 from the Archbishop of Sydney in July 1929. Philip Molen sold the land to Alf Stephens junior, Builder and Contractor of Bowral in June 1933.

Alf Stephens junior had two children, Peggy Lydia and Joan Margaret Stephens. Peggy Lydia married Robert Keith Wotton in September 1943. At that time Keith was in the military.

Peggy Lydia Wotton bought the land from her father Alf Stephens in October 1946. In May 1947 Peggy Lydia Wotton and Robert Keith Wotton became joint tenants.

In August 1948 they took out a mortgage with the Bank of NSW. The sewer was connected in October 1949 and this gives a possible build date. It seems a safe bet that Alf Stephens built the house.

According to the electoral roles Keith was a bank officer and relocated a number of times. In 1958 they were in Moruya, 1963 in the ACT, 1968 in Campbelltown and in 1980 they were back in Bowral.

Peggy died in August 1998 and Keith died four years later in 2002..

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - A brief history of Alf Stephens & Sons 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Ryerson Index

WOTTON	Peggy Lydia	Death notice	26AUG1998	Death 82 at Bowral	Sydney Morning Herald	29AUG1998
WOTTON	Robert Keith	Funeral notice	27APR2002	Death 85 at Bowral	Southern Highlands News (Bowral)	01MAY2002

Heritage Significance Assessment

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(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Alf Stephens Jnr., Builder and Contractor of Bowral as owner of the land in June 1933 and then likely builder of the house c.1949 for his daughter Peggy Lydia Wotton (1916-1998) and son-in-law Robert Keith Wotton (1917-2002) owners in 1946.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and simple and restrained architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a high quality single storey brick early post war residence.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

11 St Jude Street cnr of Church Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with Alf Stephens Jnr., Builder and Contractor of Bowral as owner of the land in June 1933 and then likely builder of the house c.1949 for his daughter Peggy Lydia Wotton (1916-1998) and son-in-law Robert Keith Wotton (1917-2002) owners in 1946. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and simple and restrained architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a high quality single storey brick early post war residence.

Interwar bungalow

15 St Jude Street (cnr Church Street), Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a large 1547 m² corner site to Church Street site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. St Jude is a very pleasant street close to the centre of Bowral and it runs along the western side of the State Heritage listed Bradman Oval. In recent times this house was used as an administrative office for the Bradman Museum opposite.

The front fence has been recently built and is very well designed and appropriate to this house – previous picket fence was not. House is well designed to suit its corner location.

A single storey brick interwar house in a transition Federation to Californian Bungalow style. Bungalow style well designed for its Church Street corner setting. It is made of rendered brick and the roof is gabled and clad in unglazed terracotta tile. Chimney is stuccoed.



The prominent gable to the street is battened. Fenestration includes sets of 3 windows each with 6 pane casements. From St Jude frontage there is a single garage attached to the rear side of house. Garden provides a very good setting to the house and includes a very large Liquidamber tree to the left front.



Above: Undated image from Bud Townsing shows earlier appearance of verandah and unpainted brickwork.

Internet Review

20 images and 1 plan at this site from 2009. 1547m²

<https://www.realestate.com.au/property/15-st-jude-st-bowral-nsw-2576>

History

Ethel Gurney (Alf Stephens Jnr's sister) bought 15 St Jude Street at the Glebe Estate Auction of January 1922. The Archbishop of Sydney transferred the land title to Ethel Gurney in November 1923. Ethel paid the Archbishop £330 for the land. On the same day Ethel bought the land she on-sold 15 St Jude Street for £1,800 to Edward Esdaile a wealthy Sydney Optician. It appears Ethel and Victor Gurney had built on the land on the basis of a "handshake" deal with the Archbishop.

It is presumed to be an Alf Stephens & Sons built house based on the Gurney connection. Ethel's grandson Peter Gurney recalls that Don Bradman was involved in the sale of the house to Mr. Esdaile. Don Bradman was then working for the Bowral real estate agent Percy Westbrook.

In August 1933 Esdaile sold 15 St Jude Street to Isabella Comer, the wife of Albert Creswell Comer. The price was £1,250. Albert was a retired railway station master. His father was James Comer of Comerton Park, Bowral. James Comer was a pioneer settler of the district.

In October 1956 the property was sold to Robert Worthington of Bowral, a High School teacher.

The next owner in August 1965 was George Bruce Wilcox, a sign writer of Bowral, and Pauline Wilcox. In July 1968 Sydney Aubrey Davis Baker of Exeter, Grazier, bought the property. It passed to his wife Ida Doris Amy Baker in 1987.

Very full excellent story on the Esdaile family business at <https://esdailefamily.wordpress.com/>

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Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

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The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

ESDAILE	Edward William	Death notice	29JUL1947	Death 89	late of Cremorne	Sydney Morning Herald	31JUL1947
COMER	Albert Creswell	Death notice	08AUG1937	Death 69	at Comerton Park, Bowral	Sydney Morning Herald	09AUG1937
COMER	Isabella	Death notice	17JAN1966	Death	at Bowral	Sydney Morning Herald	20JAN1966
WORTHINGTON	Robert Norman	Death notice	09APR1986	Death 72	late of Bowral	Sydney Morning Herald	12APR1986

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NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
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(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with:</i></p> <p><i>Ethel Gurney, sister of builder Alf Stephens Jnr's who bought the site in 1922 and built and sold the house in 1923 using Don Bradman as agent. In 1923 Don Bradman was working for the Bowral real estate agent Percy Westbrook.</i></p> <p><i>From 1923 Edward William Esdaile (1858-1947) a wealthy and notable Sydney Optician and instrument maker – an excellent full story at https://esdailefamily.wordpress.com/</i></p> <p><i>From 1933 Isabella Comer (d.1966), the wife of Albert Creswell Comer (d.1937). Albert was a retired railway station master. His father was James Comer of Comerton Park, Bowral a pioneer settler of the district.</i></p> <p><i>From 1956 Robert Worthington (1914-1986) of Bowral, a High School teacher.</i></p> <p><i>From 1965 George Bruce Wilcox, a sign writer of Bowral, and Pauline Wilcox.</i></p> <p><i>From 1968 Sydney Aubrey Davis Baker of Exeter, Grazier, bought the property.</i></p> <p><i>From 1987 Ida Doris Amy Baker wife of Sydney Aubrey Davis Baker.</i></p>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and simple and restrained architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick interwar house in a restrained transition Federation to Californian Bungalow style .</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

15 St Jude Street corner of Church Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with 1. Ethel Gurney, sister of builder Alf Stephens Jnr's who bought the site in 1922 and built and sold the house in 1923 using Don Bradman as agent. In 1923 Don Bradman was working for the Bowral real estate agent Percy Westbrook. 2. From 1923 Edward William Esdaile (1858-1947) a wealthy and notable Sydney Optician and instrument maker 3. From 1933 Isabella Comer (d.1966), the wife of Albert Creswell Comer (d.1937) Albert was a retired railway station master. His father was James Comer of Comerton Park, Bowral a pioneer settler of the district. 4. From 1956 Robert Worthington (1914-1986), a High School teacher. 5. From 1965 George Bruce Wilcox, a sign writer of Bowral, and Pauline Wilcox. 6. From 1968 Sydney Aubrey Davis Baker of Exeter, Grazier. 7. From 1987 Ida Doris Amy Baker wife of Sydney Aubrey Davis Baker. It is also of significance for the beauty of its setting and simple and restrained architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick interwar house in a restrained transition Federation to Californian Bungalow style .

‘Anembo’—Brick bungalow on trachyte foundations

17 St Jude Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a large 1553 m² site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. St Jude is a very pleasant street close to the centre of Bowral and is opposite State heritage listed Bradman. It has a grassed verge and no footpath on western side.

Site has a double timber rail and wire fence and two sets of high timber gates which serve a circular drive. The southern driveway leads to an elegant one and half storey building with single garage projecting.. A large single storey house on a 1553 m² site. Built of Bowral face bricks on Trachyte stone foundations. House has a transition Federation to Californian Bungalow style. Roof is prominent and has a jerkin head hipped design and is clad in unglazed terra cotta tile and the gables have timber shingling. The verandah projection to the street is supported by timber columns on a brick balustrade. Windows are casement and 6 pane.



Internet Review

23 images plus floor plan plus notes at this 2016 site. Image and notes below from this site. 1553 m².

<https://www.realestate.com.au/sold/property-house-nsw-bowral-123657662>

17 St Jude Street, Bowral

Situated discretely opposite the iconic Bradman Oval, this 1920s Californian Bungalow epitomises the essence of Old Bowral. Built by Alf Stephens on the strongest of foundations - trachyte from the Gib. and Bowral bricks, the position too sets a foundation for something very desirable.

Flexible floorplan with spaces in which to commune and retreat showcase high ceilings, polished floorboards, central heating and an abundance of charm.

Superb living spaces spill into level, established sun-flooded gardens and flow to the most fabulous front verandah perfect for cocktails, conversation or cricket.

- Entry via remote security gates through to circular Yorkstone driveway
 - Fabulous front verandah / outdoor room boasts polished boards and views to Bradman Oval
 - Formal dining area at the entry to the home has fireplace with marble hearth and built in cocktail cabinet
 - Living room has slow combustion fireplace, built in joinery and sliding windows that open to the garden
 - Family area adjacent to kitchen has french door access to northern gardens and Rinnai flued gas heater
 - Kitchen has timber benchtops with breakfast bar, walk in pantry, dishwasher, stainless steel oven and gas cooktop
 - Sunroom has direct access to the northern garden and built-in joinery and boasts sliding glass windows to garden
 - Main bedroom has built in robe, external access to front verandah, storage with marble hearth, through to ensuite with marble tiles, large frameless glass shower, Duravit fittings, custom vanity, wc (soft close) and heated towel rail
 - Bedroom two has external access to the front verandah, built in robe and study desk
 - Bedroom three has built in robe and bedroom four directly accesses the sunroom facing the northern garden
 - Main bathroom features marble tiles, shower over bath, vanity, wc (soft close) and integrated European laundry
 - Polished timber floors and gas central heating throughout
 - Cubby / storage and home office accessible via paved courtyard from family room
 - Garage has barn style doors and storage
 - Level grounds with substantial established gardens, full of hedging, peonies, camellias, dogwoods, roses and the like.
 - Stunning bespoke stone feature walls divide front and rear gardens
 - Crazy paved sandstone clothes line area
 - Glasshouse and vegetable gardens
- Positioned to enjoy all the spoils of in town living - a stroll to cafes, parks and walkways, yet totally private - embraced by established hedges and gardens.*

History

Historical Research by Maureen and Bud Townsing

Lot 10 of Section C was sold to James Tudor Turner in August 1923 by the Archbishop of Sydney.

Turner was a retired builder from Sydney. He bought four lots. Lot 10 is 17 St Jude Street. The other lots were 19 and 21 St Jude Street and 106 Bowral Street. He immediately began to construct three houses at 17, 19 and 21 St Jude Street.

17, 19, and 21 St Jude Street were built on behalf of Turner in conjunction with the important architect FHB Wilton. The best-known example of Wilton's work is the *Dymocks Building* at 424-430 George St Sydney built in about 1927.

17 and 19 St Jude Street were put up for auction in February 1924 but did not sell. Turner had used the Federal Mutual Insurance Company of Australia Limited to help finance the construction of the three houses. There were a number of "shuffles" of the ownership of the four lots, three of which by this time had houses on them, between Turner and Federal Mutual. At the end of the day Turner became the beneficial owner of 106 Bowral Street (still a vacant block) and 19 St Jude Street and Federal Mutual was the beneficial owner of 17 and 21 St Jude Street.

In February 1927 Federal Mutual sold 17 St Jude Street, *Anembo*, to Rosalie Gerard Harnett of Rosebank, Cooma, a widow. The Harnett's of Rosebank were a pioneer Cooma family.

Mrs. Harnett sold to George Pitt Wood of Sydney a Company Director in June 1935. George Pitt Wood was the Managing Director of New Cambridge Delicacies Pty Ltd. A year later he also bought another house at 1A Church Street. George Pitt Wood was a descendant of Mary Pitt who came to Sydney in 1801, she was a kinswomen of Lord Nelson.

George Pitt Wood died in Ashfield in 1941 and 17 St Jude Street passed by transmission to Mr. C. F. Lemm, D. M. Crawford and A.L. Brunet – who were acting as trustees of his estate. They sold to Kathleen Louise Macdonald of Bowral in May 1942 for £1,600. Her husband Lachlan Gribben McDonald was in the RAAF. She sold to Harold and Joan Rose Mulhall in March 1945. Harold was a University Lecturer in mathematics. The price was £2,100.

The Mulhalls sold in August 1949 to Walter Hugh Griffin, a Grazier, from Clermont in Queensland. He sold to Blanche Ann St Jean Heggie of Bowral in April 1971.



Above: Image is of the failed 1924 auction of Nos 17 and 19. Note the descriptive use of Architect Wilton's name and the reference to a "chaste design."

Note on George Pitt Wood will who died on 29th May, 1941

<https://pinpoint.cch.com.au/document/legauUio2663881sl695401949/lemm-and-others-executors-of-george-pitt-wood-deceased-v-federal-commissioner-of-taxation>.

George Pitt Wood, who died on 29th May, 1941, devised to the Presbyterian Church (N.S.W.) Property Trust (which accepted the gift) No. 23 Charlotte Street Ashfield upon trust for the purpose of a home for aged women in straitened financial circumstances who should be required to pay towards the upkeep of the home the sum of £1 per week, to be known as "The Eva Patience Wood and George Pitt Wood Memorial Home." He bequeathed to the Trust a legacy of £500 to be applied for the upkeep and maintenance of the Home and devised to it four shops upon trust to apply the income and profits arising there from for the same purpose.



Above: The best-known example of F H B Wilton's work is the Dymocks Building at 424-430 George St Sydney built in about 1927. Image from page 147 of Wunderlich 1887-1927 book (<https://archive.org/details/wunderlichlimited1927/page/n147/mode/2up?view=theater>).

Notes on Harold MULHALL

Source: <https://www.asap.unimelb.edu.au/bsparcs/physics/P001764p.htm>

Born Sydney 27 January 1915. Education, Sydney University (B.Sc. 1936) and Cambridge University (Ph.D. 1953). Tutor in mathematics, Trinity College, University of Melbourne, 1937-40. Lecturer of mathematics, Sydney University 1941-53; senior lecturer 1953-64; Associate professor of mathematical statistics 1964-78.

Ryerson Index

TURNER	James Tudor	Death notice	28MAY1936	Death 73 at	Drummoyne	Sydney Morning Herald	30MAY1936
WILTON	Frederick Herbert Broughton	Death notice	23FEB1959	Death 79 late of	Wollstonecraft	Sydney Morning Herald	24FEB1959
HARNETT	Rosalie Gerard	Death notice	30NOV1964	Death late of	Wahroonga	Sydney Morning Herald	01DEC1964
MacDONALD	Kathleen Louise	Death notice	04NOV1954	Death 54 late of	Mosman	Sydney Morning Herald	06NOV1954

MACDONALD	Stuart Lachlan Gribben	Death notice	05APR1973	Death	late of Beacon Hill, formerly of Albury	Sydney Morning Herald	07APR1973
MULHALL	Harold	Death notice	26DEC1995	Death	late of Wollstonecraft	Sydney Morning Herald	29DEC1995
MULHALL	Joan Rose	Death notice	09OCT1994	Death	Sydney Morning Herald		12OCT1994

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with James Tudor Turner (1863-1936) a retired builder from Annandale in Sydney who in 1923 bought four lots - 17, 19 and 21 St Jude Street and 106 Bowral Street. 17, 19, and 21 St Jude Street were built on behalf of Turner in conjunction with the important architect Frederick Broughton Wilton (1880-1959).</i></p> <p><i>Architect Frederick Broughton Wilton (1880-1959) The best-known example of Wilton's work is the Dymocks Building at 424-430 George St Sydney built in about 1927.</i></p> <p><i>From 1927 Rosalie Gerard Harnett of Rosebank (d.1964) , Cooma, a widow. The Harnett's were a pioneer Cooma family.</i></p> <p><i>From 1935 George Pitt Wood (1871-1941) the Managing Director of New Cambridge Delicacies Pty Ltd and a philanthropist. George Pitt Wood was a descendant of Mary Pitt who came to Sydney in 1801, she was a kinswomen of Lord Nelson. When he died in 1941 he willed No. 23 Charlotte Street Ashfield as a home for aged women in straitened financial circumstances to be known as "The Eva Patience Wood and George Pitt Wood Memorial Home". Still used as an aged care centre in 2022.</i></p> <p><i>From 1942 Kathleen Louise Macdonald (1900-1945) of Bowral. Her husband Lachlan Gribben MacDonald (d.1973) was in the RAAF.</i></p> <p><i>From 1945 Harold (d. 1995) and Joan Rose Mulhall (d.1994) . Harold was an Associate Professor in Mathematics at the University of Sydney.</i></p> <p><i>From 1949 Walter Hugh Griffin (1886-1970), a Grazier, from Clermont in Queensland. His ashes are at nearby St Judes Church Cemetery</i></p> <p><i>From 1971 Blanche Ann St Jean Heggie (1888-1979). Her ashes are at nearby St Judes Church Cemetery.</i></p>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a large single storey brick Interwar transition Federation to Californian Bungalow style with a prominent jerkin head hipped design roof.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

17 St Jude Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with 1. James Tudor Turner (1863-1936) a retired builder from Annandale in Sydney who in 1923 bought four lots - 17, 19 and 21 St Jude Street and 106 Bowral Street. 17, 19, and 21 St Jude Street were built on behalf of Turner in conjunction with the important architect Frederick Broughton Wilton (1880-1959). 2. Architect Frederick Broughton Wilton (1880-1959) The best-known example of Wilton's work is the *Dymocks Building* at 424-430 George St Sydney built in about 1927. 3. From 1927 Rosalie Gerard Harnett of Rosebank (d.1964), Cooma, a widow. The Harnett's were a pioneer Cooma family. 4. From 1935 George Pitt Wood (1871-1941) the Managing Director of New Cambridge Delicacies Pty Ltd and a philanthropist. George Pitt Wood was a descendant of Mary Pitt who came to Sydney in 1801, she was a kinswomen of Lord Nelson. When he died in 1941 he willed No. 23 Charlotte Street Ashfield as a home for aged women in straitened financial circumstances to be known as "The Eva Patience Wood and George Pitt Wood Memorial Home". 5. From 1942 Kathleen Louise Macdonald (1900-1945) of Bowral. Her husband Lachlan Gribben MacDonald (d.1973) was in the RAAF. 6. From 1945 Harold (d. 1995) and Joan Rose Mulhall (d.1994). Harold was an Associate Professor in Mathematics at the University of Sydney. 7. From 1949 Walter Hugh Griffin (1886-1970), a Grazier, from Clermont in Queensland. His ashes are at nearby St Judes Church Cemetery 8. From 1971 Blanche Ann St Jean Heggie (1888-1979). Her ashes are at nearby St Judes Church Cemetery. It is also of significance for the beauty of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case a large single storey brick Interwar transition Federation to Californian Bungalow style with a prominent jerkin head hipped design roof.

Californian bungalow

19 St Jude Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a 1426 m² site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. St Jude is a very pleasant street close to the centre of Bowral and is opposite State heritage listed Bradman. It has a grassed verge and no footpath on western side.

Site has a high privet hedge and left side drive which goes under a port cochere type carport to a new gabled one and half storey garage. Also has a circular driveway.

House has a transition Federation to Californian Bungalow style and built in 1924

The verandah appears to have been infilled and a newer small portico installed to the street front.



Internet Review

13 images plus floor plan plus notes at this site from 2014. Image and notes below from this site.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-117763807>

Stroll to town in just 8 minutes, now that is what everyone wants! This property is set on 1/3 acre (1,426m²) in one of 'Old Bowral's most desirable locations directly opposite Bradman Oval / Museum, this 1920s full brick Federation home, built by Alf Stevens the home has been professionally renovated with all original character and charm tastefully captured for future generations.

- Four large light filled bedrooms with built-ins
- Formal lounge room with fireplace
- Cosy family and dining room, opening to a delightful established garden of cold climate trees

and shrubs

- Modern country-styled kitchen with quality appliances
- Study, butlers pantry & parent's retreat
- 10ft ceilings, picture rails, leadlight windows and Jarrah timber floors
- Central heating and open fireplaces
- Purpose built double garage with spacious upstairs loft.

Often sought and rarely found, secure your future in Old Bowral today. Full brick federation home in one of the most sought after locations in the Southern Highlands.

Garden – 2 x mature blue spruce in front garden

History

Historical Research by Maureen and Bud Townsing

James Tudor Turner bought Lot 11 Section C from the Archbishop of Sydney in August 1923.

The present house was completed by February 1924. The architect of the house was F.H.B. Wilton. James Tudor Turner was a retired Master Builder, The construction of the house was tendered and it is possible it was built by Alf Stephens & Sons. The house was auctioned in February 1924 but failed to sell. The house was called Harefield.

Possession of the house "shuffled" between Turner and the Federal Mutual Insurance Company over the next couple of years, with Turner eventually becoming the beneficial owner. Turner sold 19 St Jude St and the vacant lot at 106 Bowral Street to Charles Oakey of Sydney, a medical assistant, in June 1929.

Oakey sold 19 St Jude Street to Robert Gladstone Anderson of Sydney, a company director in May 1934. R. G. Anderson was a Director of Charles Anderson and Co Ltd. The company was listed on the Stock Exchange and was a maker of hats. Anderson became involved in local affairs. He was a keen golfer and was the Captain of the Bowral Golf Club in 1935 and served on the committee in other years.

Anderson owned the property until 1969, when title passed to his two sons, Colin Edward Anderson and Kenneth Robert Anderson, in July 1969. They sold, in September 1969 to Keith Haldane Drummond Evans, a radiographer of Bowral, and Lydia Smith Evans.

In July 1980 the property was sold to Reginald Travers Leighton and Edna May Leighton, Authors from Burradoo.

Ryerson index

OAKEY	Charles	Death notice	04OCT1939	Death 70	late of Fivedock	Sydney Morning Herald	05OCT1939
ANDERSON	Robert Gladstone	Death notice	18APR1968	Death	late of Bowral	Sydney Morning Herald	19APR1968
EVANS	Keith Haldane	Death notice	28DEC1987	Death 70	late of Bundanoon	Sydney Morning Herald	29DEC1987
EVANS	Lydia	Funeral notice	06DEC1999	Memorial Service		Southern Highlands News (Bowral)	01DEC1999

The Southern Mail (Bowral, NSW : 1889 - 1954) / Fri 8 Feb 1924 /

Image below is of the failed 1924 auction of Nos 17 and 19. Note the descriptive use of Architect Wilton's name and the reference to a "chaste design."

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	(no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with James Tudor Turner (1863-1936) a retired builder from Annandale in Sydney who in 1923 bought four lots - 17, 19 and 21 St Jude Street and 106 Bowral Street. 17, 19, and 21 St Jude Street were built on behalf of Turner in conjunction with the important architect Frederick Broughton Wilton (1880-1959).</i></p> <p><i>Architect Frederick Broughton Wilton (1880-1959) The best-known example of Wilton's work is the Dymocks Building at 424-430 George St Sydney built in about 1927.</i></p> <p><i>From 1929 Charles Oakey (1869-1939) of Sydney, a medical assistant.</i></p> <p><i>From 1934 Robert Gladstone Anderson (d.1968). R. G. Anderson was a Director of Charles Anderson and Co Ltd listed on the Stock Exchange and a maker of hats. Anderson became involved in local affairs. He was a keen golfer and was the Captain of the Bowral Golf Club in 1935 and served on the committee in other years.</i></p> <p><i>From 1969 Keith Haldane Drummond Evans (1917-1987), a radiographer of Bowral, and Lydia Smith Evans (d.1999).</i></p> <p><i>From 1980 Reginald Travers Leighton and Edna May Leighton, Authors from Burradoo.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick house in a transition Federation to Californian Bungalow style.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

Statement of Heritage Significance

19 St Jude Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with 1. James Tudor Turner (1863-1936) a retired builder from Annandale in Sydney who in 1923 bought four lots - 17, 19 and 21 St Jude Street and 106 Bowral Street. 17, 19, and 21 St Jude Street were built on behalf of Turner in conjunction with the important architect Frederick Broughton Wilton (1880-1959). 2. Architect Frederick Broughton Wilton (1880-1959) The best-known example of Wilton's work is the *Dymocks Building* at 424-430 George St Sydney built in about 1927. 3. From 1929 Charles Oakey (1869-1939) of Sydney, a medical assistant. 4. From 1934 Robert Gladstone Anderson (d.1968). R. G. Anderson was a Director of Charles Anderson and Co Ltd listed on the Stock Exchange and a maker of hats. Anderson became involved in local affairs. He was a keen golfer and was the Captain of the Bowral Golf Club in 1935 and served on the committee in other years. 5. From 1969 Keith Haldane Drummond Evans (1917-1987), a radiographer of Bowral, and Lydia Smith Evans (d.1999). 6. From 1980 Reginald Travers Leighton and Edna May Leighton, Authors from Burradoo.

‘Woorang’—Interwar house

21 St Jude Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. St Jude is a very pleasant street close to the centre of Bowral and is opposite State heritage listed Bradman. Oval. It has a grassed verge and no footpath on western side.

This house which is now a medical practice is located on the corner of Bowral Street opposite the Bowral Private Hospital. It has no front fencing, a circular drive around the house and 12 space car park at the rear.

Front is single storey and there is a well designed one and half storey addition at the rear. Walls are rendered brick and the roof is hipped and gabled and in terracotta. Gabled bay has a timber shingle.





Internet Review

one image only at this medical site

<https://bonesurgeon.com.au/about-us/>

History

Historical Research by Maureen and Bud Townsing

Lot 12 of Section C was sold to James Tudor Turner by the Archbishop of Sydney in August 1923. The Bowral Valuation Book indicates that the house was built sometime in the year to December 1924. The name *Woorang* appears from about 1930 onwards.

The Federal Mutual Insurance Company became the owner of Lot 12 in May 1927. This was a result of various shuffles of land and houses between James Tudor Turner and the Federal Mutual Insurance Company.

Ethel Minnie Smith bought *Woorang* from the Federal Mutual Insurance Company, assisted with a mortgage from that Company in July 1939. It is likely that Ethel Minnie Smith leased the property from the Federal Mutual Insurance Company from about 1930. Ethel Smith was the wife of Robert Smallwood Smith who owned Smith's which was Bowral leading department store from 1929 until the business was sold to Buckingham's in 1944. Ethel Minnie Smith and her granddaughter Angela Colman died in 1945 in a house fire at *Woorang*. In September 1949 the property passed by transmission to Robert Smallwood Smith.

Robert sold the property in December 1949 to James and Annie Cronin for £3,500. James was described as a gentleman from Bowral. The property passed to James by transmission in August 1958.

In December 1961 George Hindmarsh and Margaret Watson Hindmarsh bought the property. George was retired and from Bowral. In April 1962 it was sold to Edgar Isaac Spackman of Bannister, Grazier, and his wife Marion Spackman.

In November 1963 it was sold to Eric Neville Saxton of Bowral, Farmer, and his wife Edith Myrtle Saxton.

Isobel Adie Macintosh bought it in April 1966. Harold Verton Macintosh, a retired Engineer of Bowral bought it in February 1967. William Duffy, a meat inspector, bought it in May 1969. He sold to Roslyn Harbison in January 1980.

Notes on Edgar Isaac Spackman from

<https://ancestors.familysearch.org/en/LCM5-7TB/edgar-isaac-spackman-1894-1973>

When Edgar Isaac Spackman was born on 7 April 1894, in Bannister, New South Wales, Australia, his father, Thomas Spackman, was 27 and his mother, Edith Ann Churchill, was 20. He married Marion Keith in January 1932, in Crookwell, New South Wales, Australia. He died in 1973, in Bowral, New South Wales, Australia, at the age of 79

Ryerson Index

SMITH	Robert Smallwood	Death notice	18OCT1963	Death 85	at Sydney, late of Bowral, Weetangerra and Gunning	Sydney Morning Herald	19OCT1963
SMITH	Ethel Minnie	Death notice	06NOV1945	Death	late of Bowral	Sydney Morning Herald	08NOV1945
CRONIN	James	Death notice	14JUN1960	Death 89	late of Bowral	Sydney Morning Herald	17JUN1960
CRONIN	Annie Maria	Death notice	03MAY1957	Death	late of Bowral	Sydney Morning Herald	06MAY1957
SAXTON	Eric Nevitt	Death notice	01SEP1989	Death	late of Bowral	Sydney Morning Herald	04SEP1989
SAXTON	Edith Myrtle	Death notice	27OCT2010	Death 100	at Albury, late of Albury, formerly of Bowral, NSW	Border Mail (Albury)	28OCT2010
MACINTOSH	Harold Verton	Death notice	15SEP1970	Death	late of Carlingford, formerly of Bowral	Sydney Morning Herald	16SEP1970
SPACKMAN	Marion	Death notice	26DEC1975	Death	late of Bowral, formerly of Crookwell	Sydney Morning Herald	29DEC1975



Above: 21 St Jude Streets, Bowral from BDHS site.

