

## Appendix F – INVENTORY SHEETS

### 10 Cowell Street

ITEM DETAILS			
Name of Item	Cottage		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name			
Street number	10		
Street name	Cowell Street		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hills		
Owner	Government		
Current use	Commercial offices		
Former Use	Residential		
Statement of significance	The location and orientation, low scale, and construction materials of weatherboards and metal sheeting provide an element of townscape interest, and demonstrates a phase in the history of housing in Gladesville.		
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

Designer	Not known					
Builder/ maker	Not known					
Physical Description	Late-nineteenth century weatherboard cottage with shallow pitched hipped roof. Sweeping verandahs on the two street elevations. The verandah has a skillion roof of different pitch to the main roof, and timber slat balustrade. Front and side garden areas with timber picket fence. Colorbond clad roof with corrugated sheeting. Sash windows and french doors. The cottage is prominently sited at a street corner.					
Physical condition and Archaeological potential	The building appears to have been restored within the last decade and currently is well maintained. Low archaeological potential.					
Construction years	Start year		Finish year	1900	Circa	<input checked="" type="checkbox"/>
Modifications and dates	New Colorbond roof sheeting Reconstructed verandah New garage addition in period detail at rear New picket fence Change to commercial use					
Further comments	The interior was not inspected.					

HISTORY	
Historical notes	The property is shown on the Water Board's survey of the area of 1928. No other details are known.

THEMES	
State historical theme	Accommodation Towns, suburbs and villages

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The property demonstrates a phase in the development of Gladesville as a place of residence.
Aesthetic significance SHR criteria (c)	The cottage is a good example of a late nineteenth century substantial weatherboard cottage which is highly visible in the streetscape.
Rarity SHR criteria (f)	The cottage is unique within the context of the Gladesville shops precinct.
Representativeness SHR criteria (g)	The cottage is representative of a type of housing.
Integrity	High, albeit reconstructed and restored.

**HERITAGE LISTINGS**

Heritage listing/s	Property is not currently listed.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP. The current commercial has had no detrimental impact on the presentation of the cottage and its garden setting. The existing conservation management regime regarding replacing materials with like materials, controls on signage, colour scheme, etc. should be maintained.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty Ltd	Date	12/2004

IMAGES

Image caption	The Cowell Street elevation.				
Image year	2004	Image by	Paul Davies Pty Ltd	Image copyright holder	Paul Davies Pty Ltd



## 2 Massey Street

ITEM DETAILS			
Name of Item	Dunham		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	2		
Street name	Massey Street		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Residential		
Former Use	Residential		
Statement of significance	The villa demonstrates a phase in the development of Gladesville which is associated with the popularity of the suburb in the mid and late nineteenth century as a place of residence for the city's professionals and merchants. The property is associated with the Makinson family who resided at Gladesville for generations. Henry Massey Makinson is noted for his association with Sydney's legal profession. The property demonstrates the architectural style and scale of late nineteenth century villa development. The villa is the only extant example of its type in the Gladesville Shops precinct.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	Late nineteenth century two storey sandstone villa with terracotta tiled hipped roof. The Massey Street elevation has a bay window with balcony above. Single storey former kitchen wing at rear of comparable date and materials. Timber sash windows.					
Physical condition Archaeological potential	Generally good. Limited archaeological potential.					
Construction years	Start year	1880	Finish year	1880	Circa	<input checked="" type="checkbox"/>
Modifications and dates						
Further comments	Interior and grounds were not inspected.					

HISTORY	
Historical notes	The house was built in 1880 for Henry Massey Makinson, solicitor. Makinson's father lived at nearby Hillside (demolished). The extensive grounds of the properties were subdivided and sold in 1913. Massey Street probably formed part of the carriage drive of the houses.

THEMES	
State historical theme	Accommodation Persons Towns, suburbs and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The villa demonstrates a phase in the development of Gladesville which is associated with the popularity of the suburb in the mid and late nineteenth century as a place of residence for the city's professionals and merchants.
Historical association significance SHR criteria (b)	The property is associated with the Makinson family who resided at Gladesville for generations. Henry Massey Makinson is noted for his association with Sydney's legal profession.
Aesthetic significance SHR criteria (c)	The property demonstrates the architectural style and scale of late nineteenth century villa development. The grounds reflect the subdivision of the 1910s.
Rarity SHR criteria (f)	The villa is the only extant example of its type in the Gladesville Shops precinct.
Representativeness SHR criteria (g)	The villa is representative of a class of residential dwellings popular in the latter half of the nineteenth century.
Integrity	The exterior of the house seems to be relatively intact. The grounds have been subdivided.

HERITAGE LISTINGS	
Heritage listing/s	Hunter's Hill LEP

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

RECOMMENDATIONS	
Recommendations	The property should be retained as a heritage item in the Hunter's Hill LEP and subject to the provisions of this planning instrument in regard to development controls. The tennis court should not be developed for non-recreational uses. Views of the house across the tennis court should not be obscured in new development. Major development proposals should be accompanied by a conservation management plan.

