

# Wingecarribee Shire

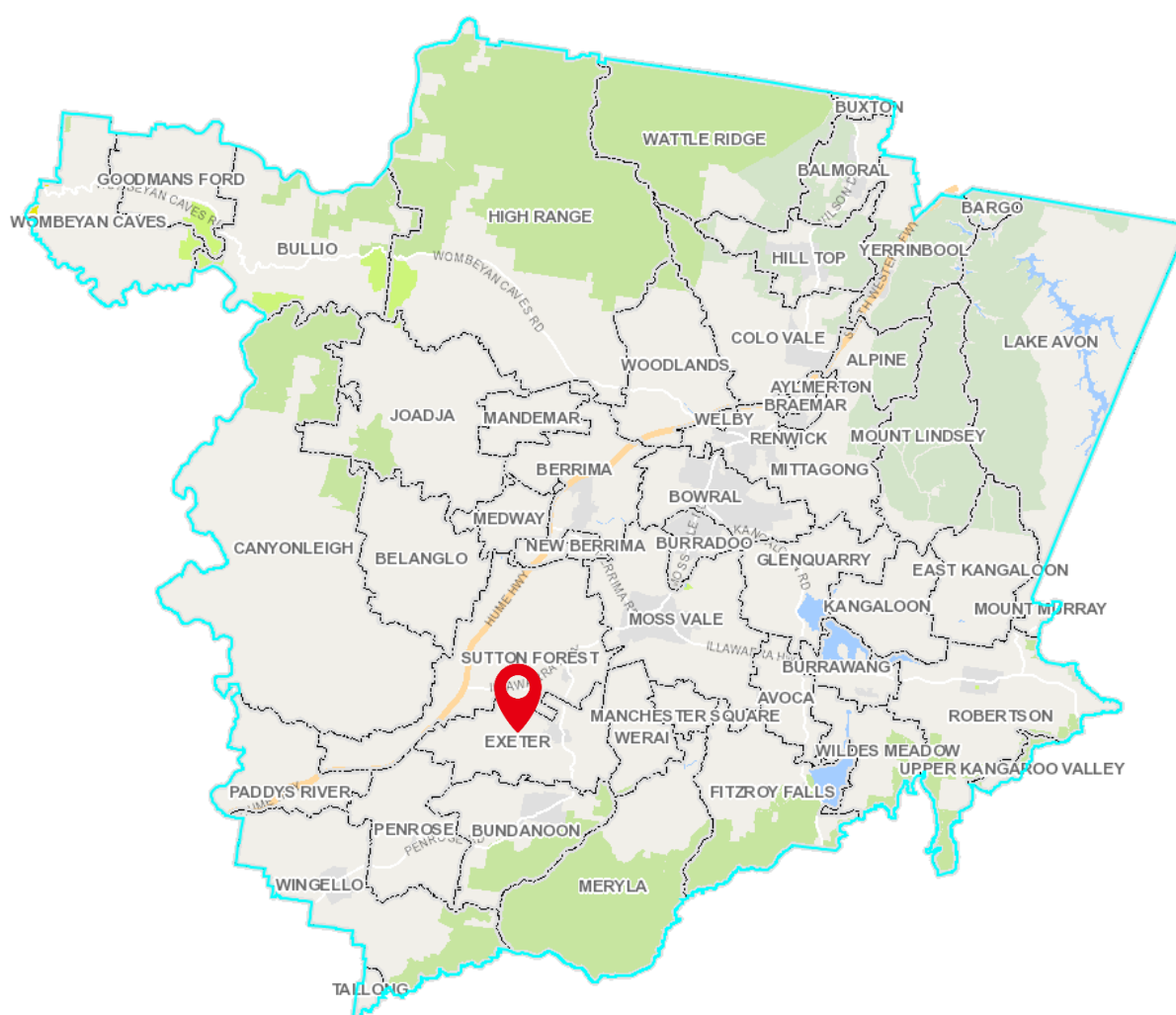
## Heritage Study 2021-23

A Community Based Heritage Study

Volume 3.8

### Preliminary Evidence Sheets for **Exeter**

August 2023



*We're with you*

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## **Part A: Recommended Heritage Places**



## Village Pump Antiques

### 2 Bundanoon Road, Exeter

#### 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 proposed Exeter Village Heritage Conservation Area.

#### Description

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October 2020: A one storey freestanding shop built c.1933 set on a prominent corner site in a village centre setting that has retained its context. The building is built to the street alignment. The façade presents a simple, symmetrical elevation and is constructed of weatherboard. The roof is hipped with a medium pitch and is clad in galvanised corrugated sheet metal and has skylights. The low pitch verandah runs across the Bundanoon Road façade and it has a straight profile and is clad in galvanised corrugated sheet metal and is supported by timber posts. The building appears to be in good condition and is substantially intact.



Krigg's general store.



**Above:** Images from Linda Emery book, *Exploring Exeter*. 2020. p. 38.

## Internet Review

photos at this site

[https://australia247.info/explore/new\\_south\\_wales/wingecarribee\\_shire\\_council/exeter/the\\_village\\_pump\\_antiques\\_exeter.html](https://australia247.info/explore/new_south_wales/wingecarribee_shire_council/exeter/the_village_pump_antiques_exeter.html)

## History

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### Historical Notes from Linda Emery May 2021.

The building that now houses Village Pump Antiques began its life as a purpose-built general store. Storekeepers John Moorcroft and Benjamin Akrigg had formed a partnership in 1926, operating from their original premises on Exeter Road. They appear to have prospered and in 1933, they purchased the land on the corner of Middle Road, opposite Mumford's General Store for £175.

By 1934, Moorcroft and Akrigg had moved their business from the old premises to the new shop they had built on their land from which they operated for the next twenty years as the Station Stores. It was a thriving business when they sold to Gloria and Cecil Garbutt in 1954 for £3,200 but in time, with the advent of supermarkets and a more mobile population, the viability of general stores in many small country towns and villages became marginal and the Station Stores closed.

Statement of significance from 2009 Study:

### **31.4 Exeter and Middle Roads, Exeter (2 Bundanoon Road) (Village Pump Antiques) (2681243)** See existing inventory sheet for significance statement.

#### **Ryerson for John Moorcroft c. 1885-1972**

MOORCROFT	John	Death notice	03DEC1972	Death	87	late of Exeter	Sydney Morning Herald	04DEC1972
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#### **Ryerson for two Benjamin Akriggs c. 1863-1943 and c. 1892-1943 – could be either.**

AKRIGG	Benjamin	Death notice	24SEP1970	Death	78	late of Exeter	Sydney Morning Herald	25SEP1970
AKRIGG	Benjamin	Death notice	16DEC1943	Death	80	late of Exeter	Sydney Morning Herald	18DEC1943

## 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 in illustrating the development of the Exeter village centre in the 1930s.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its strong or special association in the local area with the life of previous store owners From 1934 John Moorcroft c.1885-1972 and Benjamin Akrigg operating as the Station Stores. From 1954 Gloria and Cecil Garbutt.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance as a well known landmark corner site building in the village of Exeter.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its association with the Exeter and district community as a store for many years.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance in representing a relatively rare aspect of the local area's heritage in this case an village general store from the 1930s.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Village Pump Antiques at 2 Bundanoon Road, Exeter is significant in illustrating the development of the Exeter village centre in the 1930s and for its association with the previous store owners from 1934, John Moorcroft and Benjamin Akrigg operating as the Station Stores and from 1954 Gloria and Cecil Garbutt. It is also of significance as a well known landmark corner site building, for its service to the Exeter and district community as a store and for being a relatively rare aspect of the local area's heritage in this case an village general store from the 1930s.



## **‘Adorna’ (aka ‘Akrigg Cottage’)—1920s Californian bungalow 6 Bundanoon Road, Exeter**

### **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 proposed Exeter Village Heritage Conservation Area.

### **Description**

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October 2020: A one storey freestanding cottage in a Californian Bungalow style that dates from the 1920's set on an 1125 m2 site in a town setting that has retained its context. The building is setback from the street. The site has a rendered brick front fence with hedge and a lychgate. It has a right side driveway accessing a garage. The front garden is small and landscaped with bamboo and shrubs and provides a picturesque setting. The façade presents a double fronted elevation and is constructed of sandstone. The roof is gabled and hipped and is clad in galvanised corrugated sheet metal and features corbelled brick chimneys, timber finial and battened gable ends. The verandah is offset and has a broken back profile. The front door is centrally located. The building appears to be in excellent condition and is highly intact. Alterations include sympathetic rear additions.



### **Internet Review**

one poor google image because of trees at this site

<https://www.realestate.com.au/property/6-bundanoon-rd-exeter-nsw-2579>

### **History**

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#### **Historical notes from Linda Emery:**

The land on which the Akrigg Cottage is built was first sold as part of the Vine Lodge subdivision in 1892 when Frederick Draper, a Mittagong publican, purchased it from the Badgerys for £45.7.6, perhaps with the idea of building a hotel. Draper was a prominent citizen in Mittagong and was involved in a number of business activities in the town, including the construction of the landmark Commercial Hotel in 1875. Sadly, he became

seriously ill early in 1893 and in May chose to end his life, leaving his estate heavily mortgaged.

In April 1895, his son-in-law George Dawson, in partnership with his brother Albert, purchased the Exeter land from the bank at the bargain price of £26.

The Dawson brothers operated a large store in Mittagong so it seems likely that the general optimism about the growth of Exeter led them to purchase land for possible expansion of their activities. It was not to be, and two years later George Dawson made a handsome profit when he sold the land to Ann Dawson, wife of Albert, for £40. Ten years later, Ann received just £30 for the block when she sold to the Exeter baker, William Salkeld.

In 1920, the land passed to Robert Akrigg, a local farmer. The Akrigg family, parents Benjamin and Isabella with their five sons and two daughters, came to Australia in 1912 from England and settled in Exeter soon after.

Robert, born in 1894, was the second son. He set about building his charming stone house in the early 1920s, carting the stone to the site by horse and dray from Hayman's quarry at Bundanoon. In 1934 he sold the house to his older brother Benjamin, the storekeeper, for £650. Ben Akrigg had by this time, with his business partner John Moorcroft, built new shop premises next door on the corner of Middle Road. Ben and his wife Clara lived in the house for the rest of their lives and it was not until 1987 after the death of their daughter Lydia that the house passed out of the hands of the Akrigg family.

## 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 village of Exeter in the Interwar period.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its strong association with owners:</i> <ol style="list-style-type: none"> <li><i>1. Robert Akrigg, a local farmer, and his family, who built Adorna.</i></li> <li><i>2. Benjamin Akrigg and family, 1934-1987. Benjamin Akrigg was a storekeeper and had by 1934, with his business partner John Moorcroft, built new shop premises next door on the corner of Middle Road. Benjamin and his wife Clara lived in the house for the rest of their lives and it was not until 1987 after the death of their daughter Lydia that the house passed out of the hands of the Akrigg family.</i></li> </ol>
<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>	



NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses an uncommon aspect of the local area's heritage in this case a single storey Interwar Californian Bungalow style residence built in sandstone.</i>
(g) REPRESENTATIVENESS	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Adorna at 6 Bundanoon Road, Exeter is significant because it illustrates the development of the village of Exeter in the Interwar period and for its association with owners Robert Akrigg, a local farmer, and his family, who built Adorna and then his brother Benjamin Akrigg and family from 1934. Benjamin was a storekeeper and had by 1934, with his business partner John Moorcroft, built new shop premises next door on the corner of Middle Road. Benjamin. Adorna stayed in the Akrigg family until 1987. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for possessing an uncommon aspect of the local area's heritage in this case a single storey Interwar Californian Bungalow style residence built in sandstone

# Garden, trees and outbuildings of former Searl's Nursery (formerly 'Walhallow')

## 34 and rear of 42 Bundanoon Road, Exeter and the rear of 47 Jensens Lane, Exeter

### Recommendation

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

Property is contained within the proposed Exeter Village Heritage Conservation Area.

### Heritage Survey 2009 Recommendation (for 'Blytheswood' garden, 34 Bundanoon Road, Exeter)

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

*The property is significant as the site of the Searl's Nursery and several mature trees are remnants from this time. The trees are also of significance in terms of their contribution to the character of Exeter village.*

### Description



**Above:** Proposed curtilage of former Searl's Nursery plantings and outbuildings (Source: Wingecarribee Shire Council; Aerial image from Nearmap, 17 August 2021).

From Charlotte Webb, 31 May 2021: There is a significant oak collection at 'Blytheswood' to the south east of the house, including a fastigate and Turkish oak. The tree in front of the house is a very large variegated tulip tree. To the west of the house is a mature blue cedar and towards the stables is a large *Picea smithiana*. All these trees would be from the Searles era. There used to be a *Taiwania cryptomerioides* on the east of the drive but I don't know if it is still there. If it is it may be the only one in the district and should be quite advanced by now as it was 4-5 metres tall 25 years ago. Also a *Photinia serrata* along the driveway. Adjacent to the stables is a rat proof room made of corrugated iron, probably dating from the same time as the stables and groom'sman's flat. The shed behind the rat proof room was an open storage shed. Not sure of its original use. Maybe Linda knows.

Sarah's reply and map below 1 June 2021: Thanks for that information, Charlotte. Based on your annotated map, I provide the attached updated map which also includes lot and DP information. If we are happy with that boundary, the map can be uploaded onto the database to show the boundary of the area.

Sarah's advice of 31 May 2021:

I've prepared a plan for both the Searl's Nursery (former) (which is what the Blytheswood garden should be renamed as) and the Jensen's Nursery (former) sites.

The Searl's Nursery site includes 3 properties, as follows:

34 Bundanoon Road comprising Lot 5 Sec 10 DP 3373, Lot 28 Sec 10 DP 3373 and Lot 6 DP 1017039 (whole site – driveway, driveway plantings and trees)

42 Bundanoon Road comprising part of LOT 9 DP 1017039 (partial site – end of driveway plantings and trees)

47 Jensens Lane comprising part of Lot 2 DP 573422 (partial site – stables)

We will need to make a decision as to whether the stables site is separately listed as it is not contiguous with the driveway and trees sites. I think there are valid arguments for both approaches.

## History

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**Text below from Linda Emery, *Exploring Exeter*. 2020. p. 18/21**

*Walhallow. Another family well-known in the floral and horticultural trade, the Searls, followed the lead of the Yates family when they developed a bulb farm and country retreat on the land on the northern boundary of The Headlands in the early 20<sup>th</sup> century. From the 1850s Frederick Searl Snr had been operating a successful flower, plant and seed store in the old Sydney Markets (now the site of Queen Victoria Building). After his sons Frederick and John joined him in the business, the trio branched out into the nursery trade, growing their own flowers and plants. Searl and Sons became trendsetters in floral fashion, and were among the first to develop and promote the use of dahlias, carnations and chrysanthemums in the flower trade.*

*In 1905, brothers Frederick and John Searl purchased the 30 acre Walhallow property from Sydney solicitor George Croaker and immediately began to develop their own nursery. The rambling timber country house and several other cottages on the property had been completed by George Croaker in 1902 but the Searls were the architects of the beautiful garden, laying out curved hedges, 3200 foliage trees and a shelter belt of 230 pines. In summer, the family spent several months at their Exeter house, arriving from Strathfield in Sydney in a private train carriage loaded with everything they could possibly need for their stay.*



**Above:** Image from Linda Emery, *Exploring Exeter*. 2020. p. 18/21

*The water tower on the property, which was to become a noted Exeter landmark, fed a sprinkler system that was able to water the whole of the gardens. By the spring of 1906, their bulb farm had become something of a local attraction and hundreds of blooms packed in large wicker baskets were being sent to Sydney daily.*

*In 1918, the property was sold to Rodney Dangar of Rotherwood, Sutton Forest, George White of Mittabah, Exeter and Eric Lloyd-Jones who offered the house to the Red Cross for use as a convalescent hospital for World War I soldiers suffering from shell shock and other disabilities. The Governor, Sir Walter Davidson, officially opened the Exeter Southern Home on 14 December, 1918. Accommodating up to 30 men, the hospital was initially staffed by volunteers and supervised by two military nurses. Over the next nine years, many chronically ill veterans were sent to Exeter to convalesce in the healthy climate and beautiful surroundings of the former Searl estate.*

*As they regained their health they were encouraged to work the farm, growing their own vegetables and maintaining the bulb fields. A visitor in 1926 painted a vivid word picture of the scene.*

*I shall always be glad that I saw this garden at Exeter. The perfume greeted us first. Then our guide ushered us through a little gate past a trim hedge. What we saw made us gasp; for thousands of hyacinths of many hues shone gaily in the afternoon sunlight. There were ten thousand bulbs in all, and most were in full bloom. There was a great variety of colouring – snowy white, blush pink, bright pink, vieux rose, deep cream, pale blue, a rich blue, violet and deep mauve. And what a setting! Through the fence we saw acres of golden daffodils and beyond was green stretching far away to the distant hills.*

*By the end of 1927, the need for a hospital of this type had diminished, and with only four patients remaining, the hospital was considered uneconomic and was closed. In 1928, the people of Exeter and the surrounding towns vigorously opposed a move by the NSW Government to use the home as a treatment centre for patients with tuberculosis. Local MLA Mark Morton and Herbert Ellsmore, President of the Wingecarribee Council both took part in a deputation to the Premier to try to block the move which they saw as a threat to the developing tourist trade. Such was the fear attached to the disease that no amount of reassurance from the Premier could convince people that they were not in danger. Despite local concerns the convalescent hospital reopened as a sanatorium for TB patients nearing the end of their treatment and continued to provide care until 1939 when the property was sold.*

*Arthur G. Wilson was the buyer who also purchased several adjacent properties where he set about establishing a complete stud farm, breeding a fine Jersey cattle herd and Canadian Berkshire pigs. Renamed Blytheswood, he demolished the original Searl house and used the*

*timber to build the stables and other buildings on the property which eventually totalled 190 acres. In the breeding season, as many as 80 mares were agisted at Blytheswood.*

*There were four houses on the property and other improvements included a blacksmith's shop, wash for horses and cattle, a large barn and stallion paddock with an adjoining ring. Arthur Wilson sold the property in 1950 to Eric Killen, one of the best known pastoralists in NSW.*

*The site of the original Walhallow house had been cleared but the many rare and beautiful trees remained. Over the years, the landholding has been subdivided but those trees are a fitting reminder of the plantmen who first developed this lovely garden. Wilson's Lane is named for Arthur Wilson.*

SEARL	Frederick Henry	Death notice	12DEC1920	Death	64 late of Strathfield	Sydney Morning Herald	13DEC1920
DANGAR	Rodney Rouse	Death notice	27OCT1950	Death	at Arlington, Edgecliff	Sydney Morning Herald	28OCT195

### **Obituary for Eric Lyle Killen (1892-1955) at this site**

<https://oa.anu.edu.au/obituary/killen-eric-lyle-563>

### **Heritage Survey 2009 History**

Re 'Blytheswood', 34 Bundanoon Road, Exeter (from Wingecarribee Heritage Study 1993)

In 1905 Frederick and John Searl, of the well known floral and horticultural family, purchased 30 acres of land adjacent to the Yates seed and bulb farm and immediately began to develop their own nursery. The water tower on the property, which was to become such an Exeter landmark, fed a sprinkler system that was able to water the whole of the gardens. By the spring of 1906, the daffodil farm had become something of a local attraction and hundreds of blooms packed in large wicker baskets were being sent to Sydney daily.

The Searl brothers built a rambling timber country house, Walhallow, and several other cottages for their workers on the property. In summer the family spent several months at their Exeter house, arriving from Strathfield in Sydney in a private train carriage loaded with everything they could possibly need for their stay.

In 1918 the property was sold to Messrs Rodney Dangar of Rotherwood, Sutton Forest, George White of Mittagah, Exeter and Eric Lloyd Jones who offered the house to the Red Cross for use as a convalescent hospital for World War I soldiers suffering from shell shock. The Governor, Sir Walter Davidson, officially opened the Exeter Southern Home on 14 December 1918. Accommodating up to 30 men, the hospital was initially staffed by volunteers and supervised by two military nurses. Over the next 9 years many chronically ill veterans were sent to Exeter to convalesce in the healthy climate and beautiful surroundings of the former Searl estate. As they regained their health they were encouraged to work the farm, growing their own vegetables. However, by the end of 1927 the need for a hospital of this type had diminished and with only four patients remaining, the hospital was considered uneconomic and was closed. In 1928 the NSW Government moved to use the home as a treatment centre for patients with tuberculosis. The people of Exeter and surrounding towns vigorously opposed the proposal and local MLA, Mark Morton and Herbert Ellsmore, President of the Wingecarribee Council, took part in a deputation to the Premier to try to block the move which they saw as a threat to the developing tourist trade. The fear attached to the disease was such that no amount of reassurance from the Premier could convince people that they were not in danger.

In 1940, the stud property known as "Blytheswood", comprising the area attached to the old convalescent home at Exeter, and an adjoining farm which was since purchased by the owner, is fast



developing into one of the show places of the district. (Moss Vale Post, Friday 8th November 1940, p1, col.7)

Three blocks were disposed of, and two came into the ownership of neighbouring property owners, and the third was acquired by another well known dairy stud, but a few miles removed.