Date created; 9 Nov 1945. Description. House Cnr Bowral & St Jude Streets. Scene of fire in which Ethel Minnie Smith (wife of Robert Smallwood Smith) & her granddaughter Angela Grace Colman died.



Above: Rear view of 21 St Jude Streets, Bowral from BDHS site. Date: 9 Nov 1945. Description: Scene of fire in which Ethel Minnie Smith (wife of Robert Smallwood Smith) & her granddaughter Angela Grace Colman died.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with James Tudor Turner (1863-1936) a retired builder from Annandale in Sydney who in 1923 bought four lots - 17, 19 and 21 St Jude Street and 106 Bowral Street. 17, 19, and 21 St Jude Street were built on behalf of Turner in conjunction with the important architect Frederick Broughton Wilton (1880-1959).</i></p> <p><i>Architect Frederick Broughton Wilton (1880-1959) The best-known example of Wilton's work is the Dymocks Building at 424-430 George St Sydney built in about 1927.</i></p> <p><i>From 1930 Ethel Smith (d. 1945) the wife of Robert Smallwood Smith (1878- 1963) who owned Smith's which was Bowral leading department store from 1929 until the business was sold to Buckinghams in 1944. Ethel and her granddaughter Angela Colman died in 1945 in a fire in this house.</i></p> <p><i>From 1949 to James Cronin (1871-1960) and Annie Cronin (d.1957). James was described as a gentleman from Bowral.</i></p> <p><i>From 1961 George Hindmarsh and Margaret Watson Hindmarsh bought the property. George was retired and from Bowral.</i></p> <p><i>From 1962 Edgar Isaac Spackman of Bannister, Grazier (1894-1973) , and his wife Marion Spackman (d.1975).</i></p> <p><i>From 1963 it was sold to Eric Nevitt Saxton (1904-1989) of Bowral, Farmer, and his wife Edith Myrtle Saxton (1910-2010).</i></p> <p><i>From 1967. Harold Verton Macintosh (d. 1970), a retired Engineer of Bowral</i></p> <p><i>From 1969 William Duffy, Meat Inspector.</i></p> <p><i>From 1980 Roslyn Harbison.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although it has major well designed addition to rear to accommodate its current use as a medical centre.

Statement of Heritage Significance

21 St Jude Street, Bowral is significant as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it. It is also of significance because of its association with 1. James Tudor Turner (1863-1936) a retired builder from Annandale in Sydney who in 1923 bought four lots - 17, 19 and 21 St Jude Street and 106 Bowral Street. 17, 19, and 21 St Jude Street were built on behalf of Turner in conjunction with the important architect Frederick Broughton Wilton (1880-1959). 2. Architect Frederick Broughton Wilton (1880-1959) The best-known example of Wilton's work is the *Dymocks Building* at 424-430 George St Sydney built in about 1927. 3. From 1930 Ethel Smith (d. 1945) the wife of Robert Smallwood Smith (1878- 1963) who owned Smith's which was Bowral leading department store from 1929 until the business was sold to Buckinghams in 1944. Ethel and her granddaughter Angela Colman died in 1945 in a fire in this house. 3. From 1949 to James Cronin (1871-1960) and Annie Cronin (d.1957). James was described as a gentleman from Bowral. 4. From 1961 George Hindmarsh and Margaret Watson

Hindmarsh bought the property. George was retired and from Bowral. 5. From 1962 Edgar Isaac Spackman of Bannister, Grazier (1894-1973) , and his wife Marion Spackman (d.1975). 6. From 1963 it was sold to Eric Nevitt Saxton (1904-1989) of Bowral, Farmer, and his wife Edith Myrtle Saxton (1910-2010). 7. From 1967. Harold Verton Macintosh (d. 1970), a retired Engineer of Bowral. 8. From 1969 William Duffy, Meat Inspector. 9. From 1980 Roslyn Harbison. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.

Street tree planting of *Camellia japonica*

Station Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Bowral Northern Entrance Landscape Conservation Area.

Description

There are 17 mature camellia japonicas in the road reserve, 3 of these are south of the entrance to the railway station car park, 1 is north of the exit from the car park and the remaining 13 are between the two entrances above a dry stone trachyte wall.

In June 2019 the camellia cultivars were identified by Dr Stephen Utick and described as follows:

Group 1: linked with the endeavours of William Macarthur of Camden Park.

'Aspasia Macarthur' 1848, a creamy-white informal double with pink and carmine specks and one of the most famous and hardy of the Macarthur camellias – this is the oldest of the camellias and the most northern of the main group.

Present too, are a Macarthur import from England in 1831

'Alba Plena' white formal double and now very rare, imported from China to England in 1792 and 'Wellbankiana' a small informal white imported from China into England in 1816.

Group 2: includes cultivars developed by early Sydney nurseries following the Macarthur era:

'Odoratissima' a medium rose pink informal double, can be traced back to Guilfoyle's Double Bay Nursery catalogue in 1866.

'Jouvan' medium pink formal double which has almost disappeared, listed in Michael Guilfoyle's Double Bay Nursery catalogue in 1866.

'Prince Frederick William' pink formal double, released by Sheather's Darling Nursery in 1872.

Group 3: represents a horticultural gem-box of eighteenth and nineteenth century cultivars from Europe and Japan introduced by colonial nurseries up until the Federation era. Nearly all these are formal doubles reflecting the aesthetic tastes of the 19th century. They include:

'Orandako' red with centred white stripe, Japan, 1739.

'Virginia Franko' pink, Italy, 1838.

'Lavinia Maggi' white with carmine stripe, Italy, 1838.

'Prince Eugene Napoleon' bright red, Belgium, 1859.

'Contessa Woronzoff' pink edged white, Belgium, 1858.

'Beni-arejishi' red medium informal, Japan, 1859.

Group 4: includes sundry Australian camellias released in the late 1940s and early 1950s:

'Thompsonii Rosea' white pink striped informal, first listed in the Hazelwood (Ryde) Catalogues of 1945.

‘Rosea Mundi Rosea’ miniature red, first listed in the Hazelwood (Ryde) Catalogues of 1947 – the most southerly camellia.

‘White Tulip’ single white, first circulated from nurseries in the late 1940s including E.G. Waterhouse’s Camellia Grove Nursery at St. Ives.

‘Warks White’ single white, also circulated from nurseries in the late 1940s including E.G. Waterhouse’s Camellia Grove Nursery at St. Ives.

Group 5: One camellia called ‘Man Size’ (1960), probably planted during the 1980s and the most northern of the camellias, some 20 metres north of Aspasia Macarthur.

In September 2019 Dr Utick advised that the camellia he had identified as ‘Wellbankiana’ was ‘Rosea Mundi Rosea’.

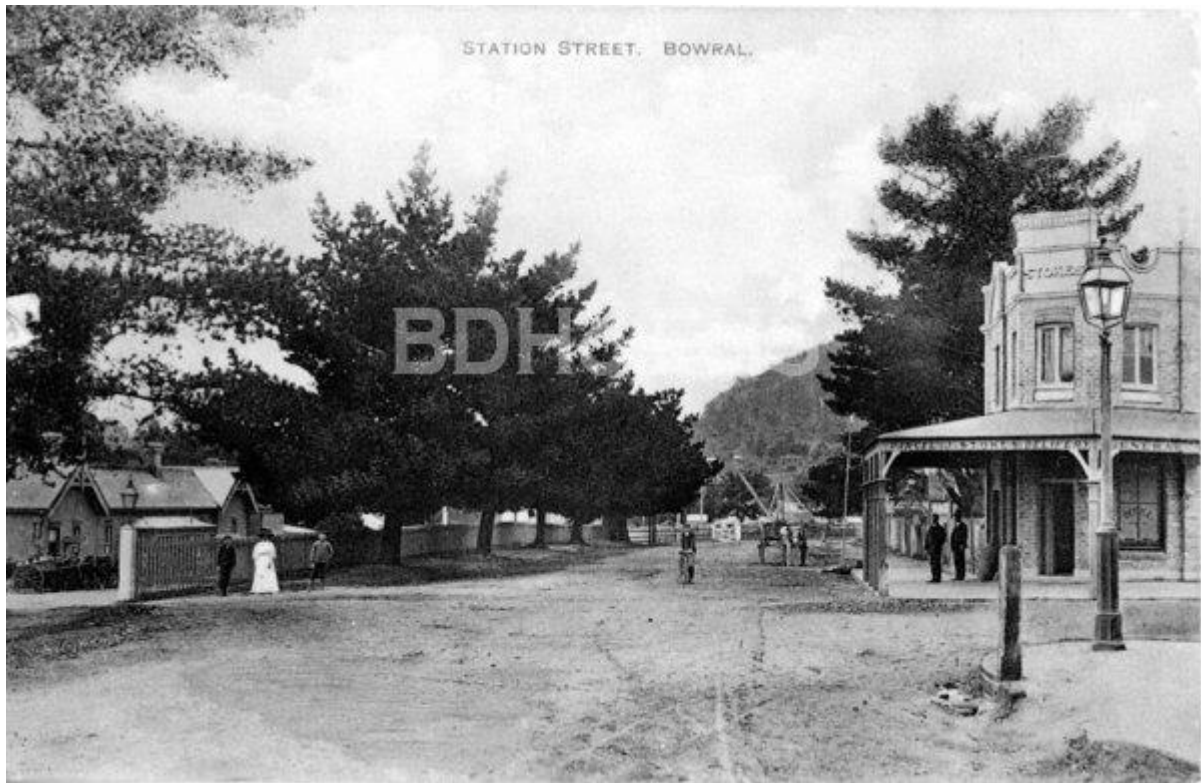




Above: Station Street garden terracing soon after completion in 1936 and new tree guards from BDHS accessed from SHN May 2021



Above: Image from source <https://www.southernhighlandnews.com.au/story/7156507/train-station-provided-employment-hope-during-the-great-depression/>



Above: Image from BDHS c1910

Station Street at the intersection with Wingecarribee Street, looking north. Railway station on the left and Stokes Produce Store on the right

History

The first camellias were planted in 1935/6 by the Berrima District Horticultural Society, founded in 1935 and based in Bowral. A report of the monthly meeting of the District Horticultural Society at Bowral and dated 21 February 1936 included a reference by Mr J. F. Lockley ("Redgum" of the Herald)¹ to the planting of camellias at Bowral Railway Station as inappropriate given their position and exposure to strong winds and a dusty street. The camellias were planted following the construction of four dry stone trachyte walls by local relief workers funded by a NSW Government grant with the work managed by the local Bowral Municipal Council.

The attached photograph shows the railway terrace with the Camellias that could have been planted then and survive are those in Groups 1, 2 and 3 above. This planting of camellias could not have been visually significant in 1946, 10 years later) when The Southern Mail (22 March 1946)² reported the view east of the station as "An ugly string of deserted shops facing the railway at the northern end. Then, as you alight from the train, beyond the low rockery (*presumably this refers to the dry stone walls where the camellias had been planted*) in the foreground outside the station, the eye is offended by paling fenced yards and the back building of a pub and several shops".

In 1948 the Southern Mail reported that at a Bowral Council meeting the Mayor noted that camellia trees in the garden near the station had been cut back, when he understood the original intention had been to allow them to grow to hide the backyards along Station Street.

The camellias in Group 4 could not have been planted before the late 1940's. They may have replaced earlier plantings or have been additional ones. There is no record of who planted them, but Bowral Council would have been responsible for street plantings during this time. The Council may have

contracted out the supplying and planting of at least some of the post-war camellias to Claude Crowe, from Berrima. Claude Crowe was contracted by the Council to plant and give advice on street trees in Bowral and two of the cultivars are the same as was growing on the Berrima Bridge Nurseries site in 2012 (when Chris and Charlotte Webb recorded them). The camellia in Group 5 is a fairly recent addition to the collection (Stephen Utick dates this as probably in the 1980s).

The entrance and exit driveways have remained generally in the same locations from when the first plantings were done.

References

¹trove.nla.gov.au/newspaper/artuck/118959805?

SearchTerm=Bowral%20station&searchLimits-1-category=ArticleIIII-state-New+South+WalesIIII-decade-194iii-availability=y

The Southern Mail (Bowral, NSW : 1889 – 1954) Fri 22 Mar 1946 Page 8 No Civic Spirit in Bowral

²trove.nla.gov.au/newspaper/article/128781701?

Search term=Bowral%20garden%20station&searchLimits=1-Category=ArticleIIII-state-New+South=WalesIIII-decade-194IIII-decade-availability-y

The Southern Mail (Bowral, NSW : 1889 – 1954) Fri 30 Apr 1948 Page 2 Town Planning

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<p><i>The collection has historical value. Some cultivars reflect the aesthetic tastes of the 19th century. Some are linked with the endeavours of William Macarthur of Camden Park, and others with early Sydney nurseries such as Sheather's and Guilfoyle's.</i></p> <p><i>The first camellias were planted over 85 years ago as part of a beautification scheme which involved the use of local trachyte to construct low walls on the slope between the station car park and Station Street, and involved the employment of local relief workers following the Depression of 1929 – 1933.</i></p> <p><i>There have been at least two plantings since, reflecting a commitment to using camellia japonica as a hedge to provide visual separation between the railway station forecourt and development along Station Street.</i></p> <p><i>The collection includes cultivars spanning 5 periods, with the oldest imported to Australia from England in 1831.</i></p>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>The collection as a whole does not have strong or special association with the life or works of a person, or group of persons of importance although some of the cultivars may have been planted in the 1940s-1950s by Claude Crowe, and he may have been engaged by Bowral Municipal Council to maintain these gardens. Crowe is significant at the local level, and possibly State level for his legacy of design and plant palette in a wide array of public and private gardens located in the Southern Highlands, Southern Tablelands, Monaro and Sydney.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>The collection demonstrates aesthetic achievement because the camellia hedge contributes to the setting of heritage listed Bowral Railway Station. The collection demonstrates technical achievement because as Mr Lockley (Redgum) notes that "these beautiful flowers were most tender and should not be expected to face strong winds and on a dusty street". There have been at least three plantings of camellia japonicas on this site, demonstrating creativity and technical achievement.</i>
(d) SOCIAL SIGNIFICANCE	<i>The camellia plantings have special association with railway commuters and heritage camellia enthusiasts. The original camellias were planted to shield the view of ugly development along Station Street from passengers alighting from trains at Bowral station.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of heritage: 1. Some of the camellias are rare, and some extremely rare and irreplaceable. 2. Camellia japonica is an unusual choice for a street tree. Research by the Australian Garden History Society has not identified any other places in Australia where Camellia japonica cultivars are used in a road reserve.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Statement of Heritage Significance

The Collection of Camellia Japonica in Station Street Bowral is significant because it has a provenance of plant material going back to the first Camellias imported to Australia from England in 1831 and for being planted in 1935/36 as part of a beautification scheme involving the use of local trachyte walls and the employment of local relief workers following the Great Depression. The collection demonstrates aesthetic achievement because it contributes to the setting of heritage listed Bowral Railway Station and technical achievement because of its difficult site. It has a special association and regard with railway commuters and heritage camellia enthusiasts and it has significance as some of the camellias are extremely rare and irreplaceable and research by the Australian Garden History Society has not identified any other places in Australia where Camellia japonica cultivars are used in a road reserve.

Avenue of eighteen pin oaks

Station Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Bowral Northern Entrance Landscape Conservation Area.

Description

May 2021: There are eighteen mature *Quercus palustris* (pin oak trees) located in Station Street. Fifteen of these are north of its junction with Merrigang Street. Of these seven are on the eastern side near the Memorial Park and eight on the western side. *Quercus palustris* is a medium-sized deciduous tree growing to 18-22 metres tall, with a spread of 8-14 metres and pyramidal canopy. It has distinctive red leaves in autumn that become brown in winter.

The fifteen trees that make up the pin oak avenue now form a canopy over Station Street.



Above: Picture Pin Oaks Station Street, Bowral Oct 25 2021. D McManus.



Above: Image from *Southern Highland News* June 12 2020

History

The pin oaks were planted in 1937 when the Southern Highlands was fiercely loyal to the King, the flag and the Empire. On Friday 14 May 1937, *The Southern Mail* reported on coronation celebrations. In Bowral a tree planting ceremony was attended by a large crowd in the vicinity of Station Street between Merrigang and Bong Bong Streets and the War Memorial park. Children from local schools, Boy Scouts and Girl Guides planted 19 pin oak trees and the names of the children were recorded for posterity in the *Southern Mail*. The numbers refer to a plan (not found).

The article continued:

The first tree was planted by Gay Gurney (Bowral High School) in Merrigang Street around the corner from Station Street. The second trees was planted by Hope Schomber (Bowral High School) opposite the corner of Merrigang and Station Streets on the western side.

Other trees planted on the western side were planted by

Bowral High School: Gwen Smith (No.3), David Price (No.4), Joan Gregory (5),

Bowral Primary School: Gloria Whatman (No.6), Joan Began (No.7), Terry Woodbridge (No.8), Alex Patterson (No.9),

Olive Elliot, Annesley College, (No.10), Louise Etheridge (No.11),

Eileen O'Sullivan, Convent School, (No.12),

On the eastern side the tree nearest to Merrigang Street was planted by John McLean (Boy Scouts) (No.19). Other trees were planted in the following order:

Freda Reed, Girl Guides (No.18), John Burgin (No.17) and Richard Futter (No.16), Anglewood School, Brian Ricketts (No.15) and Gerald Gilroy (No.14), O.L.S.H. College, Doreen Cummins, Convent School (No.13).

Tree No. 13 was removed when traffic lights were installed at the junction of Bong Bong and Station Streets and Mittagong Road.

¹Article from *The Southern Mail* (Bowral), Friday 14 May 1937 page 2.



Above: Bowral coronation of George VI and Elizabeth commemorative medallion 2021, Museum of Applied Arts & Sciences, accessed 23 October 2021, <<https://ma.as/68005>>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	(no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	The planting of pin oaks has historical significance as it occurred as part of a celebration of the coronation of King George VI and his wife Queen Elizabeth in 1937.
(b) ASSOCIATIONAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>The pin oak avenue has aesthetic significance because of the size and beauty of the trees including seasonal change and their location at the northern entrance to Bowral, and as a tree buffer to views of the railway station car park and rail line.</i>
(d) SOCIAL SIGNIFICANCE	<i>The pin oak avenue has social significance to the local and wider community because it contributes to the sense of place, is a distinctive feature of the daily life of many community members, and provides a connection to the local community's past.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Statement of Heritage Significance

The Avenue of Eighteen Pin Oaks in Station Street Bowral is significant as it occurred as part of a celebration of the coronation of King George V1 and his wife Queen Elizabeth in 1937. It has aesthetic significance for the size and beauty of the trees including seasonal change and their location at the northern entrance to Bowral, and as a tree buffer to views of the railway station car park and rail line. It has social significance to the local and wider community because it contributes to the sense of place, is a distinctive feature of the daily life of many community members, and provides a connection to the local community's past.

Beavan's funeral parlour and chapel

34 Station Street, Bowral

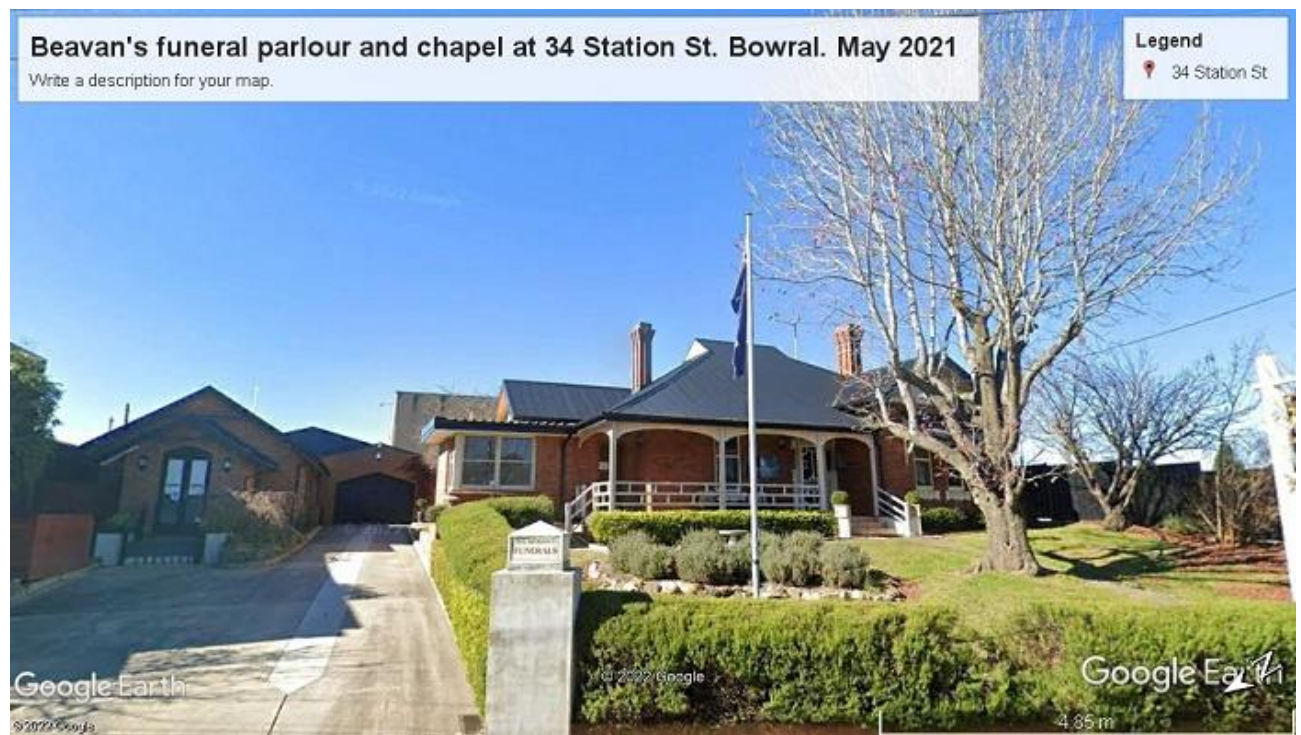
Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

Located in the important Station Street area of Bowral the main building on the site is a Federation era dwelling of tuck pointed brick with gabled roof in terra cotta tiles. The roof has are two well designed corbelled chimneys in exposed brick. The verandah is straight and timber post supported and returns to the left. Windows are double hung, in sets of two and single pane over single pane. A later flat roof extension to northern verandah is unsympathetic to the original design. To the left of the site is a small gabled chapel building and a large garage. A newspaper tender advertisement from 1951 indicates that they probably designed by Henry Sheaffe, local surveyor and architect. Site has good landscaping.





Internet Review

<https://www.truelocal.com.au/business/g-beavan-funerals-of-bowral/bowral>



Above: No date for above image of Beavan's horse drawn hearse which shows the northern side of the house prior to flat roof extension being made to the verandah.

G Beavans is independent, Australian owned and trusted and has been caring for Southern Highland local families and arranging funerals in Bowral since 1883. G Beavan Funerals of a Bowral is proud to be an independant family owned and run Funeral Director. Our heritage and strong family values continue to drive our commitment to offering exceptional quality, meaningful value and professional care to community members when they need it most. G Beavan Funerals of Bowral have continued to be a large part of the Southern Highlands community. We're in a very unique position to claim that we are the longest operating funeral home in the Southern Highlands and have been caring for local families since 1883, over 133 years. To be around for that length of time is a testament to the passion of G Beavan Funerals staff past and present and a sign of their community spirit, compassion and empathy

History

Internet check May 2021. 2017 Story in SHN including video showing work to the house in 2017.

<https://www.southernhighlandnews.com.au/story/4613019/enhancing-an-originals-historic-beauty-photos-and-video/>



A historic Bowral building been undergoing renovations to enhance its beauty. The G. Beavan Funerals has been around since 1883, and the building has needed some love to keep it functioning.

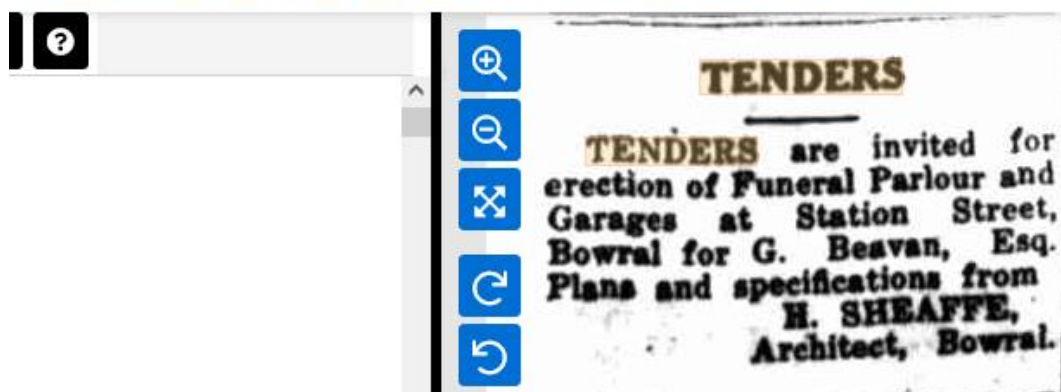
Manager Josh Peszko said the family-owned business' base needed modernising and some features needed fixing. "We wanted to put some love back into the facade," he said. "The roof was leaking, so it has been replaced, there has been electrical work done in the house, we've redone the carpark, the chapel and garage received new roofs, and the chapel's technology has been updated."

Mr Peszko said the building's history was kept in mind during renovations. "It's a beautiful Bowral house and people love it," he said.

Assistant manager Wendy Graham said furnishings had also been chosen to keep with the building's historical feel. "This was a functioning home, where you can sit down and we'll do what we can for you," she said.

The 1951 advertisement below is very likely for the 34 Station Street site. Henry Sheaffe was a prominent local architect. We hold a good biography on him and a gazetteer of his work.

The Southern Mail (Bowral, NSW : 1889 - 1954) / Fri 14 Sep 1951 / Page 7 / Advertising



Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this section of the Station Street Bowral in the Federation era.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with the Beavan family who started a funeral business in Bowral in 1883 and the name is still retained.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association with the Bowral and district community for its service as funeral service parlour.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey high quality residence in Federation style.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made have been made.

Statement of Heritage Significance

Beavan's Funeral Parlour and Chapel at 34 Station Street, Bowral is significant because it illustrates the development of this section of the Station Street Bowral in the Federation era and for its association in the local area with the Beavan family who started a funeral business in Bowral in 1883 and the name is still retained and for its association with the Bowral and district community for its service as funeral service parlour. It is also of significance in demonstrating aesthetic value in the local area because of the setting and architectural form of both the parlour and the chapel. The parlour demonstrates the principal characteristics of a class of the local area's heritage in this case a single storey high quality residence in Federation style.

Weatherboard commercial cottage

44 Station Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Station Street Heritage Conservation Area.

Description

A single storey symmetrically fronted weatherboard cottage with an iron roof that dates from the late 19th Century. It is set back from the street and from the outside, it has retained its basic form, including a front (bullnosed) verandah with timber posts, original chimney and front concrete steps with low side wall. It is sympathetically painted in light blue and white. The cottage is further enhanced by a well-maintained cottage style garden and low white timber picket front fence.



Above: 44 Station Street, Bowral, in 2020 (D. McManus).

History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as part of a Group of houses 44-54 because it illustrates the residential development of the Station Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted weatherboard cottage from the late 19th Century.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

No 44 Station Street Bowral is significant as part of a Group of houses 44-54 because it illustrates the residential development of the Station Street area of Bowral in the late 19th Century. It is also significant in demonstrating aesthetic value for its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted weatherboard cottage from the late 19th Century.

Victorian terraces

48-50 Station Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Station Street Heritage Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as a Victorian rare terrace form.

The Heritage Study for Wingecarribee Shire Council by JRC Planning Services, 1993 states:

"Is significant to the local community generally as evidence of the important nineteenth century residential development of Bowral, and more particularly as a relatively unusual component of the buildings remaining from this period (one other similar Victorian terrace being located in the Northern Residential Precinct).

The building also makes an important contribution to the group of early buildings and overall streetscape of Station Street."

