

# Wingecarribee Shire

## Heritage Study 2021-23

A Community Based Heritage Study

Volume 3.16

### Preliminary Evidence Sheets for **Welby**

August 2023



*We're with you*

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## Part A: Recommended Heritage Places



## **‘Columbine’—house and garden (formerly ‘Sheldon’)**

### **61-63 Berrima Street, Welby**

#### **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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**Inspection March 2021:** A one and half storey late Victorian house on a 2031 m2 site on a corner to a Currockbilly Street.. It has a good town setting. Wide street verge with street and site trees. The house faces Currockbilly Street. and car access at the rear is via Berrima Street. The garden setting is park like with mature trees and lawn.

The house is symmetrical in plan and is constructed of face brick. The roof is gabled and clad in corrugated metal and there are two prominent chimneys. The gable ends have attractive scallop design timber bargeboards two double hung upper storey windows.

The front entrance is through an imposing masonry portico and to each side is an open bull nose roofed verandah supported by iron columns with decorative valances. The windows are double hung. The centrally located door is traditional in design and has side and top lights. The verandah has timber floor. There is a well-designed later extension to the left which has barge boards matched to the main house. The house is in excellent condition.



#### **Internet Review**

50 images from this 2020 and 2016 site accessed March 2021

<https://www.realestate.com.au/property/61-63-berrima-st-welby-nsw-2575>

10 images and listing notes below at this site accessed March 2021

<https://www.raywhite.com/nsw/welby/2373682/?lang=en>



### *Columbine Cottage Circa 1888*

*A genuine and delightful late Victorian double sandstock brick cottage, exuding character, charm and elegance. This unique home has superb street appeal with an exquisite mature garden, full of topiary, providing green vistas from every window and complete privacy, set on approximately 1,000sqm (1/4 acre).*

*The home has been beautifully restored, retaining and emphasising period features including original floorboards, marble fireplaces, wainscoting wall panelling, Victorian architraves, wide skirting boards, raked ceilings with pull cord light fittings and ceiling roses. The character-filled kitchen includes a functioning wood-fired Rayburn Royal cooker, beautiful exposed original sandstock bricks and a butler's pantry, complete with modern appliances and functionality.*

*Other features include:*

- Master bedroom with ensuite, walk-in robe & French doors to garden*
- New painting, plumbing, waterproofing & electrical*
- Sun-drenched sitting room with high raked and lined ceiling*
- Exquisite walled courtyard with an espaliered lemon tree*
- Gas ducted underfloor central heating*
- Split system in the upstairs bedrooms*
- Three fireplaces (only one functional)*
- Detached studio/guest accommodation (original kitchen) with brick fireplace*
- Garden views from every window*
- Single garage & workshop*

*Located within walking distance of numerous beautiful bush walking and hiking trails, Welby Mountain Bike trails, Southern Highlands Hockey Centre, Welby Oval, close to Mittagong and Bowral town centres with buses for easy access to all schools on the doorstep.*



**Above:** Image from BDHS. 1980. Part of the Berrima & District Historical Society Streetscape project.



*Above: image from BDHS. 1980. Part of the Berrima & District Historical Society Streetscape project.*

## 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 Welby area in the late 19th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a picturesque one and a half storey residence from the late Victorian era.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

Columbine at 61-63 Berrima Street, Welby is significant because it illustrates the development of the Welby area in the late 19th Century. It is also of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and architectural form and for demonstrating the

principal characteristics of a class of the local area's heritage in this case a picturesque one and a half storey residence from the late Victorian era.

## Victorian brick cottage

### 71 Berrima Street, Welby

#### 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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March 2012: A two gable deep one and half storey symmetrical cottage located on a large 2023 m2 site almost directly on Berrima Lane at the rear of 71 Berrima Street. The garden provides a very good informal setting for the cottage. Front elevation is symmetrical. Verandah has a hipped roof and is timber post supported with cast metal brackets. All roofs clad in corrugated sheet metal. The end gables have timber valance trim. The front section is in early face brick. The second gable section is in later but matching brickwork. The windows are double hung and 2 pane over 2 pane and are surrounded by plaster decoration.







**Internet Review**

<https://www.realestate.com.au/property/69-71-berrima-st-welby-nsw-2575>



## Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Welby area in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a two gable deep one and half storey symmetrical cottage from the late Victorian period.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made including the well designed and matched western extension.

### Statement of Heritage Significance

71 Berrima Street, Welby is significant because it illustrates the development of the Welby area in the late 19th Century. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a two gable deep one and half storey symmetrical cottage from the late Victorian period.



## **‘Villa Anna’—Victorian brick cottage**

### **97 Berrima Street, Welby**

#### **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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March 2021: House is located in a beautiful well designed garden on a 1,924 m2 corner site to Berrima and Mandemar Streets and rear access to Berrima Lane. The original small symmetrical cottage faces Mandemar Street. The cottage has a hipped roof clad in corrugated sheet metal.

Constructed of face brick which has been bagged possibly to match later additions. . It has a timber post supported straight verandah which returns to the left. Front facade has a traditional central doorway and double hung windows each side..

A major well designed gabled extension is located to the rear (east) of the cottage. Car access to the garage at the rear is via Berrima Lane.



