

## A Community Based Heritage Study

## Preliminary Evidence Sheets for **Bundanoon**

August 2023



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## Part A: Recommended Heritage Places



# 'Arden'—brick cottage and garden

## 5 Amos Lane, Bundanoon

### Recommendation

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

### Description

Lot 23 DP 869193

A brick cottage with iron roof dating from the 1930s on a 7553 m<sup>2</sup> site. The property was once a larger holding comprising the current properties of 5 and 7 Panorama Road (originally Lot 2 DP 343144 of 3 acres, 2 roods and 33  $\frac{3}{4}$  perches) and access was originally from Panorama Avenue but now from Amos Lane at the rear of the property. On the site is a brick house built around 1938 in California Bungalow style by Mr. Charles Boag, and outbuildings including garages and glasshouse.

Around the house on the remainder of the site is established garden maintained to a high standard.



**Above:** An aerial view of 5 Amos Lane (outlined in red) with the original boundaries of the property shown dashed in yellow. (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 12 June 2023.)

### Description of the Garden

The garden was opened for the Southern Highlands Botanic Garden (SHBG) weekend in 2016 and notes below from SHBG newsletter March 2016 (<https://shbg.com.au/wp-content/uploads/2020/09/March2016Operculum.pdf>):

*Arden 5 Amos Lane, Bundanoon.*

*The entrance to 'Arden' is near the top of a winding country lane. The two acre garden, formerly part of a larger estate, has had only two previous owners and there have been two major planting sprees, in the 1930s and 1970s. Trees and bulbs abound. There are some truly magnificent specimens, including a beautiful variegated tulip tree, and maples, magnolias, ash, dogwoods, nyssas, liquidambar, Himalayan cedars, not to mention the 40 metre high Radiata*



*pinus that protect the garden from the west and provide a benign micro climate enabling a wide variety of plants on the rich volcanic soil.*

*The owners are experimenting with native plants in a wild area at the front gate. Providing small birds with protection from predators is always a consideration. Uninteresting shrubs are gradually being replaced with botanical beauties.*



**Above:** the house at 5 Amos Lane, Bundanoon, in 2010 (Source: <https://www.realestate.com.au/property/5-amos-lane-bundanoon-nsw-2578>).

## Internet Review

5 real estate images from 2010 at <https://www.realestate.com.au/property/5-amos-lane-bundanoon-nsw-2578>, including image above.

Listing Application prepared by Maureen Townsing . This email note from Bud Townsing 19/2/2021

## History

### Historical Notes prepared by Maureen Townsing

The following notes were drafted by Maureen Townsing as an application for heritage listing by a previous owner, Mr Michael Burton, who has since passed away.

*The land on which "Arden" and adjoining properties stands, was acquired by Mr. Charles Alexander Stewart Boag, a builder well known in the Highlands. By 1938, Mr Boag had built a brick bungalow in the prevailing style, set well back from what later became Panorama Avenue. He and his family lived in this house (Arden) until another property was constructed next door. After the Boags moved next door (to Emerson Grove, later Marylands) Arden was occupied by Captain Robert Henry Stewart 1886-1973 and Mrs Lillian Mary Stewart, who were relatives of the Boags.*

*Following the death of Captain Robert Henry Boag, Margaret and Michael Burton purchased the property in 1976 from Mrs. Stewart, thus becoming the second owners of the site, then comprising 3 acres 2 roods and 33 ¼ perches.*

*Michael Burton established a nursery specializing in dogwoods which functioned until 1990. Margaret Burton continued to teach for many years at Sutton Forest Primary School. They carried out renovations to the house, and consolidated the garden to its present high standard.*

*When the nursery closed in 1990, two blocks of land were created by subdividing the Panorama Avenue frontage, leaving Arden as it is today.*

**SIGNIFICANCE:**

*California Bungalow architectural styling.*

*Association of site/buildings with builder Charles Boag.*

*Garden established with elements dating from 1930's and improved by Michael Burton, skilled horticulturalist and nurseryman.*

*Formerly well-known wholesale nursery.*

*Site enjoys uniquely protected microclimate, favouring many rare and unusual specimens in the garden.*

**Further notes prepared by Maureen Townsing**

As provided by Bud Townsing 19 February 2021.

*Arden is next door to Ash Grove on a parcel of land originally of three acres, 2 roods, and 33.3/4 perches. Built about 1936 in California Bungalow style by Mr. Charles (CAS) Boag, his family lived in the house whilst their own home was under construction next door. Thereafter, Arden was occupied by Captain Robert Henry Stewart and his wife Lillian May Stewart, relatives of the Boags.*

*The present owners of Arden . Michael and Margaret Burton purchased the property in 1976 from Mrs. Stewart through local real estate agency Greathead Real Estate.*

*Michael had a strong interest in horticulture, having trained at the Ryde School. He established a wholesale nursery on the Panorama Road frontage to his land with two large polyhouses and many potted trees – his speciality was in growing Dogwoods. Michael supplied nurseries in Leura (Ib Sorensen) and Blackheath (Dick Harris), and all local nurseries.*

*Arden Nursery closed in 1990, when Michael chose to retire. Since then, the land on which the polyhouses stood has been subdivided for two houses facing Panorama Road.*

*Michael and Margaret have continued to live at Arden and embellish the beautiful garden around the house. There were some trees, underplanted with bulbs when Michael took over from the Stewarts. Michael has made it his task to concentrate bulbs into large swathes or banks – a paddock of snowflakes surrounds the driveway entry for example. Many specimen trees have been planted including tulip trees, maples, claret and other ashes, japonicas, flowering apples, 30 dogwoods, seven magnolias, copper beech, all of which thrive on this protected site. Trees have been carefully positioned to create a new foreground vista – Michael and Margaret have always been aware that the longer views to the gullies visible when the house was first built would go, indeed have gone, as closer settlement occurred and nearby trees and plantings reach maturity.*

**Ryerson Index (Charles Alexander Stewart Boag [d.1968]):**

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
BOAG	Charles A S	Death notice	19NOV1968	Death		late of 'Spring Valley' Wingello	Sydney Morning Herald	21NOV1968



**Above:** Undated image from the Marie Hodgson Collection held by Bud Townsing. It shows the corner of Viewland and Panorama Streets after a snowstorm. Centre and well back with trees behind is 'Arden', CAS Boags first house and now at 5 Amos Street. Emerson Grove, Boag's second house, is yet to be built. The building to the far left is likely to be the barn at Emerson Grove which is still there.

## 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)
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Amos Lane area of Bundanoon in the Interwar Period.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<p><i>Of significance because of its association with the following owners:</i></p> <p><i>1. Mr. Charles Alexander Stewart Boag d.1968, a builder well known in the Highlands who built Arden c. 1938 and Marylands 1938 (formerly called Emerson Grove) the later on an adjoining site set well back from what later became Panorama Avenue. He and his family lived in Arden until Marylands was completed..</i></p> <p><i>2. After the Boags moved next door Captain Robert Henry Stewart 1886-1973 and his wife Lillian May Stewart, relatives of the Boags, moved into Arden..</i></p> <p><i>3. Margaret and Michael Burton purchased the property in 1976. Michael had a strong interest in horticulture, having trained at the Ryde School. He established a wholesale nursery on the Panorama Road frontage to his land and his speciality was in growing Dogwoods. Michael supplied nurseries in Leura (Ib Sorensen) and Blackheath (Dick Harris), and all local nurseries. Margaret Burton continued to teach for many years at Sutton Forest Primary School. Arden Nursery closed in 1990, when Michael chose to retire. Since then, the land on which the nursery stood has been subdivided for two houses facing Panorama Road.</i></p>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of the house and garden and its setting.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	

NSW heritage assessment criteria	Assessment of site
(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 unusual single storey bungalow design.</i>
(g) REPRESENTATIVENESS	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Arden at 5 Amos Lane, Bundanoon is significant because it illustrates the development of the Amos Lane area of Bundanoon in the Interwar Period and for its association with the following owners: 1. Mr. Charles Alexander Stewart Boag (d.1968), a builder who built Arden c. 1938 and adjoining Marylands 1938. He lived in Arden until Marylands was completed. 2. Captain Robert Henry Stewart 1886-1973 and his wife Lillian May Stewart, relatives of the Boags. 3. Margaret and Michael Burton from 1976. Michael trained at the Ryde School and established a wholesale nursery on the Panorama Road frontage and his speciality was in growing Dogwoods. He supplied nurseries in Leura (Ib Sorensen) and Blackheath (Dick Harris) and all local nurseries. Margaret taught at Sutton Forest Primary School. Arden Nursery closed in 1990 and the nursery land has been subdivided for two houses facing Panorama Road. It is of significance for the beauty of the house and garden and its setting and for possessing a rare aspect of the local area's heritage in this case an unusual single storey bungalow design.



## **‘Mildenhall’—weatherboard cottage including interiors**

### **10 Anzac Parade, Bundanoon**

#### **Recommendation**

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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 Bundanoon Conservation Area.

#### **Heritage Survey 2009 Recommendation**

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

*Significant as a guest house and is in the Bundanoon guest house book.*

#### **Description**

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October 2020: To the street elevation this is a double fronted weatherboard house with a corrugated metal hipped roof with hoods over windows.

From the north garden side the house presents a symmetrical profile with a straight verandah. Verandah has timber columns and brackets and is enclosed on the eastern end. Windows are casement and double hung. Front fence is painted lap and cap. Driveway is to the left. Internet shows the house to have early interiors and some remains of its earlier life as a guest house.



*Above: ‘Mildenhall’ in 2020 (D. McManus)*

#### **Internet Review**

23 real estate images including excellent interior images as below

<https://www.realestate.com.au/property/10-anzac-pde-bundanoon-nsw-2578>



**Above:** Mildenhall in 2016 (Source: <https://www.realestate.com.au/property/10-anzac-pde-bundanoon-nsw-2578>).



**Above:** Mildenhall interiors in 2016 (Source: <https://www.realestate.com.au/property/10-anzac-pde-bundanoon-nsw-2578>).



**Above:** Mildenhall interiors in 2016 (Source: <https://www.realestate.com.au/property/10-anzac-pde-bundanoon-nsw-2578>).

## History

### Heritage Survey 2009 History

Nil.

### *The Guest Houses in Bundanoon, 2017*

Mildenhall. Extracts from page 50 on 'Mildenhall':

*Mildenhall built by Alma and Leslie Mildenhall in 1938-39 on the site of the wedding cake house the original home of Mrs Nicholas widow of W A Nicolas of joining Pill Factory.*

*In 1941 Miss Bridget Mary Cusack came to run the guest house renaming it Glendalough. It was home to several children evacuated to Bundanoon during WWII.*

*Later converted to flats. In 1989 reopened as Mildenhall by Mrs Pam Davies who ran it as a Guesthouse until 2000. Still operating as guest house ( 2017)*

### Historical Note from Caroline Cosgrove

Bundanoon Hotel and Mildenhall are the only two items mentioned in the NSW Heritage Office Heritage Conservation Area listing for Bundanoon.

## 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 as it illustrates the development of the Anzac Parade area to the town of Bundanoon and because of its former use as a guest-house from c.1939, one of 51 guest houses documented by the Bundanoon History Group.
(b) ASSOCIATIONAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because of its architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case in this case for having some very intact and very well conserved original interiors.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although alterations have been made.

### Statement of Heritage Significance

Mildenhall at 10 Anzac Parade, Bundanoon is significant because it illustrates the development of the Anzac Parade area to the town of Bundanoon in the 1930s. Mildenhall is significant to the local area as one of 51 guest houses documented by the Bundanoon History Group that contributed to the character and economy of the locality. Built in the late 1930s, it was one of the later guest houses and has high quality aesthetic character, including intact and well looked after original interiors.



# Constitution Hill—early road

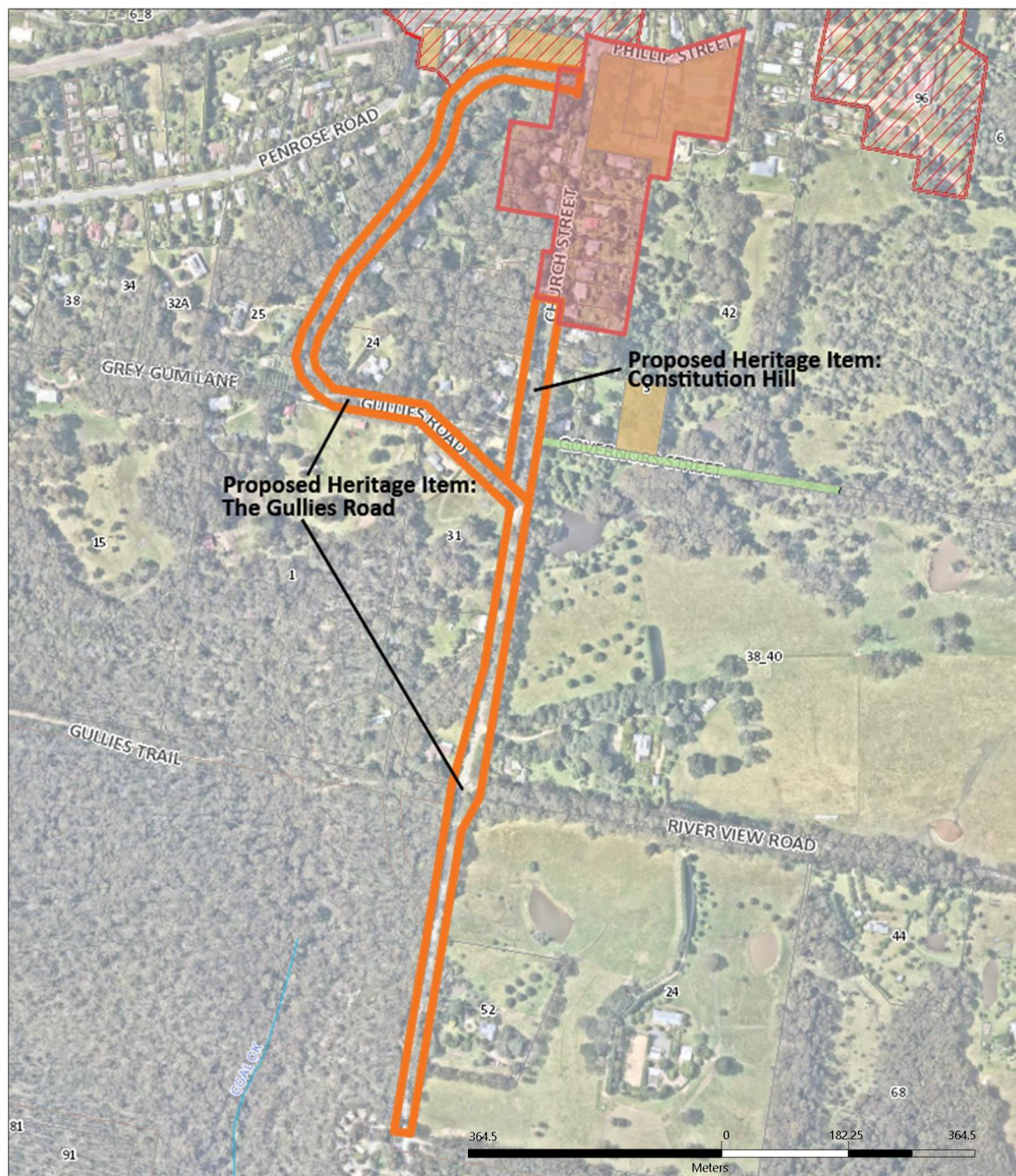
## Church Street, Bundanoon

### Recommendation

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

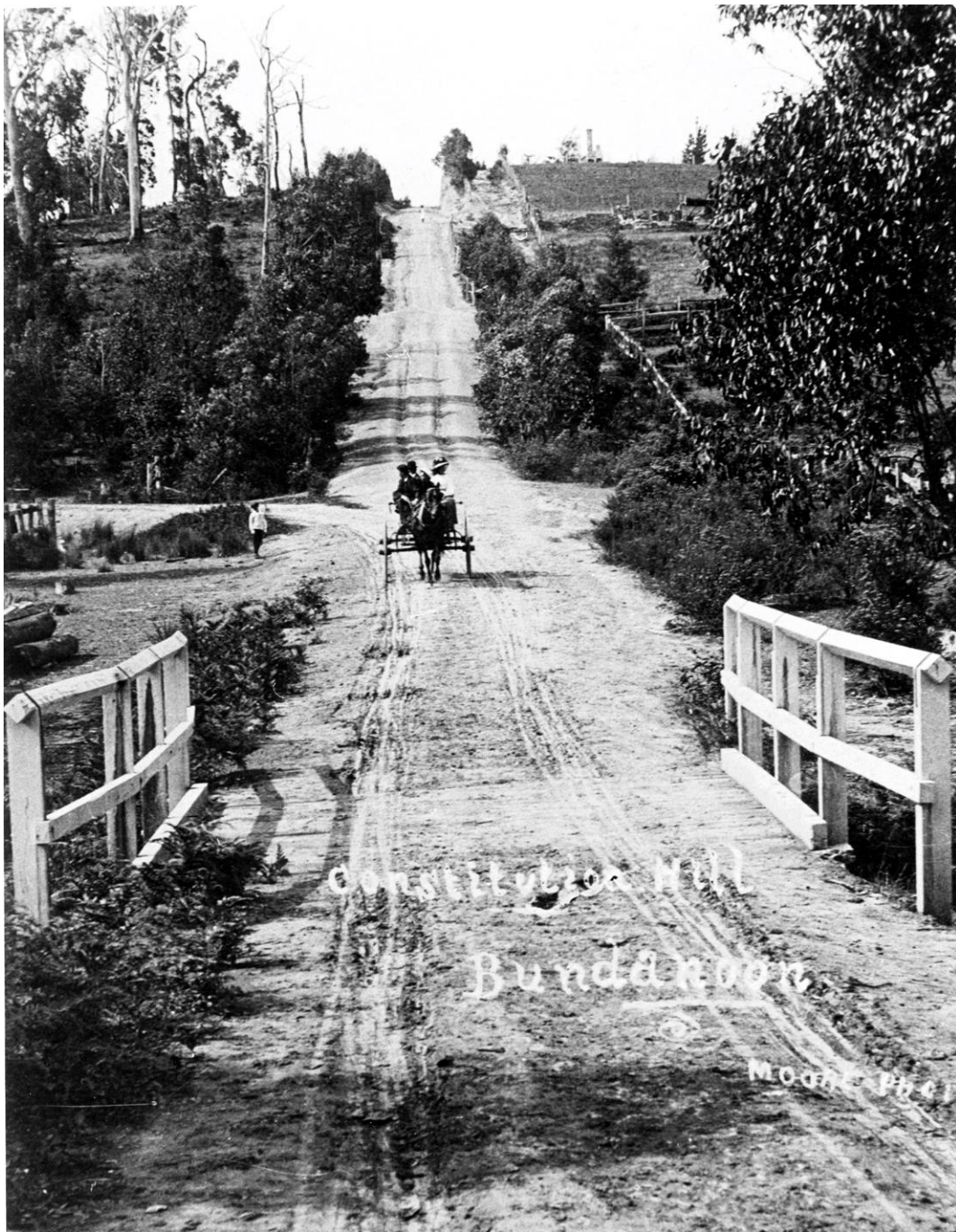
### Description

A section of Church Street, Bundanoon, known as 'Constitution Hill' from outside 30 Church Street to the intersection with Gullies Road.



**Above:** A map of the proposed Constitution Hill and Gullies Road heritage items (outlined orange) also showing the proposed Church Street Extension to the Bundanoon Conservation Area (shaded red), existing Bundanoon Conservation Area (red hatched) and existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 14 December 2021.)





**Above:** Early photo looking north to Constitution Hill. The horse drawn vehicle has come the hill from via the winding section of The Gullies Road which is on the left and is about to proceed over a small bridge to the Gullies in the now Morton National Park. The chimney at the top right is one of the early residences at the top of Constitution Hill... Photo Copyright, Bundanoon History Group.





**Above:** View from the same position as above black and white image. C. Cosgrove. March 2022.  
Timber bridge rails no longer there.



**Above:** Part way up Constitution Hill with the LEP listed Governors Road to the left. C. Cosgrove.  
March 2022.

## History

Constitution Hill was the first public road built to access The Gullies Reserve, now the Bundanoon section of Morton National Park. From the 1880s the Bundanoon gullies were accessed directly from Church Street, proceeding down Constitution Hill and continuing along the road that entered the Gullies reserve, to the immediate south of land owned by Thomas Gambell. Although a deviation was suggested in the late 1880s to avoid the very steep grade on the direct route down Constitution Hill, no agreement was reached on where this alternative route would be located.

In 1895, Constitution Hill was chosen as the continuing route and a small cutting was made to improve the grade. Although it is likely that what is now The Gullies Road existed as a track through

private property earlier than the access via Constitution Hill, The Gullies Road was not gazetted as a public road until December 1903.

In 1970 Bundanoon Gullies Recreation Reserve was gazetted as part of Morton National Park, the stewardship of which had been given to the National Parks and Wildlife Service in 1967. Stretching from Fitzroy Falls to the Shoalhaven River, the extensive park preserves the habitat of a diversity of native animals and plants, and has a rugged and scenically magnificent landscape.

## 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)
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the area as it illustrates the early development of this part of Bundanoon and in particular its role as an early and continuing pedestrian and vehicle access route from the village of Bundanoon, continuing from Church Street, to the historic tourism related Gullies reserve, now the Morton National park.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic value in the local area due to its roadside setting of mainly mature native vegetation.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of social significance because of the strong regard with which it is held by the Bundanoon community.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	

## Statement of Heritage Significance

The Constitution Hill section of Church Street, Bundanoon Road Reservation, is of significance to the history of the area as it illustrates the early development of this part of Bundanoon and in particular its role as an early and continuing pedestrian and vehicle access route from the village of Bundanoon to the historic tourism related Gullies reserve, now the Morton National park. It is also of significance for the aesthetic value of its roadside setting of mainly mature native vegetation, and the strong regard with which it is held by the Bundanoon community.



## Uniting Church and Memorial Garden

### 2-4 Church Street, Bundanoon

#### Recommendation

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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 Bundanoon Conservation Area.

#### Heritage Survey 2009 Recommendation

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

*The church has historic significance for its role in the development of the community. The church is important for its aesthetic and landmark qualities. As a place of public worship, the Church has social values for the community.*

#### Description

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October 2020: Located on a large site bounded by Phillip, Church and Osborn streets in a town setting is this 1885 timber church. Garden has 3 very large multi trucked conifers and sandstone retaining wall to Church Street and gates installed from 1948. Unpainted picket fence to Osborn Street and no fence to Philip Street. Church is simple gable ended weatherboard building with a steep pitched roof of corrugated metal. It has skillion extension at the rear. Interior has timber lined walls and timber lined coved ceiling, polished floor and pointed arch stained glass windows.

A garden of remembrance (image below) has been established on church land on the Osborn Street frontage and should be included in any listing.



**Above:** The Memorial Garden at the Uniting Church, 2020 (D. McManus).



**Above:** The front of the Uniting Church, 2020 (D. McManus).



**Above:** Church Interior, 2014 (Source: Bundanoon History Group website <https://bundanoonhistory.org.au/gallery/nggallery/bundanoon/Bundanoon-Methodist-Church-2014/slideshow>).

## Internet Review

4 images at this site <https://www.waymarking.com/gallery/default.aspx?f=1&guid=4e54abfa-38c0-4fd7-9776-edabb70283f7&gid=2>

## History

### Information for Wingecarribee Heritage Inventory from C. M. Cosgrove

26 May 2015 Updated 4 August 2015

Uniting Church and Cemetery, Bundanoon

Address: 2-4 Church Street, Bundanoon

Statement of Significance:

The former Primitive Methodist, later Methodist, now Uniting Church and cemetery are historically significant for their role in the development of the local Bundanoon community. As the oldest remaining church and cemetery in Bundanoon, they are associated with a number of the early families to settle in the village from the time of its establishment in the 1860s, when it was known as Jordan's Crossing. The Church and cemetery are also associated with long-term members of the congregation, who contributed to the Church and the local community in various ways. Built as a Primitive Methodist Chapel, the Church is important for its construction from local materials in a simple Gothic form, using funds raised by the congregation. Although the Church is no longer used for services, the Church and cemetery are visually prominent within the village's historic conservation zone and are valued by the community for their heritage significance.

Historical Notes of provenance:

Before a church was built at Jordan's Crossing (also known as Barren Ground), later Bundanoon, Methodist services were held in the home of Walter Grice and his family from the time of their arrival there in 1868. In about 1870 the local trustees of the Primitive Methodist Church acquired land at Jordan's Crossing and a church of timber slabs was built on the corner of Railway Avenue and Church Street, the present site of the Bundanoon Memorial Hall. It was also used as a school on weekdays. The land, Portion 101, of one acre, was dedicated in 1873.<sup>1</sup>

In 1880 the Government granted this land (Portion 101, of one acre) to the Primitive Methodist Church authorities as a Crown Land Grant to build a Primitive Methodist Chapel. The land occupied the same land on which the previous slab church was built. The original local Church trustees were Walter Layton, Walter Grice, Thomas Gambell and Alfred Phillips. Responsibility for building the Chapel was given to the trustees, and in 1885 they engaged local shopkeeper Samuel Tooth Senior to build the present Church building, at a cost of £355. With an extra 12 hardwood forms, tables, trestles and stone steps, the total cost was £361/9/0. The Rev. George James of Goulburn, assisted by the Revs B Kenny and W Sparling, officially opened the Church at 3pm on Saturday 11 April 1885, with a congregation of over 200, after which tea was served in the attached schoolroom.

The Bundanoon Primitive Methodist Church was included in the Bowral Methodist circuit. Messrs Grice and Gambell, as local preachers, assisted the resident minister, then located in Bowral. In 1915 a new Moss Vale circuit was formed, which included Bundanoon and Penrose, and later Tallong.

The Primitive Methodist Church yard was used as a cemetery from 1872, with the first burial, a child, John Dimmock, occurring when the village was still known as Jordan's Crossing, and before the second (1885) church was built. A number of deceased members of the congregation were buried at the cemetery, including additional members of the Dimmock family.<sup>2</sup> Although the Bundanoon General Cemetery came into use from 1903/04, burials continued at the Church's cemetery until the local Council wrote to the Church in 1940 to say it was considering recommending that the Department of Lands prohibit any future internments.

The Church trustees leased some of the land in Portion 101 on the corner of Railway Avenue to Samuel Tooth Senior, who built a shop, and Mr Bearman, who built a two-storey guest house run by his wife. When the leases expired, at least two parcels of the land were sold, one in 1915 (to Henrietta Calverley, wife of James Calverley) and one in 1930 (to Walter Charles Hicks). It is reported that the trustees built shops on part of the land that the Church retained on the corner of Railway Avenue and Church Street.

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<sup>1</sup>Parish Map, DP 326656. The land may have been set aside provisionally for the Church, as it was for the school. The school opened as Bundanoon Provisional School in 1871, indicating that the Church was built in about 1870.

<sup>2</sup>John Chawckley Dimmock, father of John Dimmock, is also buried at the former Methodist Church Cemetery. His eldest son is claimed to be the first child born at Jordan's Crossing, now Bundanoon.

Further Church trustees had been appointed over time and in 1930 the following Church trustees were registered as proprietors of the land: James Calverley, Arthur William Corby, William Henry Gambell, William John Clark and David Clark. At this time, Wingecarribee Shire Council built a laneway for access to the rear of the shops fronting Railway Avenue, dividing the remaining Church land into two separate sections. In 1934 the Church trustees sold the land on the northern side of the laneway, the site of the present RSL Memorial Hall (opened 1935), to Wingecarribee Shire Council.<sup>3</sup> The Methodist Church trustees retained the block of land that included the Cemetery and Church.

In 1902 the various off-shoots of the Methodist Church united and the Bundanoon Church changed from the Primitive Methodist to the Methodist Church. Electricity was connected to the Church in August 1931. In 1947 the Church's windows were replaced with leadlight windows, three on each side and two at the front on either side of the portico, as well as a smaller leadlight window in the portico itself, at a cost of £235/16/6. Reverend LAR Taylor dedicated these windows in April 1947.

In 1948 a low sandstone fence and Memorial gates were erected at the front of the Church. Families and individuals within the congregation purchased blocks in the Memorial fence. Reverend Charles Wheeler performed the dedication of the gates and fence on 3 April 1948. With the assistance of the Ladies Church Aid Committee, new pews of Queensland maple laminated plywood and a new carpet were installed at this time.

Many weddings have been held at the Church, the first being Mr and Mrs (Hugh) Farr on 29 August 1885.

In 1972 ownership of the land passed to the Methodist Church (NSW) Property Trust. In 1977 the Methodist, Presbyterian and Congregational churches joined to form the Uniting Church in Australia and the Bundanoon Methodist Church became the Uniting Church. Together with churches at Robertson and Moss Vale, it formed the Uniting Church Parish of Moss Vale.

The Bundanoon Uniting Church celebrated its centenary in 1985. In the period 1993-1995 the three congregations of the Moss Vale Uniting Church (Moss Vale, Bundanoon & Robertson) established a Garden of Memories and a Columbarium in the Church's cemetery, available to all members of the community. As the Church did not have a foundation stone, the congregation installed a foundation stone with plaque in the adjacent Garden of Memories in 2010, to commemorate the Church's 125th anniversary. The plaque also commemorates those in unmarked graves in the cemetery.

Many members of the congregation have given long service to the Church in various capacities. For example, the first organists, Hugh Farr, Nellie Ross, and Gladys Bowyer, were succeeded by Lillian Calverley (1900-1988) who was organist for 72 years, as well as choir mistress. Other long-serving members were Aileen Grice and Madge Burrows.

In 2013-2014 the Moss Vale Parish Council of the Uniting Church offered the Bundanoon Uniting Church for lease or sale. The Bundanoon History Group took out a 12-month lease from June 2014 to 30 June 2015, renewed by a further 12 months lease to 30 June 2016.

Maker/Builder: Samuel Tooth Senior

Year started: 1885

Year completed: 1885

Physical Description:

A simple Gothic style church, typical of the type of local Methodist churches of the era. Built of timber, with weatherboard cladding, on a masonry base, it has a steeply pitched gabled roof, roof sheeting of short lengths of galvanised iron, an asymmetrical plan form, enclosed gabled portico,

<sup>3</sup>It is possible that the Council already occupied the land at this time.



timber hardwood floors, and timber tongue-and-groove ceilings. There are three leadlight windows at each side of the main part of the church building and two at the front, as well as a smaller leadlight window in the portico. A meeting room (former Sunday schoolroom) is located at the rear of the main part of the church building, which opens onto a storeroom and separate kitchen on the northern side. A modern toilet block, accessed internally, is located on the eastern side of the meeting room.

The building is set in a dominant position on a natural rise. At the front of the Church is a low sandstone fence, which incorporates a decorative iron gate, with sandstone gate posts, surmounted by lanterns. On the northern side of the Church, the grounds incorporate an early cemetery and a recently established Garden of Memories, which includes a Columbarium. Three mature Golden Lambert cypress trees are also located in the grounds, at the front of the Garden of Memories.

Physical condition: Very good condition. The Uniting Church Moss Vale recently had the building repainted. The lessee, the Bundanoon History Group, currently maintains the grounds.

#### Modification Dates:

Alterations and additions were made to the meeting room in 1979 and the 1980s (for the Church's centenary in 1985), including the addition of a kitchen on the northern side; glass surrounds and a concrete ramp added to the porch on the southern side; and on the eastern side, the removal of an open fireplace to allow for the installation of toilets. In 1992 minor repairs were made to the southern side entry to the meeting room.

#### Criteria:

d) an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons

The former Methodist, now Uniting, Church and cemetery in Bundanoon are significant for their associations with a number of the early families to settle in the village from the time of its establishment in the 1860s. The Church is also associated with long-term members of the congregation, who contributed to it in various ways. Located at the western side of the village, close to the Bundanoon primary school and the Anglican Church, cemetery and hall, the Church and cemetery are visually prominent within the village's historic conservation zone.

g) an item is important in demonstrating the principal characteristics of a class of NSW's cultural places

Primitive Methodism originated in England from about 1807 when a group of worshippers split from the Wesleyan Methodist Church. Their religious practices followed the earlier and more simple (or 'primitive') Methodist ideals and were more democratic. The congregation was usually formed of manual workers such as labourers and miners and their families, while Wesleyans were mainly tradesmen, small business people and farmers, and their families. The poverty of the Primitive Methodists was characterised by the simple design of their churches compared to those of the Wesleyan Methodist Church. The Wesleyans and Primitive Methodists were reconciled and reunited by 1902.

The former Bundanoon Methodist Church and Cemetery are the oldest remaining church and cemetery in Bundanoon. The Church was built as a Primitive Methodist Chapel by a prominent local identity, Samuel Tooth, using funds raised by the congregation. It is historically significant for the

simplicity of its Gothic form, using local timber and stone, thus reflecting the beliefs of the Primitive Methodists.

#### Integrity/Intactness:

The Church building, including the leadlight windows and the grounds, retain a high level of integrity, as does the Cemetery.

C. M. Cosgrove

26 May 2015

Updated 4 August 2015

Updated by D. McManus on 22/6/2021 in relation to fact that church now operating.

15 November 1884. Tender for a Weatherboard Primitive Methodist Church at Bundanoon. Plans with Mr H Lovell. Contact is R. Jennings. June 26 2022 Bud Townsing advised that the Tender for the Methodist Church in Bundanoon was won by Samuel Tooth and the work carried out in 1885.

[Bowral Free Press and Berrima District Intelligencer \(NSW : 1884 - 1901\) / Sat 15 Nov 1884 / Page 3](#)



## 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because this 1885 church illustrates the development of the central area of Bundanoon in the late 19th Century.</i>

NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with a number of the early families to settle in the village from the time of its establishment in the 1860s.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for its landmark quality being located at the western side of the village, close to the Bundanoon primary school and the Anglican Church, cemetery and hall, the Church and cemetery are visually prominent within the village's historic conservation zone.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its association with long-term members of its congregation, who contributed to it in various ways. The Church is valued by the community for its role in the development of the local Bundanoon community.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>an item is important in demonstrating the principal characteristics of a class of NSW's cultural places in this case the poverty of the Primitive Methodists was characterised by the simple design of their churches compared to those of the Wesleyan Methodist Church.</i>

### Integrity/Intactness

The Church building, including the leadlight windows and the grounds, retain a high level of integrity, as does the Cemetery.

### Statement of Heritage Significance

The 1885 Uniting Church and Memorial Garden at 2-4 Church Street Bundanoon is significant because it illustrates the development of this part of the central area of Bundanoon in the late 19th Century. The former Primitive Methodist, later Methodist, now Uniting Church and cemetery are historically significant for their role in the development of the local Bundanoon community. As the oldest remaining church and cemetery in Bundanoon, they are associated with a number of the early families to settle in the village from the time of its establishment in the 1860s, when it was known as Jordan's Crossing. The Church and cemetery are also associated with long-term members of the congregation, who contributed to the Church and the local community in various ways. Built as a Primitive Methodist Chapel, the Church is important for its construction from local materials in a simple Gothic form, using funds raised by the congregation. the Church and cemetery are visually prominent within the village's historic conservation zone and are valued by the community for their heritage significance.



## Former police station, Jane Brown Inn and Anglican Rectory 13 Church Street, Bundanoon

### Recommendation

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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 Bundanoon Conservation Area.

### Heritage Survey 2009 Recommendation

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

*2009SignificanceHere*

### Description

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October 2020: Single storey California bungalow style residence c. 1928 on a 1025 m2 corner site to Anzac Parade in a town setting site. Hipped roof unglazed terra cotta tiles and face brick construction. Timber-sash windows. Historic photo below shows how it looked prior to the infill of the verandah corner. Building is capable of restoration to this form which better addresses its corner site.



### Internet Review

One Google Earth image only.

### History

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#### Heritage Survey 2009 History

Nil.