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: Two 2-storey attached terraces that date from c. 1886 - the late Victorian period - set on a 951m² site in a town setting that have retained context. The building is setback 3 metres from the street. The site has a front metal picket fence of palisade design. The front garden is small and paved. The façade presents a simple symmetrical elevation and is constructed of face brick with a paint finish with scribed rendered finial walls with decorative corbels. The roof is hipped with a medium pitch and has closed eaves. The roof is clad in corrugated sheet metal. The verandah runs across the façade and has a bell cast profile and features cast iron brackets, balustrade and fringe. The front door is offset and is 4-panelled and glazed with fanlights and security screens. Fenestration comprises vertically proportioned 2-pane double hung timber rendered sills and security bars. The building appears to be in good condition and is substantially intact. Alterations include, 1 & 2 storey rear and side additions. The Heritage Study for Wingecarribee Shire Council by JRC Planning Services, 1993 states: "A double storey rendered brick semi-detached terrace with a half-hipped roof. Side walls are face brickwork. The building retains considerable original fabric and has also been recently restored. Features of note include chimneys (with elaborate mouldings), ogee profiled roof, cast iron balustrade and valance to verandah and original door and window joinery. An iron palisade fence lines the street boundary of the property. A separate two storey wing of similar character has recently been erected behind. (Matching "cast iron" detailing suggests possibility that elements on earlier terrace are recent replacements)."



Above: 48-50 Station Street, Bowral, in 2020 (D. McManus).

Internet Review

September 2020: One 2020 Google image only at this site

<https://www.realestate.com.au/property/48-50-station-st-bowral-nsw-2576>

History

Research from Linda Emery June 2021

48-50 Station Street Bowral

Lot 5, Section 11 and part of Lots 1 and 6 of the original subdivision of the Township of Bowral

John George Morris, an auctioneer in Bowral, subdivided a parcel of land bounded by Station, Boolwey, Banyette and Bong Bong Streets in 1884. He sold the lot on which the two-storey pair of terrace houses in Station Street was later built to Edwin Theodore Comer in March 1884 for £80. Comer on-sold the land 18 months later in August 1885 to Charles George Grove Jnr for £100.

Charles Grove obtained a mortgage on the property from the CBC Bank in **November 1886 for £500, probably to finance the building of the houses**. Charles Grove defaulted on his mortgage and the property passed to the CBC Bank as mortgagee in possession. The 1890s depression led to a large slump in property values in Bowral and the property was sold by the bank to John McCann in 1906 for just £120.

The 48-50 Station Street houses are identical in external design to the pair of terrace houses at 32-34 Rose Street later built by Charles' brother Walter in about 1890. The Groves also built the terraces at 18-20 Merrigang Street, formerly known as Eltham House.

The Grove Family

Charles George Grove Jnr, Walter and Frederick Grove and their father, also Charles, were prominent builders in Bowral. The Grove family had sailed from Liverpool, England in 1857 on the ship *Admiral Lyons*, with their two young daughters, Fanny aged one, who died on the voyage, and Emily aged two. They arrived in Sydney on 15th September 1857 and a few weeks later moved to Mittagong where Charles Snr began work as a stonemason for the Fitzroy Iron Mines. During six years in Mittagong, he

was responsible for the construction of a number of buildings, including the Mittagong Public School, now Mittagong Library.

In 1863, the Groves moved to Bowral and were among the first families to settle in the new township. Charles Snr continued as a builder and was later joined in the business by his sons, Walter, Frederick and Charles who were bricklayers and builders. Together the Groves built many of the public and commercial buildings in Bowral, along with numerous private homes. Among them were St Simon & St Jukes Church, both the present building completed in 1886 and its predecessor designed by Edmund Blacket and built in 1874, Bowral Public School, the Royal and the Grand Hotels and the CBC Bank (demolished in the 1970s). The Grove brothers were known for their excellent workmanship, building many houses in Bowral in the two decades to 1900. They built three of the four known sets of two storey terrace houses in Bowral.

Chain of Ownership:

Date	Book	No	From	To	Amount
17 Mar 1884	285	359	John George Morris	Edwin Theodore Comer	£80
31 Aug 1885	320	5	Edwin Comer	Charles George Grove	£100
15 Jun 1906	804	650	CBC Bank (Liquidator)	John McCann	£120
5 Jun 1913			Estate of John McCann	Edith McCann (his wife)	Transfer
2 Aug 1949			Estate of Edith McCann	Edith Blanche Williams (her daughter)	Transfer
5 Jun 1956	2373	499	Edith Blanche Williams	Cecil Roderick McDonald	£700
17 Feb 1972	2790	52	Cecil Roderick McDonald	Leslie & Nita McSpadden	

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as part of a Group of houses Nos 44-54 Station Street Bowral because they illustrates the residential development of the Station Street area of Bowral in the late 19th Century.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with the Grove family of Bowral builders.</i></p> <p><i>Charles George Grove Jnr, Walter and Frederick Grove and their father, also Charles, were prominent builders in Bowral.</i></p> <p><i>During six years in Mittagong 1857-63, Charles Snr was responsible for the construction of a number of buildings, including the Mittagong Public School, now Mittagong Library.</i></p> <p><i>In 1863, the Groves moved to Bowral and were among the first families to settle in the new township. Charles Snr continued as a builder and was later joined in the business by his sons, Walter, Frederick and Charles who were bricklayers and builders.</i></p> <p><i>The Groves built numerous houses, public and commercial buildings including St Simon & St Judes Church Bowral 1886 and its predecessor designed by Edmund Blacket and built in 1874, Bowral Public School, the Royal and the Grand Hotels and the CBC Bank (demolished in the 1970s). The Grove brothers were known for their excellent workmanship, building many houses in Bowral in the two decades to 1900. They built four of the four known sets of two storey terrace houses in Bowral including 48-50 Station Street.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspect of the local area's heritage in this case a pair of two storey terrace – there are only three others in Bowral.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The terrace of two houses at Nos 48-50 Station Street Bowral is significant as part of a Group of houses at Nos 44-54 because it illustrates the residential development of the Station Street area of Bowral in the late 19th Century and for its association with the Grove family of Bowral, builders. The terrace is also significant for the beauty of its setting and architectural form and for possessing a relatively rare aspect of the local area's heritage in this case a pair of two storey terrace houses – one of only four in Bowral.

Victorian workers' cottage at Le Bistro Gourmand 52 Station Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the proposed Station Street Heritage Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage. The building has significance for its association with the railway. The development of the railway was highly influential in the development of the villages of the Southern Highlands.

Description

September 2020: A one storey freestanding cottage that dates from the Victorian period in a town setting that has retained its context. The building is setback 3 metres from the street. A hedge defines the street boundary. The front garden is small and paved. The façade presents a simple symmetrical elevation and is constructed of weatherboard with a paint finish on a brick base course. The roof is hipped with a steep pitch. The roof is clad in galvanised corrugated sheet metal with brick corbelled chimneys. The verandah runs across the original façade and has a hipped straight profile. It is clad in corrugated sheet metal and features simple timber posts and is infilled with clear glass to all verandah elevations. The front door has been removed and all access is now from the extension at the rear. Fenestration comprises vertically proportioned 2-pane double hung timber windows. The building appears to be in excellent condition and is substantially intact. Alterations include change of use to a restaurant, A very large high contemporary addition to rear, verandah infill and gravel driveway.



Above: 52 Station Street, Bowral, in 2020 (D.McManus).

Internet Review

September 2020: 5 photos from 2006 at this site showing the house prior to major modification and new extension to the rear. Inc. image below. <https://www.realestate.com.au/property/52-station-st-bowral-nsw-2576>



Above: Image from 2006. Source <https://www.realestate.com.au/property/52-station-st-bowral-nsw-2576>

This site of the Ludo Restaurant has 14 images of the site as it is now at 2020;
<http://www.ludobowral.com/gallery>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as part of a Group of houses 44-54 because it illustrates the residential development of the Station Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a very contemporary new building at the rear of the early cottage designed by Terry Brooks 1949-2014.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted weatherboard cottage from the late 19th Century converted to a cafe.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Ludo Cafe at 52 Station Street Bowral is significant as part of a Group of houses at Nos 44-54 because it illustrates the residential development of the Station Street area of Bowral in the late 19th Century. It is also significant in demonstrating aesthetic value because of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case a very contemporary new building at the rear of the early cottage designed by Terry Brooks 1949-2014. The early cottage demonstrates the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted weatherboard cottage from the late 19th Century.

Victorian gothic semi-detached houses 5-7 Victoria Street Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: A Gothic gabled semi building in a pleasant street near the centre of Bowral. Front fence is missing. Roof has steep pitch and is clad in corrugated metal sheet and has two corbelled chimneys. The gables to the street have timber fretwork and there is masonry detail to the sandstock brickwork – decoration around each front window and plaster quoins to the corners of the front of the house. The space between the dividing wall to each semi and each gabled bay holds an open bullnose verandah. Exteriors are in a run-down condition and this is very noticeable in the woodwork to the gables. But restorable.



Above: Image 2021



Above: Image from BDHS image library. Photographed as part of Streetscapes Project by Berrima District Historical Society in 1980.

Internet Review

street view of 5 and 7 at this site

<https://www.realestate.com.au/property/5-victoria-st-bowral-nsw-2576>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Victoria Street section of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspect of the local area's history in this case a pair of late Victorian Gothic style semi detached houses.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

5-7 Victoria Street Bowral. is significant because it illustrates the development of the Victoria Street section of Bowral in the late 19th Century. Is also of significance in demonstrating aesthetic achievement in the local area because of its architectural form and for possessing a relatively rare aspect of the local area's history in this case a pair of late Victorian Gothic style semi detached houses.

‘Lanarck’—Victorian trachyte and brick house

38 Victoria Street Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: a fine symmetrical trachyte and brick single storey house in a pleasant street close to the centre of Bowral. There is a high hedge to the front and central path. Driveway to right leads to a single carport, single garage and small studio behind. Roof is hipped and clad in corrugated metal sheet with one corbelled chimney. Verandah is bullnose and post supported with brackets. Windows are double hung and 2 pane over 2 pane. There is a very well designed and built Trachyte and brick extension to the left which extends the living space in this area.





Above: Image from BDHA Image library.
Photographed as part of Streetscapes Project by Berrima District Historical Society in 1980.

Internet Review

4 images and plan at this site from 2015

<https://www.realestate.com.au/property/38-victoria-st-bowral-nsw-2576>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Victoria Street section of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.- including a very sympathetic left side additions.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a fine symmetrical trachyte and brick single storey house</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Lanarck at 38 Victoria Street Bowral is significant because it illustrates the development of the Victoria Street section of Bowral in the late 19th Century. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form including a very sympathetic left side addition and because the item possesses a rare aspect of the local area's heritage in this case a fine symmetrical trachyte and brick single storey house

‘Westwood’ and ‘Annesley’—buildings and gardens at Annesley Retirement Village 10 Westwood Drive, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

April 2021: Both Westwood and Annesley are two storey and of brick construction. Annesley from 1924 has a stucco and exposed brick quoin finish. Most of the roof is hipped and it has an elegant copper clad spire structure. There is a gabled roof section above its central doorway and this doorway has a stone portico with open balcony. Westwood first built in 1929 has a face brick finish, hip roof and large windows.



Above: *The Westwood Building designed by architects Morrow and Gordon and built in 1929. Altered by extensions in 1948 and 1956 by Alf Stephens under Morrow and Gordon.*



Above: the Annesley Building designed by Byera Hadley and built in 1924.



Above: Plan shows location of 2 main buildings in relation to new villas on the current Annesley Retirement Village site.

History

Research by Bud Townsing

Annesley School for Girls, Bowral

These notes on *Annesley* are based on files held in the archive of the Berrima District Historical & Family History Society (BDHS), Trove, and the 1994 book by Pam Body *Annesley : a school for girls*.

An offer, from Edwin (Ted) Boardman, on very generous terms, for 52 acres of land was accepted by the Methodist Church in February 1921. Ted Boardman was a successful retired butcher and served as Mayor of Bowral on several occasions 1913-14, 1932-34 and 1940-43.

The plans for *Annesley* were drawn up in 1923 by the architect, Byera Hadley.(SMH 29/8/23) Major commissions undertaken by Hadley at this time were the Colonial Mutual Building 74 Pitt Street (1924), the Vickery Memorial Chapel (1926), Leigh College Newington (1927) and the Wesley Hall (1929) at Rose Bay.

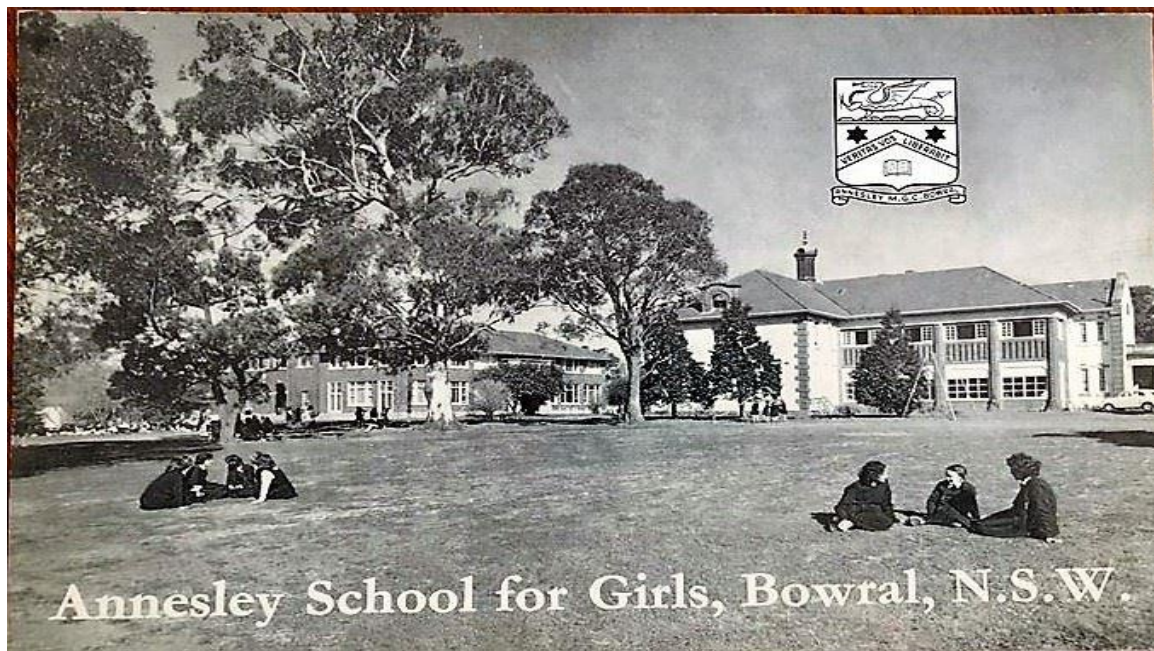
Annesley was a purpose-built girl's boarding house providing for everything under one roof.

The first job was the fencing contract for the 52 acre *Annesley* property. This was let to the Bowral building firm of Alf Stephens & Sons in 1923. George Bradman (Don Bradman's father) was employed by the firm and George spent many hours constructing the *Annesley* perimeter fence made up of thirteen timber slats between the upright posts. The Bradman family, including son Don, were rightly proud of their father's handiwork and called this fence thereafter "Dad's fence".



Above: George Bradman's fence on the southern boundary of *Annesley*. Looking down Kangaloon Road to Oxley's Hill, courtesy BDHS.

Tenders were called for the *Annesley* building in July 1923 and the lowest quote was from J. G. Taylor for £14,250. Lengthy discussions occurred between the builder and the Trustees and work began in January 1924. The school building was completed in September 1924. It was decided to delay the opening until the first term of 1925 with the official opening occurring on 7 February 1925.



Above: Image 1962: Annesley School for Girls- Bowral, brochure.



Above: The 1924 Annesley school building circa 1930, page 49 Annesley : A school for girls

A second major building on the site was *Kingswood* (later called *Westwood*).

It was designed by the firm of Morrow and Gordon, and tenders were called in 1929 to erect the first stage. The estimated cost of the building was £6,200 and the building contractor was Bowral builder S. G. Lipscombe.

The firm was originally founded by David Thomas Morrow (1871-1935) and William de Putron (1872-1925). They soon had a thriving architectural practice, notable for the substantial number of large commercial clients. These included Soul Pattinson, Grace Brothers, Anthony Hordern and John McGrath Motors. In 1921 Percy James Gordon (1892-1992) was accepted as a junior partner and the firm became Morrow, de Putron and Gordon. With the departure of de Putron in 1925 the firm became Morrow and Gordon. After Morrow resigned in 1932 Gordon became the senior partner, but the firm continued under the same name until 1992. P.J. Gordon was president of the NSW chapter of the RIAA from 1944 to 1946. Notable commercial buildings designed by the firm include the Grace Building, AWA Building, Grace Brothers Broadway store and the Federal Mutual Chambers. Domestic commissions included *Babworth House* at Darling Point for Samuel Horden and *Hopewood House* (same name and owner as Bowral) also at Darling Point for Lebbeus Horden.



A sketch of *Kingswood* (later to become *Westwood*) designed by Morrow and Gordon that appeared in the *Sydney Morning Herald* of 1 May 1929. Altered by extensions in 1948 and 1956 by Alf Stephens under architects Morrow and Gordon

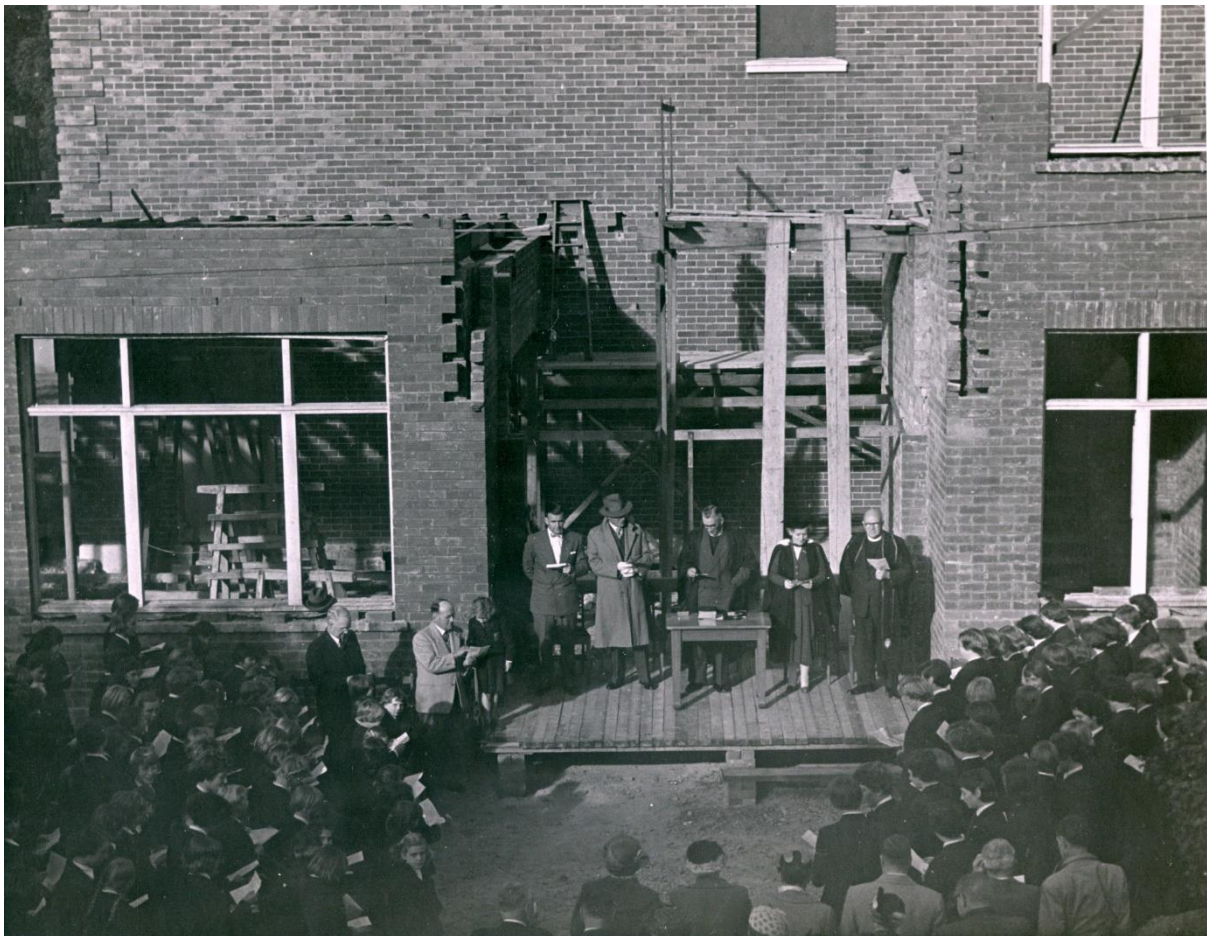
In 1936 a shift in the administration of the school occurred with an enlarged Council of 29 plus six trustees. Ted Boardman continued as the treasurer and Alf Stephens Jnr. and his brother-in-law Victor Gurney were appointed to the Council. Both Alf and Victor were still on the school Council in the 1950's.

Alf and Lily Stephens lived nearby in Aitken Road at *Grantham* and Victor and Ethel Gurney lived next door to them at *Dulwich* later called *Barkfold*. Alf and Lily's daughter Peggy attended *Annesley* between 1928 and 1932. Their other daughter Joan attended in 1932 and 1933. Victor and Ethel Gurney's daughter Ruth attended the school between 1932 to 1942.



Above: A circa 1951 view of Westwood on the left and Annesley on the right, page 95 Annesley : A school for girls.

Westwood was extended in 1948 and again in 1956. Both extensions were built by Alf Stephens & Sons, with the architects still Morrow and Gordon. On the completion of the 1956 extensions of Westwood, the school had two hundred pupils, two thirds were boarders.



Above: Westwood building in 1956 with construction by Alf Stephens & Sons. Alf Stephens Jnr. is in the picture helping the student with the words. Courtesy BDHS.

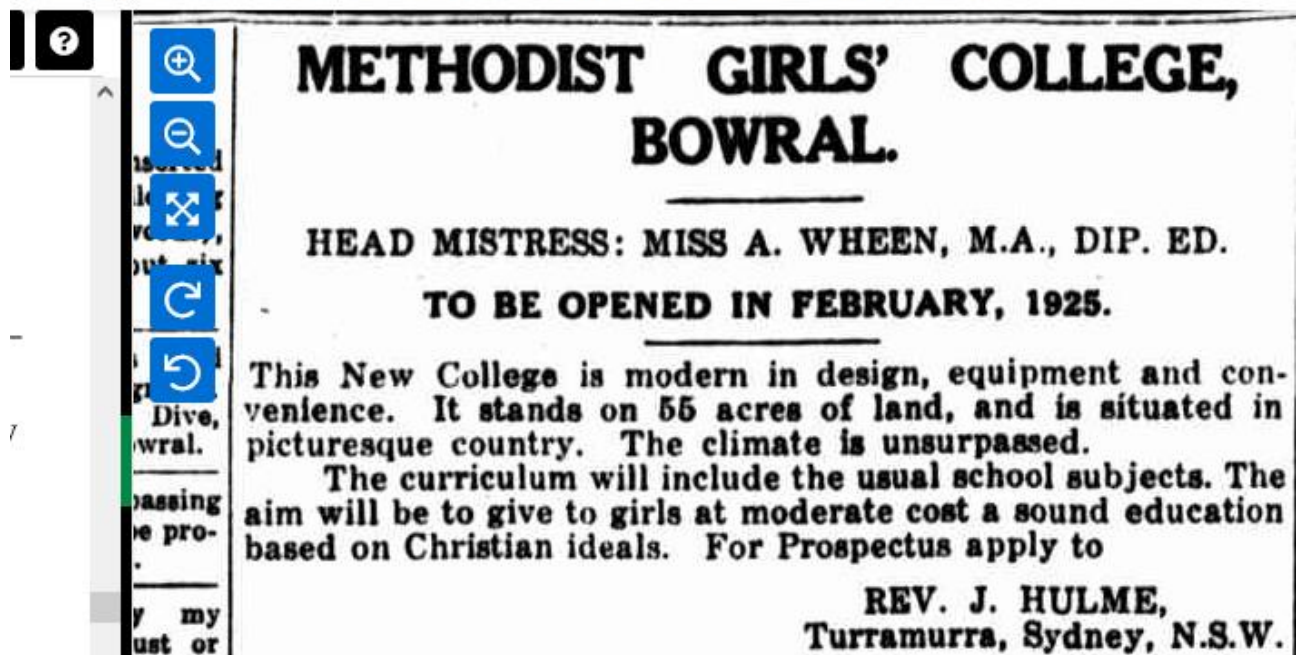
Annesley enrolments were strong in the 1950's however the 1960's heralded tough times for *Annesley*. By the end of 1962 enrolments had fallen to 138 and *Annesley* was in financial difficulty with an increasing £50,000 overdraft to the bank. It became difficult for small schools such as *Annesley* to survive. The pending closure of *Annesley* was announced on 25 March 1964, and it closed later that year.

The Methodist Social Service Department, agreed to take over the debt and acquired *Annesley* for use as a home for mildly intellectually handicapped young people. It was then called *Westwood*.

In 1979 *Annesley-Westwood* was sold to private owners and it operated as an English Manor House with accommodation of up to 120 guests.

Annesley-Westwood is now the *Annesley Bowral Retirement Village*. The village comprises 62 villas. The *Annesley* and *Westwood* buildings have been refurbished and provide country club style facilities as well as 7 apartments in *Annesley* and 5 apartments in *Westwood*.

The Southern Mail (Bowral, NSW : 1889 - 1954) / Tue 14 Oct 1924 / Page 3 / Advertising



**METHODIST GIRLS' COLLEGE,
BOWRAL.**

HEAD MISTRESS: MISS A. WHEEN, M.A., DIP. ED.

TO BE OPENED IN FEBRUARY, 1925.

This New College is modern in design, equipment and convenience. It stands on 55 acres of land, and is situated in picturesque country. The climate is unsurpassed.

The curriculum will include the usual school subjects. The aim will be to give to girls at moderate cost a sound education based on Christian ideals. For Prospectus apply to

**REV. J. HULME,
Turramurra, Sydney, N.S.W.**

Good description of the site from the opening of the 1924 *Annesley* building.

METHODIST GIRLS' COLLEGE. Robertson Mail Fri 28 Mar 1924

The site, comprising approximately 64 acres, is about a mile from Bowral, and is bounded on the south by the Kangaloon Road, on the west by Aitken Street, and on the north and east by adjacent properties, and is an inspiring one for an architect to plan and to lay out for college buildings — aspect, position, and the great open spaces being ideal in every way. All of these have been utilised to the fullest advantage by the architect, Mr. B. Hadley, F.I.A., who also designed, and supervised the erection of Wesley College, in the University of Sydney.

The first home is one of a series of such buildings, which are to be grouped round a circular driveway of approximately 400 feet diameter, in the centre of which will be placed at a later date a tutorial building where all teaching, class room and lecture work will be conducted, and the homes devoted solely to the domestic side and as places for quiet study.

For the present the first home will provide for lecture rooms and classrooms for 65 scholars, accommodation for the head mistress and teaching staff, with ample lofeker space. The dining hall is 30 feet by 20 feet, with housekeeper's and kitchen quarters conveniently arranged.

Bedrooms are principally provided for on the first floor, where ample sleeping-out porches are provided (about 850 feet super), and should be sufficient to meet the present demands.

A hot water system for radiation to the kitchen, and all lavatory spaces, and the latest sanitary system of a non-septic character, are to be installed for all conveniences. The building is to be electrically lighted throughout from the local Council service.

Externally the walls will be finished off with face brick and roughcast, surmounted by a chocolate tinted tiled roof. A small bell turret will be built over the roof, and marks the position of the principal class rooms. The first home is now ready for roofing, and should be completed by the beginning of October. Robertson Mail Fri 28 Mar 1924

Ryerson index

HADLEY	Byera	Death notice	26NOV1937	Death at Marrickville	Sydney Morning Herald	27NOV1937
BOARDMAN	Edwin	Other	21DEC1951	Publication 79 late of Bowral (born Camden)	Southern Mail (Bowral)	21DEC1951

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because they illustrates the development of this section of Bowral in the Interwar period and of development of private schools in the area in this case one that only lasted 40 years (1924-1964).</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of their association with significant persons including: Edwin(Ted) Boardman (1872-1951) who sold the 52 acres of land for the school to be built on very generous terms. He was a successful retired butcher and served as Mayor of Bowral on several occasions 1913-14, 1932-34 and 1940-43. Byera Hadley (d. 1937), architect, who designed the elegant 1924 Annesley building Morrow and Gordon, architects, who designed the 1929 Kingswood Building later to be called the Westwood building Prominent Bowral Builders, Alf Stephens and Sons, who carried out the major extensions to the Kingswood building later to be called the Westwood building in 1948 and 1956</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of the setting and architectural form of both buildings.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of the association of the site and buildings with the former Methodist School community and the current retirement village and wider community.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the buildings possesses a rare aspects of the local area's heritage in this case high quality purpose built private school buildings from the Interwar period the relatively short time of their use as a school 1924-1964.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Westwood and Annesley Buildings at the Annesley Retirement Village at 10 Westwood Drive, Bowral are significant because they illustrates the development of this section of Bowral in the

Interwar period and of the development of private schools in the area. They are also of significance because of their association with significant persons including:

Edwin(Ted) Boardman (1872-1951) who sold the 52 acres of land for the school to be built on very generous terms. He was a successful retired butcher and served as Mayor of Bowral on several occasions 1913-14, 1932-34 and 1940-43.