SOURCE OF THIS INFORMATION			
Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

## IMAGES

Image caption	The Massey Street elevation.				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 1 Monash Rod

ITEM DETAILS			
Name of Item	Cottage		
Other Name/s Former Name/s	Not known		
Item type (if known)	Built		
Area, Group, or Collection Name			
Street number	1		
Street name	Monash Road		
Suburb/town	Gladesville	Postcode	2111
Local Government Area/s	Ryde City Council		
Owner	Private		
Current use	Residential		
Former Use	Residential		
Statement of significance	The cottage is one of the earliest extant cottages within the Eltham Estate subdivision of 1881 and demonstrates a phase in the development of Gladesville as a place of residence in the nineteenth century. The cottage is a good example of a late nineteenth century substantial brick cottage which is highly visible in the streetscape and defines the street corner.		
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Late-nineteenth century Georgian style brick cottage with gabled roof and front and side verandahs. Side verandah has been infilled. The front verandah has slender timber columns and decorative timber valance. Timber framed sash windows with half-round frames and sandstone lintels. Timber picket fence. Centred front door has a fanlight. Attic windows to side elevations.				
Physical condition Archaeological potential	The building appears to have been restored in recent years and is well maintained.				
Construction years	Start year	Finish year	1880s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Reconstructed verandah New picket fence New addition at rear				
Further comments	Interior was not inspected.				

HISTORY	
Historical notes	Part of the Eltham Heights subdivision of 1881. The Water Board survey of 1929 records a brick cottage with front and side verandahs. The Sands Directory of 1932 lists K.A. Fitzpatrick as occupant of no. 5-7 Monash Road, which may have been this address.

THEMES	
<i>State historical theme</i>	Accommodation Towns, subdivisions and villages

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The property demonstrates a phase in the development of Gladesville as a place of residence in the nineteenth century.
Aesthetic significance SHR criteria (c)	The cottage is a good example of a late nineteenth century substantial brick cottage which is highly visible in the streetscape.
Rarity SHR criteria (f)	The cottage is unique within the context of the Gladesville shops precinct.
Representativeness SHR criteria (g)	The cottage is representative of a type of housing.
Integrity	High, albeit reconstructed and restored.

**HERITAGE LISTINGS**

Heritage listing/s	Property is currently listed in Ryde City Council LEP 105.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be retained as a heritage item in the Ryde City LEP and subject to the provisions of this planning instrument in regard to development controls. The property could be converted to commercial use provided there is no detrimental impact on the presentation of the cottage and its setting. The existing conservation management regime regarding replacing materials with like materials, signage, colour scheme, etc. should be maintained. There is scope for dormer windows on the rear slope of the roof. New neighbouring development should respect the scale of the cottage.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004



IMAGES

Image caption	The Monash Road elevation.				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 1 Monash Road

ITEM DETAILS			
Name of Item	Commercial Premises		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name			
Street number	1		
Street name	Monash Road		
Suburb/town	Gladesville	Postcode	2111
Local Government Area/s	Ryde City Council		
Owner	Private		
Current use	Sales rooms		
Former Use	Engineering workshop		
Statement of significance	The former engineering workshop is one of the earliest extant buildings within the Eltham Estate subdivision of 1881 and demonstrates a phase in the development of Gladesville as a place of light industry in the twentieth century. The building is a good, albeit altered, example, of an early twentieth century brick workshop which is rare in the context of the local area for its age and quality of build. It is highly visible in the streetscape.		
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Early twentieth century single storey brick light engineering workshop. The front elevation is characterised by its symmetry of centred door and flanking windows with half-round heads. The gabled roof is framed with hardwood trusses.				
Physical condition Archaeological potential	Physical condition is good. Possible archaeological potential.				
Construction years	Start year	Finish year	1910s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	South elevation windows have been bricked in North elevation wall has been partially removed and replaced by a glazed unit. Bagged brick walls New aluminum entry door Interior fitout for public salesroom				
Further comments					

HISTORY	
Historical notes	Part of the Eltham Heights subdivision of 1881. The Water Board survey of 1929 records a brick structure. The Sands Directory of 1932 lists E. Doust's motor garage for this address.

THEMES	
State historical theme	Commerce Towns, subdivisions and villages

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The property demonstrates a phase in the development of Gladesville as a place of light industry in the twentieth century.
Aesthetic significance SHR criteria (c)	The building is a good example of an early twentieth century engineering workshop characterised by its robust detailing, and large door and window openings.
Rarity SHR criteria (f)	The former workshop is unique within the context of the Gladesville shops precinct in regard to its design and age.
Representativeness SHR criteria (g)	The building is representative of a type of light engineering building.
Integrity	Fair

HERITAGE LISTINGS	
Heritage listing/s	Property is not currently listed

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

RECOMMENDATIONS	
Recommendations	The property should be listed as a heritage item in the Ryde City LEP and be subject to the provisions of this planning instrument in regard to development controls. Remnant original features should be retained and conserved. Reconstruction of the elements of the street facing windows and original entry door would enhance the heritage interpretation and presentation of the building. New neighbouring development should respect the scale of the building.