#### Historical Research by Maureen Townsing from Bud Townsing June 2021

Image below unknown date but taken of Anzac Parade facade. Far left gable in image is the Uniting Church building on the opposite side of Church Street.



**Above:** Image Unknown date but taken of Anzac Parade facade when used as a police station 1930-1936

## History



**Above:** Image unknown date but taken of Anzac Parade facade when used as a police station 1930-1936 from BDHS via Southern Highland News. July 9 2017

This property stands on part of the land which William Augustus Nicholas purchased from Charles Jordan and began to subdivide in 1883. By 1921, the land had passed to Vera Nicholas, wife of Hubert Cecil Nicholas of Sydney, Furniture Establishment Proprietor. Mrs. Nicholas sold the site to Roger Charles Terry, Licensed Publican in 1926.

In 1930, Mr. Terry gave a mortgage to George John Freeman of Bundanoon, Police Constable. Mr. Roger Terry died in 1939, and his property passed to Lewis Terry and Mabel Mulligan as tenants in common of undivided half shares. Lewis Terry and Mabel Mulligan redistributed their holdings between themselves in 1951, and Lewis became sole proprietor of this property, in which he lived with his wife until her death in 1958. During their tenure the property was called "Carinya".

From the land ownership details, there is no definite clue as to when the house was built - it could have been erected for Mrs. Nicholas in 1921/2, or by Mr Terry at the time when the police were

looking for a new residence. (later note from C Cosgrove on 4/9/2021 to say NOT built for Mrs Nicholas as she was in the 'wedding cake' house, where Mildenhall is now. )

One attribution is to the year 1928, which means Mr. Roger Terry had it built. It is known that the Police Constable lived here for about six years until 1936, when the present police house on the other side of Anzac Parade was built.

From 1936, these premises were leased as the "Jane Brown Coffee Inn". Miss Brownie Hay and Miss Jane Barton from Bundanoon established this business. It has been recollected that there was a pianola and a dance floor in the building, which was a venue for gatherings after the picture shows. During the war years, the Morris family owned the business, and Dulcie Shannon (nee Morris) has written:

*"After delivering the mail [which she did on horseback], I went straight to work at the "Jane Brown Coffee Inn", a business my family had bought. It had become a centre for the evacuees, and boys from the Army, Navy and Air Force coming to Bundanoon on short leaves kept us very busy. Troop carriers calling in at Jervis Bay allowed their boys to come briefly to Bundanoon. A few American Navy boys also found their way to Bundanoon.*

*Farms in the surrounding districts and "Eastdene", a farm in Bundanoon, had Italian prisoners-of-war working for them. They were unfortunate Italians who happened to be in Australia. Their country however was an ally of Hitler.*

*We found them to be good types and anxious to hear news of their families in Italy. My mother asked the police sergeant if they could come to the "Jane Brown", and once a week, on Sundays, they came to drink coffee and sing around the piano. They were just lonely boys who enjoyed the homely atmosphere. There was plenty of entertainment for the sometimes thousands of people in Bundanoon. Riding schools took riders out three times a day and again at night. Hay-rides and coach tours were organized. The ballroom at the "Jane Brown" was crammed with bodies jiving to Glen Miller records, others helping or hindering us in the kitchen".*

In the late 1940's, the "Jane Brown" moved from this site to the Pottery (as it is now known) in Railway Avenue.

These premises continued to be owned by Mr. Lew Terry until in 1961, he sold them to the Church of England, and the house became the Rectory for the next 21 years.

There is a small building at the rear of the house, with frontage to Anzac Parade. This has had several commercial uses over time, including a bank agency for the Bank of NSW in the years from about 1948 to 1964, and an opportunity shop during the years that the house was the Rectory.



**Above:** Image from this eBay site accessed 23/6/2021. The B.Hay shown in the advert is Brownie Hay of the "Jane Brown's Coffee Inn". Miss Brownie Hay and Miss Jane Barton from Bundanoon established this business. <https://www.ebay.com/itm/Jane-Browns-Coffee-Inn-Bundanoon-Advertisement-c-1940s-/323708044140>



## Historical Note from Andrew Pardo, Bundanoon History Group

4 June 2021

These premises also provided a residence and office for the police officer, an exercise yard for prisoners and two cells. The police horse had a stable with one stall and forage room. A garage was also on this property.

## 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of this section of Bundanoon in the Interwar period and for its use as a police station 1930-36.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with several occupiers including from 1936 Miss Brownie Hay and Miss Jane Barton leased and ran these premises as the "Jane Brown Coffee Inn".</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its service to the Bundanoon and District community in its role as</i> <i>1. a former police station 1930-1936,</i> <i>the Jane Brown Inn after 1936 and through the Second World War until the late 1940s</i> <i>then later until c. 1982 as an Anglican Rectory to the adjoining LEP heritage listed Holy Trinity Church at 15-17 Church Street, Bundanoon.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Californian style bungalow from the Interwar period.</i>

## Integrity/Intactness

Substantially intact although some alterations have been made and it could be greatly enhanced by some restoration work.

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## Statement of Heritage Significance

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13 Church Street, Bundanoon the former Police Station, Jane Brown Inn and Anglican Rectory is significant because it illustrates the development of this section of Bundanoon in the Interwar period and for its service to the Bundanoon and District community in its role as a former police station 1930-1936, the Jane Brown Inn after 1936 and through the Second World War until the late 1940s and then later until c. 1982 as an Anglican Rectory. It is also significant in demonstrating the principal characteristics of a Californian Bungalow style house.

## **‘Eastdene’—late Victorian house including garden**

### **38-40 Church Street, Bundanoon**

#### **Recommendation**

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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:

*Eastdene was built in the late 1800's by Mr A E Slatter, who owned it until at least 1910 (last reference in the then local paper, which the bundanoon History Group have indexed). Mr Slatter was obviously one of the 'gentlemen' of the village - he was on the Progress Society and heavily involved in church and other local affairs. The property is renowned for its gardens and is approx. 100 acres, part of which is now used for cattle breeding.*

#### **Description**

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A large single storey face brick house from the late 19th Century. It has a steep corrugated metal roof and prominent rendered/painted chimneys. The roof is mainly hipped but with one projecting gable bay. Either side of the bay section are wide timber post supported verandahs roofed in bull nose metal. Very large site with a large beautiful mature garden.

Former names: ‘Wonga Rua’, ‘Henderley’ and ‘Astley Hill’.

#### **Internet Review**

14 images and notes below at this site from 2017. 2 images below from this site

<https://www.farmproperty.com.au/property/358-gullies-road-bundanoon-nsw-2578>



*Circa 1894 grand residence*

*Nestled into a wonderful old garden, on 55.17 hectares set up for grazing. The home is in superb condition with recent additions complimenting the original home including wide verandah and cedar timber throughout a grand hallway. Formal dining/drawing room with six marble fireplaces, family room with slow combustion fire and spacious conservatories with views over the garden. Modern kitchen with granite bench tops, study, four bedrooms, four bathrooms plus large three car garage with loft room above for guest accommodation with bathroom. Three verandahs with tessellated tiles, tennis court, carport, numerous shedding, large barn and a*



*shearing shed. A fabulous lake with bridge, numerous dams, very good fencing, stockyards, lane way & long road frontage.*

*The land is gently undulating with improved pastures & some woodland area. Formal garden plus extended park-like garden down to the lake.*



## History

Garden was opened for the Southern Highlands Botanic Garden weekend in 2016 and notes below from SHBG newsletter March 2016

<https://shbg.com.au/wp-content/uploads/2020/09/March2016Operculum.pdf>

*Eastdene —The stately Edwardian ‘Eastdene’ (circa 1894), surrounded by a beautiful garden, is considered by many to be the very epitome of a traditional Southern Highlands country property. An avenue of huge Monterey cypress leads to the house—the long gravelled drive bordered by laurel and camellia hedging and underplanted with agapanthus. The 55 hectares of garden, lake and rolling pastures include vistas of extensive eucalypt forest in Morton National Park. Close to the house is a lovely four part formal parterre with ponds, fountains and pebbles mulched beds surrounded by box hedges. The plantings illustrate the changing seasons, with autumn one of the loveliest times of the year—so many shades of gold, red and yellow created by the Japanese maples and a vast array of deciduous trees from oaks, rowans, limes, apples and pears. The lake is a particular delight with a summerhouse and Monet style bridge.*

## 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 Gullies Road area of Bundanoon 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 and garden.</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 large late Victorian era single storey brick residence built in 1894.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

## Statement of Heritage Significance

Eastdene at 28-30 Church Street, Bundanoon, is significant because it illustrates the development of the Gullies Road area of Bundanoon in the late 19th Century and for the beauty of its setting and architectural form and garden and in demonstrating the principal characteristics of a class of the local area’s heritage in this case a very high quality large late Victorian era single storey brick residence built in 1894.

## Former butcher shop 7 Ebury Street, Bundanoon

### Recommendation

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

### Description

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February 2021: A well maintained early 20th Century single storey former shop on a 696 m2 site in a pleasant residential street town setting. Built to the street alignment in face brick with a steep gabled roof in galvanised corrugated iron. The front facade has a parapet forward of the gable and a straight awning supported by struts. Has now been converted to a residence with sympathetic steep gabled galvanised iron roofed additions to the rear. Has a side driveway to the right.



*Above: Image DMcM 2021*

### Internet Review

2 images and a plan from this c. 2015 site. Image below and notes from this same site. 696 m2

<https://www.realestate.com.au/sold/property-house-nsw-bundanoon-119066223>





*An appealing fusion of character, charm and contemporary style, this welcoming family home has been fully renovated yet retains a host of original features. It offers the opportunity for dual living or holiday rental income in a friendly neighbourhood.*

- *Period facade and manicured garden offers street appeal*
- *Versatile layout with a choice of living and dining spaces*
- *Master built home with light filled sunroom and bright interiors*
- *Deck overlooks established, child-friendly gardens*
- *Fully self-contained front area offers potential dual living*
- *Modern kitchen with plenty and storage, kitchenette at front*
- *Luxurious loft style master bedroom with built-in wardrobes*
- *Two bathrooms, the main with separate w/c*
- *Off street parking on long pebbled driveway, ample storage*
- *Walk to Bundanoon train station, schools, cafes and shops*

## History

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Used as a butcher's shop by James Joseph and Beatrice Alice Mitchell in 1916/17.

Used as a butcher's shop from 1917 to 1938.

Used by Harold Grice as the first garage in Bundanoon, from c.1938 until 1946.

Used as a workshop by Christian Petersen senior, from 1946 until 1950.

Used as a general gift shop, owned and operated by Mrs Elsie Tuddenham in the 1970s.

Used by Netjunction as an Internet Service Provider from 2004 to c. 2011.

### Historical Research by Bundanoon History Group

Beryl Seckington, assisted by Andrew Pardoe, March 2016

7 Ebury Street was part of just over 30 acres owned by WA Nicholas in the late nineteenth century. Beatrice Alice Mitchell, wife of James Joseph (Joseph) Mitchell, butcher, bought a portion of this land, Lot 4, Section 3 (7 Ebury Street) in 1916. Joseph Mitchell was the owner of 10 Ebury Street, the house across the street from 7 Ebury Street. He was the son of Thomas Mitchell, the first butcher in Bundanoon and former owner of 10 Ebury Street, the latter operating his butcher's shop from there from the 1880s. After 23 years, in 1907, Thomas Mitchell sold the lease of this business to Robert Greason, who became the second butcher in Bundanoon. When the lease ran out, Joseph Mitchell

took over his father's business at 10 Ebury Street and the Greasons were out of the butcher's trade for about 18 months. It appears that Joseph Mitchell found the shop at 10 Ebury Street to be unsuitable for his needs, and when his wife purchased Lot 4 (7 Ebury Street) in 1916, they built a butcher's shop there.

After only 12 months, Mrs Mitchell sold Lot 4 to Rebecca Greason in 1917. In 1920 Rebecca Greason purchased Lot 5 (9 Ebury Street, next door to Lot 4) from W A Nicholas. The Greasons built a house on Lot 5 (9 Ebury Street), but it appears that Lot 4 (7 Ebury Street) continued to operate as a butcher's shop (possibly run by the Mitchells). The Greasons later opened a butcher's shop nearby, at 26 Erith Street, Bundanoon.

In 1934 Elsie Rebecca Milliken and Ethel Daisy Milliken bought Lots 4 and 5 as joint owners. In 1938 they sold both lots to Alister Robert Greason, a butcher, and son of Robert Greason. The property was transferred to Alister's wife, Ruby May Greason, on 15 January 1963. (Alister Greason died on 3 May 1968, aged 74.)

Harold Grice, a grandson of Walter Grice and his wife, Mary Ann, early landowners and settlers in Bundanoon, rented the building at 7 Ebury Street (Lot 4) from the Greasons from c. 1938 to 1946. He operated the first garage in Bundanoon from the premises, offering car hire and service.

In 1946, Christian (Chris) Petersen (Senior), who had married Audrey Greason (daughter of Alister and Ruby Greason) in 1945, purchased Harold Grice's garage business at 7 Ebury Street. He continued to rent the property and used the building as a motor repair workshop, while the couple lived in the house next door (9 Ebury Street). In about 1950 Chris Peterson built new premises in Erith Street, operating the garage from there, and used the property at 7 Ebury Street for storage. (Chris Peterson junior continues to operate the Erith Street garage.) Then the Anglican Church Women's Guild used it once a week to sell secondhand clothes.

On 9 July 1970 Ruby Greason sold the property (Lots 4 and 5) to John and Elsie Tuddenham, and Mrs Tuddenham operated a gift shop at 7 Ebury Street (Lot 4). On 28 April 1976 Dirk Jan Baumann, draughtsman, and his wife Mary Josephine purchased the property. On 19 Oct 1988 they sold it to Peter James Coad. Barry Phillips and Noeline May Phillips purchased Lot 5 (9 Ebury Street) separately on 13 December 1989. Coad sold Lot 4 (7 Ebury Street) on 22 October 1992 and from 2004 Netjunction, an Internet service provider, operated from the premises. Lot 4 was sold again on 24 May 2011, and then sold on 9 March 2015 to the present owner, Julie Gye.

## 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the early development of the Ebury Street area of Bundanoon in the early 20th Century, and in particular, the location of commercial businesses. It is also significant as the location of Bundanoon's first garage, as Harold Grice, a grandson of early landowners and settlers in Bundanoon, later rented the premises and offered car hire and service.</i>

NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance in its association with:</i> 1. Joseph Mitchell, son of Thomas Mitchell, the latter being the first butcher to operate a shop in Bundanoon, from the 1880s. 2. Bundanoon's second butcher, Robert Greason and his son, Alister Greason, who followed in his father's business. 3. Harold Grice, a grandson of early landowners and settlers in Bundanoon. 4. Christian Petersen (Senior), and his wife Audrey (nee Greason) who established their garage at this premises before moving to 2 Erith Street (cnr Amy Street).
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses an unusual aspect of the local area's heritage in this case an early butcher shop now converted to a residence one of three such conversions in Bundanoon within a short distance of each other – 7 and 10 Ebury and 26 Erith.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although alterations and additions have been made to assist its conversion to a residence.

### Statement of Heritage Significance

The Former Butcher Shop at 7 Ebury Street, Bundanoon is significant because it illustrates the early 20th Century development of the Ebury Street area of Bundanoon. It is also of significance for its setting and architectural form and for possessing an unusual aspect of the local area's heritage in this case an early butcher shop now converted to a residence one of three such conversions in Bundanoon within a short distance of each other – 7 and 10 Ebury and 26 Erith.

Situated in an area of Bundanoon that is now residential, the building at 7 Ebury Street is important for its location in an area that was used for commercial purposes in the twentieth century, before Bundanoon's commercial centre moved to Erith Street, and later to Railway Avenue. It is important for its operation as an early butcher's shop in Bundanoon and its association with the village's early butchers, whose sons took over their businesses. It is also important for its use as Bundanoon's first garage by Harold Grice, a grandson of early landowners and settlers in Bundanoon, and its association with the still operating garage of Christian Petersen (Senior), who took over the business from Harold Grice and then moved it to its current location in nearby Erith Street.

## Stone cottage

### 14 Ebury Street, Bundanoon

#### Recommendation

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

#### Description

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A symmetrically fronted sandstone cottage set back from the street. It has a hipped roof clad in corrugated sheet metal and a timber post supported bullnose verandah to the front elevation which returns to the left and is enclosed on the left. Site is mainly grassed with some large trees and a driveway to the left leading to shed/garage at the rear.

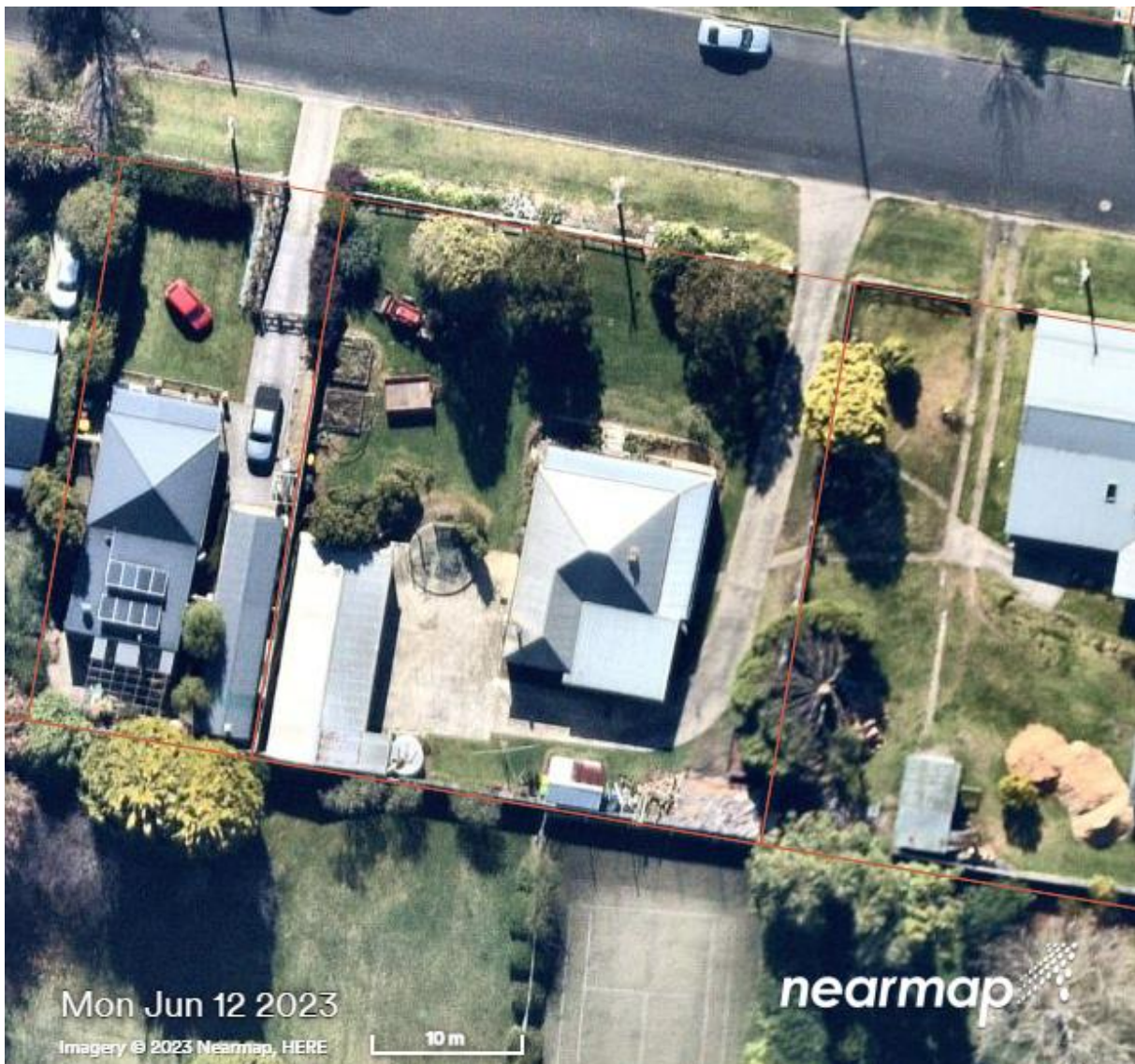


*Above: Image from D. McManus, 2021*





*Above: Image from D. McManus, 2021*



*Above: Source: Nearmap, image date 12 June 2023.*

## History

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### Historical Research from Caroline Cosgrove, 2021

The cottage at 14 Ebury Street, Bundanoon, is situated on land that was originally granted to William Augustus Nicholas (1845-1921) by Crown Grant dated 7th June 1884. It is Lot 8 Section 1, Deposited Plan 1510, and part of Portion 1/X (90 of Parish). The lot was sold in April 1919 to Kathleen May Balk, wife of William Evan Balk, a railway officer of Bundanoon. William Balk retired as a railway officer and became the owner of the land on 12 August 1957, possibly after his wife's death. In November 1961, the property was transferred to Jessie Carmel Balk, a spinster of Lidcombe, who was most likely the sister or daughter of William Balk, probably at the time of William's death.

It appears that the stone cottage on this lot was built either by or for Kathleen May Balk and William Evan Balk about 1919. It is possible that the railway built it for William Balk. However, as the land is in his wife, Kathleen's, name, it is likely that the couple had the house built themselves. The owners following on from Jessie Balk, commencing in

November 1969 to the late 1980s, are shown below. The stone house continues to be used as a residence.

### Historical Research from Bundanoon History Group

By Andrew Pardoe, 16 June 2021.

Vol 2930 Fol 179

#### Property Description:

Shire of Wingecarribee Parish of Sutton Forest and County of Camden containing 23.75 perches being Lot 8 of Section 1 Deposited Plan 1510 and being part of Portion 1/X (90 of Parish). Originally granted to William Augustus Nicholas by Crown Grant dated 7th June, 1884, Volume 703 Folio 171.

#### Owners:

*Kathleen May Balk, wife of William Balk of Bundanoon, Railway Officer, under Instrument of Transfer from William Augustus Nicholas. Certificate of Title dated 25<sup>th</sup> April, 1919.*

**Transfer:** *to William Evan Balk of Bundanoon, retired Railway Officer is now the registered proprietor of the land under Section 94. Entered 12 August, 1957.*

**Transfer:** *to Jessie Carmel Balk, of Lidcombe, spinster, is now the registered proprietor of the land. Transfer dated 3<sup>rd</sup> February, 1961 and entered 21<sup>st</sup> November, 1961.*

**Transfer:** *to Kenneth Ralston Mc Callum and Mary Laurette McCallum, his wife, as Joint Tenants. Transfer dated 5<sup>th</sup> August, 1966 and entered 21<sup>st</sup> November, 1969.*

**Transfer:** *to Barry Bruce Brown, station hand, and Glynese Joy O'Connor, clerk, both of Bundanoon, are now the registered proprietors as Joint Tenants. Transfer dated 14<sup>th</sup> December, 1973 and entered 21<sup>st</sup> January, 1974.*

### Vol 1358 Fol 138

#### Property Description:

*That piece of land situated in Bundanoon Parish of Sutton Forest and County of Camden containing 22.75 perches being Lot 7 of Section 1 in Deposited Plan 1510 and part of Portion 1X (90 of Parish). Originally granted to William Augustus Nicholas by Crown Grant dated 7<sup>th</sup> June, 1884 (Vol 703 Fol 171). Certificate Dated 15<sup>th</sup> June, 1901.*

#### Owners:

*Esther Hayman wife of Patrick Hayman of Bundanoon, Quarryman.*

**Transfer:** to William Evan Balk. Dated 29<sup>th</sup> January, 1917 and entered 5<sup>th</sup> February, 1917.

**Transfer:** to Jessie Carmel Balk of Lidcombe, spinster. Dated 1<sup>st</sup> February, 1961 and entered 21<sup>st</sup> November, 1961.

**Transfer:** to Kenneth Ralston McCallum clerk, and Mary Laurette McCallum, his wife, as Joint Tenants. Dated 5<sup>th</sup> August, 1966 and entered 21<sup>st</sup> November, 1966.

**Transfer:** to Barry Bruce Brown and Glynese Joy O'Connor. Registered 21<sup>st</sup> January, 1974.

### **Vol 2613 Fol 248**

#### **Property Description:**

That piece of land situated at Bundanoon in the Shire of Wingecarribee Parish of Sutton Forest and County of Camden containing 26.75 perches or thereabouts being Lot 4 Section 1 of Deposited Plan 1510 and being part of Portion 1/IX (90 of Parish) originally granted to William Augustus Nicholas by Crown Grant dated 7<sup>th</sup> June, 1884.

#### **Owners:**

Ella Lynd Tyler of Sydney, spinster, under transfer number A 262692 from William Augustus Nicholas.

**Certificate of Title** dated 12<sup>th</sup> October, 1915.

**Transfer** to Perpetual Trustee Company Limited. Produced 29<sup>th</sup> September, 1947 and entered 5<sup>th</sup> February, 1948.

**Transfer** to Bundanoon Hotel Pty Ltd. Transfer dated 7<sup>th</sup> September, 1950.

**Transfer** to George Charles William Gosbell of Manly, Estate Agent and Beryl Mary Gosbell his wife as Registered Proprietors. Dated 24<sup>th</sup> October, 1969 and entered 24<sup>th</sup> April, 1970.

**Transfer** to Rosemary McAlister. Registered 15<sup>th</sup> January, 1982.

**Transfer** to Robert Leslie Terry and Phillip Leigh Terry as tenants in Common in equal shares. Registered 18<sup>th</sup> June, 1986.

**Residue** of this land comprises Lot 23 DP 1510.

### **Vol 15483 Fol 218**

#### **Property Description**

Lot 23 Section 1 DP 1510 (i.e. residue of land shown on Vol 2613 Fol 248).

#### **Owners**

**Transfer** from Robert Leslie Terry and Phillip Leigh Terry to Barry Bruce Brown and Glynese Joy Brown as joint tenants. Certificate of Title dated 19<sup>th</sup> March, 1987.

#### **Notes on 14 Ebury Street**

- 14 Ebury Street Bundanoon is composed of Lots 7 and 8 and part of Lot 23, Section 1 D.P. 1510.
- Kathleen May Balk purchased Lot 8 Section 1 DP 1510 in her name. Certificate of Title dated 25<sup>th</sup> April, 1919.
- William Evan Balk purchased Lot 7 Section 1 DP 1510 in his name from Esther Hayman. Transfer dated 29<sup>th</sup> January, 1917.
- Ella Lynd Tyler purchased Lot 4 Section 1 DP 1510 from William Augustus Nicholas. Certificate dated 12<sup>th</sup> October, 1915. Lot 23 Section 1 DP 1510 that forms what is now 14 Ebury Street, Bundanoon, was

residue of Ella Tyler's Lot 4 after her death and the land passing to other owners. Lots 1 to 4 Section 1 DP 1510 (which includes Miss Tyler's Lot 4) is now a Strata Title block of 4 units (SP 34644).

- Thomas Mitchell purchased Lots 5 and 6 Section 1 DP from William Cross (Cross may not be correct, the handwriting is difficult to read). Certificate of Title is dated 27<sup>th</sup> May, May, 1886. This land is between Ella Tyler's Lot 4 and 14 Ebury Streets Lot 7, Lot 8 and part Lot 23. Mr Mitchell sold his butchery business in 1921 to the Greason's.
- I found an item in Trove (dated 13<sup>th</sup> February, 1926) that Mr R.C. Terry of Bundanoon asked permission from Wingecarribee Shire Council to carry the wires over Ebury Street to install the electric light in two of Mr Balk's residences. Permission was given.

## 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 Ebury area of Bundanoon around the end of WWI.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with prominent local businessman William Augustus Nicholas who acquired a large holding of land including this site on the western side of the railway line at Bundanoon land as part of Crown Grant dated 7th June 1884.</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 symmetrically fronted, hipped roof sandstone cottage.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

The Stone Cottage at 7 Ebury Street, Bundanoon is significant because it illustrates the development of the Ebury area of Bundanoon around the end of WWI. It is also of significance because of its association in the local area with prominent local businessman William Augustus Nicholas (1845-



1921) who acquired a large holding of land including this site on the western side of the railway line at Bundanoon land as part of Crown Grant dated 7th June 1884. Of significance also in demonstrating aesthetic achievement 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 symmetrically fronted, hipped roof sandstone cottage.

## Quest for Life Centre including garden and 'Killarney House' 13-33 Ellsmore Road, Bundanoon

### Recommendation

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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.*

### Description

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October 2020: Garden is significant. There is DA on this site with info.



### Internet Review

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: photos, drone footage and venue hire text at:  
<https://www.questforlife.com.au/about/venue-hire>

*Set within 9 acres of manicured gardens in Bundanoon in the Southern Highlands, NSW our tranquil Quest for Life Centre .....comprises historic Killarney House, two 4-bedroom lodges and beautiful tranquil gardens.*

*Accommodation: 15 spacious, comfortable en-suite rooms accommodating up to 25 guests on a single and shared basis. Conference facilities Other features: Gardens & Gazebo – areas*

*for inspiration, reflection, reading or quiet times including Ruth Cracknell garden, rose garden, vegetable garden . Fire-pit – ideal for post-dinner gatherings. Enjoy the magical quality of conversing around a fire. Labyrinth – an ancient tool with a meandering but purposeful path. Walking the circuit of a Labyrinth uses the right brain and draws on our creative intuitive side in a search for possibility. Abundant wildlife – birds, kangaroos, echidnas, wombats*

## History

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### Heritage Survey 2009 History



### Historical Research by Caroline Cosgrove

May 2021

Lot 8, DP 833392

#### HISTORICAL BACKGROUND

In the early 1880s William Grice purchased Lot 1/1 (61 of the Parish of Sutton Forest) of 83 acres for £ 83 at Bundanoon (the title deeds were not issued in Grice's name until 14 October 1897). This lot was located on a rise in Ellsmore Road (formerly Sutton Forest Road). William was the eldest son, and one of nine children, of Walter and Mary Ann Grice, English migrants who settled at Barren Ground (as Bundanoon was then known). Walter Grice purchased 300 acres of land there in 1867; this purchase may have included three lots, each of 83 acres, owned by Walter, to the east of William Grice's 83-acre lot. The train line was later routed through the south of two of Walter's three 83-acre lots.

William Grice constructed a dwelling on his property and, with his wife, Elizabeth Ann Grice, ran it as a guest house for visitors; they named it Fernfield. Advertisements were placed in the *Sydney Morning Herald*, dating from 31 January 1884. (*Guest Houses in Bundanoon*, 3rd edition (Bundanoon

History Group Inc.) states that the guest house was advertising from as early as 1882. However, no evidence of earlier advertisements has been found on TROVE).

Examples follow:

GOOD accommodation for visitors at Wm. Grice's, Bundanoon, terms reasonable. (*Sydney Morning Herald*, 31 January and 2 February 1884.)

BUNDANOON. Large farm, BOARDING-HOUSE, every comfort, buggy, horses etc, grand climate. Wm. Grice. proprietor. (*Sydney Morning Herald*, 13 and 20 February 1890.)

BUNDANOON. Farm Boarding-house, grand elevation, ev. comfort: terms, 30 s. Wm. Grice. Fernfield. (*Sydney Morning Herald*, 9 May and 10 October 1891.)

In 1898 William Grice reconstructed the building, using bricks made on the property. In addition to accommodation, Mr and Mrs Grice also held functions at Fernfield; for example, a reception following the marriage of Bundanoon resident, Miss Susie Martin and Mr. Ernest Shoults was held there on 31 May 1899. The Grices also attended the reception as guests.

The *Tourist Hotel and Boarding Houses Directory* of 1906, (4<sup>th</sup> ed.) issued by the Government Tourist Bureau, Sydney, included the following entry:

Bundanoon, 2,205 feet (97 miles from Sydney), is rapidly becoming a popular resort, both on account of the scenery and climate. The Bundanoon Gullies are among the grandest on the line and are within a short distance of the station...Vehicles are attached to most of the accommodation houses, and visitors are driven free when required.

Fernfield was one of 14 'boarding-houses' included in the 1906 *Directory*, along with one hotel, 'The Royal'. At that time, Fernfield could accommodate up to 20 guests (although an advertisement in the *Sydney Morning Herald* of 10 May 1913 advertised 15 rooms) at a cost of 4/- to 5/- per day or £ 1:10 per week. Two other guest houses were run by William Grice's brothers and their wives: 'Lynbrook' (Joseph and Annie Grice) and 'Summer Hill' (Alfred Grice).

Tennis was a popular sport in Australia in the late nineteenth century and an additional attraction for the increasing number of visitors to Bundanoon. There was a tennis court at Fernfield but in 1904 William went to great expense to modernise it and the Fernfield Tennis Club was formed.

From 1914-18 William and Elizabeth Grice employed a manager, Mrs Bowyer, to run the guest house. The Grices had a son and three daughters. They remained in Bundanoon until their deaths; William died on 22 August 1927, followed by Elizabeth in April 1928.

In December 1919 William Grice had subdivided the property and sold a part, of just over 9 acres, to Annie Phyllis McCarthy-Cloutte, wife of John Joseph Cloutte, a carpenter, of Bundanoon. This portion included the guest house, which Mrs McCarthy-Cloutte renamed Killarney. Around this time Mrs McCarthy-Cloutte became involved in a custody battle over her two nieces and a nephew, whose mother had died. She took the children to Bundanoon under her care and was granted custody of them. She ran Killarney for some years, after which her niece, Miss Parkin, became manager.

It appears that Mrs McCarthy-Cloutte tried to sell the property in 1922, as auction notices appeared in the local press and *The Sydney Morning Herald* at this time. The local auction notice read:



BUNDANOON, ' KILLARNEY.' SIITUATED overlooking Bundanoon Township and practically in the town, this magnificent property, beautifully furnished throughout, will commend itself to gentlemen seeking an ideal home in the country. The property has an area of about 9 acres.

The residence is a substantially built brick building, of 6 bedrooms, dining and smoke rooms, glassed in sleeping out verandah, spare room, kitchen, magnificent bathroom, laundry, pantry, &c, with verandahs side, front and rear. Practically the whole property is laid out in ornamental trees. There is a useful stable. Good tennis court. Also detached cottage of 4 rooms. The above well-known property will be submitted by auction at Hardie and Gorman's Proprietary, Ltd., Rooms, at 11.30 a.m. on Wednesday, 20th September 1922. N. C. de Meyrick, Bundanoon. Tel. No. 1, Bundanoon, Local Agent. (Auction Sales', *The Scrutineer and Berrima District Press*, Sat. 9 September 1922, p. 3 ('Advertising'). )

The *Sydney Morning Herald* article stated:

KILLARNEY, A COMMODIOUS BUNGALOW of brick, iron roof, verandahs front, side, and rear, containing hall, dining room, smokeroom, 6 bedrooms, boxroom, sleeping-out bedroom, glassed-in, kitchen, laundry, pantry, bathroom. Detached W.B. Cottage, verandah, and 4 rooms. Stables, coachhouse, fowl yards. Extensive orchard, shade, and ornamental trees. LAND has an area of 9 ACRES, forming a corner block, with 2 road frontages. Killarney is well and favourably known, and has been conducted as a very high-class tourist resort. The property also lends itself to subdivision into building lots. Bundanoon Notes', *The Scrutineer and Berrima District Press*, Sat. 12 September 1936, p. 2.

However, it was not until July 1930 that Annie McCarthy-Cloutte sold the 9 acres to Patrick Doody, a railway employee, of Bundanoon. The remaining part of the property, of just over 66 acres, was not sold until May 1932 (part to Elizabeth Baker and part (half-share each) to Florence Mary Wilson and May Belman Tooth), and on-sold from 1950. The remainder of the original property had been earlier resumed for roads.