"Blytheswood", portion of which was used at one time by Searls of Sydney, as their principal nursery and later provided the location for a Red Cross Convalescent Home after the first World War, is noted for its fat lamb and beef producing properties, and it seems now that at least two of the subdivisions will be used for dairying and dairy stud purposes.

In 1941, the portion known as Upper Blytheswood containing 114 acres was bought by Mr Reg Allott, of Exeter: "Jimmy's block" of 57.1/4 acres was bought by Mr E York Seymour of Exeter and the Home block of 80 acres found a new owner in Mr Harry Burton of "Bedales Friesian Stud", Nowra Road. The total realization for the 230 acres was 21,300 pounds at an average of just on 93 pounds per acre. The homestead block carrying the principal residence and improvements was passed in for private treaty. (Moss Vale Post, Tuesday, 9th September, 1941, p4, col.)

A G Wilson bought the property, renaming it Blytheswood. The original house was demolished and over the years, the landholding has been subdivided but the many grand old trees still standing are a fitting reminder of the plantsmen who first developed the garden.

## 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 this section of Exeter from the early part of the 20th Century as a rural retreat, a nursery, and from 1918 a convalescent hospital for World War I soldiers suffering from shell shock and other disabilities and then later as a sanatorium for TB patients nearing the end of their treatment and then from 1939 as part of a larger stock breeding property.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<p><i>Of significance because of its association with:</i></p> <p><i>Prior to 1902 Sydney solicitor George Croaker who built Walhallow in 1902 (now demolished).</i></p> <p><i>From 1905 brothers Frederick Searl and John Searl who immediately began to develop their own nursery on the site.</i></p> <p><i>From 1918 Rodney Dangar of Rotherwood, Sutton Forest, George White of Mittagbah, Exeter and Eric David Lloyd Jones 1885-1958 of Spring Hill, Bundanoon who offered Walhallow house to the Red Cross for use as a convalescent hospital for World War I soldiers suffering from shell shock and other disabilities. This use continued until 1927 and then until 1939 the site reopened as a sanatorium for TB patients nearing the end of their treatment.</i></p> <p><i>From 1939 Arthur G. Wilson who also purchased several adjacent properties to establish a stud farm to breed fine Jersey cattle herd and Canadian Berkshire pigs. Renamed Blytheswood, he demolished the original Searl house and used the timber to build the stables and other buildings.</i></p> <p><i>From 1950 Eric Lyle Killen (1892-1955) prominent pastoralist.</i></p>



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 beauty of the early planting on the site.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

### Statement of Heritage Significance

The Garden and Tree Planting at the former Searl's Nursery (formerly Walhallow) at 34 and rear of 42 Bundanoon Road, Exeter and the rear of 47 Jensens Lane, Exeter is of significance because it illustrates the development of this section of Exeter from the early part of the 20th Century as a rural retreat, a nursery, and from 1918 a convalescent hospital for World War I soldiers suffering from shell shock and other disabilities and then later as a sanatorium for TB patients nearing the end of their treatment and then from 1939 as part of a larger stock breeding property. It is also of significance for its association with owners:

Prior to 1902 Sydney solicitor George Croaker who built Walhallow in 1902 (now demolished.)

From 1905 brothers Frederick Searl and John Searl who immediately began to develop a nursery on the site.

From 1918 Rodney Dangar of Rotherwood, Sutton Forest, George White of Mittagah, Exeter and Eric David Lloyd Jones 1885-1958 of Spring Hill, Bundanoon who offered Walhallow house to the Red Cross for use as a convalescent hospital.

From 1939 Arthur G. Wilson who established a stud farm and renamed the site Blytheswood.

From 1950 Eric Lyle Killen (1892-1955) prominent pastoralist.

The site is also of significance in demonstrating aesthetic value in the local area because of beauty of the early planting on the site associated with the Searl Nursery

## **‘Buskers End’—Victorian brick and timber house and garden**

### **2-6 Buskers Avenue, Exeter**

#### **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 proposed Exeter Village Heritage Conservation Area.

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

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

*Late Victorian gentlemen's residence built c.1894 by an early investor in the Vine Lodge Estate, Arthur Burnell. The house is a good example of the type of house built as country retreats in Exeter by middle-class Sydney people. The house contributes aesthetically to the village character of Exeter.*

#### **Description**

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October 2020: Very hard to see from the street . Single storey brick and timber house on a large 4628 m2 corner site to Trueman Street. Built c. 1894 – the late Victorian period. Gabled and hip roof with several prominent tall corbelled chimneys. Gable has elaborate timber fretwork. Gravel driveway at left to well designed double garage at rear. Small shed just inside gates to the left. Tall mixed hedge.

Garden is important



#### **Internet Review**

<http://www.homehound.com.au/listing/withdrawn/nsw/illawarra-south-coast/southern-highlands/exeter-southern-highlands/buskers-end-buskers-ave-exeter-nsw-2579/>

*If you like something out of the ordinary, then you will appreciate this 1880s character home. Victorian chimneys, high ceilings and timber floors create an ambience that is graceful and timeless. Features include: a spacious sun room, formal lounge with open fire and bay windows, library/dining room, large kitchen with breakfast bar, study and three bedrooms, one with dressing room and ensuite, plus gas central heating.*

*The house is set on over an acre of fantastic gardens and includes three titles, offering future development potential.*

#### **Image from the 2009 Report**



**Above:** Image from Heritage Survey 2009

## History

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### Heritage Survey 2009 History

*Originally on 11 acres, Buskers End was built in about 1894 by Arthur Burnell, one of the early purchasers of land in the Vine Lodge Estate. In 1891 he was new to Exeter and living in a tent on his land when Alice Badgery, sorry for his situation, suggested her husband should offer him accommodation at Vine Lodge until he could build his house.*

*Arthur Burnell was a member of the committee formed to organize the building of St Aidan's Church. From a strong Presbyterian background, he was among the Presbyterians who helped fund the building of the church which they subsequently used for their services. Burnell was to become a casualty of the 1890s depression, losing his house in 1895 when the Anglo Australian Investment Finance Company foreclosed.*

*Family members Gustav Leibius and William Cotter Williamson appear to have come to his aid, buying the property from the liquidators for 420 pounds.*

*The house remained in the Leibius family until 1945. Known for many years as Lynwood, it is unclear if this was the name given by the original owners.*

*During the early 1950s, musician Jim Davidson, leader of the famous ABC Dance Band, lived in the house and renamed it Busker's End. During World War II, Davidson was based in Beirut and ran the Australian Army entertainment unit in the Middle East. He also worked for the BBC in England, where he was responsible for the BBC Light Programme on radio. He returned to Australia after his retirement settling first in Exeter and later in Bowral. Davidson had a penchant for naming houses Busker's End – as well as the Exeter house, there are two in Bowral and one in Burradoo.*

*Before the property was subdivided, a long sweeping driveway lined with large rhododendrons led to the house from Middle Road. Much of this part of the garden was destroyed when the surrounding land was developed although many of the old trees have survived. Recent subdivision of the remaining acre of land has further eroded the setting of Busker's End, but the house remains as a*

*reminder of the grand future envisaged for Exeter in those early days of its development. (Australian Garden History Society, Twenty first Annual National Conference, Southern Highlands NSW, 3-6 November, 2000, p30)*

*Jim Davidson ABC bandleader, entertainer and consultant (and his wife), purchased "Lynwood" Exeter through Bowral estate agent, David Henwood. Davidson as a musician had named his house "Busker's End", he later purchased a house in St Claire Street, Bowral and he called this property "Busker's End" IV. After restoring this house they sold and moved back to Sydney, they found a house called "Helensleigh" at 58 Woolwich Road, Hunters Hill but due to difficulties moved back to the Southern Highlands where they found "Busker's End" VI, this was an old house called "Oarjoo" at Buradoo. They later sold this house also and set out in search for "Busker's End" VII. They thought they had found a house in Louisa Road, Birchgrove but returned to Bowral. (A Showman's Story, The Memoirs of Jim Davidson, p211-224, Sydney Herald News, Monday, 12 April 1982, p22)*

Full biography on Davidson, James Hutchinson (Jim) (1902–1982) by Jeff Brownrigg in the Australian Dictionary of Biography, Volume 17, 2007 at this site [http://adb.anu.edu.au/biography/d](http://adb.anu.edu.au/biography/davidson-james-hutchinson-jim-12405ps://adb.anu.edu.au/biography/d)

James Hutchinson (Jim) Davidson (1902-1982), band leader, was born on 6 August 1902 at Balmain, Sydney, second son of Alexander Davidson, a restaurant cook from New Zealand, and his English-born wife Mabel, née Walker. Jim described his father, of Scottish descent, as hard, stern and unsmiling. His maternal grandfather encouraged his interest in music, taking him to hear the American bandmaster John Philip Sousa on his Australian tour of 1911. Davidson took up the cornet, joining his school cadet band and a local church band. After leaving school at 14, he found work with the soap manufacturer Lever Bros Pty Ltd. His days, however, were a means to an end and nights were given over to music. Replacing his cornet with a drum kit, he played in dance band and cinema pit ensembles.

On 8 February 1928 Davidson married Gertrude Madeline Kitching at St Thomas's Church of England, Rozelle; they were to be divorced in 1935. He had joined Jimmy Elkins's dance orchestra in the mid-1920s and after it disbanded in 1928 he played at the Ambassadors restaurant until it was destroyed by fire in 1931. Following engagements at the Ginger Jar and a significant concert at Hillier's Café in August 1932—sometimes described as the first jazz concert in Sydney—Davidson opened the winter season of 1933 at Sydney's Palais Royal dance hall, which drew crowds of 10,000 a week. Further successful seasons followed in 1934 and 1936. A regular Thursday evening 2UE live radio broadcast from the Royal augmented his audience. The Columbia recording company made sound recordings of his most popular pieces; Davidson claimed that a 78-rpm disc of 'Shuffle Off to Buffalo' and 'Forty Second Street' sold 95,000 copies. He and his orchestra also played a six-month season at the Palais de Danse at St Kilda, Melbourne, in 1933. At a formal 'Dress Night', when patrons were encouraged to dress as elegantly as the musicians, who routinely wore evening dress, Davidson met Marjorie McFarlane, an artist. They were married with Presbyterian forms at Scots Church, Melbourne, on 7 June 1935.

While in Melbourne, having signed a contract with the Australian Broadcasting Commission, Davidson enlarged his orchestra and performed over the national network to all States. Broadcasting from Sydney from 1936, Jim Davidson's ABC Dance Band, with the trumpeter Jim Gussey, the vocalist Alice Smith and the trombonist and arranger George Trevare, became the most popular in the country. It presented dance programs on Friday and Saturday evenings and played for other ABC shows including 'Out of the Bag' and 'A.B.C. Parade'. In 1937-39 the band made three interstate tours, with a variety of artists including Bob Dyer, Tex Morton and Gladys Moncrieff. Davidson was a strict but encouraging leader who inspired great loyalty in his players.

On 30 May 1941 Davidson was appointed an honorary lieutenant in the Australian Imperial Force. He produced, directed and led the orchestra in variety shows staged for troops in the Middle East and

the South-West Pacific Area. From 1943 he was in charge of the AIF's concert parties. Rising to temporary lieutenant colonel, he transferred to the Reserve of Officers in October 1947. He applied for the position of director of light entertainment at the ABC but was unsuccessful. Stung by his rejection, he made use of management skills developed in his military command, taking up an offer of work as director of productions for the Tivoli circuit and, soon after, for Harry Wren Enterprises. He managed Australian tours for performers such as Will Mahoney and Evie Hayes and for the British comedian Tommy Trinder.

In 1947 Davidson joined the British Broadcasting Corporation. He arrived in London with his wife the following January. Starting as assistant-head of variety (music), he rapidly advanced to become the second-in-charge of the light entertainment unit. His most important contributions included support for what became the 'Goon Show', which went to air against some resistance on 28 May 1951. Davidson estimated that he had produced 3500 live shows on radio, among them a historic Beatles concert at the Royal Albert Hall in April 1963. He was given a farewell concert there before his retirement in September.

Returning to Australia in 1964, Davidson was disappointed that although Australians remembered his success as a band leader, they were unaware of his achievements in England. He served briefly as a consultant to the ABC but found that old 'ghosts' continued to haunt its corridors. The Davidsons turned to house renovation and gardening, first in Sydney and then in the southern highlands of New South Wales. Survived by his wife, Jim Davidson died on 10 April 1982 at Bowral and was cremated. His memoir, *A Showman's Story* (1983), was published posthumously.

**Notes on Dr William Cotter Williamson from** <http://wikimapia.org/15136078/Glengarriff-House-and-the-Wistaria-Gardens>

Glengarriff House and the Wistaria Gardens.

Laid out in 1907 as the official residence and garden for the Medical Superintendent of the then Parramatta Hospital for the Insane, Dr William Cotter Williamson. It continued as the official residence until 1963 when, for 30 years afterwards, it was converted into a ward for the treatment of drug and alcohol addictions (Wistaria House). One of three surviving large scale Edwardian/Federation Gardens in Sydney, the site is currently under the control of the Sydney West Area Health Service and has suffered from neglect in recent years. Glengarriff House was designed by the Government Architect, Walter Liberty Vernon, in the "arts and crafts" Federation style. The gardens were originally designed as a "romantic arcadian" landscape with Japanese influences including follies such as "tori" gates, classical urns and lych gates at the entrances (one has been reconstructed at the Westmead entrance into Parramatta Park). The Wistaria (also known as Wisteria) for which the gardens became famous was said to have been propagated from cuttings that Dr Williamson brought back from Japan in 1907 where he had been chaperone to his two daughters, Nightingale and Nora, both accomplished musicians, who had been there on tour (Nora was regarded as one of Australia's greatest violinists in the early 20th century). The gardens are open to the public in September encompassing the Wistaria Fete which has been held since 1929 (80 years)! Currently the upper floor of Glengarriff House houses a museum of the history of mental health care of Cumberland Hospital.

Statement of significance from 2009 Study:

**Buskers Avenue & Trueman Avenue, Exeter (Buskers End) (2681231)**

See existing inventory sheet for significance statement.

**Reference to a *Gustav Hugo Leibius being a Sydney solicitor* – date era correct.**

<https://s3.ap-southeast-2.amazonaws.com/dpe-files-production/s3fs-public/dpp/292131/Land%20capability%20exhibition%20report%20part%2012%202018%2009.pdf>



## Ryerson Index

BURNELL	Arthur John	Death notice	20JAN1936	Death	86 late of Eastwood	Sydney Morning Herald	21JAN1936
LEIBIUS	Gustav Hugo	Death notice	11MAY1948	Death	late of Vaucluse	Sydney Morning Herald	13MAY1948
WILLIAMSON	William Cotter	Death notice	02MAR1945	Death	at Leura	Sydney Morning Herald	03MAR1945
DAVIDSON	James Hutchinson	Death notice	10APR1982	Death	late of Bowral	Sydney Morning Herald	12APR1982

## 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 village of Exeter in the late 19th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with 1. Arthur Burnell c.1850-1936, original builder and owner of Buskers End. He was a member of the committee formed to organise the building of St Aidan's Church in Exeter. 2. Second owners Gustav Hugo Leibius d. 1948, Sydney Solicitor and Dr William Cotter Williamson d. 1945 Medical Superintendent of Parramatta Hospital for the Insane 3. During the early 1950s, musician James Hutchinson(Jim) Davidson 1902-1982, leader of the famous ABC Dance Band, lived in the house and renamed it Busker's End. During World War II, Davidson was based in Beirut and ran the Australian Army entertainment unit in the Middle East. He also worked for the BBC in England, where he was responsible for the BBC Light Programme on radio. He returned to Australia after his retirement settling first in Exeter and later in Bowral.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement for its garden setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	



NSW heritage assessment criteria	Assessment of site
<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 large single storey late Victorian weatherboard residence.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Buskers End House and Garden 2-6 Buskers Avenue, Exeter is significant because it illustrates the development of this section of the village of Exeter in the late 19th Century and because of its association with 1. Arthur Burnell c.1850-1936, first owner and a member of the committee formed to organize the building of St Aidan's Church in Exeter. 2. Second owners Gustav Hugo Leibius d.1948, Sydney Solicitor and Dr William Cotter Williamson d.1945, Medical Superintendent of Parramatta Hospital for the Insane. 3. Jim Davidson, musician James Hutchinson(Jim) Davidson 1902-1982, leader of the famous ABC Dance Band. During World War II, Davidson was based in Beirut and ran the Australian Army entertainment unit in the Middle East. He also worked for the BBC in England, where he was responsible for the BBC Light Programme on radio. Buskers end is also of significance in demonstrating aesthetic achievement for its garden setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a large single storey late Victorian weatherboard residence.

# General Store and Post Office

## 1 Exeter Road, Exeter

### 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 proposed Exeter Village Heritage Conservation Area.

### Heritage Survey 2009 Recommendation

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

*The store has been continually operated since opening (c.1914) and is the social heart of the village of Exeter. The store is prominently located and is extremely important in terms of its contribution to the streetscape and village character.*

### Description

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October 2020: A one storey early freestanding shop built c. 1914 set on a 683 m<sup>2</sup> prominent corner site in a village centre setting. The building is built to the street alignment. The façade presents a simple elevation and is constructed of painted brick. The roof is hipped with a medium pitch. The roof is clad in galvanised corrugated sheet metal. The verandah has timber posts and runs across the façade in a straight profile and it continues past the hipped section of the building in Exeter Road.. Fenestration comprises vertically proportioned large fixed windows with top lights. The building appears to be in good condition and now a well patronised cafe and post office.





**Above:** Image from Linda Emery book, *Exploring Exeter*. 2020. p. 36

## Internet Review

[https://australia247.info/explore/new\\_south\\_wales/wingecarribee\\_shire\\_council/exeter/exeter\\_general\\_store.html](https://australia247.info/explore/new_south_wales/wingecarribee_shire_council/exeter/exeter_general_store.html)

## History

### Historical Notes from Linda Emery

The present general store was built in about 1914 by Sidney Pile, a Sydney solicitor, and leased to brothers George and Otto Meyer who moved their business to the new premises from the original store on the other side of the railway line, also owned by the Pile family. Leaving George to run the business, Otto, along with one of Meyer Bros shop assistants, Arthur Pavey, enlisted in the AIF in September 1915. Both served with distinction for three years until September 1918, when Arthur was killed at Peronne, while ambulance driver Otto was awarded the Military Medal for his bravery in evacuating casualties, also at Peronne.

By the early 1920s, Ellsmore & Co were operating the store, and employed five people to service their booming business. Produce was sold from a large shed behind the shop and deliveries were made throughout the surrounding district, as far afield as Bundanoon and Canyonleigh.

Edward Mumford took over the lease in 1927 and ran the store with his wife Annie for nearly 20 years. Competition came in 1933 when Moorcroft and Akrigg's Station Stores built new premises on the opposite corner of Middle Road. Both stores sold petrol and acted as insurance agents, although the present general store has been the newsagency since the early days when the Evening News and Town and Country Journal were the papers that came on the trains from Sydney.

There was enough business for everyone and both stores operated for many years. Although there have been many storekeepers the general store itself is the constant in the village, still serving the needs of the small community. Its continued operation is vital to the life of the village. The relocation of the post office to the store in 2004 and the establishment of the popular Exeter Café have ensured that now more than ever, it remains the social heart of Exeter.

## Ryerson Index

PILE	Sidney Edgar	Death notice	30AUG1922	Death 49	late of Stanmore	Sydney Morning Herald	31AUG1922
MUMFORD	Edward	Death notice	17AUG1936	Death	at District Hospital, Bowral, late of Exeter	Sydney Morning Herald	18AUG1936

## 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 centre of the village of Exeter in the early 20th Century and its early and continuing use as a store.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with 1. Sidney Pile (d.1922) a Sydney solicitor, who built it in c. 1914. 2. The Meyer brothers, George and Otto, who leased the store from Sidney Pile in 1914. Otto, along with one of Meyer Bros shop assistants, Arthur Pavey, enlisted in the AIF in September 1915. Both served with distinction for three years until September 1918, when Arthur was killed at Peronne, while ambulance driver Otto was awarded the Military Medal for his bravery in evacuating casualties, also at Peronne. 3. Ellsmore &amp; Co in the early 1920s were operating the store as a booming business throughout the surrounding district, as far afield as Bundanoon and Canyonleigh. 4. Edward Mumford (d.1936) took over in 1927 and ran the store with his wife Annie for nearly 20 years. Competition came in 1933 when Moorcroft and Akrigg's Station Stores built new premises on the opposite corner of Middle Road.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance as a well known landmark corner site building in the village of Exeter.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its strong association with the Exeter community. The general store itself is the constant in the village, still serving the needs of the small community. The relocation of the post office to the store in 2004 and the establishment of the popular Exeter Café have ensured that now more than ever, it remains the social heart of Exeter.</i>
<b>(e) RESEARCH POTENTIAL</b>	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	<i>Of significance in representing a relatively rare aspect of the local area's heritage in this case an village general store from the 1930s.</i>
(g) REPRESENTATIVENESS	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

The General Store & Post Office at 1 Exeter Road, Exeter is significant because it illustrates the development of the centre of the village of Exeter in the early 20th Century and for its association with 1. Sidney Pile (d.1922) a Sydney solicitor, who built it c. 1914. 2.The Meyer brothers, George and Otto, who leased the store from Sidney Pile in 1914. Otto, with shop assistant Arthur Pavey, enlisted in the AIF in September 1915. Both served with distinction for three years until September 1918, when Arthur was killed at Peronne, while ambulance driver Otto was awarded the Military Medal for his bravery at Peronne. 3. Ellsmore & Co in the early 1920s were operating the store as a booming business throughout the surrounding district. 4. Edward Mumford (d.1936) from 1927 ran the store with his wife Annie for nearly 20 years. It is also of significance because of its service to the Exeter community. The general store itself is the constant in the village, still serving the needs of the small community. The relocation of the post office to the store in 2004 and the establishment of the popular Exeter Café have ensured that it remains the social heart of Exeter. It is of significance as a well known landmark corner site building in the village of Exeter and in representing a relatively rare aspect of the local area's heritage in this case a village general store from the 1930s.