SOURCE OF THIS INFORMATION			
Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Monash Road elevation.				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 7A Victoria Road

ITEM DETAILS			
Name of Item	Fire Station		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	7A		
Street name	Pittwater Road		
Suburb/town	Gladesville	Postcode	2111
Local Government Area/s	Hunter's Hill		
Owner	Government		
Current use	Fire station		
Former Use	Fire station		
Statement of significance	The completion of the fire station in 1919 demonstrates the emergence of the commercial precinct at Gladesville over the 1910s following the coming of the tramway from Sydney in 1910. The fire station is an excellent example of a metropolitan fire station of its era in displaying an architectural style and range of construction materials which evoke its age. While representative of fire stations constructed for the Metropolitan Fire Brigades, the station is the earliest purpose built station extant in the Hunters Hill/Ryde area.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Inter-war Federation Arts and Crafts style two storey brick fire station with tiled hipped roof with decorative battened eaves. Dichromatic face brick work is relieved by sandstone and rendered string course, basecourse and window sills. Windows are multi-paned casements. Bronze signage, timber flag pole, brick chimney.				
Physical condition Archaeological potential	Good physical condition. No archaeological potential.				
Construction years	Start year	Finish year	1919	Circa	<input type="checkbox"/>
Modifications and dates	Modified vehicular entry and concrete hood. New roller door				
Further comments	Interior not inspected				

HISTORY	
Historical notes	Constructed in 1919 by the Metropolitan Fire Brigades. The station replaced an earlier station on Victoria Road.

THEMES	
State historical theme	Utilities Towns, subdivisions and villages

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The completion of the fire station in 1919 demonstrates the emergence of the commercial precinct at Gladesville over the 1910s following the coming of the tramway from Sydney in 1910.
Aesthetic significance SHR criteria (c)	The fire station is an excellent example of a metropolitan fire station of its era in displaying an architectural style and range of construction materials which evoke its age.
Rarity SHR criteria (f)	The fire station is the earliest purpose built station in the Hunters Hill/Ryde area.
Representativeness SHR criteria (g)	The fire station is representative of a type of building constructed for the Metropolitan Fire Brigades.
Integrity	High

**HERITAGE LISTINGS**

Heritage listing/s	Property is not currently listed
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. Continuing use as a fire station is paramount to retaining significance of the building. Original design features and materials should be conserved.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Pittwater Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 129 Victoria Road

ITEM DETAILS			
Name of Item	Life Saving House		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Not applicable		
Street number	129		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Administration		
Former Use	Residential		
Statement of significance	One of the largest former private residences in the Gladesville shops area, the property has historic associations with a former doctor's residence which demonstrates a phase in the emergence of Gladesville as a regional community centre complete with private health care facilities. The former dwelling is a an interesting example of eclectic inter-war domestic architecture with its level of significance enhanced by the scale of the dwelling and expansive garden setting on Victoria Road.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Inter-war Functionalist style brick two storey former residence with tiled hipped and half-hipped roofs and boxed-in eaves. Timber framed sash windows. Half-round front entry porch with cantilevered reinforced concrete hood. Brick chimneys with decorative corbels. House is set within a large landscaped garden. Garages at the rear are contemporary with the dwelling. Textured brick boundary wall is contemporary with the dwelling. The former use as doctor's residence and surgery probably accounts for the various attached building components.				
Physical condition Archaeological potential	High physical condition. Low archaeological potential.				
Construction years	Start year	Finish year	1930s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	-				
Further comments	Interior not inspected				

HISTORY	
Historical notes	The former residence and surgery of Dr Angelo Callose.

THEMES	
State historical theme	Health Accommodation Towns, subdivisions and villages



**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The former doctor's residence demonstrates a phase in the emergence of Gladesville as a regional community centre complete with private health facilities.
Aesthetic significance SHR criteria (c)	The former dwelling is a an interesting example of eclectic inter-war domestic architecture with its level of significance enhanced by the scale of the dwelling and expansive garden setting on Victoria Road.
Rarity SHR criteria (f)	The building is the largest former private residence in the Gladesville shops precinct.
Representativeness SHR criteria (g)	The building is representative of a type of dwelling prevalent in the inter-war era.
Integrity	High

**HERITAGE LISTINGS**

Heritage listing/s	Property is not currently listed.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. Continuing commercial office use is compatible with the design and location of the building. Original design features and materials should be conserved. The grounds should not be subdivided and continuing maintenance of landscaped features is encouraged.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The house and grounds looking from Victoria Road.				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



**142-154 Victoria Road**

<b>ITEM DETAILS</b>			
Name of Item	Commercial shops and flats		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	142-154		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Ryde City Council		
Owner	Private		
Current use	Vacant		
Former Use	Commercial shops and flats		
Statement of significance	The building demonstrates a phase in the development of the commercial centre of Gladesville in the 1930s following the road widening works in being the largest and arguably the most aesthetically interesting of all the post 1930 buildings in Gladesville shops precinct. The building is a good and large example of inter-war Functionalist architecture which with its characteristic use of materials and design features, modulated façade treatment and bulk provides an item of townscape interest in the Gladesville shops precinct.		
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