Patrick Doody was a railway employee and in 1949 he became assistant station master at Eastwood in Sydney. It appears that Doody never took up residence at the guest house, choosing to stay at the Royal Hotel when in Bundanoon. On 16 October 1930 he leased the 9 acres to Jessie Bernice Daphne Matthews, a widow, of Bundanoon. In 1936 a second storey was built onto the main building, and Killarney now offered 20 rooms. It was reported from the Bundanoon 'correspondent' that 'The favourite guest house is Killarney' and Mr Doody, the owner, who had 'practically remodelled the building' was to be congratulated. As the records indicate that Mrs Matthews' lease expired as of 8 July 1941, it appears that she continued as the lessee. Miss Elsie Duncan became the proprietress in December 1936 and she was most likely employed by Mrs Matthews. Miss Duncan returned to Sydney on the death of her father in 1941.

A new lease was made out to Lorna McWilliam, a widow, of Bundanoon on 9 May 1941. Mrs McWilliam was the former manager of Bonnyrigg guest house in William Street, having taken over from her parents, Frederick and Margaret Coombes, the owners of Bonnyrigg since 1921. Lorna McWilliam ran Killarney with Mrs Eva Ainsworth, the daughter of Alfred Grice, who was separated from her husband and had a young son, Allan (Allan died in 1947).

Lorna McWilliam's lease expired as of 7 December 1949 and a new lease was made out to Otto Simon Weissmann, guest house proprietor, of Bundanoon, and his wife, Hedy Sarah Weissmann, on 6 August 1949. The Weissmanns were Austrian refugees, who brought continental cooking to the guest house. In 1950 Killarney was advertised as:

Standing amid 10 [should be 9] acres of grassy parkland studded with shady trees. Near to Golf Links. Own Tennis Court. Riding. Ballroom. Lock-up garages...Proprietresses: Miss Bartlett & Miss Matthews. (Bundanoon History Group (BHG) file, press clipping, 1950.)

The Weissmann's lease expired as of 4 April 1963 and the property was transferred to The Perpetual and Trustees Association of Australia Limited, most likely due to Doody's death.

The property was transferred to Rahva Maria Harfelt, a spinster, of Bundanoon dating from January 1963. Eric Hastings Favelle, a company director, of Caringbah, Sydney, purchased the property in October 1969. He added some motel rooms and renamed it the 'Berkley Country Club'.

Favelle sold the property to Daheda Pty Ltd on 8 January 1974 and on 24 January 1974, the same month of the same year, Daheda Pty Ltd sold it to George Charles William Gossell, hotel proprietor, of Bundanoon, and his wife, Beryl Mary Gossell, who purchased it as joint tenants.

The Gossells were the proprietors of Bundanoon Hotel and did not fully utilise the facilities of Killarney until they sold the Hotel business in 1975. In 1976, they applied to Council for a restaurant permit for two dining rooms. In a statement to accompany the application, Mrs Gossell noted that 'there are seven motel units [with] a maximum adult capacity of 16' and that the 'caravan park has sites for 30 vans and these are adjacent to the main buildings'. An additional hand basin was fitted in the 'male toilet accommodation'. The existing staff of six and one cook were considered sufficient to provide meals in the proposed restaurants and for those in the motel rooms. Meals would also be available to the general public. (BHG file, Statement of Beryl Mary Gossell, 1976 (all quotes in this paragraph).)

In 1978 Killarney opened its restaurant, with two dining rooms, the smaller one offering seating for up to 60 guests and the larger accommodating up to 120. The restaurant area had glass brick walls, and 'overhead heating'. The venue was 'ideal for conferences, conventions and wedding and birthday celebrations' as well as 'club functions and luncheon parties'. It also offered a motel service (fully self-contained) and caravan facilities for those arriving in their own caravans. Plenty of parking was available at the building's entrance and at night there were 'hundreds of brightly coloured festoon lights lighting up the sweeping driveway'. (BHG file, *Berrima District Post*, 1978 (all quotes in this paragraph).)

On 6 August 1980 the Gossells sold the property to J. K. P. D. Catering Pty Ltd. The new proprietors were Karen and John Phillis. John was a chef, and the couple ran the business with his mother, Dot Phillis. In 1984 they advertised Killarney Motel and Restaurant in the *Canberra Times*: '7 rooms, Restaurant open Fridays and Saturdays from 6pm, Blackboard Menu'. (*Canberra Times*, 19 February 1984.) Following renovations, they reopened the guest house in 1986. In October 1987 they advertised 'Shenanigans' restaurant as part of the 'Killarney Complex', which comprised 'guest house, motel and caravan accommodation'. (BHG file, *Highlands Post*, October 14, 1987, p. 19.)

In July 1989 Varedu Pty Ltd purchased the property. Under the management of Jan and Bob Parsons, 'traditional guest house, ensuite units and lodge accommodation' continued to be offered. The winner of a Tourism Award for Excellence in the specialised accommodation section in 1993, it boasted an 'in-house theatre restaurant (Shenanigans)', as well as 'Jordan's Crossing restaurant, with its crackling open fires and delicious cuisine'. (BHG file, *The Highlands Way*, Spring 1994, p. 14.) Its owners in 1997 were Peter and Linda Dawson, who celebrated its centenary as a guest house with a black tie dinner, attended by 70 guests. (BHG file, *Highlife*, Summer 1997.)

In 1998 the Quest for Life Foundation purchased the property. Established in 1989 by Petrea King, the Foundation was based in Sydney until 1995, when it moved to Bundanoon where Petrea King relocated her home. Initially, programs were conducted in the local motel until Killarney guest house came on the market. Benefactors made it possible for the Foundation to purchase the property. After undergoing major refurbishments, both internal and external, the Quest for Life Centre opened in May 1999. The Quest for Life Foundation provides intensive educational support programs and community-based workshops for people living with cancer, grief, AIDS, depression, anxiety, PTSD and other traumas.

## PHYSICAL DESCRIPTION

### Main Building

The property at 13-33 Ellsmore Road, Bundanoon, Lot 8, DP 833392, comprises a two-storey brick building with a galvanised iron pitched roof and a tall brick chimney with two chimney pots. There is a string course between the ground floor and the first floor, and the upper floor is rendered. The western side of the building is set back from the longer, eastern side, behind the enclosed front verandah line, and has the same appearance. There are later, single-level brick additions at the western side and rear of the two-storey building, painted grey and with flat galvanised iron roofs. The windows at the upper level and the front, south-western side of the ground floor are double-hung sash, with six small panes in the upper section and one large pane below. The upper floor includes pilasters at the south-eastern corner and centre-front, with dentils under the two double-windows at the front at the south-eastern side and one double-window at the eastern side.

The front verandah of the building is enclosed with exposed brick and incorporates four round-headed brick archways. Three of these have a set of timber-framed casement windows, with a large fanlight at the top. The fourth archway at the western end of the building is the entry and comprises a pair of glass doors with sidelights, set within the archway. This doorway is accessed by a set of low brick steps leading from the carpark. At the end of this verandah, on the eastern side of the building, is another round-headed brick archway, with a similar doorway as at the front entry. A return concrete paved verandah with a recent galvanised iron roof and recent metal posts and a metal fence, extends part-way along this eastern side of the building.

### Interior

The interiors of the ground floor have (pine) timber floors; the ground and first floor walls and ceilings are of plaster, with decorative cornices in the ground floor ceilings. The ground floor rooms include offices, a toilet, a large kitchen and a large dining room, with a smaller adjoining lounge-room. A large room at the rear of this floor, accessed from the front entrance hallway, is used for program sessions.

A large brick fireplace, with a timber mantle surround, is located in the lounge-room on the ground floor; the open hearth has been infilled with a gas heater.

A single stairway between the ground and first floors is of carpet-covered timber, with a timber balustrade. The first floor includes a number of bedrooms with ensuites and a living room at the western side.

### Structures at rear of main building

At the rear of the main building is an open area of concrete and two small brick buildings, both with galvanised iron pitched roofs, with a walkway between them. A small recently-built demountable, located on the western side of these two brick buildings, serves as an office. The brick buildings appear to date from the same period as the ground floor of the main building; one is a small toilet block and the other, the most easterly, is currently used as massage rooms. This small brick building has an indistinct arched outline visible within the brick structure, both inside and outside the eastern side of the building; this is the remnant of the original brick kiln.

An open courtyard adjoins these building on the eastern side, with a brick wall at its northern side, supported by low brick buttresses. At the rear (north) of this wall is a grassed area, the site of the former Bundanoon Community Garden. A few citrus trees are located next to the wall, indicating its former use as an orchard.

### Former motel rooms

To the east of the open courtyard and just to the rear, north-east, of the main building are two recently-built vinyl-clad buildings, with galvanised iron pitched roofs and an open garden area at their centre. These two buildings, each with four ensuited bedrooms, were the motel rooms, built in the early 1970s. They are accessed by a covered walkway, with a galvanised iron pitched roof, leading from the eastern verandah of the main building. They now serve as additional accommodation for course participants.

Another recently-built (c. 1970s) vinyl-clad building with a galvanised iron pitched roof, is located to the rear, north-west, of the main building; it is currently used as the caretaker's residence. At the front (south) of this residence, at the western side of the carpark, is a metal two-car garage, with a small shed at its rear, western, side.

### Structure in front grounds

A medium-sized brick building, with glass brick windows and a galvanised iron pitched roof, is located in the front garden, to the south-east of the main building. It formerly served as a toilet block, most likely associated with the caravan park that operated in the grounds from the 1970s.

### The grounds

The site is an area of approximately 3.6 hectares (9 acres). The grounds feature a mix of native and exotic trees and shrubs, within a grassed, parkland setting, both at the front, sides and rear of the lot. The predominating exotic trees are pine trees (*Pinus radiata*), located to the south (front) and east of the main building, some of which may be over 100 years old. The native eucalyptus trees in the north-western corner and part-way along the northern and western fence lines are part of the Southern Highlands Shale Woodland Endangered Ecological Community.

There is a single gravel driveway from the entrance gate at the south-west of the lot, leading to a gravel carpark at the north-west of the main building. The driveway also accesses a gravelled area at the front of the main building, which continues to a gravel carpark at the front of the separate accommodation lodges and to the east of the main building.

### Physical condition and/or Archaeological potential



Good condition with ongoing maintenance. The remnant of the original brick kiln has potential for learning more about the history of brick-making in nineteenth century NSW.

#### Modification Dates

1930s: second storey addition. 1998: major refurbishments, including sandblasting of the exterior front walls to remove paint.

### **ASSESSMENT OF HERITAGE SIGNIFICANCE ACCORDING TO NSW STATE HERITAGE GUIDELINES**

The NSW Heritage Manual update, *Assessing Heritage Significance* (2001), specifies seven evaluation criteria for assessing items for heritage significance. Items are assessed against the NSW heritage criteria to determine their level of significance. An item is considered to be of state or local heritage significance if it meets one or more of these criteria. As this property is not yet included as a heritage item in the Wingecarribee Local Environmental Plan 2010, there is no existing heritage assessment for this place. The following assessment has been prepared for this report.

#### **Assessment criterion c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in the local area)**

The Quest for Life property at 13-33 Ellsmore Road, Bundanoon, is significant as a late nineteenth century building, with a 1930s upper storey addition, constructed using local bricks made in a brick kiln on the property; remnant evidence of the location of this kiln still exists. After more than a century, the building at ground floor level retains most of its original brick construction fabric, its front façade appearance and its front internal layout, despite many changes over the years.

#### **Assessment criterion d) an item has strong or special association with a particular community or cultural group in NSW (or in the local area) for social, cultural or spiritual reasons**

The Quest for Life property at 13-33 Ellsmore Road, Bundanoon, is important to the local community for its early use as a guest house, Fernfield, and for its association with the Grice family, who were early white settlers in the local area. Originally purpose-built as guest house in the early 1880s by William Grice, Grice rebuilt Fernfield in 1898, using bricks made in a brick kiln on the property.

Although it changed name and expanded to include more accommodation and a restaurant, the property continued to operate as a guest house until the early 1990s. It is valued by the local community as a long-surviving representative of the many guest houses that were once a major tourist feature of the village of Bundanoon and its surrounds. It provides physical evidence of this type of business that contributed to the village's reputation and economic development from the late nineteenth century, with its heyday in the 1930s, when around 30 guest houses were advertised in the Bundanoon Accommodation Directory. The historic pattern of this type of economic growth continues in Bundanoon, with a smaller number of guest houses currently offering tourist accommodation in the area.

#### **Assessment criterion e) an item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history**

The small brick building at the rear of the main building that includes an outline of the location of the brick kiln has the potential to yield further information about the main building's construction. Apart from kilns at the Bowral Brickworks, it appears that only one private brick kiln may still exist in the Wingecarribee Shire council. It was located behind the sandstone and timber cottage at 3471 Old Hume Highway, Berrima (Lot 7 Sec 40 DP 758098). However, as that cottage has had a rear extension, it may no longer be extant.

### Statement of Significance

The following Statement of Significance is from the heritage inventory sheet held by Wingecarribee Shire Council:

The house in its setting has significance as a guest house which has operated from the late nineteenth century until the present.

### Revised Statement of Significance

The following revised Statement of Significance is suggested for this place.

The Quest for Life centre, originally called Fernfield and later Killarney, is significant as a former prominent guest house in Bundanoon. Constructed in 1898, using bricks made in a brick kiln on the property, evidence of which remains, the main building in its setting is important to the local community as a long-surviving representative of the many guest houses that were once a major tourist feature of the village of Bundanoon and its surrounds. The small brick building at the rear of the main building is also significant as the location of the brick kiln used to make the bricks for the original ground floor of the main building.

The guest house is also important to the local community for its association with the Grice family, one of the early white families to settle in Bundanoon. It was also used as a function venue, including for weddings, and later, its restaurants were opened to the public. Its current use as a centre providing residential programs to assist people to recover from trauma continues its original function, in that it provides accommodation and dining services to these visitors.

2021 HERITAGE SIGNIFICANCE based largely on inventory report above by Caroline Cosgrove

### 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Ellsmore Road area of Bundanoon in the late 19th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	

NSW heritage assessment criteria	Assessment of site
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>The Quest for Life property at 13-33 Ellsmore Road, Bundanoon, is significant as a late nineteenth century building, with a 1930s upper storey addition, constructed using local bricks made in a brick kiln on the property; remnant evidence of the location of this kiln still exists. After more than a century, the building at ground floor level retains most of its original brick construction fabric, its front façade appearance and its front internal layout, despite many changes over the years.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>The Quest for Life property at 13-33 Ellsmore Road, Bundanoon, is important to the local community for its early use as a guest house, Fernfield, and for its association with the Grice family, who were early white settlers in the local area. Originally purpose-built as guest house in the early 1880s by William Grice, Grice rebuilt Fernfield in 1898, using bricks made in a brick kiln on the property. Although it changed name and expanded to include more accommodation and a restaurant, the property continued to operate as a guest house until the early 1990s. It is valued by the local community as a long-surviving representative of the many guest houses that were once a major tourist feature of the village of Bundanoon and its surrounds. It provides physical evidence of this type of business that contributed to the village's reputation and economic development from the late nineteenth century, with its heyday in the 1930s, when around 30 guest houses were advertised in the Bundanoon Accommodation Directory. The historic pattern of this type of economic growth continues in Bundanoon, with a smaller number of guest houses currently offering tourist accommodation in the area.</i>
<b>(e) RESEARCH POTENTIAL</b>	<i>The small brick building at the rear of the main building that includes an outline of the location of the brick kiln has the potential to yield further information about the main building's construction.</i>
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

The Quest for life Centre at 13-33 Ellmore Road, Bundanoon is significance because it illustrates the development of the Ellsmore Road area of Bundanoon in the late 19th Century. Originally called Fernfield and later Killarney, it is significant as a former prominent guest house in Bundanoon. Constructed in 1898, using bricks made in a brick kiln on the property, evidence of which remains, the main building in its setting is important to the local community as a long-surviving example of the many guest houses that were once a major tourist feature of the village of Bundanoon and its surrounds. The small brick building at the rear of the main building is also significant as the location of the brick kiln used to make the bricks for the original ground floor of the main building. The guest house is also important to the local community for its association with the Grice family, one of the early white families to settle in Bundanoon. It was also used as a function venue, including for weddings, and later, its restaurants were opened to the public. Its current use as a centre providing residential programs to assist people to recover from trauma continues its original function, in that it provides accommodation and dining services to these visitors.

## Small sandstone cottage

### 4 Erith Street, Bundanoon

#### Recommendation

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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 Bundanoon Conservation Area.

#### Heritage Survey 2009 Recommendation

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

*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.*

*The house has significance as Victorian era cottage.*

#### Description

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October 2020: A double fronted small cottage in sandstone. Has a hip and gable roof in terracotta. Windows are double hung. Has been refitted out in recent times as a doctor's surgery. During the refit the stonework was cleaned of paint and the verandah removed. Minimal landscaping and no front fence and unfortunately a large expanse of concrete parking to the left. Can be restored. Building is located to the left of the significant Bundanoon Hotel which is proposed for LEP listing.

Description from Heritage Survey 2009:

At the time of the September 2008 inspection significant elements which include sandstone finish warrant careful management and retention is desirable. No restrictions relate to the retention of the garage. A one storey freestanding house that dates from the Victorian period set on an average site in a suburban setting adjoining Petersen's Garage and Bundanoon Hotel that has partially lost its context. The building is setback 1 metre from the street. The site has a non-original front fence of hedge and meshwire approximately 0.9 metres high and a side / rear driveway accessing a carport. The site also features subsidiary garage which is of a recent date. The façade presents a simple, asymmetrical elevation and is constructed of painted sandstone. The roof is gabled and hipped and has close eaves. The roof is clad in concrete tile and features corbelled brick chimneys. The verandah is offset and has a straight profile. It is clad in corrugated sheet metal and has been infilled. The front door is centrally located and is re-positioned to verandah alignment. Fenestration comprises double hung timber windows. The building appears to be in fair condition and has been altered. Alterations include rear additions, non-original verandah infill, paint of sandstone and roof finish.

INTEGRITY: Medium





### Internet Review

6 images at this site inc. image below.

<https://www.realestate.com.au/property/4-erith-st-bundanoon-nsw-2578>



**Above:** Image source. <https://www.realestate.com.au/property/4-erith-st-bundanoon-nsw-2578>

## 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Erith Street area of Bundanoon in the 19th Century and likely to be related to the coming of the Southern Rail line.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	

NSW heritage assessment criteria	Assessment of site
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses a rare aspect of Bundanoon's heritage in this case for being of stone construction.</i>
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small single storey late Victorian era gabled and hipped roof cottage.</i>

### Integrity/Intactness

Substantially intact although alterations have been made. Restoration work to the house and proper landscaping site would greatly improve its appearance.

### Statement of Heritage Significance

4 Erith Street Bundanoon is significance because it illustrates the development of the Erith Street area of Bundanoon in the 19th Century at the time of the arrival of the Southern Railway. It is also significant in demonstrating the principal characteristics of a class of the local area's heritage in this case a small single storey late Victorian era gabled and hipped roof cottage and it possesses a rare aspect of Bundanoon's heritage in this case for being of stone construction.

# Bundanoon Hotel, including interiors and garden

## 6-18 Erith Street, Bundanoon

### Recommendation

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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 Bundanoon Conservation Area.

### Heritage Survey 2009 Recommendation

List as a heritage item with the following statement of significance (from Wingecarribee Heritage Study 1993):

*Bundanoon Hotel is significant within the local area as evidence of Bundanoon's role as a tourist and resort centre during the early decades of the Twentieth Century (given the building's size and location immediately opposite the railway station).*

*The building also has wider significance as a well detailed and largely intact representative example of Interwar Old English/Tudor Revival Hotel.*

*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

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October 2020: Significant well maintained 1922 hotel and mature tree garden on a prominent town centre corner site opposite the heritage listed railway station. The garden includes Thujaopsis and Phoenix species trees. The Heritage Study for Wingecarribee Shire Council by JRC Planning Services, 1993 states: "A large two storey, face brickwork building with Old English (or Tudor Revival) detailing including: "half timbering" to exposed gables on end walls; and centre of front elevation, a "half-timbered", gable roofed is cantilevered over the main entrance, and a timber panelled entrance porch (with a "toothed brickwork" capping) and hedge terminating in brickwork gateposts with rendered moulded capitals at the front entrance. This frontage also features several very large trees including conifers and palms. The present hotel was built C.1920 as a successor to the Royal Hotel. It was later used by the Salvation Army and the Berrima District Hospital. It was then sold to the manager of the Federal Parliament House dining room."



**Above:** Bundanoon Hotel from the west along Erith Street in 2020 (D. McManus)



## Internet Review

Listed on the Australian Institute of Architects Register of Significant Buildings in NSW. The following notes are sourced from this document: [https://www.architecture.com.au/wp-content/uploads/Australian-Institute-of-Architects-NSW-Register-of-Significant-Architecture\\_April-2020.pdf](https://www.architecture.com.au/wp-content/uploads/Australian-Institute-of-Architects-NSW-Register-of-Significant-Architecture_April-2020.pdf)

- The 1930s extension to this 1922 building ATTRIBUTED TO EDWIN ORCHARD of PEDDLE THORP & WALKER.
- Building was extended more than once, including 1937 [this may be an incorrect reference to large extensions undertaken in 1939].

## History

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### Heritage Survey 2009 History

The Berrima District Post, 1969 noted: Extension renovations are taking place in the centrally heated invitingly black beamed lounge and billiard rooms. The hotel has recently changed ownership and "mine host", Mr George Gosbell, intends to make it one of the most inviting holiday accommodation houses in the Southern Highlands. New carpets have been laid in the lounge and billiards room with gay bamboo walls and ceilings. Mr Gosbell does not intend to take away the quiet dignified atmosphere that prevails. He will add touches of luxury living to the décor of the building. There are 56 bedrooms, all with innerspring mattresses, carpet and hand basins and some with private showers. The general bathrooms are tiled in the modern manner. (Berrima District Post, Tuesday, May 13th, 1969, p9) The Bundanoon Hotel has come a long way since it first opened its doors 80 years ago and it now finds itself in the capable hands of the Kerrigan brothers.

"We bought the pub about five and half years ago in an auction when we were looking for a place between Narooma and Sydney," Mr Kerrigan said. "We thought the bidding might be a bit steep for us but we were lucky on the day and we now own and run a great pub. "I like to call my brother John the sleeping partner because he has the money and I have the time". Over the years they have been at the pub the Kerrigan brothers have been renovating the hotel to make it run soundly. "We have re-done a lot of things such as the kitchen the plumbing thought the establishment and created eight new ensuite rooms", Mr Kerrigan said. The present Bundanoon Hotel was built in 1922 and the licence transferred from the old site on November 17, 1922. Miss Ella Tyler, whose family owned and operated the original hotel, was the first licensee of the present hotel.

The previous building occupied the area now in the middle of the junction of Erith Street and Ellsmore Street. This hotel originally, known as the Commercial, was built soon after the railway line came through in 1868 and was officially licensed in 1884. There is a stone in the carvery of the present hotel with the date '1869' carved on it. It is thought that rather than ever being part of the original hotel it actually came from the station master's cottage or gatehouse demolished many years ago possibly when the second railway line was built. There is a similar stone in the gable of the Moss Vale station master's cottage. The original hotel boasted "good accommodation for visitors at 25 shillings per week" and one of its more interesting side lines was hiring out horses and sulkies. The new Royal Hotel was built to capture the growing tourism population attracted by the health giving qualities of the mountain air, the spring water and the proximity to bush walks and gullies. Bundanoon has been described as the possibly being Australia's first resort and at one stage having about 40 guest houses.

**Naming:** The first hotel on the site had three names over time: The Commercial first licensed in 1884, The Tourist from about 1900 to 1907 and The Royal from 1907 to when it was demolished. The present site's name was changed on September 13th, 1950 from Royal to Bundanoon Hotel and 52 years later the name Royal can still be seen on the external brickwork facing Erith Street near the famous palm tree.

**Changing Shape:** Originally the present building comprised a two-storey construction built on what is now the foyer and the guest lounge. Expansion was pretty rapid and by 1927 extensions had added the bars, the carvery and 13 bedrooms. By 1939 the area including the main dining room and kitchen

and 10 bedrooms was added at a cost of about \$8,000.00. Early in the 1950's the hotel boasted accommodation for 26 cars including 11 garages. It is not clear whether all 26 were under cover but the garages must have included the ground floor of the northern wing. Little is known about the detached cottage. It looks like it was moved on to the site, a practice quite common in the late 1950's. Reference is made to the cottage in the early 60's and as late as the 1980's licensees lived in it when it was a seven bedroom structure. It was gutted and made into one basic room with small toilet facilities in mid 80's for use in the growing conference market.

**Water Supply:** During the 20's and 30's water was pumped from Bundanoon Creek to a holding dam and then to the village. There were severe droughts in the 1940's and Miss Tyler found it necessary to seek her own supply. She purchased 597 acres of land three miles down Penrose Road with permanent water and pumped her own water to the hotel and some 60 other town properties as well in 1940 and to this day there are seven six-foot high corrugated iron tanks in the roof of the hotel. Town water was connected in 1948. (Southern Highlands News, Wednesday, November 6th, 2002, p29-30) The most dominant building in Bundanoon is the large hotel. It was originally built as the Commercial Hotel in 1884. It underwent name changes to the Tourist Hotel and the Royal Hotel before becoming the Bundanoon Hotel. The railway station is just across the street from the hotel, making it very convenient to rail travellers. As the Royal Hotel, it was an austere building with attics.

The core of the present hotel was erected in 1922 after World War I. It was progressively extended and wings added. Renovations in 1939 included ten bedrooms, a dining room and kitchen at a cost of 4,000 pounds (\$8,000). If that's hard to believe in today's price environment, the hotel was further upgraded with additions in 1952 at a cost of 30,000 pounds (\$60,000). These modifications included a new sandstone entrance, new saloon and public bars, a high pressure cooling system from the cellar to beer outlets, an increase in the number of bedrooms (twelve with shower recess) and accommodation for a number of cars in garages. At this stage, the hotel resided on about six acres of land, with its own dam and pumping station, which provided water for the hotel as well as sixty consumers in the village of Bundanoon. At one stage the owner left the hotel to the Salvation Army and the district hospital after the death of his wife, but it was later sold back into the hotel industry and returned to its original status as a grand old country hotel with lots of style and tradition. The hotel has a historic stone on display, with the date of 1869 clearly engraved on it. It is not clear whether the stone is associated with the original hotel or extracted from the railway stationmaster's residence, where there is apparently a gap from what might be a missing stone.

The present hotel survives on tourism and still provides a very convenient base for those wishing to take a break in the mountain air and explore the Morton National Park. It is a grand old hotel and well preserved by its owners – a must for those wishing to get away from it all in a very relaxing environment with good company. (Historic Pubs of South-east New South Wales, written and illustrated by Gary Bell ).

Upgrades and improvements have been plenty, but the well structured bones and decor remain and nobody knows this better than Mittagong couple Steven and Florence Malmberg. After moving to Australia from his native Sweden, Steven (or Svante, in Swedish) brought his hospitality skills to a number of destinations within NSW and Victoria. However, with his new Australian wife Florence and their young family the Malmbergs eventually took up the manager's residence and licence of the Bundanoon Hotel. The court report from the Moss Vale Post in April 1955 cites the previous Bundanoon Hotel licensee as "unsuitable to uphold such a position" but describes proposed licensee, Steven Malmberg, as an excellent type and "would be an excellent man in the position and possessed particularly high credentials". The Malmberg family stayed at the Bundanoon Hotel for 18 months before heading to Sydney, but they remember their time as hotel owners with great fondness. "Bundanoon was flourishing at the time, it was such a busy place", recalled Florence. "Everybody would travel up from Sydney by train and we always had a house full of golfers and holiday makers."

### **Guest Houses in Bundanoon**

Extract from 2017 edition of *Guest Houses in Bundanoon* by the Bundanoon History Group, p.66:

*No book about Bundanoon's tourist accommodation would be complete without a mention of this local institution on a site which has been ministering to the needs of travellers for over 130*

years. The substantial mock-Tudor building opened in 1922 alongside the rail line to Sydney was the last of several hotel buildings on this one-hectare (2.5 acre) site.

As early as 1883 Mrs W A Nicholas operated an establishment known as the Temperance Hotel, based on the Nicholas property Fernshades. In a village dominated by Primitive Methodists it took some time for a regular hotel to gain acceptance, but by 1884 Mrs Nicholas had her licence and the name changed to the Commercial Hotel.

By 1892 the tourist trade had increased, necessitating a larger building with more accommodation, and so Mrs Nicholas had a single-storey weatherboard hotel built in front of the old Commercial Hotel, which was later demolished. The new Tourist Hotel straddled the corner of Erith Street and Sutton Forest (later Ellsmore) Road.

Bought by the Tyler family in about 1902, it was renamed the Royal Hotel in homage to the coronation of Edward VII. For their absence overseas in 1908 the Tylers installed Mr Roger Terry as licensee, the beginning of a wonderful partnership which lasted until his death in 1939. Mr Terry and Miss Ella Tyler took the Royal Hotel through the great tourist era of the 1920s and 1930s with the new building of 1922. Extensions in 1927 and 1939 brought the capacity up to the present level of over 50 bedrooms, a massive kitchen, several dining rooms, bars and a full size billiards room. Roger Terry established the 18-hole Royal Golf Links nearby in 1933, making the Hotel popular with golfers.



**Above:** Undated postcard (Source: “Bundanoon History in Photos” site on Facebook <https://www.facebook.com/Bundanoon-History-in-Photos-1049370065134846/photos/2982336371838196>).





**Above:** new 1922 and old 1892 Royal Hotel at Bundanoon in 1922. (Source: Guest Houses in Bundanoon by the Bundanoon History Group Inc. 2017, p. 67.)

HOTEL		LOCALITY		TRADE		OTHER FACTORS AFFECTING TRADE			
AREA OF HOTEL LAND		TYPE OF DISTRICT		HOUSE TENURE		POPULATION	YEAR	NUMBER	REMARKS
1/4 acres		Orchard House		HOUSE TENURE					
NO. OF STOREYS 2				PUBLIC BAR					
STRUCTURE Brick				SALOON BAR					
NO. OF ROOMS 70 (52 bedrooms) + 10 1939 to approx		NEAREST HOTEL DISTANCE		BOTTLE DEPT.					
FURNITURE Very good.		NO. OF HOTELS WITHIN QUARTER MILE RADIUS							
BAR MEASUREMENT 25 x 25									
M.E.V.									
L.E.V.									
A.A.V.									
PROPERTY ADDRESS									
OWNER Messrs. Hughes									

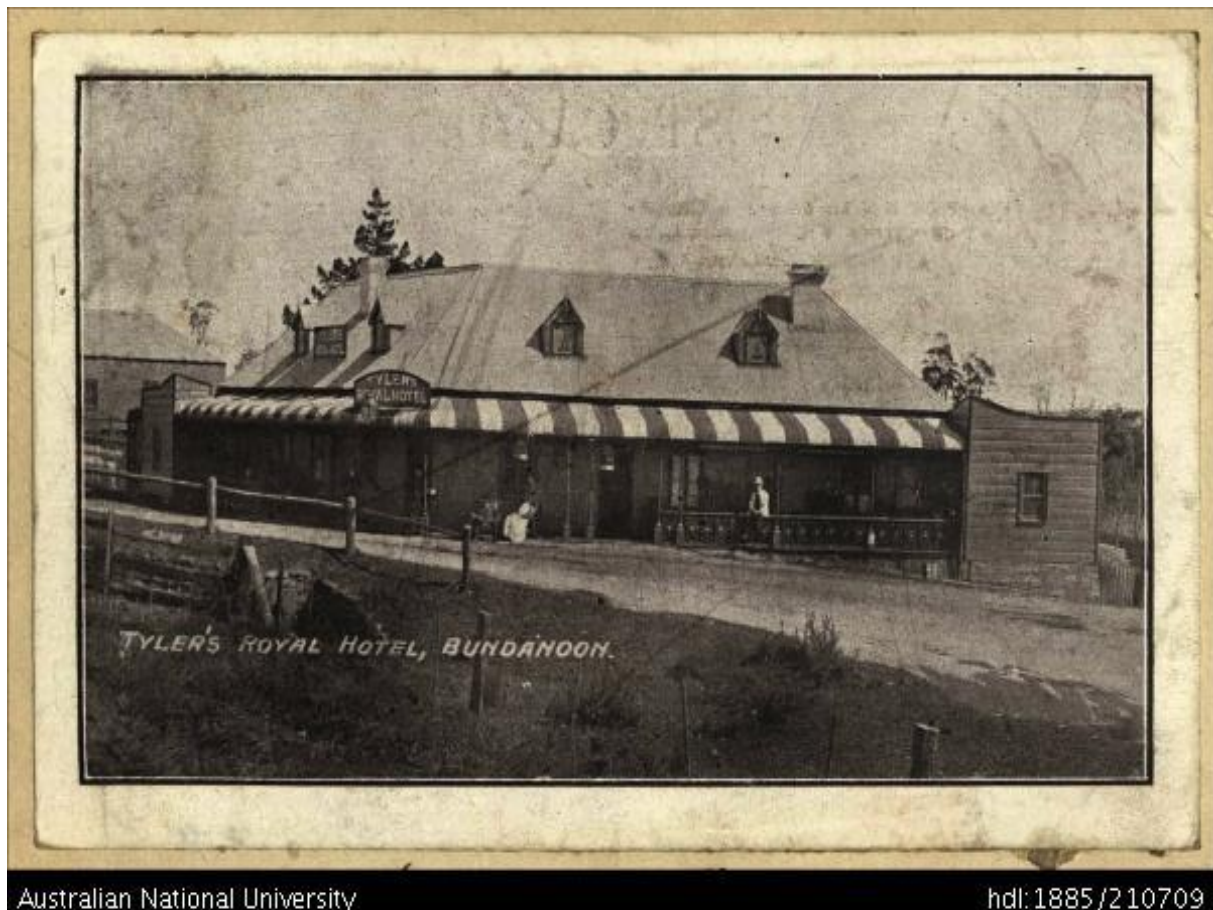
Add 10 bedrooms to started Jan 1939  
New wing costing £11,400

Australian National University

hdl:1885/113045

**Above:** The 1930s Tooth & Co Hotel card for the Royal Hotel, Bundanoon, that includes an undated image but likely prior to the 1939 extensions to the west. (Source: Australian National University Library <https://openresearch-repository.anu.edu.au/handle/1885/113045>. Site says that the Noel Butlin Archives Centre also holds property and manager files for this hotel.)





Australian National University

hdl:1885/210709

**Above:** 1914 image of the early Tyler's Royal Hotel on the site. (Source: Noel Butlin Archives Centre, Australian National University <https://openresearch-repository.anu.edu.au/handle/1885/210709>.)



**Above:** Undated but c. 1950 image from the Norm Mallard Collection.



**Above:** Undated (but c. 1955) postcard from *The Rose Series*.



**Above:** View of the hotel from the Erith Street and Ellsmore Road intersection in September 2022 (D. McManus).



## 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>Bundanoon Hotel is significant within the local area as evidence of Bundanoon's role as a tourist and resort centre during the early decades of the Twentieth Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for its garden setting including Thujopsis and Phoenix trees and for being a well detailed and largely intact Interwar Old English/Tudor Revival Hotel including interiors. The hotel is on the Australian Institute of Architects NSW Register of Significant Buildings and the register notes that the 1930s extension to this 1922 building is attributed to Edwin Orchard of the firm Peddle, Thorp &amp; Walker.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of social significance for its role in providing services as a hotel to the Bundanoon and District community and to many generations of visitors to Bundanoon.</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 well detailed and largely intact example of an Interwar Old English/Tudor Revival Hotel. Also rare for being the third and last of several hotel buildings on this same site – 1883, 1892 and 1922.</i>
(g) REPRESENTATIVENESS	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Bundanoon Hotel at 6-18 Erith Street Bundanoon is significant as evidence of Bundanoon's role as a tourist and resort centre during the early decades of the Twentieth Century. It is also significant in demonstrating aesthetic achievement for its garden setting including Thujopsis and Phoenix trees. It is of social significance for its role in providing services to the Bundanoon and District community and to many generations of visitors to Bundanoon. It also possesses a relatively rare aspect of the local area's heritage in this case a well detailed and largely intact example of an Interwar Old English/Tudor Revival Hotel including interiors and it is also rare for being the third and last of three hotel buildings on this same site – 1883, 1892 and 1922. The hotel is on the Australian Institute of Architects NSW Register of Significant Buildings and the register notes that the 1930s extension to this 1922 building is attributed to Edwin Orchard of the firm Peddle, Thorp & Walker.