#### **Internet Review**

69 images at this site from 2018

<https://www.ratemyagent.com.au/real-estate-agent/sarah-wotton/reviews/97-berrima-st-welby-aakb26>

22 images, floor and site plan and listing notes below at this 2018 site accessed March 2021

<https://www.realestate.com.au/sold/property-house-nsw-welby-125195130>

*One of the Highlands earliest dwellings, this late 1800s brick cottage has been lovingly extended and transformed into what is now Villa Anna, an oasis from the outside world. Set on beautifully landscaped level gardens of simple formality and balance, the home flows beautifully from inside to out - both physically through copious French doors and visually via picture windows artfully*

*framing the outside garden rooms.*

- *Stunning double door entry into foyer with oversized glass picture window to courtyard sets the scene for a home of superb scale and elegance*
- *The master bedroom was designed as a spacious, glamorous retreat and is replete with ensuite and walk in robe and it opens to the garden beyond through oversized French doors*
- *The eat in kitchen is central to the home and has all the desired warmth of a country home - flowing easily to a central sitting and dining room*
- *Kitchen has freestanding stainless steel gas cooktop and flued rangehood, Miele dishwasher, timber floors and gas point*
- *Two original bedrooms are character laden both with tongue and groove ceilings and built in joinery and a gas fireplace in one*
- *The double garage (with gardeners wc) has internal access adding to the convenience of modern day living*
- *Living room has French doors to courtyard and garden, timber floor with hand stencilled detail, fabulous floor to ceiling wall mirrors and chandelier*
- *Dining room with stencilled timber floors is entered via double doors from the hallway and has French doors to outside terrace and garden beyond*
- *Main bathroom has skylight, frameless glass shower, separate bath, vanity and wc, tessellated marble tiling*
- *The double lock up garage (remote) with internal access and gardeners wc adds to the convenience of modern day living*
- *European laundry in hallway and ducted central heating*
- *Large water tank, fully fenced grounds and a wrought iron security gate*
- *Stunning gardens with uplighting, water features, fig trees, chestnuts, maple, Virginia creeper, Dutch elms and hedging et al*
- *Return verandah at front of property and central gravel courtyard accessed from multiple rooms of the house*



**Above:** Image from BDHS. August 1982 and noted as 50 Mandemar Street. Berrima & District Historical Society Streetscape project.



## Heritage Significance Assessment

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

### Integrity/Intactness

Substantially intact although major changes have been made to the original cottage.

### Statement of Heritage Significance

Villa Anna at 97 Berrima Street, Welby is significant because it illustrates the development of the Welby area in the late 19th Century. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a picturesque residence from the late Victorian era.

## **‘Homeleigh’—stone cottage and fence**

### **9-11 Currockbilly Street, Welby**

#### **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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Inspection March 2021: Single storey sandstone bungalow style house c. 1932 on a 2031 m2 site on a corner to a side lane at right. It has a good town setting. Wide street verge and street and site trees. Car access to rear is via the side lane. Garden has a romantic style. Front fence is made up of stuccoed pillars to the street and side lane and stuccoed open panels reflective of the Sydney Harbour Bridge. Early wrought iron and lower sheet metal panel double gates and pedestrian gate match the stuccoed fence panels. Roof is gabled and clad in sheet metal. Verandah has a near flat roof of corrugated metal. The open verandah is supported by two one piece single stone columns which rest on a stone balustrade.



*Above: Images from Tim McCartney.*



**Above:** Image from BDHS image library 1982. Part of the Berrima & District Historical Society Streetscape project.

## History

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Research by Tim McCartney May 2021

9-11 Currockbilly Street, Welby (Fitzroy)

Lot 9-10 Section 9 Village of Fitzroy Land Titles Volume Folio

In December 1922 Transferred to Mr Seaton Holbeck Thomson of Mittagong Carpenter

In The Nattai Shire Council Minute's dated 7 May 1932 page 549 It states the following.

Mr S .H Thomson, of Fitzroy, applying for permission to install a Septic Tank on his property and submitting plans and specification: Approved.

House built: 1932 (from the above Nattai Shire minutes it would indicate an approximate date of Construction)

Fence: The unusual unique fence which surrounds the property is of an unusual design and structure, made of steel, cerement similar to stucco construction. It appears to be in the shape of the Sydney Harbour Bridge.

Name of House: "Homeleigh" 1980's to present

Special interest: The stone cottage seems to have been constructed in or about the year 1932 which is the same year the Sydney Harbour Bridge was opened, not only is the Stone cottage a beautiful example of its type, but it would indicate that the unique fence that surrounds the property took inspiration in form from the iconic Bridge. The builder of the fence seemed to mimic the Sydney Harbour Bridge's unique design, and is an important example of this type/period in Mittagong's history, and should be listed and protected. It's one of a kind in this shire.



*Above: Image 1932 stamp*

## Heritage Significance Assessment

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NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it demonstrates the development of the Welby area in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspects of the local area's heritage in this case the design of the masonry front fence thought to have been inspired by the building of the Sydney Harbour Bridge (1932). Also of significance because the item possesses a relatively rare aspect shared with only a few others Shire, in this case a single storey Interwar bungalow built of sandstone.</i>
(g) REPRESENTATIVENESS	<i>The house of significance in demonstrating the principal characteristics of a class of the local area's heritage a simplified Californian bungalow style house constructed of sandstone.</i>

## Integrity/Intactness

Substantially intact although some alterations have been made.