## **‘Halcyon’—small weatherboard cottage**

### **2 Exeter Road, Exeter. Halcyon**

#### **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 proposed Exeter Village Heritage Conservation Area.

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

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

*Halcyon cottage is opposite the General Store and is one of the oldest structures in the village. It appears as an existing building on an 1889 subdivision plan and as such, predates the establishment of the village. The cottage is also of aesthetic significance as it makes an important contribution to the character of the central section of the village.*

#### **Description**

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October 2020: A one storey freestanding cottage that dates from. 1888 – the late Victorian period set on a 348 m2 corner site to Badgery's Way in a prominent village setting that has retained its context. The site has a timber picket fence and a left side driveway and a well designed garage. The front garden is small and formally landscaped. The façade presents a simple, symmetrical elevation and is constructed of weatherboard. The roof is gabled with a medium pitch and is clad in corrugated sheet metal and features corbelled brick chimneys. The verandah runs across the façade, has a broken back profile and is clad in corrugated sheet metal and has timber posts. The front door is centrally located and is 4-panelled. Fenestration comprises vertically proportioned 6 over 6 pane double hung timber windows. The building appears to be in excellent condition and is substantially intact and is now used as a shop.





## Internet Review

10 photos and notes at this 2019 site <https://www.realestate.com.au/sold/property-house-nsw-exeter-126762430> 2 Exeter Road, Exeter

*A charming 1888 residential/commercial cottage with classic features, in a beautiful little country village outside the main hub of Bowral! Sitting on a level block of 348sqm.*

- *Property is zoned - public recreation*
- *Main street location, corner block position*
- *High exposure for a commercial operation*
- *Pretty, character full, cosy residential home*
- *Heart of Exeter country shopping village*
- *Well maintained cottage, new roofing*
- *Recently painted exterior*
- *Freshly renovated front timber deck*
- *Original masterpiece wood fireplace*
- *Impressive high ceilings, timber flooring*
- *Gorgeous tiled bathroom with bath*
- *Cosy functional rustic kitchen, fireplace*
- *Security alarm, fully fenced property*
- *Detached single car garage plus garden shed*
- *Services include - town water, electricity and gas*



*View of Exeter c.1909 from the eastern side of the railway line. Halcyon Cottage, at this time the bakery operated by William Salkeld, is visible in the centre of the photo. On the right is the original Exeter Store and opposite, the goods shed, now demolished. (BDH&FHS)*

**Above:** Image from Linda Emery book, *Exploring Exeter*. 2020. p. 46/47. the cottage is dead centre and on the far side of the railway line from where this photograph was taken from.

Halcyon Cottage Cnr Exeter Road and Badgery's Way. Opposite the Exeter General Store stands Halcyon, one of the oldest surviving structures in the village. The building appears as an

existing cottage on a Vine Lodge subdivision map drawn in 1889 and is typical of the many small workers' cottages in Exeter.

In 1895 Walter Layton and Thomas Mitchell of Bundanoon purchased the cottage and adjacent land and began the first bakery in Exeter. They advertised 'first class bread at 2½d per loaf'<sup>i</sup> and soon added confectionery to their wares. Part of the land was resumed by the Department of Railways in 1916 to allow for construction of the road, now Badgery's Way, and the railway underpass but the bakery survived, hugging the boundary of the block.<sup>ii</sup>

Halcyon is the only cottage surviving from the collection of buildings which once stretched from the railway line to the present croquet courts, one of which was moved to Middle Road where it still stands today. As well as the bakery, there was a blacksmith and farrier and at one stage, a store operated by Moorcroft and Akrigg.<sup>iii</sup>

For many years, the cottage was home to the Sarginson family, William, Elizabeth and their five children. Ownership of the house passed to their youngest daughter Emily, who lived there until 1979. One son, Frank Sarginson, died of cholera while a prisoner of war working on the infamous Thai Burma Railway during the Second World War.<sup>iv</sup> Captured in 1942, his family did not learn of his fate until three years later, sadly six months after the death of his mother. Before the war, Frank had been a prominent member of the Moss Vale Cycle Club and a promising athlete.<sup>v</sup>

Being one of the earliest of the workers' cottages in Exeter, Halcyon has great heritage significance for the village. Internally it is little altered and retains its original cedar lining boards. It is part of the central historic precinct that incorporates the two general stores, the Post Office and Exeter Railway Station. In recent years it has been renovated and now operates as retail premises.

## 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 centre of the village of Exeter in the late 19th Century and the last of several cottages which stretched along Exeter Road from the railway to where the present croquet courts are located.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement for its setting in the centre of the village of Exeter and for the harmony of its architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small symmetrically fronted weatherboard cottage from the late Victorian era.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Halcyon at 2 Exeter Road, Exeter is significant because it illustrates the development of the centre of the village of Exeter in the late 19th Century and the last of several cottages which stretched along Exeter Road from the railway to where the present croquet courts are located.. It is also of significance in demonstrating aesthetic achievement for its setting and for the harmony of its architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a small symmetrically fronted weatherboard cottage from the late Victorian era.

# **‘Whare Tau’—Federation house including interiors, outbuildings and garden**

## **23 Exeter Road, Exeter**

### **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 proposed Exeter Village Heritage Conservation Area.

### **Heritage Survey 2009 Recommendation**

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

*Whare Tau is of local significance as a substantial but slightly atypical turn of the century gentleman's residence. The building combines elements of the Federation Queen Anne and Filigree styles with more typical Edwardian bungalow features. The building was thoughtfully designed and well executed and has further significance through its association with the Sheil and Tyson families, both important in pastoral activities in the 19th century in different parts of the Colony. The building's high degree of intactness, both interior and exterior, enhance its significance and iconic landmark status in the district.*

### **Description**

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October 2020: Viewed from the side street. And hard to see main house.

A freestanding house that dates from 1904 - the Federation period - set on a large site that has retained its context. The building is well setback from the road. The site has a front fence of hedge and a side driveway. The site also features subsidiary buildings which are of a recent date and complement the setting of the place. The front garden is large and formally landscaped and features a picturesque setting. The façade presents a complex asymmetrical elevation with brick walls. The roof is gabled and hipped with a steep pitch and has exposed eaves. The roof is clad in slate and features corbelled brick chimneys, chimney pots, decorative barge board and timber finial. The verandah returns the corner and has a hipped profile. It is clad in slate and features cast iron columns, cast iron fringe. The façade is partly obscured by high vegetation. The front door is offset. Fenestration comprises a group of 3 vertically proportioned, double hung casement timber windows. The internet site shows it to have important high quality early intact interiors. The building appears to be in excellent condition and is highly intact.

### **History**

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#### **Notes from the Towsing Alf Stephens Book pp 50-51.**

*Whare Tau Exeter Road was built in about 1904 by Alf Stephens Snr. According to Linda Emery in her book Exploring Exeter "Whare Tau was home to one of the beneficiaries of the will of James Tyson, the Queensland cattle king. No expense was spared, unique cedar windows, joinery and pressed metal ceilings supplied by Saxton and Binns Limited assembled by Stephens."*

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

Alf Stephens and Sons was an important building firm that operated in Bowral in the Southern Highlands of NSW for 79 years over two generations - 1886 to 1965. The company had a big

impact on Bowral and nearby towns and beyond in Canberra in a wide range of projects from cottages to mansions, schools, churches, commercial buildings and public buildings.

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

The following notes draw heavily on Maureen and Bud Townsing's excellent book - *A brief history of Alf Stephens & Sons* 2020 pages 3-7.

### **Alf Stephens Snr (1863-1924)**

In 1963, Alf Stephens Jnr. in a letter to respected Bowral Town Clerk and keen historian A.V.J.(Jack) Parry, wrote •*Alfred Stephens Senior came out to Australia from Teddington (Middlesex) England in 1885 where his father carried out building works there with eight brothers in the family (all carpenters) and one sister. He was engaged to his wife Elizabeth before leaving England and she followed him a year later when they were married in Bowral. He came direct to Bowral with fellow passengers Mr. and Mrs. Marston who opened a shop on the corner of Banyette and Bong Bong Street*•.

Alf Snr. left England in 1885, arriving January 1886. Elizabeth Riley came out on a different ship arriving two days after Alf. They were in Bowral by May 1886 where they married.. Alf Jnr. has recollected that his fathers' first job in Bowral was as a carpenter with J.J. Campbell working on a two-storied house in Merrigang Street, built for Dr. Swinton, and later the home of Dr. Harbison. Within months of his marriage to Elizabeth, the Bowral Municipal Council Rate Book for 1886 shows that Alf Snr. bought land from the Jamieson Hill Estate at Upper Bowral. The Bowral Rate book for the year commencing 1 February 1887 shows that Alf had a dwelling on lot 19 Elm Street.

The 1895 Bowral Council Valuation book shows that by that year Alf had a new house "*Teddington*" a brick villa - on lot 19 Elm Street with a valuation of £450. On lot 18 Elm Street he had a workshop with a valuation of £100. On lot 20 he had a house rented to A. Riggs, worth £150. He also had two houses in Woodbine Street, Bowral with a value of £300. In later years, Alf Snr. built further houses in Woodbine Street, and continued to own some of these all his life.

By 1896/97 Alf Snr. had a house and land in Bong Bong Street valued at £268. By this time, Alf Snr. and Elizabeth also had children. A photograph at "*Teddington*" - a polychrome brick structure with much style - shows Alf, Elizabeth and three children on the front verandah in about 1894. Alfred Jnr. was born in 1887, Jessie in 1891, Annie in 1893. Other children followed Ethel Grace (1896), Norris (1899), and Phyllis (1904).

In 1895, Alf Snr. was the successful tenderer for the Bowral Courthouse. One year and one day after pegging out, this monumental trachyte stone and sandstone building was opened. Alf Senior's reputation was enhanced on a remarkably solid foundation.

At the same time as he ran the building business, Alf Snr. involved himself in public life - he was elected to represent Glebe Ward on the nomination of his friend Geo. Marston with whom he had travelled out from England. Alf Snr. was Mayor in the years 1899, 1900, and 1904.

Alf Snr. was Circuit Steward and Trustee of the Methodist Church for many years. He was made a magistrate in 1900. He regularly supported Friendly Societies and held office in the local Lodge of Oddfellows.

Alf Snr. played cricket for the Surveyors Camp team, and his son Alf Jnr. was scorer for the team from an early age, joining the team at age 16 after he left school. Alf Snr. was president of the Berrima District Cricket Association from its inception in 1911 until 1915. Alf Jnr. followed him into this position in 1919 and held it to 1960.

In 1913 a Bowling Club formed in Bowral, and Alf Snr. built, at cost, the first 20 by 12 foot club room, located in Corbett Gardens. Alf and Geo. Marston were foundation vice-presidents of the Club, and Alf Snr. was president in 1916, 1917 and 1918.

Elizabeth and Alf Snr. remained in touch with family back in England, travelling back several times. In 1917, Alf Snr. retired and went to live at Manly with Elizabeth and youngest daughter Phyllis. By the time he left, he had long since involved his sons in the workings of the business. He directed that Alf Jnr. (now aged 30 ) take over, and that brother Norris (Norrie) Stephens be brought in when he turned 21. The name of the firm from 1921 was therefore Alf Stephens & Sons (in the plural). The business was relocated from Elm Street to Boolwey Street after Alf Jnr. took over.

Alf Snr. died in Manly 6 February 1924. *The Southern Mail* of 15 February 1924 noted: "He was a conscientious tradesman...in all his business dealings he was a man of honour...He was a man of exemplary character, always ready to lend a helping hand to deserving men ....He had not time for shirkers, but was ever generous in his treatment of those who showed a desire to improve their condition."

Notes from the 2009 Report

*A classic positioned high above Exeter village in a magnificent established garden of 6.5 acres facing northeast with great examples of English oak, spruce and old rose bushes and mature trees. The Victorian home is original condition, slate tiled roof, wide verandahs. 12 feet ornate original hand painted ceilings and intricate timber work a feature, cedar joinery, original fan lights, leadlight and 6 marble fireplaces. Five bedrooms. Coach house, plus circa. 1916 brick cottage. Properties of this calibre are often sought, seldom found. (Highlands Post, Property Press, Wednesday, November 22, 1995, p18)*



*Original 5 bedroom full brick homestead located on 12.52 ha (30 acres). The homestead features ornate ceilings, open marble fire places, formal lounge room, formal dining room, games room, wine cellar. Original 2 bedroom servant's cottage. Circa 1916. Original coach house, stockyards and numerous outbuildings. Mature English grounds and gardens.*

*Town water, power, phone, Railway at Exeter village. Situated within 2 hours Sydney, 20km of Bowral 10km Moss Vale, Double road frontage. Zoning: 1(b) Rural and 2(c) Residential (Village or township) (Real Estate Section, Sydney Morning Herald, 23.9.1995).*

#### **Internet Review**

Good article and many very clear interior and exterior photos at this 2018 site.

<https://federationhome.com/2018/04/21/whare-tau-exeter/>. [ain.com.au/news/a-sheik-to-shake-up-the-highlands-20140828-109nri/](http://ain.com.au/news/a-sheik-to-shake-up-the-highlands-20140828-109nri/)



**Above:** Many very clear interior and exterior photos at this 2018 site.

<https://federationhome.com/2018/04/21/whare-tau-exeter/>. [ain.com.au/news/a-sheik-to-shake-up-the-highlands-20140828-109nri/](http://ain.com.au/news/a-sheik-to-shake-up-the-highlands-20140828-109nri/)

In 2021 a 7 lot subdivision of the site approved. The DA 20/1070 documents submission included a very well researched and drafted 17 page Heritage Impact Statement by Dr Carolyn Cosgrove Historian/heritage consultant, Bundanoon, dated 2/3/2020 for the owners Dr David and Mrs Bernadette Smith

Prior to the DA Whare Tau was located on 33,990 m<sup>2</sup>. The subdivision of the property divides the land into seven lots, six of which are to be located to the west of Where Tau. Lot 1 will constitute the largest lot of 21,270 m<sup>2</sup> and will include the main residence and outbuildings. The other six lots will be a minimum of 2,000 m<sup>2</sup>, ranging from Lot 7 at 2,000 m<sup>2</sup> to Lot 6 at 2,079 m<sup>2</sup>.

**Extracts from 2020 Heritage Impact Statement are given below.**

<https://datracker.wsc.nsw.gov.au/modules/DocumentMaster/ViewDocumentFTP.aspx?key=LvBVj3jkhDxTprcXajQoxA%3d%3d>

***Extracts from Heritage Impact Statement are given below in italics. The HIS was accessed from WSC DA Tracker at DA 20/1070 on May 6 2021.***

### ***History of Whare Tau***

*The Wingecarribee Shire Council heritage inventory sheet (22.8.1999) includes the following historical notes for this property.*

*Whare Tau was built c.1904 for Denis Sheil, a local dairy farmer whose Irish grandfather had come to NSW as a convict in 1812. Sheil also owned the 350 acre Indigo Farm on Ringwood Road and a 700 acre dairy farm on the Wingecarribee River at Bowral. Distantly related to James Tyson (the Queensland cattle baron), Sheil and his two brothers are believed to have received a substantial inheritance after Tyson died childless and intestate in 1898 - he left an estate valued at over 3 million pounds.*

*Sheil engaged Alfred Stephens & Co of Bowral to build Whare Tau with part of his share. The quality of the construction and attention to detail suggest that no expense was spared, indicating a substantial personal income and lending credence to the Tyson inheritance story. The timber and windows were supplied by Sydney merchants Saxton and Binns Ltd and the Bowral plumber, Richard Bissaker, installed the servant's bell system. The interior was painted in delicate shades of green, aqua and pink with gold highlights and the doorways to the main rooms are Classical in style, with ornate architraves, entablature and pediments. Stained glass windows at each end of the entrance hallway (which runs the length of the house) are used to great effect. Since its construction, Whare Tau has had only 4 owners, including William Hicks Mason (who bought the house from the Sheil family in 1945) and Irene Hope Meek (daughter of Sir Joseph Meek, former chairman of Lever Bros.). Adjacent to the main house are the stables and a small cottage which Miss Meek named Tullylish after her family's property Tullylish Park (at Mt Irvine). (WSC)*

### ***Additional historical background***

*The following historical background for Whare Tau is based on sources included in the References section at the end of this report. The property on which Whare Tau is situated was part of an original grant from the Governor of 1,920 acres (777 hectares) in 1839 to Henry Badgery. Badgery was one of four sons of James Badgery, who received the first grant of land in the Exeter area, of 500 acres, in 1821. James and his wife, Elizabeth, were English immigrants who arrived in Australia in 1799 as free settlers. Henry's three brothers also took up land near their parent's property. Henry Badgery, and later his sons, continued to consolidate their holdings in the district and by 1890 held almost 10,000 acres between them. Henry built Vine Lodge on his 1,920-acre property in 1839 and lived there with his wife, Mary Ann, before it passed to two of his sons, Francis and Charles, in December 1884. Vine Lodge continued to be owned and occupied by Badgery family members for nearly 140 years. It is located to the north-east of Whare Tau, on the opposite side of the road from Exeter to Sutton Forest. Francis and Charles Badgery experienced financial difficulties from the late*

1880s as a severe economic downturn began, followed by a depression in the early 1890s. The brothers were forced to sell some small lots within the Vine Lodge Estate in 1889 and by 1892 offered a larger area of the property for subdivision. However, sales were slow and by 1894 the mortgagor, Dalgety & Co. foreclosed on the mortgage. In February 1897 Dalgety & Co. sold part of the land, of just over 26 acres (Lots 1 and 16, section 5) to Edward Alfred Miller, a bookkeeper of North Sydney, employed by Dalgety & Co. This is the land on which Whare Tau is now located. It is thought that Miller may have built the cottage on this land at that time. In July 1903 Miller sold this property to Denis Sheil, a dairy farmer of Exeter, who built the main residence on the property. Sheil was a nephew of James Tyson, a cattle king from Queensland, who had no children; after Tyson's death, his only surviving sibling, Frances Sheil, who was Denis's mother, inherited the largest share of his estate. Denis and his two brothers, John and William, were beneficiaries of their mother's inheritance and each of them built large residences on their land. Denis engaged Alfred Stephens & Co. of Bowral to construct Whare Tau. Stephens (later Alfred Stephens & Son) was one of the leading builders in the district and constructed many other private residences and public buildings, including Bowral Court House (1896) and many residences in the new suburbs of Canberra.