## Former butcher shop and iceworks 26 Erith Street, Bundanoon

### Recommendation

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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 Bundanoon Conservation Area.

### Description

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Inspection Feb 2021 and image below:

This former butcher shop and now residence is a small brick building, close to the street alignment and with picket fence. It is located in a mostly residential street which runs along the western side of the main railway line. No 26 has well maintained houses adjacent including a house at No 24 converted to a doctor's surgery. There is driveway to the right with simple carport. The front elevation has a gabled roof and upper level window possibly a studio space. The facade has a centrally located large double door set with a large 4 pane window either side. Above the windows and doors are 3 large ventilators set into to the brickwork which probably relate to its former butcher shop use. There appears to be a small cottage or studio at the rear but this is not clear.



*Above: Former butcher shop in 2021 (D. McManus)*

### Internet Review

Street image only at this site

<https://www.realestate.com.au/property/26-erith-st-bundanoon-nsw-2578>

## History

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### Historical Notes from Bundanoon History Group, May 2021

*Christine Cassin's (BHG member) residence. Has been altered in keeping with heritage significance. File in The Shed. Copy of 1949 movie in our archives, filmed in Bundanoon, shows shop; National Film & Sound Archive holds original. Need to check copyright with Rosemary Page.*

### Historical Notes 16 April 2018 - Dr. Caroline Cosgrove, for the Bundanoon History Group; research by Beryl Seckington, Bundanoon History Group.

These notes copied from the worksheets for 131 Ellsmore Rd, Bundanoon. Greason's Abattoir Ruined Remains 2020/92

Robert Greason came to Bundanoon in about 1907 and took a seven-year lease on the butcher's shop at 10 Ebury Street, formerly owned by Thomas Mitchell from the 1880s. He also leased a slaughterhouse, where he killed his meat, on the corner of Ellsmore Road and Blue Gum Road; this later became part of the Ellsmore farm. When the butcher's shop lease was due for renewal, Thomas Mitchell's son, Joseph, decided to continue the business, taking over the lease. Robert Greason was left with nowhere to kill or sell his meat. After being out of the butcher's business for about 18 months, Greason built his own butcher's shop at 26 Erith Street in about 1916. He also bought about 200 acres of land in Ellsmore Road and built his own slaughterhouse. The Greasons killed their own meat for the shop, continuing to do so for many years. They kept cattle, sheep and pigs on the farm, which they called 'The Yards'.

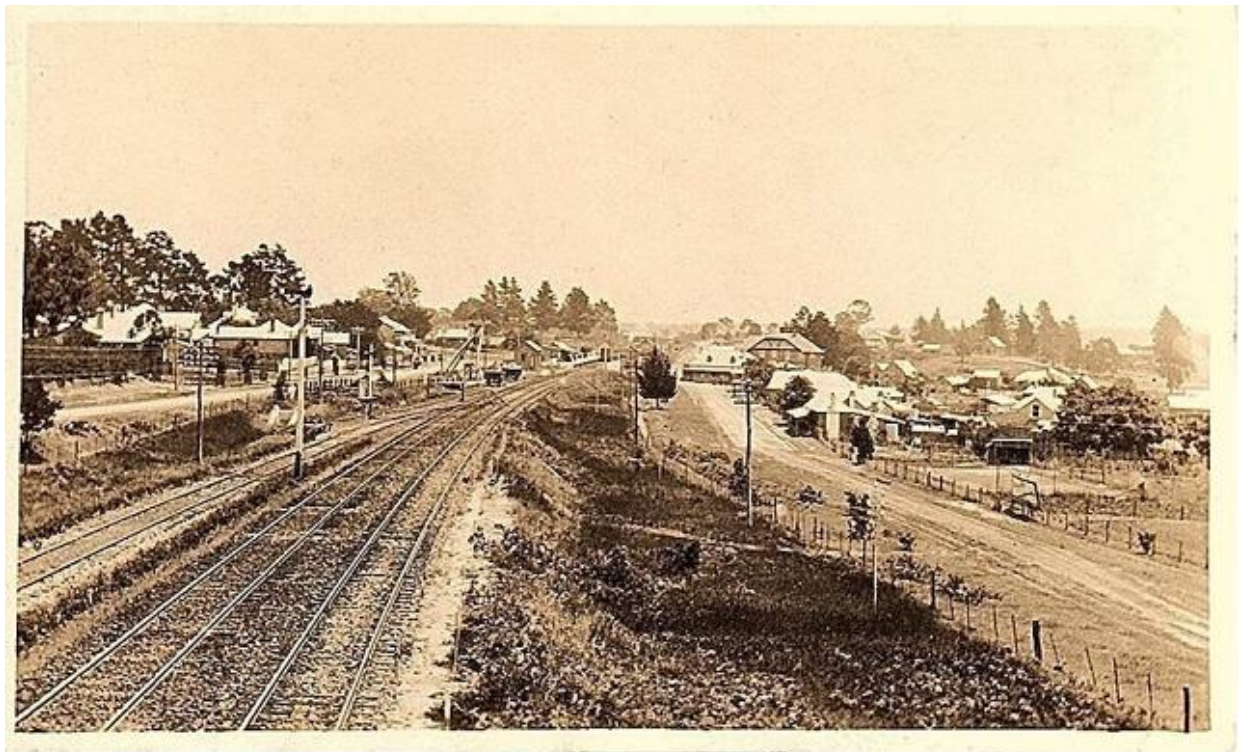
Robert Greason was an expert horseman who also had a 'good eye' for cattle. He died on 5 July 1947, leaving the business to his sons, Cecil and Alister (senior). The brothers purchased animals from the sale yards and they came by train to Bundanoon. They were then held in a small yard on Railway Avenue, near Osborne Street, before being herded by men on horseback, with dogs, across the railway track and down the road to the farm. There are stories of cattle getting loose and running amok along the railway track and even along the footpath in the main street of Bundanoon.

The Greason family had an iceworks attached to the butcher's shop in Erith Street, which supplied all the ice for Bundanoon at that time. They kept a large tank at the shop, in which salt and ammonia flowed through coils to cool tapered 56-pound ice moulds, filled with water. By the following day the water had frozen; the moulds were then removed from the tank and hosed down with water, releasing the ice. The blocks of ice were cut in half and delivered around the town, as no one in the district had refrigerators at that time. Alister Greason's son, Alister junior, known as Mick, used to deliver ice to Bundanoon residents three times a week, placing large blocks of ice in customers' ice chests, thereby enabling them to keep their food fresh.

The Greasons made their own sausages in a large cool room attached to the butcher's shop, where they kept a big cylinder, filled with ammonia. A set of motors and large pulley wheels drove the sausage machine and mixed the sausage meat. Towards the end of the Second World War, fuel for vehicles was scarce and coupons were issued. Alister (senior) Greason ran a butcher's cart from Penrose to Wingello, taking ice to the country residents. To save petrol, his son Mick would ride an old horse to Penrose, with a basket of meat, packed with a block of ice, sitting on his knee.

Greason's sausages had an excellent reputation. In addition to Bundanoon, the business delivered meat to the nearby villages of Wingello, Penrose and Exeter, and people also came from Sydney or elsewhere in the state to purchase bulk lots of meat. Mick Greason often sent parcels of sausages and other meat on the train for customers. The whole family, including the grandparents and the children, were co-opted into the delivery work. Christmas was a very busy time, with the days starting at 4am. Sunday was traditionally the main day for killing stock, when the men in the family killed sufficient animals for the week at the Ellsmore Road yards. During the week, there were marathon sessions when chickens were killed, usually late in the afternoon, after the shop closed. The butcher's business was sold to Pat Long in about 1978.





**Above:** 1920s image looking south to Bundanoon – Erith Street is to the right of the railway and 26 Erith Street, Bundanoon is the second building. In the distance is the new Bundanoon Hotel and the old, later demolished) <https://www.facebook.com/southernhighlandshistory/>

## 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)
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Erith Street area of Bundanoon at the time of WWI.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with Robert Greason, butcher, who came to Bundanoon in about 1907 and took a seven-year lease on a nearby butcher's shop at 10 Ebury Street, formerly owned by Thomas Mitchell from the 1880s. He also leased a slaughterhouse, where he killed his meat, on the corner of Ellsmore Road and Blue Gum Road. When the butcher's shop lease was due for renewal, Thomas Mitchell's son, Joseph, decided to continue the business, taking over the lease. Robert Greason then built his own shop at 26 Erith Street in about 1916. He also bought about 200 acres of land in Ellsmore Road and built his own slaughterhouse. The Greasons killed their own meat for the shop, continuing to do so for many years.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<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
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its association with the Bundanoon and wider community in its role as a highly regarded early butcher shop.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses an unusual aspect of the local area's heritage in this case an early butcher shop now converted to a residence one of three such conversions in Bundanoon within a short distance of each other – 7 and 10 Ebury and 26 Erith.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although some alterations have been made to convert the former butcher shop into a residence.

### Statement of Heritage Significance

The Former Butcher Shop And Iceworks at 26 Erith Street, Bundanoon. is significant because it illustrates the development of the Erith Street area of Bundanoon at the time of WWI and for its association in the local area with Robert Greason, butcher, who came to Bundanoon in about 1907 and took a seven-year lease on a nearby butcher's shop at 10 Ebury Street. He also leased a slaughterhouse in Ellsmore Road. When the 10 Ebury Street lease was due for renewal he built his own shop at 26 Erith Street in about 1916 and he bought about 200 acres of land in Ellsmore Road and built his own slaughterhouse. The place is of significance because of its association with the Bundanoon and wider community as a highly regarded early butcher shop. It is also of significance for its setting and architectural form and for possessing an unusual aspect of the local area's heritage in this case an early butcher and iceworks now converted to a residence, one of three such conversions in Bundanoon within a short distance of each other being 7 and 10 Ebury Street and 26 Erith Street

## **‘Fox Hollow’—weatherboard cottage**

### **48 Erith Street Bundanoon**

#### **Recommendation**

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

#### **Heritage Survey 2009 Recommendation**

Not recommended for heritage listing.

#### **Description**

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A single story weatherboard cottage located close to the footpath alignment. Mostly hipped roof form with a left gable section to street. The right is a timber post support bullnose verandah. Roofing is of corrugated metal. Site is 661 m2.



*Above:* Image <https://www.realestate.com.au/property/48-erith-st-bundanoon-nsw-2578>

#### **Heritage Survey 2009 Description**

Fair example of an Edwardian Bungalow exhibiting many key characteristics of the style; timber construction with weatherboard cladding; moderately pitched hipped roof with street facing gabled bay; galvanised iron roof sheeting replaced by Colorbond; L-shaped plan form with small verandah at front; bullnosed verandah on squared timber posts with decorative timber valence and brackets; double-hung timber sashed windows with sidelights; regular fenestration; single storey; modest scale and detail; minimal setback from street. Unsympathetic addition has destroyed original plan form and street elevation.

#### **Internet Review**

33 images from 2017 at this site inc. image above.

<https://www.realestate.com.au/property/48-erith-st-bundanoon-nsw-2578>

Advertisement placed by Raine and Horne in August 2017 noted:

*Weatherboard cottage. Railway fettlers home. Approximately 100 years old. Polished timber floorboards. North facing deck. Centrally heated. Sitting room with fireplace. Two bedrooms and a possible third (this room is currently used as a study). Plenty of room in the kitchen to eat in. French doors to the garden. Mud room. European style laundry. Single garage. Gas central heating. Continuous flow hot water. Plantation shutters. Bull nose verandah on two sides. Open fire and wood box in the sitting room. 9ft ceilings and timber sash windows and French doors opening onto the verandah).*

## History

### **Research from Bundanoon History Group June 16 2021. Caroline Cosgrove.**

The land on which this cottage is built is part of Portion 1/VII (58 of Parish) originally granted to George Wilson Osborn by Crown Grant of 14th August 1882. Mrs Jane Bearman, wife of Henry Bearman, a fettler of Bundanoon, purchased the lots within this land as stated below, including the lot on which this cottage is now situated.

There is information on Mrs Jane Bearman in A place of deep gullies: The history of Bundanoon, Bundanoon History Group, 2015, p. 28, that states: 'From the early 1880s Jane bought, subdivided and sold various portions of land in Bundanoon'. These portions of land are those shown below.

Mr Bearman built Mountain Home Guest House, one of Bundanoon's earliest guest houses, in Railway Avenue, near the corner of Church Street, on land leased from the Primitive Methodist Church; Mrs Bearman managed the guest house. As a builder, it is likely that Mr Bearman built this cottage on this lot, and perhaps other cottages on some of the other lots owned by Mrs Bearman as well. The date this cottage was built is not known but it would have been some time after Mrs Bearman's purchase of the land in 1914, so c.1920s. The first owner and occupant was William Henry Isaac, gardener of Bundanoon. The following owners up until the late 1980s are shown below. The cottage is still occupied and used as a residence.

### **Research below by Andrew Pardoe on behalf on the Bundanoon History Group, 16 June 2021.**

The preceding Certificate of Title to Vol 4513 Fol 246 is Vol 2465 Fol 176 in the name of Jane Bearman, wife of Henry Bearman, of Bundanoon, Fettler. Mrs Bearman owned the following parcels of land: Lots 13 to 22 inclusive and part of lots 9 to 12 inclusive of Section 4 and Lots 3 to 18 inclusive and part of Lots 1 and 2 of Section 2 in Deposited Plan 1307.

The above land is part of Portion 1/V111 (58 of Parish) originally granted to George Wilson Osborn Vol 615 Fol 243A.

The Certificate of Title for Mrs Bearman is dated 17th April, 1914.

Vol 4513 Fol 246.

Property Description: Being lots 13 to 15 inclusive of Section 1 in Deposited Plan 1307 and being part of or Portion 1/V111 (Portion 58 of Parish) originally granted to George Wilson Osborn by Crown Grant dated 14th August, 1882, Vol 615 Fol 243A

Owners:

William Henry Isaac Of Bundanoon, gardener, by virtue of Certificate of Title Vol 2465 Fol 176 now surrendered. Certificate dated 23rd December, 1931.

Transfer: to Robert Greason of Bundanoon, Freeholder. Produced 9th May, 1933 and entered 15th May, 1933.

Transfer: to Jessie Pauline Lansdown, wife of George Robert Lansdown, butcher. Produced and entered 9th January, 1942.

Transfer: John Royal of Bundanoon, Riding School Proprietor. Produced 6th February, 1948 and entered 5th February, 1948.

Transfer: to Laurence James Quin of part.



This deed is now cancelled and the residue is on Vol 5921 Fol 65.

Vol 5921 Fol 64

Property Description: That piece of land situated at Bundanoon in the Shire of Wingecarribee Parish of Sutton Forest and County of Camden containing 26 perches or thereabouts being Lot D and being Part of Portion 1/V111 Portion 58 of Parish) originally granted to George Wilson Osborn by Crown Grant dated 14th August, 1882 Volume 615 Folio 243A.

Owners:

Laurence James Quin, of Bundanoon, Clerk, Transferee under Instrument of Transfer number D791011 is now the proprietor of an Estate in Fee Simple. Date of Certificate 20th January, 1949.

Transfer: to Cyril Noel Ellement, of Bundanoon. Produced and entered 2nd July, 1953.

Transfer: to Hilda May Ellement of Bundanoon. Married woman. Produced 22nd September, 1961 and entered 13th October, 1961.

Transfer: To Donald William MacMurray of Bundanoon, Railway Officer and Jennifer Dawn MacMurray, his wife. Transfer dated 23rd November, 1966 and entered 10th January, 1967.

Transfer: To Terrence Thomas Lawler of Bundanoon, mechanic and Wendy Elizabeth Lawler, his wife. Dated 27th November, 1971 and entered 29th January, 1971.

Transfer: To William Thomas Crawley of Yerrinbool. Retired. Dated 6th March, 1973 and entered 23rd July, 1973.

Transfer: To Richard Reynolds Lepper of Bundanoon, retired seaman and Irene Anna Lepper, his wife, as joint tenants. Dated 10th July, 1973 and entered 17th August, 1973.

Notice of Death: Irene, Anna Lepper of Bundanoon, widow, is now the registered proprietor. Registered 7th August, 1979.

Transfer: To Hendrikus Bernardus Maria von Zinderin of Bowral, carpenter and Francisca Marlene von Zinderin, his wife, as joint tenants. Registered 6th February, 1980.

Transfer: To Julian Philip Woods and Rexeen Garry as joint tenants. Registered 7th April, 1981.

Transfer: To Linda Marjorie Matthews half share and Clara Mary Sanderson Smith half share. Registered 15th November, 1987.

## 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Erith Road area of Bundanoon.</i>



NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with Mrs Jane Bearman, wife of Henry Bearman, a fettler of Bundanoon, who purchased lots in this area in 1914 including the lot for this cottage. From the early 1880s Jane bought, subdivided and sold various portions of land in Bundanoon. Mr Bearman built Mountain Home Guest House, one of Bundanoon's earliest guest houses, in Railway Avenue, near the corner of Church Street, on land leased from the Primitive Methodist Church; Mrs Bearman managed the guest house. As a builder, it is likely that Mr Bearman built this cottage on this lot.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey double fronted weatherboard cottage with a bullnose verandah and built sometime after 1914.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Fox Hollow at 48 Erith Street Bundanoon is significant because it illustrates the development of the Erith Road area of Bundanoon and for its association in the local area with Mrs Jane Bearman, wife of Henry Bearman, a fettler of Bundanoon, who purchased lots in this area in 1914 including the lot for this cottage. From the early 1880s Jane bought, subdivided and sold various portions of land in Bundanoon. Henry built Mountain Home Guest House in 1884 one of Bundanoon's earliest guest houses in Railway Avenue near the Railway Station. As a builder, it is likely that Henry built this cottage. Fox Hollow 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 double fronted weatherboard cottage with a bullnose verandah and built sometime after 1914.

## Former Greenway Guest House 7 Garland Road, Bundanoon

### Recommendation

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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 Bundanoon 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 guest house.*

### Description

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October 2020: A one storey freestanding house that dates from 1939 - the Interwar period - set on a large site that has retained its context. The building is setback 10 metres from the street. The site also features subsidiary buildings. The front garden is informal vegetation in combination with tar sealed driveways. The façade is constructed of fibre cement sheet over timber stud frame. The building presents as two wings with a courtyard in between. The roof is hipped with a medium pitch and has close eaves. The roof is clad in galvanised, corrugated sheet metal. There is no verandah. The building appears to be in fair condition and is substantially intact. Alterations are not obvious. Good garden with mature trees. Building has been subdivided into up to 7 fairly poor quality flats.



### Internet Review

Images of one of the flats at this time <https://www.homely.com.au/homes/4-7-garland-road-bundanoon-nsw-2578/6132114>

## History

### Heritage Survey 2009 History

A heart-breaking scene of chaos and destruction greeted the proprietors of the “Greenways” guest house, Bundanoon, when they rushed home from a meeting of the bowling club on Monday night about 9.30 o’clock, to see their modern establishment being licked by towering flame, and a gallant fire brigade fighting as they never fought before to save something from the wreck.

“Greenways, a name that in the past 20 years of its existence has housed thousands of visitors and tourists, was two-thirds destroyed, together with the heavier pieces of furniture that could not be retrieved through the fire and smoke. The people of Bundanoon are hopeful that another “Greenways” will emerge from the ashes. (Moss Vale Post, Friday, August 8, 1958, p4)

Situated in what was then Garland Road, built by Mr Joe Counsell for A.S. Everett and their families. During World War II in 1942, Greenways was taken over by the sisters of Kincoppal Convent, Rose Bay. Kincoppal itself had been taken over by the United States Navy, the nuns then had to find alternative accommodation for their girls' school. Reverend Mother and Mother Macrae went to Bowral to look at a guest house, The Rift, which was rented for the junior school only. Laurel Park was also rented. Greenways, Bundanoon was finally found and full boarding began again. Forms 3 and 4 returned to Sydney at the end of 1942, but Kincoppal was obliged to remain in Bundanoon for 1943, later on they moved to Burradoo; a house was found in Riversdale Avenue, an old home called Noyle, this was renamed Kerever Park.

### Historical Notes from *Guest Houses in Bundanoon*

*Guest Houses in Bundanoon* by the Bundanoon History Group Inc. 2017 p.39

This was a splendid guest house custom built in 1938-39 by Mr Joe Counsell for the Everett brothers, Sidney and Albert (Al) and their families. The farm comprised about 110 acres and a road down to Greenways guest house was put in from Panorama Road. (This is now known as Garland Road.) Greenways had great views, several sitting rooms, a ballroom, two tennis courts, and a swimming pool. It opened at Easter 1939.

Once wartime strictures cut back the holiday guests, the Everetts advertised for the whole operation to be used as a school, convalescent home, etc. Soon after this the Sisters of Kincoppal Convent School, Rose Bay, moved the whole school to Greenways, and stayed until 1943.

Towards the end of 1945, the Everetts converted some of the guest house into self-contained flats, and still accepted individual guests.

This continued under the ownership of Major and Mrs Ewens (1948-1958). In July 1958, Greenways was partly destroyed by fire, and any remaining sections following the fire were turned into flats.

This is still the case today, though most of the original land has been subdivided.



**Above:** *Greenways. Likely to be from 1940s. (Source: Guest Houses in Bundanoon, Bundanoon History Group, p39)*

## 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)
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Garland Road area of Bundanoon in the Interwar period and because of its former use as a purpose built guest-house from starting first in c.1939, one of 51 guest houses documented by the Bundanoon History Group.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with</i> <ul style="list-style-type: none"> <li>- Mr Joe Counsell, Builder in 1938-39.</li> <li>- Sidney and Albert Everett (AI) and their families, first owners</li> <li>- The Sisters of Kincoppal Convent School, Rose Bay, who moved to Greenways in WWII and stayed until 1943.</li> <li>- Major and Mrs Ewens, owners 1948-1958.</li> </ul>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its community association with the Sisters of Kincoppal Convent School, Rose Bay, who moved to Greenways in WWII and stayed until 1943.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a purpose built guest house from 1939.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Intact to some extent although damaged by fire in 1958 and rebuilt as flats.

### Statement of Heritage Significance

The former Greenway Guest House at 7 Garland Road, Bundanoon is significant because it illustrates the development of the Garland Road area of Bundanoon in the Interwar period and because of its former use as a relatively rare purpose built guest-house from c.1939, one of 51 guest houses documented by the Bundanoon History Group. It is also of significance because of its association in the local area with Mr Joe Counsell, builder in 1938-39, Sidney and Albert Everett (AI) and their families, first owners, The Sisters of Kincoppal Convent School, Rose Bay, who moved to Greenways in WWII and stayed until 1943 and Major and Mrs Ewens, owners 1948-1958.



## Gullies Road—early road alignment including Guy Gurney Memorial Gates at entrance to Morton National Park

### Recommendation

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

### Description

An early road that remains unsealed to this day and along an early alignment. The road winds in a west and south-westerly direction from Church Street from 17 Church Street (opposite the Bundanoon Public School), then continuing south from the end of Church Street to the entrance of the Morton National Park.



**Above:** A map of the proposed Gullies Road and Constitution Hill heritage items (outlined orange) also showing the proposed Church Street Extension to the Bundanoon Conservation Area (shaded red), existing Bundanoon Conservation Area (red hatched) and existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 14 December 2021.)



Below: Five Sequential images of winding gravel section of The Gullies Road taken March 5 2022 starting from the corner of Church Street at the top of the hill and then heading south.









**Above:** The Gullies Rd, Bundanoon, looking south from near Riverview Road. Photo Paul Wallace, 1 April 2022.

## History

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From the 1880s the Bundanoon gullies were accessed directly from Church Street, proceeding down Constitution Hill and continuing along the road that entered the Gullies reserve, to the immediate south of land owned by Thomas Gambell. The entry to the reserve is now a picnic area known as Gambell's Rest, in memory of Gambell, who did much to mark the routes that enabled thousands of tourists to view the unrivalled scenery. From this area, tracks had been formed to sites including Echo Point, Fairy Bower Falls and Erith Coal Mine Falls.

In 1887 a long saga began on the route that the road from Bundanoon Village to the Gullies should take. A deviation was suggested to avoid the very steep grade on the direct route down Constitution Hill. The proposed route was either through Tooth's land or W.A. Nicholas's land, the favoured one being possibly the present Gullies Road. However, Nicholas was not prepared to release his land for such a road. In fact, in 1893 he refused £25 compensation for the resumption. Finally in 1895, Constitution Hill was chosen and a small cutting made to improve the grade.

In 1970 Bundanoon Gullies Recreation Reserve was gazetted as part of Morton National Park, the stewardship of which had been given to the National Parks and Wildlife Service in 1967. Stretching from Fitzroy Falls to the Shoalhaven River, the extensive park preserves the habitat of a diversity of native animals and plants, and has a rugged and scenically magnificent landscape.

Constitution Hill was therefore part of the first public road built to access The Gullies reserve, now the Bundanoon section of Morton National Park. It is likely that what is now The Gullies Road existed as a track through private property earlier than the access via Constitution Hill. However, it was not gazetted as a public road until December 1903. The land for The Gullies Road was resumed from Nicholas's property of just over 34 acres at the western side of Church Street, Bundanoon.



The need for a continuing alternative route to Constitution Hill to access The Gullies is shown in the following newspaper article from 1917.

*What might have been a very serious accident happened in Church Street, Bundanoon, on the morning of Monday, July 9, when three vehicles came into collision. Mr. Budd, of Exeter, was driving in the direction of the Gullies when, his reins breaking, he lost control of his horse, which backing, struck the leader in Mr. D. Clark's lorry, causing the team to bolt. Luckily, a plucky lady at the bottom of Constitution Hill stopped their mad career, and they were soon in quiet form.*

*In the meanwhile things were moving at the top of the hill, for Mr. Murchie's (senr.) cart was overturned and the poor old gentleman thrown out and injured. He was taken to Moss Vale for treatment, and there the doctor found that his collarbone was broken, in addition to other injuries. In the general melee, Mr. Dave Clark was thrown down and a cart went over him. Fortunately no internal troubles have developed, and it is hoped a few weeks rest and treatment will fix him up. 'All's well that ends well.'*

*Weather very changeable and wintry. Visitors still arriving, but things of course are quieter than in the season.*

Source: 'Bundanoon', The Scrutineer and Berrima District Press, NSW, Wed. 18 July, 1917, p.2 (via TROVE).

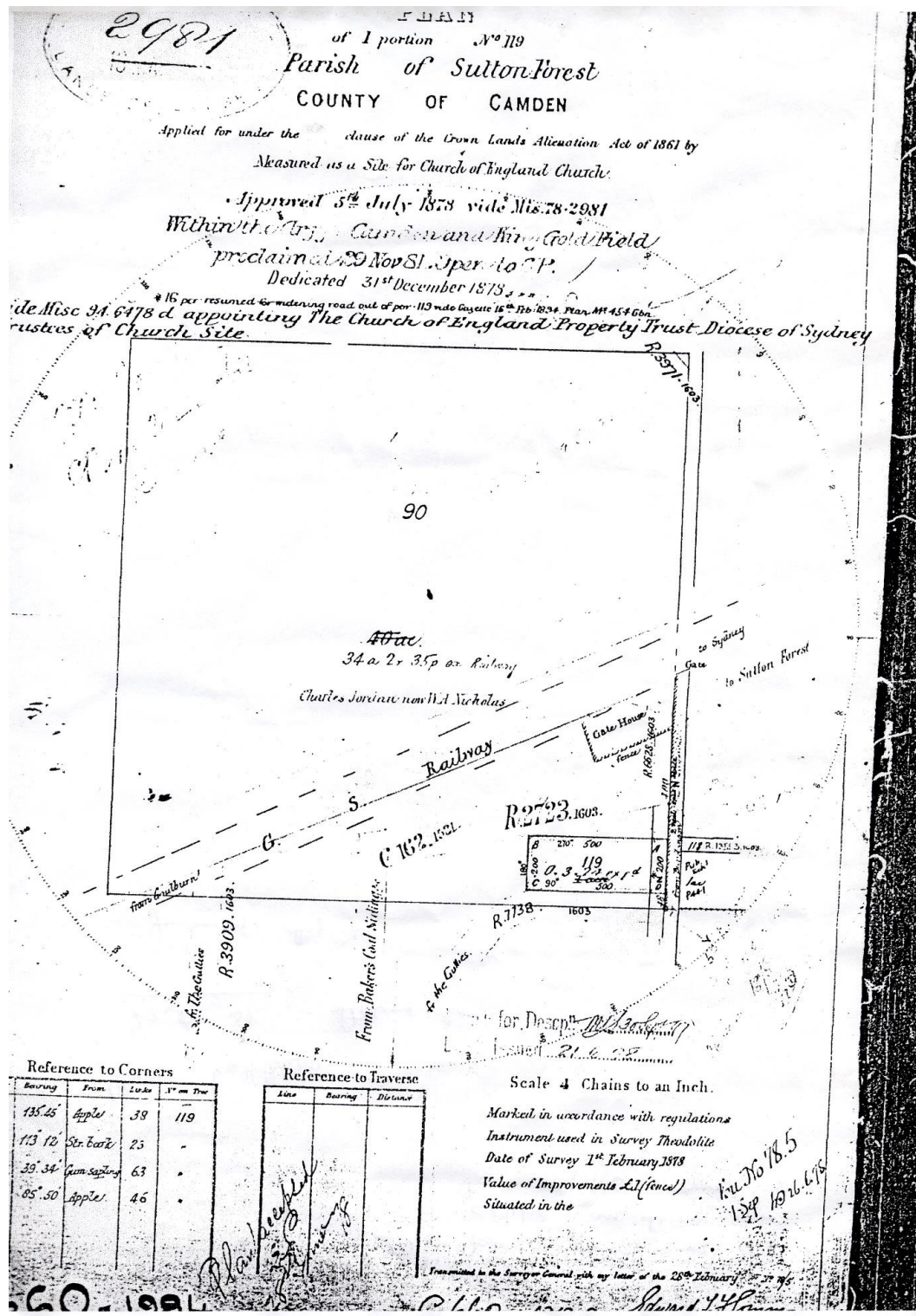
#### References

*A place of deep gullies: The history of Bundanoon*, Bundanoon History Group, 2015, p. 59.

*From Jordan's Crossing to Bundanoon*, Bundanoon History Group, February 1990, p. 57.

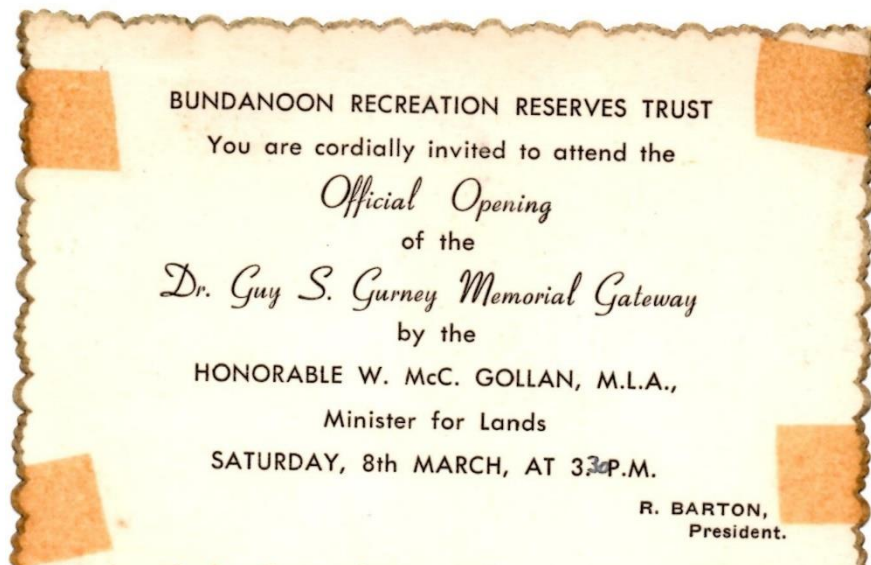
*Highlands History: Bundanoon Gullies attracting tourists since the 1870s*, Southern Highlands News: 'P.D. Morton, Berrima District Historical & Family History Society, 30 May 2019.

In regard to road access to the Gullies, the following 1878 survey map of Portion 90 suggests that Gullies Road may have been in existence at that time. See "to the Gullies" at the bottom.



The NSW Government Gazette of 16 February 1894 carries a resumption notice which appears to be for the widening of Church Street with the resumption of land from W.A. Nicholas along the eastern boundary of Portion 57. It also confirms that it was in the “possession and occupation” of Nicholas.

The NSW Government Gazette of 23 December 1903 announced the resumption of land in Portion 57, "Charles Jordan's now WA Nicholas" for a loop in the road from Bundanoon to the Bundanoon Gullies. This appears to be the land for Gullies Road.



Gollan was Minister for Lands 22 November 1957 – 1 April 1959



**Above:** Guy S Gurney Gateway on opening day 8 March 1958. It is likely that his parents were in attendance. The figure at the far right appears to be Tom Lewis local member and later to become Minister for Lands and then Premier of NSW.

Memorial Fund Opened THE LATE DR. GURNEY. To provide opportunity for Bowral residents to contribute to the Dr. Guy Gurney. Memorial Fund' inaugurated in Bundanoon, arrangements have been made for contributions to be received at Mr. R. T. Crago's Pharmacy, Bong Bong Street, Bowral. At this point a sealed container forwarded by the organising committee in Bundanoon, is available so that residents may make their contributions anonymously or otherwise as they wish. Contributions may also be sent direct to the honorary secretary of the fund, Mr. F. L. Harvey, The Daffodil Farm, Bundanoon. Similar collection points were recently opened in every town between Moss Vale and Tallong so that the whole district in which the late Dr. Guy Gurney was so well known and so well liked, is now joined in this move to pay some fitting tribute to his memory. The actual form of the tribute is a matter to be decided by a public meeting which will be held in Bundanoon on Thurs day,



6th November 1953, by which time some idea of the funds available will be known. In the meantime, the organising committee, headed by Clr Wood-Davies, is securing estimates and other details on the many suggestions already made and expects to have available all the information necessary for those present at this meeting to make an effective and worthy decision. *The Southern Mail* Fri 23 Oct 1953

#### **Note from Dennis McManus and Bud Townsing on Dr. Guy Gurney**

Dr Guy Stephen Gurney (1919-1953) was the son of Richard Victor Gurney 1891-1978 and Ethel Grace Gurney (nee Stephens and sister of Alf Stephens Jnr.) 1896-1995.

<https://www.wikitree.com/wiki/Gurney-689>

#### **Note from Bud Townsing on Dr. Guy Gurney**

Guy Gurney was Bundanoon's first real doctor and was very popular. He died in 1953 at the age of 34 years leaving a widow and three children. He was Bowral High School educated, a nephew of Alf Stephens Jnr, and planted the first of the Red Oak trees in Station Street, Bowral in 1937 to commemorate the Coronation of George VI.



**Above:** Left plaque reads: DR. GUY S. GURNEY MEMORIAL Right plaque reads BUNDANOON RECREATION RESERVES. Photo Paul Wallace, 1 April 2022.





**Above:** Undated plan of the Guy Gurney Gates. Source: Grahame Tooth and Ted Hayman via Bud Townsing

Philip Morton advised that the Hon Architect was WSC Engineer Mr R Newton-Tabrett (full name Bertram Roy Newton-Tabrett) d. 1972 and the stonemason was Frank Hayman.