<b>DESCRIPTION</b>					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Inter-war Functionalist style three storey complex of street level shops and residential flats above. Flat roof behind parapet which is accentuated by cement rendered string course. Textured brick external walls. Symmetrical elevations with horizontality emphasized by cement rendered string courses and shallow reinforced concrete sun hoods. Central stair hall illuminated by panels of glass bricks. Timber framed sash windows. Alterations to shop fronts below awning, but original detailing of street level entrance to flats in white marble has been retained. Discontinuous supported cantilevered awning with original pressed tin decorative soffit.				
Physical condition Archaeological potential	Poorly maintained. No archaeological potential.				
Construction years	Start year	Finish year	1930s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Shop fronts altered at different times				
Further comments	Interior not inspected.				

<b>HISTORY</b>	
Historical notes	The building was evidently erected in the late 1930s as a direct consequence of widening of Victoria Road.

<b>THEMES</b>	
<i>State historical theme</i>	Accommodation Towns, subdivisions and villages

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The building demonstrates a phase in the development of the commercial centre of Gladesville in the 1930s following the road widening works.
Aesthetic significance SHR criteria (c)	The building is a good and large example of inter-war Functionalist architecture which with its characteristic use of materials and design features, modulated façade treatment and bulk provides an item of townscape interest in the Gladesville shops precinct.
Rarity SHR criteria (f)	The building is the largest and arguably the most aesthetically interesting of all the post 1930 buildings in Gladesville shops precinct.
Representativeness SHR criteria (g)	The facades exhibit design features that are representative of the architectural style.
Integrity	Good

**HERITAGE LISTINGS**

Heritage listing/s	Property is not currently listed
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. Remnant original features should be retained and conserved. Reconstruction of the elements of the street level shop fronts would enhance the heritage interpretation and presentation of the building.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



ITEM DETAILS			
Name of Item	Durham and Dorset		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name			
Street number	143-145		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Residential		
Former Use	Residential		
Statement of significance	The building is a good example of a mid-nineteenth century cottage in the Colonial style characterised by its hipped main roof, multi-paned sash windows and sandstone construction. It is one of a group of buildings of like scale, materials and age which contribute to defining Victoria Road as a historic road, and demonstrates a phase in the development of Gladesville as a place of residence from the mid-nineteenth century. The cottages are one of a handful of buildings erected through the last half of the nineteenth century located with the Gladesville study area.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Nineteenth century Georgian/Colonial style sandstone semi-detached cottages with corrugated iron hipped roof. Boxed eaves under main roof. Verandah under separate roof with later timber trimming. Multi-paned sash windows and later window alteration. Front yard of no. 143 with period detailed picket fence. No. 145 has a higher state of integrity in its front elevation in retaining its sandstone window sill and lintel and 12 pane sash windows. The building is one of a number of like nineteenth century sandstone cottages. The cottages are set back from the main road by an area of former garden, now partially utilized for car parking.				
Physical condition Archaeological potential	Physical condition is good.				
Construction years	Start year	Finish year	1870s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	No. 145 Victoria Road - Removal of chimney No. 143 Victoria Road - Replacement of front window Alteration to verandah plan form with high balustrade Addition to side elevation				
Further comments	Interior and grounds were not inspected.				

HISTORY	
Historical notes	Part of James Devlin's land grant of 60 acres of 30/5/1844. These cottages first appear in the Sands Directory in the 1890s, but are much older. The land was purchased in the 1870s by Henry Watts who a hospital attendant. A Department of Main Roads plan of 1935 (H4.2113) shows a stone semidetached cottage named Dorset at no. 145 owned by Albert Cousens and W.G. Smith and occupied by J. Burbridge; Michael McCann occupied no. 143. The Sands Directory of 1932 entry lists S.B. Richards for no. 145 and Michael McCann for no. 143

### THEMES

State historical theme	Accommodation Towns, subdivisions and villages
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### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The property demonstrates a phase in the development of Gladesville as a place of residence from the mid-nineteenth century.
Aesthetic significance SHR criteria (c)	The building is a good example of a mid-nineteenth century cottage in the Colonial style characterised by its hipped main roof, multi-paned sash windows and sandstone construction. It is one of a group of buildings of like scale, materials and age which contribute to defining Victoria Road as a historic road.
Rarity SHR criteria (f)	The cottages are one of a handful of buildings erected through the last half of the nineteenth century located with the Gladesville study area.
Representativeness SHR criteria (g)	The cottages are representative of a suburban housing prevalent in the middle decades of the nineteenth century.
Integrity	Front elevation - fair

### HERITAGE LISTINGS

Heritage listing/s	The building is listed in Hunter's Hill LEP No. 1 as a heritage item.
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### INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-
Written	Hunter's Hill Trust	Heritage of Hunter's Hill	2002	

### RECOMMENDATIONS

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. The presentation of the cottages to the street is important and works intended to reinforce the original features of the house should be encouraged.
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### SOURCE OF THIS INFORMATION

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.