In August 1942 the property, of just over 26 acres (Lots 1 and 16, section 5) was transferred to Ellen Christina Sheil, Francis Catherine Sheil (both unmarried daughters of Denis Sheil) and Josephine Teresa Strusz, probably a married daughter, as an undivided one third part share. As well as Lots 1 and 16, Section 5, Vine Lodge Estate, the property then included nearby Lots 1 & 6, DP 8369, which had been consolidated with the original Sheil property. The property size was just over 30 acres. In September 1945 William Hicks Mason, a pharmaceutical chemist of Rose Bay, purchased the 30-acre property, including Lots 1 and 16, Section 5, Vine Lodge Estate, and Lots 1 & 6, DP 8369. In March 1958 the property was transferred to Nora Amber Mason of Exeter, a married woman and possibly the wife of William Mason. In December 1958 Nora Mason sold the property to Kathleen May Oliver, a married woman and Irene Hope Meek, spinster, both of Wahroonga, as tenants in common. Both were daughters of Sir Joseph Meek, who was from Northern Ireland and established the firm of Lever & Kitchen in Australia. On 16 July 1965 the property was transferred to Irene Hope (known as Hope) Meek, who then lived at the residence, Whare Tau. Hope Meek founded the Brownies in Australia and was their Patron until her death in 1992. The Girl Guides Association commemorated Miss Meek's contribution through a tree planting ceremony in Moss Vale. In March 1993 the property was sold to James Brendan Aubusson and Ronald William Edward Arnold, as joint tenants, and in January 1996, they sold it to Chilluck Pty Ltd, developers. In April 1996 Chilluck Pty Ltd subdivided part of the property (Lots 1 and 16, section 5) and sold a portion, Lot 1 DP 858547, of 3.399 hectares (8.4 acres) to Dr David Smith and his wife, Mrs Bernadette Smith. This new lot incorporated land to the west of the residence, which had earlier formed separate Lots: 2 Emery, Linda, *Exploring Exeter*, the author, Exeter, NSW, 2579, p. 69.5

Lots 2 and 3, DP 858547. The Smiths requested that these two Lots be incorporated into the property they had purchased and the whole of their property became Lot 1 DP 858547. When the Smiths bought the property in 1996, they commenced a major restoration and renovation of the residence and the gardens, which were both in very poor condition. They restored as much of the residence as possible, and carried out repairs and some additions, including alterations to the bedrooms on the southern side of the residence to include ensuites and the addition of a bay window at the rear of the main residence. They also restored the stables building and repaired and renovated the small cottage, to which they added an attic floor. In addition, the Smiths cleared the debris and excessive plant growth on the land surrounding

*the residence and replanted this area, retaining as much of the original vegetation as practicable and adding areas of garden. They later planted trees and shrubs, including exotics and natives, around the property. There was very little actual garden when the Smiths purchased the property in 1996 and the Smiths planted most of the formal garden and the trees.<sup>3</sup> Long-established trees located on the property, some of which would have been planted at the time Whare Tau was built, include a large Fir (*Abies* sp.), Atlantic Cedar (*Cedrus Atlantica Glauca*), Himalayan Cedar (*Cedrus deodara*) and a number of oaks (*Quercus* sp.) and elms (*Ulmus* sp.). The existing property was named by the original owner, Denis Sheil. Whare Tau is Maori for our home’.*

## **PHYSICAL DESCRIPTION**

*The following physical description of Whare Tau, 23 Exeter Road, Exeter, is based on an inspection carried out on 29 March 2019 and information provided by the current owners, Dr David and Mrs Bernadette Smith.*

### **The site**

*The property, of 3.399 hectares, is located on the north-western side of the village of Exeter. It is accessed via a locked gate leading from Exeter Road, at the corner of Yarwood Drive. A gravel driveway leads up a rise to the stables building, which has been converted to a garage, located to the south-west of the main residence. To the south of the main residence and south-east of the stables, is a small cottage, with a verandah facing west. The site includes grassed areas, many trees, both native and exotic, some of advanced age, and a formal garden area around the house, including shrubs, a wisteria arbour and garden beds. There are a number of mature conifers of various species on the property, especially at the front area of the main residence. At least one of the conifers has been removed due to insect damage and several of the exotic trees are senescent. The area at the front of the main residence was originally a paddock for animals, as evidenced in a photo of 1970.<sup>4</sup> The dam in the front area of the property was constructed in 1997 and a bore was sunk in 1999 to pump water into the dam, to make it available for irrigation of the property. However, the dam did not retain water and the Smiths have installed tanks under the main residence to supply water. When the Smiths purchased the property, shelters for various animals and birds were located to the west of the main residence; there was also an old shed, a disused sheep dip and pigsties in this area. The Smiths removed these structures and shelters and planted an orchard and a vegetable garden Mrs Bernadette Smith, pers. comm., 29 March 2019. Photograph held by Dr and Mrs Bernadette Smith there, as well as a pond with a fountain, sheltered by a curved row of conifers. They also erected a large galvanised iron shed at a distance towards the rear (south-west) of the property. The Smiths also planted an avenue of silver birch trees at the rear of the main residence and a row of poplars along the northern fence line. In addition, they planted around 3,000 native tree species at the western and south-western sides of the property.*

### **The main residence**

*The restored brick 1904 Queen Anne style residence is constructed of (original) double-brick, with a slate and Marseille tile roof. There are three bedrooms, two of which are master bedrooms with ensuite bathrooms. All bedrooms have marble fireplaces, as do the morning room and the drawing room. Original features include five brick chimneys, timber gables with decorative gablets, and decorative tiled return verandah (with marble edging and steps, cast*



iron columns, lace valance and an ornamental timber frieze). Interior features include high ceilings of ornate plasterwork and patterned, pressed-metal (Wunderlich); cedar doors and joinery, including in the entrance hallway; large, arched windows; and a number of lead light windows and door panels. The original floors are of polished Kauri pine boards. The rear entry at the south-western end of the residence opens to a very large room (family living area) which adjoins a renovated kitchen with new appliances and an island bench at the north-western side of the building. The former maid's room off the southern side of the living room is used as a studio. When the residence was restored in 1996, a fibreglass verandah at the rear of the residence was altered, with the removal of the back wall and doors, and a new spacious bay window was added to the rear of this large living room.

### **The stables.**

The former coach house and stables is now used as a garage and for storage. It retains its original layout, incorporating two coach sheds attached to a harnessing room, two tack rooms and two stables. It also retains much of its original material.

### **The cottage**

The references suggest two possibilities for the date of the cottage. It was either built as a residence for Edward Miller, the property owner, when it was first subdivided by the Badgerys, before being sold to Denis Sheil, who built Whare Tau (Linda Emery, *Exploring Exeter*). However, the entry in the National Trust (NSW) database states that it was built as a workers' cottage in 1916. The cottage was in poor condition when the Smiths purchased the property, with only parts of two walls left standing. The Smiths renovated and rebuilt the cottage in 1996, re-using sandstock bricks from the cottage and also bricks from the main residence, and retaining the existing layout of the ground floor, including the west-facing verandah. The upper storey, which includes two dormer windows, is an addition to the original single-level building. The cottage is currently used for guest accommodation.

### **Early outbuildings on the property**

At the rear (western side) of the main residence is an outside toilet, which probably dates from the same time as the residence was built. To the south-west of the toilet is an early tank stand, covered with a creeper (there were originally four tanks but they are no longer operational). The Smiths have repaired the outside toilet, so it is now in a usable condition, as well as stabilising the tank stand and controlling the surrounding vegetation.

### **The corn-drying shed (corn staddle)**

The corn-drying shed (otherwise known as a 'corn staddle'), located at a distance to the rear of the stables, on the western side of the property, is not associated with the other outbuildings on the property. It is believed to be associated with the Badgery family and to date from around the mid- 1800s. Corn staddles were designed to store grain and fodder in a dry vermin free environment. The grain and fodder were grown nearby and used as feed for horses. The corn staddle on the property is a rectangular-shaped structure, built on timber posts which have a metal cap at the top to prevent rodents from getting into the shed. The walls are of timber slats; a door at the front (eastern) side is of horizontal timber boards, set partially within the timber gable of the pitched roof, which is of galvanised iron. The corn staddle was in poor condition when the Smiths purchased the property but they repaired it



*and it is now in good condition. This structure is similar to that of a corn staddle in Tucker Park, Maitland Road, Paterson, NSW, which was built around the late 1860s and restored in 2014. The Paterson corn staddle is rare in Australia, being one of only two other such structures found following an internet search conducted for this report. The Paterson corn staddle has been included as a local heritage item in the Dungog local council area and is recorded in the NSW Office of Environment & Heritage's database. The other known corn staddle is located in Bothwell, Tasmania: Ibar on Steddles', Elizabeth Street, Bothwell, part of 'Grantham' property, Elizabeth Street, Bothwell, Tasmania.*

**STYLE:** Main building: Queen Anne/Filigree style combined with Edwardian bungalow elements, Federation period.

**BUILDER:** Alfred Stephens Snr.

**CONSTRUCTION YEARS:** 1904

#### **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, according to the level of significance, if it meets one or more of these criteria.*

*A heritage assessment for Whare Tau, 23 Exeter Road, Exeter, follows; it indicates that the place constitutes an item of local heritage significance.*

**Assessment criterion a)** an item is important in the course, or pattern, of NSW's (or the local area's) cultural or natural history The residence and stables at Whare Tau are important for their association with Denis Sheil, a dairy farmer of Exeter, who had them built on a subdivided part of Henry Badgery's original 1,920 acre<sup>5</sup> Paterson River History: <http://www.patersonriver.com.au/places/staddle.htm>; Local heritage item, Dungog local council: <https://www.environment.nsw.gov.au/heritageappNiewHeritageItemDetails.aspx?id=1540052>; (both viewed 10 April 2019) <http://www.environment.gov.au/cgi-bin/ahdb/search.pl> (viewed 24 June 2019) *property. Sheil purchased the property from Edward Miller, a bookkeeper of North Sydney, who purchased this subdivided part of the Badgery Estate. The historic corn-drying shed (c. mid-1800s) on the property is believed to have been part of the original Badgery Estate and may have continued to be used by Sheil.*

**Assessment criterion b)** an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history Whare Tau is associated with the Sheil family, who were important in developing the local dairying industry in the early twentieth century. Whare Tau is also important for its association with Alfred Stephens (later Alf Stephens & Son), a prominent regional builder based in Bowral, who built the residence and stables and constructed many other local

*buildings, including Bowral Court House (1896) and residences in the new suburbs of Canberra. It is also significant as the home, for many years, of Miss Irene Hope (known as Hope) Meek. Ms Meek founded the Brownies in Australia and was their Patron until her death in 1992.*

**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 restored Federation Queen Anne style 1904 building possesses a high degree of creative and aesthetic qualities, including both at its exterior and interior. Exterior features include its double- brick construction, slate-clad roof, five brick chimneys, timber gables with decorative gablets, and decorative tiled return verandah (with marble edging and steps, cast iron columns and lace valance, and ornamental timber frieze). Interior features ornate cedar joinery, ornate plasterwork, marble fireplaces, patterned pressed metal (Wunderlich) ceilings and polished Kauri pine floorboards.*

**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 Whare Tau, in its garden setting, possesses social and cultural associations for the community due to its historic significance as an outstanding residence and associated outbuildings in an area strongly associated with early pastoral and rural activities. It has a special association with community associations, in particular, the National Trust (NSW), which has conducted garden tours of the place.*

### **Statement of Significance**

*The Wingecarribee Shire Council heritage Inventory sheet includes the following Statement of Significance for Whare Tau, 23 Exeter Road, Exeter. Whare Tau is of local significance as a substantial but slightly atypical turn of the century gentleman's residence. The building combines elements of the Federation Queen Anne and Filigree styles with more typical Edwardian bungalow features. The building was thoughtfully designed and well executed and has further significance through its association with the Sheil and Tyson families, both important in pastoral activities in the 19th century in different parts of the Colony. The building's high degree of intactness, both interior and exterior, enhance its significance and iconic landmark status in the district.*

*It is suggested that the following additional information be included in the Statement of Significance. Whare Tau is also important for its association with Alfred Stephens (later Alf Stephens & Son), a prominent regional builder based in Bowral, who built the residence and stables and constructed many other local buildings, including Bowral Court House (1896) and residences in the new suburbs of Canberra. It was also the home, for many years, of Miss Irene Hope (known as Hope) Meek, who founded the Brownies in Australia.*

*Whare Tau, within its garden setting, is valued by the community for its association with the early rural development of the land surrounding the village of Exeter. Other structures in the grounds include a stables building, associated with the residence, and a cottage, which may have been built for the manager/workers. Whare Tau was originally part of the 1,920 acre property settled by Henry Badgery, although the residence, stables and cottage were built on a subdivided part of the property. The historic corn-drying shed (c. mid-1800s) at the rear of the property is believed to be part of the original Badgery's Estate.*

*The garden includes a number of mature exotic and native trees and shrubs, some planted at the time the residence was constructed, but most of which were planted more recently by the current owners*

strict

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>

This 9.5 acre garden surrounding the 1903 Federation brick home contains a diverse array of mature exotic specimen trees, many of which date from the time of the construction of the house. 'Whare-tau' (Maori for 'our home') is a grand country home that is both historically and architecturally significant. The wide curving driveway is lined with a collection of Oaks and Plane trees interspersed with graceful Cedars and Cypress. Following the restoration of the house, the renovation of the garden was tackled next—at that time the new rose garden to the north of the house was established along with the vast double Silver Birch avenue and the fountain garden.

Of particular historical interest is the elevated corn drying shed, which has become a curiosity in the garden and is believed to date from the time of the Badgerys, the original landholders in Exeter. Also of interest are the original stables and the original gardener's cottage, which required complete restoration.

**Biographical Notes on Alf. Stephens & Sons, Bowral Builders 1886-1965.** Dennis McManus. July 25 2022. Extra Short Version. A fuller 20+ page biography and gazetteer on Alf. Stephens and Sons is available from D. McManus at [dennis.mcmanus3@bigpond.com](mailto:dennis.mcmanus3@bigpond.com)

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

Alf. Stephens Snr (1863-1924) commenced the company in 1886. When he retired in 1917 he directed that Alf. Stephens Jnr. (1887-1973) take over, and that his younger son Norris (Norrie) Albert Stephens 1899-1966 be brought in when he turned 21. The name of the firm from 1921 was then changed Alf. Stephens & Sons.

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

Ryerson Index

SHEIL	Denis	Death notice	23NOV1931	Death	at Lewisham, late of Exeter	Sydney Morning Herald	24NOV1931
MEEK	Irene Hope	Death notice	07NOV1992	Death	late of Exeter	Sydney Morning Herald	10NOV1992

## 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 an important estate in the Exeter area in the beginning of the 20th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<p><i>Of significance because of its association in the local area with:</i></p> <p><i>Denis Sheil (d.1931), a dairy farmer of Exeter, who had Where Tau built on a subdivided part of Henry Badgery's original 1,920 acre. The Sheil family were important in developing the local dairying industry in the early twentieth century.</i></p> <p><i>Alfred Stephens Snr. (1863-1924) (later Alf Stephens &amp; Sons), a prominent local builder based in Bowral built the residence and stables and constructed many other local buildings, including Bowral Court House (1896).</i></p> <p><i>Miss Irene Hope (known as Hope) Meek (d.1992). Ms Meek founded the Brownies in Australia and was their Patron until her death in 1992. Where Tau was her home for many years.</i></p> <p><i>c) The restored Federation Queen Anne style 1904 building possesses a high degree of creative and aesthetic qualities, both exterior and interior. Exterior features include its double- brick construction, slate-clad roof, five brick chimneys, timber gables with decorative gablets, and decorative tiled return verandah (with marble edging and steps, cast iron columns and lace valance, and ornamental timber frieze). Interior features ornate cedar joinery, ornate plaster work, marble fireplaces, patterned pressed metal (Wunderlich) ceilings and polished Kauri pine floorboards. The garden includes a number of mature exotic and native trees and shrubs, some planted at the time the residence was constructed, but most of which were planted more recently by the current owners</i></p>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Where Tau, in its garden setting, possesses a special association with community groups, in particular, the National Trust (NSW), which has conducted garden tours.</i>
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	

NSW heritage assessment criteria	Assessment of site
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case in this case a very large single storey high quality Federation style residence in a rural setting.</i>

### Integrity/Intactness

The building's high degree of intactness, both interior and exterior, enhance its significance and iconic landmark status in the district.

### Statement of Heritage Significance

Whare Tau at 23 Exeter Road, Exeter. is significant in illustrating the development of an important estate in the Exeter area in the beginning of the 20th Century and for its association with: 1. Denis Sheil (d.1931), dairy farmer of Exeter, who had Where Tau built on a part of Henry Badgery's original land. The Sheil family were important in developing the local dairying industry. 2. Alf. Stephens Snr (1863-1924) a prominent local builder based in Bowral, who built the residence and stables 3. Miss Irene Hope (known as Hope) Meek (d.1992) who founded the Brownies in Australia and was their Patron until her death in 1992. Whare Tau possesses a high degree of creative and aesthetic qualities, both exterior and interior. Exterior features include its double- brick construction, slate-clad roof, five brick chimneys, timber gables with decorative gablets, and decorative tiled return verandah (with marble edging and steps, cast iron columns and lace valance, and ornamental timber frieze). Interior features ornate cedar joinery, ornate plasterwork, marble fireplaces, patterned pressed metal (Wunderlich) ceilings and polished Kauri pine floorboards. The garden includes a number of mature exotic and native trees and shrubs, some planted at the time the residence was constructed, but most of which were planted more recently by the current owners. Whare Tau demonstrates the principal characteristics of a class of the local area's heritage in this case a very large single storey high quality Federation style residence in a rural setting.

## Former Jensen's Nursery cottage and garden

### Jensens Lane, Exeter

#### 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 proposed Exeter Village Heritage Conservation Area.

#### Heritage Survey 2009 Recommendation

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

*Built in 1894 by Fritz and Annie Jensen, The Cottage was the home of the Jensen family until 1985. During that ninety years, the property operated as an orchard and specialist commercial nursery, with Fritz Jensen importing bulbs from Europe and planting many rare plants and trees in the garden. The house and garden survive largely in their original form and are significant both aesthetically and historically in terms of their contribution to the village of Exeter.*

#### Description

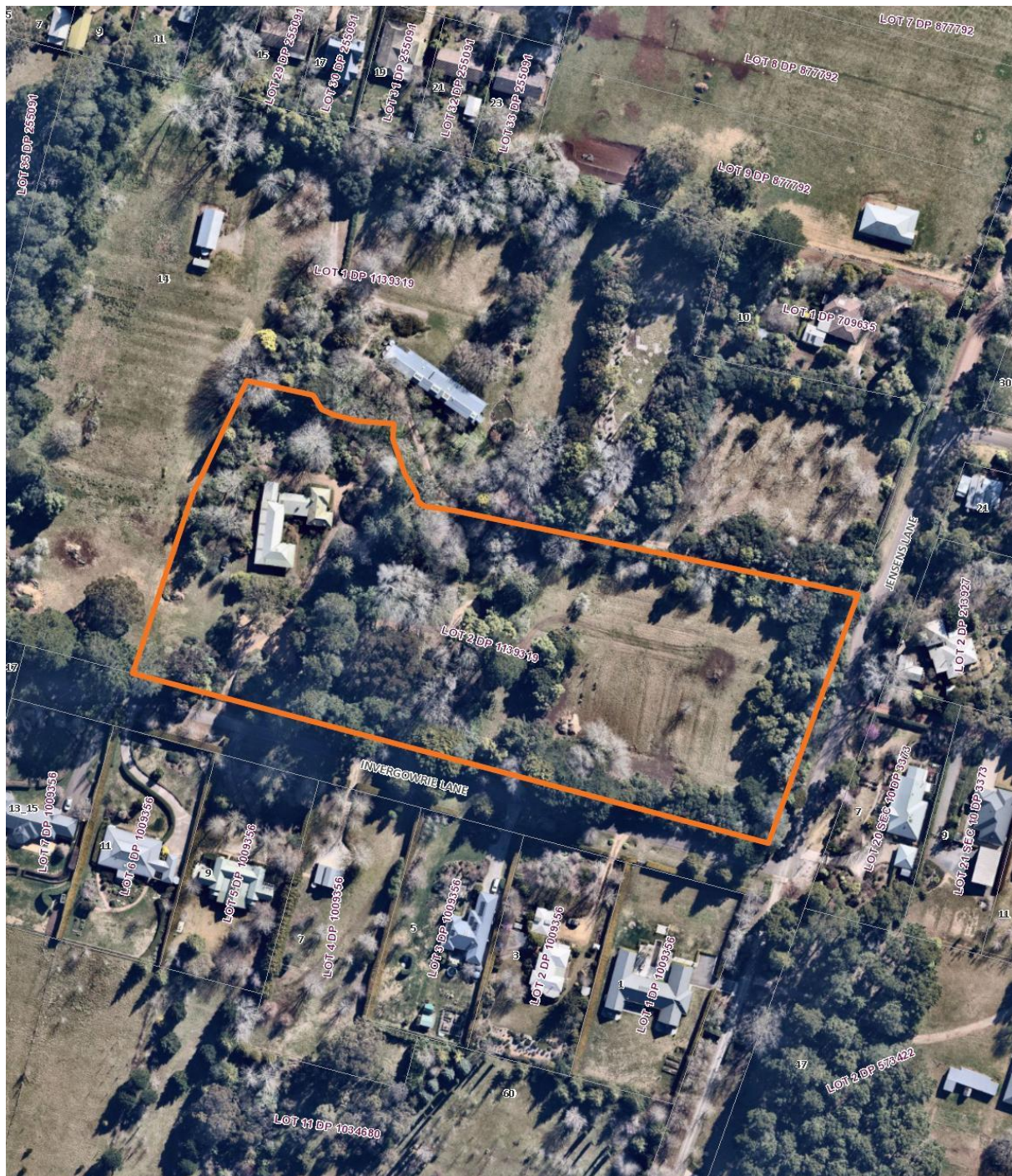
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October 2020: Could not see cottage from the lane. Linda Emery advised Nov 14 2021 that the 1894 cottage is still there and although extended and altered is original and set in the garden



**2009 Report:** The place is not visible from the road – hidden behind thick vegetation. The site has a front fence of hedge. The front garden is large and informally landscaped. The façade is obscured by high vegetation.