NEWTON-TABRETT	Bertram Roy	Death notice	07JUL1972	Death	late of Pennant Hills	Sydney Morning Herald	10JUL1972
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Note from Bud Townsing: 11 July 2022 : Attached is the blue print plans for the Guy Gurney Memorial. Also attached is a note of mine from a discussion with Grahame Tooth. Grahame has the original blue print which he borrowed from Ted Hayman. Ted Heymans's view is that it was the last sandstone dug from Samuel Tooth's sandstone pit, by Frank Hayman in 1957. It is interesting to note that the planned bas relief panels on "flora" and "fauna" on the pillars did not happen.

## 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)
<b>(a) HISTORICAL SIGNIFICANCE</b>	Of significance to the history of the area as it illustrates the early development of this part of the Bundanoon and in particular its role as an early pedestrian and vehicle access route from the village of Bundanoon to the historic tourism related Gullies area and now the Morton National park.

NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance for its association with the well loved and respected Dr Guy Gurney who is commemorated by the Guy Gurney Memorial Gates at the terminus of The Gullies Road at the Morton National Park. These gates were designed by Wingecarribee Shire Engineer Bertram Roy Newton-Tabrett d. 1972 and constructed by stonemason Frank Hayman.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic value due to its setting, including a winding gravel road section for the amenity of walkers, cyclists and horses, and for the surrounding vegetation, which is part remnant rain forest.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of social significance because of the strong regard with which it is held by the Bundanoon community.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

### Statement of Heritage Significance

The Road Reservation of The Gullies Road, Bundanoon is of significance to the history of the area as it illustrates the early development of this part of Bundanoon and in particular its role as an early alternative pedestrian and vehicle access route from the village of Bundanoon to the historic tourism related Gullies reserve, now the Morton National Park. Of significance in demonstrating aesthetic value due to its setting, including a winding gravel road section which is part remnant rain forest and for the strong regard with which it is held by the Bundanoon community. The Guy Gurney Memorial Gates at the terminus of The Gullies Road at Morton National Park mark an association with the well loved and respected Dr Guy Gurney 1919-1935. These gates were designed by Wingecarribee Shire Engineer Bertram Roy Newton-Tabrett d. 1972 and constructed by stonemason Frank Hayman.

## **‘Spring Vale’—former guest house**

### **52 Gullies Road, Bundanoon**

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#### **Recommendation**

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

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#### **Description**

The following description was prepared by Dr Caroline Cosgrove in 2019.

Spring Vale is a property of 2 hectares (just under 5 acres) located adjacent to Morton National Park, Bundanoon. The main residence is a weatherboard building with double-hung sash windows and a galvanized iron gabled roof. It includes four double bedrooms (including a master bedroom with an ensuite) and a study; a large kitchen and dining room with an open fireplace, a pantry and three sets of French doors leading to a private courtyard at the back; a sunroom with French doors to the verandah; formal and informal sitting rooms; and a large bathroom. All rooms, except for the bathroom, have polished timber floorboards.

At the front (north-western facade of the building) is a verandah with a separate iron roof and a return along its north-eastern side. There is a timber fence around the outside edge of the verandah, which is supported by brick footings, with weatherboards covering the space between the ground and the verandah floor. At the centre-front of the residence, a set of wooden steps, with timber rails at each side, leads up to the verandah and the entry door. A separate large new timber deck has been built onto the south-eastern side of the residence.

A gravel driveway leads from the road to the residence. Outbuildings include a large five-bay shed of weathered corrugated iron, as well as several other sheds of corrugated iron and timber, a workshop, a storeroom and stables. The established gardens include exotic trees and shrubs, and a maze of English box hedging (now overgrown) near the National Park boundary fence. A large dam is located at the front, north-western side of the property. The property was last sold on 21 May 2008.





**Above:** Spring Vale, 10 December 2017, looking north-east (towards front of dwelling). (Image copyright, C. M. Cosgrove.)



**Above:** Spring Vale, 10 December 2017, western side return verandah. (Image copyright, C. M. Cosgrove.)

### Internet Review

25 images at this 2008 site. Image below and notes below from this site.

<https://www.realestate.com.au/sold/property-house-nsw-bundanoon-104001527>





*.Superbly renovated home of charm, history, luxury & size, 'Springvale' enjoys a quiet location on approx. 5 acres at the entrance of Morton National Park. The homestead is nestled amongst a kaleidoscope of autumn colour with English box hedging, delightful walkways, a level grassy area & many private outdoor sitting & entertaining areas.*

*\* 4 large bedrooms & a study. The master bedroom has a full ensuite. The main guest room has French doors leading out to the verandah.*

*\* Richly coloured polished floorboards throughout the house.*

*\* Gorgeous sunroom with French doors to the verandahs.*

*\* Large eat-in kitchen/dining room with open fireplace, pantry & 3 sets of French doors leading to a private courtyard.*

*\* The main bathroom has brass fittings & a delightful claw foot bath.*

*\* Formal and informal sitting rooms complete the family rooms of this really lovely home. Gas heated, water reticulated central heating system with individually controlled radiators in all rooms.*

*\* A wide sunny return verandah enjoys rural views & provides a great position to relax & unwind.*

*\* 'Springvale' also boasts a large old 5 bay shed, 3 paddocks, 2 colorbond stables, chook pen, dam with pump to irrigate garden and town water.*

*'Springvale' offers the discerning purchaser a unique opportunity to acquire a superb small property on the edge of Morton National Park & only minutes to town. The home is superbly presented & the mature garden is a great place to relax!*

## History

### Extract from *Guest Houses in Bundanoon*

Words and image from *Guest Houses in Bundanoon* by the Bundanoon History Group Inc. 2017 p.60.



*Above: Early: Spring Vale, c. 1914; the three women are, from left, Bertha Gambell (1890–1929), youngest daughter of Thomas and Maria Gambell and manager at that time), with her nieces, Vera and Ida Gambell, who assisted her. (Image: copyright, Bundanoon History Group)*

One of the earliest guest houses in Bundanoon, Springvale is situated in Gullies Road just before the entrance to Morton National Park. Springvale during its guest house days was always owned and run by members of the Gambell family.

Thomas Bagnall Gambell married Eliza Maria Sophia Brown in Sydney in 1868 and soon after moved to Bundanoon to work as a fettler on the new railway line.

In 1875, Thomas and Maria bought Springvale on 40 acres of land for 150 pounds, and raised 12 children there, gradually extending the house. Thomas was an active member of the Bundanoon community and was especially involved with the Gullies Trust run by volunteers who looked after the Gullies, maintaining the tracks and lookouts.

He also planted vast numbers of bulbs, especially daffodils, which were sent to the Sydney markets, hence the property was sometimes known as the 'The Daffodil Farm'.

The first advertisement in the Sydney Morning Herald was on 13 February 1897 with Miss L Gambell offering accommodation at a small farm. Mrs Gambell ran the guest house in 1905, and Mrs Bearman (formerly of Mountain Home) helped in 1908. The youngest Gambell daughter, Bertha, and her cousins Vera and Ida, helped run Springvale until the eldest son, William Henry and his wife Emma Jane inherited the property on the death of Thomas in July 1920.

At its peak, Springvale could accommodate 40 guests. The Gambell family had a large garden with vegetables and fruit, plus cows, pigs and poultry.

There were various managers at Springvale over the years including Mrs Gifford in 1927, and Mrs R McWilliam (formerly of Scotia Farm) from 1927 to 1931.

The property was sold by William Gambell to Fred and Claudia Harvey in 1948, and this transfer of ownership ended the guest house days at Springvale.

William, Emma and son Harold retired to the house and land William had bought on the corner of William and Viewland Streets, where they again planted daffodils. (This house was earlier operated as Maemedede guest house.) Springvale has been in private ownership for many years, although David and Carol Parsons did run a restaurant at Springvale called 'Gambells on the Park' in the late 1980s.

**Historical Notes provided by Dr Caroline Cosgrove**

Thomas Gambell married Maria (nee Eliza Maria Sophia Brown) in Sydney in 1868, and soon afterwards the couple moved to Bundanoon, where Thomas obtained work as a fettler on the newly opened railway line. In 1875 Thomas purchased 40 acres of land in Bundanoon (then known as Jordan's Crossing) being Portion 4/6 (10 of Parish) and called it 'Spring Vale'. (It appears that the formal purchase was not recognized until 1912). The couple had 12 children, extending the residence as the number of their offspring increased. Thomas Gambell was active in the Bundanoon community, and was involved especially with the Gullies Trust, a small group of volunteers who maintained the tracks and lookouts in the gullies area immediately to the south and south-east of Spring Vale. These gullies later became part of Morton National Park and a picnic ground just inside the park entrance, adjacent to Spring Vale, is called Gambells Rest.

Spring Vale was first advertised as a Guest House in the Sydney Morning Herald on 13 February 1897, with Miss Lucy May Gambell as the manager. Lucy (1877-1954) was the third daughter of Thomas and Maria Gambell. In a later advertisement for Spring Vale in the Sydney Morning Herald of 7 January 1905, Mrs Gambell was named the manager of the Guest House, indicating that Lucy may have married and moved on. In 1908 Mrs Bearman, formerly of Mountain Home Guest House, assisted in managing Spring Vale Guest House. After this, the Gambell's youngest daughter, Bertha, became the manager and was assisted by her nieces, Vera and Ida.

The Tourist Hotel & Boarding Houses Directory of 1906 advertised Spring Vale as accommodating 25 guests, at a daily rate of four shillings or a weekly rate of one pound and one shilling. Spring Vale's accommodation capacity of 25 guests was the equal highest number of the 14 Bundanoon guest houses that advertised in the Directory that year, with Woodside (later Linkside) the only other guest house that could accommodate the same number.

When Thomas Gambell died in July 1920, the property was transferred to Samuel Bagnall Gambell, the Gambell's youngest son, as well as Edward Tooth, as tenants in common. Tooth had married the Gambell's second youngest daughter, Sophie. However, Edward and Sophie Tooth, as well as Samuel Gambell, lived in Sydney and Spring Vale may have continued to be managed by Bertha Gambell (1890-1929).

In 1925 the Gambell's eldest son, William Henry Gambell, purchased the property. William and his wife, Emma Jane, continued to operate Spring Vale as a guest house, employing a succession of local women as managers over the years. These included a Mrs Gifford in 1927 and from 1927 to 1931, Mrs Lorna (wife of Robert) McWilliam, former manager of Scotia Farm Guest House in William Street, Bundanoon. William Gambell intensively cultivated about five of the 40 acres of land, with the help of his son Harold, as well as running cows, pigs and poultry, providing fresh produce for the guests. During the period of William and Emma's management, Spring Vale could accommodate up to 40 guests.

Berenice Walters (now deceased) who started the Dingo Sanctuary in Bargo, stayed at Spring Vale guest house with her brother, Rob, and her parents during school holidays in the 1920s and 1930s. Her father, Ken Lawson, was a doctor and the Gambell family were patients of his. Among her memories, Berenice recalled that the weatherboard house was surrounded on two sides by a wide verandah and enormous Camellia trees. There was a tennis court in the front garden. There were open wood fires in the guest house and a large sunken kitchen with its enormous wood range. The farm included horses, cows, calves, pigs, and chooks; there was also an orchard of stone fruit and acres of flowers that were supplied to the Sydney markets. Mr Gambell's most precious bulbs were his King Alfred Daffodils.

In 1948 William and Emma Gambell sold Spring Vale to Fred and Claudia Harvey. The Harveys did not continue to operate the property as a Guest House and when they advertised it for sale in 1952, it was called 'The Daffodil Farm'. Daffodils had been grown there from the time of Thomas and Maria Gambell's ownership, and throughout William and Emma Gambell's tenure, and the Harveys continued to grow them.

In 1957 Harry Beaumont Rippin and James Herbert Rippin (Harry's father) bought the property, then of 40 acres, as joint tenants. Harry Rippin and his wife, Dorothy, ran it as a farm and used the

residence for themselves, sharing the house with Harry's parents for a time. After his parents left, Harry demolished the half of the house they had lived in. The remaining portion was part of the early house. Harry died in June 1986.

In 1988 David and Carol Parsons purchased the property, which by then had been reduced to five acres (two hectares). They operated a restaurant, 'Gambells on the Park', which was located in the residential building, for 10 years. The five-acre property was sold again c. 2002 and it was last sold on 21 May 2008 to Fiona Crago, the present owner, who operates a veterinary practice in Bundanoon.

## 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)
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Gullies Road area of Bundanoon in the late 19th Century and the development of the important tourist guesthouses in the Bundanoon district. One of the earliest guest houses in Bundanoon, Springvale is situated in Gullies Road just before the entrance to Morton National Park.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with the pioneering Gambell family. Thomas Bagnall Gambell and his wife Eliza first moved to this site in 1875. Springvale during its guest house days was always owned and run by members of the family. Thomas was an active member of the Bundanoon community and was especially involved with the Gullies Trust run by volunteers who looked after the Gullies, maintaining the tracks and lookouts. He also planted vast numbers of bulbs, especially daffodils, which were sent to the Sydney markets, hence the property was sometimes known as the 'The Daffodil Farm'. The property was sold to Fred and Claudia Harvey in 1948 ending the guest house days at Springvale.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<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
<b>(d) SOCIAL SIGNIFICANCE</b>	<p><i>Spring Vale is important for its association with Thomas and Maria Gambell and their family, one of the early white families who settled in the local area of Bundanoon (Jordan's Crossing prior to 1880). It is also valued by the local community for its early and long-standing association with the guest house accommodation that was a feature of Bundanoon and surrounds from the late nineteenth century. The Gambell family contributed to the local economy and the community. Thomas Gambell worked with the Gullies Trust, a volunteer group who maintained the tracks and lookouts in the area to the east of the property, which later became Morton National Park; the picnic area located just inside the Park entrance, adjacent to Spring Vale, is called Gambell's Rest.</i></p> <p><i>e) Spring Vale is a surviving early example of the many guest houses that once characterised the village of Bundanoon and its surrounds. It provides physical evidence of this type of business that contributed to the village's reputation and economic development from the late nineteenth century, with its heyday in the 1930s, when almost 30 guest houses were advertised in the Bundanoon Accommodation Directory.</i></p>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<p><i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a large single storey weatherboard residence from the late 19th century formerly used as a guesthouse.</i></p>

### Integrity/Intactness

The main building has been heavily modified over the years but retains parts of its original structure. An early part of the building was demolished in the 1970s, but some of the early structure at the rear part of the house where the kitchen is located.

### Statement of Heritage Significance

Springvale in Gullies Road, Bundanoon is significant because it illustrates the development of the Gullies Road area in the late 19th Century and the development of the important tourist guesthouses in the district. One of the earliest guest houses in Bundanoon it is also of significance because of its association in the local area with the pioneering Gambell family. Thomas Bagnall Gambell and his wife Eliza first moved to this site in 1875. During its guest house days until 1948 it was always owned and run by members of the family. Thomas was an active member of the Bundanoon community and was especially involved with the Gullies Trust run by volunteers who looked after the Gullies, maintaining the tracks and lookouts. He also planted vast numbers of bulbs, especially daffodils, which were sent to the Sydney markets, hence the property was sometimes known as the 'The Daffodil Farm'. 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 weatherboard residence from the late 19th century formerly used as a guesthouse.

Spring Vale is a long-surviving representative of the many guest houses that once characterised Bundanoon village and its surrounds. It is important for its association with the Gambell family, one of the early white families who settled in the local area and made a strong community contribution. It is also valued by the local community for its early and long-standing association with the guest house accommodation that was a feature of Bundanoon and the surrounding district from the late nineteenth century. Although it has been altered substantially over the years, the property, including

parts of the main building, provides physical evidence of its early operation as a guest house and later business ventures that contributed to the village's reputation and economic development.

## Former Greason's Abattoir—slaughterhouse remains

### 30 Heritage Drive, Bundanoon

#### Recommendation

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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 site is of historic significance for its ability to evidence early industries which contributed to the development of the area*

#### Description

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October 2020: Ruin remains of shed and separately remains of a fire place on a recent 39 lot subdivision.





**Above:** Sign at the entrance to the the housing estate at 131 Ellsmore Road which includes the site of the Greason's Abattoir. . Photo from James Allman, Architect, Dec 2020. Date of historic image unknown.

### Internet Review

The site was approved for a 39 lot subdivision in December 2019. DA 19/0091 and unlikely to be of further interest.

## Wingecarribee Heritage Inventory -, HAS BEEN ENTERED ON DATA BASE BY SARAH

**Date and researcher:** 16 April 2018, Dr. Caroline Cosgrove, for the Bundanoon History Group;

**research by Beryl Seckington, Bundanoon History Group**

### Item Name

Greason's abattoir: 'The Yards', 131 Ellsmore Road, Bundanoon, Lot 61, DP1041322.

### Potential heritage item

### Physical Description

The abattoir consists of a slaughterhouse – a timber-frame corrugated iron shed with a high-pitched roof – with a small fibro shed attached on the southern side. Adjoining the slaughterhouse on the western side is a stock loading ramp and a small stock yard with post and rail fencing. A mature radiata pine tree is located outside the yard. A corrugated iron shed for boiling down animal waste products is located a short distance from the southern side of the slaughterhouse, together with another corrugated iron storage shed. To the east of the boiling down shed is a corrugated iron fowl house with attached yard.



The property on which the abattoir is located is of 17.29 Ha. (42.7 Acres). It is zoned R5: Large Lot Residential, suitable for subdivision into residential lots with a minimum lot size of 4,000 m<sup>2</sup> (one acre), subject to Council consent.

## History

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### Historical Notes

Robert Greason came to Bundanoon in about 1907 and took a seven-year lease on the butcher's shop at 10 Ebury Street, formerly owned by Thomas Mitchell from the 1880s. He also leased a slaughterhouse, where he killed his meat, on the corner of Ellsmore Road and Blue Gum Road; this later became part of the Ellsmore farm. When the butcher's shop lease was due for renewal, Thomas Mitchell's son, Joseph, decided to continue the business, taking over the lease. Robert Greason was left with nowhere to kill or sell his meat. After being out of the butcher's business for about 18 months, Greason built his own butcher's shop at 26 Erith Street in about 1916. He also bought about 200 acres of land in Ellsmore Road and built his own slaughterhouse. The Greasons killed their own meat for the shop, continuing to do so for many years. They kept cattle, sheep and pigs on the farm, which they called 'The Yards'.

Robert Greason was an expert horseman who also had a 'good eye' for cattle. He died on 5 July 1947, leaving the business to his sons, Cecil and Alister (senior). The brothers purchased animals from the sale yards and they came by train to Bundanoon. They were then held in a small yard on Railway Avenue, near Osborne Street, before being herded by men on horseback, with dogs, across the railway track and down the road to the farm. There are stories of cattle getting loose and running amok along the railway track and even along the footpath in the main street of Bundanoon.

The Greasons kept a tank inside a shed near the slaughterhouse for boiling down the leftover waste products, including fat, from the slaughtered animals. This process produced tallow that was sent away to others for making candles and soap.

The Greason family had an iceworks attached to the butcher's shop in Erith Street, which supplied all the ice for Bundanoon at that time. They kept a large tank at the shop, in which salt and ammonia flowed through coils to cool tapered 56-pound ice moulds, filled with water. By the following day the water had frozen; the moulds were then removed from the tank and hosed down with water, releasing the ice. The blocks of ice were cut in half and delivered around the town, as no one in the district had refrigerators at that time. Alister Greason's son, Alister junior, known as Mick, used to deliver ice to Bundanoon residents three times a week, placing large blocks of ice in customers' ice chests, thereby enabling them to keep their food fresh.

The Greasons made their own sausages in a large cool room attached to the butcher's shop, where they kept a big cylinder, filled with ammonia. A set of motors and large pulley wheels drove the sausage machine and mixed the sausage meat. Towards the end of the Second World War, fuel for vehicles was scarce and coupons were issued. Alister (senior) Greason ran a butcher's cart from Penrose to Wingello, taking ice to the country residents. To save petrol, his son Mick would ride an old horse to Penrose, with a basket of meat, packed with a block of ice, sitting on his knee.

Greason's sausages had an excellent reputation. In addition to Bundanoon, the business delivered meat to the nearby villages of Wingello, Penrose and Exeter, and people also came from Sydney or elsewhere in the state to purchase bulk lots of meat. Mick Greason often sent parcels of sausages and other meat on the train for customers. The whole family, including the grandparents and the children, were co-opted into the delivery work. Christmas was a very busy time, with the days starting at 4am. Sunday was traditionally the main day for killing stock, when the men in the family killed sufficient animals for the week at the Ellsmore Road yards. During the week, there were marathon sessions when chickens were killed, usually late in the afternoon, after the shop closed.

The butcher's business was sold to Pat Long in about 1978. Part of the farm was subdivided into large acre lots along Greasons Road, with about 80 acres of the farm remaining. This property was subdivided and sold in December 2017. The old slaughterhouse, along with several sheds and some yards, remain at 'The Yards, Lot 61, DP1041322, but are no longer used.

### **Assessment criteria**

#### **Assessment criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (of the local area) (Historical significance)**

The abattoir has historical significance locally as a small village family abattoir, including a slaughterhouse and a boiling down works, where the family killed their own meat for the butchery they established.

#### **Assessment criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or in the local area) for social, cultural or spiritual reasons (Social significance)**

The abattoir has social significance locally for its association with the Greason family who established their butchery c.1907 and continued the business through three generations until 1979.

#### **Assessment criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural (rarity)**

There are few examples of this type of abattoir in existence today and no others known of in the local district.

#### **Assessment criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's) cultural or natural places (representativeness)**

The abattoir is representative of a small village family abattoir that operated through the twentieth century to serve meat to the local population and expanded to meet increasing demand throughout the region.

### **Statement of Significance**

Greason's abattoir is representative of a small village family abattoir that operated through the twentieth century to serve meat to the local population and expanded to meet increasing demand throughout the region. There are few examples of this type of abattoir in existence today and no others in the local district. It also has social significance for its association with the Greason family who established their butchery c.1907 and continued the business through three generations until 1979.

**Year built**

About 1916

**Builder**

Greason family

**Intactness/Integrity**

The main building retains its original structure, with some modifications over the years.

**Owner**

Unknown; formerly the Greason family, Bundanoon

**Current Use**

Not in use

**Former Use/s**

Slaughterhouse/abattoir

**Physical condition**

The Slaughterhouse and sheds are in fair to good condition

**Modification Dates**

Unknown

**Lot and DP**

Lot 61, DP DP1041322; Item No. 2681763.

**References**

Author	Title	Year
Bundanoon History Group	Archive File, 7 Ebury Street	
Bundanoon History Group	<i>A Place of Deep Gullies</i> , p. 37	2015

**Newspaper articles**

'More on old Bundanoon butchery', *Berrima District Post*, NSW, Friday, 10 January 1963, p. 4

**Further information**

Background information, including an oral history of Mick Greason, was provided by Beryl Seckington, Archives Committee, Bundanoon History Group

**Assessment criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (of the local area) (Historical significance)**

The abattoir has historical significance locally as a small village family abattoir, including a slaughterhouse and a boiling down works, where the family killed their own meat for the butchery they established.

**Assessment criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or in the local area) for social, cultural or spiritual reasons (Social significance)**

The abattoir has social significance locally for its association with the Greason family who established their butchery c.1907 and continued the business through three generations until 1979.

**Assessment criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural (rarity)**

There are few examples of this type of abattoir in existence today and no others known of in the local district.

**Assessment criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's) cultural or natural places (representativeness)**

The abattoir is representative of a small village family abattoir that operated through the twentieth century to serve meat to the local population and expanded to meet increasing demand throughout the region.

### 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>The abattoir has historical significance locally as a small village family abattoir, including a slaughterhouse and a boiling down works, where the family killed their own meat for the butchery they established.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with the Greason family who established their butchery c.1907 and continued the business through three generations until 1979.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case are few examples of this type of abattoir in existence today and no others known of in the local district.</i>
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of heritage in this case representative of a small village family abattoir that operated through the twentieth century to serve meat to the local population and expanded to meet increasing demand throughout the region.</i>



**Integrity/Intactness****Statement of Heritage Significance**

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Greason's Abattoir ruined Remains at 131 Ellsmore Road, Bundanoon is significant because it is representative of a small village family abattoir that operated through the twentieth century to serve meat to the local population and expanded to meet increasing demand throughout the region. There are few examples of this type of abattoir in existence today and no others in the local district. It also has social significance for its association with the Greason family who established their butchery c.1907 and continued the business through three generations until 1979.

# St Brigid's Catholic Church

## 12-16 Hill Street, Bundanoon

### Recommendation

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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 church has historic significance for its role in the development of the community. The church is important for its aesthetic and landmark qualities. As a place of public worship, the Church has social values for the community.*

### Description

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October 2020: A freestanding church from 1895 set on a large site in a town setting that has retained its context. The building is setback 6 metres from the street. The site partly has a fence of brick and metal palisade. The garden is informally landscaped with mature trees. The façade presents a simple projecting bay, symmetrical elevation and is constructed of sandstock brick with brick buttresses and rendered masonry base course. The roof is gabled with a steep pitch and has timber lined eaves.

The roof is clad in terracotta tile and features decorative barge boards. The gabled front porch is centrally located and features a rose window and is arched and timber boarded. Fenestration comprises casement timber windows with coloured glass lead lights. The building appears to be in excellent condition and is highly intact. Alterations include sympathetic fencing and subdivision of block. A good building and site and both worthy of listing.



**Above:** PHOTO 1 IMAGE <http://bundanoon-nsw.placeadvisor.com/img/companies/1/15/153/1539/15398.jpg>

### Internet Review

## History

### Heritage Survey 2009 History

Nil.

**Other historical notes here:** Caroline Cosgrove emailed 27/5/2021 I think St Brigid's Catholic Church should definitely go on the list but as yet we don't have further info. - we are doing research.

## 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)
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because this 1895 church illustrates the development of the Hill Street area of Bundanoon and the Bundanoon community in the late 19th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its strong association as a place of worship for the Catholic Community of Bundanoon and surrounding district.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance as a fine example of a small, largely intact country Gothic style church of the Victorian period, built of sandstock brick, with a high pitched, terracotta tile roof.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

## Statement of Heritage Significance

St Brigid's Catholic Church at 14-18 Hill Street, Bundanoon is significant because it illustrates the development of the Hill Street area and for of its strong association as a place of worship for the Catholic Community of Bundanoon and surrounding district. It is also significant in demonstrating aesthetic achievement in the local area because of its setting and architectural form and as a fine example of a small, largely intact country Gothic style church of the Victorian period, built of sandstock brick, with a high pitched, terracotta tile roof.

## ‘Emerson Grove’—house, barn and garden

### 9 Panorama Avenue Bundanoon

#### Recommendation

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

#### Description

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A well-built 1930s one and half storey light coloured face brick residence with a steep pitch, bonnet shaped and gabled tiled roof on a c. 13,800 m<sup>2</sup> site.

Former names: ‘Marylands’ and ‘Ash Grove’

#### Internet Review

15 images, 1 drone photo and site and floor plan at this site from c. 2015. Below images of the house and barn and notes from this 2015 site.

<https://www.realestate.com.au/sold/property-house-nsw-bundanoon-120990894>



*Grand Country Living -*

*9 Panorama Road, Bundanoon*

*Originally known as "Emerson Grove" this mellow & gracious country home built in the 1930's by Charles Boag, a local builder of renown, & complete with its resident peacock & guinea fowls has finally come to the market. Art Deco design cornice work, 10ft ceilings, solid timber doors & updated marble bathroom make this a home for the discerning purchaser. Lovingly cared for by its current owners who have created over 3 acres of beautiful gardens, this charming home offers so much potential. Perfect as a country retreat or as holiday accommodation this property could be your home & income, or with a nearly completed sub-division for the adjacent 1500sqm block a handsome investment.*

*Commanding & elegant from the sweeping driveway to the oak staircase topped by a brass chandelier it is hard not to imagine cocktail parties or murder mystery weekends - entertaining, country style.*



*The marble tiled entrance hall doesn't quite demand a butler but it does have that sort of feel & the open fireplace in the drawing room will be where your guests cluster on a winter evening, even though the gas-fired hydronic central heating, practical but prosaic, is doing a sterling job of keeping the house warm on even the coldest night. The peaceful morning room with its easterly views of the garden will be a favourite place to curl up with a good book & the current library would make a good formal dining or breakfast room.*

*The conservatory, adjacent to the kitchen, with its garden views & flocks of regular avian visitors, is another favourite area in which to relax while the chef gets to work. The kitchen with plenty of informal dining space, features granite worktops, a large pantry, Miele dishwasher, 4-burner gas hob with range hood, electric double wall oven & enough pot drawers for even the most demanding Master Chef.*

*The main suite on the ground floor has two bedrooms, the master with walk-in robe & ensuite & the secondary with built-in robes & access to the family bathroom. Upstairs there are 3 further bedrooms, one with a fireplace, all with built-in robes, & a further bathroom & powder room. Garden views abound from every window - peace personified.*

*Every house has its workman like areas & the mudroom & laundry are no exceptions - a great place to sleep the dogs! Outside there is an old stable with a tack room, feed store & an ancient store room that looks like it would have originally housed the trap or gig.*

*There is also a huge typically Australian timber barn with clay tiled flooring; the fun that has been had here down the years! It has a built-in range, pot-belly stove, freestanding electric cooker, shower & toilet. Glamorous it is not - but with a bit of vision there could be the best rustic retreat accommodation, or garaging for a classic car collection, or an art gallery; the potential for this space is only limited by one's imagination.*

*The extensive & glorious gardens are a testament to the gardener's art with clipped formal hedging, mature European trees & shrubs including Prunus, Japanese maple, a Silver Birch grove, Nyssa & Ornamental Cherries to name but a few. There is the Ritz-Carlton of chook sheds & a covered veggie patch sufficient to placate the Jamie Oliver in us all. Then there's the 10-metre swimming pool, & the espaliered fruit trees....*



## History

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### Historical Notes by Maureen Townsing

19 June 2008

Ash Grove...Marylands.....Emerson Grove

I spoke with Robert Boag from Wingello last Friday (13 June 2008). Robert described property as probably one of the first "proper gardens" in Bundanoon.

Robert's father Charles Alexander Stuart Boag (Cas Boag) built the house in 1938 – Robert (then about 2-3 years old) "helped". Charles was a builder by profession..was often away during the week on projects...and gardening was his weekend passion, relaxation and exercise...he was not a sportsman.

House stood on about 12 acres....the name Emerson Grove may have predated house, as an apple orchard was already on site.

Charles designed and worked on the garden himself. He planted about 20,000 tulips –Robert thinks Charles amongst the first in Highlands to grow tulips...he imported bulbs from Holland. Grew also hyacinths and daffodils. Had a lilac plantation in one area. Robert recalls mowing done with push mowers. Tulips were planted in blocks of colour.

Mrs. Boag milked a jersey cow and was a keen rider of horses kept on the property.

The property was open for garden inspections from time to time..funds raised for hospital for incurables in Sydney.

Property sold in early 1960's.Family moved to Wingello. There Charles built an irrigation scheme for 300 acres which is still working. No electricity at Wingello then....only butcher, post office and two stores.

Charles owned other property around Bundanoon...built workshop out of cedar boards as a joinery workshop (still exists on property corner Hawthorn/panorama). He also had a dairy and grass drying business (making cattle food pellets)

Charles died at Wingello aged 64 [in 1968].

### Further Historical Notes written by Maureen Townsing

20 September 2008

Ash Grove, Formerly Maryland (s) Originally Emerson Grove

In 1927, Richardson and Wrench offered for sale land known as the Williams Estate at Bundanoon..'a favourite tourist centre on the Southern Highlands, 2205 feet above sea level.' The land comprised a parcel of 14.5 acres, and six other allotments marked on the plan of subdivision displayed here.

By 1938, Mr Charles (Cas) Alexander Stewart Boag had acquired the 14.5 acre site. He built a California Bungalow styled house set well back from the proposed road which later became Panorama Avenue. He lived in the house, called "Arden", whilst his own double-storey brick home was constructed nearby. When the Boags moved into their new house, "Arden " was occupied by a relative of Mr Boag, Captain Robert and his wife Lillian May Stewart. The name "Emerson Grove" favoured by the Boags for their new house, was taken from an orchard already established and so named in one corner of the parcel of land they purchased.

Mr Cas Boag's son Robert, recalls that once his father had finished the house, he set about creating what Robert calls "a proper garden" in Bundanoon. Gardening was Cas' weekend hobby, recreation and pleasure. Cas designed the garden himself and did his own gardening work. He planted about 20,000 tulips (Robert thinks his father may have been one of the earliest growers of these bulbs in the Highlands)- he imported some varieties from Holland. His tulips were planted in colour blocks. He also grew hyacinths and daffodils and established a lilac plantation in one corner, which still remains. Mowing of the property was done with push mowers.

Mrs Boag milked a jersey cow and rode horses – there are stables at the rear of the property. When first built, the house (and the stables) would have had long views towards the gullies.

The property was opened for fundraising inspections from time to time by Mr and Mrs Boag....funds went to a hospital in Sydney caring for patients with incurable diseases.

In 1960, the Boag family moved to a larger property at Wingello, where Cas Boag died some years later, aged 64.

The property at Bundanoon was purchased by The Honourable and Mrs Mary Ward...the name Maryland or Marylands for the house may date from this period.

Subsequent occupiers include Fairley and John Nesbitt, Stan and Beverley Bidewell. and Shirley and Phil Boyce.

Subdivision and building on the original garden of Cas Boag has continued over the years, and more research is needed on this aspect. As part of the subdivision process, some important elements of the earlier garden such as the lake and the gazebo have we believe been recognized and protected.

The present owners of the Boag family home are Fran and Bob Grover. Since purchasing the house on 3.5 acres two years ago, the Grovers have been working to consolidate the remaining garden, and have called the property Ash Grove after some significant long-established ash trees, which Fran and Bob have augmented by new plantings to make their own ash grove.

**Images below from Bud Townsing with this email note 19/2/2021**

*Also attached are a couple of photos of Emerson Grove probably about 1949 and probably by the Womens Weekly. The old barn is shown.*





**Summary of advice from Caroline Cosgrove 2021 in relation to the barn at Maryland. Extracts.** The barn still exists and was built in the late 19th Century and its associated with the Amos family, early landowners in Bundanoon, who owned this land prior to the Boag family.



**Above:** Undated image from the Marie Hodgson Collection held by Bud Townsing. It shows the corner of Viewland and Panorama Streets after a snowstorm. Centre and well back with trees behind is 'Arden', CAS Boags first house and now at 5 Amos Street. Emerson Grove, Boag's second house, is yet to be built. The building to the far left is likely to be the barn at Emerson Grove which is still there.





**Above:** Panoramic view of 'Marylands' looking south toward house. Barn is on the left with the galvanised steel roof. (Source: Nearmap, image date 30 January 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Panorama Ave area of Bundanoon in the Interwar Period.</i>

NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with Charles (Cas) Alexander Stuart Boag 1904-1968 who built this house in 1938. Charles was a builder by profession..Charles designed and worked on the garden himself planting about 20,000 tulip and possibly one of the first in Highlands to do so. He imported bulbs from Holland and also grew hyacinths and daffodils and had a lilac plantation in one area. He moved to Wingello in 1960 and died there in 1968 aged 64.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of the house and garden and its setting.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the site possesses a rare aspect of the local area's heritage in this case a one and half storey Interwar House from 1938 in light brick with a bell-cast shape tiled roof. The barn on the property is also significant as a late 19th Century structure associated with earlier landowners, the Amos family.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Marylands at 9 Panorama Ave Bundanoon is significant because it illustrates the development of the Panorama Ave area of Bundanoon in the Interwar Period and for its association in the local area with builder Charles (Cas) Alexander Stuart Boag 1904-1968 who built this house in 1938. He designed and worked on the garden himself planting about 20,000 tulip and possibly one of the first in the Highlands to do so. He imported bulbs from Holland and also grew hyacinths and daffodils and had a lilac plantation in one area. It is also of significance for the beauty of the house and garden and its setting and for possessing a rare aspect of the local area's heritage in this case a one and half storey Interwar House from 1938 in light brick with a bell-cast shape tiled roof. The barn on the property is also significant as a late 19th Century structure associated with earlier landowners, the Amos family.