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## Statement of Heritage Significance

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Homeleigh at 9-11 Currockbilly Street, Welby is significant because it demonstrates the development of the Welby area in the Interwar period. It is also of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage a simplified Californian bungalow style house constructed of sandstone. The place also possesses a relatively rare aspect of the local area's heritage in this case the design of the masonry front fence thought to have been inspired by the building of the Sydney Harbour Bridge (1932). Also of significance because the item possesses a relatively rare aspect shared with only a few others Shire, in this case a single storey Interwar bungalow built of sandstone.

## 'Arcadia'—stone cottage

### 30 Currockbilly Street, Welby

#### 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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**Inspection March 2021:** Single storey house on a 2031 m2 site on a corner to Mittagong Street at left. House faces Currockbilly Street. It has a good town setting. Wide street verge with street and site trees. At some time after 2013 land to the north has been subdivided off and a small new house built – it does not detract from the heritage cottage.

Site has a good garden setting. House is constructed of sandstone with a corrugated sheet roofing and one chimney to the left. The elevation is largely symmetrical although the verandah returns to the right only connecting to a later extension to the house. The verandah has a broken back profile to the main roof and is timber post supported with small brackets. Verandah floor is masonry. The main door is centrally placed and is traditional and the windows each side are double hung

#### Internet Review

<https://www.realestate.com.au/sold/property-house-nsw-welby-114675311>



'Arcadia' - Simply gorgeous - Circa 1880's (1/2 acre)

**30 Currockbilly Street, Welby**

*Enter via the fairytale garden and notice the inviting wide timber verandahs and the extraordinary sandstone and sandstock brick construction reflecting the master craftsmanship of an era long past. Formal and informal living rooms, glorious sunny kitchen, butlers room and a delightful enclosed sunroom overlooking the gardens. There are 4 bedrooms and 2 bathrooms, a laundry/mudroom area, a charming separate studio and a single carport. Two slow combustion fires and reverse cycle air-conditioning, 10 foot ceilings, timber floors, and total privacy is assured. Over half an acre of mature grounds with potential to subdivide (STCA).*

**Heritage Significance Assessment**

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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 Welby area from the late 19th Century.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a symmetrically fronted sandstone cottage from the late 19th Century.</i>

**Integrity/Intactness**

Substantially intact although some alterations have been made.

**Statement of Heritage Significance**

Arcadia at 30 Currockbilly Street, Welby is significant because it illustrates the development of the Welby area from the late 19<sup>th</sup> Century. It is also of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and architectural form and demonstrating the principal characteristics of a class of the local area's heritage in this case a symmetrically fronted sandstone cottage from the late 19<sup>th</sup> Century.

## Interwar stone house

### 59 Mittagong Street, Welby

#### 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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March 2021: A single sandstone cottage built 1931-35 well located on a corner site to Currockbilly Street in a pleasant town setting. It has a part jerkin head style hipped roof in corrugated sheet metal. Verandah is supported by single and triple timber posts on a sandstone balustrade.

Fenestration includes 6 + 6 pane double hung windows. Has an attractive informal garden setting with sandstone flagged walls, steps and paths.

#### Internet Review

12 images at this 2006 site. 1180 m2

<https://www.realestateview.com.au/property-360/property/59-mittagong-street-welby-nsw-2575>



*Above: 12 images at this 2006 site including image below. 1180 m2*

<https://www.realestateview.com.au/property-360/property/59-mittagong-street-welby-nsw-2575>

#### History

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Historical Research by Tim McCartney 2021

59 Mittagong Street Welby Lot 1 Section 9 Village of Fitzroy. Land Titles Volume 4403 Folio 38. Mr Sydney Kirby Bourne of Strathfield, Joiner purchased the property in 1930, and sold it to Mrs Ethel Constance Lee, wife of Cecil Frederick Lee, Mittagong manufacturer in July 1935. House Built 1931-



1935. According to the Mittagong rate books, it states Mr Sydney Bourne sold the property to Mrs Lee for 600 pounds on the 15th July 1935. Name of House "Amaroo". "Amaroo", was also used as a guest house.

In 1948 Mrs Alison Brown of Welby leased the home for a Guest House. Mrs Brown advertised "Amaroo" Private Guest House for quiet, restful holiday, homely atmosphere, super food, bedroom radios. No 6-hour weekend. H.J Brown. One of the guests who stayed at "Amaroo" was Miss Helen Keller, blind and deaf authoress, accompanied by her secretary Miss Polly Thomson.

**Notes on Helen Keller from wikipedia** at [https://en.wikipedia.org/wiki/Helen\\_Keller](https://en.wikipedia.org/wiki/Helen_Keller)

Helen Adams Keller (June 27, 1880 – June 1, 1968) was an American author, disability rights advocate, political activist and lecturer. Born in West Tuscumbia, Alabama, she lost her sight and hearing after a bout of illness at the age of nineteen months. She then communicated primarily using home signs until the age of seven when she met her first teacher and life-long companion Anne Sullivan, who taught her language, including reading and writing; Sullivan's first lessons involved spelling words on Keller's hand to show her the names of objects around her. She also learned how to speak and to understand other people's speech using the Tadoma method. After an education at both specialist and mainstream schools, she attended Radcliffe College of Harvard University and became the first deafblind person to earn a Bachelor of Arts degree. She worked for the American Foundation for the Blind (AFB) from 1924 until 1968, during which time she toured the United States and traveled to 35 countries around the globe advocating for those with vision loss.