## Internet Review

No image

## History

**Historical Text and image below from Linda Emery's Book, *Exploring Exeter*, 2020. pages 25/26**

The Old Nursery Jensen's Lane

Arthur Yates and the Searl brothers were not the only horticulturalists to recognise the advantages of the Exeter soil and climate for the flower business. Fritz (Jens Peter Frederick) Jensen and his wife Annie established their nursery in the village around the turn of the 19<sup>th</sup> century on 17 acres purchased from Dalgety & Co.<sup>vi</sup> Born in Aarhus, Denmark in 1848, Fritz arrived in Sydney in 1874 having spent several years in New Zealand.<sup>vii</sup> He was working as a draftsman in the Surveyor General's Department in Sydney when he met his future wife Annie Roberts, a music teacher from



Bangor in Wales. An accomplished musician, Annie taught piano to the children of the Governor of NSW, Lord Carrington.<sup>viii</sup>

The Jensens married in Sydney in 1889 and after Fritz retired in 1893, moved to Exeter, where they built their house, The Cottage, in 1894. They immediately set about clearing the land and planting an orchard. Fritz imported bulbs from Holland and many other parts of the world to establish his specialty nursery and for many years the Jensens sent their produce to outlets all over NSW. After Fritz died in 1926, Annie and two of her sons, Erik and Derek, continued to run the business. The Jensen brothers both attended Hawkesbury Agricultural College during the First World War. Erik completed the Orchard Short Course and the College Ambulance Certificate in 1916. Derek gained his Certificate of Competency in Agriculture in 1917, then studied the Dairy Science Course gaining his Diploma in Dairying in 1919. Their nursery was quite an institution in the Southern Highlands, operating for over eighty years before the two elderly bachelors sold the property in 1985. The Jensens' late-Victorian cottage was locked in time, remaining virtually unaltered for 90 years.

Educated and well read, Annie and Fritz Jensen's most prized possessions, listed in their first insurance policy in 1894,<sup>ix</sup> were still in the house when the contents were auctioned in 1985. Among the Georgian silver, Victorian and Edwardian furniture and silver plate were Annie's Steinway piano, a canteen of silver and ivory cutlery given to her by Lord Carrington and the couple's collection of rare books, many of which have found their way to the National Library of Australia in Canberra.

A visitor to Exeter in 1938 wrote of the beauty of the village in autumn.

*At Jensen's floral farm I stood breathless as the sun glowed through a maple tree – sheer blood red, not a vestige of any other colour visible. Hedges of craetagus were laden with clusters of orange berries and pin oaks were all a crimson glow.<sup>x</sup>*

The legacy of the Jensens' 90 year tenure of The Cottage remains in this 'secret garden'. Graceful old trees and unusual plants line the long driveway to the house, many of the fruit trees remain and the bulbs continue to flower each year.



**Above:** Jensen's Garden and cottage c. 1910. The Jensen Collection at the Australian National Library at this site: <https://www.nla.gov.au/collections/guide-selected-collections/jensen-collection>

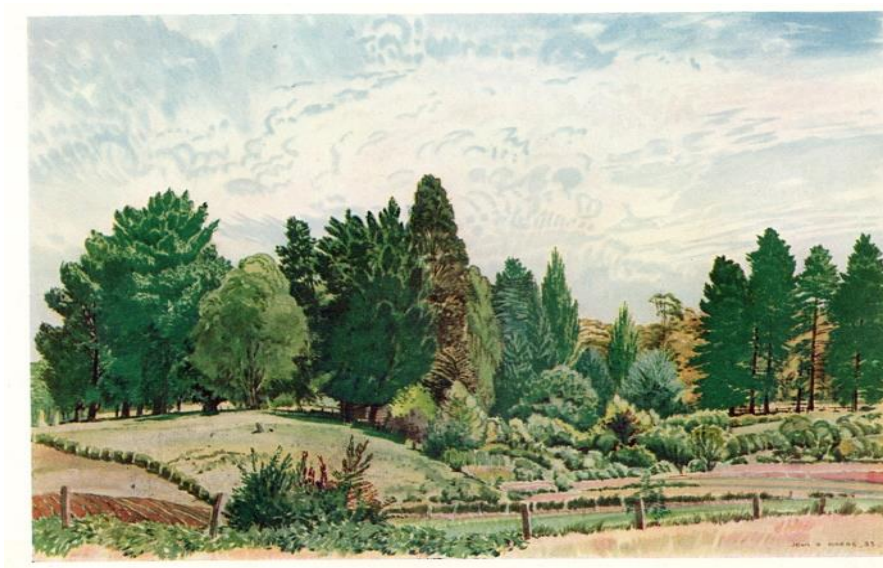
**Acquisition:** The Jensen Collection was donated to the Library by Erik and Derek Jensen in 1977. The Library considered the collection a good example of a private library of a farming family in the early twentieth century.

**Description:** The Jensen Collection consists of 553 books that were acquired by members of the Jensen family between about 1870 and 1943 and which were kept in The Cottage at Exeter. Most of the books are British, American and Australian imprints, including a few translations of European writers. The earliest work is Thomas Green, *The Universal Herbal* (1823) and the collection has a

particular strength in works on botany and gardening. Other books include novels, plays, poetry, short stories, children's books, biographies and books on religion, history, music, art, travel, animal husbandry and agriculture. There are a few titles relating to Denmark.

Among the disparate authors represented in the collection are R.M. Ballantyne, R.D. Blackmore, Thomas Carlyle, Marie Corelli, Charles Darwin, Charles Dickens, George Elliot, Ralph Waldo Emerson, Elizabeth Gaskell, G.A. Henty, John Lindley, Edward Lytton, H.V. Morton, Walter Scott, William Shakespeare, Alfred Wallace, Edgar Wallace and Francis Brett Young. There are also music albums of Bach, Beethoven, Chopin, Gounod, Handel and other composers that were acquired by Annie Roberts before her marriage. Most of the Australian books are on botanical subjects, but there are also popular works by E.J. Banfield, Rolf Boldrewood, Ion Idriess, Bernard O'Reilly and E.V. Timms.

Many of the books are signed and dated by members of the Jensen family and some are inscribed. A copy of Charles Moore, *Handbook of the Flora of New South Wales* (1893) is inscribed to F. Liisberg-Jensen by G.H. Reid, the New South Wales Premier, in September 1895.



**Above:** *Jensens Garden 1933* by architect and artist John Drummond Moore

## 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 Exeter in late 19th Century and for its role in the development of the local nursery industry in the 20th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with the life of Fritz Jensen (d.1926) and his wife, Annie Katherine Jensen (d. 1951), who built the cottage and set up the nursery and their two sons Erik Jensen and Derek Lilsberg Jensen (c.1900-1988) as the family home for 90 years and for its association with the Jensen Collection of Books now housed in the National Library of Australia.</i>

NSW heritage assessment criteria	Assessment of site
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic, creative or technical achievement in the local area because of the beauty of the cottage and its garden setting.</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 its long and continuing use by the same family for 90 years and its relatively unchanged character.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although alterations and additions have been made to the original cottage

### Statement of Heritage Significance

Jensens Cottage and Garden in Jensens Lane, Exeter is significant because it illustrates the development of this section of the village in late 19th Century and for its role in the development of the local nursery industry in the 20th Century. It is also significant for its association in the local area with the life of Fritz Jensen (d.1926) and his wife, Annie Katherine Jensen (d. 1951), who built the cottage and set up the nursery and their two sons Erik Jensen and Derek Lilsberg Jensen (c.1900-1988) as the family home for 90 years and for its association with the Jensen Collection of Books now housed in the National Library of Australia. It is of significance in demonstrating aesthetic, creative or technical achievement in the local area because of the beauty of the cottage and its former nursery and now garden setting. It possesses a rare aspect of the local area's heritage in this case its long and continuing use by the same family for 90 years and its relatively unchanged character.

## Former Post Office 5-7 Middle Road, Exeter

### 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 proposed Exeter Village Heritage Conservation Area.

### Heritage Survey 2009 Recommendation

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

*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.*

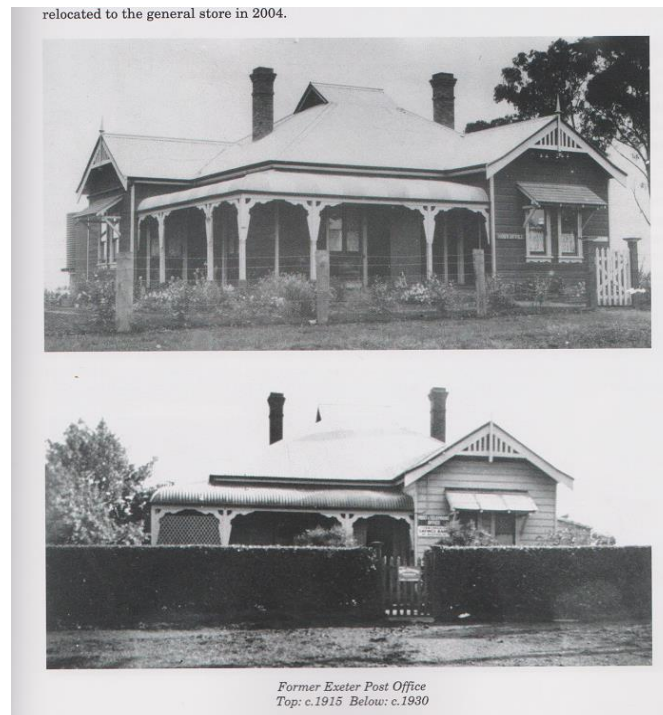
### Description

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October 2020: A double fronted 1911 weatherboard house from the Federation era. It has projecting gable to right and offset bullnose verandah to the left which has timber posts and brackets. Gable section has timber detailing and finial. Roof is corrugated metal and has two corbelled chimneys. Windows appear to be double hung and have straight bracket supported hoods. House obscured in part from the street by a high hedge. Driveway is to the right. House appears to be in very good condition.







**Above:** Images from Linda Emery book *Exploring Exeter*. 2020. page 35. Top image is c.1915. Bottom image c. 1930s.

### Internet Review

No information

### History

#### Heritage Survey 2009 History

Nil.



**Above:** Post Office from the 1993 JRC Planning Services Wingecarribee Heritage Study. Vol.1 p.94

### Historical Notes from Linda Emery

The first postal services in Exeter began in June, 1890. Henry Neville, the Stationmaster, was also the Postmaster, conducting the business of the post office from a small room at Exeter Railway Station. By 1900, the local residents were showing signs of dissatisfaction with this arrangement, as the



stationmaster was often too busy to attend to postal business. However, officialdom was slow to respond to calls for more help, and it was not until 1908 that the Postmaster-General agreed to make Exeter an official post office, separate from the railway station. Mrs Martha Neville, wife of the stationmaster, was appointed postmistress.

Mrs Neville ran the post office, with the assistance of her son and daughter, in premises on Exeter Road, opposite the present General Store. She rented rooms from William Salkeld, the baker and confectioner, who in addition to the bakery, originally had two other buildings on his site. Only Halcyon cottage survives from this group of buildings. In 1909, the first public telephone box for trunk calls was erected outside the post office at a cost of £8. Made of kauri, redwood and baltic pine, the substantial 'phone cabinet' was a welcome innovation in Exeter. For the first time residents could make phone calls in privacy, without bystanders at the railway station eavesdropping on their conversations.

A large increase in business prompted the Nevilles to purchase land on which to erect a purpose-built post office. In 1911, Henry Neville paid £75 for a block in Middle Road and by the end of that year had built a house on it, with provision for the post office in the front room. When the Neville family left Exeter in 1919, Emily Peek, a widow with six children, bought the post office and house for £800, which she named Atherton. Her late husband had been Postmaster at Canowindra for 19 years which no doubt helped her secure the job at Exeter. The Postmaster-General's Department had an unofficial policy of appointing widows as postmistresses, as it was an occupation not only considered suitable for women but also provided them with an income, albeit small. Mrs Peek conducted the Exeter Post Office until 1935, taking in boarders to supplement the post office stipend.

Throughout its history, Exeter Post Office has enjoyed remarkable stability. Most of those appointed to the job have been women, the first postmaster, Henry Neville being one of the exceptions. For more than 90 years, the post office operated from the Middle Road site until it was relocated to the general store in 2004.

## 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 area of Exeter in the early 20th Century and because for more than 90 years to 2004 it served as the post office for Exeter.</i>

NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its strong or special association in the local area with Martha Neville (wife of Henry Neville station master first postmaster) first postmistress from 1908 to 1919 Emily Peek from 1919 -1935, a widow with six children, bought the post office and house for £800, Her late husband had been Postmaster at Canowindra for 19 years which no doubt helped her secure the job at Exeter. The Postmaster-General's Department had an unofficial policy of appointing widows as postmistresses, as it was an occupation not only considered suitable for women but also provided them with an income.</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>	<i>Of significance because of its important association with the local Exeter Community as a post office serving the community from 1911 to 2004.</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 Federation style weatherboard residence.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

The Former Post Office at 5-7 Middle Road, Exeter is significant because it illustrates the development of the central area of Exeter in the early 20th Century and because for more than 90 years 1911 to 2004 it served as the post office for the Exeter community. . It is also of significance because of its association with Martha Neville (wife of Henry Neville station master and first postmaster) first postmistress at this site from 1908 to 1919 and Emily Peek second postmistress from 1919 -1935, a widow with six children. Emily's late husband had been Postmaster at Canowindra. The Postmaster-General's Department had an unofficial policy of appointing widows as postmistresses, as it was considered suitable employment and provided an income. 5-7 Middle Road is also of significance for its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey Federation style weatherboard residence.

## **‘Apolima’ and garden**

### **30-44 Middle Road, Exeter**

#### **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 proposed Exeter Village Heritage Conservation Area.

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

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

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

#### **Description**

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October 2020: could not be seen from road.



**Above:** Undated image of Apolima from Linda Emery on 9/6/2021

## Internet Review

Has been a DA for expansion of the house - 17/1064 approved 19/9/2017 but no images except one c 1890 photo of small cottage on site. This extract below from page 8 of the July 2017 Heritage Impact Statement

*Apolima is NOT identified in as a heritage location in Wingecarribee LEP 2010 map HER\_008B (downloaded 1st May 2017).*

*Apolima IS identified as a 'Contributory Buildings/Places/Gardens' site in the second figure in A7.1 0 Heritage of the 'Exeter Village DCP - Effective 5 September 2012, p.78' (downloaded 27th April 2017).*

*Apolima is of heritage interest by virtue of the number of mature exotic tree plantings in the garden, up to 120 years old, up to 35m in height.*

*The building comprises a much extended timber and metal dwelling with multiple roof profiles and varying window formats. At least five possible separate extensions can be identified.*

*Importantly, it nestles in the landscape and is dominated by the garden from all viewpoints. It cannot be readily seen from Middle Road, nor from any neighbouring property by virtue of distance, topography and the mature garden plantings*

**Demolition.** *A poor quality constructed and designed flat roofed annex with no internal communication with the main house and with evidence of rot in the weatherboard, is to be demolished and replaced by the same degree of accommodation but with internal communication to the main house and a new common roof. A small, derelict and irreparable timber summer house, in the garden north east of the house (Lot DP59288), overgrown by a beech tree and adjacent plantings, is to be demolished and replaced by a new rectangular timber and shingle rooved summer house to the west of the house (LotDP 379482).*

**Extension works** *All to be in sympathy with the existing building, with similar materials and with similar roof profiles, and will not dominate the existing building or landscape from any perspective.*

**Excavation** *In order to extend the house, provide a car park and to provide garden access and amenity using a sunken courtyard, excavation into the rising landscape including using two levels of engineered and gardened retaining wall will be necessary (refer drawings).*

**Plantings** *No heritage significant plantings will be affected*

**Roofing** *The present metal and bitumen roof covering is not original and is of an unobtainable kind. This is to be replaced to match that over the new works, by using unpainted heritage quality galvanized iron (Fielders Heritage Galvanized Iron Z600 or equivalent). This new roof will be a reinstatement of the original roof treatment and not be readily observable by neighbours or from Middle Road at any time. Figure 1. Original.*

**Figure 1. Original House (c.1890)**

*Above: Image from the 2017 DA 17/1064 Heritage Impact Statement. p.9*

## History

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### Historical notes from Linda Emery

Frank Nelson Yarwood, a Sydney accountant and mentor of Frank Badgery, purchased a 2½ acre lot in Middle Road in 1887. He first had a simple four-roomed weatherboard cottage built on the land by a local builder, to use as a country retreat. Additions were made in the early 1890s including a large kitchen and scullery, a long hall leading to the dining room and three bedrooms. The weathered stone entrance gates to Apolima first command attention but the garden is the outstanding feature of this property with its exotic trees and beautifully manicured lawns. Many of the trees were planted by the Yarwoods when the house was built more than a century ago.

Emeline and Frank Yarwood later bought an adjoining 16 acres which ran through to Exeter Road. On this land, the Yarwoods built a small brick cottage for their caretaker and gardener, Walter Curtis, who worked for the Yarwoods from the early 1920s until his death in 1941. Walter had been estate manager for the Melville family of Branston Hall in Lincoln, England but came to Australia with his wife Emily after their son had settled in Goulburn some years earlier. The attractive Curtis cottage is still a delight to the eye as one approaches Exeter from Sutton Forest.

Frank Yarwood was considered the father of the accountancy profession in Australia. Born in Birmingham in 1859, he came to Sydney as a young man and commenced his accountancy practice in the 1880s. With Herbert Dunstan Vane, another well-known accountant, Frank formed Yarwood, Vane and Co in 1908, the firm that was the foundation of one of the most influential organisations in the profession, Deloitte Australia. Yarwood worked for many years to develop and raise the standards of public accountancy in Australia. A giant of a man, not just in the physical sense, he was forceful but fair, a loyal friend and a fine teacher. One of his favourite expressions was 'full speed ahead and damn the torpedoes'. He had a particular dislike of the telephone, so much so that the listing in the

Sydney telephone directory was in the name of his wife and read: Mrs. F.N. Yarwood (between the hours of 9am and 5pm) – he didn't want the 'damn thing ringing at all hours'.

The Yarwoods were keen gardeners, especially Frank, and Exeter owes much of its character to the beauty of the trees he planted throughout the village. The large vegetable garden and orchard at Apolima, under the day-to-day care of Walter Curtis, were his favourite haunts when he was at Exeter. Every week, Curtis would send produce by rail to Sydney to supply the needs of the Yarwood household.

Like many businessmen, Frank Yarwood commuted to and from Sydney by train, leaving his wife and three daughters, Doris, Mary and Joyce, to the delights of the country. Mary would later marry Gordon Smith, brother of artist Grace Cossington-Smith. Ann, Robert and Rosemary Smith, her nieces and nephew, remember 'Aunt Grace' as a frequent visitor to Apolima where she often painted and sketched, both in the garden and in the surrounding district.



**Above:** Undated image of Apolima from Linda Emery on 9/6/2021





*Above: Source: Nearmap, image date 30 January 2020*



*Above: Apolima garden in 1933 Watercolour by architect and artist John Drummond Moore*





**Above:** GRACE COSSINGTON SMITH (1892 – 1984) NEAR EXETER, 1947.  
<https://www.deutscherandhackett.com/auction/lot/near-exeter-1947>

Text below from this site

<https://www.deutscherandhackett.com/auction/lot/near-exeter-1947>

After April 1931 when her brother Gordon married Mary Yarwood, Grace Cossington Smith would often holiday at 'Apolima' the Yarwood family home at Exeter, south of Moss Vale.

'From the late 1930s and into the 1940s Cossington Smith did numerous pastel drawings and paintings of the landscape in the Southern Highlands, including Moss Vale landscape and Near Exeter 1947 [the painting on offer]. These works reveal a distinct change in palette when compared with the vivid colours of her earlier paintings, moving towards muted tones of browns, ochres and dusky greens...Some of these works do lack the taut compositions of earlier paintings, although at times the loss of structure is compensated for by a different appreciation of light in the shimmering heat haze of summer.

**Full biography on Grace Cossington-Smith by Daniel Thomas at this site**

<https://adb.anu.edu.au/biography/smith-grace-cossington-8469>



**Above:** 1940 Image from facebook at site below. Is captioned 3 January 2017 Sent in by Kate Olsson seeking help. This is my great-grandfather who migrated from England & settled with his wife, in Exeter in early/mid 1920's. I'm trying to find information about their life here. He worked as a gardener at a property and I think this is the gate to the property, it's taken in 1940. If you recognise it or know any information could you please contact me. My grandparents' names were Walter & Emily Curtis.