## **‘Estoril’ (formerly ‘Marlow’)—stone cottage and garden 17-19 Panorama Avenue, Bundanoon**

### **Recommendation**

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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:

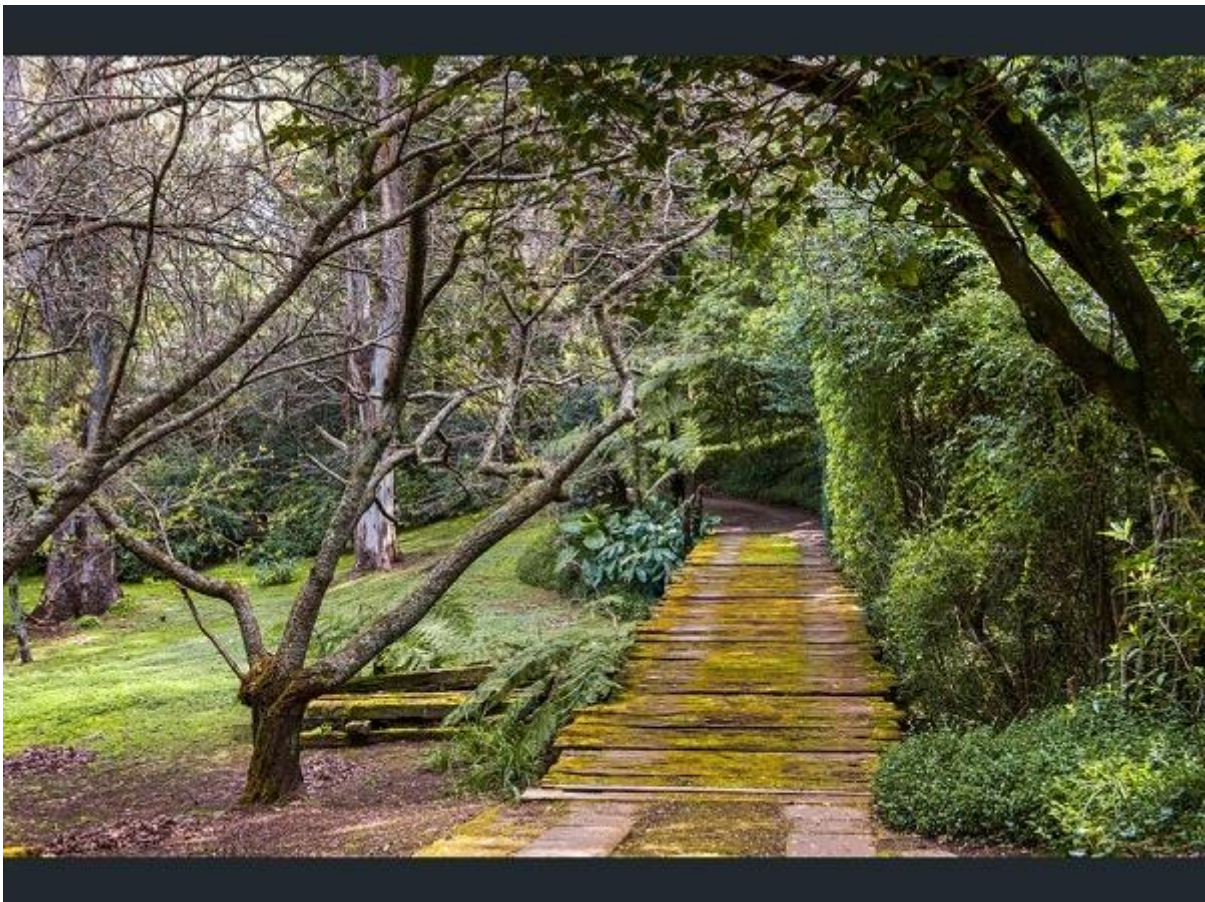
*Significant as a guest house.*

### **Description**

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The house is setback from the street and is obscured by vegetation on a large 11,100 m<sup>2</sup> site. The garden is large and informally landscaped. There is an early garage to the right of front gateway to the site. A feature of the property is that the house is accessed via a driveway across a wooden bridge spanning a watercourse. The internet site shows the house to be small and of sandstone with a hipped and gabled iron roof with straight verandah and return to the left now enclosed. The sandstone section now houses an open dining/living room, kitchen and one bedroom only. The later 2.8 metre wide skillion roofed weatherboard addition to the right has a second bedroom, laundry and bathroom. The site has many mature trees and some stone walls and is especially notable for the mature forest trees that appears to be an example of remnant Robertson Basalt Tall Open Forest endangered ecological community. Extant trees appear to include *E. cypellocarpa*, *E. obliqua*, and perhaps *E. viminalis*.



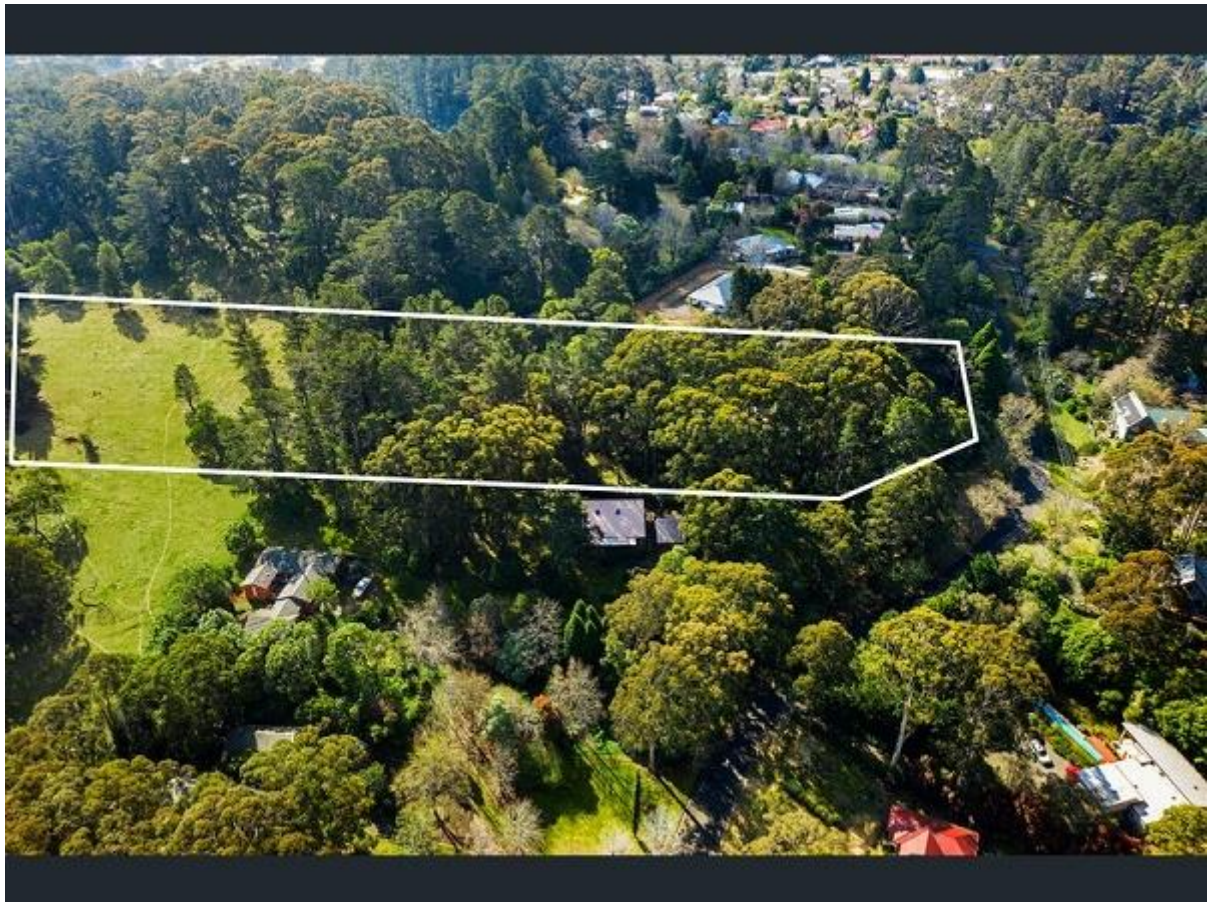


### Internet Review

47 images (including first 3 images here, two plans and listing (below) from this site  
<https://www.realestate.com.au/property/17-19-panorama-rd-bundanoon-nsw-2578> Note that the



Edmund Barton reference is incorrect as he died in 1920 before the house was built. The images of the garden are very good but no evidence given for statement that it was designed Edna Walling.



### *A Beautiful Piece of History in an Enchanting Rainforest Setting*

17-19 Panorama Road, Bundanoon

'Estoril'

*There is nothing quite like the allure of a home that is filled with history and tales of times gone by, and this c1900 sandstone cottage evokes exactly that. With its historic origins as the holiday residence of Australia's first Prime Minister Sir Edmund Barton, Estoril is one of Bundanoon's oldest remaining original properties, and is as unique in its offering as it is captivating in its modest authenticity.*

*Entering its ivy-covered entrance gate, you'll pass over a moss-flecked railway bridge and through the most glorious rain forest setting, before arriving at the cottage itself, character-filled and oozing rustic charm. While in predominantly original condition, the home is remarkably comfortable, with two-bedrooms, a kitchen, bathroom, and spacious living room offering ample accommodation. And, though you will undoubtedly fall in love with the charisma of this gorgeous old soul, it's hard to deny that Estoril is destined for greatness, and the potential that exists here is nothing short of exciting!*

- c1900 sandstone cottage presented in very well-maintained, mostly original condition
- Retaining many hallmarks of its heritage such as high ceilings and casement windows
- Spacious lounge and dining enjoys the warmth and ambience of a slow combustion fire
- Original AGA cooker features in the timber kitchen, along with generous cupboard space
- Two good-sized bedrooms, bathroom and laundry complete the internal floor plan
- Exciting potential for restoration and modernisation while still honouring its authenticity
- Elevated clearing with views to the rear is the ideal location for a new dwelling (STCA)
- Rainforest setting with established gardens and towering trees, originally designed by Edna Walling

*Occupying an approx 2.75 acre land parcel in the most tranquil of settings, you will also enjoy fabulous convenience being only a short walk to Bundanoon village shops, cafes and train station.*

## History

**Historical Notes based on research by Ian Smith in June 2021 and Bud Townsing, Caroline Cosgrove and Dennis McManus August 2022.**

This site was on the Ben Nevis Estate of Norman de Meyrick (d.1970), estate agent. De Meyrick bought the 16 acre, 2 rood, 17 perch block from Thomas Osborn Bloomfield in December 1925. Bloomfield had inherited the block (as part of a larger parcel) from Dinah Osborn in 1921 and Dinah inherited it from George Wilson Osborn in 1916. The block was part originally part of the land granted to George Wilson Osborn in 1882.

Annie Maria Stafford d. 1972 wife of Edwin Oakley Stafford 1890-1945 of Glebe, cabinet maker and aeronautical engineer, bought 2 acres, 0 roods, and 20 perches of land from Norman Cecil de Meyrick on 20 August 1932. It included a right of way to Panorama Avenue. The title details are Volume 4544 Folio 170. It was part of a 16 acre 2 rood, 17 perch block owned by de Meyrick.

Edwin Oakley Stafford 1890-1945 was born in Bellambi near Wollongong (September 1890). He enlisted in WWI at Casula, New South Wales, on 11 November 1915 at age 25 and two months. He was single, a cabinet maker and living at 124 Bridge Street, Glebe Point and his next of kin was shown as his father, Edwin Francis Stafford (d.1940) of the same address. He embarked on 15 January 1916 from Sydney in the Osterley. His later war records has him as an aeronautical engineer and cabinet maker. He was a gunner in the AFA 1<sup>st</sup> Battalion. He was in Egypt until 26 March 1916 and then served in France. He was wounded on 18 August 1916 when he was buried in a shell explosion, losing his right eye and suffering wounds to his right arm and back. He was discharged in London on 5 February 1917 "in consequence of being permanently unfit for war service at home or abroad". He married Annie Maria White at St Marys Church Bearwood, Birmingham, on 31 October 1917. Edwin, with Annie, returned to Australia in December 1920.

*The Scrutineer & Berrima District Press, Wed. 10 June 1931, p. 2. notes Wingecarribee Shire correspondence as follows: From Mrs. A. M. Stafford, advising that she could not accept Council's stipulation for a minimum charge in connection with the supply of electricity to her proposed new building at Bundanoon. — To be informed that Council regrets that it cannot depart from its previous decision, but if additional consumers were connected up to the extension the guarantee will be reduced accordingly.*

It is considered that the Staffords completed the house by c. 1932/1933. They possibly used it as a weekender, letting it as holiday rental as well, until they were ready to move into it in 1937. *The Sydney Morning Herald* of 16 December 1933 in the Hotels and Holiday Resorts section for Bundanoon records "BUNDANOON – Furnished cottage, septic sewerage, garage. Stafford, Marlow, Bundanoon." This suggests that just after purchasing Marlow the Staffords let it out. There are two other advertisements at about the same date for the letting out of Marlow.

The rate books for Wingecarribee Shire show two adjoining lots of vacant land (Volume 2973 Folio 200) in William Street purchased by Annie Maria Stafford in 1934. Her address in 1934 was 5 Welby Flats, Mansfield Street Glebe. Her address in September 1937 was given as Marlow, Bundanoon so it is presumed she and Edwin moved to Bundanoon in 1937 to Marlow. The 1943 Electoral Roll gives their address as Marlow, Bundanoon. *Marlow* is the name of a town located on the River Thames, 4 miles south south-west of High Wycombe, 5 miles west north-west of Maidenhead and 33 miles west of central London and may be related to Annie Maria Stafford (nee White). *Estoril* is the name of a coastal town in Portugal on the Portuguese Riviera and no reason for its use known.

On 19 January 1945 the *Southern Mail* records "Another returned soldier of the last war, Mr. E. O. Stafford of Bundanoon has gone West aged 53 years. Although he had suffered from war injuries through the years, his death was unexpected." The *Sydney Morning Herald* of 15 January 1945 reported that Edwin Oakley Stafford had died unexpectedly at his residence *Marlow*, Panorama Avenue Bundanoon.

The property wasn't sold again until 1956, so likely that Annie Stafford stayed on after Edwin's death in 1945.

David and Sandy Powell purchased the property in c.1965 and lived there until 1988 as a holiday house. They said the previous owners (name unknown) had made the place look very nice but the husband died soon after coming to Bundanoon and the wife went to live in Greece.

The Powells purchased an additional five acre triangle of land from Norman De Meyrick; prior to this the boundary was about three feet from the kitchen door. A charting map dated 1967 shows the current property as Portion 21 of DP234727 comprising 2 acres and 39 ¾ perches.

On 29 January 2010 Marianne Ward of the Bundanoon History Group interviewed Sandy Powell (nee Duncan b. c1934) concerning Estoril and extracts are shown here:

*Sandy Duncan married David [Powell] [1959] [by now] we had two children. David Powell. In 1965 Sandy and David had a family holiday in the Anderson's house (at the top Anderson family of Amos Lane). We both enjoyed it and so later on when we did have a bit of money, we were looking around for a holiday house. In fact, Sandy was looking at a bit of land at the top of Glow Worm Glen track - but Mum came on board so were able to buy "Estoril" - which was then the family home [until 1988].*

*"Estoril" was (then) at the end of Panorama Avenue (as it was then called, now Road). At the end of the road, going down. We used to get so many idiots getting stuck at the gates at night, etc. They would hit our stone gateposts. Below us was just Mr de Meyrick's acreage.*

*It was gorgeous up there - everyone loved it - just a lovely holiday house which we had for thirty years. No-one wanted to do much maintenance. (Purchased in ??1965) (Caroline was about six.)*

*It was a gorgeous five acres. A little stone cottage which had a bridge across a little stream, which we subsequently found out was not a stream but a tap that Mr de Meyrick had turned on! ..... We thought we were buying the stream! and we had a huge water bill when we finally bought the house. But it does have this wooden bridge.*

*The little house is stone and it has a sunken stone courtyard, all done in stone. The people we were buying it from, he died sadly soon after they got there - and she took off and went to live in Greece. They had made it look very nice.*

*Inside Estoril there was one big room. You came straight off the verandah into this room which had a big fireplace in a corner. The dining-room table was at the other end. Lovely glass doors, opening out into the garden. All was small.*

*Through a door, the kitchen was on the right, with a fuel stove and marvellous old dresser (which we took with us when we moved, it is now in the hands of one of Sandy's nephews -weighs a ton.)*

*Tiny alcove for telephone, then a bunk room with five bunks/beds. The main bedroom had a door from the sitting room, very small room. Maybe part of a lean-to. The hot water came from the stove. It was Sandy's job to start the fire at 5am. We all used to go to Mass smelling of Aga wood smoke!*

*There was an orchard, all a bit old. Trouble was that the boundary was about three feet outside the kitchen door - a tiny little verandah, then the rest was all bush.*

*We sold "Estoril" in 1988 and moved to Penrose. "Estoril" was always a holiday house.*

*Sandy first came to Bundanoon in 1942 when aged 8. Her school, Kincoppal Convent, in Rose Bay, Sydney, situated by the Harbour, was evacuated during the war.*









*Above: 3 Images above from the 1980s and 1990s provided to the BHG by former owners Sandy and David Powell.*

**Note from Sarah Farnese in regard to remnant trees on the site:** *The forest on the property is already protected by its classification as Endangered Ecological Community under the Biodiversity Conservation Act 2016 and as Threatened Ecological Community under the Environment Protection and Biodiversity Conservation Act 1999...*

## 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the Ben Nevis Estate in Bundanoon from the early 1930s, during the growth of the village's commercial area.</i>

NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association with the life of a badly injured returned WWI soldier Edwin Oakley Stafford c.1890-1945. His WWI enlistment record had him as a cabinet maker but his war record shows him as both an aeronautical engineer and cabinet maker. His wife Annie Maria Stafford who he married in Birmingham in 1917 arranged for the house to be built in c.1932-33 on land she bought in her name in 1932 from prominent local estate agent, Norman Cecil de Meyrick (d.1970), who, with his wife, was involved in the local community - commemorated in nearby de Meyrick Park. Edwin lived in Marlow from c. 1937 until his death in 1945 at age 53. Annie Maria stayed on until 1956. Estoril is also associated with Sandy and David Powell who used Estoril as a holiday home from 1965-1988. Sandy first came to Bundanoon in 1942 at age 8 when her school, Kincoppal Convent, Rose Bay evacuated to the Southern Highlands as a result of WW2 and in Sandy's case to Greenways Guesthouse in Garland Road, Bundanoon.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic value in the local area for its simple 1930s architectural form and because of its garden setting with stone walls and bush land remnants.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a small 1930s cottage, built with local sandstone.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Estoril and Garden at 17-19 Panorama Road, Bundanoon is of significance to the history of the local area because it illustrates the development of the Ben Nevis Estate in Bundanoon from the early 1930s during the growth of the village's commercial area. It is also significant for its association with the life of a badly injured returned WWI soldier Edwin Oakley Stafford c.1890-1945. His war record shows him as both an aeronautical engineer and cabinet maker. His wife Annie Maria Stafford who he married in Birmingham in 1917 arranged for the house to be built in c.1932-33 on land she bought in her name in 1932 from prominent local estate agent, Norman Cecil de Meyrick (d.1970), who, with his wife, was involved in the local community - commemorated in nearby de Meyrick Park. Edwin lived in Marlow from c. 1937 until his death in 1945 at age 53. Annie Maria stayed on until 1956. Estoril is also associated with Sandy and David Powell who used Estoril as a holiday home from 1965-1988. Sandy first came to Bundanoon in 1942 at age 8 when her school, Kincoppal Convent, Rose Bay evacuated to the Southern Highlands as a result of WW2 and in Sandy's case to Greenways Guesthouse in Garland Road, Bundanoon. Estoril is also of significance in demonstrating aesthetic value in the local area for its simple 1930s architectural form and because of its garden setting with stone walls and bush land remnants and because it possesses a rare aspect of the local area's heritage, in this case a small sandstone cottage built in the early years of Bundanoon's expansion prior to World War II.

# Former Bundanoon Village Nursery

## 71 Penrose Road, Bundanoon

### Recommendation

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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.*

### Description

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#### October 2020 Inspection Report

A one storey freestanding cottage from 1915 – the Federation period - set on a large site in a semi-rural setting that has retained its context. The building is setback from the street. The site has a front fence of hedge, post and rail approximately and a left side driveway accessing a rear garage. The front garden is landscaped and features a picturesque setting of mature exotic trees.

The façade presents a projecting bay to the left, asymmetrical elevation and is constructed of weatherboard. The roof is hipped and gabled with a steep pitch, and has close eaves.

The roof is clad in corrugated sheet metal and features battened gable end detail. The verandah is offset to the right and runs across the façade and returns the corner to the right and has a bullnose profile roof. It features timber posts. The façade is partly obscured by high vegetation. The front door is panelled and glazed. Fenestration comprises a group of 3 vertically proportioned casement timber windows. The building appears to be in fair condition and is substantially intact. Listing warranted but restrict to No 71 only



### Internet Review

The image at this site shows a vacant block of land now number 69 to the right of the house which was formerly part of the Village Nursery site. The land was sold in May 2020.



<https://www.realestate.com.au/property/69-71-penrose-rd-bundanoon-nsw-2578>

## History

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### Heritage Survey 2009 History

Nil.

**Extract from p.24 of The Guest Houses in Bundanoon book 2017.** Benachie, situated on Penrose Road opposite Bellevue Park guest house, was built in 1915 for Mr and Mrs Alfred Johnston on land bought from his good friend Mr Joseph Tooth.. Mrs Alberta Johnston ran the guest house. Advertisements in the SMH in 1937 mention it accommodated 10 guests. .... Benarchie did not advertise often as most of their guest were families returning year after year, as with many guest houses in Bundanoon.

Subsequently, the house was run as a rental property for some years by Alberta's daughter. Since 1980 new owners lived permanently in the house and for over 25 years ran the Bundanoon Village Nursery on this site.

In 1982, Trisha Arbib and Howard Nicholson opened the *Bundanoon Village Nursery*, Penrose Road.



They ran the nursery for 28 years making it one of the longest running businesses operated by the same owners in the village. It featured several times on the ABC's *Gardening Australia*. The nursery specialised in cottage garden plants, herbs and unusual food plants.

**Above:** Cutting from BHG in March 2019 at <https://bundanoonhistory.org.au/wp-content/uploads/2019/05/BHG-Newsletter-March-2019.pdf>



*Above: 1991 black and white image of Trisha Arbib and Howard Nicholson courtesy of Getty Images.*

## 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)
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the southern entrance area to the town of Bundanoon and for its former use as the Benarchie Guest House one of 51 guest houses documented by the Bundanoon History Group.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance for its association with Trisha Arbib and Howard Nicholson who ran the Bundanoon Nursery from this site for 28 years from 1982. It featured on the ABC's Garden Australia program several times.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement for of its setting and architectural form.</i>

NSW heritage assessment criteria	Assessment of site
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its association with the gardening community of the Southern Highlands as the well respected Bundanoon Village Nursery opened in 1982 and run for over 28 years.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey early 20th Century house with hipped roof and offset bullnose verandah.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

The Former Bundanoon Village Nursery at 71 Penrose Road, Bundanoon is significant because it illustrates the development of the southern entrance area to Bundanoon in c. 1915; for its former use as the Benarchie Guest House, one of 51 guest houses documented by the Bundanoon History Group and for its association over 28 years with the gardening community as a respected nursery. Of significance for its association with Trisha Arbib and Howrad Nicholson who ran the Bundanoon Nursery from this site for 28 years from 1982. It featured on the ABC's Garden Australia program several times. It is also significant 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 single storey early 20th Century house with hipped roof and offset bullnose verandah.

## Former 'Bellevue Park' Guest House 74-78 Penrose Road, Bundanoon

### Recommendation

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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 as a guest house.*

### Description

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October 2020: A complex of residential structures formerly used as a guest house that dates from 1914-1916 set on a large site on the southern approach road to Bundanoon that has retained its context. The site has a front photinia hedge and post and rail fence with brick gate posts.. The façade presents as a complex, asymmetrical elevation and construction includes weatherboard and fibro cement sheet. The roofs are gabled with a steep pitch and clad in corrugated sheet metal.

The verandah to the building facing the street runs across the façade and returns the corner to the left and has timber posts on rusticated stone columns and balustrade. The complex appears to be in good condition. Has a very attractive site and garden with mature trees and has some views to the east to the National Park.





### Internet Review

No image There is a short article on Bellevue Park at this site

<https://bundanoonhistory.org.au/wp-content/uploads/2020/09/BHG-Newsletter-August-2020.pdf>

### History

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#### Heritage Survey 2009 History

Nil.

Extract and image below from *Guest Houses in Bundanoon* by the Bundanoon History Group Inc. 2017 p.39



Situated on Penrose Road at the southern end of Bundanoon, Bellevue Park was built between 1914 and 1916 and operated by Mr Joseph and Mrs Eleanor Tooth who originally called the guest house after their daughter, Alma.

When Miss Alma Tooth came to operate the guest house in the 1930s the name changed to Bellevue Park. By 1935, 25 guests could be accommodated.

Alma married Hugh Akrigg in 1940, and in 1941 he bought Bellevue Park and 40 acres for 1,500 pounds. Together with their business partner, Charles Massingham, they ran the guest house until Hugh's death in 1967. By now Bellevue Park could accommodate 100 guests.

Alma married Charles Massingham in 1973 and they continued to run Bellevue Park until 1977. For many years Bellevue Park was then run as a special care hostel, and today it is a private residence.



**Above:** Undated postcard from this site [https://www.facebook.com/Bundanoon-History-in-Photos-1049370065134846/photos/?ref=page\\_internal](https://www.facebook.com/Bundanoon-History-in-Photos-1049370065134846/photos/?ref=page_internal)

## 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the southern entrance (Penrose Road) area to the town of Bundanoon and because of its former use as a guest-house from c 1914 to 1977, one of 51 guest houses documented by the Bundanoon History Group.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance for its association with the Tooth Family who built it as guest house in the WWI period and ran it over two generations and for more than 60 years to 1977.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a substantial guest house complex from WWI period.</i>

### Integrity/Intactness

Substantially intact although alterations have been made.

### Statement of Heritage Significance

Former Bellevue Park Guest House at 76-78 Penrose Road, Bundanoon is significant

because it illustrates the development of the southern entrance to Bundanoon in the WWI period and because of its former use as a guest-house from WWI to 1977, one of 51 guest houses documented by the Bundanoon History Group and for its association with the Tooth Family who built it as guest house and ran it over two generations and for more than 60 years.. It is also of significance 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 substantial guest house complex from the WWI period.



# Bundanoon Soldiers' Memorial Hall and Good Yarn charity shop

## 1-3 Railway Avenue Bundanoon

### Recommendation

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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 Bundanoon Conservation Area.

### Description:

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A single storey 1934/35 face brick memorial hall with a semi-enclosed entrance way with a rising sun 1914-1918 motif set into one wall by the doorway. Facade has several Art Deco brickwork features. It is located on the corner of Railway Avenue and Church Street. The building includes a shop frontage to Railway Avenue built at the same time as the hall.

There are some interiors that also warrant investigation and careful management, including the honour rolls and the old projection room. The projection room is accessed via external stairs and is a working example of the twin carbon-arc film projects which provided projection in cinemas up until the 1970s (or in the 1990s in the case of the Hall). The equipment was working last it was checked and may be one of the few remaining carbon-arc projector facilities in the State. The value of this equipment requires further investigation and assessment. (Source: Bundanoon History Group, 2023.)



### Internet Review

Good images and historical notes below at this Bundanoon History Group site:

<https://bundanoonhistory.org.au/memorial-hall/>

accessed January 2021.





*The earliest community meeting place in Bundanoon was the Primitive Methodist church which occupied the site where the Soldiers' Memorial Hall now stands. As well as being used for religious functions, the church was used as a school and also hosted entertainments such as concerts and tributes. In 1885 a new Primitive Methodist church (this is the current Uniting Church) was built at the rear of the land. The former church building was relocated to another site in Bundanoon for a boarding house. When the church vacated the corner land was leased to Samuel Tooth Snr. for 21 years, and he constructed timber "refreshment rooms" run by his family.*

#### *A memorial to the local WW1 soldiers*

*In 1930 the church trustees subdivided the original acre of land and the Council purchased the corner portion where the Soldiers' Memorial hall and the Good Yarn shop now stand. Because a Church had once stood where the Hall is now, a covenant was placed over the land by the trustees, forbidding the selling of "wines, beers, ales, spirits or any other intoxicating liquors of any kind whatsoever".*

*Sydney architect, Bertram Duckworth (1891-1971) was commissioned to design the hall as a memorial to returned soldiers from World War 1.*

*(Note from D.McManus 2022: Military record for architect Bertram Clyde DUCKWORTH is at this site <https://www.aif.adfa.edu.au/showPerson?pid=84487>)*

*The foundation stone was laid on 19 October 1934 by the Minister for Labour and Industry, the Hon JM Dunningham, MLA. He was presented with a silver builder's trowel to commemorate the setting of the plaque. This historic trowel was discovered at an auction in 2019 and was purchased by local residents. It was presented to the Bundanoon History Group for safe keeping and will be on permanent display in the Memorial Hall.*

*On 26 February 1935, the Post reported that the project to build the memorial hall took root 12 years before and was followed by 10 years of inactivity. Finally, the government made £3,600 available for the construction and additions cost another £600, making a liability of £4,200. A shop was incorporated into the Railway Avenue frontage to help meet the cost of construction and ongoing maintenance. The shop was let for £2/2 per week and picture nights in the hall were expected to produce a further £2/2. The two rentals were approximately enough for the repayments.*



**Above:** Image of the joint building of the hall and shop in 1934/35 from <http://www.bca.asn.au/bundanoon-soldiers-memorial-hall/>

*The Bundanoon Soldiers' Memorial Hall was officially opened by Premier, Mr Stevens, on Friday 22nd February 1935. It is built of dark brick with a semi-enclosed entrance way with a rising sun 1914-1918 motif set into one wall by the doorway.*

*The Bundanoon ladies played a significant role in the project and raised sufficient funds to supply a Lipp piano, a stool and stage fittings. The kitchen was furnished by the RSL Auxiliary.*

*The names on the honour boards in the hall are veterans of WW1 who were living in the Bundanoon district or had relatives or digger mates living here in the 1930s when the memorials were established. Although the boards were an integral part of the original hall design, they were kept at the railway station until 1971.*

#### *An aerial observation post during WWII*

*During WWII the parapet of the hall was used as a plane-watch position, although there was a distinct lack of enemy planes. The village fire warning sirens were fitted to the roof but are not presently in use.*

#### *After WWII, an ever increasing popular venue*

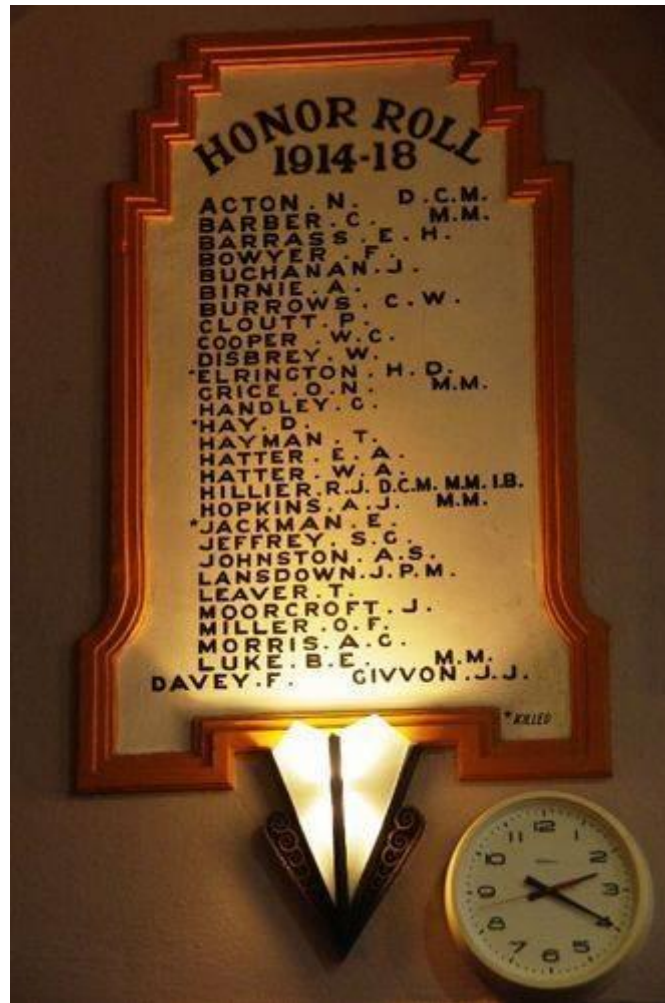
*Following the end of the second World War in 1945, the REX picture theatre was the main attraction of the hall for several decades although many dances, balls, meetings, concerts and other functions were hosted. There was, until the 1980s, a large timber shed out the back, used to store picture theatre seats and other fittings when they were not in use.*

*The Soldiers' Memorial Hall has undergone renovations and repairs over the years, with a thorough refurbishment in 2009. The hall continues to provide the community with regular film screenings, exercise classes, concerts, and social functions, as well as twice monthly markets.*

Soldiers' Memorial Hall Monument 3 Railway Avenue, Bundanoon

Front Wall Inscription: 'Soldiers' Memorial Hall - Plaque - 1914-1918 - Plaque - This stone was set by the Hon J.M. Dunningham M.L.A. Minister for Labour and Industry - 19th October 1934.'

Source: <http://monumentaustalia.org.au>



**Above:** Photograph supplied by Peter F Williams Source: <http://monumentaustalia.org.au>

The honour roll inside consists of two boards commemorating those who served in World War One. The rolls were unveiled at the opening of the Soldiers Memorial Hall in 1935.