Keller was a prolific author, writing 14 books and hundreds of speeches and essays on topics ranging from animals to Mahatma Gandhi.[1] Keller campaigned for those with disabilities, for women's suffrage, labor rights, and world peace. She joined the Socialist Party of America in 1909. She was a supporter of the NAACP and an original member of the American Civil Liberties Union. In 1933, when her book *How I Became a Socialist* was burned by Nazi youth, she wrote an open letter to the Student Body of Germany condemning censorship and prejudice.

Keller visited 35 countries from 1946 to 1957.[53] In 1948 she went to New Zealand and visited deaf schools in Christchurch and Auckland. She met Deaf Society of Canterbury Life Member Patty Still in Christchurch.[54]

**Notes from ABC site on Helen Keller's 1948 visit to Australia**

<https://www.abc.net.au/archives/80days/stories/2012/01/19/3411258.htm>

As part of an international tour after World War II, the deaf-blind American writer and activist Helen Keller visited Australia in 1948 with her secretary and companion Polly Thompson. By touring internationally, Keller said she aimed 'to give a message for the blind struggling with their local environment which varies from land to land [so that] when at last true civilisation dawns, society will safeguard their liberties and rights.' While in Australia, she toured schools, nursing homes and libraries for people with vision impairment right across the country. She shocked her hosts at the Royal Sydney Industrial Blind Institution by announcing that services for blind Australians were substandard. Her criticisms led to a shift away from the prevailing paternalism of charitable organisations catering to people with disabilities, to an approach guided by principles of partnership, empowerment and independence

## Heritage Significance Assessment

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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 Welby area in the Interwar period.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>Of significance because of its association with Miss Helen Keller (1880-1968), blind and deaf authoress and activist, accompanied by her secretary Miss Polly Thomson (1885-1960), who stayed in Amaroo Guest House at 59 Mittagong Street in 1948 during an international tour. Helen Keller visited schools, nursing homes and libraries for people with vision impairment right across the country. Her criticisms led to a shift away from the prevailing paternalism of charitable organisations catering to people with disabilities, to an approach guided by principles of partnership, empowerment and independence.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	
<b>(f) RARITY</b>	<i>Of significance because the item possesses a relatively rare aspect shared with only a few others in the Shire, in this case a single storey Interwar bungalow built of sandstone.</i>
<b>(g) REPRESENTATIVENESS</b>	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Californian Style Bungalow.</i>

### Integrity/Intactness

Substantially intact although some alterations have been made.

### Statement of Heritage Significance

59 Mittagong Street, Welby is significant because it illustrates the development of the Welby area in the Interwar period and for its brief association with Miss Helen Keller (1880-1968), blind and deaf authoress and activist, accompanied by her secretary Miss Polly Thomson (1885-1960), who stayed in Amaroo Guest House at 59 Mittagong in 1948 during an international tour. Helen Keller visited schools, nursing homes and libraries for people with vision impairment right across the country. Her criticisms led to a shift away from the prevailing paternalism of charitable organisations catering to people with disabilities, to an approach guided by principles of partnership, empowerment and independence. It is also of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a Californian Style Bungalow. It also

possesses a relatively rare aspect shared with only a few others in the Shire, a single storey Interwar bungalow built of sandstone.

# **‘Welby Park Manor’—house (including some interiors) and garden (including trees) and stone fence and adjacent reserves containing stone fence and trees**

## **28 Old Hume Highway, Welby (and adjacent reserves)**

### **Recommendation**

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

### **Description**

Architectural Projects, Heritage Survey 2009: The site has a front fence of fine stone with iron gates and a post and wire property fence of approximately 1.2 metres high and a side driveway. The site also features several subsidiary buildings which are of similar date. The front garden is large and informally landscaped and features mature trees, hedging and exotic conifers and provides an appropriate setting for the house. The house is not visible from the street. The roof is gabled with a medium pitch. The roof is clad in terracotta tiles, timber shingle gable end. The façade is obscured by high vegetation.

The trees and fence along the Old Hume Highway which were originally part of the house lot (originally Lots 1-10 Sec 5 in the township of Fitzroy) before subdivision in 1973 (creating Lot 1 DP 568702) were retained as part of the subdivision of Lot 2 DP 568702 in 1974 (creating DP 249064) in a public reserve around 5 metres wide from Bendooley Street to Welby Park Manor and from Welby Park Manor to Meranie Street. These two public reserves are included in this heritage listing.

The large 7345m<sup>2</sup> allotment contains a mature garden of mostly exotic species, including (information taken from arborist report submitted with development application 19/0765 for a 6 lot subdivision, November 2018):

- Araucaria bidwillii Bunya Pine (x2, mature, good general health and structure, 21 and 266 and 9m in height)
- Acacia baileyana Cootamundra Wattle (1 mature, good health and structure, 9 m in height; 1 over mature, poor health and structure, 6m in height)
- Acacia elongata Swamp Wattle (x1, mature, good general health and fair structure, 6m in height)
- Arbutus unedo Irish Strawberry Tree (x1, mature, good general health and structure, 6m in height)
- Cupressus macrocarpa Monterey Cypress (x19, mature, most have good general health and structure, most range 17-33m in height)
- Chamaecyparis obtuse Hinoki Cypress (x1, mature, good general health and fair structure, 7m in height)
- Cupressus sp. Cypress species (1 mature, fair general health and fair structure, 8m in height; 1 mature, good general health and structure, 15m in height)
- Pittosporum eugenioides cv. Lemonwood cultivar (x1 mature, good general health and condition, 6m in height)
- Pinus radiata Monterey Pine (numerous in number [around 17]; mature; most in good general health and structure; range 24-35m in height)
- Pittosporum undulatum Sweet Pittosporum (x1, mature, good general health and structure, 8m in height)
- Quercus palustris Pin Oak (x3, mature, good general health and structure [18m one of fair structure], 17, 18 and 32m in height)
- Liquidambar styraciflua Liquidambar (x7, good general health and fair to good structure, 22-32m in height)
- Podocarpus elatus Illawarra Pine (x1, mature, good general health and fair structure, 11m in height)