<https://www.facebook.com/photo/?fbid=1350107661676596&set=a.1182779738409390>

## 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 Middle Road area of Exeter in the late 19th Century.</i>

NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<p><i>Of significance because of its association with:</i></p> <p><i>Owner and builder of Apolima, Frank Yarwood 1859-1944 considered the father of the accountancy profession in Australia. Born in Birmingham in 1859, he came to Sydney as a young man and commenced his accountancy practice in the 1880s. With Herbert Dunstan Vane, another well-known accountant, Frank formed Yarwood, Vane and Co in 1908, the firm that was the foundation of one of the most influential organisations in the profession, Deloitte Australia. Yarwood worked for many years to develop and raise the standards of public accountancy in Australia</i></p> <p><i>Grace Cossington-Smith 1892-1984, renown artist, and related to the Yarwood family by marriage, who often visited Apolima where she painted and sketched, both in the garden and in the surrounding district.</i></p>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area especially for its garden.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Apolima at 30-44 Middle Road, Exeter is significant because it illustrates the development of the Middle Road area of Exeter in the late 19th Century and for its association with Frank Yarwood (1859-1944), the property's first owner, and Grace Cossington-Smith (1892-1984), renowned Australian artist, who was an erstwhile visitor to Apolima. Apolima is also of significance in demonstrating aesthetic achievement in the local area especially for its garden.

## **‘The Hill’—Federation Queen Anne style house**

### **72 Middle Road, Exeter**

#### **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 proposed Exeter Village Heritage Conservation Area.

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

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

*A significant Federation Queen Anne style residence built c.1898 for Valentine Blomfield, Resident Shire Engineer and Road Supervisor for the district, The Hill is in largely original condition, with stained timber ceilings, decorative cedar trims and joinery, original leadlight windows and roof of Marseilles tiles. The house is sited within its original garden which features century-old oaks and conifers. The house and mature garden setting makes a significant contribution to the garden character of Exeter village.*

#### **Description**

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October 2020: Could not see form the road. Garden appears to be important. Meant to be a freestanding house well set back from the road that dates c. 1898 – the very late Victorian period, set on a large site in a semi-rural setting that has retained its context. The site has a modern stone pillar gates and steel picket fence and a driveway to the left. The site has subsidiary sheds and garage.

#### **Description of the c. 1898 house from Linda Emery:**

The house is largely original, with stained timber ceilings, decorative cedar trims and cedar joinery. With the original leadlights over the front door and drawing room featuring flannel flowers and a roof of Marseilles tiles, the house has many of the broad characteristics of the Federation Queen Anne style. Century old oaks and conifers grace the wonderful old garden of The Hill. Original drystone walls of local stone and a brick drainage system dating from the time of construction of the house are special features of the grounds.



#### **Internet Review**

No images found.





*Above: Source: Nearmap, image date 30 January 2020*

## History

### Historical notes from Linda Emery

Built close to the high point of Exeter, at an altitude of 752 metres, The Hill is certainly an appropriate name for this lovely brick dwelling. Commanding sweeping views to the north, it was built soon after 1898 for Valentine John Stuart Blomfield, the Resident Engineer and Road Superintendent for the district at that time. He called the property Dagworth, a name bestowed on some of the children in the wider Blomfield family as well as to several family properties and a Melbourne Cup winning racehorse, perhaps a reference to the family's English place of origin. The Riley family of Bloomfield, Bowral were related to the Blomfields. Both names are associated with the Winton district in Queensland and the Dagworth property there, the station on which Banjo Patterson wrote 'Waltzing Matilda'.

Dagworth was sold in 1917, and a complete dispersal of the effects of the household took place, including the horse and buggy and the Jersey house cow. The property passed to Alice Stacey, whose family held it for more than 30 years. It was later renamed The Hill.

The house is largely original, with stained timber ceilings, decorative cedar trims and cedar joinery. With the original leadlights over the front door and drawing room featuring flannel flowers and a roof of Marseilles tiles, the house has many of the broad characteristics of the Federation Queen Anne style. Century old oaks and conifers grace the wonderful old garden of The Hill. Original drystone walls of local stone and a brick drainage system dating from the time of construction of the house are special features of the grounds.





*Above: Undated image below of The Hill from Linda Emery on 9/6/2021*

## Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site (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 Middle Road area of Exeter in the very late 19th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with owner and builder, Valentine John Stuart Blomfield, the Resident Engineer and Road Superintendent for the district at that time.</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>	

NSW heritage assessment criteria	Assessment of site
<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 large single storey Federation Queen Anne style residence.</i>

### **Integrity/Intactness**

Substantially intact although some alterations have been made.

### **Statement of Heritage Significance**

The Hill at 72 Middle Road, Exeter is significant because it illustrates the development of the Middle Road area of Exeter in the very late 19th Century and for its association in the local area with owner (and builder, Valentine John Stuart Blomfield, the Resident Engineer and Road Superintendent. It is also off significance in demonstrating aesthetic achievement 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 large single storey Federation Queen Anne style residence.

## 'Elouera'—late Victorian house

### 28 Ringwood Road, Exeter

#### 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 proposed Exeter Village Heritage Conservation Area.

#### Heritage Survey 2009 Recommendation

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

*Built c.1890 by a Sydney investor, Elouera housed the first General Store in Exeter which operated in these premises from about 1893 until 1914 when the present General Store was built. Sidney Pile built the substantial house in the belief that Exeter would develop as a township to rival Bowral and Moss Vale.*

#### Description

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A one storey freestanding house that dates from after 1889 – the late Victorian period set on an 2210 m2 corner (School Lane) site in a village setting opposite the railway station that has retained its context. The building is close to the street. The site has a front fence of metal picket and a side street driveway. The site also features a subsidiary shed that complements the setting of the place. The front garden is small, formally landscaped and features a picturesque setting of hedging and mature trees. The façade presents a simple, asymmetrical elevation and is constructed of rendered masonry. The roof is hipped with a medium pitch. The roof is clad in galvanized corrugated sheet metal and features 6 corbelled brick chimneys. The verandah runs across the façade and returns the corner to the left and has a bullnose profile. It features cast iron brackets on timber posts. The front door is offset with fanlights. The building appears to be in good condition. Alterations include sympathetic rear additions.



#### Internet Review

very poor google image at this site <https://www.realestate.com.au/property/28-30-ringwood-rd-exeter-nsw-2579>

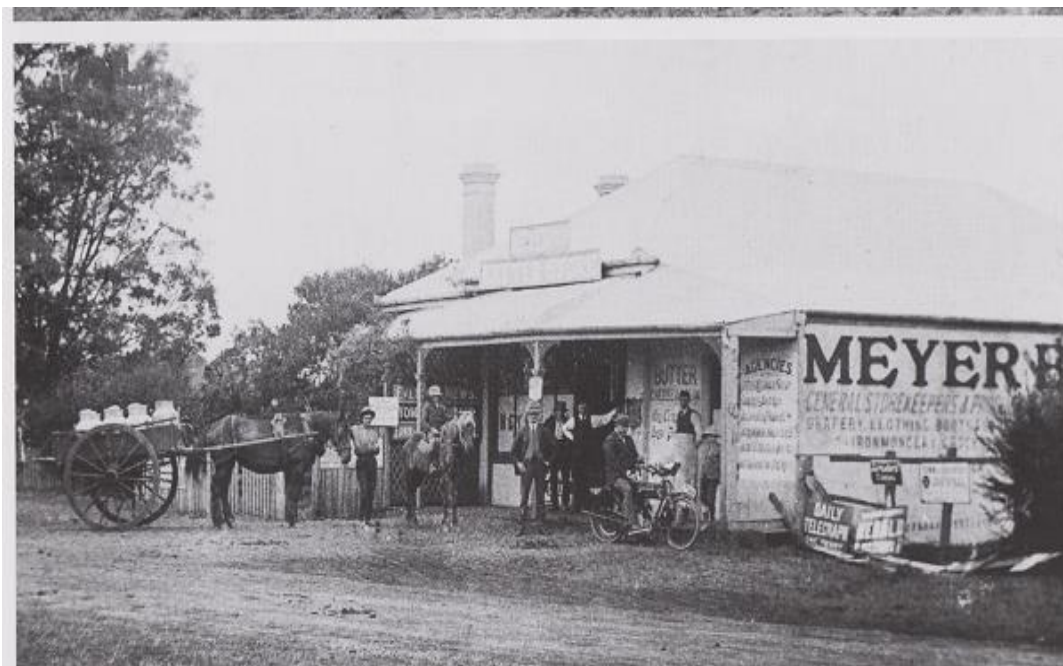
## History

### Historical Notes from Linda Emery

The first general store in Exeter was on the eastern side of the railway station on the corner of School Lane. Built and owned by Sidney Pile, who bought several large lots in the Vine Lodge Estate in 1889, the house has had a number of uses over time. History does not tell us if it was purpose built as a shop, however, it seems to have been used as such from about 1893, when John Hart was the Exeter storekeeper. The 30 acre property remained in the Pile family until 1923 when it was subdivided as the Pile Estate into house lots.

The most notable storekeeper was John Wensley Cunningham who operated the business as the Railway Stores from 1898 to 1906. Cunningham subsequently bought the property known today as Sutton Farm in Sutton Forest and was a Councillor on the Wingecarribee Shire for 14 years before his sudden death in 1928. Cunningham Park at Sutton Forest is named in his honour and he is buried at All Saints Anglican Church, Sutton Forest.

The Meyer brothers, George and Otto, ran the store from the house until they leased the current Exeter Store, also built by the Pile family, in about 1914. After it ceased to be the general store, the house became known as Athol and during the 1920s was run by Miss May Miller as a guest house, providing board and residence for visitors to Exeter. Over the years, it has lost the bull-nosed verandah that once ran across the front section of the house and the front windows and door to the original shop have been replaced by one large window.



**Above:** Image from Linda Emery book, *Pictorial History of the Southern Highlands* 2008. Caption reads: The first general store in Exeter was on the corner of Ringwood Road and School Lane. Meyer Brothers operated the business on this site until 1914 when they moved to the other side of the rail line to the present store ( Lawler Family ). P. 107





*Exeter Store on the corner of School Lane and Ringwood Road c.1900*

**Above:** Image from Linda Emery book, *Exploring Exeter*. 2020. p. 69.



*View of Exeter c.1909 from the eastern side of the railway line. Halcyon Cottage, at this time the bakery operated by William Salkeld, is visible in the centre of the photo. On the right is the original Exeter Store and opposite, the goods shed, now demolished. (BDH&FHS)*

**Above:** Image from Linda Emery book, *Exploring Exeter*. 2020. p. 46 showing at lower right Eloura from the rear with its 5 chimneys

## NOTES ON John Wensley Cunningham

John Wensley Cunningham was born in 1871 at Berrima, New South Wales, Australia. He was the son of William Cunningham and Mary Cunningham.

John Wensley Cunningham married Lucy Ann Byrne in 1898 at Paddington, New South Wales, Australia. John Wensley Cunningham passed away in 1928 at Whinstone Sutton Forest, New South Wales, Australia. Death Notice: The Daily Telegraph (Sydney, NSW : 1883 - 1930) 19 July 1928: Page 12 CUNNINGHAM.— Oh July 18th, at "Whinstone." Sutton Forest, John Wensley Cunningham, beloved husband of Lucy Cunningham, and father of Bessye and Katherine.

[https://www.wikitree.com/wiki/Cunningham-9919#\\_note-2](https://www.wikitree.com/wiki/Cunningham-9919#_note-2)

**NOTES ON Lucy Ann Byrne** was born in 1867 at Berrima, New South Wales, Australia. She was the daughter of James Byrne and Mary Saunders.

Lucy Ann Byrne married John Wensley Cunningham in 1898 at Paddington, New South Wales, Australia. Lucy Ann (Byrne) Cunningham passed away in 1934 at Goulburn, New South Wales, Australia. <https://www.wikitree.com/wiki/Byrne-3562>

Statement of Significance from 2009 report: 28-30 Ringwood Road, Exeter (Elouera)

See existing inventory sheet for significance statement.

## Ryerson Index

MILLER	May	Death	26NOV1947	Death	late of Bondi Junction, formerly of Exeter	Sydney Morning Herald	27NOV1947
		notice					

## 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 eastern side of Exeter in the late 19th century and its early use as store and then general store and then 1920s use as a guest house use.</i>



NSW heritage assessment criteria	Assessment of site
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<p><i>Of significance because of its association in the local area with</i></p> <ol style="list-style-type: none"> <li><i>1. Sidney Pile who bought several large lots in the Exeter Vine Lodge Estate in 1889 and built the house. The 30 acre property remained in the Pile family until 1923 when it was subdivided as the Pile Estate into house lots. John Hart, Exeter storekeeper, occupied the house from 1893.</i></li> <li><i>2. Wensley Cunningham (1871-1928) and wife Lucy Ann Cunningham (1867-1934), storekeeper, who operated the business as the Railway Stores from 1898 to 1906. Cunningham subsequently bought the property known today as Sutton Farm in Sutton Forest and was a Councillor on the Wingecarribee Shire for 14 years before his sudden death in 1928. Cunningham Park at Sutton Forest is named in his honour and he is buried at All Saints Anglican Church, Sutton Forest.</i></li> <li><i>3. The Meyer brothers, George and Otto, who ran the store from the house until they leased the current Exeter Store, also built by the Pile family, in about 1914.</i></li> <li><i>4. After it ceased to be the general store, the house became known as Athol and during the 1920s it was run by Miss May Miller as a guest house</i></li> </ol>
<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 double fronted late Victorian single storey residence.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Elouera at 28-30 Ringwood Road, Exeter is significant because it illustrates the development of the eastern side of Exeter in the late 19th century for its association with 1. Sidney Pile who bought several large lots in the Exeter Vine Lodge Estate in 1889 and built the house. 2. John Hart, Exeter storekeeper who occupied the house from 1893. 3. Wensley Cunningham (1871-1928) and wife Lucy Ann Cunningham (1867-1934) who operated the site as the Railway Stores from 1898 to 1906. Cunningham subsequently bought Sutton Farm in Sutton Forest and was a Councillor on the Wingecarribee Shire for 14 years. 4. The Meyer brothers, George and Otto, who ran the store from the house until they leased the current Exeter Store on the other side of the railway line. 5. After it ceased to be the general store, the house became known as Athol and during the 1920s it was run by Miss May Miller (d. 1947) as a guest house. Elouera is also of significance for its setting and

architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a double fronted late Victorian single storey residence.

## Two *Maclura pomifera* (Osage Orange) trees in the road reserve Adjacent to 5 and 15 Rockleigh Road, Exeter

### 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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**Above:** Notes on Osage Orange Trees from this National Arboretum site  
<https://www.nationalarboretum.act.gov.au/living-collections/forests-and-trees/forest-102>

*Maclura pomifera* Other common names



**Above:** Hedge-apple, horse-apple; French: Bois D'Arc

Origin of the species name: Maclura is named after William MacClure, American geologist, 1763-1840; pomifera is Latin for fruit-bearing.

Family: Moraceae

Lifespan: Trees of this species live about 75 years.

General description: This is a small deciduous tree of with deeply furrowed bark and thorny branches. It has glossy, dark green-leaves and produces an inedible fruit that resembles a large orange but is inedible and contains a sticky white latex sap. There is one species, Maclura cochinchinensis, that is native to northern Queensland, Australia. Height 12m Spread 8m.

Natural distribution and habitat: It is native to in the Red River drainage of Oklahoma, Texas, and Arkansas in the United State of America. It grows in harsh areas of south-central North America where the winters can be very cold, spring floods are common, and summer droughts are not unusual.

Conservation status: It is not classified as a threatened species.

Uses: The native Osage American people used the straight grained wood for war clubs and bows, hence the name Bois D'Arc (bow-wood) given by the early French settlers who observed this practice. Most of the wood is knotty and twisted, but beautiful and therefore popular for craft work. Early in the European settlement of North America the sharp-thorned trees were planted as cattle-detering hedges before the introduction of barbed wire. Later, the heavy, close-grained wood became an important source of fence posts. tool handles and other uses requiring a strong wood that withstands rot. A yellow-orange dye can also be extracted from the wood and the wood, when dried, makes excellent firewood. The seed is edible and the fruits are non-toxic but unpalatable.

## Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because they illustrate the likely early use of Osage Orange trees for protective hedge fencing in this area.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of their beauty as a tree.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a remnant early planting of Osage Orange trees.</i>
(g) REPRESENTATIVENESS	

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

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The two Osage Orange trees on the road reserve outside 15 Rockleigh Road, Exeter are significant because they illustrate a likely early form of protective hedge fencing and for demonstrating aesthetic value for their of their beauty as a tree. The items also possesses a rare aspect of the local area's heritage in this case a remnant early planting of Osage Orange trees.

# **‘Blue House’—Victorian weatherboard cottage**

## **1 School Lane, Exeter**

### **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 proposed Exeter Village Heritage Conservation Area.

### **Heritage Survey 2009 Recommendation**

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

*An Edwardian era simple four-roomed vernacular cottage built from local messmate timber c1898. It is representative of the many late 19th and early 20th century workers' cottages in Exeter. It is also significant in terms of its aesthetic contribution to Exeter village.*

### **Description**

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October 2020: A one storey freestanding house that dates from the late Victorian period c.1894 set on a 1584 m<sup>2</sup> corner site to Wera Road in a village setting that has retained its context. The site has a front fence of hedge and timber picket and a driveway accessing a side street garage. The front garden is large with floral displays, hedging and has a picturesque setting. The façade presents a simple symmetrical elevation and is constructed of weatherboard. The roof is hipped and has close eaves. It features corbelled brick chimneys. The verandah runs across the façade and has timber posts. The front door is centrally located. Fenestration comprises double hung timber windows. The building appears to be in excellent condition.



### **Internet Review**

19 photos including image above and floor plan and notes at this site

<https://www.homely.com.au/homes/1-school-lane-exeter-nsw-2579/2785112#gallery>

*This much admired original 1894 double fronted weatherboard railway workers' cottage is set on 1500m<sup>2</sup> in a prime corner location of the hamlet of Exeter.*



*Steeped in history and tradition 'The Blue House is the quintessential cottage with many original features including regency lining boards, gabled ceilings, original sandstock brick fireplaces and a traditional wide front verandah.*

*The original four room floor plan houses two bedrooms a generous sunroom/office, bathroom with bath, shower toilet and vanity, a large walk through store and lounge. The king size master bedroom adjoins a sunroom and the second bedroom has an open fireplace, double hung windows and timber floors. The lounge has a Lopi wood stove in the original fireplace, built in bookshelves and French doors that open to a recently added sun deck.*

*A traditional lean to at the rear of the house is open plan dining and a 'galley style' white formica kitchen with smeg four burner range and oven, miele dishwasher and double sink. There is adequate bench space with a breakfast bar and vinyl flooring. Banks of windows afford picturesque views over the beautiful gardens and French doors off the kitchen lead to a covered paved courtyard/suntrap. The dining room also has direct access to the back door and the rear of the property.*

*Beautiful fully fenced gardens of rich basalt soils surround the house with well-established specimens of fruit trees including apricot, apple and white nectarine, a raspberry cage and raised vegetable beds provides produce while stately specimens of Manchurian Pear and Prunus tower over mass plantings of daffodils, tulip, iris and forget-me-not filled borders.*

*Sandstone steps with border hedges of buxus and lavender frame the verandah and exquisite Crab Apples bloom close to the house. An impressive Oak and Cedar, robust Camellias and well maintained shrubs including Viburnum, Hydrangea and Japonica provide protection and nesting for an abundance of small birds. The separate storybook weather board garage and picket fence complete the picture of country life perfection.*

*Close to the local school, train station and iconic Exeter general store and post office, this property would make the ideal first home, perfect weekender or guesthouse with enormous potential for a sympathetic extension (STCA).*

## History

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**Above:** Undated image from Linda Emery book, *Exploring Exeter*. 2020. p. 67. School Lane to the right.

## Historical Notes from Linda Emery

On the corner of School Lane is a railway worker's cottage built by Frances and James Linklater about 1898.

The Linklaters were among the earliest residents of Exeter, their eldest son Leslie being one of the 45 children who attended school in its first year, 1891. In 1897, they paid £60 for the 1¼ acre block and a year later, borrowed £50 from the Presbyterian minister in Moss Vale, Boswell Berry, presumably to finance the building of the house, a simple four-roomed vernacular cottage built from local messmate timber. The original detached bathroom and shed made from galvanized iron and railway sleepers have both been demolished.

James was a railway fettler stationed at Exeter. His father, also James, worked on the construction of bridges on the Great Southern Railway in the 1860s and later became a builder in Moss Vale. For more than 20 years James Jnr worked on the local line before being transferred to Chatswood in Sydney in 1908. Sadly he was killed at Lindfield in a railway accident in 1914. (Note from D.McManus: reported in the SMH 26/11/2014. He was still working as a fettler aged 56 when he was hit by a train at Lindfield and killed instantly)

The Linklaters sold the cottage in 1909 for £200 to Rebecca Greason (c.1854-1932), wife of Robert Greason, the Bundanoon butcher and for 50 years it was owned by Les (c. 1897-1988) and Amelia (c. 1898-1995) Quigg before being sold and restored in 1989.