Byera Hadley (d. 1937), architect, who designed the elegant 1924 Annesley building

Morrow and Gordon, architects, who designed the 1929 Kingswood Building later to be called the Westwood building

Prominent Bowral Builders, Alf Stephens and Sons, who carried out the major extensions to the Kingswood building later called Westwood in 1948 and 1956

They are also of significance because of the association of the site and buildings with the former Methodist community and the current retirement village and wider community. They also demonstrate aesthetic achievement in the local area because of the setting and architectural form of both buildings and for possessing a rare aspect of the local area's heritage in this case high quality purpose built private school buildings from the Interwar period and the relatively short time of their use as a school 1924-1964.

Former Coach House and Stables to the Grand Hotel

5 Wingecarribee Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The building has significance as early stables.

Description

September 2020: A one and a half storey stable building that dates from the Victorian era that was converted into a shop many years ago. The building is built to the street alignment on a small 137m² site. . The façade presents a simple symmetrical elevation and is constructed of face brick. The roof is gabled with medium pitch and has closed eaves. The roof is clad in corrugated sheet metal and features timber finial and side dormers with finials and casement windows. The verandah runs across the façade and has a bullnose profile. It is clad in corrugated sheet metal and features timber posts, timber cast iron balustrade fringe. There is a large shop front on the ground floor and a small window in the upstairs street front gable. On the side lane elevations and at the rear there are several brick infills of previous window and door openings. The building appears to be in good condition and a good example of an early adaptation of a stable building.



History

Heritage Survey 2009 History

Nil.

Historic note

This building is believed to be the stables and coach house for the adjacent Grand Hotel constructed contemporaneously in 1886/1887. Pages 148-150 of the Life Behind the Bar book by Shylie Brown records this hotel. It notes that:

Late in 1887, Augustus Neich advertised his hotel to let: 'A commodious and elegant hotel with 40 rooms, 2 bars 2 billiard rooms 2 parlours, reading room, 4 sitting rooms, 21 bedrooms, bathrooms, kitchen, stabling and coach house' SMH 26/11/1887.



Above: Image from Southern Highland News 3/8/2016: Parade outside the Grand Hotel in 1938.
(Source: Berrima District Historical & Family History Society.)

Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901) / Sat 6 Nov 1886

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ONS

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TO BUILDERS.

TENDERS are invited for the ERECTION and COMPLETION of an EXTENSIVE FAMILY HOTEL and Stable Offices, at BOWRAL, for AUGUSTUS NEICH, Esq.

The works may be tendered for as follows:—

1. Excavation, Draining, Masonry, and Brick-work.
2. Carpenters' and Joiners' Work.
3. Plastering.
4. Plumbering.
5. Painting and Glazing.
6. Asphalt pavement.

Or the whole of the work in one lump sum.

Plans and specification may be seen at the residence of the undersigned, to whom Sealed Tenders are to be delivered on or before FRIDAY, November 20th, at 12 o'clock, noon.

THOS. W. PARROTT,
Architect,
Bowral.

Mr. " C Oct. Mrs Mis " Mrs A fr C Mr. " Mrs Mer For C Oct. C

Above: 1886 Tender for the hotel and stables.

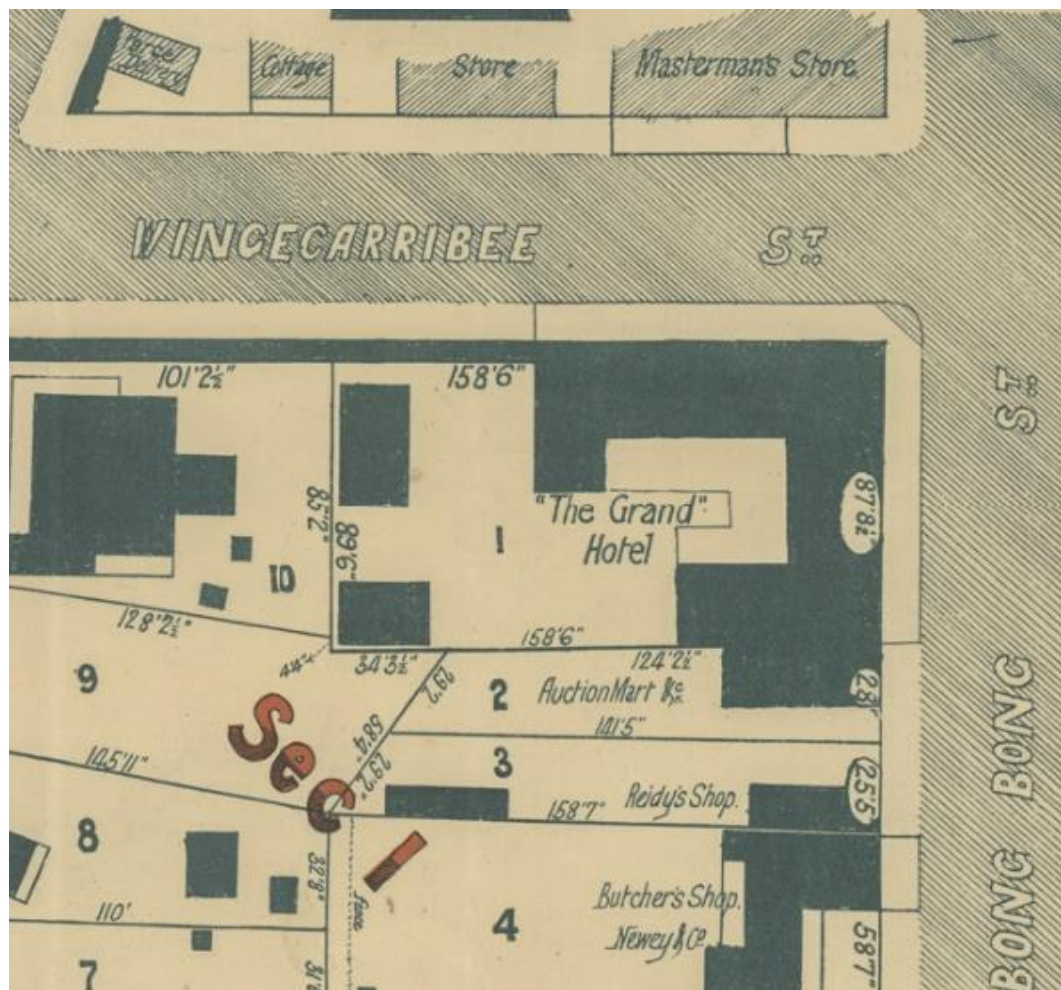
A full description of the hotel was written up in November 1887 and the stable building is described in detail:

26 Nov 1887 NEICH'S FAMILY HOTEL NEAR OPENING. Now called the Grand Hotel, Bowral. THOMAS W Parrott is the Architect. Contractors - Messrs. G. and J. Fewster, of Granville.

<https://trove.nla.gov.au/newspaper/article/112414044?searchTerm=Parrott%20Architect>

[Bowral Free Press and Berrima District Intelligencer Sat 26 Nov 1887](#)

The stable is a brick building 45ft. x 18ft., with coach house and four mangers. Revolving shutters enclose the coach house, and the floor of the building throughout is paved with wooden blocks with heel gutters formed in the stable and connected so that all drainage will find its way naturally into the receiving pit. The stable and coach house are 4in. brick work, with 9in. Parting walls, and the loft on the top is the full extent of the building, 45ft. x 18ft. The windows, of which there are seven, are pivot hung, and in the building there are six ventilators. The roof the main building (as well as the stable) is covered with best G.O. corrugated iron, and is cemented by cast iron casings on the ridge, thus giving a current of air all through the roof spaces.The architect, Mr. T. W. Parrott, of this town, is deserving of congratulations upon the approaching completion of a most extensive and excellent piece of architecture; while the contractors, Messrs. G. and J. Fewster, of Granville, have very faithfully and honourably carried out their portion of the work. The sub-contractors for the carpentering and joinery work were Messrs. Dawes Brothers, of Granville.



Above: The stable building at the rear of The Grand Hotel can be seen in this drawing from the Neich's Estate subdivision sale poster, 1894 (Source: Bowral Subdivision Plans, State Library of NSW <https://collection.sl.nsw.gov.au/record/74VvqrQdzRLd/VR8POzEjEwoWq>.)

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as the early stables associated with the adjoining Grand Hotel 1886/1887.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with its first owner, prominent businessman and civic leader, Augustus Neich 1840-1921 and prominent Bowral architect Thomas Wilson Parrott (1862-1921).</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in providing a good example of adaptive re-use of an early building to a new-commercial use.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case the early stables associated with a late 19th Century Hotel.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although totally adapted to a new purpose.

Statement of Heritage Significance

The Coach House and Stables Building at 5 Wingecarribee Street Bowral is significant being related to the adjoining Grand Hotel 1886/1887 and that hotel's first owner, prominent businessman and civic leader, Augustus Neich 1840-1921 and prominent Bowral architect Thomas Wilson Parrott (1862-1921). It also possesses a rare aspect of the local area's heritage in this case the early stables associated with a late 19th Century Hotel and it provides a good example of adaptive re-use of an early building to a new-commercial use.

Interwar Country Women's Association building 40 Wingecarribee Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Description

April 2021: A 1929 community structure built in a Californian Bungalow style for the CWA and still owned and used by the CWA. It is located immediately adjoining the south west corner of Corbett Gardens in the centre of Bowral and which is LEP listed. The structure is stuccoed brick and the roof is hipped and of a medium pitch and is now clad in red corrugated sheet metal. There is an enclosed verandah facing Corbett Gardens and this has weatherboard and casement windows matching the main building. The windows are mostly 6 pane casement and in different sets including sets of three. On the western car park side of the CWA the windows are double hung.



History

Extract from Maureen and Bud Townsing book *A brief history of Church and Edward Streets Bowral*. 2016. Pp 90-91

The Southern Mail of 16 August 1929 reported: "The erection of the C.W.A. Rest Room at Bowral reads like a fairy tale. Whilst the Council, with all the resources of the Municipality behind it, could not see its way to provide £600 for the purchase of a block of land for the extension of Corbett

Gardens, the ladies of the C.W.A. have bought the land, and within six weeks have almost completed the erection of Rest Rooms that are an ornament to the town and a credit to all associated with the work."

Trove search

Most of the work was donated by local tradesmen, business and the honorary architect was Henry Sheaffe. The finance raising is said to have been overseen by H V Helm and project supervised by William Pickles The list of contributors in *The Southern Mail* of 16 August 1929 reads like the Whos' Who of the Bowral building and business world in 1929 and is shown here in full for this reason:

LABOR AND SERVICES.

E. F. Davis. — Cartage of bricks.

H. Corfe. — Cartage of tiles.

Geo. Miller & Son. — Bricklaying.

James & Son. — Carpenters.

Joe Wright. — Labourer.

E. P. Symons. — Foreman carpenter.

Frank McGhie. — Carpenter.

J. Tivey. — Carpenter. !

Mitcham- — Tiler.

Taylor and Hayes. — Electricians.

Gurney and Platt. — Plumbers.

H. Smith (S. G. Lipscomb's foreman) and team: N. Stevenson, S.Thompson, F. Roberts and bricklayer.

Jones & Lee. — Painting.

D. Dunwoodie. — Supplying carpenter.

H, Thorne. — Fencing.

Jim Fitzgerald. — General.

G. H. Hobbs. — General. ?

Geo. Gregory. — General.

Sam Wright. — General.

F. Woolard. — Carpenter.

Allan McLean, — Carpenter.

Albert Halcrow. — Carpenter.

Walter Foord. — Carpenter.

T. W. Gough. — Plumbing, labour and materials.

E. Thompson (Tiveys) Carpenter.

C. A. Teasdale and staff. — Carpentry.

J. Huggett. — Plumbing, labour and materials.

H. Sutton. — Plumbing, labour and materials.

W. G. Armstrong. — Plumbing, labour and materials.

L. Angus. — Carpenter.

Wallace Ford.— Carpenter. ?

A. Nowell. — Painting.

H. A. Homann. — Contribution to cost of rough casting.

L. Price. — Carpentry.

B. H. Paine & Son. — Legal work.

A. N. Burton. — Fire insurance (10 years).

Davis & Westbrook. Real Estate Agents. Refund of commission to J. Tivey.

GIFTS OF MATERIALS.

Bricks. — F. Baker and Sons (now Bowral Brickworks)

Cement. — Southern Portland Cement Co.

Casement Windows - Alf Stephens & Sons.

Doors. — S. G. Lispcomb

Paint, etc.— R. S. Smith & Co.

Window Sills, Mullions and Jamb. — Sid Shepherd.

Sand and Delivery. — R. G. Walker,

Cement and Ashes and Cartage.—J. Stokes & Son.

Blue Metal, Spalls, Trachyte Steps and Delivery. — Geo. Marks.

Lavatory Basin.— Mrs. Hackett, wife of Bowral Town Clerk.

Fencing. — Bowral Council and Bowral Bowling Club.

Timber (portion of cost) A. B. Robinson.

Tiles (portion of cost) Wunderlich, Ltd.

Hedge and Planting. — C. N. Griffin.

Bowral CWA

The Bowral Branch of this very useful body was formed in December 1925, with Mrs Westmacott as first President and Miss J Macansh, Secretary. In 1929 land adjacent to Corbett Gardens was purchased as a site for a club room and it was built in six weeks by voluntary labour, while material was given by many. Messrs H V Helm and W Pickles secured finance In 1931 it was decided to open a baby clinic in the Rest Room and it was opened on 20th November 1931, in charge of Sister Hungerford. The CWA building was enlarged in 1953 and 1954. Source: pp 110-111 James Jervis, *A History of the Berrima District* 1986.

Historic notes on Corbett Gardens 1911

Corbett Gardens at 21 Merrigang Street, Bowral

Proclaimed a park in 1911 and named after Ada Corbett who lobbied for the land known as Denmead's Paddock to be acquired for a public park. Ada also fundraised for beautification of the park and the construction of a bandstand. The original bandstand, which was very small, was dismantled and replaced with the current bandstand. (The original exists in a private garden in Burradoo.) The Gardens are a focus for the annual Tulip Time Festival - celebrated since around 1961

- where people travel long distances to view the gardens in bloom.
<https://form.jotform.co/73089685096876>

Brief History of the CWA in NSW-from

<https://www.sl.nsw.gov.au/stories/australian-agricultural-and-rural-life/country-womens-association>

Established in 1922, the Country Women's Association (CWA) aims to improve conditions for country women and children in Australia. Women living in rural areas have long felt isolation, and suffered a lack of adequate health and support facilities. The CWA grew out of the need for country women to have better services and a unified voice in a male-dominated rural society. The CWA is now the largest women's organisation in Australia.

Grace Emily Munro (1879-1964), founder of the CWA, was herself a country woman, married to a grazier with four children. Dedicated to improving medical conditions for women and children in the bush, she trained in first-aid and home nursing, giving classes in rural communities. A conference organised by Munro in 1922 resulted in the formation of the CWA of NSW and she was elected its first President. Within a year there were 68 branches of the Association across NSW and Queensland. Although Munro stepped down in 1926, she continued her fundraising efforts and was appointed a MBE in 1935.

Biographical Notes on Henry Sheaffe (1873-1958) – Shirt Version by Dennis McManus. January 1 2022. The notes below draw heavily on Maureen and Bud Townsing's book *A brief History of Church and Edward Streets Bowral* 2016 pages 68-100. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195. to these notes I have added other known architectural and survey work by Henry Sheaffe and his father George..

Henry Sheaffe (1873-1958) was the eldest son of surveyor George Henry Sheaffe (1841-1932) and was born in Hunters Hill, Sydney on the 7th February 1873. The family came to Bowral when he was a child - and he received his first education at Bowral Public School. The family moved to Forbes when Henry was about nine years of age and later to Orange, where Henry completed his education at Wollaroi School, and upon leaving school he was articled to an architect in that town. Having served his articles, he went to Goulburn, where his father was then living, and . went out in the field to learn surveying. He passed as a licensed surveyor in 1899.

He did survey work for the British Government in Malaya and in particular in 1900 worked on the survey between Thailand (Siam) and Malaya. On return to Australia he took on surveying for the NSW Government.

In 1902 he went to the Inverell district and learned what a dreadful drought is like in the back country; later he undertook contract survey work for the Department of Lands on the Manning River. In 1906 Sheaffe joined the trigonometrical survey staff in New South Wales and enjoyed one of the longest titles in the service —Surveyor in Charge of Field Work of Trigonometrical Survey of New South Wales. He spent five years in the Western country. He then managed a property at Nyngan and later purchased *Coonarbee* at Cobar in partnership with Mr. W. P. Bragg. This partnership was dissolved in November 1912. He then acquired the property *Ayr* at Gundy near Scone.

On the 13th September 1911 he married Anne McGilvray McPhail of Moonee Ponds. They had two daughters Amy Marjorie born 1915 and Mary Rosalie (Molly) born 1917

In September 1917 Henry returned to Bowral and in December he had a Bowral telephone service with the number Bowral 113. He practised as H. Sheaffe, Surveyor and Architect. Henry always gave his business address as *Twickenham* in Bendooley Street on the corner of Banyette Street (in 2021 owned by the Education Department) so it appears that Henry and George effectively shared offices. Each traded under their own name - either "G. H. Sheaffe LS", or "H. Sheaffe, Surveyor and Architect".

Henry Sheaffe became an Alderman of the Bowral Municipal Council in February 1921 filling a vacancy by election and he remained an alderman until 1931.. He served on all of Council's committees and was actively involved in the affairs of Council. He was Mayor in 1929-1931. In 1930 it was reported that *Henry has shown a progressive spirit in matters affecting the welfare of the town. Ald. Sheaffe supported the electricity scheme and has intimated his support to the proposal to install sewerage if satisfactory financial arrangements can be made.*

Henry served his community in other ways including:

- 1925 -1949 Honorary Architect to the Berrima District Hospital
- Member of Masonic Lodge Camarvon No 172. His name appears on the Past Masters Board for the year of 1927.
- Secretary School of Arts and Library Committee 1932 to 1939 and President from 1939 to 1947.
- President of the Bowral Horse Show and Gymkhana Society 1931-1946.
- Committee Member of Bowral Golf Club 1941 to 1944 and in 1953. Vice President 1945 - 1951 and President in 1952.
- Senior War Warden for his section of the Glebe Estate in Bowral from 1942

In 1949 *The Southern Mail* of 11 February reported: *Mr. Harry Sheaffe, of Bowral, spent his 74th birthday in carrying out his work as a surveyor in particularly rugged country near Black Bob's Creek, about eight miles from Berrima.*

Henry spent 35 years working in Bowral – 1917-1952. He was very prominent in public life and community affairs and was an alderman for 10 years and Mayor for two years. A street in Bowral bears his name.

Henry Sheaffe did a broad range of architectural work for commercial buildings, council buildings and domestic residences. As noted by Maureen and Bud Townsing it has not always been possible to identify all of Sheaffe's work (especially houses). Those that we do know of include:

1917 Newbold's Store, 309 Bong Bong Street Bowral. In 2021 this building includes the current Bookshop Bowral store.

1920 WWI memorial obelisk in Memorial Park in the main street of Bowral built by Loveridge and Hudson using local trachyte stone from Mt Gibraltar

1925 Hampshire and Moore motor and engineering building in the main street of Bowral on the corner of Bowral Street

1927-28 House at 5 and 7 Edward Street, Bowral (Glebe Estate)

1929 CWA building in Corbett Gardens, Bowral

1931 St Marks Church at 1540 Kangaloon Road, Kangaloon. Built by Mr. L. G. Price, of Bowral. Converted to a residence in the 1990s.

1932 Southern Rise Bakery shop and residence above at 332 Argyle Street, Moss Vale.

1933 Ambulance Station, 411-415 Bong Bong Street, Bowral. This building is on Australian Institute of Architects list of Notable Buildings in NSW. In 2021 it is the Alliance Bank.

1936 Wingecarribee Shire Council Electricity Sub Station in Argyle Street, Moss Vale

1937 Two storey Produce Store at 31 Station Street, Bowral. Builder H C Smith of Clarke Street, Bowral Construction and Real Estate Journal 3/2/1937. In 2021 a rug showroom.

1938 Alcorn Memorial Clock Tower, Argyle Street, Moss Vale. *The Southern Mail* 23/11/1937

1940 Vestry to St Johns Anglican Church, 64 Hoddle Street, Robertson.



Above: Image from BDHS: Country Women's Association Rest Rooms viewed from Corbett Gardens, Bowral. The building was officially opened in October 1929 by Mrs Matt Sawyer, State President of the CWA. Image date c. 1935

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it demonstrates the development of this section of the central area of Bowral in the 1920s.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because its association with Bowral architect Henry Sheaffe (1873-1958) who designed the CWA and importantly its association with a great number of business and professional people and tradesmen in Bowral who contributed to its construction in a remarkably short 6 weeks in 1929.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting adjoining Corbett Gardens and its architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong and ongoing association with the Bowral Branch of the Country Women's Association since built in 1929.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's history in this case a well designed 1920s architect designed Californian Bungalow style community building.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The CWA building at 40 Wingecarribee Street Bowral is significant because it demonstrates the development of this section of the central area of Bowral in the 1920s and for its strong and ongoing association with the 1925 Bowral Branch of the Country Women's Association since built in 1929. It is also of significance because of its association with Bowral architect Henry Sheaffe who designed the CWA and importantly its association with a great number of business and professional people and tradesmen in Bowral who contributed to its construction in a remarkably short 6 weeks in 1929. It is also of significance for demonstrating aesthetic achievement for its setting adjoining Corbett Gardens and for its architectural form and for being a rare item of the local area's heritage in this case a well designed 1920s architect designed Californian Bungalow style community building.

Police Station and police residences

53-55 and 57 Wingecarribee Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: There are three buildings on this site – 2 residences and a police station and they adjoin the important Horbury Hunt designed and Alf Stephens Snr built Court House. The police station at 53 Wingecarribee Street and the police residence at 55 Wingecarribee Street are shown on the Wingecarribee Local Environmental Plan 2010 Heritage Map as being a heritage item, but the description of this property is “Bowral Court House” and was included in the Court House listing at a time when the Court House and Police Station were on the same lot.

The Police Station at 53 Wingecarribee Street was erected in 1931 and it is of face brick with a hipped terracotta roof. By the early 1960s it was extended in front westward. In the early 1980s additions and alterations were carried out including extensions to the east and rear.



Above: Police Station at 53 Wingecarribee Street was erected in 1931

The Bowral Police Station building at 55 Wingecarribee Street is a former residence dating from the late Victorian period. It is constructed in face brick with a corrugated metal roof. The building has a projecting front bay with a gable roof beside a timber verandah. It was designed by James Barnet, Colonial Architect, erected in 1886. Additions and alterations were carried out in 1931. Other work was undertaken in the early 1980s. The metal security entry garage between No 55 and 53 was erected in the early 2000s.



Above: Bowral Police Station building at 55 Wingecarribee Street

The Bowral Police Station building at 57 Wingecarribee Street is a face brick residence dating from the Federation period. It has gabled terracotta roof with stuccoed chimneys. Fenestration includes three section casement windows with hood over.

In regard to the Group as a whole No 53 has no landscaping to its car park and the whole group 43,55 and 57 has cyclone fencing. Both these detract from the appearance of the site and need to be addressed in the future.



Above: Bowral Police Station building at 57 Wingecarribee Street

Police Group Bowral. 57 Wingecarribee St at left and 55 at right.

Write a description for your map.

Legend

55 Wingecarribee St

**Police Station at 53 Wingecarribee St and to the right the Horbury Hunt Courthouse**

Write a description for your map.

Legend

55 Wingecarribee St



In Bowral HCA and on State Gov. Agency Section 170 Register.

Internet Review

<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>

History**Statement of significance from Section 170 NSW State agency heritage register**

... a group of police buildings dating from the late 19th century until the 1930s that contribute to the significant heritage fabric of the commercial centre of the town. This group of buildings is socially and

historically important for their long and continuous contribution to the provision of police services in the local area. <https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the western end of Wingecarribee Street in the 19th and 20th centuries.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of their setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong association with the Bowral and district community for their long and continuous contribution to the provision of police services in the local area.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case being a suite of Police Station buildings from the 19th and 20th Centuries – two residences, police station and lock up.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Police Station Group at 53 Wingecarribee Street, Bowral and Former Police Residences at 55 and 57 as a Group is of significance because they illustrate the development of the western end of Wingecarribee Street in the 19th and 20th centuries and for their strong association with the Bowral and district community and long and continuous contribution to the provision of police services in the local area. The Group is also of significance in demonstrating aesthetic value in the local area because of their setting and architectural form and for possessing a rare aspect of the local area's heritage in this case being a suite of Police Station buildings from the 19th and 20th Centuries – two residences, police station and lock up.

Former Strathmore Private Hospital

59 Wingecarribee Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

April 2021: A single storey masonry building c. 1888 located on a 999m² site on the corner of Short Street in the centre of Bowral adjacent to the police station group. At the rear is the car and pedestrian lane entrance the council Civic Precinct in Bendooley Street. There is a high hedge to the front boundary. It is symmetrical in elevation, has a hipped roof of corrugated sheet metal with two pronounced chimneys. Finial walls to the left and right enclose a bullnose verandah which is supported by solid twist pattern cast iron posts. The house has major extensions at the rear, many possibly early.



Above: Image by D. McManus January 2021

Internet Review.

26 images and plan and notes at this site from 2019 as used below.

<https://www.realestate.com.au/sold/property-house-nsw-bowral-130735138>



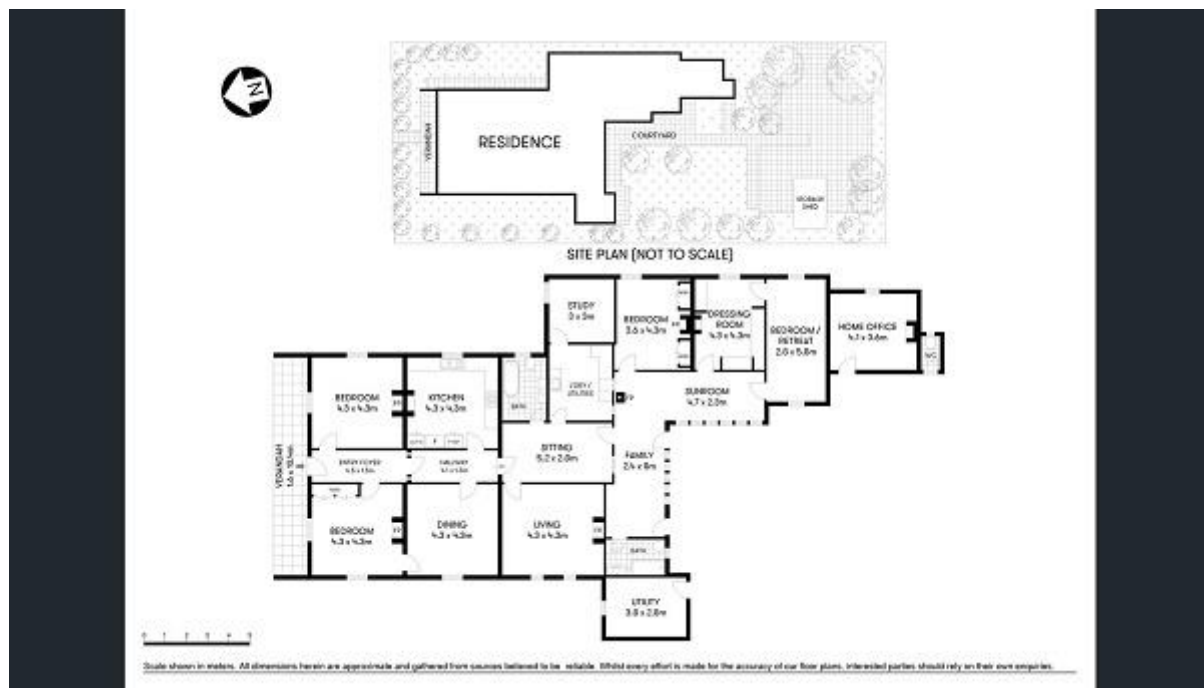
59 Wingecarribee Street, Bowral

<https://www.realestate.com.au/sold/property-house-nsw-bowral-130735138>

Dating from 1895, 'Salopia' is an original Bowral homestead that exudes all the charm and character of the late Victorian era. It's just moments away from the heart of the township, and a rare opportunity exists to own this unique offering. Facing north and shielded by a laurel hedge, a classic, bull-nosed corrugated iron roof, supported by turned metal posts along the timber-decked front porch, makes an attractive entry and the perfect sun-trap on cold winter days.