**Depression related support loan to build the hall was provided by the NSW Government at low interest and guaranteed by Wingecarribee Shire.**

The *Scrutineer and Berrima District Press* of Wed 24 Oct 1934 reported:

*The Minister for Labor and Industry (NSW) Mr. Dunningham (John Montgomery Dunningham 1884 - 1938) visited Bundanoon last Friday afternoon to set the foundation stone of the Bundanoon Memorial Hall, to be erected at a cost of £3,600, which is being advanced by the Government. Why wasn't Mr. Weaver given the job of laying the stone?*

*The Bundanoon sub-branch of the Returned Soldiers' League has promised repayment of principal and interest under the guarantee of Wingecarribee Shire Council. The Department of Local Government has approved of a term of 20 years for the re payment of the loan on the hall. How many Diggers will there be left in Bundanoon in 20 years' time, unless some thing happens in the meantime to fill up the ranks again ? The Minister said he was proud of permanent works resulting from the Government's policy of making relief money available. Members of the sub branch presented the Minister with an engraved silver trowel.*

**Note from D.McManus 2022 on the laying of the foundation stone:** The Bundanoon History Group has the trowel used at the laying of the foundation stone. John Montgomery Dunningham (21 January 1884 – 26 May 1938) was elected to the New South Wales Legislative Assembly as the Nationalist member for Coogee; he was appointed Minister for Labour and Industry in 1932. He died in 1938 and was knighted posthumously in recognition of his work as minister in charge of the NSW 150th anniversary celebrations which were held in the same year as his death-1938.,[https://en.wikipedia.org/wiki/John\\_Dunningham](https://en.wikipedia.org/wiki/John_Dunningham)

**The official opening of the hall in February 1935** was recorded by the *The Scrutineer and Berrima District Press* Wed 27 Feb 1935

**BUNDANOON MEMORIAL HALL OFFICIALLY OPENED BY THE PREMIER.**

*A large and representative gathering of Bundanoon citizens and visitors from other centres witnessed the official opening of the Bundanoon Memorial Hall on Friday afternoon, last, which was performed by the Premier (Mr Stevens), who was accompanied by Mrs. Stevens. Among those also present were Mr. P. F. Loughlin, Member for Goulburn and Mr. Bate, Member for the South Coast, Cr. Ellsmore, Shire President; Mr. L. Robb, president of the N.S.W. branch of the R.S.S.I.L.A. and Mr. J. A. Perkins, Federal Member for Eden-Monaro, as well as a number of Shire Councillors. A number of apologies were received.*

*In opening the proceedings, Mr. Ross described it as a privilege to be present amongst such, distinguished company, especially that provided by the presence of the Premier and Mrs. Stevens*

*In extending a civic welcome the Shire President (Cr. Ellsmore) said it gave him great pleasure and pride to welcome Mr. Stevens amongst them, on behalf of the people of the*

*town and shire. "We are not only pleased to have Mr. Stevens with us", said Cr. Ellsmore, "but we are honoured by the presence of the Premier." Addressing- Mr. Stevens, the president said the people were collectively grateful to him for having assisted the State or New South\ Wales out of a seriously embarrassing position, the worst which the world had ever experienced. On behalf of citizens, he added, I say, "Well done." Turning to the achievement represented in the erection of the hall, the speaker said the people were indebted to the Government for granting the facilities which enabled them, to carry on with the erection of the building which, would serve for all time as a memory and a memorial to*

*the men who went away. He realised that the responsibility of the Government had ceased and that of the people had just commenced. We will not betray that trust, said Cr. Ellsmore. He expressed appreciation of the sacrifice and inconvenience suffered by Mr Stevens in making the visit, and said that it was the earnest trust and hope of every citizen that the health and vigour of the Premier would not be impaired, and that he would be long spared to guide the destinies of N.S.W. The chairman, Cr Ross then gave a brief and concise history of the efforts of the Bundanoon citizens in achieving their objective of a hall*

*worthy of the- township.*

*Mr. Stevens thanked the Bundanoon people, and expressed pleasure in performing the duty of opening the hall. He forecasted legislation to tighten up the provisions of the Returned Soldiers' Preference Act. The Government is sensible of the duty it owes to the returned men, he said. Before the life of this Parliament expires, we will discuss with the Executive the terms of a measure necessary to tighten up the Act. It is an obligation that not only the Government but the whole community owes to a band of men who gave magnificent service, and who, since the war, have comported themselves as true citizens.*

*The Premier said that the Governor (Sir Alexander Hore-Ruthven) had asked him to convey his affectionate regards and congratulations to those assembled there that afternoon.*



*Mr. L. A. Robb said that it was the responsibility of the people to see that ex-servicemen and women possessed some share of the joys of life to which they were entitled.*

*As president of the N.S.W. Branch of the Returned Soldiers' League, I pay my tribute to Mr. Stevens as leader of the Government, added Mr. Robb.*

*On behalf of the returned soldiers of the district, the president of the sub-branch (Mr. C. Ross) presented Mr. Stevens with an album of views of the district. In doing so, he said the hall would stand as a monument to the Stevens Government for all time.*

*A vote of thanks was proposed by Mr. Loughlin, and supported by Mr. Johnston.*

*Mr. Stevens suitably responded, and said he was much impressed with the proceedings, and especially with the good work of the ladies, and, repeating the names, said they were worth remembering. The singing of the National An then concluded the function.*

*The cost of the hall, £4200, was provided by the Government at a low rate of interest*

*After the official opening, all lights in the hall were extinguished. Mr. Robb, at the front of the platform, unveiled two honour rolls. With bowed heads, the audience stood in the darkened hall while a bugler sounded 'The Last Post.' This was followed by the 'Reveille.'*



**Above:** Image from <https://www.warmemorialsregister.nsw.gov.au/content/bundanoon-soldiers-memorial-hall>



**Above:** Image accessed in 2022 from [https://australia247.info/explore/new\\_south\\_wales/wingecarribee\\_shire\\_council/bundanoon/the\\_bundanoon\\_good\\_yarn.html](https://australia247.info/explore/new_south_wales/wingecarribee_shire_council/bundanoon/the_bundanoon_good_yarn.html)

**Notes by Caroline Cosgrove 11/9/2022; Five Trove references to architect Bertram Clyde Duckworth 1891-1971.**

1. 'TENDERS', *The Sydney Morning Herald*, Tues 17 Feb 1914, p. 7  
Narrabeen. Erection of brick shop and residence. Mr. Bertram C. Duckworth, Chester-street, Woollahra.
2. Architects, Builders and Engineers: The Ideal Homes Competition, *Construction and Local Government Journal*, Sydney, Wed 21 April 1926  
Intensely practical, the adjudicators of the Ideal Homes Competition, adhering to the price, £750, for which the Ideal Home could be erected, had no difficulty in awarding the winning design. There were a great number of very beautiful homes and ideal planning, but their cost would not permit of their inclusion in the five or six that were in the final running. The adjudicators were: Sir Charles Rosenthal, Mr. Alexander Speers (represented by Vice-President Hughes), Dr. Richard Arthur, Mrs. Florence M. Taylor, and Mrs. L. R. Sibley, who yesterday conjointly awarded the following prizes in connection with the Ideal Homes for the Exhibition to be held in June: ...third prize, Bertram C. Duckworth, 'Pipitca,' Prince Edward Street, Long Bay.
3. 'Personal', *The Sydney Morning Herald*, Sat 8 April 1933, p. 12  
Bertram C. Duckworth, architect, of Sydney, is sailing on the Monterey to-day. Mr. Duckworth Intends to make a tour of the United States, the Continent, and Great Britain before returning to Australia.
4. 'Men and Women', *The Sun*, Monday 10 April 1933, p. 13

Mr. Bertram C. Duckworth, architect, sailed by the Monterey on Saturday, to meet his brother, Mr. Harold L. Duckworth, at Vancouver, whence they will make an extended tour, including the European battle fields.

5. TENDERS CALLED: Architect's Work', *Construction and Real Estate Journal*, Sydney, Wed 23 May 1934 The tenders marked 'Undated' may be let after the production of this issue; Undated.—Bundanoon. Erection of shops and hall.—Bertram Duckworth, Prince Edward Street, Malabar, architect.

### Ryerson Index

DUCKWORTH	Bertram Clyde	Death notice	26JUL1971	Death	late of Wyongah	Sydney Morning Herald	31JUL1971
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### 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 to the history of the local area because it illustrates the development of the Bundanoon main street area in the Interwar Period. It is a long-surviving, well utilised public building and is listed on the NSW state register of Memorial Halls.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Sydney architect, Bertram Clyde Duckworth 1891-1971 who was commissioned to design the hall as a memorial to returned soldiers from World War 1.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local for its architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance for being a memorial to local men who served in World War 1 and for its early and long-standing association with Bundanoon's economic and cultural life.</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 for its architectural design, using Art Deco detailing on both the exterior and interior of the building. The proscenium features Art Deco styling that remains in excellent condition.</i>
(g) REPRESENTATIVENESS	

**Integrity/Intactness**

Substantially intact although some alterations have been made.

**Statement of Heritage Significance**

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The Soldiers Memorial Hall and incorporated Good Yarn Charity Shop at 3 Railway Ave, Bundanoon is significant because it illustrates the development of the Bundanoon main street area in the Interwar Period. It is a long-surviving, well utilised and valued public building and is listed on the NSW Register of Memorial Halls. Of significance for being a memorial to local men who served in World War 1 and for its early and long-standing association with Bundanoon's economic and cultural development. It is also of significance in demonstrating aesthetic achievement in the local area because of its architectural form. Designed by architect, Bertram Clyde Duckworth (1891-1971), it possesses a rare aspect of the local area's heritage in this case its intact Art Deco detailing, both externally and internally, including the proscenium.



## Former Post Office and residence (now café & nursery) 27 Railway Avenue, Bundanoon

### Recommendation

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

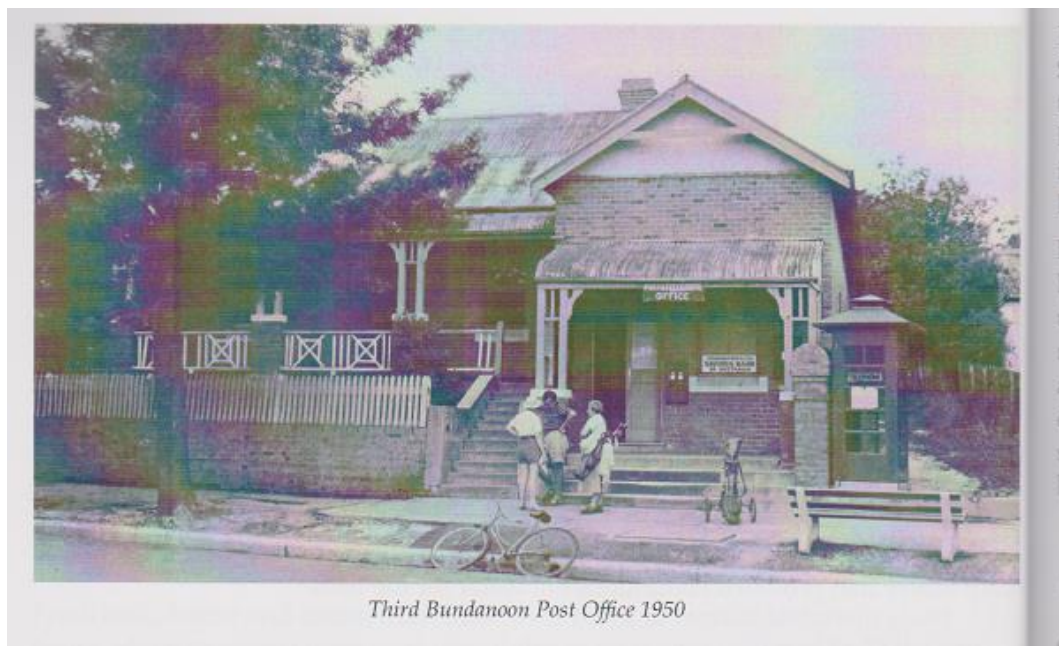
Property is contained within the existing Bundanoon Conservation Area.

### Description

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October 2020: Located in the main shopping street section of Bundanoon

Good example of a simple Federation Bungalow displaying many key characteristics of the style; masonry construction on stone base with face brick to street elevation only; hipped and terracotta tiled roof, projecting street facing gabled bay; bullnosed verandah supported on turned timber posts with a stop chamfer and decorative timber brackets; paired timber sashed double hung windows; single storey; shallow setback from street. The unusual shape of the bay section to the street is explained by the black and white photographs below. . A multitude of signs in 2021 and the removal of the bullnose verandah to the bay and removal of the timber balustrade and picket fence has diminished the appearance of the building to some extent. The reinstatement of these items would assist.



**Above:** Third PO 1950 from P 18 Guesthouses of Bundanoon. 1917



### Internet Review

Single good Google image at this site <https://www.realestate.com.au/property/27-railway-ave-bundanoon-nsw-2578>

### History

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**Historical notes from the 2009 Heritage Study recorded here: Other historical notes here:**

#### **Statement of Significance from 2009 Report;**

Early twentieth century SH as former post office

#### **New information from Caroline Cosgrove 4/9/2021**

I'm attaching a document on 27-29 Railway Avenue that Beryl Sent me (from our files & I've updated) after our BHG Archives Group meeting yesterday. Your entry is just for 27 Railway Avenue and although that IS the Post Office, built 1917, I think it should include the whole building - even though the other part was built earlier. The description of the 'bullnosed verandah supported on turned timber posts with a stop chamfer and decorative timber brackets etc' applies to the setback part - 29 Railway Avenue.

Anyway, 27 Railway Avenue, now Potter's Pantry, WAS purpose-built for use as a post office.

The Bloomery/Red Violin (the Third Post Office) 27 Railway Avenue  
Title Reference: 12238. 167 Lot 1 DP 564618

This building was erected on land which had belonged to Henrietta Calverley since 1905. Although it is not certain exactly when this house was built, it is known that the timber bakers shop next door, which dates from 1912-13, was built before this one. The postal authorities of the time advertised, in 1917, the specifications for a building intended to be a new post office, telegraph office, and postmaster's residence. This building met the requirements of the advertisement. Given similarities

in the architecture of the building - brickwork, verandah woodwork, and so on - to that of 'Altona' next door, there is reason to infer that this was erected by the same builder - Mr. Walker of Kareela, for the Calverleys.

The first postmaster to occupy the premises was Mr. Mobbs, who served in Bundanoon until 1929. A manual telephone exchange opened in part of the building in 1918.

The original telephone directory for Bundanoon showed the names of just nine subscribers, so it has been recalled that for the generality of citizens who wished to make a call, it was necessary to walk up the driveway at the side, to a window in the wall of the post office, and ask the operator to dial a number for you, then wait for the call to be put through to the telephone box outside. The location of this telephone box seems, from Archive photographs, to have changed frequently - from on the footpath outside, to one side, and then the other, of the driveway gatepost. (These gateposts are still in situ). To pick up letters, and everybody collected their own in the 1920's, it was necessary to go into the post office. Once inside, there was a counter, and at a side table sat Miss Lillian Tobin, who served as telegram/Morse code operator for about 40 years.

The manual exchange was an important source of employment for generations of Bundanoon girls - fondly remembered as 'the Hello girls'. The manual exchange lasted through another move by the post office to where it is located now. It closed in 1979, much missed by many grateful local residents.

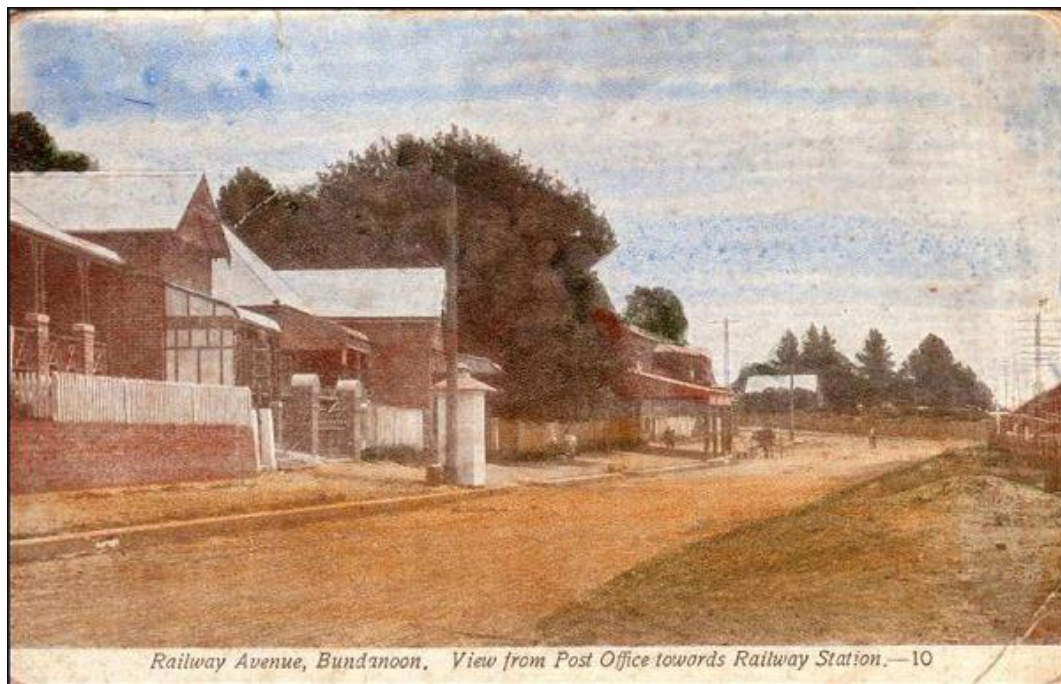
Enquiries in Archives have not so far revealed much information about the leasing of this building. It is known that planning for a new post office began post-war in the late 1940's. When the new building opened in 1958, this building, owned then by Lillian Calverley, probably reverted to use as a private residence. In 1974, Lillian sold to Charles and Doreen Thompson, who ran a shop selling paint and ex-military disposal items. Mrs. Jean Grant leased part of the premises (where the cafe is now) and operated a plant nursery from there in the late 1960's - a mainstreet first for Bundanoon.

In 1984, ownership of the property changed again, but not before Wendy Johnston and Robyne Toohey had leased part as a second home for their 'Poppins' restaurant. They also had (native) plants for sale as part of their business on this site. They sold the business as a going concern in 1986.

Since Poppins, a series of restaurants have occupied that part of the building closest to Railway Avenue, whilst the other part was used as a residence. In 2005, the present owners moved their nursery business called 'The Bloomery' to this site, so the building is now fully utilized as an art gallery/nursery and separate cafe premises.

NB: Since that time the Art Gallery and, most recently, The Bloomery, have closed. The Art Gallery is now located at 39 Railway Avenue and recently, another nursery, Divine Plants, took over from The Bloomery. The smaller part of the building is the Potter's Pantry café and the setback part is the new nursery.

NOTE: Potter's Pantry is at 27 Railway Avenue and Divine Plants is at 29 Railway Avenue, Bundanoon.



**Above:** Undated image from [https://www.facebook.com/Bundanoon-History-in-Photos-1049370065134846/photos/?ref=page\\_internal](https://www.facebook.com/Bundanoon-History-in-Photos-1049370065134846/photos/?ref=page_internal)



## 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 central area of Bundanoon in the early part of the 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of the important public service it provided to the community during its time as a post office.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

### Integrity/Intactness

Substantially intact although alterations have been made and it merits restoration work. The removal of the bullnose verandah to the bay and removal of the timber balustrade and picket fence has diminished the appearance of the building to some extent.

### Statement of Heritage Significance

The former Post Office at 27 Railway Parade, Bundanoon is significant because it illustrates the development of the central area of Bundanoon in the early part of the 20th Century and because of the important public service it provided to the community during its time as a post office.

## **‘Altona’—Federation bungalow including interiors (first police station)**

### **31 Railway Avenue, Bundanoon**

#### **Recommendation**

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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 Bundanoon Conservation Area.

#### **Heritage Survey 2009 Recommendation**

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

*Significant as an early twentieth century residence*

#### **Description**

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October 2020: Outstanding example of a simple Federation Bungalow from 1905 displaying many key characteristics of the style; masonry construction on coursed rubble stone base with face brick to street elevation only; dichromatic brick quoining and arched voussoirs; hipped roof with projecting street facing gabled bay; galvanised iron roof sheeting; bullnosed verandah supported on turned timber posts with a stop chamfer and decorative timber brackets, valence and balustrade; stuccoed and suspended timber infill gable detail with finial; plain barge boards; timber sashed double hung windows with Diocletian motif in gabled bay; single storey; moderate setback from street on natural rise close to the main shopping section in Bundanoon. It has a good picket fence and lychgate and front garden. Significant as an early twentieth century residence and makes an impressive statement in the main street of the town. Internet site images from 2012 to 2016 shows it to have some intact interiors.



## Internet Review

: 53 good images at this site from 2012 to 2016 in interior image from 2015 below

<https://www.realestate.com.au/property//31-railway-ave-bundanoon-nsw-2578>



**Above:** interior image from 2015. Source <https://www.realestate.com.au/property//31-railway-ave-bundanoon-nsw-2578>

Note from this site <https://form.jotform.co/73089685096876>

First Police Station 31 Railway Avenue, Bundanoon

This fine brick building was built in 1905 on land owned by Mrs Henrietta Calverley, after the Police Department asked the Calverleys to build a police station and residence for the Bundanoon police officer.

Also in 1905, Mrs Calverley bought an 8-foot wide strip of adjoining land, from her cousin Joseph Tooth to build a driveway at the side of the house.

James Calverley agreed to fund the building at his own expense and lease it to the police. It was built by Mr Walker from Kareela and James planned to live there later, when he retired from business.

Source: <https://bundanoonhistory.org.au/police-station-and-po/>

## History

### Heritage Survey 2009 History

Nil.

### Notes from the Bundanoon History Group, 4 June 2021

Altona is situated at 31 Railway Avenue, Bundanoon and is built on land owned by Mrs Henrietta Calverley. Her husband James was a store keeper in Bundanoon. It was built in 1905. Altona is heritage listed under the Bundanoon Heritage Conservation Area.

There had been a police presence in Bundanoon since 1897 when a police officer would ride to Bundanoon from Moss Vale each day.

In 1905 Mr Calverley was agreeable to building a home and police station and lease it to the police. He was happy to give them a long-term lease and then resume using Altona for his family when he wanted to retire from business.

### ***Further information***

*The Scrutineer* of 9th June 1891 reports that the secretary of the Bundanoon Progress Committee had written to the Inspector of Police asking that a police officer be stationed in Bundanoon.

The Police Department's Annual Report for 1897 (from N.S.W. State Archives) states that a police station was established in Bundanoon (it was then known as the "Eastern District". Katoomba was also in this district). It doesn't elaborate further.

*The Scrutineer* of 31st January 1900 tells the sad story of the death of a child in Bundanoon. One of the parents went to the police station at about 8pm seeking Constable White to report the death, but he was absent. In his evidence at the coronial enquiry into the death, Constable White reported he had been absent from duty from 8am that day.

A further report from *The Scrutineer* of August 1905 says that Mr Walker (contractor and builder) has taken the contract to build the police residence and station. In the November edition, Constable White has moved in.

### ***Home and Police Station***

The home was Federation in style and had a dining room, living room, four bedrooms, a larder and kitchen. It had high ceilings at 10 feet as well as fireplaces.

The first police officer was Constable White and family. Constable White was quite popular in the district. Before the residence was built, Constable White had ridden a horse from Moss Vale and return each day and seemed to have long days.

An office had also been requested by the police. This was near the front of the home and people wanting to see the police officer would wait on the verandah.

The police horse had a stable near the rear of the property. There was also a portable, timber building that could be used as a lock up. It had four bunks and may not have been terribly comfortable.

There was an attempt to burn down the lock up in 1912 when two prisoners set fire to the building in an attempt to escape.

The Calverleys decided to retire in 1930 and took possession of Altona from the Police.

### ***Later Police Stations***



The police moved to new premises on the corner of Anzac Parade and Church Street (next door to the Anglican Church). This was a leased property again. They would remain here until a new police station and residence was built further along Anzac Parade in 1936.

These premises also provided a residence and office for the police officer, an exercise yard for prisoners and two cells. The police horse had a stable with one stall and forage room. A garage was also on this property.

### ***Altona after the Police***

The Calverley family moved in following the police vacating the property. At this time the home was named "Altona".

While the police had been in residence in the Railway Avenue police station and residence, the Calverleys had occupied a home in the street behind. This home was named Altona as well and when they moved into the former police station, they renamed it Altona. The original Altona has since been demolished.

Henrietta Calverley passed away in 1960, while James had passed away earlier in 1947. Altona then passed to their daughter, Lillian, who lived there until 1987.

Lillian was an organist at the Bundanoon Methodist Church, something she performed for quite some time. She passed away at the age of 88 in 1988.

Altona has remained as a residence ever since.

(Researched by Andrew Pardoe for the Bundanoon History Group, 4 June 2021.)

Also see photographs from Bundanoon History Group Archives File 5.4.



**Above:** Undated image above from BDHS via SHNews.



The property when it was used as a police station.  
The lockup can be seen at the back of the property.

**Above:** Undated image above from BDHS via Southern Highlands News. The lock up is the small building at the rear with external cross bracing.

## 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)
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of the central area of Bundanoon in the early part of the 20th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with the Caverley family who built Altona in 1905 and resided there until 1987.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting, architectural form and interiors.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its service to the Bundanoon and district community as an early police station – 1905-1930.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses a rare aspect of the local area's heritage in being a house built for lease and use as a police station 1905-1930.</i>
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a good quality single storey brick Federation era residence.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Altona at 31 Railway Parade, Bundanoon is significant because it illustrates the development of the central area of Bundanoon in the early part of the 20th Century and for its association in the local area with the Caverley family who built Altona in 1905 and resided there until 1987. It is also significant for its setting, architectural form and interiors and in demonstrating the principal characteristics of a class of the local area's heritage in this case a good quality single storey brick Federation era residence. It has further significance in possessing a rare aspect of the local area's heritage in being a house purposely built for lease and use as a police station and for its service as such to the Bundanoon and district community from 1905 to 1930.

## **‘Highball House’ and two large eucalypt trees (*Eucalyptus cypellocarpa*)**

### **115-129 Railway Avenue, Bundanoon**

#### **Recommendation**

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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:

*2009SignificanceHere*

#### **Description**

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Formerly ‘Lynbrook’ and YHA Youth Hostel

This is a purpose built brick guesthouse from 1903. Symmetrical in form with a hipped corrugated metal roof. Originally it had a shallow bullnose verandah returning each side supported by cast iron posts. It now has a shallow flat roof supported by sets of double timber posts on dwarf brick columns.. The building is set on a 9640 m2 site with gardens and includes two large eucalypt trees (*Eucalyptus cypellocarpa*). A driveway at the front of the site leads to a parking area for visitors on the north-eastern side of the building. Behind the carpark is a more recently built (1970s) shed/garage. Living quarters are located at the rear of the main building.





**Above:** Panoramic view of 'Highball House' looking south toward house. (Source: Nearmap, image date 30 January 2020).



**Above:** From this site accessed 2022 <https://www.highballhouse.com.au/about>



*Above: Lynbrook 1909 from Bundanoon History Group*

## History

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Bundanoon Youth Hostel was purpose-built and completed in December 1903 by Joseph and Annie Grice as Lynbrook Guest House. It was built on a 37-acre (15 hectare) parcel of land formerly owned by Joseph's father, Walter Grice, an early settler in Bundanoon, who arrived there in 1867 and purchased 300 acres of land. He later divided his land amongst his children and Joseph and Annie received their 37-acre portion in 1901. Lynbrook's main building comprised a parlour, dining room and a number of bedrooms, while outbuildings included a kitchen, staff accommodation, a wash-house and toilets.

Mrs Annie Grice and her niece, Nellie Grice, managed the Guest House from its opening (c. 1904) to 1912. Joseph (Joe) Grice had injured himself while felling trees in 1900, and possibly was not able to provide much assistance. In 1906 Lynbrook accommodated 20 people and charged 4 to 5 shillings a day, or £1.50 a week. In 1913 Mrs Mary Jane Moore and her daughter Rachel became the managers (Joseph Grice still owned the property). Nellie Grice, who had recently married Charles James Ross, returned to manage the business with her husband from 1919 until 1923. During this time Nellie and Charles built another guest house, Rosnel, across the railway line in Erith Street. When they left Lynbrook, Mrs Annie Grice returned as manager from August 1923 until September 1928.

From 1928 Harold Baker, a grandson of Walter Grice, and his new wife Ruby (nee Eggins), a former Lynbrook waitress, managed Lynbrook. They remained there through the golden era of guest houses in the 1930s, when more than 60 guest houses operated in the district, until 1945. Lynbrook's orchard, vegetable gardens, dairy herd and poultry provided produce for guests. The property included a golf course and tennis courts, and offered full board, including meals and entertainment, for 21 shillings (£1.05) a day.

After World War Two, the following people owned and managed Lynbrook guest house:

late 1945 -1948 - Mr David Brown and Mrs Lily Brown (Mrs Brown was the owner),

1948 - 1952 - Mr Stanley Todd (owner) and Mrs Lily Todd.

Following Mr Todd's death in 1952, Mrs Lily Todd became the owner and advertised the property in November 1952. At this time, it comprised just over 31 acres of land and accommodated 35 guests. It included a detached weatherboard two-bedroom residence, five garages, a milking shed and other outbuildings. In 1953 Mr William Morgan and Mrs Jean Morgan (nee Todd), ie, Lily Todd's daughter



and son-in-law, became the managers. In 1954 Francis Hornibrook purchased 27 acres of the Lynbrook property from Mrs Todd, leaving just over 3 acres where the guest house was located. In 1961 Mrs Alice Low purchased the guest house, and in 1962 Mr Leslie Cleaver purchased it and managed it with his wife, Dot Cleaver. During this period (1960s), despite a decline in the popularity of guest house accommodation, Lynbrook continued to operate, often advertising as a boarding house.

In 1971 YHA (Youth Hostelling Association) NSW Ltd purchased the property and carried out renovations before opening for accommodation in August 1972. YHA sold a portion of the land in 2004 for housing development and the property now comprises 9640 square metres (approx. 2.4 acres). YHA carried out further minor renovations in 2004.

The Bundanoon YHA offers budget style dormitory accommodation aimed at travellers and young people. It has had a number of managers and is still in operation. The current managers are Glenn Robinson and Alison Shaw. Its 100th anniversary was held in 2005.

Date and researcher: March 2016, Caroline Cosgrove, for the Bundanoon History Group. Assistance provided by Andrew Pardoe, Bundanoon History Group

Updated 2017 information from Guest Houses in Bundanoon by the Bundanoon History Group Inc. 2017 p.49

Lynbrook guest house was purpose built in 1903 by Joseph and Annie Grice on 37 acres of land formerly owned by Joe's father, Walter Grice. It had a parlour, dining room and bedrooms. There were also various outbuildings including kitchen, staff accommodation, wash house and amenities.

By 1913 the guest house was prominently advertised and run by Mrs Mary Jane Moore assisted by her daughter, Rachel. Mrs Moore died in 1916 and Rachel continued on until Joe and Annie's niece, Nellie Grice, returned to Bundanoon with her new husband, Charles Ross, in November 1919. The Ross family ran Lynbrook until 1923 whilst building a new guest house opposite and across the railway line – the highly esteemed Rosnel.

When Rosnel opened, Mrs Joe Grice returned to run Lynbrook until Harold Baker, grandson of Walter Grice, returned to Bundanoon in 1923. He had recently married Ruby Eggins who had already served her apprenticeship as a waitress at Lynbrook. The Bakers took Lynbrook through the golden era of guest houses finishing their control in 1945.

Like many guest houses in Bundanoon, Lynbrook had its own orchards and vegetable gardens, dairy herd and poultry. Added attractions were the nine-hole golf course and tennis courts. This guest house was one of the first to offer electricity. Guests were provided with full board for two guineas a day: accommodation and three meals a day with full table service and starched white table cloths. Evening entertainment included singing and dancing, piano, cards and games, plus visiting Glow Worm Glen. There were golf days and tennis competitions, bushwalking and carriage drives around the area.

Further owner/operators include Mr and Mrs David Brown (1945-48), Mr Stanley and Mrs Lily Todd (1948-52), and Mr Les and Mrs Dot Cleaver in 1962.

In 1971, the property was purchased by the Youth Hostelling Association of NSW, and Lynbrook continued to open its doors as a very popular youth hostel until mid-2017 when, due to a rationalisation of assets, the YHA chose to sell the property.

The guest house has been restored by Brent and Claudia Marvin of the Pill Factory in Bundanoon to provide a new era of stylish accommodation known as Highball House.



**Above:** Lynbrook, 1950s. Bundanoon History Group

## Ryerson Index

GRICE	Joseph	Death notice	07APR1954	Death	86	late of 'Glenview', Bundanoon	Sydney Morning Herald	08APR1954
GRICE	Annie Grace	Death notice	24SEP1973	Death	105	late of Bundanoon	Sydney Morning Herald	25SEP1973

## 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>
<b>(a) HISTORICAL SIGNIFICANCE</b>	<i>Of significance to the history of the local area because it illustrates the development of this section of the Railway Avenue area of Bundanoon in the very early 20th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association as a purpose built guest house from 1903 by Joseph Grice (1868-1954) and Annie Grace Grice (1868-1973) as Lynbrook Guest House, Bundanoon. They were descendants of the Grice family, who were early white settlers in the local area, arriving in 1867.</i>



NSW heritage assessment criteria	Assessment of site
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form. The two large eucalypt trees (Eucalyptus cypellocarpa) located in the grounds are part of the local woodlands and constitute significant trees.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its strong association with the Bundanoon community for the continuation of its original purpose as a guest house from 1903 until the present. Its popularity illustrates its value in providing an historic setting for new visitors to Bundanoon as well as for returning guests. It is probably the longest continuously operating guest house in Bundanoon village and its surrounds.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a local guest house.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

115 Railway Avenue, Bundanoon is important because it illustrates the development of this section of the Railway Avenue area of Bundanoon in the early 20th Century and for its association with one of the early families who settled in the local area – the Grice family and in particular Joseph Grice (1868-1954) and Annie Grace Grice (1868-1973). It is also valued by the local community for its early and long-standing association with the village's economic development as a tourist attraction from the late nineteenth century, when guest house accommodation became a feature of Bundanoon and the surrounding district. The property provides physical evidence of this type of business that contributed to the village's reputation and economic development, particularly in the inter-war period. It is a long-surviving, probably the longest continuously-operating, representative of the many guest houses that once characterised Bundanoon village and its surrounds. Its social importance is enhanced by the continuation, for the visitor experience, of its original purpose as a guest house. The two large eucalypt trees (*Eucalyptus cypellocarpa*) located in the grounds are part of the local woodlands and constitute significant trees.

## **‘Spring Hill’ (formerly ‘Lydholme Farm’)—house and garden 159 Railway Avenue, Bundanoon**

### **Recommendation**

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

### **Description**

California Bungalow style residence, built of brick, with sandstone walling at the southern wall, the exterior of the cellar. The roof is cement tile, encrusted with lichen. The portico entry at eastern side of the residence features concrete steps leading up to a covered verandah. Stone pillars and stone seats at each of the northern and southern sides of the portico. A bay window has been added to the original building to the south of entry door at the front of the residence (date unknown). Other alterations are detailed below under Intactness/Integrity. The residence is surrounded by a large garden with mature exotic trees, including fruit trees, and shrubs the fruit trees include a chestnut and a lemon tree. There is a long driveway from the entrance to the property at Railway Avenue, that continues to the rear of the residence and continues around its southern side to the front in a loop, and then back to the entry driveway. The property includes a terraced garden at the front of the residence, at the opposite side of the driveway to the residence, with paths leading through it. There is also has a tennis court next to the terraced garden, which is very overgrown (with a resident wombat), as is the rest of the garden. There were views to the south-east the in earlier period when the residence was built, which are now obscured by overgrown shrubs and large trees.



**Above:** Aerial photo of ‘Spring Hill’ showing house and mature garden (Source: Nearmap, image date 11 March 2023).



*Above: Entrance drive to Spring Hill showing mature trees, 2021*

## History

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### **Information below provided by Dr Caroline Cosgrove, 27 May 2021**

In 1915 Frederick Affleck Lennox of Campbelltown, an advertising specialist, purchased this property (Portion I/V - 65 of Parish), then of just over 80 acres (32.4 hectares) from the Crown for £80.5.7. The northern section of the property was traversed by the Great Southern railway and a roadway allowance. Lennox subdivided the land on the northern side of the railway and sold it to Emmeline Rigelsford, wife of Robert Edgar Rigelsford, a labourer, of Bundanoon, in October 1916. Lennox sold the remaining section of the property to the south of the railway, of just over 61 acres (24.7 hectares) to Eric David Lloyd Jones, a merchant, of Sydney, in July 1918. At this time the property was named Lydholme Farm.

Lloyd Jones established a productive dairy farm on the property, the first cow in the area producing 10 gallons of milk a day. The farm manager was Ray Sanderson, who had 13 years of farming, most of which had been with Friesian cattle in the United States of America and Canada. The stud on the estate was considered to be among the most important in the State for Friesian, Jersey and Guernsey dairy cattle, along with those of Sir Samuel Hordern and Mr Anthony Hordern (Retford Park and Milton Park, Bowral). In August 1917 Lloyd Jones had also purchased just over 122 acres, part of Portion 117 of the Parish (of 640 acres) from Robert Shepherd Wilson. This property was located across the side road from Lydholme Farm.