- *Picea pungens* Blue Spruce (x1, young, good general health and fair structure, 4m in height)
- *Prunus* sp. Flowering Cherry (x2, mature, good general health and structure, 5m in height)
- *Pittosporum tenuifolium* cv. Kohuhu cultivar (x1, mature, good general health and structure, 7m in height)
- *Tilia cordata* Small-leaved Linden (x1, mature, good general health and structure, 18m in height)
- *Ulmus procera* English Elm (x1, mature, fair general health and structure, 10m in height)
- *Viburnum tinus* Laurestinus *Viburnum* (x3, mature, good general health and structure (one fair structure), 5, 7 and 8m in height)

**Designer**

Byera Hadley

**Year started**

c. 1923

**Other/former names**

Hopes (1920s-1950s); Norman (1960-1969); Le Relais Fleuri Restaurant (1980s); Welby Manor Restaurant (1980s)

**Archaeology**

Remains of the Brazenall foundry including artifacts from it are possible, but given the disturbed nature of the site are not likely.

**Modification dates:**

1960s - additions by Stephenson?

1970s - extra room added.

1970s - early 1980s - adaptations for use as a restaurant.

c.1975 - subdivision of property creating new lots along Bendooley Street. Presumably it was about this time that the stone fence along Old Hume Highway was retained in a small Council reserve. Lots were eventually sold around 2001 and by 2002 two-thirds of the houses along Bendooley Street had been built.

1990s - additional room added for bed and breakfast use.

2018 - application 19/0765 for a 6 lot subdivision.

2018 - Interim Heritage Order No. 8 published 21 December 2018

**Further comments**

Original iron gate under the stone arch on the end of the stone wall on the corner of Bendooley Street was stolen in October 2002 and reported to Council (and the police) by the then owner of Welby Park Manor. The gate was described at that time by the owner as "Victorian" style. No photos of the gate have been found to date.

**Description and background from Council report on Heritage Assessment of Welby Park Manor, 12 June 2019 following Interim Heritage Order:**

The subject site is located at 28 Old Hume Highway, Welby, and is described as Lot 10 in DP 1009585. The property is zoned R2 Low Density Residential and has a minimum lot size of 700m<sup>2</sup>. The zoning and minimum lots size of the site is consistent with the zoning and minimum lot size of the village of Welby (on the northern side of the Old Hume Highway). The site is not a heritage item and it is not within a heritage conservation area.



**Above:** Figure 1: 'Welby Park Manor' site at 28 Old Hume Highway, Welby

In 2008/9 a Heritage Study was conducted by heritage consultants engaged by Council that examined a list of potential heritage items compiled by Council in conjunction with members of the community. This project was known as the Heritage Survey Project. 'Welby Park Manor' was one of the properties on that list surveyed by the consultants and recommended for heritage listing at that time.

In 2012 the owners of the sites recommended for heritage listing as part of the Heritage Survey Project were consulted, invited to attend kiosks to discuss the proposed listing with staff, and asked to provide feedback on the project. The then owners of the subject property, 'Welby Park Manor', were included in this consultation and objected to the listing on the basis of the historical information provided at that time being incorrect, and due to the unsympathetic impact of the 1970s subdivision of the site leaving 'Welby Park Manor' on a reduced curtilage. Council subsequently resolved on 28 November 2012 (item cw-CS8) inter alia that only the proposed items supported by their owners proceeded to heritage listing. Those properties were listed as part of Amendment No. 40 to Wingecarribee Local Environmental Plan (WLEP) 2010 which was published on 10 March 2017 and 'Welby Park Manor' was not included in that amendment due to the previous objection of the former owner.

In November 2018 a development application (19/0765) for a six (6) lot subdivision was lodged with Council for the subject property. On the advice of Council's Heritage Advisor, an Interim Heritage Order (IHO) was subsequently placed on the property under delegation provided to Councils. Under clause 25 of the Heritage Act, Council may make an IHO where it considers that an item on further inquiry or investigation may be found to be of local heritage significance and that it is being or is likely to be harmed. Subdivision of the site is considered to be sufficient threat to trigger an IHO. Interim Heritage Order No. 8 was published in the NSW Government Gazette on 21 December 2018. An IHO issued under delegation is valid for six (6) months and lapses unless Council has made a resolution to add the item to its heritage schedule. Such a resolution extends protection of the proposed item for a further six months under the IHO.

### Internet Review

18 good photos of house including image below and garden and 2 plans from this site  
<https://www.realestate.com.au/sold/property-house-nsw-mittagong-122900842>





**Above:** Welby Park Manor in 2016 (Source: <https://www.realestate.com.au/sold/property-house-nsw-mittagong-122900842>).