ITEM DETAILS			
Name of Item	Watling		
Other Name/s Former Name/s	Wilford Glenlehaine		
Item type (if known)	Built		
Area, Group, or Collection Name			
Street number	147		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Residential		
Former Use	Police station (part)		
Statement of significance	The building is a good example of a mid-nineteenth century cottage in the Colonial style characterised by its hipped main roof, multi-paned sash windows and sandstone construction. It is one of a group of buildings of like scale, materials and age which contribute to defining Victoria Road as a historic road, and demonstrates a phase in the development of Gladesville as a place of residence from the mid-nineteenth century. The cottage is one of a handful of buildings erected through the last half of the nineteenth century located within the Gladesville study area. The cottage is of particular historic note for its former use as a police station.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Nineteenth century Georgian/Colonial style sandstone cottage with corrugated iron clad hipped roof. Verandah under separate roof. Main roof has boxed eaves. The front elevation has sash window with sandstone lintels and sills. Stone chimney with slate pots. The building is slightly set-back from the Victoria Road building line.				
Physical condition Archaeological potential	Good physical condition. High archaeological potential to reveal information about previous uses.				
Construction years	Start year	Finish year	1860s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Reconstructed timber verandah posts.				
Further comments	Grounds and interior were not inspected.				

HISTORY	
Historical notes	Part of James Devlin's land grant of 60 acres of 30/5/1844. This building was the first police station in Gladesville with four rooms and a cell in the rear yard. The land was purchased in 1870 by William Little, attendant at Gladesville Asylum. The property was sold in 1879 to John Sinclair, the house being named Glenlehaine. In 1914 it was sold to John Curtis, police senior sergeant. The Department of Main Roads plan of 1935 (H4.2113) shows a stone cottage named Wilford and Arthur J. Robertson and Roy C. Waling as tenants and owned by the estate of J.W. Watling. The Sands Directory of 1932 entry lists J.W. Watling for this address.

THEMES	
State historical theme	Accommodation Towns, subdivisions and villages Law and order

### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The property demonstrates a phase in the development of Gladesville as a place of residence from the mid-nineteenth century with historic associations with police use.
Aesthetic significance SHR criteria (c)	The building is a good example of a mid-nineteenth century cottage in the Colonial style characterised by its hipped main roof, multi-paned sash windows and sandstone construction. It is one of a group of buildings of like scale, materials and age which contribute to defining Victoria Road as a historic road.
Rarity SHR criteria (f)	The cottages are one of a handful of buildings erected through the last half of the nineteenth century located with the Gladesville study area, and is the only extant building associated with police use in the nineteenth century.
Representativeness SHR criteria (g)	The cottages are representative of a suburban housing prevalent in the middle decades of the nineteenth century.
Integrity	Front and side elevations - good

### HERITAGE LISTINGS

Heritage listing/s	The cottage is listed in Hunter's Hill LEP No. 1 as a heritage item.
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### INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-
Written	Hunter's Hill Trust	Heritage of Hunter's Hill	2002	-

### RECOMMENDATIONS

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. The presentation of the cottages to the street is important and works intended to reinforce the original features of the house should be encouraged.
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### SOURCE OF THIS INFORMATION

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



**153-161 Victoria Road**

ITEM DETAILS			
Name of Item	Cottage		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name			
Street number	153-161		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Office		
Former Use	Cottage		
Statement of significance	The building is a good example of a mid-nineteenth century cottage in the Colonial style characterised by its hipped main roof, multi-paned sash windows and sandstone construction. It is one of a group of buildings of like scale, materials and age which contribute to defining Victoria Road as a historic road, and demonstrates a phase in the development of Gladesville as a place of residence from the mid-nineteenth century. The cottage is one of a handful of buildings erected through the last half of the nineteenth century located within the Gladesville study area.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	Nineteenth century Georgian style sandstone cottage with a slate tiled gabled roof and cross gable over centred front porch.					
Physical condition Archaeological potential	Physical condition is good.					
Construction years	Start year		Finish year	1860s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Reconstructed front verandah.					
Further comments	Interior was not inspected.					

HISTORY	
Historical notes	Part of James Devlin's land grant of 60 acres of 30/5/1844. Subdivided in 1893 as part of the Cowell Estate. The Water Board survey of September 1928 records a stone cottage on this allotment. A Department of Main Roads plan of 1935 (H4.2113) shows the cottage was owned by Arthur Mackett and occupied by Mrs. Laycock.