Property features:

- Solid double brick and weatherboard construction
- Central hallway with a soaring 3.1-metre-high ceiling
- Outstanding original decorative features throughout
- Working open fireplaces and picture rails in most rooms
- Modern eat-in kitchen showcases original 'The Younger' wood stove
- Timber ceiling panels, exposed beams in the rear hallway
- Two full bathrooms, one with four-claw enamel bath
- Rear enclosed timber veranda, two further bedrooms
- Master with separate dressing room
- Full gas central heating
- Slow-combustion heater for extra winter warmth
- External, fully operational office, convenient outside WC.
- Rear access to studio/teenage retreat
- Established, dog-proof gardens, granite fire pit
- Auto gate, side-street entry via Short St, open space for four large vehicles plus historic single garage



History

Historical notes on Strathmore Private Hospital

Extract from the June 2021 Newsletter of the BDHS. Article by Philip Morton. Part of 3 part series.

In the early to mid-twentieth century our local towns were well served with private hospitals. A history of these commenced in last month's newsletter, noting that local births initially took place in the mother's home or at the midwife's place. Then, from the early 1900s, mothers could attend private hospitals at Mittagong, Bowral and Moss Vale, as well as a Moss Vale community hospital from 1955. When a maternity unit opened at Bowral & District Hospital in 1961, the small private hospitals closed. An overview of early medical care and the story of Mittagong's community hospital were provided in last month's newsletter. Bowral's private hospitals are the focus of this month's feature, and Moss Vale's hospital history will be presented next month. As the information on Bowral's private hospitals in our archives is somewhat sketchy, it is stressed that what follows here is not a comprehensive overview. Details are provided for Chester, Strathmore and Yarrum hospitals, with a mention of Ellengowan. If anyone has further information, please contact us.

Strathmore at 59 Wingecarribee St on the corner of Short St, Bowral, two doors from the Police Station, is today a residential property. Strathmore, built c1888 by Adolph Duprez and originally named 'Salopia', is at the corner of Wingecarribee & Short Sts, Bowral. It has been a residence, dental surgery, and was a private hospital 1936 to 1962.

It was described in the local Property Press of 9 November 1994 as one of the grand old sandstock brick houses of the town (circa 1888) and birthplace of many worthy citizens. The house, seen on page 2, has the name 'Salopia' in a glass panel above the front door, and this name was used in advertising in the 1920s by Dr Crawford, a Dental Surgeon, who then occupied the premises.

A hospital named 'Strathmore' was originally at a different residential location, being at the corner of Holly and Shepherd Sts, Bowral. Nurse Louisa Murray and Nurse Lawless opened it in May 1925, but their partnership ceased in September 1925, with Murray continuing at Strathmore while Lawless went on to run Ellengowan private hospital in Merrigang St. By the mid-1930s, however, the house at the corner of Wingecarribee and Short Sts was being advertised as a private hospital called 'Strathmore', run by nurses Mahoney and Boardman and catering for "Medical, Surgical and Obstetric

Cases, with outdoor patients attended". What exactly led to this change of management and location is unclear but, as will be explained below, it had to do with Nurse Murray.

Strathmore was often mentioned in The Southern Mail, such as in June 1937: "One of Bowral's most popular citizens, Mr Mountford George Riley, manager of the municipal gasworks, died in Strathmore Private Hospital after a brief illness"; and in September 1937: "Mrs W White and Mrs Horace Ford are each receiving congratulations on the arrival of their second sons in Strathmore. To make the coincidence complete both reside at Kangaloon". From 1950, Strathmore was run by Matron Millikin. BDHS file notes compiled by the late Max Rogers record that Miss D P Millikin was an obstetric nurse who assisted to bring some 5,500 babies into the world. After training at St Margaret's Hospital in Sydney from 1921 to 1923, she started her own maternity hospital at Auburn and then, 27 years later, took over Strathmore from Sisters Mahoney and Boardman. Matron Millikin then conducted Strathmore until closure in 1962.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Wingecarribee Street area near the centre of Bowral in the late 19th Century and of its earlier use as a private hospital.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association with the Bowral and district community especially for its use as a maternity hospital and likely to be the birthplace of prominent people. John Charles Kerin AO, FTSE Politician and Minister was born there in 1937.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick symmetrically fronted late Victorian era town residence with hipped roof and bull nose verandah.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Former Strathmore Private Hospital at 59 Wingecarribee Street, Bowral. is significant because it illustrates the development of the Wingecarribee Street area near the centre of Bowral in the late 19th Century and for its earlier use as a private hospital and likely to be the birthplace of prominent people. John Charles Kerin AO, FTSE Politician and Minister was born there in 1937. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick symmetrically fronted late Victorian era town residence with hipped roof and bull nose verandah

‘Mouquet’—1920 war widow house

37 Woodbine Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

A very simplified Federation style double fronted cottage in weatherboard with corrugated iron roof. Verandah has been enclosed.

: A double fronted and gabled weatherboard house on a c. 603 m² site on an attractive street in the Bowral Conservation Area. Roof is red painted corrugated iron and there is one visible corbelled chimney to the right. The front verandah has been infilled. The gabled section to the right has a triple casement window with hood over. The main gable is battened.

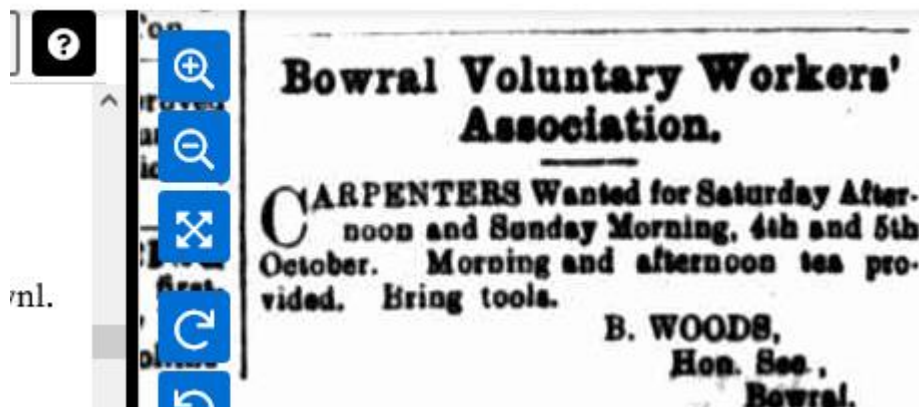


History

From the Maureen and Bud Townsing, A brief history of Alf Stephens & Sons, February 2020. Pages 58-59

Mouquet, 37 Woodbine Street, was completed in August 1920. It was “donated” to a war widow Mrs Esther Beavan. She had to pay for the materials, via a loan from the State Savings Bank. She paid this loan off and gained possession of the house a couple of years later. The architect, Henry Sheaffe, provided his design and services free of charge, and 20 local workmen voluntarily donated their time to the project working on Sundays for a twelve-month period. Alf Stephens Jnr. was the spokesman for the Voluntary Workers on the day the keys were handed over to Mrs Beavan. Bud Townsing photograph.

The Southern Mail (Bowral, NSW : 1889 - 1954) / Tue 7 Oct 1919 / Page 3 /



Above: Advertisement in the The Southern Mail of 7 October 1919 calling for volunteer Carpenters to work on Saturday Afternoon and Sunday Morning.

Note from D McManus Sep 17 2021 on the name: Mrs Esther Beavan's husband.

<https://historyandheritage.cityofparramatta.nsw.gov.au/sites/phh/files/field/media/file/2020-06/Killed-in-Action-A-Z-Final.pdf>

Note from D McManus Sep 17 2021 on the name Mouquet. Most likely that the house was named after a WWI battle and info at this site

<https://anzacportal.dva.gov.au/wars-and-missions/ww1/where-australians-served/western-front/mouquet-farm>

The Battle of Mouquet Farm cost the 1st, 2nd and 4th Australian Divisions over 11,000 casualties. None of the Australian attacks succeeded in capturing and holding the farm. The British advance eventually bypassed the farm, leaving it an isolated outpost. Mouquet Farm finally fell to the British on 26 September 1916

Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	Of significance to the history of the local area because it illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the Interwar period.

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with</i> 1. war widow Mrs Esther Beavan who had the house built for her 2. Henry Sheaffe, Bowral architect and surveyor who designed the house free of charge 3. Alf Stephens Jnr, Builder, who was the spokesman for the Voluntary Workers on the day the keys were handed over to Mrs Beavan.
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its likely connection with Voluntary Workers Association, an organisation founded in Sydney in 1917 to provide homes for war widows and disabled soldiers.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case being built by the community for WWI war widow Mrs Esther Beavan in 1920. One other War Widow's house is known of locally at 123 Old Hume Highway, Mittagong and it was built in 1917 by the Mittagong branch of the Voluntary Workers Association, an organisation founded in Sydney in 1917 to provide homes for war widows and disabled soldiers. The Mittagong group of VWA was convened in August 1917 and immediately began planning to build their first house. In 2021 this Mittagong house was recommended for heritage listing.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a very simplified Federation style double fronted cottage in weatherboard.</i>

Integrity/Intactness

Substantially intact although some alterations have been made including built in front verandah.

Statement of Heritage Significance

Mouquet the 1920 War Widow House at 37 Woodbine Street, Bowral is significant because it illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the Interwar period and for its association in the local area with war widow Mrs Esther Beavan who had the house built for her involving the following: Henry Sheaffe, Bowral architect who designed the house free of charge and Alf Stephens Jnr, Bowral Builder, who was the spokesman for the Voluntary Workers on the day the keys were handed over. Mouquet is also of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a very simplified Federation style double fronted cottage in weatherboard and for possessing a rare aspect of the local area's heritage in this case being built by the community for a WWI war widow Mrs Esther Beavan in 1920. One other War Widow's house is known of locally at 123 Old Hume Highway, Mittagong and it was built in 1917 by the Mittagong branch of the Voluntary Workers Association, an organisation founded in Sydney in 1917 to provide homes for war widows and disabled soldiers.

Weatherboard cottage

50 Woodbine Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

A double fronted and gabled weatherboard house on an 895 m² site on an attractive street in the Bowral Conservation Area. Roof is corrugated metal and it has at least two corbelled chimneys. Both gables have timber finials. The front verandah is straight and is timber post supported with simple timber brackets. The gabled section to the right has a pair of double hung windows with hood over. The site has a very attractive cottage style garden with a picket fence to the front. To the right a driveway leads to a single garage at the rear.



Internet Review

3 images plus plan at this 2010 site

<https://www.realestate.com.au/property/50-Woodbine/Bundaroo-st-bowral-nsw-2576>

History

Historical Notes from *A brief history of Alf Stephens & Sons*, February 2020.

Maureen and Bud Townsing, *A brief history of Alf Stephens & Sons*, February 2020. P. 53 . 50 Woodbine/Bundaroo Street is shown in the Bowral Rate Books 1911-1913 as to have been owned by Alf Stephens Snr. It seems likely that he built the house as well. Bud Townsing photograph.

Biographical Notes on Alf Stephens & Sons 1886-1965

Summary by Dennis McManus, December 2021

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

In 1963, Alf Stephens Jnr. in a letter to respected Bowral Town Clerk and keen historian A.V.J. (Jack) Parry, wrote Alfred Stephens Senior came out to Australia from Teddington (Middlesex) England in 1885 where his father carried out building works there with eight brothers in the family (all carpenters) and one sister. He was engaged to his wife Elizabeth before leaving England and she followed him a year later when they were married in Bowral. He came direct to Bowral with fellow passengers Mr. and Mrs. Marston who opened a shop on the corner of Banyette and Bong Bong Street.

Alf Snr. left England in 1885, arriving January 1886. Elizabeth Riley came out on a different ship arriving two days after Alf. They were in Bowral by May 1886 where they married.. Alf Jnr. has recollected that his fathers' first job in Bowral was as a carpenter with J.J. Campbell working on a two-storied house in Merrigang Street, built for Dr. Swinton, and later the home of Dr. Harbison. Within months of his marriage to Elizabeth, the Bowral Municipal Council Rate Book for 1886 shows that Alf Snr. bought land from the Jamieson Hill Estate at Upper Bowral. The Bowral Rate book for the year commencing 1 February 1887 shows that Alf had a dwelling on lot 19 Elm Street.

The 1895 Bowral Council Valuation book shows that by that year Alf had a new house "Teddington" a brick villa - on lot 19 Elm Street with a valuation of £450. On lot 18 Elm Street he had a workshop with a valuation of £100. On lot 20 he had a house rented to A. Riggs, worth £150. He also had two houses in Woodbine Street, Bowral with a value of £300. In later years, Alf Snr. built further houses in Woodbine Street, and continued to own some of these all his life.

By 1896/97 Alf Snr. had a house and land in Bong Bong Street valued at £268. By this time, Alf Snr. and Elizabeth also had children. A photograph at "Teddington" - a polychrome brick structure with much style - shows Alf, Elizabeth and three children on the front verandah in about 1894. Alfred Jnr. was born in 1887, Jessie in 1891, Annie in 1893. Other children followed Ethel Grace (1896), Norris (1899), and Phyllis (1904).

In 1895, Alf Snr. was the successful tenderer for the Bowral Courthouse. One year and one day after pegging out, this monumental trachyte stone and sandstone building was opened. Alf Senior's reputation was enhanced on a remarkably solid foundation.

At the same time as he ran the building business, Alf Snr. involved himself in public life - he was elected to represent Glebe Ward on the nomination of his friend Geo. Marston with whom he had travelled out from England. Alf Snr. was Mayor in the years 1899, 1900, and 1904.

Alf Snr. was Circuit Steward and Trustee of the Methodist Church for many years. He was made a magistrate in 1900. He regularly supported Friendly Societies, and held office in the local Lodge of Oddfellows.

Alf Snr. played cricket for the Surveyors Camp team, and his son Alf Jnr. was scorer for the team from an early age, joining the team at age 16 after he left school. Alf Snr. was president of the Berrima District Cricket Association from its inception in 1911 until 1915. Alf Jnr. followed him into this position in 1919 and held it to 1960.

In 1913 a Bowling Club formed in Bowral, and Alf Snr. built, at cost, the first 20 by 12 foot club room, located in Corbett Gardens. Alf and Geo. Marston were foundation vice-presidents of the Club, and Alf Snr. was president in 1916, 1917 and 1918.

Elizabeth and Alf Snr. remained in touch with family back in England, travelling back several times. In 1917, Alf Snr. retired and went to live at Manly with Elizabeth and youngest daughter Phyllis. By the time he left, he had long since involved his sons in the workings of the business. He directed that Alf Jnr. (now aged 30) take over, and that brother Norris (Norrie) Stephens be brought in when he turned 21. The name of the firm from 1921 was therefore Alf Stephens & Sons (in the plural). The business was relocated from Elm Street to Boolwey Street after Alf Jnr. took over.

Alf Snr. died in Manly 6 February 1924. The Southern Mail of 15 February 1924 noted: "He was a conscientious tradesman...in all his business dealings he was a man of honour...He was a man of exemplary character, always ready to lend a helping hand to deserving menHe had not time for shirkers, but was ever generous in his treatment of those who showed a desire to improve their condition."

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "Grantham" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The Robertson Mail of 7/12/1928 reported: The Prime Minister laid the foundation stone ...The school will be one of the most modern private

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the Southern Mail in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments. •

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst In England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The Southern Highland News of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the period before WWI.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Alf Stephens Snr of the renown firm of Alf Stephens and Sons, Builders of Bowral, owner and likely builder of this house.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case being owned by Alf Stephens with several other houses for several years in the same street.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a double fronted weatherboard house from the Federation era.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

50 Woodbine Street, Bowral is significant because it illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the period before WWI and for its association with Alf Stephens Snr of the renown firm of Alf Stephens and Sons, Builders of Bowral, owner and likely builder of this house. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a double fronted weatherboard house from the Federation era. It also possesses a rare aspect of the local area's heritage in this case being owned by Alf Stephens with several other houses for several years in the same street.

Weatherboard cottage 52 Woodbine Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

A double fronted hipped roof weatherboard house on an 908 m² site on an attractive street in the Bowral Conservation Area. Roof is corrugated metal and it has at least two corbelled chimneys. The front verandah has a bullnose profile roof and is timber post supported with simple timber brackets. The projecting section of the house to the left has a pair of double hung windows with hood over. The site has a picket fence to the front and to the left is a driveway.



History

Historical Notes from the Maureen and Bud Townsing, *A brief history of Alf Stephens & Sons*, February 2020. P. 54. 52 Woodbine/Bundaroo is shown in the Bowral Rate Books 1911-1913 as to have been owned by Alf Stephens Snr. It seems likely that he built the house as well. Bud Townsing photograph.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

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Alf Snr. left England in 1885, arriving January 1886. Elizabeth Riley came out on a different ship arriving two days after Alf. They were in Bowral by May 1886 where they married.. Alf Jnr. has recollected that his fathers' first job in Bowral was as a carpenter with J.J. Campbell working on a two-storied house in Merrigang Street, built for Dr. Swinton, and later the home of Dr. Harbison. Within months of his marriage to Elizabeth, the Bowral Municipal Council Rate Book for 1886 shows that Alf Snr. bought land from the Jamieson Hill Estate at Upper Bowral. The Bowral Rate book for the year commencing 1 February 1887 shows that Alf had a dwelling on lot 19 Elm Street.

The 1895 Bowral Council Valuation book shows that by that year Alf had a new house "*Teddington*" a brick villa - on lot 19 Elm Street with a valuation of £450. On lot 18 Elm Street he had a workshop with a valuation of £100. On lot 20 he had a house rented to A. Riggs, worth £150. He also had two houses in Woodbine Street, Bowral with a value of £300. In later years, Alf Snr. built further houses in Woodbine Street, and continued to own some of these all his life.

By 1896/97 Alf Snr. had a house and land in Bong Bong Street valued at £268. By this time, Alf Snr. and Elizabeth also had children. A photograph at "*Teddington*" - a polychrome brick structure with much style - shows Alf, Elizabeth and three children on the front verandah in about 1894. Alfred Jnr. was born in 1887, Jessie in 1891, Annie in 1893. Other children followed Ethel Grace (1896), Norris (1899), and Phyllis (1904).

In 1895, Alf Snr. was the successful tenderer for the Bowral Courthouse. One year and one day after pegging out, this monumental trachyte stone and sandstone building was opened. Alf Senior's reputation was enhanced on a remarkably solid foundation.

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Alf Snr. was Circuit Steward and Trustee of the Methodist Church for many years. He was made a magistrate in 1900. He regularly supported Friendly Societies, and held office in the local Lodge of Oddfellows.

Alf Snr. played cricket for the Surveyors Camp team, and his son Alf Jnr. was scorer for the team from an early age, joining the team at age 16 after he left school. Alf Snr. was president of the Berrima District Cricket Association from its inception in 1911 until 1915. Alf Jnr. followed him into this position in 1919 and held it to 1960.

In 1913 a Bowling Club formed in Bowral, and Alf Snr. built, at cost, the first 20 by 12 foot club room, located in Corbett Gardens. Alf and Geo. Marston were foundation vice-presidents of the Club, and Alf Snr. was president in 1916, 1917 and 1918.

Elizabeth and Alf Snr. remained in touch with family back in England, travelling back several times. In 1917, Alf Snr. retired and went to live at Manly with Elizabeth and youngest daughter Phyllis. By the time he left, he had long since involved his sons in the workings of the business. He directed that Alf Jnr. (now aged 30) take over, and that brother Norris (Norrie) Stephens be brought in when he turned 21. The name of the firm from 1921 was therefore Alf Stephens & Sons (in the plural). The business was relocated from Elm Street to Boolwey Street after Alf Jnr. took over.

Alf Snr. died in Manly 6 February 1924. *The Southern Mail* of 15 February 1924 noted: "He was a conscientious tradesman...in all his business dealings he was a man of honour...He was a man of exemplary character, always ready to lend a helping hand to deserving menHe had not time for shirkers, but was ever generous in his treatment of those who showed a desire to improve their condition."

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	(no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the period before WWI.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Alf Stephens Snr of the renown firm of Alf Stephens and Sons, Builders of Bowral, owner and likely builder of this house.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case being owned by Alf Stephens with several other houses for several years in the same street.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a double fronted weatherboard house from the Federation era.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

52 Woodbine Street, Bowral is significant because it illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the period before WWI and for its association with Alf Stephens Snr of the renown firm of Alf Stephens and Sons, Builders of Bowral, owner and likely builder of this house. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a double fronted weatherboard house from the Federation era. It also possesses a rare aspect of the local area's heritage in this case being owned by Alf Stephens with several other houses for several years in the same street.

Pair of semi-detached cottages 58 and 60 Woodbine Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

A pair of face brick semis on a combined 900 m² site (449 and 451 m²) on an attractive street in the Bowral Conservation Area. Roof is hipped corrugated metal and it has one visible shared corbelled chimney. The front verandah has an Ogee profile roof and is timber post supported with cast metal brackets and frieze. It has a timber balustrade. Each semi has a front door off the verandah and an attractive French door set rather than windows. The site has a picket fence to the front and driveways on left and right.



Above: 58 Woodbine Street at left and 60 Woodbine Street at right.

Internet Review

58 Woodbine Street Bowral

4 images and notes from 2014 from <https://www.realestate.com.au/sold/property-house-nsw-bowral-118279847>

Everybody wants to be in Old Bowral and walking distance to town! Here is your chance to buy one for the kids and keep one in the super fund. 58 Woodbine Land size 449m² 1900's Brick Semi detached home offers: - One bedroom - One small sun room - Separate lounge area - Eat-in style

kitchen - Neat bathroom - Off street parking - Fenced yard. Rental history ... 60 Woodbine Land size 448m² Located a short walk from town is this semi detached home offers: - One bedrooms - Separate lounge area - Eat-in style kitchen - Neat bathroom - Carport - Fenced yard. Rental history

60 Woodbine/Bundaroo Street, Bowral pp 52-59.

No 60 at this 11 image site from October 2014

<https://www.realestate.com.au/property/60-Woodbine/Bundaroo-st-bowral-nsw-2576>



Above: Close up view of 60 Woodbine Street.

History

Historical Notes 58 and 60 Woodbine Street from the Maureen and Bud Townsing, A brief history of Alf Stephens & Sons, February 2020. P. 55

58 and 60 Woodbine Street are a pair of semi's owned by Alf Stephens Senior in the 1911-1913 Bowral Rate Books. It is likely that he was the builder.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - A brief history of Alf Stephens & Sons 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

In 1963, Alf Stephens Jnr. in a letter to respected Bowral Town Clerk and keen historian A.V.J.(Jack) Parry, wrote •Alfred Stephens Senior came out to Australia from Teddington (Middlesex) England in

1885 where his father carried out building works there with eight brothers in the family (all carpenters) and one sister. He was engaged to his wife Elizabeth before leaving England and she followed him a year later when they were married in Bowral. He came direct to Bowral with fellow passengers Mr. and Mrs. Marston who opened a shop on the corner of Banyette and Bong Bong Street.

Alf Snr. left England in 1885, arriving January 1886. Elizabeth Riley came out on a different ship arriving two days after Alf. They were in Bowral by May 1886 where they married.. Alf Jnr. has recollected that his fathers' first job in Bowral was as a carpenter with J.J. Campbell working on a two-storied house in Merrigang Street, built for Dr. Swinton, and later the home of Dr. Harbison. Within months of his marriage to Elizabeth, the Bowral Municipal Council Rate Book for 1886 shows that Alf Snr. bought land from the Jamieson Hill Estate at Upper Bowral. The Bowral Rate book for the year commencing 1 February 1887 shows that Alf had a dwelling on lot 19 Elm Street.

The 1895 Bowral Council Valuation book shows that by that year Alf had a new house "Teddington" a brick villa - on lot 19 Elm Street with a valuation of £450. On lot 18 Elm Street he had a workshop with a valuation of £100. On lot 20 he had a house rented to A. Riggs, worth £150. He also had two houses in Woodbine Street, Bowral with a value of £300. In later years, Alf Snr. built further houses in Woodbine Street, and continued to own some of these all his life.

By 1896/97 Alf Snr. had a house and land in Bong Bong Street valued at £268. By this time, Alf Snr. and Elizabeth also had children. A photograph at "Teddington" - a polychrome brick structure with much style - shows Alf, Elizabeth and three children on the front verandah in about 1894. Alfred Jnr. was born in 1887, Jessie in 1891, Annie in 1893. Other children followed Ethel Grace (1896), Norris (1899), and Phyllis (1904).

In 1895, Alf Snr. was the successful tenderer for the Bowral Courthouse. One year and one day after pegging out, this monumental trachyte stone and sandstone building was opened. Alf Senior's reputation was enhanced on a remarkably solid foundation.

At the same time as he ran the building business, Alf Snr. involved himself in public life - he was elected to represent Glebe Ward on the nomination of his friend Geo. Marston with whom he had travelled out from England. Alf Snr. was Mayor in the years 1899, 1900, and 1904.

Alf Snr. was Circuit Steward and Trustee of the Methodist Church for many years. He was made a magistrate in 1900. He regularly supported Friendly Societies, and held office in the local Lodge of Oddfellows.

Alf Snr. played cricket for the Surveyors Camp team, and his son Alf Jnr. was scorer for the team from an early age, joining the team at age 16 after he left school. Alf Snr. was president of the Berrima District Cricket Association from its inception in 1911 until 1915. Alf Jnr. followed him into this position in 1919 and held it to 1960.

In 1913 a Bowling Club formed in Bowral, and Alf Snr. built, at cost, the first 20 by 12 foot club room, located in Corbett Gardens. Alf and Geo. Marston were foundation vice-presidents of the Club, and Alf Snr. was president in 1916, 1917 and 1918.

Elizabeth and Alf Snr. remained in touch with family back in England, travelling back several times. In 1917, Alf Snr. retired and went to live at Manly with Elizabeth and youngest daughter Phyllis. By the time he left, he had long since involved his sons in the workings of the business. He directed that Alf Jnr. (now aged 30) take over, and that brother Norris (Norrie) Stephens be brought in when he turned 21. The name of the firm from 1921 was therefore Alf Stephens & Sons (in the plural).The business was relocated from Elm Street to Boolwey Street after Alf Jnr. took over.

Alf Snr. died in Manly 6 February 1924. The Southern Mail of 15 February 1924 noted: "He was a conscientious tradesman...in all his business dealings he was a man of honour...He was a man of exemplary character, always ready to lend a helping hand to deserving menHe had not time for shirkers, but was ever generous in his treatment of those who showed a desire to improve their condition."

Heritage Significance Assessment

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(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case single storey semi detached houses from the Federation era.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The semi detached houses 58-60 Woodbine Street, Bowral are significant because they illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the period before WWI and for their association with Alf Stephens Senior of the renown firm of Alf Stephens and Sons, Builders of Bowral, owner and likely builder of this house. Of significance in demonstrating aesthetic achievement in the local area because of their setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case single storey semi detached houses from the Federation era. Of significance also because they possesses a rare aspect of the local area's heritage in this case being owned by Alf Stephens with several other houses for several years in the same street.

Pair of semi-detached cottages 62 and 64 Woodbine Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

A pair of face brick semis on a combined 916m² site (458 and 458 m²) on an attractive street in the Bowral Conservation Area. Roof is hipped corrugated metal and it has one visible shared corbelled chimney. The front verandah has a bullnose profile roof. Each semi has a side main entrance door located in a recess. Each front elevation has a set of french doors and a small unusual design round topped casement window set.



Above: 62 is left and 64 is right. Image date 2021.