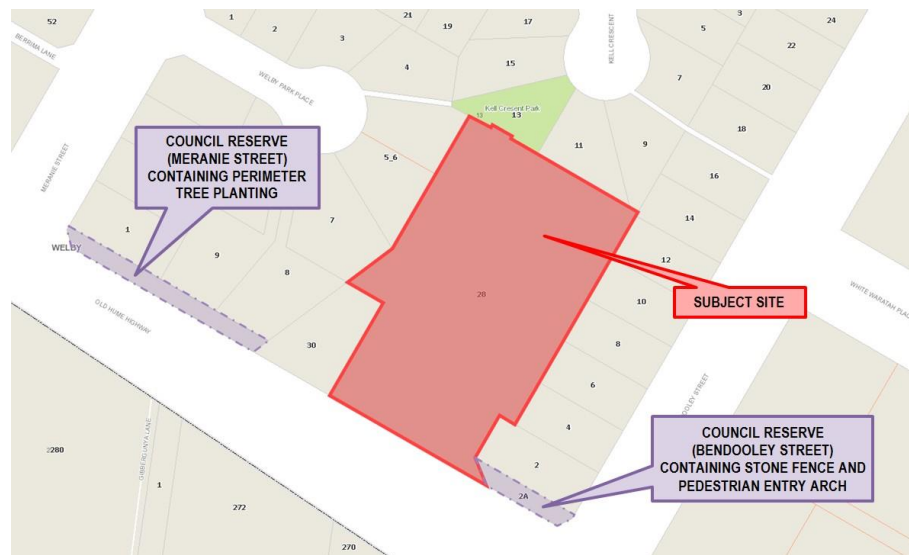
## History

Since the 1930s the owners of the property (then called 'Hopes') also owned the land bounded by Mittagong Street, Bendooley Street, Berrima Street (which originally bisected this block) and Meranie Street. The unmade road reserve of Berrima Street was acquired in 1963 by the then owner, Arthur Peter Stephenson. Figure 2 shows the area that comprised the property following the incorporation of the Berrima Street road reserve.



**Above:** The extent of the 'Hopes' property (of approximately 12 acres) from the 1930s (Berrima Street was subsumed into the property in 1963).

The current subdivision which created Kell Crescent and Welby Park Place was undertaken in 1975. However, the lots adjoining Welby Park Manor in Bendooley Street were not sold and developed until the early 2000s. When the subdivision of the site was undertaken, Council, in recognition of some of the heritage elements of the property, created two reserves to protect original plantings along the Old Hume Highway (Lot 60 DP 249064 west of 'Welby Park Manor' between no. 30 Old Hume Highway and Meranie Street) and the stone fence (Lot 1 DP 249064, between 'Welby Park Manor' and Bendooley Street and known as known as 2A Old Hume Highway). These reserves are shown on the figure below.



**Above:** The public reserves created in 1975 to protect the heritage elements of 'Welby Park Manor' at the time of subdivision.

The heritage assessment of the site has included these two Council reserves because of their relationship to the original 'Hopes' property.

### Welby Park Land Title Research

By Linda Emery, Berrima District Historical & Family History Society, December 2018

During a survey of the County of Camden in 1863, Surveyor Robert Campbell recommended the establishment of a Government township adjacent to the FitzRoy Iron Works. Crown Land in the Township of Fitzroy was offered for sale in 1865. Robert Snowden, a brickmaker and Mittagong businessman, purchased a large number of lots in the subdivision, including Lots 1 – 4 and 7 – 10 of Section 5. The remaining two lots in the section, Lots 5 and 6 were purchased by innkeeper John Watson.

#### Land Transfers Section 5 Village of Fitzroy

Until the 1880s there was little development in the township although it is thought that William Brazenall operated his blacksmithing and iron foundry there from the early 1880s. In 1889, he purchased from Robert Snowden Lots 4 and 7, Section 5, the acre of land where his foundry was located. Brazenall operated his works until he left the district in 1893.

The house now known as Welby Park Manor straddles the boundary of Lots 3 and 4 of Section 5. A study of the land ownership and rate books for the Nattai Shire suggests that the house was built by Byera Hadley, probably around 1923-1926, based on the following evidence:

1. Lot 4 was acquired by Mabel Nankiville in June 1898 from the mortgagee in possession of William Brazenall's land. In the rate assessments for the years 1907-1909, the improved capital value of the land is the same as the unimproved value, showing there was no house on the site.
2. Mabel Nankiville did not acquire the adjoining Lot 3 until December 1919. It is not feasible that she and her husband, Henry (a stonemason) would have built a house on land they did not own.

3. Byera Hadley acquired Lots 3 and 4 in October 1922. He had previously bought Lots 1,2 and 8-10 in July 1921 for a total of £75, confirming there were no capital improvements on these lots at that time.
4. In 1926, Byera Hadley purchased from The Crown the unmade road between Lots 1-5 and 6-10 thus consolidating the whole block in his ownership.
5. Hadley is listed in Electoral Rolls living in Mittagong from 1922 until 1932.