THEMES	
<i>State historical theme</i>	Accommodation Towns, subdivisions and villages

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The property demonstrates a phase in the development of Gladesville as a place of residence from the mid-nineteenth century.
Aesthetic significance SHR criteria (c)	The building is a good example of a mid-nineteenth century cottage in the Colonial style characterised by its hipped main roof, multi-paned sash windows and sandstone construction. It is one of a group of buildings of like scale, materials and age which contribute to defining Victoria Road as a historic road.
Rarity SHR criteria (f)	The cottages are one of a handful of buildings erected through the last half of the nineteenth century located with the Gladesville study area.
Representativeness SHR criteria (g)	The cottages are representative of a suburban housing prevalent in the middle decades of the nineteenth century.
Integrity	High

**HERITAGE LISTINGS**

Heritage listing/s	The cottage is listed in Hunter's Hill LEP No. 1 as a heritage item.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. The presentation of the cottages to the street is important and this is acknowledged in the new development at the rear.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



**163-165 Victoria Road**

<b>ITEM DETAILS</b>			
Name of Item	Cottage		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name			
Street number	163-165		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Restaurant		
Former Use	Cottage		
Statement of significance	The building is a good example of a mid-nineteenth century cottage in the Colonial style characterised by its hipped main roof, multi-paned sash windows and sandstone construction. It is one of a group of buildings of like scale, materials and age which contribute to defining Victoria Road as a historic road, and demonstrates a phase in the development of Gladesville as a place of residence from the mid-nineteenth century. The cottage is one of a handful of buildings erected through the last half of the nineteenth century located within the Gladesville study area. The cottage is of particular historic note for its former use as a post office.		
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

<b>DESCRIPTION</b>					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Nineteenth century Georgian style stone single storey cottage with shingled gabled roof. Building has been restored with new timber shingle roof and bullnosed front verandah, original verandah flagstones. Multi-paned sash windows with stone sills. Landscaped front yard with hedge and low rendered brick wall. Recent single storey sandstone addition at side of building in period detail. Three storey rendered serviced apartment complex at rear.				
Physical condition Archaeological potential	Physical condition is good				
Construction years	Start year	Finish year	1860s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	New side wing (based on historical precedent) New addition at rear				
Further comments	Interior was not inspected.				

<b>HISTORY</b>	
Historical notes	Part of James Devlin's land grant of 60 acres of 30/5/1844. Subdivided in 1893 as part of the Cowell Estate. The Water Board survey of September 1928 records a stone cottage on this allotment. The cottage was the first post office in the village area, the post mistress in 1899 being Sarah Howell. A Department of Main Roads plan of 1935 (H4.2113) shows the cottage was owned and occupied by Mrs. Ethel Ann Howell.

<b>THEMES</b>	
<i>State historical theme</i>	Accommodation Towns, subdivisions and villages Communications

### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The property demonstrates a phase in the development of Gladesville as a place of residence from the mid-nineteenth century with historic associations with police use.
Aesthetic significance SHR criteria (c)	The building is a good example of a mid-nineteenth century cottage in the Colonial style characterised by its hipped main roof, multi-paned sash windows and sandstone construction. It is one of a group of buildings of like scale, materials and age which contribute to defining Victoria Road as a historic road.
Rarity SHR criteria (f)	The cottages are one of a handful of buildings erected through the last half of the nineteenth century located with the Gladesville study area, and is the only extant building associated with post office use in the nineteenth century.
Representativeness SHR criteria (g)	The cottages are representative of a suburban housing prevalent in the middle decades of the nineteenth century.
Integrity	Front and side elevations - good

### HERITAGE LISTINGS

Heritage listing/s	The cottage is listed in Hunter's Hill LEP No. 1 as a heritage item.
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### INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-
Written	Hunter's Hill Trust	Heritage of Hunter's Hill	2002	-

### RECOMMENDATIONS

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. The presentation of the cottages to the street is important and this is acknowledged in the new development at the rear.
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### SOURCE OF THIS INFORMATION

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004



IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 170 Victoria Road

ITEM DETAILS			
Name of Item	Bayview Hotel		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	170		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Licenced hotel		
Former Use	Licenced hotel		
Statement of significance	The completion of the hotel in the early 1930s demonstrates the consolidation of the commercial precinct at Gladesville following the coming of the tramway from Sydney in 1910. The hotel is an excellent example of a suburban hotel of its era in displaying an architectural style and range of construction materials in its front facade which evoke its age. The hotel is one of a handful pre 1940 hotels in the region.		
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Inter-war Mediterranean style rendered brick two storey licenced hotel with centred tiled hipped roof and flanking parapets. Street elevation with decorative moulded string courses, panels and window architraves. Central bay with first floor arcaded loggia and clock below low pitched hipped roof. Timber framed multi-sash windows. Suspended cantilevered awning with pressed metal decorative soffit lining. Below awning area has been altered. Bar areas have been refurbished.				
Physical condition Archaeological potential	Physical condition - good				
Construction years	Start year	Finish year	1928	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Exterior wall tiles removed Bar areas refurbished Front entry altered				
Further comments	Non public areas were not inspected				

HISTORY	
Historical notes	Part of John Doody and Ann Benson's combined land grant of 60 acres of 14/3/1795 and 15/9/1796 respectively, which was initially subdivided in 1855 as part of the Gladesville Estate. The Water Board survey of July 1928 records the Bayview hotel on this allotment which was under construction at the time of survey. The rebuilt hotel was owned by Mrs. Mary Whelan. The Sands Directory of 1930 entry lists John J. Delaney as licensee. The original Bay View was opened in 1874 by John Martin who operated the hotel through the nineteenth century. This hotel was used as the local post office between 1906 and 1912.