Internet Review

62 Woodbine Street, Bowral. 11 images and no text from this 2014 and 2021 site.
<https://www.realestate.com.au/property/62-woodbine-st-bowral-nsw-2576>

64 Woodbine Street, Bowral. 3 images and no text at this 2005 site
<https://www.realestate.com.au/property/64-woodbine-st-bowral-nsw-2576>



Above: No 64 in 2005 from <https://www.realestate.com.au/property/64-woodbine-st-bowral-nsw-257>

History

Historical Notes from the Maureen and Bud Townsing, *A brief history of Alf Stephens & Sons*, February 2020. P. 56. 62 -64 Woodbine/Bundaroo Street are a pair of semi-detached houses owned and built by Alf Stephens Snr. Bud Townsing photograph.

Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at

Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

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Alf Snr. left England in 1885, arriving January 1886. Elizabeth Riley came out on a different ship arriving two days after Alf. They were in Bowral by May 1886 where they married.. Alf Jnr. has recollected that his fathers' first job in Bowral was as a carpenter with J.J. Campbell working on a two-storied house in Merrigang Street, built for Dr. Swinton, and later the home of Dr. Harbison. Within months of his marriage to Elizabeth, the Bowral Municipal Council Rate Book for 1886 shows that Alf Snr. bought land from the Jamieson Hill Estate at Upper Bowral. The Bowral Rate book for the year commencing 1 February 1887 shows that Alf had a dwelling on lot 19 Elm Street.

The 1895 Bowral Council Valuation book shows that by that year Alf had a new house "*Teddington*" a brick villa - on lot 19 Elm Street with a valuation of £450. On lot 18 Elm Street he had a workshop with a valuation of £100. On lot 20 he had a house rented to A. Riggs, worth £150. He also had two houses in Woodbine Street, Bowral with a value of £300. In later years, Alf Snr. built further houses in Woodbine Street, and continued to own some of these all his life.

By 1896/97 Alf Snr. had a house and land in Bong Bong Street valued at £268. By this time, Alf Snr. and Elizabeth also had children. A photograph at "*Teddington*" - a polychrome brick structure with much style - shows Alf, Elizabeth and three children on the front verandah in about 1894. Alfred Jnr. was born in 1887, Jessie in 1891, Annie in 1893. Other children followed Ethel Grace (1896), Norris (1899), and Phyllis (1904).

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At the same time as he ran the building business, Alf Snr. involved himself in public life - he was elected to represent Glebe Ward on the nomination of his friend Geo. Marston with whom he had travelled out from England. Alf Snr. was Mayor in the years 1899, 1900, and 1904.

Alf Snr. was Circuit Steward and Trustee of the Methodist Church for many years. He was made a magistrate in 1900. He regularly supported Friendly Societies, and held office in the local Lodge of Oddfellows.

Alf Snr. played cricket for the Surveyors Camp team, and his son Alf Jnr. was scorer for the team from an early age, joining the team at age 16 after he left school. Alf Snr. was president of the Berrima District Cricket Association from its inception in 1911 until 1915. Alf Jnr. followed him into this position in 1919 and held it to 1960.

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Elizabeth and Alf Snr. remained in touch with family back in England, travelling back several times. In 1917, Alf Snr. retired and went to live at Manly with Elizabeth and youngest daughter Phyllis. By the time he left, he had long since involved his sons in the workings of the business. He directed that Alf Jnr. (now aged 30) take over, and that brother Norris (Norrie) Stephens be brought in when he turned 21. The name of the firm from 1921 was therefore Alf Stephens & Sons (in the plural). The business was relocated from Elm Street to Boolwey Street after Alf Jnr. took over.

Alf Snr. died in Manly 6 February 1924. *The Southern Mail* of 15 February 1924 noted: "He was a conscientious tradesman...in all his business dealings he was a man of honour...He was a man of exemplary character, always ready to lend a helping hand to deserving menHe had not time for shirkers, but was ever generous in his treatment of those who showed a desire to improve their condition."

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NSW heritage assessment criteria	Assessment of site
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(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case single storey semi detached houses from the Federation era.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The semi detached houses 62-64 Woodbine Street, Bowral are significant because they illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the period before WWI and for their association with Alf Stephens Senior of the renown firm of Alf Stephens and Sons, Builders of Bowral, owner and likely builder of this house. Of significance in demonstrating aesthetic achievement in the local area because of their setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case single storey semi detached houses from the Federation era. Of significance also because they possesses a rare aspect of the local area's heritage in this case being owned by Alf Stephens with several other houses for several years in the same street.

Weatherboard cottage

66 Woodbine Street, Bowral

Recommendation

Include as a new heritage item in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010.

Property is contained within the existing Bowral Conservation Area.

Description

A single fronted and gabled weatherboard house on an 898 m² site on an attractive street in the Bowral Conservation Area. A major and complementary hipped roof extension was added in 2008. Roofing is corrugated metal and the old section one corbelled chimney. Both gables have timber finials. The front verandah has a timber post supported bullnose roof with metal brackets. Front door is to the left and there is a pair of double hung windows to the right. The site has a very attractive cottage style garden and timber front fence and gravel driveway to the right.



Internet Review

Two images at this site from 2007 including one below:

<https://www.domain.com.au/property-profile/66-Woodbine/Bundaroo-street-bowral-nsw-2576>

66 Woodbine Street, Bowral, NSW. In 2008 New weatherboard residence (presumed to be a reference to an extension to the house as it was in 2008) in heritage precinct of Old Bowral by Phil Lenarduzzi, Builder Moss Vale. Architect not known. Full list of his Wingecarribee projects from 2000-2016 at this site: <https://www.lenarduzzibuilders.com.au/our-projects/completed-projects/>



Above: 66 Woodbine Street, Bowral, in 2007 (Source: <https://www.domain.com.au/property-profile/66-woodbine-street-bowral-nsw-2576>).

History

Historical Notes from the Maureen and Bud Townsing, A brief history of Alf Stephens & Sons, February 2020. P. 57.

66 Woodbine/Bundaroo Street was owned by Alf Stephens Snr and was part of his estate when he died in 1924. It is likely that 66 Woodbine Street was built by Chas Stephens, a carpenter in 1892 (source the Bowral Rate Book of 1892). Alf Stephens Snr. acquired it from Charles Stephens' widow in 1903. It is possible that this Charles Stephens was Alf Snr's brother who came out with him on the *Garonne* back in 1886. Bud Townsing photograph.

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Alf Snr. died in Manly 6 February 1924. *The Southern Mail* of 15 February 1924 noted: "He was a conscientious tradesman...in all his business dealings he was a man of honour...He was a man of exemplary character, always ready to lend a helping hand to deserving menHe had not time for shirkers, but was ever generous in his treatment of those who showed a desire to improve their condition."

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Alf Stephens Snr of the renown firm of Alf Stephens and Sons, Builders of Bowral, owner. It is likely that 66 Woodbine/Bundaroo Street was built by Chas Stephens, a carpenter in 1892.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case being owned by Alf Stephens with several other houses for several years in the same street.</i>

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small single fronted weatherboard house from the late 19th Century.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

66 Woodbine Street, Bowral is significant because it illustrates the development of the Woodbine/ Bundaroo street area of Bowral in the late 19th Century and for its association with Alf Stephens Snr of the renown firm of Alf Stephens and Sons, Builders of Bowral, owner. It is likely that 66 Woodbine Street was built by Chas Stephens, a carpenter in 1892. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a small single fronted weatherboard house from the late 19th Century. Of significance also for possessing a rare aspect of the local area's heritage in this case being owned by Alf Stephens with several other houses for several years in the same street.

Part B: Not Recommended Heritage Places



'Sunny Corner'—1940s house 1 Aitken Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.



4 images from this site dated 2012

<https://www.realestate.com.au/property/1-aitken-rd-bowral-nsw-2576>

Different 2020 image in the Alf Stephens book. 2012 terracotta roof and now corrugated

1 Aitken Road, *Sunny Corner*. In 1929 Alf Stephens & Sons built a garage and a "man's room" according to Council records. This build included 2 rooms, a bathroom and 3 horse-stall, the value was £900. In 1940 A Harding built the house. In 1957 Alf Stephens Jnr. renovated the house into two flats and a laundry. Bud Townsing photograph 2020.



New house

16 Aitken Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.

In 2015 listed as a vacant block. House has been constructed since then.

House

18 Aitken Road

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.

Internet Review

13 images at this 2020 site including image below.

<https://www.realestate.com.au/property/18-aitken-rd-bowral-nsw-2576>



House

26 Aitken Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.

Internet Review

<https://www.realestate.com.au/property/26-aitken-rd-bowral-nsw-2576>



1970s house

29 Aitken Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.



Internet Review

Above 2011 image from this site

<https://www.realestate.com.au/property/29-aitken-rd-bowral-nsw-2576>

1980s house

30 Aitken Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.

Internet Review.

12 images at this site from 2014 including image below.



1970s house

31 Aitken Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.



Internet Review

Above 2016 image from this site

<https://www.realestate.com.au/property/31-aitken-rd-bowral-nsw-2576>

House

43 Aitken Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.



Internet Review

Above 2019 image of No 43 from this site

<https://www.realestate.com.au/sold/property-house-nsw-bowral-130686638>

New house

43A Aitken Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.



Internet Review

Above 2018 image from <https://www.realestate.com.au/property/43a-aitken-rd-bowral-nsw-2576>

Weatherboard worker's cottage

5 Alcorn Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Description

Weatherboard cottage located on a 764 m² site in what has become a light industrial area in the south of Bowral. Its elevation is symmetrical with a window either side of central door way. The windows are double hung and with a 2 pane over 2 pane configuration. Roof is steep pitched, corrugated metal and hipped and has two corbelled chimneys. Verandah to front is straight and timber post supported and the posts have simple timber fretwork brackets. The verandah has a deep timber valance to the left and right. The house is linked to a large shed like structure at the rear which has a matching steep pitched and hipped roof.



Internet Review

2017 shows it to have several intact timber lining board interiors.



Above: Image shows the light industrial setting of Alcorn Street and the substantial hipped roof addition at the rear of the cottage at No 5.



History

Note from Sarah Farnese

Lot 71 DP 775295

Originally Lots 7 & 8 Sec 4 DP 976973 (Hawthorn Park subdivision – see image below from DP 976973). Subdivided in 1988 to current configuration.

Worker's cottage in good condition. Example of now relatively rare typology. Surrounded by industrial development. Potentially under threat?

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Alcorn Street area of South Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of architectural form of the original building.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey weatherboard cottage from the late 19th although compromised in part by the large extension to the rear (although in hipped roof form) and its light industrial setting.</i>

Integrity/Intactness

Statement of Heritage Significance

5 Alcorn Street, Bowral is of significance to the history of the local area because it illustrates the development of the Alcorn Street area of South Bowral in the late 19th Century. It is also of significance in demonstrating aesthetic value in the local area because of the architectural form of the original building although partly compromised by the large extension to the rear and its light industrial setting. The cottage does demonstrate the principal characteristics of a class of the local area's heritage in this case a single storey weatherboard cottage from the late 19th Century.

National Australia Bank 256 Bong Bong Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

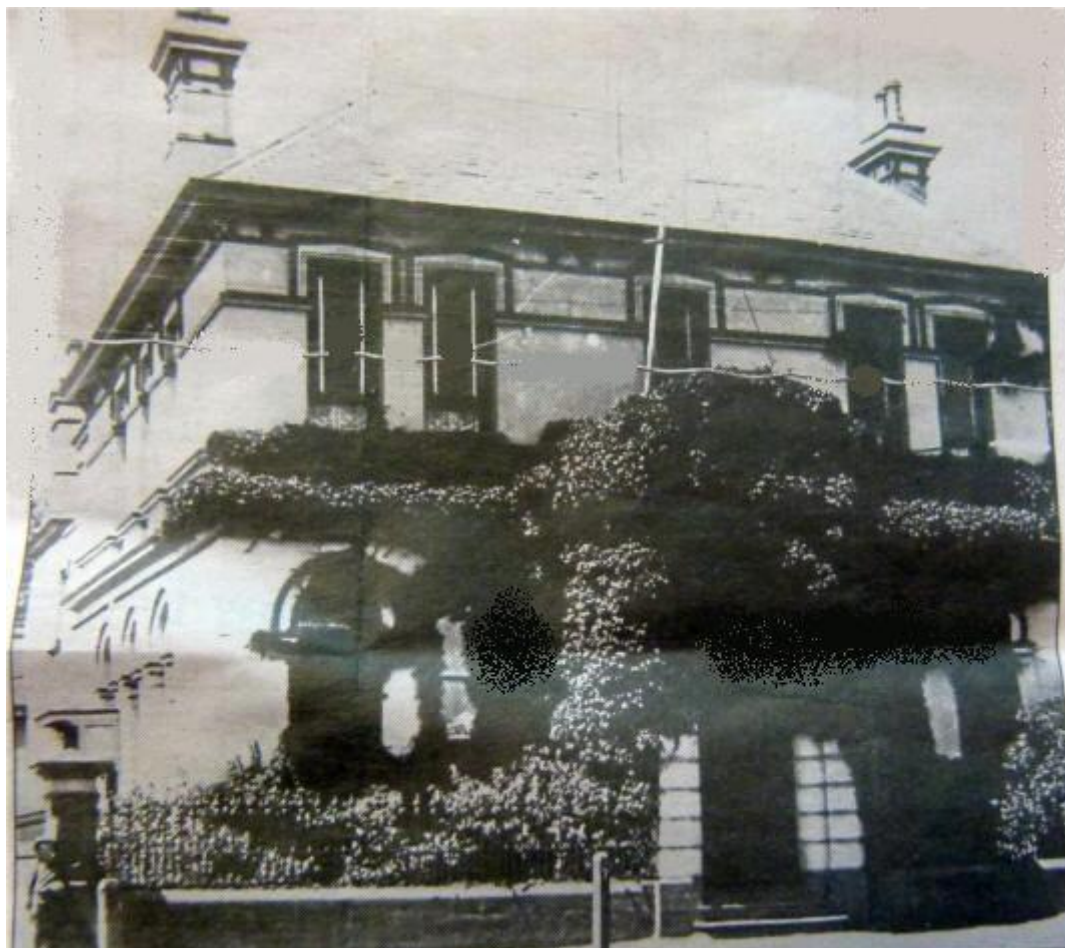


Internet Review

The NAB Bank was built by Alf Stephens & Sons. Bud Townsing photograph.

Further information available at this site. Image of 1882 CBC bank and note below from <http://www.cbcbank.com.au/images/Branches/NSW/NSW%20Country/NSW%20Country%20A-F/Bowral/Bowral.JPG>

On 3rd March 1884, the Bank commenced to operate from its own premises in the building which was demolished early last year (1959). For the 76 years it stood upon the site this fine old building was a landmark at the northern end of Bong Bong Street and many old residents of Bowral still regret that it has had to make way for a modern structure.



Shops (former Whatman's Garage)

329-339 Bong Bong Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

History

Historical Notes from the Maureen and Bud Townsing, A brief history of Alf Stephens & Sons, February 2020. pp 66 and pp 70-71.

The corner of Boolwey and Bong Bong Streets Bowral. The three building to the left of Westpac including the Empire Theatre were built by Alf Stephens & Sons. The corner building was Whatman's Garage. Bud Townsing photograph. Whatman's Garage. Date unknown. From BDHS.



Biographical Notes on Alf Stephens & Sons 1886-1965. Dennis McManus. December 27 2021. Short Version

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

Alf Stephens Snr (1863-1924)

In 1963, Alf Stephens Jnr. in a letter to respected Bowral Town Clerk and keen historian A.V.J.(Jack) Parry, wrote *•Alfred Stephens Senior came out to Australia from Teddington (Middlesex) England in 1885 where his father carried out building works there with eight brothers in the family (all carpenters) and one sister. He was engaged to his wife Elizabeth before leaving England and she followed him a year later when they were married in Bowral. He came direct to Bowral with fellow passengers Mr. and Mrs. Marston who opened a shop on the corner of Banyette and Bong Bong Street.*

Alf Snr. left England in 1885, arriving January 1886. Elizabeth Riley came out on a different ship arriving two days after Alf. They were in Bowral by May 1886 where they married.. Alf Jnr. has recollected that his fathers' first job in Bowral was as a carpenter with John Joseph Campbell 1838-1928 builder working on a two-storied house in Merrigang Street, built for Dr. Swinton, and later the home of Dr. Harbison. Within months of his marriage to Elizabeth, the Bowral Municipal Council Rate Book for 1886 shows that Alf Snr. bought land from the Jamieson Hill Estate at Upper Bowral. The Bowral Rate book for the year commencing 1 February 1887 shows that Alf had a dwelling on lot 19 Elm Street.

The 1895 Bowral Council Valuation book shows that by that year Alf had a new house *"Teddington"* a brick villa - on lot 19 Elm Street with a valuation of £450. On lot 18 Elm Street he had a workshop with a valuation of £100. On lot 20 he had a house rented to A. Riggs, worth £150. He also had two houses in Woodbine Street, Bowral with a value of £300. In later years, Alf Snr. built further houses in Woodbine Street, and continued to own some of these all his life.

By 1896/97 Alf Snr. had a house and land in Bong Bong Street valued at £268. By this time, Alf Snr. and Elizabeth also had children. A photograph at *"Teddington"* - a polychrome brick structure with much style - shows Alf, Elizabeth and three children on the front verandah in about 1894. Alfred Jnr. was born in 1887, Jessie in 1891, Annie in 1893. Other children followed Ethel Grace (1896), Norris (1899), and Phyllis (1904).

In 1895, Alf Snr. was the successful tenderer for the Bowral Courthouse. One year and one day after pegging out, this monumental trachyte stone and sandstone building was opened. Alf Senior's reputation was enhanced on a remarkably solid foundation.

At the same time as he ran the building business, Alf Snr. involved himself in public life - he was elected to represent Glebe Ward on the nomination of his friend Geo. Marston with whom he had travelled out from England. Alf Snr. was Mayor in the years 1899, 1900, and 1904.

Alf Snr. was Circuit Steward and Trustee of the Methodist Church for many years. He was made a magistrate in 1900. He regularly supported Friendly Societies, and held office in the local Lodge of Oddfellows.

Alf Snr. played cricket for the Surveyors Camp team, and his son Alf Jnr. was scorer for the team from an early age, joining the team at age 16 after he left school. Alf Snr. was president of the Berrima District Cricket Association from its inception in 1911 until 1915. Alf Jnr. followed him into this position in 1919 and held it to 1960.

In 1913 a Bowling Club formed in Bowral, and Alf Snr. built, at cost, the first 20 by 12 foot club room, located in Corbett Gardens. Alf and Geo. Marston were foundation vice-presidents of the Club, and Alf Snr. was president in 1916, 1917 and 1918.

Elizabeth and Alf Snr. remained in touch with family back in England, travelling back several times. In 1917, Alf Snr. retired and went to live at Manly with Elizabeth and youngest daughter Phyllis. By the time he left, he had long since involved his sons in the workings of the business. He directed that Alf Jnr. (now aged 30) take over, and that brother Norris (Norrie) Stephens be brought in when he turned 21. The name of the firm from 1921 was therefore Alf Stephens & Sons (in the plural).The business was relocated from Elm Street to Boolwey Street after Alf Jnr. took over.

Alf Snr. died in Manly 6 February 1924. *The Southern Mail* of 15 February 1924 noted: "He was a conscientious tradesman...in all his business dealings he was a man of honour...He was a man of exemplary character, always ready to lend a helping hand to deserving menHe had not time for shirkers, but was ever generous in his treatment of those who showed a desire to improve their condition."

Alf Stephens Jnr. (1887-1973)

Alf Stephens Jnr was born 14 April 1887 at Elm Street, Jamieson Hill, Bowral. He attended Bowral Public School in Bendooley Street and was Dux in 1902 at the age of 15.

Alf Jnr. married Agnes Lily (nee Peel) at the old Methodist Church in Bowral on 22 July 1915. Lily had been an elementary school teacher before her marriage. They had a family of three children - Peggy (1916), John Victor (Jack) (1918) and Joan (1920).

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

Alf Jnr. would have worked with his father on many of the earlier projects. Like his father, he involved himself in the Methodist Church and public affairs. He became an alderman of Bowral Municipal Council and served as Mayor for two years in 1928 and 1929. He resigned in December 1929 in order to take a trip to England - in part to seek specialist medical attention for his son.

Again like his father, Alf Jnr. involved himself in the game of cricket. At Bowral Public School, Alf Jnr. captained the team in school competitions. After leaving School, he played with the Surveyors team. He became President of the Berrima District Association in 1919 and held this position until 1960 when he did not seek re-election. As well Alf Jnr. became captain of Bowral 1st Grade in 1921 in which capacity he also acted until his voluntary retirement in 1960. He involved himself with other district and regional cricket organisations throughout his life. Not without reason was Alf Jnr. widely called "The Skipper".

Inevitably, Alf Jnr. knew Don Bradman. Don's father, George, was employed by the Stephens firm. Don attended Bowral Public School, as had Alf about ten years earlier, and played with school teams before he attracted notice in the local senior teams. When in about 1925, Alf Jnr. and Lily built their "forever home" in Aitken Road, (which they called "*Grantham*" after the place where they had met), they had a concrete cricket pitch to the side of the house, where Bradman and the family and the local team could play.

During the years that Alf Jnr. and Norrie Stephens ran the firm it continued to grow and flourish.

Work by the firm in Canberra

In Canberra in 1928 the firm secured a major contract for the Church of England Grammar School. The *Robertson Mail* of 7/12/1928 reported: *The Prime Minister laid the foundation stone ...The school will be one of the most modern private*

schools in the Commonwealth. We congratulate Messrs. Alf. Stephens and Son, of Bowral, upon having secured the contract for the erection of the first section of the buildings, which will cost somewhere about £30,000. In the same year, 1928, the firm secured the contract for the Church of England Grammar School Headmaster's Residence.

A considerable volume of other work in Canberra followed including the building of hundreds of houses under government contract. So much so that an advertisement in the *Southern Mail* in May 1940 the firm could advise:

"Messr. Alf Stephens and Son, (sic) who as old established builders and merchants of Bowral, have a wealth of experience in the planning and erecting of new buildings and in the supply of all builder's requirements. Their experience is so wide that they are able to ensure a thoroughly reliable job. They are contractors to many Federal and State Departments and have also become known through their many outstanding homes and public buildings erected in this district. Located in Boolwey Street is their extensive and modernly equipped joinery department and timber yards where all the requirements of the building trade are met. During 1939 Alf Stephens and Son erected two houses per week in Canberra, beside a large volume of work in this district. These operations gave continuous employment to approximately 200 men in both centres of activity. All joinery work for these jobs was done in the Bowral yard and the firm is justly proud that no work is done outside for any of their building assignments."•

Alf Jnr. found time amidst all this to continue playing cricket and be involved in district cricket organisations. He involved himself in Rotary, and on visits to England in 1948 and 1953 spoke at meetings there in many towns. He received a particularly warm welcome in the town of Grantham to which parcels had been sent from Bowral for distribution to the aged and needy. Whilst in England on these occasions, Alf Jnr. also saw some of Don Bradman's most notable cricket matches.

The *Southern Highland News* of 29 July 1965 carried a report that, after 53 years, Alf Jnr. was retiring. Many of the tradesmen employed by the firm had more than 30 years of experience there. Mr Geoffrey Charles Plater took over as owner. Alf Jnr. died in October 1973 in Bowral, aged 86. Lily predeceased him in 1971. They were survived by two daughters Peggy and Joan, son Jack having died in 1944.

New house

39 Boolwey Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

New build c. 2017.



Internet Review

39 images at this site from 2020

<https://www.realestate.com.au/property/39-boolwey-st-bowral-nsw-2576>

House

41 Boolwey Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

March 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. St Judes Street is directly opposite the State Heritage listed Bradman Oval.



Internet Review

13 images at this 2012 site including image below of demolished house.

<https://www.realestate.com.au/property/41-boolwey-st-bowral-nsw-2576>



House

43 Boolwey Street, Bowral (also known as 5 St Jude Street)

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

March 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. St Judes Street runs along the western side of the State Heritage listed Bradman Oval.



Internet Review

Street view only at this site

<https://www.realestate.com.au/property/43-boolwey-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Evelyn Buyers Wood, wife of Mr. Archibald Woods of Sydney bought Lot 6 of Section B from the Archbishop of Sydney in November 1923. Ethel Grace Gurney of Aitken Road Bowral, the wife of Richard Victor Gurney, bought Lot 6 for £150 in November 1939.

From the Bowral Valuation Lists (the Rate Books), it appears that the house was constructed between 1941 and 1944. A penciled note in the 1941 Valuation List indicates that Mrs. Gurney moved from Aitken Road to 5 St Jude Street in January 1943 - this suggests a build date of late 1942.

Ethel Grace Gurney, for whom the house was built, was the daughter of Alf Stephens senior. Her brother was Alf Stephens junior who presumably built the house. Alf Stevens junior had two daughters Peggy Lydia and Joan Margaret. Joan married Ted Springett in March 1947.

In January 1955 Ethel Grace Gurney sold the property to Claude James Symons a retired builder from West Ryde. Symons stay was brief and in May 1956 he sold to Albert Edward (Ted) Springett of Bowral, Company Director, and Joan Margaret Springett, Mrs Gurney's niece. The 1978 rate books indicate the Springetts were still the owners in 1978.

Henry and Annie Springett opened a small cake shop in Station St Mittagong in 1924.

They had four sons Ronald Henry (Harry) and Anthony Louis (Tony) born twins in 1916, Albert Edward (Ted) born in 1920 and Robert Ernest (Bobby) born in 1926. In 1926 Henry and Annie set up a mixed food business at 302 Bong Bong Street Bowral. Over the next decade they built a two-storey restaurant and ballroom and expanded into soft drinks, ice works and a bakery business.

After Henry's death in 1940, son Ted took leave from the Air Force to run the family business. At wars end he converted the Bong Bong Street shop into a self-service grocery market. This eventually led to the Springett's Hot Canary supermarket being established in 1970. It was an immediate success. In 1984 the Springett's changed direction and the existing well known Springett's Arcade was built in 1984.

New house

47 Boolwey Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Boolwey Street is a very pleasant street close to the centre of Bowral.

Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

This modern low pitch house is on the corner of Cherry Walk.



Brick house

92 Bowral Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

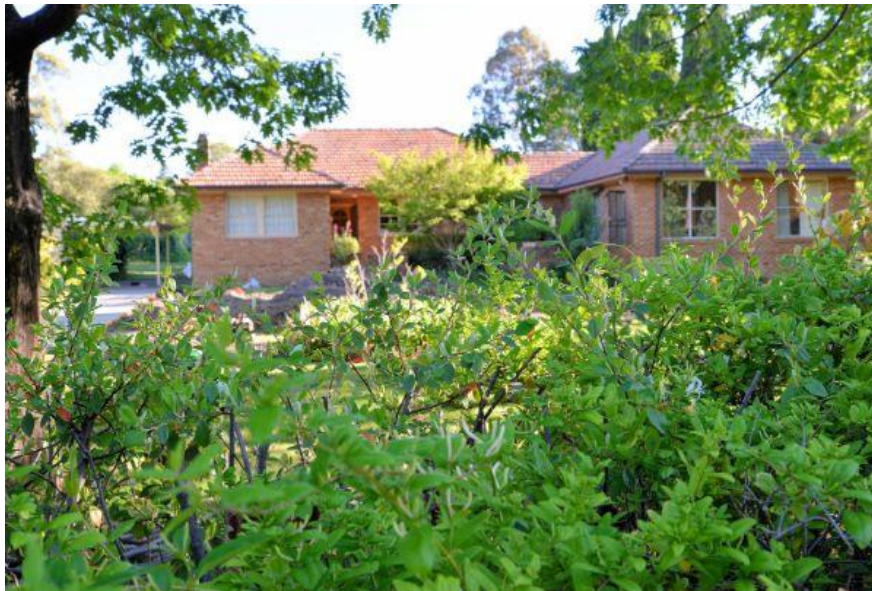
Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

A single story house in brick with a tile hipped roof from c 1950 and now in two flats 92 to the right and 992A to the left.

Has a cyclone wire and hedge fence and a left side concrete drive to a traditional single garage.



Internet Review

46 images and 2 plans at this 2020 site accessed May 2021 inc. images below for this 2238m² site.

<https://www.realestate.com.au/property/92-bowral-st-bowral-nsw-2576>



History

Historical Research by Maureen and Bud Townsing

Lot 20 of Section C was purchased by Mrs Elsie May Symons, wife of Earnest Pritchard Symons of Bowral, Builder and Contractor from the Archbishop of Sydney in October 1927.

The land was sold to Douglas Rodney Hedburg of Bowral, Dentist and Rita Meryl Hedburg as joint tenants in October 1950. They took out a mortgage in October 1950 with the Bank of NSW. Perhaps the house dates from about 1950.