In 1919 Lloyd Jones commissioned James Peddle of the Sydney architectural partnership, Peddle and Thorp (later Peddle Thorp and Walker, now Peddle Thorp Group), to design a residence for him. The design is of a country residence and is influenced by the Arts and Crafts movement; it is now considered to be in the California Bungalow style, popular at the time. It was not called a bungalow on the original drawings and it is thought that Peddle may have not done so because of its size and the fact that it was a country residence.



The residence was built in 1920 by the Baker Brothers. However, within a few years, in October 1922, Lloyd Jones sold the property – just over 61 acres (24.9 hectares), as well as 30 acres, 2 roods and 34 perches of Part of Portion 117 (just over 122 acres) to Francis Thornthwaite, a military officer of Rose Bay.

In May 1925 Lloyd Jones sold the residue of the property (37.75 perches in the north-eastern corner – triangular area near both the main and side roads) to Alexander Amos, gentleman, of Summer Hill.

In February 1923 Francis Thornthwaite sold the property that included the residence to Herbert George Jefferson, a company manager of Strathfield. In November 1924 Jefferson sold it to Christina Jessie Agnes Grimwood. In August 1926 Lydholme was the residence of Mr and Mrs James Murchie and their children, although they were not the owners.

In September 1941 Christina Grimwood sold the property that included the residence to Norman Samuel Hutchinson Gatts. Gatts gave it its present name, Spring Hill.

In September 1949 Gatts sold Spring Hill to Douglas McKaen Tooth, a grazier, of Dalgety. In December 1950 Tooth sold it to William Percival Tonkyn, a grazier, of Wentworth Falls.

At the time of sale, October 1950, the property comprised 150 acres, with 100 acres described as 'rich, red volcanic soil, balance grey soil' and 50 acres 'virgin, with good timber'. There were two commercial orchards with 480 apples and pears and 550 peach trees, five acres of peas, five acres of potatoes, grazing paddocks and improved pastures. Permanent springs and storage dams provided abundant water. Water was pumped electrically from a concrete reservoir of 12 million gallons to irrigate the paddocks. The residence was described as a substantial and attractive brick home with a tiled roof, having five bedrooms, a dining room, two bathrooms, spacious verandahs, and staff quarters, with bathroom. There was electricity throughout, a septic toilet system and hot water. The house was described as having 'a beautiful setting amidst ornamentals and flowering shrubs, overlooking terraced gardens'.

There were two detached staff cottages and a billiard room with Alcock table and accessories. There was also a garage, machinery shed, numerous farm buildings, a dairy, cattle yards and crush, a loading ramp and stalls. The sale advertisement noted that the 'SEVEN OAKS' registered Poll Hereford Stud had been located at Spring Hill for the past year and the vendor had now bought a larger property for the Stud, meaning that Spring Hill was 'for genuine sale'. It was auctioned by Richardson & Wrench Ltd at 92 Pitt Street, Sydney on Friday 27 October 1950.

In September 1951, William Tonkyn sold the property to Thomas Lyndon Furness, a farmer, of Moss Vale and Phyllis Freida Furness, his wife.

In 1965 Flick Estates Pty Ltd purchased the property and it is still in the ownership of the Flick family. It retains the name, Spring Hill. The size of the current property is approximately 24.9 hectares (61.5 acres).

Year built 1920

**Builder** The Baker Brothers.



**Intactness/Integrity** The residence is in similar condition to the original, with one known alteration (a bay) to the front living room. However, extensive changes have been made, mainly to the interior, to modernise the bathrooms and kitchen. The verandah off the dining room has been enclosed with timber-framed glass doors, in a sympathetic manner that takes advantage of the views. Most ceilings have been replaced and some structural work carried out in the dining room ceiling. Most fireplaces exist in their original locations, although some have stoves added.

#### Notes by D.McManus on Eric David Lloyd Jones 1885-1958

Eric David Lloyd Jones born Sydney 1885. Son of Edward Lloyd Jones and Helen Ann Jones. Husband of (1) Kathleen Booth Jones and (2) Lynette Edgell Crozier

Brother of David Mander Jones; Alice May Jones; Sydney Lloyd Jones; Edward Lloyd Jones and Sir Charles Lloyd Jones. Died March 1958 aged 73 Halifax, West Yorkshire, England, United Kingdom.

**Best reference for Californian Bungalow is this 55 page chapter including info on James Peddle and Bundanoon.**

[http://www.esauboeck.com/PacRim\\_Chapter\\_4.pdf](http://www.esauboeck.com/PacRim_Chapter_4.pdf)

*The most obvious influences appear in the houses made by Peddle, along with Thorp, now a certified architect, in the period up to 1925. First came several 'bush bungalows', constructed in the rustic environs of Sydney, incorporating such elements as large verandahs, low eaves, stone fireplaces and timbered ceilings. 149 At Lyndholme Farm, Bundanoon, an early summer resort in the Southern Highlands some 150 kilometres from Sydney, Peddle and Thorp created in 1919 a sprawling residence reminiscent in proportions of the Greenes's Irwin House, replete with gabled eaves, porches with timbered roofs, and stonework columns and foundations.*

#### Greene and Green designed Duncan-Irwin House in USA

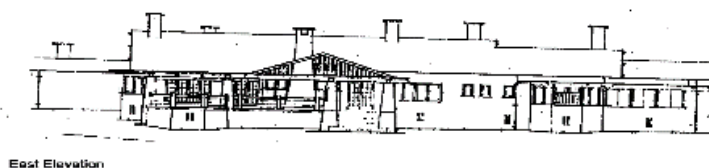
Excellent Plans and several images of the Duncan-Irwin House at this site and shown below

<http://www.thecraftsmanbungalow.com/greene-and-greene-duncan-irwin-house-part1/>





Measured Survey Report  
"Spring Hill"  
Lot 2 Railway Ave, Bundanoon



East Elevation

Ben List 95064440  
Paul Brough 98059708

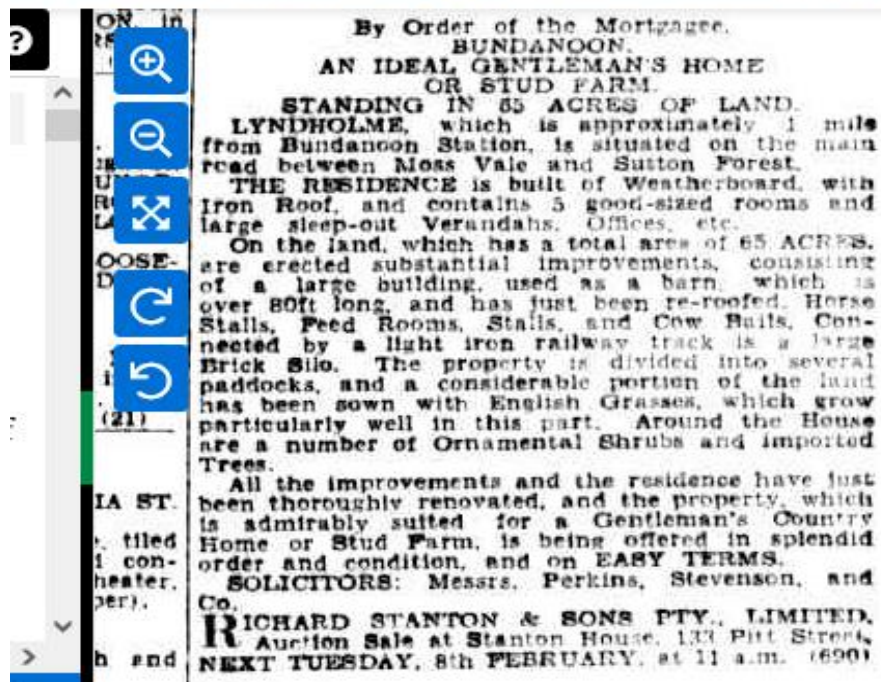
Subject: Architectural History  
Lecturer: John Philips

Date: July 1999

*Above: Measured Survey Report, 1999 diagram. provided by Dr Caroline Cosgrove, 27 May 2021*

1938 Sale Notice describing the site then:

Sydney Morning Herald (NSW : 1842 - 1954) / Wed 2 Feb 1938 / Page 2



## History

**D. McManus 2021 :Background Notes on architect James Peddle** of the Sydney architectural partnership, Peddle and Thorp (later Peddle Thorp and Walker, now Peddle Thorp Group. The firm now has offices in Sydney and Melbourne, as well as international offices) Sources: <https://www.ptw.com.au/1900-1919/> and <https://www.ptw.com.au/1920-1939/>

James

Peddle was a master furniture craftsman with knowledge of the English Arts and Crafts movement and in 1889 he supervised a commission for the new impressive Australia Hotel. At this time he established an office as an architectural artist with a focus on residential projects. Samuel G Thorp joined the office as an articled pupil in 1902, becoming a partner by 1915.

James Peddle encouraged his staff to travel, study and work overseas. He travelled to the USA in 1912 to qualify as an architect in California. Peddle settled in Pasadena and set up an architectural practice enabling the pursuit of climate – appropriate bungalows integrated with new technologies. Upon his return to Sydney in 1915, Peddle advocated healthy living through the design and construction of housing responsive to Sydney's climate and geography.

Competition success for the design of paired cottages for Sydney's newest garden suburb – Daceyville, led to commissions for a variety of city and country bungalow residences. James Peddle, with Samuel Thorp expanded the practice with the employment of articled pupils, Ernest Walker and Frank Thorp (Samuel's brother). By 1929, the firm was known as Peddle, Thorp and Walker, comprising an equal partnership of James Peddle, Samuel (SG) Thorp, Ernest (F.H.E) Walker and Frank Thorp.

Each of the new partners brought a complementary set of capabilities to Peddle's interest in social living conditions. They included design, efficient planning, organisational ability, technical systems and construction. With Peddle's increased commitment to the architectural institute and honorary roles, the new partners energised the direction of the firm towards civic, commercial and industrial buildings. The firm was successful in several

public competitions and awarded the inaugural Royal Australian Institute of Architects (NSW Chapter) Sir John Sulman Medal in 1932 for Science House in Sydney.

### ***Obituary for James Peddle from SMH 24/12/1930***

#### ***MR. JAMES PEDDLE. DEATH OF PROMINENT ARCHITECT***

*Mr. J. Peddle, president of the Institute of Architects, died at his residence, Raglan-street, Mosman, on Monday night. He was one of the principals of the firm of Peddle, Thorp, and Walker, and was an outstanding figure in Australian architectural circles. Born in Kennington-Road, London, Mr. Peddle came to Sydney about 40 years ago to superintend the furnishing of the Hotel Australia, which had just been erected. A few years later he commenced to practise as an architect, and founded the present firm.*

*He was president of the Institute of Architects, 1929-30, a member of the Local Government Advisory Committee, and a member of the City of Sydney Ordinance Committee.*

*He was also a member of the Board of Architects of NSW, which is regulating the practice of architects. Mr Peddle was appointed a Fellow of the Royal Institute of British Architects*

*in 1927, and was also NSW Chapter delegate to the lately constituted Royal Australian Institute of Architects. As a member of the ordinance committee, and in association with Mr A R Bluett, secretary of the Local Government Association, and Mr R J Browning, barrister, he drafted what is known as Ordinance 71, which standardised the bylaws affecting building throughout the whole of the metropolitan district.*

*In 1912 Mr Peddle, foreseeing the development of modern architectural design, particularly regarding domestic architecture, visited America to make himself conversant with the latest ideas. During the two years that he remained in America he qualified to practice as an architect in the State of California.*

*On his return he applied the knowledge ,acquired, and within two or three years the domestic architecture of Greater Sydney was profoundly changed, and has continuously progressed during the more recent years by the application of those ideas. An idealist and an indefatigable worker, nothing but the best would suit him. His Integrity and high moral character made him universally respected throughout the circle of his friends and acquaintances. He was a member of the Australian Golf Club and the Royal Automobile Club. The funeral will take place this afternoon, and the interment will be made at the North- ern Suburbs Cemetery.*

**Further note on James Peddle at this site <https://www.athomeinnorthsydney.com.au/the-cobbles.html>**

*His (Thorp's) architectural mentor and partner by 1918 was James Peddle who had worked in California between 1911 and 1914. Peddle saw first-hand the development of the Californian Bungalow. He almost certainly had an input into the design of his younger partner's house, for the most noticeable feature of the building is the chimney built of the large river-stones, or 'cobbles' which, of course, gave the house its name. The inclusion of this type of stone was*



*typical of the work of Greene and Greene who were the defining exponents of the bungalow style in California*

**This reference to a 1912 article by James Peddle from**

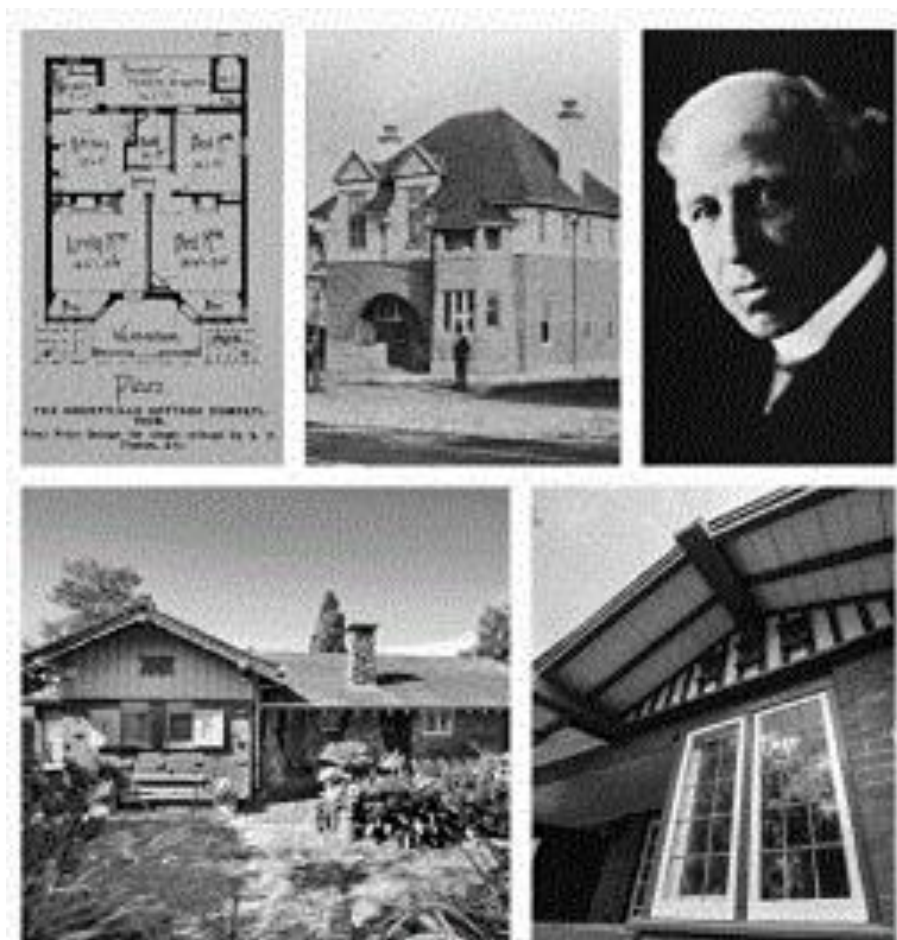
<https://ses.library.usyd.edu.au/bitstream/handle/2123/7701/sup0001.pdf?sequence=1&isAllowed=y>

*James Peddle, 'Some Lessons We Can Learn From Our American Neighbours', Building (A), 20 (December 1912), p. 84. The issue was also titled the 'Bungalow Number' and most of it was devoted to American bungalows, especially from 'Pasadena'. Most of the illustrations were probably supplied by the Malthoid Company.*

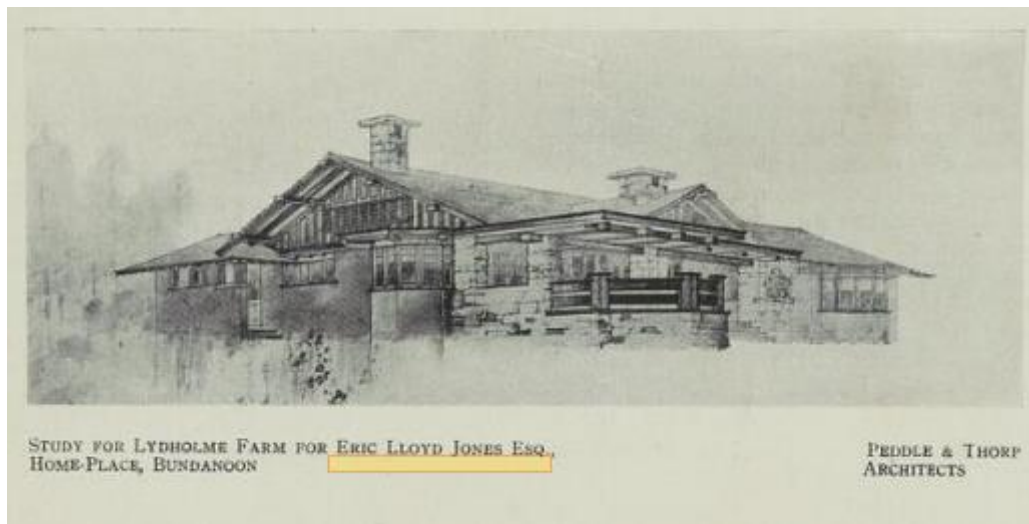
**Good site on Bungalows and note on James Peddle**

<https://www.federation-house.com/bungalow-style>

The most frequent bungalow style was the more familiar (and popular in years to follow) Pasadena form of the Greene brothers and architect James Peddle became one of its advocates. Peddle was attracted to the bungalow in mid-career. To understand more fully the style and due in part to a slump in commissions, he set out for the comforts of Southern California in 1911. He settled in the founding home of one bungalow style, Pasadena, where he set up a practice. The area was also the location of some of the best of architects Greene and Greene houses and the worst of the builders' commercialised versions.



**Above:** Image from: <https://www.ptw.com.au/1900-1919/>



**Above:** Image from *Architecture : an Australasian review of architecture and the allied arts and sciences*. 20 Apr 1921

<https://nla.gov.au/nla.obj-3000824733/view?sectionId=nla.obj-3017335046&searchTerm=Bundanoon&partId=nla.obj-3000843050#page/n13/mode/1up/search/Bundanoon>



**Greene & Greene's Gamble House.**

**Above:** House in Pasadena from this site:

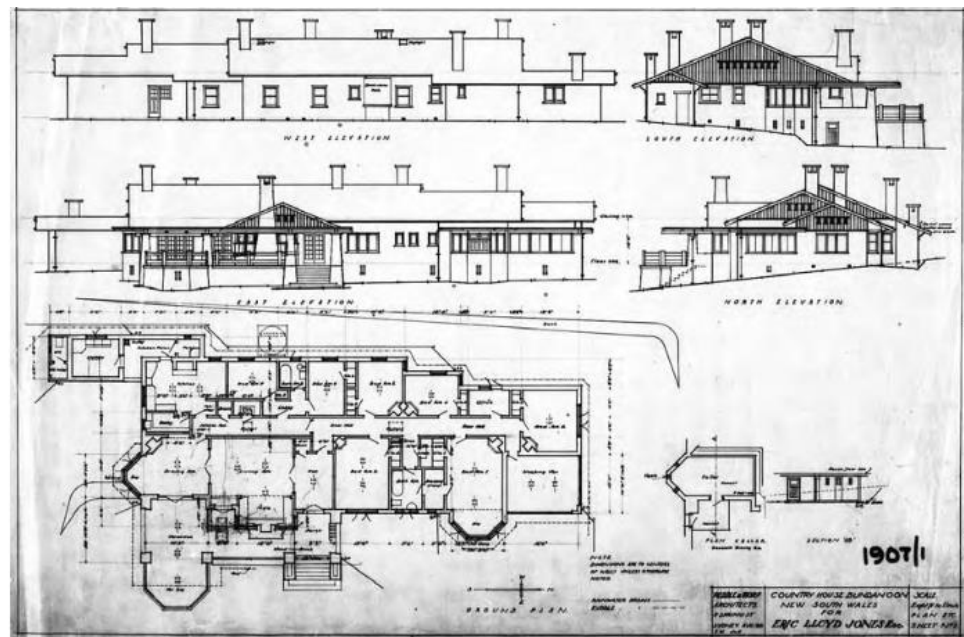
<https://artsandcraftshomes.com/travel/architecture-pasadena>

**Below** 1919 Elevations and floor plans, Lydholme - now Spring Hill, Bundanoon. Source: Chapter 4: 1910s: The bungalow from California to Australia, Erika Esau, *Images of the Pacific Rim: Australia & California 1850-1935*, 2010, p. 191. Fig. 4.28 James Peddle (arch.), Country House at Bundanoon for Eric Lloyd Jones 1919, Lyndholme [sic] (now Spring Hill), Bundanoon, New South Wales. Courtesy of PTW Architects, Sydney.

The Erika Esau, *Images of the Pacific Rim: Australia & California 1850-1935*, 2010 is excellent in its presentation and words on James Peddle etc. Free digitised pdf version of Chapter 4 on line at this site:

[http://www.esauboeck.com/PacRim\\_Chapter\\_4.pdf](http://www.esauboeck.com/PacRim_Chapter_4.pdf)

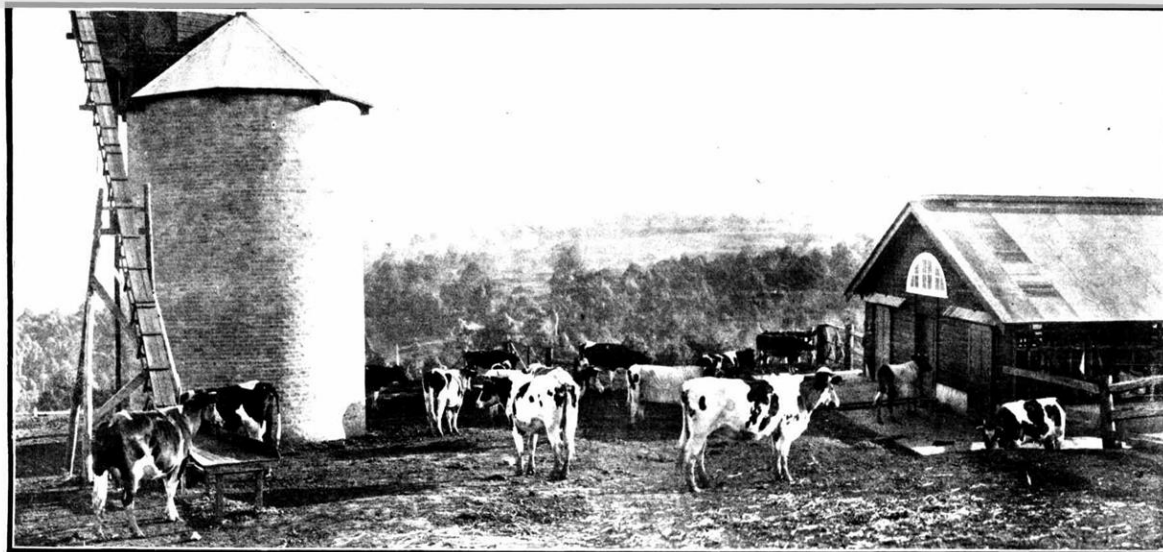
**Fig. 4.28 James Peddle** (arch.), *Country house at Bundanoon for Eric Lloyd Jones 1919*, Lyndholme [now Spring Hill], Bundanoon, New South Wales. Courtesy of PTW Architects, Sydney.



The impact of Peddle's direct contact with Californian styles was apparent in the buildings he and his partner constructed in the years immediately after his return. Peddle had returned to Sydney earlier than planned because his draughtsman Samuel George Thorp (1889–1967) had won the competition for the design of the 'Garden Suburb' of Daceyville, the first planned low-cost housing project of the Housing Board of New South Wales.<sup>147</sup> Thorp had been running Peddle's Sydney office, but was not yet qualified as an architect. He needed Peddle and his qualifications to implement the process of design. The small cottages they formulated for the project reveal some evidence of Peddle's discoveries in California—the use of reinforced concrete as a home building material was especially noted by many Australian builders and architects as an American innovation<sup>148</sup>—although not freely expressed because of the size restrictions



# LYDHOLME FARM AND DAIRYING EXPERIMENTS.



SILO AND FEEDING-SHED AT LYDHOLME FARM.

*Above: Also below: undated and no reference on this article but early 1920s. From <https://www.facebook.com/photo/?fbid=1567913036613877&set=pb.100064301307148.-2207520000>.*

WHATEVER the Government may do to guide farmers in the ways that will prove most profitable to the country and to themselves, it is especially gratifying to find a private citizen trying to solve land problems, by applying up-to-date methods. Naturally when an experiment is made a certain risk is involved, and the ordinary farmer cannot take risks—it is all he can do to bear with patience the trials and

It was thought by many men, well up in dairy cattle, that the country was quite unsuitable for the establishment of a stud of Friesian cattle. Now the owner has the best possible evidence that Friesians will do well there in spite of the altitude and the rather rugged nature of the country. This evidence is furnished by the returns which the black and white cattle are making on Government test. So far, five of the Friesians have finished their official tests, three of them as junior two-year-olds, and the average production of the five is well over 11,000lb of milk and 45lb of butter; four of the five tests being over a period of nine months. The country at Lydholme is mostly good, the greater proportion being of chocolate volcanic loam, which runs to a great depth and is very friable. The feeds grown by the owner are maize for ensilage, oats for hay, and grain; clover for hay and green feed; and barley, as well as mangel wurzels, for green feed. In addition, some seven acres have now been put under lu-

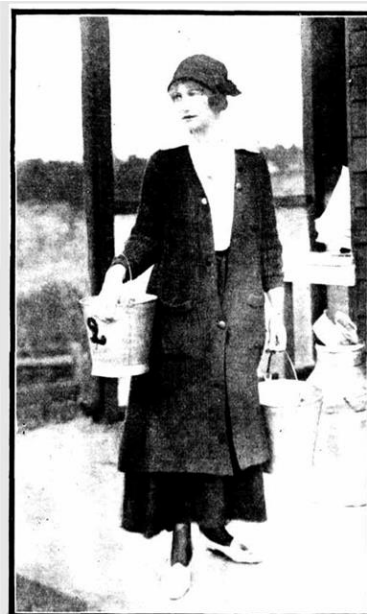


Plot of Oats.

disappointments of fickle seasons. Australia is a great farming country, and averages out well, but there are heart-breaking seasons, and the farmer has to follow traditional and accepted methods. But here the experimental farmer steps in, and one of them is Mr. Eric D. Lloyd Jones, whose Lydholme Farm is illustrated on this page. When the property was purchased by Mr. Jones,

*This farm, owned by Mr. Eric D. Lloyd Jones, is situated between Exeter and Bundanoon, on the Southern line. It is on hilly country, 2250ft above sea level.*

cerne, and there appears to be every reason to anticipate it will do well, although, contrary to the usual accepted theory, it is on a hilly site, and not near any stream. The owner has tried, in connection with the cowshed, to follow American up-to-date methods, and the feeding standards to which he tries to work are also those largely elaborated by the American agricultural colleges, and followed out by the most up-to-date American stud breeders. The shed is enclosed, excepting on the northerly side, and is connected with the brick silo, which holds some 100 tons of ensilage, by a small trolley line, thus facilitating the handling of the ensilage. There are 22 stalls in the shed, the feeding mangers being of concrete. As regards feeding practice, an attempt is made to conserve the ratio between proteins and carbohydrates and to combine as much grain and hay with the more succulent food, as is commercially profitable, and that such feeding pays is evident from the returns quoted above. Friesians have abundantly proved on this farm that they are hardy, and that, contrary to the usual belief, they are adapted to hilly country where sufficient food is grown for them.



Milking - 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	Of significance to the history of the local area because it illustrates the development of this section of Railway Avenue, Bundanoon in the early Interwar Period.



NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<p><i>Of significance because of its association with:</i></p> <p>1. Eric David Lloyd Jones 1885-1958, a successful merchant, who built up a chain of department stores, David Jones. Eric David Lloyd Jones purchased this land, of just over 61 acres (24.7 hectares), as his country property in 1918, commissioning the design of the country residence by architect James Peddle. He also established a productive dairy farm on this site, then known as Lydholme Farm and ran stud cattle, considered to be among the most important in the State for Friesian, Jersey and Guernsey dairy cattle, along with those of Sir Samuel Hordern and Mr Anthony Hordern of Retford Park and Milton Park, Bowral. Under subsequent owners, the property had large fruit and vegetable orchards and continued to run stud cattle. It is therefore important in the course of developing farm produce and stock in the region.</p> <p>2. Architect of Spring Hill, James Peddle 1862-1930 of the Sydney architectural partnership, Peddle and Thorp (later Peddle Thorp and Walker). James Peddle was a master furniture craftsman with knowledge of the English Arts and Crafts movement and in 1889 he supervised a commission for the new impressive Australia Hotel. At this time he established an office as an architectural artist with a focus on residential projects. He travelled to the USA in 1912 to qualify as an architect in California. Peddle settled in Pasadena and set up an architectural practice enabling the pursuit of climate – appropriate bungalows integrated with new technologies. Peddle saw first-hand the development of the Californian Bungalow. He almost certainly had an input into the design of his younger partner's house, for the most noticeable feature of the building is the chimney built of the large river-stones, or 'cobbles' which, of course, gave the house its name. The inclusion of this type of stone was typical of the work of Greene and Greene who were the defining exponents of the bungalow style in California. Upon his return to Sydney in 1915, Peddle advocated healthy living through the design and construction of housing responsive to Sydney's climate and geography. Competition success for the design of paired cottages for Sydney's newest garden suburb – Daceyville, led to commissions for a variety of city and country bungalow residences.</p>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a high quality architect designed Californian Bungalow style house from 1920 in a rural setting. Likely to be one of the first such houses in Australia and certainly one of a small number designed by an architect who had first hand experience in California with their design.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Spring Hill at 159 Railway Avenue, Bundanoon is significant because it illustrates the development of this section of Railway Avenue in the early Interwar Period and for its association with: Eric David

Lloyd Jones 1885-1958 who built up a chain of David Jones department stores. He purchased over 61 acres as his country property in 1918 and commissioned Architect James Peddle 1862-1930 to design the house. James Peddle of later Peddle Thorp and Walker was a master furniture craftsman with knowledge of the English Arts and Crafts movement and in 1889 he supervised a commission for the new Australia Hotel. He travelled to the USA in 1912 to qualify as an architect in California. He settled in Pasadena and set up an architectural practice enabling the pursuit of climate – appropriate bungalows integrated with new technologies. Peddle saw first-hand the development of the Californian Bungalow. Spring Hill is of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case a high quality architect designed Californian Bungalow from 1920 in a rural setting. It is likely to be one of the first such houses in Australia and certainly one of a small number designed by an architect who had first hand experience in California with their design.

## **Part B: Not Recommended Heritage Places**



# Amos Hill Private Cemetery

## 6 & 8 Amos Lane, Bundanoon

### Recommendation

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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 cemetery provides a historic record of the local community and can provide genealogical information. It reflects the religious beliefs and customs of groups within the community and is likely to have an important commemorative function within the community.*

### Description

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October 2020: Not possible to see from front gate. Modern house on site and council reservoir to the right. Said that the Amos family still use this cemetery.



### Internet Review

No information found.

### History

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#### Heritage Survey 2009 History

Nil.



## House (former butcher shop) 10 Ebury Street, Bundanoon

### Recommendation

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Record only. Do not list as a heritage item.

### Description

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Former butcher shop owned by Thomas Mitchell, then Robert Greason, then Joseph Mitchell

Street image only at this site

<https://www.realestate.com.au/property/10-12-ebury-st-bundanoon-nsw-2578>



Note from BHG May 2021

Altered and additions – front façade original? Probably not significant? Info. included in research on 7 Ebury Street and on the 2021 Heritage Review worksheets fro 26 Erith Street, Bundanoon.

# **‘Hamilton’—former Guest House**

## **1-3 Fidelis Street, Bundanoon**

### **Recommendation**

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Record only. Do not list as a heritage item.

### **Heritage Survey 2009 Recommendation**

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

*Significant as a guest house.*

### **Description**

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October 2020: The owner agreed to us entering the site. We were able to see that the exterior has been extensively changed and compromised. Given that the site has been diminished and now the exterior it is probably not one for listing.

### **Heritage Survey 2009 Description**

A one storey freestanding cottage that dates from the Federation period set on a large corner site in a town setting that has retained its context. The building is setback 6 metres from the street. The site has a non- original front fence of timber picket approximately 1.2 metres high and 2 non-original lychgates and a

rear driveway accessing a carport. The site also features subsidiary sheds which are of a recent date. The front garden is informal with floral displays and features a picturesque setting of mature trees. The façade presents a projecting bay, asymmetrical elevation and is constructed of weatherboard with a sandstone base course. The roof is gabled and hipped. The roof is clad in galvanized corrugated sheet metal. The verandah

runs across the façade and returns the corner and has a hipped, straight profile. It is clad in galvanized corrugated sheet metal and features timber posts and decorative timber brackets and timber balustrade. The front door is centrally located and is 5-panelled and glazed with fanlights. Fenestration comprises a group of 3 vertically proportioned casement timber windows with coloured glass highlights. The building appears to be in excellent condition and is substantially intact. Alterations include sympathetic rear additions.

**Address clarification:** In the 2009 report this building reported as being in Penrose Rd on the corner of Fidelis Street. It probably did occupy a larger site down to Penrose Road but the corner land has been subdivided off and now occupied by a new house.

### **Internet Review**

No clear image



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## History

**Caroline Cosgrove from BHG by email advised May 2021:** We don't believe that the former guest house ... retains any significance .

### Heritage Survey 2009 History

This guest house was situated on the corner of Fidelis Street and Penrose Road, and owned by Mrs Digby

Hay. Mrs Hay's daughter Brownie and her husband John Campbell, lived in "Hamilton" for many years. It was later the home of artists Ronald and Rosalie Peters and is today still a private home. (Early Bundanoon Guest Houses, Berrima District Historical and Family History SocietyInc, p35)

**Extract from *Guest Houses in Bundanoon* by the Bundanoon History Group Inc. 2017 p.66**

Located in Fidelis Street, Hamilton was built on land owned by Joseph Tooth, probably about 1919. The guest house was owned and operated by Mrs Digby Hay. Mrs Hay regularly advertised but Hamilton also did duty as a family home with many relatives and close friends staying there.

The first advertisement in the *Sydney Morning Herald* was in June 1921, and over the next few years Mrs Hay had several managers as she regularly travelled away from Bundanoon. By 1935, Mrs Hay was advertising to let Hamilton for the whole year, so it seems that this was the last year it operated as a guest house. Hamilton has been a private residence ever since.

## **‘Lynwood’—1950s house**

### **41-43 Railway Avenue, Bundanoon.**

#### **Recommendation**

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Record only. Do not list as a heritage item.

#### **Description**

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Inspection Feb 2021 and image below:

This single storey house with single garage under is located on a large 2104 m2 site bounded by Railway Parade, Osborne Street and Osborne Road. The elevation in the image below is to Osborne Street. Construction is of small sized weather boards and what appears to be a with a concrete tile roof with two brick chimneys.. Build date probably in the 1950s.



#### **Internet Review**

Images and listing from this undated site. 2104 m2

<http://www.homehound.com.au/listing/withdrawn/nsw/illawarra-south-coast/southern-highlands/bundanoon-southern-highlands/bundanoon-nsw-2578-23831578/>

*This property offers a traditional country style home in a fantastic location with three titles, heaps of potential and character. The configuration of the floor plan is a little unusual due to the building recently being used as professional rooms however the potential is there to restore it to a spacious residence featuring: 4 good sized bedrooms, 1 bathroom, large eat-in kitchen with pantry, lounge room, family room, sunroom, attached garage/workshop with 2nd bathroom, laundry, large outdoor entertaining deck, polished timber floors, high ceilings and beautifully landscaped grounds. Located just off the main street with R3 medium density residential zoning, this property offers endless options and opportunities so call now for more information or to arrange an inspection. Land Size: 2000sqm. NOTE – stained glass windows are NOT included in the sale*