THEMES	
State historical theme	Commerce Creative endeavour

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The construction of the hotel around 1930 demonstrates the consolidation of the commercial precinct at Gladesville over the 1910s following the coming of the tramway from Sydney in 1910 and onset of road widening works.
Aesthetic significance SHR criteria (c)	The hotel is an excellent example of a suburban hotel of its era in displaying an architectural style and range of construction materials which evoke its age.
Rarity SHR criteria (f)	The hotel is one of a handful of extant inter-war hotels in the Hunters Hill/Ryde area.
Representativeness SHR criteria (g)	The hotel is representative of a type of building constructed throughout the State in the 1930s.
Integrity	Good

**HERITAGE LISTINGS**

Heritage listing/s	Property is currently listed in Ryde City Council LEP 105.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be retained as a heritage item in the Ryde City LEP and subject to the provisions of this planning instrument in regard to development controls. A conservation management regime regarding replacing original materials and finishes with like, appropriate signage, colour scheme, etc. should be instigated where this is commercially feasible.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



**173-183 Victoria Road**

ITEM DETAILS			
Name of Item	Betars' Building		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	173-183		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Shops and restaurants		
Former Use	Shops and licenced hotel		
Statement of significance	<p>The construction and completion of the hotel through the 1850s and 1870s demonstrates the first phase of development of the commercial precinct at Gladesville. The remnant structure of the hotel is an excellent example of its type of its era in displaying an architectural style and range of construction materials which evoke its age. The former hotel is the earliest of its type extant in the region. The later Betars' Building demonstrates a later phase of commercial development arising from the coming of the tramway in 1910. This building is one of the best of the extant 1910s – 1920s buildings in the shopping precinct in consideration of its scale, articulated façade, and location in demarcating the southern entry to the precinct and forming the backdrop to the neighbouring clock tower square.</p>		
Level of Significance	State <input checked="" type="checkbox"/> - Hotel		Local <input checked="" type="checkbox"/> - Shops

DESCRIPTION						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	<p>The main elevation to Victoria Road is an inter-war Federation Free Style two storey brick terrace of five shops with flats above. The shops retain their original slate tiled gabled roofs broken by a series of projecting brick piers. The asymmetrical street elevation has an off-centre brick pilaster with decorative moulded brick string course and bronze lettering identifying the terrace as Betars' Buildings. The street elevation addresses the location of the building at the junction of Victoria Road and Junction Street with a half turret element in the upper section of the wall, which may have originally continued into the ground floor. The discontinuous suspended cantilevered awning is modern. The shops fronts below awning have been altered except for the corner shop which has a bronze section framed plate glass window. The upper floor windows have been mostly altered, but a few original timber framed sashes are extant. The rear building is a two storey mid-nineteenth century sandstone building with hipped roof sheeted in corrugated iron and a single storey stone outbuilding. The larger stone building is the former Gladesville Hotel and the smaller building may have been the earlier (Flagstaff) hotel shown in historic photographs. The smaller building has a hipped roof with a pair of large dormers.</p>					
Physical condition Archaeological potential	Generally poor to fair physical condition. Archaeological potential is likely to be high					
Construction years	Start year	1850s	Finish year	1920s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Various modifications					
Further comments	Interiors were not inspected.					

### HISTORY

Historical notes	Part of John Doody and Ann Benson's combined land grant of 60 acres of 14/3/1795 and 15/9/1796 respectively. A Department of Main Roads plan of 1932 (R26.2113) shows the two storey shops were owned by Frederick and Nicholas Betar. The Sands Directory of 1932 entry lists A.H. Winkelman's music shop for 175, L.M. Bowen, mercer, for no. 177, F.H. Hartley's cake shop for 179, S.E. Ireland, hairdresser, for no. 181, Wise's N.S.W. Commercial Directory of 1950 entry lists G. Merlin, fruiter, for no. 173, S. Myer, grocer, for no. 175, Prest-Rite dry cleaners for no. 177, Riverview lending library for no. 179, Buck's Modern Grill Room for no. 181, both Mrs. Willis' lingerie shop and A.W. Shepherd's hardware store for no. 183. The original Gladesville Hotel completed in stages between 1856 and the 1870s. The hotel formed part of the lots 1 and 5 of Gladesville Estate in 1856 and had originally a large frontage to Junction Street and narrow front to Victoria Road. The 1864 rate assessment shows the hotel was occupied by innkeeper John Worthington and owned by Mr Farris. Worthington died in 1862. The hotel was later owned by the Cowell family.
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### THEMES