## 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 eastern side of Exeter in the late 19th century in particular for its use as a railway worker's cottage.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association in the local area with owner (to 1909) and builder of the house, James Linklater (c.1858-1914). The Linklaters were among the earliest residents of Exeter, their eldest son Leslie being one of the 45 children who attended school in its first year, 1891. James was a railway fettler stationed at Exeter. His father, also James, worked on the construction of the bridges on the Great Southern Railway in the 1860s and later became a builder in Moss Vale. For more than 20 years James Jnr worked on the local line before being transferred to Chatswood in Sydney in 1908. Sadly he was killed at Lindfield in a railway accident in 1914.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a double fronted late Victorian single storey symmetrically fronted weatherboard residence.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

1 School Lane, Exeter is significant in illustrating the development of the eastern side of the village of Exeter in the late 19th century in particular for its use as a railway worker's cottage and its association in the local area with owner (to 1909) and builder of the house, James Linklater (c.1858-1914). The Linklaters were among the earliest residents of Exeter, their eldest son Leslie being one of the 45 children who attended school in its first year, 1891. James was a railway fettler stationed at Exeter. His father, also James, worked on the construction of the bridges on the Great Southern Railway in the 1860s and later became a builder in Moss Vale. For more than 20 years James Jnr worked on the local line. It is also of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a double fronted late Victorian single storey symmetrically fronted weatherboard residence.

## **‘Hillview’—garden**

### **12-14 School Lane, Exeter**

#### **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 proposed Exeter Village Heritage Conservation Area.

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

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

*The Hillview garden is held in high esteem by the large number of interested gardeners from the Southern Highlands area and from other parts of the State, who take the opportunity to visit the garden when it is open for inspection. It is significant, despite its recent creation, because of the collection of unusual cool climate flowers, shrubs and trees which have been planted and because of its aesthetic attributes. These relate not only to the plant material but to the use of circle gardens and curved edges which create a variety of outdoor rooms and spatial experiences.*

#### **Description**

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October 2020: Could only see limited amount of garden from street. Has a 3824 m2 site.



Heritage Survey 2009 description: Garden with mature trees and front hedging. The front garden descends from the house in a flow of lawn, bordered by a series of informal interrelated circular beds. The main flowering borders are densely planted with flowering shrubs such as Dogwoods and Magnolias, perennials and bulbs. Crabapples and Flowering Cherries are underplanted with a profusion of spring flowers. Near the small pond are a Corkscrew Hazel (*Corylus avellana* "Contorta"), double Dogwoods and a Gingko. In front of the house is a circular stone paved area with clumps of low-growing plants. On the far side of the house lies a Silver Birch Grove, underplanted with blue-bells, and further across are the pergolas planted with white and mauve wisteria. There is also an



extensive collection of over 25 different dwarf irises, as well as many other bulbs and perennials which are of interest.

The layout of the garden tends towards the cottage style of formal bed design and structured plantings, but in this case it has a rambling character. The front of the house has a formal stone terrace that drops to the lower lawn surrounded by circular planting beds containing massed plantings of cool climate perennials and shrubs. The road boundary is a clipped **Laurel** hedge. The entry from the road is via a *Prunus* avenue by the eastern boundary which leads to the house. Other features include a kitchen garden and orchard at the back of the house, a wisteria walk to the side of the house, and a pond in the front garden.

The Heritage Study for Wingecarribee Shire Council by JRC Planning Services, 1993 states: “The layout of the garden tends towards the cottage style of formal bed design and structured plantings, but in this case it has a rambling character. The front of the house has a formal stone terrace that drops to the lower lawn surrounded by circular planting beds containing massed plantings of cool climate perennials and shrubs. The road boundary is a clipped *Laurel* hedge. The entry from the road is via a *Prunus* avenue by the eastern boundary which leads to the house. Other features include a kitchen garden and orchard at the back of the house, a wisteria walk to the side of the house, and a pond in the front garden. The front garden descends from the house in a flow of lawn, bordered by a series of informal interrelated circular beds. The main flowering borders are densely planted with flowering shrubs such as *Dogwoods* and *Magnolias*, perennials and bulbs.

Crabapples and Flowering Cherries are under planted with a profusion of spring flowers. Near the small pond are a Corkscrew Hazel (*Corylus avellana* “*Contorta*”), double *Dogwoods* and a *Ginkgo*. In front of the house is a circular stone paved area with clumps of low-growing plants. On the far side of the house lies a Silver Birch Grove, under planted with blue-bells, and further across are the pergolas planted with white and mauve wisteria. There is also an extensive collection of over 25 different dwarf irises, as well as many

other bulbs and perennials which are of interest.”

**PLATE 74: Hillview Garden**



**Above:** Photo. J. Colleran. 1993

The The Heritage Study for Wingecarribee Shire Council by JRC Planning Services, 1993 also notes as follows

‘Hillview’ was purchased 12 years ago by its present owner and at that time the only trees growing on the property were two Deodars. It is the work of its present owner, Mr Dean Havelberg and the late Doug Smith. On a number of occasions throughout the year the garden is open for inspection to garden groups and the community.

The ‘Hillview’ garden is held in high esteem by the large number of interested gardeners from the Southern Highlands area and from other parts of the State, who take the opportunity to visit the garden when it is open for inspection. It is significant, despite its recent creation, because of the collection of unusual cool climate flowers, shrubs and trees which have been planted and because of its aesthetic attributes. These relate not only to the plant material but to the use of circle gardens and curved edges which create a variety of outdoor rooms and spatial experiences.

**There is a six page entry on the Hillview garden at Exeter** in Private Gardens of Australia by Sarah Guest published by Harmony in 1990. pp 58-63. Pages 58 and 63 below



## Hillview

### EXETER

*Mr Dean Havelberg & Mr Douglas Smith*

**T**WELVE YEARS AGO there was no garden at Hillview, just a simple somewhat rundown weatherboard house, typical of many to be found in rural Australia, standing on a hill beside a country road. Two well-grown deodar cedars (*Cedrus deodara*) stood on the hillside but otherwise the 'garden' was devoted to rough grass. Rare in some parts of Australia, in New South Wales the deodar is frequently the only survivor in neglected gardens as it can withstand the dry heat typical of inland areas and is sought after for its shade in the heat of summer and its ability to add its gently weeping dark green form to the barest of winter scenes. Today the garden looks mature; the young trees are well grown, the stonework weathered and there are flowers everywhere. What began twelve years ago as a weekend hobby has developed into a remarkable plant collection.

The hill, which looks out over rolling paddocks where the gums hang their fragmented tracery of leaf, is covered in a rich basalt red soil. The winters are cold, with heavy frosts and a sporadic sprinkling of snow; but only the occasional thunderstorm relieves the dry dusty conditions of summer. The annual rainfall is 40 inches (102 cm) and most precipitation occurs in spring and autumn. Some of the stone used in the garden was obtained on the site when the borders were being dug, the rest came from a local quarry. All the stone now has the pleasant harmonious look which only local stone can impart. The major part of the ornamental garden slopes down from the house to the road, which lies hidden behind a stout prickly hedge of berberis. To one side of the block a straight driveway, lost in the



greenery of the garden, leads up to the house. The garden itself descends from the house in a flow of lawn bordered by a series of informal interrelated circular beds. Throughout the garden there are well-clipped cones of evergreens. The specimens are mainly variegated box but to one side of the garden the striking silhouette is echoed in a clipped cone of hornbeam.

Immediately in front of the verandah lies a level circle of stone paving where, for many months, little stone is visible between the clumps of low-growing plants. Fat cushions of the sharp-emerald *Scleranthus biflorus* flow round and over the stone,

The view over the front hedge with a mass of irises in the foreground.



## HILLVIEW

and mauve-topped branches to a group of dwarf lemon forsythia bushes, *Forsythia viridissima* 'Bronxensis'.

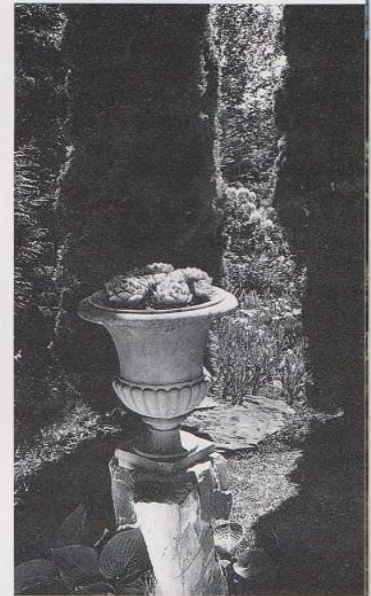
The lowest level of the garden contains the pond bordered with candelabra primulas and deciduous trees and shrubs. To one side *Meconopsis sinensis* and *Ribes sanguineum* have been clipped to form a flowering arch of dangling lemon-yellow and raspberry-red sprays of flower. The water gleams between the branches of corkscrew willow *Salix matsudana* 'Tortuosa', *Garrya elliptica*, a dwarf weeping maple (*Prunus subhirtella* 'autumnalis'), which blooms intermittently from autumn until spring, and the Cornelian cherry (*Cornus mas*), which presents its yellow pincushions of flower before the leaves appear in mid-winter. As the trees and shrubs spread their shade the character of these beds is changing. In the early days of the garden they were filled with a variety of sun-loving perennials; now they harbour plants which thrive in semi-shade. There are willows, geums, hostas, Solomon's seal (*Epipactis atrorubens*), the white form of *Dicentra spectabilis*, plume poppies (*Macleaya cordata*), *Alchemilla mollis*, herbaceous and tree forms of peonies and many different anemones and lilies.

On one side of the house lies a silver birch grown heavily underplanted with bluebells, narcissus, grape hyacinth, star-of-Bethlehem (*Ornithogalum nutans*) and a creamy-lemon sparaxis cultivar with a dark red reverse to the petals. Beyond lies a wisteria walk which borders two sides of a rectangle of lawn bordering the house, which here is clothed in the rose 'Mermaid'. One side of the pergola is planted with white wisteria and the other with a mauve variety. The base of the walk is bordered with a thick row of *Calchicum autumnale* set against a hedge-like row of belladonna lilies. The late summer and autumn display is spectacular and the two plants combine to provide contrasting lush bands of greenery during the winter months. To one side of the wisteria walk stands a thick laurel hedge underplanted with a flourishing edge of *Veronica serpyllifolia* ssp. *italicus*; this divide separates the ornamental garden from the

still decorative but more utilitarian part of the garden.

Behind the hedge lies an intensively cultivated vegetable garden, orchard and orchid house (where only species orchids are grown). In this area many of the bulbs are grown from seed and nurtured until they reach a state of maturity and can be added to the ornamental garden. Raised bulb beds, set in the open ground but given protection from the winds by an outer band of trees, contain an amazing variety of bulbs grown from seed which has been imported from all over the world. There are *Onocyclis* irises from the Near East, Juno irises and *I. reticulata*, numerous tulips, including *T. humilis aucheriana*, *T. greigii* from central Asia, the lady tulip (*T. clusiana*) and *T. sylvestris*. A new lemon hoop petticoat narcissus hybrid blooms with different forms of *Anemone blanda*, a yellow pleione, and the wild form of *Cyclamen persicum*. The crown imperial (*Fritillaria imperialis*), which many Australian gardeners find a challenge, thrives here and is multiplied from seed collected in the garden. The seed boxes and bulb beds are always full of new arrivals, which are nurtured and assessed for performance and appearance. From this area has come a tiny clematis from New Zealand (*C. marmoraria*), foxtail lilies (*Eremurus*), crocus species including *C. etruscus*, *C. graveolens* and *C. banaticus*, *Meconopsis grandis* and a large number of species primula and interesting old cultivars.

The variety and health of the plants at Hillview are remarkable – even the rare white form of Chile's national flower *Lapageria rosea* (a plant that is the despair of many Australian gardeners) thrives here. The garden is the product of two men. Mr Havelberg was a plantsman who, when his life was restricted to city living, followed his interest in plants in a small orchid house. Mr Smith was primarily the garden's designer but, as in all such situations, the lines of demarcation have become blurred over the years and today's charming flowery garden is the result of the enthusiasm, skill and knowledge of two men who have shared the work and the pleasure a garden can bring.



An urn is lit by a shaft of light controlled by a pair of 'Swane's Golden' cypresses.

63

**Above:** Transcription from page 63: The garden is the product of two men. Mr Havelberg was a plantsman who, when his life was restricted to city living, followed his interest in plants in a small orchid house. Mr Smith was primarily the garden's designer but, as in all such situations, the lines of demarcation have become blurred over the years and today's charming garden is the result of the enthusiasm, skill and knowledge of two men who have shared the work and pleasure a garden can bring.

## Internet Review

Poor google image at this site.

<https://www.realestate.com.au/property/12-14-school-lane-exeter-nsw-2579>

## History

Statement of Significance from 2009 report:

### 31.16 12-14 School Lane, Exeter (Hillview Garden)

The Heritage Study for Wingecarribee Shire Council by JRC Planning Services, 1993 states: "The Hillview garden is held in high esteem by the large number of interested gardeners from the Southern Highlands area and from other parts of the State, who take the opportunity to visit the garden when it is open for inspection. It is significant, despite its recent creation, because of the collection of unusual cool climate flowers, shrubs and trees which have been planted and because of its aesthetic attributes. These relate not

only to the plant material but to the use of circle gardens and curved edges which create a variety of outdoor rooms and spatial experiences." See existing inventory sheet for significance statement.

**Dean Havelberg 1932-2014.** Not able to access full obituary. But a known gardener. Left a generous bequest to the National Trust to assist Harpers Mansion at Berrima, Riversdale at Goulburn and Cooma Cottage at Yass and also bequeathed a Georgian Glass collection to the National Trust Grossman House in Maitland.

**SMH** Passed away at home Monday May 14, 2014. Dean touched our lives with his generous spirit, humour and love. Forever in our hearts. From the loving Smith family, Mae, Gayle, Laurie Colin and Neville, friends and garden lovers. Commemoration gathering Tuesday 20 May 2014. <https://www.legacy.com/amp/obituaries/smh-au/171032504>

## 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 earlier development of this section of Exeter and of the great interest the area holds for gardeners.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>The garden is of significance as the creation of a locally well known gardener and philanthropist Dean Havelberg 1932-2014 and partner Douglas Smith.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance because of its collection of unusual cool climate flowers, shrubs and trees and because of its aesthetic attributes.</i>

NSW heritage assessment criteria	Assessment of site
<b>(d) SOCIAL SIGNIFICANCE</b>	<i>Of significance because of its strong or special association with the gardening community for the Southern Highlands</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 an attractive cool climate garden.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Heritage Significance Assessment

The Hillview Garden at 12-14 School Lane, Exeter is of significance for being the creation of a locally well known gardener and philanthropist Dean Havelberg 1932-2014 and partner Douglas Smith and because of its strong association with the gardening community of the Southern Highlands. The garden is significant for its collection of unusual cool climate flowers, shrubs and trees and for demonstrating the principal characteristics of a class of the local area's heritage in this case an attractive cool climate garden.



## **‘Lantern Hill’—Claude Crowe garden**

### **235 Weraí Road, Exeter**

#### **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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Property is a large 89 hectare site on the road connecting Exeter to Moss Vale and the nearest cross street is Rockleigh Road. House and garden cannot be seen from the road.

**Image below:** Screenshot showing the garden in its entirety taken on 14 December 2021 (Source: Nearmap)



**Above:** Lantern Hill garden Source: Nearmap, image date 14 December 2021





**Above:** Image screenshot perspective view taken on 30 January 2020 (Source: Nearmap) showing the earlier form and roof of the house.

## History

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Lantern Hill was entered in the *Australian Open Gardens Scheme Guidebook* for 1996/1997 p.24 and written up as a large 14,000 m<sup>2</sup> garden. *Cypresses border the entrance to Lantern Hill, which opens to lawns shaded by Nyssa sylvatica and Liquidamber. At the front, a long border of unusual perennials, bulbs and deciduous and evergreen shrubs and trees is at its peak in spring and again when autumn colours the viburnums, maples and cherries. On one side a small parterre has been created using box-leaved honeysuckle. Stone walls separate the gardens from paddocks with grazing cattle.*

### **Garden connection to Claude Crowe is clear.**

*Charlotte Webb advised on 12/1/2022 that she did not have the Crowe plan to hand for Lantern Hill Residence, but it is held in the Caroline Simpson Library.*

**The Caroline Simpson Library.** Reference is as follows which includes 2 plans for Mr and Mrs Grimwood in 1942.



*Collection of garden plans for houses and localities in Sydney and country New South Wales : mostly dated 1941-1942, some undated / [drawn by Claude Crowe or by Isobel Crowe (nee Tacon), while employed by Anderson & Co. Pty Ltd] [design drawings]*

Record number:

26960

Call No:

Claude Crowe Papers : CCC/G/1

Author/s:

*Crowe, Claude Colquhoun, 1914-1999. ;*

*Tacon, Isobel Florence, 1913-2009. ;*

*Anderson & Co, issuing body.*

Subject:

*Gardens - New South Wales - Designs and plans.*

Notes:

*Provenance: Claude Crowe*

*Description: 30 garden designs : pencil; 1 watercolour ; various sizes: 22 x 38 cm to 60 x 76 cm.*

Type:

*Design drawings*

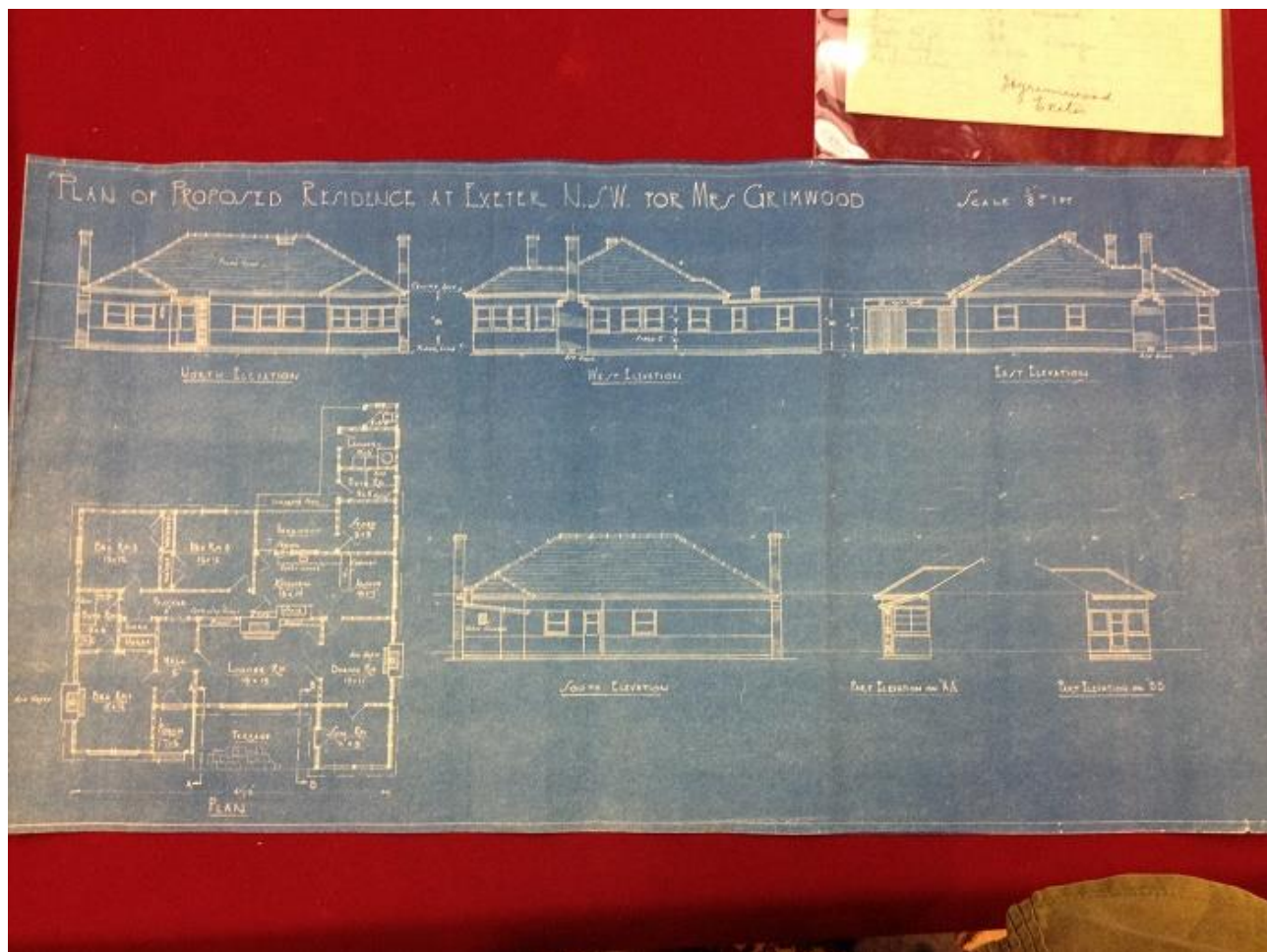
*30 a & b. Plan of garden for Mr & Mrs Grimwood, Exeter (21.5.1942) 2 versions -- 30c. Rough plan of garden at Exeter for Mr & Mrs Grimwood (16.4.1942).*

### **Contribution of Claude and Isobel Crowe.**

There is a comprehensive Conservation Management Plan (CMP) by Chris and Charlotte Webb, *Conservation Management Plan Berrima Bridge Nurseries* April 2013 prepared for the Australian Garden History Society which includes full information on Claude Crowe 1914-1999 and Isobel Crowe (nee Tacon) 1913-1919.