It was sold to John Charles Scott of Wollongong, Works Secretary and Nancy May Scott as joint tenants in April 1960. They had a mortgage to Southern Portland Cement in July 1960.

Transfer to Robert Bruce Stewart of Exeter, TAB Manager, and Jennifer Mary Stewart as joint tenants June 1980.

In July 1989 Arthur William Phillips and Eunice Phillips bought the property as joint tenants.

1950s house

104 Bowral Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

Site has a low sandstone retaining wall to the front and a left side driveway to a single garage.

House is brick with a tile roof and has a possible build date of 1958.



Internet Review

26 images from 2011, 2016 and 2019 at this site

<https://www.realestate.com.au/property/104-bowral-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Edith Petersham (Pete) Russell-Jones, Spinster, bought Lot 14 from the Archbishop of Sydney in February 1924. Her mother Edith Augusta Russell-Jones bought the adjoining block of land at 7 Church Street in January 1924.

Edith Augusta was a widow. Her husband was Mr L. C. Russell-Jones, a Sydney solicitor. He died in 1912 leaving an estate of £25,000.

In May 1929 both 104 Bowral Street and 7 Church Street were sold to Percy Alfred Westbrook and Frances Gertrude Westbrook. Percy did a quick subdivision the effect of which was to add some land at the rear of 104 Bowral Street to 7 Church Street. Percy then sold the remainder of 104 Bowral Street (still vacant land) to Ethel Grace Gurney.

In October 1929 the Perpetual Trustee Company bought both 104 Bowral Street and 7 Church Street on behalf of Mrs. Alice Cohen. This put the two properties back together again - this lasted until 1958.

In April 1958, 104 Bowral Street was sold to Keith Lionel Smith a Fitter and Turner of Bowral. The build date for the house is probably post 1958.

‘Picardy’—house 122 Bowral Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed Glebe Estate Extension to the Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

A single storey rendered brick hipped low pitch terracotta tile roof house from c. 1940. A low concrete wall, steel gates and high camellia hedge. Right driveway by 2 strip concrete to an attached horizontal carport. House very symmetrical with set set double hung windows either side of main entrance door which is narrow. Windows have 1 horizontal pane over 1 horizontal pane.



Internet Review

Nil

History

Historical Research by Maureen and Bud Townsing

George Alfred Herbert of Bowral Builder bought Lot 8 Section E from the Archbishop of Sydney on 29 November 1927. He sold to John Walter Scott Bonnar of Bowral Engineer on 22 August 1938.

In July 1939 Bonnar gave a mortgage to Raymond Turner Baker of Bowral, Brickmaker. This mortgage was in place until April 1947. The mortgage suggests a build date of around 1940.

Bonnar sold to Albert Harris Turner of Mittagong, a retiree, in February 1951.

House

128 Bowral Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed Glebe Estate Extension to the Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bowral Street connects the centre of Bowral to Old South Road.

A single storey rendered brick hipped tile roof house. Date unknown at this stage.

Internet Review

12 images at this 2016 site including image below <https://www.realestate.com.au/sold/property-house-nsw-bowral-123422770>



Above: 128 Bowral Street, Bowral (Source: <https://www.realestate.com.au/sold/property-house-nsw-bowral-123422770>).

House

1 Bradman Avenue, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bradman Avenue is a very pleasant short street running from Bradman Oval to The Cherry Walk. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

Modern one and half storey house on a 579 m² site subdivided off subdivided off the back of 18 Glebe Street to the right.



Internet Review

Google image only at <https://www.realestate.com.au/property/1-bradman-ave-bowral-nsw-2576>

House

2 Bradman Avenue, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bradman Avenue is a very pleasant short street running from Bradman Oval to The Cherry Walk. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

A single storey white rendered brick house with gabled and hip tile roof on a small site subdivided off the back of 16 Glebe Street to the left.



House

3 Bradman Avenue, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed Glebe Estate Extension to the Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bradman Avenue is a very pleasant short street running from Bradman Oval to The Cherry Walk. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

A single storey rendered brick twin gable fronted house date unknown at this time.



Above: 3 Bradman Avenue (D. McManus 2021)

Internet Review

12 images at this site <https://www.propertyvalue.com.au/property/3-bradman-avenue-bowral-nsw-2576/1569864>

House

5 Bradman Avenue, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed Glebe Estate Extension to the Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bradman Avenue is a very pleasant short street running from Bradman Oval to The Cherry Walk. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

A single storey light coloured brick house on a 1284 m² site. Date unknown at this time.



Internet Review

3 images at this site <https://www.realestate.com.au/sold/property-house-nsw-bowral-105861223>

Two storey house 9 Bradman Avenue, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed Glebe Estate Extension to the Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bradman Avenue is a very pleasant short street running from Bradman Oval to The Cherry Walk. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

A two storey light coloured brick and timber house located on a large 2536 m² site on corner of Cherry Walk.



Internet Review

36 images at this site <https://www.realestate.com.au/property/9-bradman-ave-bowral-nsw-2576>

Mid-20th Century house 14 Bradman Avenue, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Bradman Avenue is a very pleasant short street running from Bradman Oval to The Cherry Walk. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

A single storey light coloured brick house with gabled and tile roof on a 1819 m² site. Date unknown at this time.



Internet Review

63 images at this site from 2014, 2016 and 2019 <https://www.realestate.com.au/property/14-bradman-ave-bowral-nsw-2576>

Brick Georgian style house 44-46 Bundaroo Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Inspected April 2021.

Bundaroo Street is a pleasant tree lined and it provides a good setting for this heritage item. A low set pair of semi detached cottages. Hipped roof and hipped verandah. Each cottage has a central doorway and double hung 2 pane above 2 pane window each side. Verandah is post support and projects forward to the street alignment. The balustrade is in the style of picket fence. Reasonably large but sympathetic single storey near match extensions in brick have been made to the rear.

Internet Review

Image below from Google Earth. Image date 9/2020



Below Image BDHS image library site: Photographed as part of Streetscapes Project by Berrima District Historical Society in 1980. Note that the chimneys have now been removed and heavy verandah work.



Waterbrook and gardens (former O.L.S.H. convent)

2-18 Centennial Road, Bowral

Recommendation

Record only. Do not list as a heritage item at this time.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The entry drive for Merilbah, the Laurel hedge, mature remnant trees and siting of the garden with views to Bowral are reminders of the gardens early development as a fine setting for a country residence.

Description

September 2020: This property to be assessed using DA information etc. if it is to be LEP listed it is suggested that it needs to be defined to the heritage items and near curtilage and to open space.

Heritage Study 2009 Description

Bitumen drive with mixed avenue planting, following the original line of the drive. The site occupies a low rise to the north west of Bowral township overlooking the southern railway to the east. The original Merilbah residence has been demolished and a tennis court built in its place but evidence remains of former plantings. Laurel driveway, hedge border in front of tennis courts. Mature plantings of Quercus, Primus, Cedrus Malus Cypress, Ulmus and Pinus. Formal planted rose and perennial square garden planted to the south of the tennis courts. Original brick kerb edging of drive remains although the surface of the drive is now bitumen. Mature orchard at rear of tennis courts. Circular driveway planting has evidence of old pathway and steps leading from drive, mature camellias, camphor level, eucalypts, Rherdachdon. Brick entry gables with later post wire fence.

The Heritage Study for Wingecarribee Shire Council by JRC Planning Services, 1993 states:

“The site of the former Merilbah residence is reached by a bitumen drive from the road passing through a mixed avenue planting following the original line of the drive. The site occupies a low rise to the north west of Bowral township overlooking the southern railway to the east. The original Merilbah residence has been demolished and a tennis court built in its place but evidence remains of former plantings. Laurel driveway hedge border in front of the tennis courts. Mature plantings of Quercus, Cypress, Ulmus and pine. Formal planted rose and perennial square garden planted to the south of the tennis courts. Original brick kerb edging of drive remains although the surface of the drive is now bitumen. Mature orchard at rear of tennis courts. Circular drive planting has evidence of old pathway and steps leading from drive.”

Internet Review

Waterbrook development site website is at <https://waterbrook.com.au/>.

History

Heritage Survey 2009 History

Nil.

‘Glen Parc’—house and garden

13 Centennial Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Now Kerrisdale. Inspected 22/2/2021. Not in Bowral HCA.

Internet Review

11 good images and one site and floor plan at this site from 2014 and 2020

<https://www.realestate.com.au/property/13-centennial-rd-bowral-nsw-2576>



Inspection 22/2/2021. Hard to see from the road. 13 has two drives. To the right entrance has 13 and the name Kerrisdale. To the left 13 and 13A and name.



1960s house

1 Church Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a 1348m² site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Church Street is a very pleasant street close to the centre of Bowral and State heritage listed Bradman Oval. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

A mid-1960's brick house, has garages in the front garden to left.



Above: View of 1 Church Street, Bowral, from the street, 2021 (D.McManus).



Above: 1 Church Street, Bowral, in 2019 (Source: <https://www.realestate.com.au/property/1-church-st-bowral-nsw-2576>).

Internet Review

43 real estate images (including image above from 2019) from 2011, 2018 and 2019 and 1 plan at <https://www.realestate.com.au/property/1-church-st-bowral-nsw-2576>.

History

Historical Research by Maureen and Bud Townsing

No 1 Church Street remained linked to what is now known as 1A Church Street until Arthur and Phyllis Hinton sold the block of land to Ernest Walter Warby, retired, in October 1963. It is likely the house was built at this time. It is a mid-1960's house with garages in the front left.

Californian bungalow

5 Church Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a large 2043 m² site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Church Street is a very pleasant street close to the centre of Bowral and State heritage listed Bradman Oval. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.



Above: May 2021



Above: Image 2010 <https://www.realestate.com.au/sold/property-house-nsw-bowral-106997779>



Above: Image 2017 from Bud Townsing

Internet Review

8 images at this site from 2010

<https://www.realestate.com.au/sold/property-house-nsw-bowral-106997779>

5 CHURCH STREET, BOWRAL

Capitalise on this wonderful 1920s double brick beauty waiting for the opportunist to further develop and reap the rewards. Boasting fantastic street appeal, situated in arguably one of the best streets in Old Bowral.

Featuring:

- Immaculate original condition of all period features
- High decorative ceilings
- Timber floorboards
- Deep window sills
- 2 open fireplaces
- Eat in kitchen
- Dining room opening to rear porch
- Main bedroom with leadlight windows and access to enclosed verandah
- Second and third bedroom with leadlight windows and built-in robes
- Original bathroom
- External laundry with built in benches
- Single detached garage
- Covered back porch with pebblecrete floor
- Established trees and shrubs
- Stunning location
- Walk to CBD
- Close to Bradman Oval

History

Historical Research by Maureen and Bud Townsing

5 Church Street, extensively enlarged a couple of years ago, albeit retaining the original bungalow at the front. At the end of the renovation all the original brickwork was rendered and painted two tone green. The brick front verandah was in part demolished but this could be replaced. It is in the same category as 9 Edward Street, does it meet the threshold or not? Maybe it does as the original bungalow at the front presents much as it used to.

5 Church Street was sold by the Archbishop of Sydney to Raymond Turner Baker of Bowral, Brickmaker on 18 July 1927.

The Valuation Lists indicate that the house, called *Keverleen*, was constructed prior to September 1927. Ray Baker must have had some prior arrangements in place to construct *Keverleen*. Council records show the plans were approved in March 1927.

Ray Baker sold *Keverleen* for £1,850 to Bertram Norman Sabiel, on the 26 July 1927.

Ray Baker also owned 7 Edward Street. If you look at the design of *Keverleen* and 7 Edward Street and 9 Edward Street, they are similar. No 9 Edward Street has been attributed to Alf Stevens and it is possible he built all three.

Bertram Sabiel died in October 1929, under his will, his widow Edna Loyalty Sabiel was a life tenant. She and the Perpetual Trustee Company were the Executors of his estate. In 1951 Edna Sabiel and the Perpetual Trustee Company owned *Keverleen* as joint tenants. By this time Edna had moved to Neutral Bay. There was another change in 1953 when the proprietors of *Keverleen* became Edna Loyalty Sabiel, Kevin Norman Sabiel, Noel Bertram Sabiel and Verleen Mary Mullen (nee Sabiel).

In July 1969 the property was sold to George Alfred Cranshaw of Bowral, accountant, and Norma Cranshaw. It was sold again in 1977 to Gregory John Wood of Robertson an accountant.

Post-war house 6 Church Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a large 1778 m² site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Church Street is a very pleasant street close to the centre of Bowral and State heritage listed Bradman Oval. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

This c. 1950 house is single storey brick with a hipped roof clad in terracotta tiles. Brick work has been painted in a dark colour.

Front fence is a traditional two top bar timber fence with hedging. Gravel drive to the left.



Internet Review

2 images and two plans and the below listing notes at this 2020 site

<https://www.realestate.com.au/sold/property-house-nsw-bowral-132537250>

A fine country home in a prized Bowral location, with stunning grounds to match...

6 Church Street, Bowral

Located in arguably one of the finest streets in Bowral, is the rare opportunity to secure a home that offers luxury and period features on a 1,778sqm plot with mature gardens all ideally sited just a short stroll to Bowral town centre.

Approaching the property via the custom electric gates you'll immediately be enveloped by a sense of intrigue, teasing you to explore further. Once inside this double brick c1950's home, you'll immediately experience its character and charm. With impressive ceiling heights

*throughout and the surprising addition of a spacious self-contained studio.
The current owners have patiently taken their time to tastefully refurbish and enhance this homes quality features, so with its meticulous presentation and modern luxurious heart, it's simply waiting for you to move in.*

History

Historical Research by Maureen and Bud Townsing

6 Church Street was bought by Richard Samuel Messent of Wollstonecraft, a Sydney Builder in November 1929 from the Archbishop of Sydney.

Richard Messent died in November 1938 and his wife Anne died in 1941. The land passed by transmission in December 1941 to Charles Ringrose Wilson, the Commonwealth Bank manager of Moree.

Charles Ringrose Wilson sold to Louisa Price in April 1942 for £200. Louisa had moved from Cobbity at 9 Church Street to Aitken Road earlier in 1942. Louisa sold to Reginald Charles Keeble of Bowral, Newsagent, in July 1945.

The Cootamundra Herald of 3 February, 1950 says: "Mr. R. C. Keeble, former Junee newsagent, has just completed building a beautiful new home at "The Glebe," Bowral." This gives an accurate date to the construction of the house.

The Southern Mail of 10 September 1954 reports: "Residents of Bowral will regret to learn that Mr. R. C. Keeble has disposed of his newsagency business and will be leaving Bowral on 27 September. He has been in Bowral for 11 years and has made many lasting friends amongst his customers. Until a recent illness, Mr. Keeble was and active member of the Bowral Bowls club. He was the first treasurer of the Bowral Country Club, and in appreciation of his work in that capacity, was appointed the first honorary life member of the club."

Mr. Keeble sold the newsagency to Edmund Herbert Dorrington Mumford in September 1954 and a month later in October 1954 he also sold 6 Church Street to Mr. Mumford.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>) Of significance as it illustrates the development of the important John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Covenants applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with: Mr. Reginald Charles Keeble, former Junee newsagent and newsagent to Bowral 1943-1954 and first treasurer of the Bowral Country Club and his wife Janet E Keeble (nee Rivers born 1909) c) Of significance in demonstrating aesthetic achievement in the 1921 Bowral Glebe Estate as a result of the original council and church controls, the subsequent controls by council and sympathetic design and maintenance by most owners past and present.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed and built single storey brick hipped roof house from the early post war period.</i>

Integrity/Intactness

Substantially intact although some alterations and additions have been made

House

7 Church Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

March 2021:



Internet Review

104 images from 2008, 2010 and 2011 at this site

<https://www.realestate.com.au/property/7-church-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Edith Augusta Russell-Jones of Sydney, Widow, acquired the land on 31 January 1924 from the Archbishop of Sydney. From the Bowral Council rate books the house was built by 1927 and had an improved capital value of £2,700.

Percy Alfred Westbrook, real estate agent and Frances Gertrude Westbrook acquired the property on 28 May 1929. Westbrook soon sold the property to the Perpetual Trustee Company on 1 October 1929. The Perpetual Trustee Company was acting on behalf of the Estate of the late Solomon Cohen.

Solomon Cohen had retired to Burradoo after successfully running Cohen's Trade Palace at Cootamundra. He died in 1922 and his estate was valued at £51,619.

The property was called *The Cobb*. It is believed that Perpetual Trustee Company bought 7 Church Street on behalf of his widow Mrs. Alice Grace Cohen who presumably wished to move from Burradoo to Church Street to be closer to town. The sale price was £3,345.

The Southern Mail of 17 June 1930 reported on a meeting of the Bowral Council. "Present were The Mayor, Aid. Sheaffe, Mowie, Westbrook, Price, Venables, Craven and Elliott. Mrs. Cohen, of The Cobb,

Church Street, complained of the dreadful state of the road leading to her residence, which, added to the inadequate lighting of Church Street made it dangerous to traverse the road by night - in fact, some evenings it was impossible to find her gate or travel without a torch. The matter of light was referred to the electrical engineer, and of the road to the overseer."

In September 1958 the property was sold to Harry Prince Nielson Snelling, a Mercer, of Bowral. Snelling sold to Stanley John Hosier of Moss Vale, a retired dairy farmer, in July 1960. His stay was brief and in January 1961 the property was sold to Graham John Eastwood of Sylvania, a master mariner, and his wife Shirley Elizabeth Eastwood, his wife. In May 1972 the property was transferred to Cyril Oscar Innes of Bowral, Medical Practitioner

House

8 Church Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a large 1883 m² site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Church Street is a very pleasant street close to the centre of Bowral and State heritage listed Bradman Oval. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

Site has a low brick pillar and pipe fence and hedge fence. House is single storey with a hipped terracotta roof. Walls are rendered except for the base are.

There is wide prominent chimney to the front elevation.

Windows are double hung and they have the 2 horizontal pane over two horizontal plane configuration. There is a very well designed rear hipped roof extension. Driveway is to the left and leads to two traditional single storey hipped and terracotta roofed garages



Internet Review

13 images plus one plan at this site. 1838 m²

<https://www.realestate.com.au/property/8-church-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Henry James Thompson of Manly, Butcher, bought the land in January 1929 from the Archbishop of Sydney. In February 1940 the property was sold to Norris Albert Stephens. Norris on-sold the land in June 1945 to Francis Roy Waples a member of the Royal Australian Airforce. and Ethel Annie Waples. The Valuation List of 1947 indicates the land was still vacant. In August 1950 the property was sold to Leslie John Medland, of Bowral, Hairdresser. It was soon sold again in April 1951, this time to Annie White, of Lindfield, a widow.

Council's building files indicate that this was built by Alf Stephens & Sons for Mrs White in May 1951.

Annie White sold in November 1955 to Leslie William Menzies of Glenquarry, farmer.

Colin William Menzies and Gordon Edward Menzies became registered proprietors in July 1965.

In December 1965 Clifford Robert Alcorn, of Glenquarry, Farmer and Nancy Lillian Alcorn purchased the property.

House

10 Church Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

May 2021: This house is located on a large site on one of the original 61 lots on the John Sulman 1849-1934 inspired and Henry Sheaffe designed 1921 subdivision of the Bowral Anglican Glebe Estate. Covenants were applied by the church requiring residential use only and single dwellings of brick and tile construction. Church Street is a very pleasant street close to the centre of Bowral and State heritage listed Bradman Oval. Its charm is enhanced by its narrow road pavement and wide grassed verges with some trees and no footpaths.

House is one and half storeys rendered and painted. At some time a gabled section has been added to the front elevation.



Internet Review

Nil

History

Historical Research by Maureen and Bud Townsing

Andrew John Wright of Bowral, Baker and Mavis Wright bought 10 Church Street in April 1946 from the Church of England.

It was sold to Stanley John Thompson of Greenwich, Estate Agent, on 3 June 1948.

It was sold a year later, June 1949, to Raymond John Morgan of Bowral, wholesaler bookseller. He gave a mortgage to the Bank of NSW in March 1954 and this may indicate when the house was built.

The property was sold to Martha Whitehead Hocking of Sutton Forest in July 1955.

In April 1962 it was sold to Clarence Roy Dean, retired, of Bowral and to Ada Florence Dean. On Clarence's death it passed to Ada Florence Dean in November 1964.

Majorie Joyce Bushby purchased the property in July 1985.

‘The Little Foxes’—Federation Gothic weatherboard cottage 18 Daphne Street, Bowral

Recommendation

Record only. Do not list as a heritage item at this time.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020: A one and two storey freestanding house partly Gothic Styled on a 1075m² site in a town setting that has retained its context. The building is set at the rear of its block – possible earlier subdivision has left the smaller 1075m² curtilage. The front garden is large, landscaped and features mature trees. The façade presents a complex elevation and is constructed of weatherboard. The roof is gabled and hipped with a medium pitch and has closed eaves. The roof has scalloped barged boards. The roof is clad in corrugated sheet metal. The verandah runs across the façade, is infilled and has a broken back profile. It is clad in corrugated sheet metal. Fenestration comprises vertically proportioned sets of two 2-pane double hung windows and French doors to small front verandah on the left (east) site The building appears to be in good condition but has been altered. It could be a very early cottage but date uncertain. Alterations include sympathetic second storey additions and verandah infill.



Internet Review

13 photos, 1 plan and listing notes at this site from 2014:

<https://www.realestate.com.au/sold/property-house-nsw-bowral-114390843>

Quintessential Cottage in Old Bowral constructed circa 1900's, this charming, sun-filled character weatherboard home, would be ideal for a growing family, an alternative weekend residence, a B&B establishment or a short term holiday stay destination (STCA).

This historic property offers something quirky for everyone & presents a rare opportunity to own a slice of Highlands history.

Features include:-

Four bedrooms, one with built-in-robe, the master bedroom with walk-through robe to the en-suite. A centrally located country- style kitchen flowing through to the open-plan family & living areas with wood fireplace.

A separate formal lounge with 10 foot ceilings & sunroom or extra bedroom.

Three bathrooms, the main fully renovated, with claw foot bath & shower leading to a pebbled courtyard.

Self-contained top floor with main bedroom, en-suite, study, nursery or additional sleeping area with picturesque views of Oxley hill.

An outdoor entertaining & BBQ area plus carport. Zoned security system.

All of this situated on a low maintenance 1075sqm block.

Statement of Significance from the 2009 Report:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of Daphne Street area of Bowral c. 1900.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

‘Didsbury’—Federation house

20 Daphne Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020: A one storey freestanding house that dates from the Federation period set on a large site in a town setting that has retained its context. The building is setback from the street on top of hill. The front garden is large, landscaped and features mature trees, hedging, and floral displays and provides an appropriate setting for the house. The façade presents a picturesque asymmetrical elevation and is constructed of weatherboard with a masonry base course. The roof is gabled and hipped with a medium pitch and features corbelled chimneys. The verandah which has been enclosed has a straight profile. It features timber columns and brackets. The front door is offset and glazed with fanlights. Fenestration comprises vertically proportioned casement windows with highlights. The building appears to be in good condition and has been altered. Alterations include sympathetic rear additions. The heavy infill to the front verandah detracts from the appearance of the house.



Internet Review

No information.

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of Shepherds Paddock.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

‘Lorien’—Federation house

6 Elm Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020: A one storey freestanding house that dates from the Federation era in 1907 set on a 840m² site in a town setting that has retained its context. The site has a front fence of timber picket approximately and a driveway and side carport to the right. The front garden is large, formally landscaped and features a central gravel path, paving and provides an appropriate setting for the house.

The façade presents a simple double fronted elevation of rendered masonry and weatherboard. The roof is gabled and hipped with a medium pitch. The roof is clad in corrugated sheet metal and features rough cast brick chimneys, batted gable end and timber finials. The verandah is integral and infilled at an early stage and has a straight profile. It is clad in corrugated sheet metal. The front door is centrally located, panelled and glazed with sidelights. Fenestration comprises vertically proportioned multipane casement timber windows with some leadlight and hoods. The building appears to be in excellent condition and is substantially intact. Alterations include verandah infill.



Internet Review

15 photos including image above, 1 plan and listing notes from 2020 at this site (accessed September 2020) <https://www.realestate.com.au/property-house-nsw-bowral-134373042>

A property of exceptional charm & character in a most coveted Old Bowral address. Originally built in 1907 by highly respected master builder Alf Stevens, the home features double brick construction & a series of character period features such as 3 metre high ceilings, 30 cm red cedar skirting boards, an exquisite hallway entry, sash windows & the finest joinery. Two fire places, hardwood floors & beautiful lead light windows further punctuate the impression of an era all but lost to contemporary standards. Contemporary conveniences such as kitchen, bathrooms & sun drenched out door deck bring this home into the 21st century with style and ease. Located perfectly only a short stroll to the centre of Bowral, this property offers space & style without sacrificing proximity as part of a wonderful lifestyle experience.

Featuring -Close proximity & easy stroll to town, schools, amenities and essential services. Four bedrooms (one with fire place) featuring detailed & bespoke cornices & ceilings.

Three bathrooms.

Separate living & dining areas, suitable for formal occasions & room to accommodate weekend guests for more casual living.

A mud room adjoining a rear courtyard.

Parking - garage & provision for off street parking as well.

Elm Street is private & tranquil given its coveted location. There is also further scope to further improve & creatively modernize. It will appeal to anyone in search of the Highlands experience without having to be out of town.

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Elm Street area of Bowral at the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>) Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Federation era house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Freestanding cottage from the Victorian period 7 Elm Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding cottage that dates from the Victorian period within the key period, set in a town setting that has retained its context.

The building is setback 2 metres from the street. The site has a heavy unsympathetic front fence of painted brick. A right side driveway leads to a rear garage. The front garden is small, formally landscaped and features a central path and hedging. The façade presents a simple double fronted symmetrical elevation and is constructed of sandstock brick. The side walls have been painted. The roof is hipped with a medium pitch and is clad in corrugated sheet metal. The verandah runs across the façade and has a hipped bullnose profile. It is clad in corrugated sheet metal and is partially infilled to the right in an unsympathetic manner. The front door is centrally located. Fenestration comprises non original vertical and horizontal windows. The building appears to be in good condition and is substantially intact. Possible that the house has been divided into two flats as the internet refers to 1/7 and 2/7 Elm Street. Alterations include verandah infill and fencing.



Internet Review

September 2020: Single Google 2020 photo at this site <https://www.realestate.com.au/property/7-elm-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the Elm Street area of Bowral at the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian era house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Victorian cottage

10 Elm Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020 and incorporating parts of the description from the Heritage Survey 2009: A one storey freestanding cottage that dates from the Victorian period set on a 909m² site in a town setting that has retained its context. The building is setback 3 metres from the street. The site has a low sandstone front wall and a side carport. The front garden is small and features concrete path and steps, mature trees and provides an appropriate setting for the house. The façade presents a simple double fronted symmetrical elevation and is constructed of weatherboard. The roof

is hipped with a medium pitch. The roof is clad in corrugated sheet metal and features corbelled chimneys. The verandah runs across the façade and has a hipped bullnose profile. It is clad in corrugated sheet metal and features timber columns, brackets and non original timber balustrade. The front door is centrally located with fanlight. Fenestration comprises vertically proportioned multipane double hung timber windows. The building appears to be in excellent condition and is highly intact. Alterations include sympathetic rear additions and non sympathetic carport.



Internet Review

September 2020: One Google image only at this site <https://www.realestate.com.au/property/10-elm-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>) Of significance to the history of the local area because it illustrates the subdivision and development of the Elm Street area of Bowral at the Victorian Period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey Victorian era house</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

House

5 Glebe Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

This house and No 7 around the corner are located just outside the Glebe Estate. They are small houses built by Alf Stephens in the late 1930s. Both now renovated with colorbond roofs and brick painted .

5 Glebe Street built by Alf Stephens & Sons in the late 1930's. Bud Townsing photograph 2020. p. 136 of the Alf Stephens Book

House

7 Glebe Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.



Description

This house and No 5 around the corner are located just outside the Glebe Estate. They are small houses built by Alf Stephens in the late 1930s. Both now renovated with colourbond roofs and brick painted .

7 Glebe Street, built by Alf Stephens & Sons in the late 1930's. Bud Townsing photograph 2020. **p. 137 of the Alf Stephens Book**

Internet Review

1 plan and 8 images at this 2013 site

<https://www.realestate.com.au/sold/property-house-nsw-bowral-114972287>

Modern Living in Old Bowral

7 Glebe Street, Bowral

Located in one of the most sought after streets in Bowral, with views of Bradman Oval, this superb 2 bedroom, 2 bathroom, quality home exudes the charm of traditional Bowral cottages with a modern, contemporary style.