#### Land Transfers

Original 6 Nov 1866

Lot 1 6 Nov 1866 - Robert Snowden; 22 Oct 1919 - Matilda Snowden; 29 Jul 1921 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

Lot 2 6 Nov 1866 - Robert Snowden; 22 Oct 1919 - Matilda Snowden; 29 Jul 1921 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

Lot 3 6 Nov 1866 - Robert Snowden; 22 Oct 1919 - Matilda Snowden; 20 Dec 1919 - Mabel Nankiville; 13 Oct 1922 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

Lot 4 6 Nov 1866 - Robert Snowden; 11 Nov 1889 - Wm Brazenall; 3 Dec 1889 - Mesac Thomas (Mortgage); 10 Jun 1898 - Mabel Nankiville; 13 Oct 1922 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

Lot 5 6 Nov 1866 - John Watson; 13 Mar 1899 - Abraham Watson; 1899 - Henry Dawson; 26 Jul 1911 - Mabel Nankiville; 13 Oct 1922 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

Lot 6 6 Nov 1866 - John Watson; 13 Mar 1899 - Abraham Watson; 1899 - Henry Dawson; 26 Jul 1911 - Mabel Nankiville; 13 Oct 1922 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

Lot 7 6 Nov 1866 - Robert Snowden; 11 Nov 1889 - Wm Brazenall; 3 Dec 1889 - Mesac Thomas (Mortgage); 13 Apr 1911 - John Mealing; 26 Aug 1913 - Mabel Nankiville; 13 Oct 1922 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

Lot 8 6 Nov 1866 - Robert Snowden; 22 Oct 1919 - Matilda Snowden; 29 Jul 1921 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

Lot 9 6 Nov 1866 - Robert Snowden; 22 Oct 1919 - Matilda Snowden; 29 Jul 1921 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

Lot 10 6 Nov 1866 - Robert Snowden; 22 Oct 1919 - Matilda Snowden; 29 Jul 1921 - Byera Hadley; 16 Oct 1931 - Laura & Isabel Cull

#### Byera Hadley

Architect and builder of Welby Park Manor, Byera Hadley, became an influential figure in his chosen profession. Born in Bristol, England, he came to Australia in 1887 and the following year enrolled at the Sydney Technical College in the architectural course. He later joined the staff, beginning as an Assistant Lecturer but ultimately led the Department of Architecture at the college until his retirement from the public service in October 1926. He began his private practice in 1897 and in 1899, became a Fellow of the Institute of Architects.

During his career he received a number of commercial and ecclesiastical commissions. His better known work included the design of Botany Town Hall in 1899, Willoughby Town Hall in 1903, the original wing of Wesley College (1916) and its chapel (1919). His residential work is not well known, but is typically in the Arts and Crafts style. He received a number of commissions from the Methodist Church, probably through his friendship with Frederick Cull, a wealthy Sydney businessman and philanthropist who was a staunch Wesleyan.

After his death, he left a substantial bequest to establish the Byera Hadley Travelling Architectural Scholarship which continues to this day. The prestigious scholarships are part of his continuing legacy to encourage architects and students to undertake travel, study or research that contribute to the advancement of architecture. The scholarship was first awarded in 1951 to the late Bryce Mortlock, and has included some of the profession's finest – including Ken Woolley, Colin Griffiths, Professor



Lawrence Nield, Deborah Dearing, and recent recipient of the 2014 Sulman Medal for Public Architecture Rachel Neeson.

Hadley lived at least part time in Mittagong for about nine years while continuing his private practice in Sydney. He named his Mittagong house and property 'Hopes' where he was listed on the electoral rolls. He was the architect for Annesley School in Bowral and advised on plans for the Mittagong School of Arts Committee in 1925. Hadley died in Sydney in November 1937 aged 65 and was buried at Woronora Cemetery in Sydney.

#### Laura And Isabel Cull

Laura Agnes and Isabel Haidee Cull purchased the property from Byera Hadley in 1932 for £1,800. As well as the ten lots in Section 5, Laura Cull acquired Lots 2 to 10 of Section 8, directly behind the 'Hopes' property, effectively taking the landholding to 12 acres, including the unmade Berrima Road.

Laura and Isabel Cull were the unmarried daughters of Fred Cull, for whom Hadley had done so much work. Laura Cull became the sole owner in 1938 and held the property until it was sold in 1960.

In the Valuer General Valuation List for 1950, the consolidated Lots 1-10 Section 5 were held by Laura Agnes Cull. The Unimproved Value was £180, Improved Value £2000. At that time, the house still retained its original name, 'Hopes'. Miss Cull's address is given as 'Epacris' Chandos Street, Ashfield. She later moved to 4 Llandilo Avenue, Strathfield.

#### Arthur Peter Stephenson

Another architect, Arthur Peter Stephenson, purchased the consolidated property Lots 1 to 10 in Section 5 in 1960. Stephenson was the son of Sir Arthur Stephenson, co-founder of Australia's first national and international architectural firm, Stephenson and Turner. Peter Stephenson became the senior partner in the firm. It is likely that he was responsible for additions to the original house (TBC). The property was renamed 'Norman' by Peter and his wife Ethel (also an architect). In 1963, Stephenson acquired title to the unmade section of Berrima Road amounting to almost 2 acres.

'Norman' was sold in 1969. It was around this time that the property became known as Welby Park. In 1973 it was acquired by Impala Properties after which the subdivision of the property began. (DP 568702) Lots 1 & 2, Volume 12419, Folios 149 and 150.

#### Welby Park Tearooms and Restaurant

In 1978, the house on a reduced acreage of two acres was purchased by Ivor and Pamela Roberts. Ivor Roberts was a wine and food writer and owned a vineyard in the Hunter Valley. The Roberts established a restaurant and tearooms in the house in 1979.

The restaurant was run under several names, including Le Relais Fleuri in 1983, and Welby Manor in 1985 until it was sold and returned to use as a private residence in 1987.