*"For over 50 years Claude Crowe operated and ran Berrima Bridge Nurseries where he supplied plants and provided horticultural advice. His strong opinions on plant selection and their cultural requirements was a distinguishing feature of his nursery and his character. Although other nurseries operated in the area during this time including Fergusons & Sons at Mittagong and Jensen's Nursery at Exeter, Berrima Bridge Nurseries was by far the most respected because of the knowledge and time Crowe spent with each customer to ensure they had exactly the right plants."*<sup>1</sup>

"The Nursery provided a palette of plant material which Crowe included in landscape designs he prepared at no cost for customers. Over 200 of these plans are held in the Caroline Simpson Library. Crowe was commissioned to design and carry out numerous local landscape projects including: Holy Trinity Church Berrima, St Johns Church Moss Vale, St Judes Church Bowral, Christchurch Bong Bong, SCEGGS school Moss Vale, Moss Vale High School, Chevalier College, Burradoo, Frensham Mittagong, Tudor House Moss Vale, Bowral Primary School, Leighton Gardens and Seymour Park Moss Vale, Glebe and Venables Parks Bowral, Bowral Hospital, Berrima Scout Camp, Bowral Girl Guides, Moss Vale Swimming Pool, Remembrance Driveway plantations near Berrima, Mittagong and Moss Vale."



**Above:** Undated and unsigned plan but early blue print plan of house designed for Mrs Grimwood.  
Plan provided by Charlotte Webb Jan 2022

Jessie Agnes Grimwood died 27/9/1960 SMH 29/9/1960

Percy Lucien Grimwood died 15/5/1960 SMH 16/5/1959

[https://trove.nla.gov.au/newspaper/article/124194720?searchTerm=Mrs Grimwood Wera](https://trove.nla.gov.au/newspaper/article/124194720?searchTerm=Mrs%20Grimwood%20Wera)

#### **Ryerson Index**

GRIMWOOD	Jessie Agnes	Death notice	27SEP1960	Death	late of Randwick and Exeter	Sydney Morning Herald	29SEP1960
GRIMWOOD	Percy Lucien	Death notice	15MAY1959	Death	at Bowral District Hospital, late of Jalengla Exeter	Sydney Morning Herald	16MAY1959

#### **Trove search of Grimwood family**

In 1929 Mrs Grimwood won 5 awards at the Berrima and District Show which was opened by the NSW Governor Sir Dudley de Chair . *The Scrutineer and Berrima District Press* Wed 6 Mar 1929.

<https://trove.nla.gov.au/newspaper/article/124178001?searchTerm=Mrs%20Grimwood%20Wera>

**In 1936** The Southern Mail of 29/5/1936 reported that P L Grimwood had been elected to the Berrima and District Show Society

<https://trove.nla.gov.au/newspaper/article/118721245?searchTerm=Mrs%20Grimwood%20Wera>

*In 1942 The Scrutineer and Berrima District Press of 14/2/1942 reported Mr. Grimwood, of Wera, has requested me to enquire from the council if it will supply a transformer for his private line at Wera, and charge him a rental. He is quite willing to pay a reasonable rental. The cost of a transformer for this job would be about £70.*

*In 1947 P L Grimwood was re-elected to the Berrima and District Show Society*

<https://trove.nla.gov.au/newspaper/article/124086707?searchTerm=Mrs%20Grimwood%20Wera>

## 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 inter war period development of gardens in Wingecarribee Shire.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Claude Crowe 1914-1999 and Isobel Crowe (nee Tacon) 1913-1919 of Berrima Bridge Nursery in Berrima and early owners Jessie Agnes Grimwood (d. 1960) and Percy Lucien Grimwood (d.1960).</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area for the design and beauty of the 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 is this case a large inter-war garden.</i>

### Integrity/Intactness

### Statement of Heritage Significance

The Lantern Hill Garden at 235 Wera Road, Exeter is significant because it illustrates the inter war period development of gardens in Wingecarribee Shire and for its association with Claude Crowe 1914-1999 and Isobel Crowe (nee Tacon) 1913-1919 of Berrima Bridge Nursery in Berrima and early owners Jessie Agnes Grimwood (d. 1960) and Percy Lucien Grimwood (d.1960). The garden is also of significance in demonstrating aesthetic value in the local area for its design and beauty and for demonstrating the principal characteristics of a class of the local area's heritage in this case a large inter-war garden.

## ‘Summerfield’—Federation period house 16-18 Wilsons Lane, Exeter

### 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 proposed Exeter Village Heritage Conservation Area.

### Heritage Survey 2009 Recommendation

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

*Another of the timber workers' cottages of Exeter, Summerfield was built by railway fettler Charles Rivers c1906. The house has significance as a one-time Badgery residence and contributes aesthetically to the character of Exeter village.*

### Description

---

October 2020: A one storey freestanding house that dates from 1906-1907 - the Federation period, set on a large 5309 m2 site in a village setting that has retained its context. The building is setback from the street. The site has a front hedge of various shrubs and a left side driveway. The front garden is large and formally landscaped with a hedge and mature trees. The façade presents a simple, asymmetrical elevation and is constructed of weatherboard. The roof is gabled and hipped with a steep pitch and has close eaves. The roof is clad in corrugated sheet metal and features corbelled brick chimneys and timber finial. The verandah runs across the façade and returns the corner to the right and has a hipped, straight profile and is clad in corrugated sheet metal and features timber posts, timber brackets, and balustrade. Fenestration comprises double hung timber windows with hoods. The building appears to be in excellent condition and is highly intact. Garden provides a good setting for the house.



### Internet Review

Poor internet site <https://www.onthefhouse.com.au/property/nsw/exeter-2579/16--18-wilsons-lane-exeter-nsw-2579-17634565>

## History

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### Historical Notes from Linda Emery

In 1903, Charles Rivers, a railway fettler, paid £174.11.3 for six one-acre house lots in the Vine Lodge Estate in what is now Wilson's Lane. A year later, he borrowed £100 against the land from Muriel McCarthy, wife of a Moss Vale solicitor, probably to fund the building of the house currently known as Summerfield.

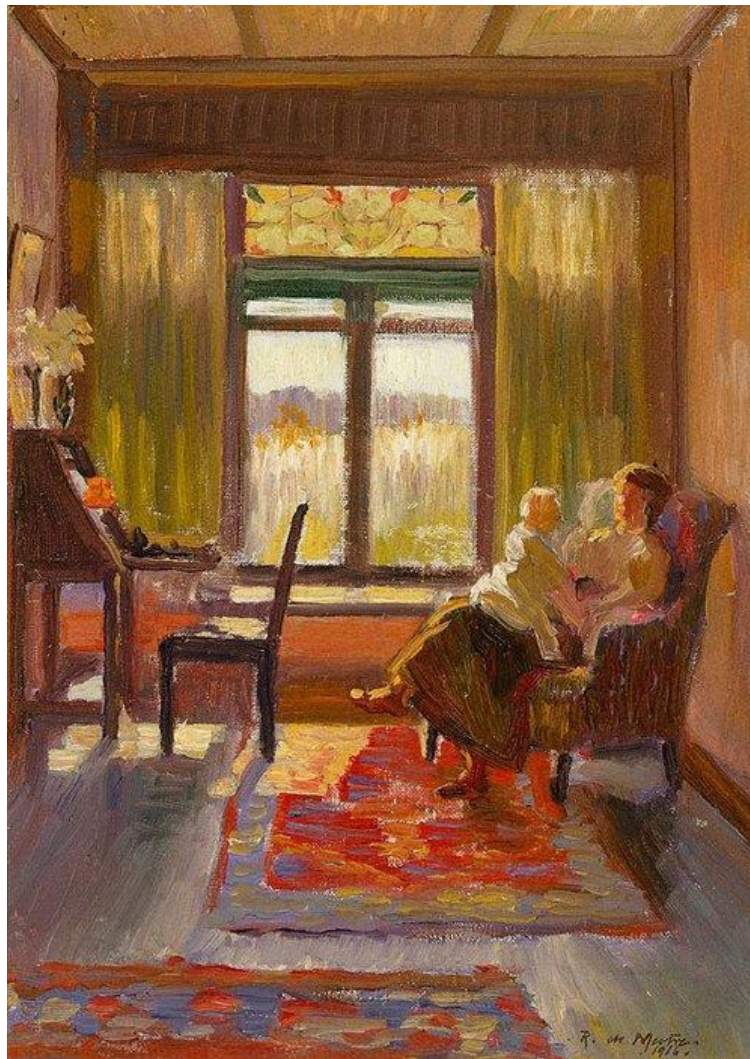
During renovations to the cottage in the 1990s, a 1906 threepence was found in the wall cavity, a common way for tradesmen to indicate when they completed their work. Along with the coin, the inside of some of the original timber lining boards were also uncovered, revealing the signatures of James Bleakley, a carpenter from Bundanoon, and Muriel May Elliott, 18 year old daughter of Alexander Elliott, the dairy manager of the Badgery's Exeter Estate. Muriel Elliott and her family left Exeter in 1907, so it can be said with some certainty that the house was completed in 1906-07.

Ernest Greason purchased the house in 1912.

Between about 1916 and 1923, Phillip Alexander Badgery and his wife Marie (nee de Mestre) rented the property, known at that time as Guntawong. While they built a new house on the Ivy Hall property, the original Badgery landholding in Exeter. Marie Badgery was the daughter of famous racing identity Etienne de Mestre, owner and trainer of Archer, winner of the first two Melbourne Cups. Her brother, Roy de Maistre (Leroy de Mestre) was an artist of some note who, with Roland Wakelin and Grace Cossington-Smith, is credited with introducing Cubism to Australia. In 1916, Roy painted his sister and her first child Annette in the front room of Guntawong, a picture now held in the collection of the Art Gallery of New South Wales.

Dorothy and William Murchie rented the house from the mid-1920s until they were able to purchase it in 1941. At that time it was the only house on the northern side of the road, known then as Murchie's Lane. The Murchie children were able to enjoy the extended playground of the surrounding open paddocks where their father grew peas and turnips. Dorothy Murchie (nee Moore) was the daughter of Exeter resident Martin Moore who was one of the early photographers in the area. Summerfield was restored and extended during the 1980s and the garden revitalized.





<https://www.artgallery.nsw.gov.au/collection/works/OA40.1960/>

**Above:** Image from NSW Art Gallery Interior with Mother and Child, Exeter by Roy de Maistre (1894-1968) and dated 1916. <https://www.artgallery.nsw.gov.au/collection/works/OA40.1960/>

## Ryerson index

BADGERY	Phillip Alexander	Death notice	26JAN1947	Death	at District Hospital, Bowral	Sydney Morning Herald	27JAN1947
BADGERY	Marie	Death notice	29OCT1961	Death	at Bowral District Hospital	Sydney Morning Herald	30OCT1961

## 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 Wilson Lane area of Exeter in the very early 20th Century and for its association with occupation 1916-1923 by Phillip Alexander Badgery (d.1947), early pioneer family descendant, and his wife Marie de Mestre (d.1961). Marie was the daughter of famous racing identity Etienne de Mestre, owner and trainer of Archer, winner of the first two Melbourne Cups. Her brother, Roy de Maistre was an artist of some note who painted Marie and her first child Annette in the front room of this house, a picture now held in the collection of the Art Gallery of New South Wales.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area for 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 high quality Federation style single storey weatherboard residence.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Summerfield at 16-18 Wilsons Lane Street, Exeter is significant because it illustrates the development of the Wilson Lane area of Exeter in the very early 20th Century and for its association with Phillip Alexander Badgery occupant in 1916-1923. He was an early pioneer family descendant. His wife Marie de Mestre was the daughter of famous racing identity Etienne de Mestre, owner and trainer of Archer, winner of the first two Melbourne Cups. Her brother, Roy de Maistre was an artist of some note who painted Marie and first child Annette in the front room of this house, a picture now held in the Art Gallery of NSW. It is also of significance in demonstrating aesthetic achievement in the local area 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 high quality Federation style single storey weatherboard residence.

## **Part B: Not Recommended Heritage Places**





## Former Ringwood Coal Mine Siding 302 Bundanoon Road, Exeter

### Recommendation

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Do not list as a heritage item unless further information is found. May have archaeological potential.

### Heritage Survey 2009 Recommendation

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

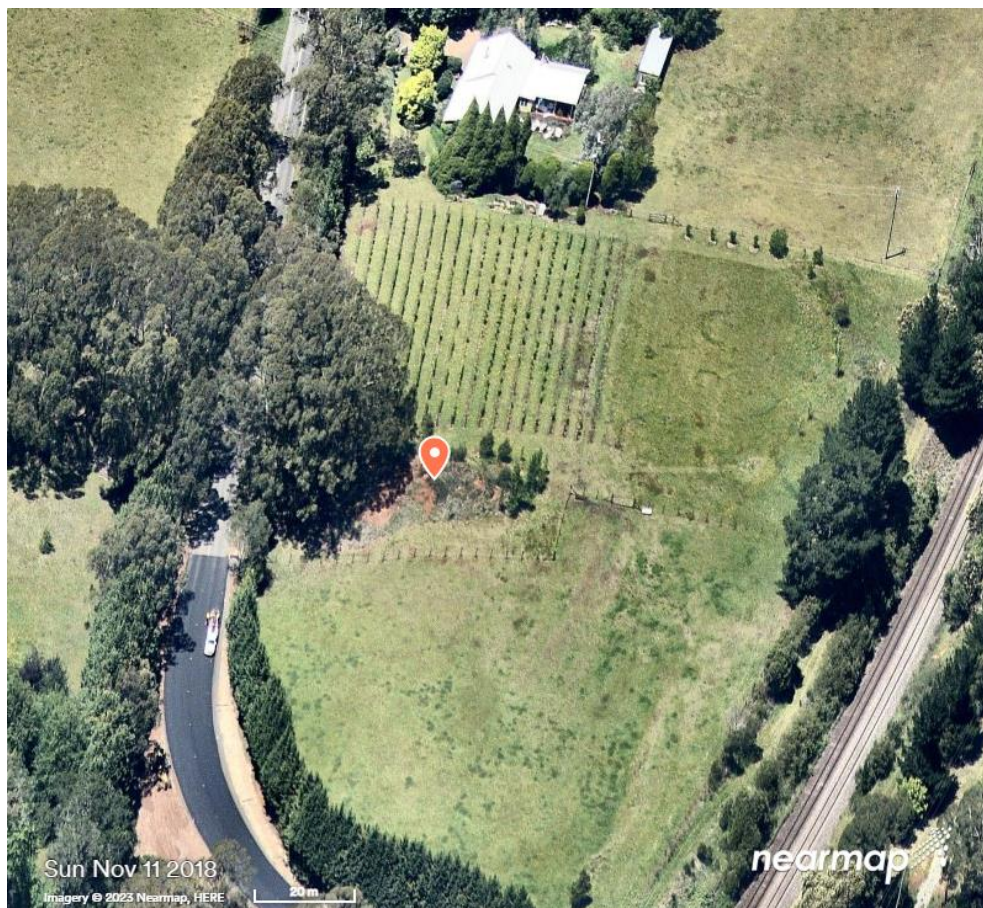
*The tramline is all that is easily visible of the Ringwood coalmine, a small industry but nevertheless important in the industrial development of the Bundaroo area.*

### Description

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An earth mound that once supported the railway line and siding for the former Ringwood Coal Mine. Insufficient information is known about the significance of this mound.

From Heritage Survey 2009: High earth embankment, the base of a former coal tramline, now bisected by the Bundanoon-Exeter road. The site has not been inspected in detail, but only viewed from the roadside.



**Above:** Nearmap image 11 November 2018. Pin shows location of mound on property.

### History

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The tramline was constructed for the Ringwood coal mine, opened 1869 or earlier. The mine seems not to have been a success, despite the building of the tramline and closed some time after 1896. The mine itself is located about 2km to the west of the railway and was 300 feet down the cliff face, over which the gantry projected. The mine has not been visited but would warrant inspection since in

1896 it had a timber headframe and gantry and quite elaborate machinery: it is now part of Morton National Park.



**Above:** Undated Image of Ringwood Coal Mine siding from heritage database.



## **‘Ivy Hall’**

### **549 Ellsmore Road, Exeter**

#### **Recommendation**

---

Record only. Do not list as a heritage item unless more information is obtained.

#### **Description**

---

Homestead of uncertain age. On site of earlier house destroyed by fire in 1929. Further information required.

#### **Advice from Linda Emery 14/11/2021:**

*The current Ivy Hall house is not the original which was destroyed by fire in 1929. The present house built in the late 1920s is in a different location to the original (although on the same property) and I don't think is worthy of listing. It remains in ownership of a Badgery descendant, but I don't think that is a good enough reason to list it.*

#### **Internet Review**

No internet info found other than 43 hectares.



**Above:** Image Nearmap 14 January 2021 aerial photo. Going to be well off the road, drive is almost opposite junction with Middle Road.

## History

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### SMH 17 December 1929

IVY HALL. OLD HOMESTEAD DESTROYED. MOSS VALE, Monday.

A very old landmark in the district, "Ivy Hall," Exeter, was destroyed by fire on Sunday night. It was the property of the late Mr John Badgery, who passed away a few years ago, having died in the same room he was born in 80 years before. His son, Mr. P. A. Badgery, resides in a new homestead on the estate, the old building for the past few years having been occupied by employees. The building was covered by the New Zealand Fire Insurance Company.

### Badgery, John Alexander (1835–1916)

The death occurred last month at his home, Ivy Hall, Exeter, N.S.W., of Mr. John Alexander Badgery, the eldest of ten brothers whose names are indelibly associated with the development of the pastoral industry of New South Wales.

He was born at Exeter in 1835 on the estate taken up by his father, the late Henry Badgery, in 1820, and for the greater part of his life he lived in the district in which he was born and in which he died. The family's interest in stock matters goes back to a very early date in the history of the country, as Henry Badgery, who was born at Hawkesbury in 1808, was the son of James Badgery, who arrived in Sydney in 1795 in charge of some live stock from England. The late Mr. J. A. Badgery, besides owning Ivy Hall and Burra Station in the Queanbeyan district, held another property in Queensland.

He always led the hard, open-air life of the pioneer, and enjoyed good health to the last. He was widely known and generally respected for his unfailing honesty of purpose, and was ever an active worker in public bodies for the advancement of the district, such as the shire council, pastures protection board, and the Berrima A. H. and P. Society, of which he occupied the presidency for many terms. He was twice married, and leaves seven children. Only two of his brothers are left, Mr. Henry S. Badgery and Mr. Frederick Badgery.

Mr. Badgery was looked upon as a splendid judge of Shorthorn cattle, and on many occasions acted in that capacity at the Royal Agricultural Show in Sydney and at Wagga Wagga, Goulburn, and other shows. He was also chosen, and went to the great Philadelphia Show in U.S.A. to judge the Shorthorn cattle there.

Above text from <https://oa.anu.edu.au/obituary/badgery-john-alexander-48>

## Former CWA Building 10 Exeter Road, Exeter

### Recommendation

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Record only. Do not list as a heritage item.

Property is on the site of the heritage listed Exeter Oval and within the proposed Exeter Village Heritage Conservation Area.

### Heritage Survey 2009 Recommendation

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

*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.*

*The site has significance for its association with the Country Women's Association*

### Description

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October 2020: Former Country Women's Association building, now converted into public toilets and significance greatly reduced and therefore not recommended for LEP listing.

Heritage Survey 2009 description: A small one storey hall that dates from the Interwar period in village park setting. The building is setback 3 metres from the street. The site has a front fence of post and rail. The front garden is small with hedging. The façade presents a simple symmetrical elevation and is constructed of rendered masonry. The roof is gabled with a medium pitch. The roof is clad in corrugated sheet metal and features brick chimneys. The front door is located to the side and glazed. Fenestration comprises casement and fixed timber windows. The building appears to be in good condition and is highly intact. Alterations include rear additions.



### Internet Review

No information found

Statement of significance from 2009 Study:

**Exeter Road, Exeter (Country Women's Association) (2681342)**

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<sup>i</sup> *The Scrutineer*, 5 January, 1895

- ii NSW Land Registry, Sydney, Certificate of Title Vo.2728, Fol.2.
- iii Interview with Peter Lawler of Exeter, August, 1998.
- iv NAA, Series B883, Item NX42308
- v *Southern Mail*, 9 November 1945
- vi NSW Land Registry, Sydney, Certificate of Title Vol 2033, Fol.175
- vii JPF Jensen, Naturalisation Papers, NAA, A1, 1908/2362
- viii Reminiscences of Eric & Derek Jensen, *Highlands Post*, 20 March, 1985.
- ix BDH&FHS Archives, Mittagong - Original Fire Policy - Fritz Jensen
- x *Sydney Mail*, 20 July 1938 p53