This home features Blackbutt timber floors, high ceilings & French doors leading from both the master bedroom & the living room to a charming & private courtyard garden. With generous living & dining areas, this is the perfect fusion of traditional & contemporary design. There is an exceptional quality of finishes, including a magnificent Caesar stone kitchen, complete with Miele appliances, light filled bathrooms fitted with Parisi bath ware & heated Carrara marble flooring & Bayliss blinds.

Set on a 408.7sqm corner block, this is the perfect opportunity to embrace a luxury lifestyle in a cleverly designed home with minimum maintenance requirements.

The generous front garden invites you to fulfil your creative gardening dreams as well as enjoying uninterrupted views of the cricket on Bradman Oval.



‘Wilga’—house 7 Ivy Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Internet Review

No info found.





Further information found 27/4/2022 on Trove:

AUCTION SALE
 IN THE ROOMS OF RAINE & HORNE LTD.
 Cnr. Pitt and Hunter Streets, Sydney
Thursday, February 19, at 11 a.m.
"WILGA"
 Cnr. Shepherd and Ivy Streets, Bowral

A Charming Modern Home, in an elevated position, with excellent outlook towards the Gih and having Subdivisional Possibilities.

Most Attractive Modern Almost New Bungalow Residence, built under Architect's supervision of brick with tile roof and comprising Entrance Hall, attractive Sun Terrace, large Lounge-Dining Room, Sunroom with observation windows, 2 Bedrooms, Ultra Modern Kitchen, Bathroom, etc. Polished floors throughout. Courtyard at rear. Attached to main residence is Garage, Man's Room, laundry, additional toilet.

Land 400 ft. to Ivy Street by return front to Shepherd Street of 185 ft.

Furniture optional at valuation.

Raine and Horne Ltd.
 in conjunction with
KEITH McDONALD
BOWRAL
 Solicitors, Builders, Painters, Bowral

Above: Advertisement from the The Southern Mail Fri 13 Feb 1953. Age of the house, location and name Wilga in the advert all match and the house is said to have been built under architect supervision and near new in 1953.



History

Note from Sarah Farnese 14 July 2022.

In addition to the above, there is an anecdotal murmur that the house at 7 Ivy Street, Bowral (which is difficult to see from the street but is not in the characteristic Mediterranean style used by Wilkinson in all his other known Southern Highlands examples) was designed by Wilkinson for one of his daughters (Bridget?). I spoke to Clive Lucas about this once and from him I understood that one of Wilkinson's daughters may have been an architect (or dabbled in architecture), so it may have been her that designed it. Or it may just be rumour. I've yet to research it, but this article below makes me think that there might just be something to the rumour (from <http://nla.gov.au/nla.news-article44027495>).

To celebrate what would have been the 100th birthday of the late artist and architect Leslie Wilkinson, an exhibition and book of his Australian and European drawings are on view at the S. H. Ervin Art Gallery, Observatory Hill, until November 7. The artist's son and daughter-in-law, George and Coral Wilkinson, of Vacluse, and sisters Bridget Wilkinson, of Bowral, and Elizabeth Hare, from England, will give a party on October 12 for all who helped to produce the book "Leslie Wilkinson: A Practical Idealist". They include the publisher and editor Suzanne Falkiner, and David Wilkinson, who wrote his grandfather's biography.

* * *

Ryerson Index Search

WILKINSON	Bridget	Death notice	01MAY1997	Death 82	late of Bowral	Sydney Morning Herald	07MAY1997
WILKINSON	George Leslie	Death Ruston notice	13AUG1988	Death	at Vacluse	Sydney Morning Herald	16AUG1988

Professor Leslie Wilkinson 1882-1973

‘Emmalay Cottage’—Californian bungalow

10 Jasmine Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020: A single freestanding Californian Bungalow set on a 977m² site in a town setting that has retained its context. The building is setback 5metres from the street. The site has a well maintained hedged front fence, and a side driveway to the right accessing a rear double garage. The front garden is landscaped and features mature trees. The façade presents a simple asymmetrical elevation and is constructed of weatherboard. The roof is gabled with a medium pitch and is clad in corrugated sheet metal and has brick chimneys. The verandah runs across the façade and is clad in corrugated sheet metal and features timber columns on brick piers. Fenestration comprises proportioned arched casement timber windows. The building appears to be in good condition and is highly intact.



Internet Review

September 2020: one Google image only at this site <https://www.realestate.com.au/property/10-jasmine-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as it illustrates the subdivision and development of Jasmine Street area of Bowral in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey brick Californian Bungalow style residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Pine trees associated with 'Iverbucks' Estate 9 Kangaloon Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Description

Pine trees associated with former 'Iverbucks' Estate. The 'Iverbucks' homestead is now part of 9 Kangaloon Road. There are some remnant *Pinus radiata* (Monterey or radiata pine) in and around 9 Kangaloon Road. There appears to be a line of pines planted along the Moss Vale Road frontage, but these seem to be associated with the property that formerly occupied the Moss Vale Road/Kangaloon Road corner.

Internet Review

Part view at this site and appear to be radiatas

<https://www.realestate.com.au/property/1-david-st-bowral-nsw-2576>

History



Above: this extract from a 1963 aerial photograph has 'Iverbucks' homestead indicated with a red X. There do not appear to be substantial plantings to the north of the homestead at this time, except on the neighbouring site, to the left of 'Iverbucks' in this photo. (Source: Milton Kent aerial views of Bowral, University of Sydney, 1963 Mitchell Library, State Library of NSW).

'Landshome'—house 34 Kangaloon Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Description

Date on sign 1932. House meant to be same time period as Beatrice Park, Yarrabin at 32 and Ranelagh at No 36.



From: beauheart@bigpond.com

Sent: Saturday, February 13, 2021 9:29 AM

..... part of the Charlton Close unique moderne stand of 4 houses created 1949-53 as part of the division of Miss Smith's land gifted to her by her father Smith MHR MLA KC owner & builder of Walden that ran to the boundary of Snow's now KENILWORTH

Internet Review

8 images, listing notes from 2021 accessed February 2021

<https://www.realestate.com.au/property-house-nsw-bowral-135554534>

Private Old Bowral Location 34 Kangaloon Road, Bowral

Circa 1950's weatherboard home with tile roof, renovated in 2000, set on over 1/2 acre beautifully established private grounds. Security gated entry at the end of a long driveway. Entry foyer opens to a generous formal lounge room with timber floors and high ceilings. Kitchen

with timber cupboards, Fisher & Paykel electric oven, gas stove, stone benchtops, Asko dishwasher, and walk in pantry. Adjoins dining/family and study. Superb outdoor entertaining areas including a covered deck with outdoor fire. Detached studio (4th bedroom with ensuite), storeroom, workshop, triple car garage (all auto doors)

House (now demolished) 56 Kangaloon Road

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.

Description

House as shown below has been demolished and replaced by a multi-unit housing development. Real estate photos at <https://www.realestate.com.au/property/56-kangaloon-rd-bowral-nsw-2576> show the house as it was when sold in 2020 and an artist's impression of the new development which is currently under construction.



Above: 56 Kangaloon Road, Bowral, in 2020 before being demolished for a multi-unit housing development (Source: <https://www.realestate.com.au/property/56-kangaloon-rd-bowral-nsw-2576>).

House

60 Kangaloon Road, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the Aitken Road Conservation Area.



Above: 2021 image from <https://www.realestate.com.au/sold/property-house-nsw-bowral-135529186>

Internet Review

Concrete block house 74 Merrigang Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

no internet info found.

Image below from Google Earth dated 9/2020.



Single storey early 20th century cottage 101 Merrigang Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the development of Merrigang Street.

Description

September 2020: A single storey freestanding house that dates from the early 20th Century set on a large site in a suburban setting that has retained its context. The building is setback from the street. The site has a non original picket fence and a rear garage. The site also features one garage. The front garden is large, informally landscaped and features a central grass path, mature trees, floral displays and provides an appropriate setting for the house. The façade presents a simple asymmetrical offset gable elevation constructed of weatherboard with a face brick base course. The roof is gabled and hipped and has exposed eaves. The roof is clad in galvanised corrugated sheet metal and fretwork to gable. The verandah runs across the façade and is offset and has a concave profile. It is clad in corrugated sheet metal and features timber columns, timber capitals, fringe and fretwork. Non-original floor. The façade is partially obscured by high vegetation. The front door is offset and is 3-panelled with glass highlight. Fenestration comprises original and non original vertically and horizontally proportioned timber windows. The building appears to be in good condition. Alterations include rear additions. Weatherboard cladding. Totally in sympathy with the Heritage Conservation Area.



Internet Review

September 2020: One Google photo only <https://www.realestate.com.au/property/101-merrigang-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street area of Bowral in the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Californian bungalow

112 Merrigang Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as a fine and substantial interwar residence which illustrates the development of Merrigang Street.

Description

September 2020: There are now three houses on this site including a one storey freestanding Californian Bungalow style house at the front. There are two newer villas at the rear. The building is setback from the street and the front garden is small. The façade presents a double fronted asymmetrical elevation and is constructed of weatherboard. The roof is gabled with medium pitch and has exposed eaves. The roof is clad in galvanised corrugated sheet metal. The verandah runs across the façade and has a straight profile. It has a flat roof supported by brick pillars. The façade is partly obscured by high vegetation. The front end gable has timber shingle infill and vertical battens.. The front door is recessed under the verandah. Fenestration comprises vertically proportioned windows. The building appears to be in good condition. Alterations include sympathetic additions to rear and two newer villas built in the rear of the site.



Internet Review

September 2020: No front shots.

This site air photo shows the bungalow and the two new houses at the rear.

<https://www.allhomes.com.au/112-merrigang-street-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Californian Bungalow style house</i>

Integrity/Intactness

Substantially intact although some alterations have been made and two villas added at the rear.

Single storey weatherboard house 132 Merrigang Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the development of Merrigang Street.

Description

September 2020: A one storey freestanding house that probably dates from the Interwar period set on a large site in a town setting that has retained its context. The building is setback from the street. The site has a chain wire front fence. The front garden is large and informally landscaped with mature trees and provides an appropriate setting for the house. It has a two concrete strip plus grass driveway to the right. The façade presents an asymmetrical elevation and is constructed of weatherboard on a rendered masonry base course. The roof is gabled and hipped and is clad in galvanised corrugated sheet metal and features chimneys and barge boards. The verandah is offset on the corner and has a small gabled portico section with timber fretwork. The front door is offset from the gable and is 6 panelled with oval glass. Fenestration comprises vertically proportioned double hung windows with non original windows on the right (east). The building appears to be in good condition.



Internet Review

September 2020: No listing found.

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Merrigang Street area of Bowral.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Cottage

158 Merrigang Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early Victorian residence / cottage which illustrates the development of Merrigang Street.

Description

From Heritage Survey 2009: A one and a half storey freestanding house that dates from the Federation period set on a large site in a suburban setting that has retained its context. The building is setback from the street. The site has a non original fence of chain wire and a side driveway. The site also features a garage. The front garden is large with minimal landscaping and features an offset fence and mature trees. The façade presents simple asymmetrical elevation and is constructed of weatherboard. The roof is gabled and hipped. The roof is clad in painted galvanised corrugated sheet metal. The infill verandah runs across the façade is offset from gable and has a straight profile. It is clad in painted corrugated sheet metal. The front door is centrally located and is offset from the gable. Fenestration comprises vertically proportioned double hung timber windows with flat iron hoods. Later verandah infill features horizontal sliding windows. The building appears to be in good condition.

INTEGRITY medium

Alterations include rear additions and verandah infill.

Internet Review

13 good real estate images from 2014 and 2020 including image below at <https://www.realestate.com.au/property/158-merrigang-st-bowral-nsw-2576>



Above: 158 Merrigang Street (Source: <https://www.realestate.com.au/property/158-merrigang-st-bowral-nsw-2576>).

D. McManus 5/9/2021. DA tracker check shows that a 2 lot subdivision was approved in 2015 and then again on 5 May 2020. Demolition of the house approved 6 May 2020. Hopefully the proposed HCA listing should be sufficient to ensure appropriate future development.

‘Green Gables’—single storey 20th century house 174 Merrigang Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed extension to the Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the development of Merrigang Street.

Description

September 2020: A one storey freestanding house that is likely to date from the early 20th Century set on an 800m² site in a setting that has retained its context. The building is setback about 4 metres from the street. The site has a front hedge fence including sturdy face brick piers capped in sandstone. The front garden is small and landscaped and provides an appropriate setting for the house. The façade presents as a simple symmetrical elevation with a projecting gable in the centre and is constructed of weatherboard. The roof is hipped and gabled with corrugated sheet metal and features a chimney. The verandah runs across the façade and has been enclosed with leadlight glazing. The façade is partially obscured by high a hedge. The front door is located to the centre. Fenestration includes vertically proportioned leadlight casement timber windows. The building appears to be in good condition. Alterations include sympathetic and likely to be early leadlight window infilled verandah.





Internet Review

September 2020: 4 photos only at this site <https://www.realestate.com.au/property/174-merrigang-st-bowral-nsw-2576>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Merrigang Street.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Federation cottage 17 Rose Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

Illustrates the subdivision and development of Shepherds Paddock. The house has significance as an early twentieth century residence.

Description

September 2020: A one storey freestanding cottage Federation style cottage set on a 756m² corner site in a town setting that has retained its context. The building is setback 5 metres from the street. The site has a top rail enclosed timber picket front fence. The front garden provides an appropriate setting for the house. The façade presents a simple symmetrical elevation and is constructed of weatherboard. The roof is hipped with a low pitch. A straight verandah runs across the façade. It is clad in corrugated sheet metal and features timber columns timber balustrade and a small amount of fretwork. Fenestration comprises vertically proportioned 12 pane double hung timber windows. The building appears to be in excellent condition and is substantially intact. Alterations might include re-roofing the main roof to incorporate the front verandah in the same plane. Previously front verandah may have had separate a low or level pitch roof.



Internet Review

September 2020: 13 images and listing notes at this 2013 site:

<https://www.realestate.com.au/sold/property-house-nsw-bowral-113145243>

17 Rose St, Bowral

This gorgeous weatherboard cottage, circa 1900's, in old Bowral is something special. Located just a short level walk to all the shops and cafés, right on the Cherry Tree Walk and cycleway, it is not often one of these little beauties comes on the market. A wonderful oak library office, created from what was the 3rd bedroom, joins seamlessly to the formal sitting room with Spanish marble surround and mantel over the gas fireplace and French doors that open to the lovely north facing side verandah. The kitchen and family room are open and light with French doors out to the back patio and the side verandah. Then there is a fantastic separate studio room with its own patio, Shinto style garden and side gate. Many a happy morning tea has also taken place on the pretty front porch bathed in dappled sunlight.

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the rose Street area of Bowral in the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Moderne style house 29 Rose Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description



Above: A single storey Moderne style house located in a pleasant street close to the centre of Bowral.

Victorian brick cottage 42 Rose Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description



Rendered cottage 44 Rose Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

HAC Workshop No 2 11/6/2021: HCA only



Alterations including a sympathetic new terracotta roof to replace the former terracotta roof.

Weatherboard house with Art Deco detailing

46 Rose Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

Rose Street is a pleasant street near the centre of Bowral and this site is near Cherry Walk alongside Mittagong Creek. This section of the street also has views to Mt Gibraltar. This small intact house of weatherboard and masonry is in the Art Deco style and is on a 1075 m² site.. The entrance area and prominent projecting chimney are in rendered brick. The horizontal banding in the masonry is also prominent and this is repeated in the banding to front fence. The windows both left and right are double hung and occupy the front corners of the building. Altogether a rare house.



Internet Review

46 images from this site from 2008, 2011, 2013 and 2012 including site and floor plans at <https://www.realestate.com.au/property/46-rose-st-bowral-nsw-2576>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of Rose Street in Bowral</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong or special association in the local area with the life or works of</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for its very accomplished design and execution in the Art Deco style.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a small house in the Art Deco style.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made, including the replacement of the original tile roof with a corrugated metal roof.

Interwar masonry and tile house

8 Shepherd Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

This dwelling is constructed of masonry and tile and dates from the Interwar period (1930s). It is unknown whether the unusual turret element is original but its materials have been deliberately matched if it is a later addition. It is considered to be a neutral element (but may be contributory if the turret is discovered to be original) in the context of the proposed heritage conservation area extension. The property is not proposed to be separately heritage listed at this time although further historical research may provide additional justification for listing in the future.



Above: 8 Shepherd Street, Bowral (D. McManus, May 2021).

Internet Review

15 real estate images from 2011 and 2012 at <https://www.realestate.com.au/property/8-shepherd-st-bowral-nsw-2576>.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Bowral town centre end of Shepherd Street in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Interwar period house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

20th Century cottage 11 Shepherd Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance:

The house has significance as an early twentieth century residence which illustrates the subdivision and development of Shepherds Paddock.

Description

September 2020: A one storey freestanding bungalow that dates from the Federation or Interwar period set on a 689m² site in a town setting that has retained its context. The site has a timber picket front fence right side driveway to a rear garage. The front garden is informally landscaped and features mature trees and shrubs including a fine magnolia specimen. The façade presents a simple asymmetrical elevation and is constructed of weatherboard with a paint finish. The roof is gabled with a medium pitch and has exposed eaves. The roof is clad in corrugated sheet metal and features rough cast chimneys, shingled and battened gable end details. The corner verandah is offset and has a straight profile. It returns to the right side. It is clad in corrugated sheet metal and features timber columns and rough cast balustrade. The façade is partially obscured by high vegetation. The front door is centrally located and glazed. Fenestration comprises vertically proportioned casement timber in groups of 3 with highlight and awning. The verandah infill features multipane sashes with glazing. The building appears to be in good condition. Alterations include sympathetic verandah infill and screen door.



Internet Review

September 2020: One only 2020 Google photo at this site

<https://www.propertyvalue.com.au/property/11-shepherd-street-bowral-nsw-2576/1573110>

History

Heritage Survey 2009 History

Nil.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of Shepherd Street area of Bowral in the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Interwar house

12 Shepherd Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

This dwelling is constructed of brick and tile and dates from the Interwar period (1930s). It is considered to be a contributory element in the context of the proposed heritage conservation area extension, even though it is of later construction to the Victorian and Federation period and the face brick has been painted. However, its form and setting are consistent with earlier buildings. The property is not proposed to be separately heritage listed at this time.



Above: 12 Shepherd Street, Bowral (Source: <https://www.realestate.com.au/property/12-shepherd-st-bowral-nsw-2576>, 2020).

Internet Review

15 real estate images from 2020 site (including image above) and notes below from <https://www.realestate.com.au/property/12-shepherd-st-bowral-nsw-2576>.

Retreat in the heart of Town

12 Shepherd Street, Bowral

This gorgeous villa home with no strata fees owns 681sqm of land. The property is located in one of the most desirable streets and location of Old Bowral.

You can leave the car behind with only a short stroll to the town centre, cafes, boutiques, galleries, Bradman Museum and bike track are just a stones throw away.

Set back from the street you can retreat into this cosy two to three bedroom double brick home with north to rear facing courtyard, yet still convenient to everything. With established trees, shrubs and lawn plus easy driveway turnout this is a wonderful example of Bowral living from days of old but with all the modern bathroom and kitchen improvements done. A classic 1950's front porch leads into a foyer and to a light-filled lounge and formal dining room with marble open fireplace (currently used as a third bedroom). Two large bedrooms have built in robes and garden outlooks.

The sunny kitchen and casual meals area are open plan, with stylish white plantation shutters and glass French doors which open out to the private, north-facing, paved rear courtyard. The bathroom has separate bath and walk-in shower.

Currently utilised as a popular holiday rental this is also a fabulous opportunity for the investor or those looking to downsize.

- Timber floorboards throughout, new light-fittings and blinds plus ornate, high ceilings
- Gas central heating plus open fireplace
- Gas cooking, electric under-bench oven
- Dishwasher
- Wonderful north facing, fully fenced rear courtyard with equipment shed
- Single garage

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Bowral town centre end of Shepherd Street in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Interwar period house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Federation cottage

38 Shepherd Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

A single storey house dating from the Federation period of rendered masonry with a metal roof. Retains its basic exterior form but has been extensively renovated inside. It is considered to be a contributory element in the context of the proposed heritage conservation area due to its age, form and setting.



Above: 38 Shepherd Street, Bowral (D. McManus, May 2021).

Internet Review

42 real estate images from 2020 and 2011 at <https://www.realestate.com.au/property/38-shepherd-st-bowral-nsw-2576>.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Bowral town centre end of Shepherd Street in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar period house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

New house 9 St Jude Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description



Above: Current house



Above: previous house

Internet Review

27 images from 2011 at this site <https://www.realestate.com.au/property/9-st-jude-st-bowral-nsw-2576>

History

Historical Research by Maureen and Bud Townsing

Frederick Percival Pain, storekeeper of Bowral, acquired Lot 8 in December 1925 from the Archbishop of Sydney.

Pain died in 1937 and the land passed by transmission to the Perpetual Trustee Company. Perpetual sold to Reba Jean Shaw of Bowral in February 1938. She sold to Archibald William Fussell, Chemist of Bowral, in May 1945. Fussell sold to Miss Mary Streshorn, spinster of Chatswood for £500 in June 1950.

Mary sold the land to Kathleen Frances Herbert, the wife of Alfred Charles Herbert, a Master Builder in January 1956. Kathleen and Herbert became joint tenants in June 1957. They took out a mortgage in September 1957 with the Bowral Co-op Building Society and this may have been to build the house.

In January 1962 Alfred John Willis, of Bowral farmer and his wife Edna May Willis bought the property as joint tenants.

Mr Willis died in 1977 and Edna May became the owner by transmission. Ludovic Donaldson and Georgina Donaldson bought the house in April 1986.

9 St Jude Street was demolished in November 2017. There is a new and acceptable bungalow in its place.

Commercial cottage 46 Station Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed Station Street Heritage Conservation Area.

Description



History

Likely built at the end of the 19th Century roughly contemporaneously with the neighbouring weatherboard cottage at no. 44, and probably of similar design, but this cottage has since been unsympathetically altered with a projecting front extension, removal of chimneys and cladding in face brick.

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance to the history of the local area as part of a Group of houses Nos 44-54 Station Street Bowral because they illustrate the development of the Station Street area of Bowral in the late 19th Century.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Victorian weatherboard cottage

18 Una Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the proposed extension to the Bowral Conservation Area.

Description

This weatherboard and metal roof cottage dates from the Victorian period and features iron lacework supports to the verandah (which may be original to the building).



Above: 18 Una Street, Bowral (Source: <https://www.realestate.com.au/sold/property-house-nsw-bowral-132846290>, 2020).

Internet Review

13 real estate images from 2020 (including the image above and notes below) from <https://www.realestate.com.au/sold/property-house-nsw-bowral-132846290>.

First time on the market in 40 Years.

18 Una Street, Bowral

Quietly hidden behind native greenery sits one of Bowral's oldest houses – a meticulously upgraded and maintained 4-bedroom home just a few minutes' walk from the heart of town!

Full of improvements across a flat level 892m² block, this is a perfect find for astute home buyers or downsizers looking for a family home with no extra work needed.

This impressive layout features a freshly painted exterior, high feature ceilings with cornices, converted fireplaces in each bedroom and inviting timber floorboards throughout.

Step through the charming entryway to find a comfy front sitting room and study/4th bedroom, leading through to a spacious living room with a gas log fireplace before opening to the brand new kitchen with a dishwasher, central island and ample white cabinetry overlooking a dining area with reverse cycle air conditioning.

There are built-in wardrobes to each large bedroom and an ensuite to the main, with a family bathroom and laundry located through the kitchen. A separate granny flat sits at the rear of the block with a large bedroom, walk-in wardrobe and ensuite offering extra accommodation as needed.

Step outside to find a superb grapevine-covered pergola courtyard perfect for entertaining, as well as a beautiful low-maintenance rear garden with views to Gibraltar and plenty of room to add more vegetable patches and garden beds.

You're just footsteps away from local shops, schools, cafés, parks, Bowral train station, Bowral Hospital and everything else this friendly and welcoming community has to offer.

Rarely does a house like this come onto the market or stay there for long, so call Peter from Upside Southern Highlands on 0490 049 646 to arrange your inspection of this must-see property today.

Features

- Multiple Rear Workshops & Sheds*
- Water Tanks*
- Solar Panels*
- Solar Hot Water System*

History

The land was part of one of P.L.C. Shepherd's subdivisions of this part of Bowral. Una Street was dedicated as a public road by P.L.C. Shepherd (who did the original subdivision) in 1886 (refer to 1886, *Bowral Free Press and Berrima District Intelligencer (NSW : 1884 - 1901)*, 27 November, p. 3. , viewed 21 Jun 2023, <http://nla.gov.au/nla.news-page11939300>). This house may be found to have been constructed around this time. This is a potential heritage item requiring further research.

MARSTON ESTATE
8 Minutes Walk from Railway Sth

BOWRAL
Auction Sale
on the Ground at 3 p.m.

SATURDAY 5th OCTOBER 1918

HARDIE GORMAN
PROP^y LTD.
26 Moore St Sydney

J.C. MORRIS & CO
Bowral
Auctioneers
in conjunction

FREEHOLD TITLE

LOCAL SKETCH

TERMS
10% Deposit.
Balance in 20
Quarterly Payments
Interest 6%.
Right to pay off.

MERRICANG ST

UNA ST

HOLLY ST

SHEPHERD ST

G.H. SHEAFFE.
Licensed Surveyor
BOWRAL

P. Cunningham & Co. L^{td}, L^{td}, Sydney.

TP B13/24

Above: Sale poster from 1918 of the Marston Estate. The form of the current building at 18 Una Street can be seen in existence at that time, one house in from the corner. (Source: Bowral Subdivision Plans, State Library of NSW)

<https://collection.sl.nsw.gov.au/record/74VvqrQdzRLd/qD2JzOoQdOaOq.>

Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area as part of a Group of Of significance to the history of the local area because it illustrates the development of the Una Street area of Bowral in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian timber cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Relocated cottage 49 Victoria Street, Bowral

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Bowral Conservation Area.

Description

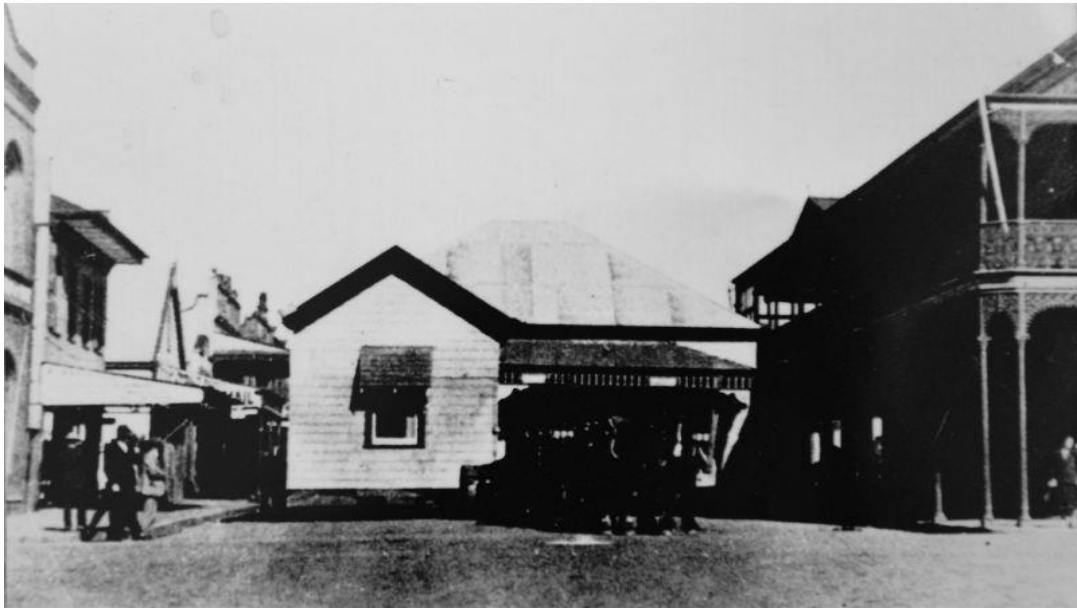
Former names: 'Grantham' (original)

Internet Review

Nil



Above: Photo by Bud Townsing



History

Historical Notes from the Maureen and Bud Townsing, *A brief history of Alf Stephens & Sons*, February 2020. P. 72-75

49 Victoria St was Alf Stephens Jnr's house and prior to July 1926 was located in Bong Bong St next to Whatman's Garage. It was the first Stephen's house to be called "*Grantham*". Here is the house being moved, an axle broke and it was stuck overnight blocking Bong Bong Street causing a lot of excitement including a car crashing into it!