#### Early History

The history of the Welby Park Manor has been wrongly reported and embellished in a number of real estate advertisements over many years. The current owners advertise on their accommodation website that the house was built in the 1840s which is clearly not the case. A range of these advertisements are filed in the Welby Park Manor Building File at Berrima District Historical & Family History Society as a guide to usage over time and information on property owners and occupiers, but should not be taken as accurate.

## 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>'Welby Park Manor' is an important reference site that assists to explain the development of Mittagong and the village of Fitzroy (now Welby). The house was designed and built by prominent architect Byera Hadley who bought all the lots in Section 5 in 1921 and 1922.</i>
<b>(b) ASSOCIATIONAL SIGNIFICANCE</b>	<i>The house and grounds are associated with prominent architect Byera Hadley. The original site (Lots 1-10) was bought in 1960 by architect Arthur Peter Stephenson, son of Sir Arthur Stephenson (co-founder of Stephenson and Turner architects) and senior partner of his father's firm. Stephenson acquired the title to the unmade section of Berrima Street.</i>
<b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b>	<i>The main section of the house is a rare example of arts and crafts style housing executed in stone. It combines local materials and workmanship with imported design ideas that are a blend of innovation and imitation. The intact nature of much of the (external) fabric adds to an appreciation of the design of the building. The building and grounds are distinctive and have landmark qualities.</i>
<b>(d) SOCIAL SIGNIFICANCE</b>	
<b>(e) RESEARCH POTENTIAL</b>	<i>The site has potential to reveal new or further substantial scientific, cultural, technical, archaeological or historical information, particularly in relation to the previous use of the site as Brazenell's foundry.</i>
<b>(f) RARITY</b>	<i>The building is a rare example of a stone house in an arts and crafts style.</i>
<b>(g) REPRESENTATIVENESS</b>	

### Integrity/Intactness

The house is substantially intact with some sympathetic additions.

### Statement of Heritage Significance

The house has significance as a rare example of an arts and crafts stone stone cottage with a matching stone fence (some of which is contained in a Council reserve along Old Hume Highway) surrounded by mature trees. The design and construction of the house is associated with architect Byera Hadley who owned the property. Later alterations may be associated with another architect, Arthur Peter Stephenson. The property has landmark qualities due to its location on top of the hill at Welby, its garden of mature trees and its imposing entry and stone fence.

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



## Early weatherboard cottage 17 Bendooley Street, Welby (cnr Mittagong Street)

### Recommendation

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

### Description

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March 2021: Early symmetrical fronted weatherboard cottage with a broken back straight verandah. Roofed in corrugated sheet metal. Has a later extension along the Bendooley Street frontage. Chimney now removed. House faces the unmade road frontage and has a timber picket fence. It is possible that there is slab cottage under the front weatherboard section. Internet site from 2017 showed the cottage as having a vertical timber exterior lining.



### Internet Review

22 images at this site from 201 including 2 images below. shows changes made to the cottage since 2017. Cladding, kitchen wing etc. <https://www.realestate.com.au/property/17-bendooley-st-welby->



[nsw-2575](#)

**Above:** 22 images at this site from 201 including 2 images below. shows changes made to the cottage since 2017. Cladding, kitchen wing etc. <https://www.realestate.com.au/property/17-bendooley-st-welby-nsw-2575>



**Above:** Image former kitchen, chimney and vertical boards in this 2017 from  
<https://www.realestate.com.au/property/17-bendooley-st-welby-nsw-2575>

## Sandstone cottage

### 49-51 Mittagong Street, Welby

#### Recommendation

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Record only. Do not list as a heritage item without further information.

#### Description

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March 2021: A one and half storey sandstone cottage with a Jerkin head hipped and gable roof. Roof is clad in corrugated sheet metal. Gable ends have weatherboard infill. Later bullnose verandah to the left. Large informal garden. Compromised by new roof perhaps?

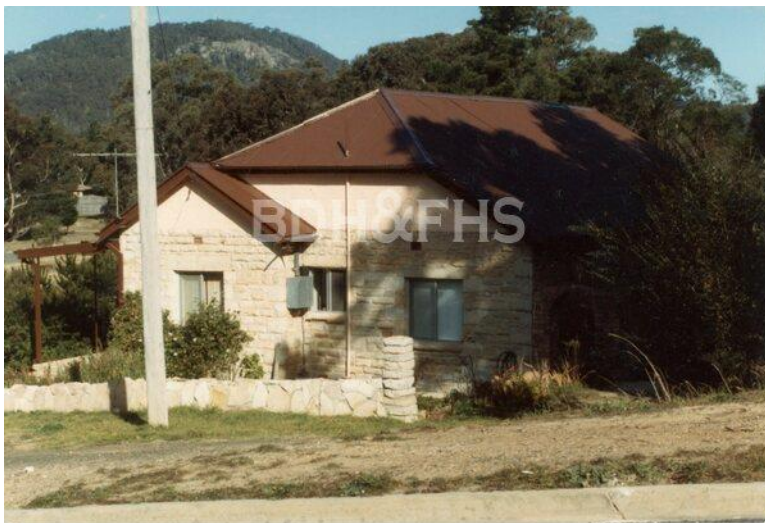


#### Internet Review

13 images at this site from 2010 accessed March 2021 including images below

<https://www.domain.com.au/property-profile/49-51-mittagong-street-welby-nsw-2575>





**Above:** Image from BDHS. August 1982. "Morris". Berrima & District Historical Society Streetscape project.