State historical theme	Creative endeavour Commerce Towns, subdivisions and villages
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### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The construction of the hotel from 1856 demonstrates the earliest phase of commercial development at Gladesville, while the later Betars' Building demonstrates the coming of the tramway from Sydney in 1910.
Aesthetic significance SHR criteria (c)	Both buildings are good examples of their type in displaying an architectural style and range of construction materials which evoked their ages. The articulated façade of the Betars' Building defines the southern edge of the shopping precinct.
Rarity SHR criteria (f)	The former hotel is the earliest of the extant hotels in the Hunters Hill/Ryde area.
Representativeness SHR criteria (g)	Betars' Building is representative of a type of building constructed throughout the State in the 1910s and 1920s.
Integrity	Poor to good

### HERITAGE LISTINGS

Heritage listing/s	Property is not currently listed.
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### INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-
Written	Anon	The Gladesville Hotel	-	Ryde Local Studies Library

### RECOMMENDATIONS

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. A conservation management plan should be prepared to guide future development of this site.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

**IMAGES**

Image caption	The Victoria Road elevation of the Betars' Building.				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



IMAGES

Image caption	The rear elevation of the former hotel.				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.





**197-199 Victoria Road**

<b>ITEM DETAILS</b>			
Name of Item	Commercial Shops		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	197-199		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Commercial shops		
Former Use	Commercial shops		
Statement of significance	The building is a good example of an early twentieth century suburban shop characterised by its decorative detailing above the awning of the street corner façades and demonstrates a phase in the commercial development of Gladesville following the coming of the tramway in 1910. The shop is one of a handful of extant c.1900-1910s commercial premises in the Gladesville shopping precinct.		
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

<b>DESCRIPTION</b>					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Early twentieth century Federation Free Style brick terrace of originally three shops with flats above. Suspended cantilevered modern awning. Shops fronts below awning have been altered. Above awning is face brick facade with a pressed-tin decorative entablature below the parapet. The central bay of the street elevation has a cement rendered Art Nouveau style decorative motif and round timber framed window with sun hood over. Flanking windows are timber framed sashes, one of which is original. A French door on the upper elevation suggests an original balcony area. Refurbished retail areas.				
Physical condition Archaeological potential	Physical condition is good. Low archaeological potential.				
Construction years	Start year	Finish year	1910s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	New awning Alterations to the shops fronts Alterations to façade detailing above the awning				
Further comments	Interior and rear yard were not inspected.				

<b>HISTORY</b>	
Historical notes	Part of John Doody and Ann Benson's combined land grant of 60 acres of 14/3/1795 and 15/9/1796 respectively. Subdivided in 1893 as part of the Cowell Estate. A Department of Main Roads plan of 1932 (R26.2113) shows a terrace of three brick two storey shops owned by A. Ralston. Ralston operated a produce store. The Sands Directory of 1932 entry lists Ted Pryor, picture framer and Wise's N.S.W. Commercial Directory of 1950 entry lists Derrin Bros.' grocery store

<b>THEMES</b>	
<i>State historical theme</i>	Commerce Towns, subdivisions and villages

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The shop demonstrates a phase in the commercial development of Gladesville following the coming of the tramway in 1910.
Aesthetic significance SHR criteria (c)	The building is a good example of an early twentieth century suburban shop characterised by its decorative detailing in the façades above the awning. The varied façade treatment highlights the street intersection.
Rarity SHR criteria (f)	The shop is one of a handful of extant c.1900-1910s commercial premises in the Gladesville shopping precinct.
Representativeness SHR criteria (g)	The building is representative of a type of suburban retail building.
Integrity	Fair to good

**HERITAGE LISTINGS**

Heritage listing/s	Property is not currently listed
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. The presentation of the shop to the street is important and works intended to reinforce the original features of the building should be encouraged where this is commercially viable.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 219 Victoria Road

ITEM DETAILS			
Name of Item	Commonwealth Bank		
Other Name/s Former Name/s	Government Savings Bank State Savings Bank		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	219		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Bank		
Former Use	Bank		
Statement of significance	The completion of the bank in the early 1930s demonstrates the consolidation of the commercial precinct at Gladesville following the coming of the tramway from Sydney in 1910. The bank is an excellent example of a suburban bank of its era in displaying an architectural style and range of construction materials in its front facade which evoke its age and the Commonwealth Bank as owners. The bank's facade is one of a handful in the region, while the bank in retaining its original use continues a use of over half a century.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	The Victoria Road elevation incorporates an Inter-war Art Deco corporate Commonwealth Bank style face with a richly moulded cement rendered elevation above the awning. The windows above awning are timber framed sashes with horizontal glazing bars. Below awning the bank front has been altered with marble wall lining and aluminum framed doors.				
Physical condition Archaeological potential	Physical condition is good. Archaeological potential is low.				
Construction years	Start year	Finish year	1930s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	New banking chamber fitout New awning New below awning planning and finishes				
Further comments	Non-public areas were not inspected.				

HISTORY	
Historical notes	Part of John Doody and Ann Benson's combined land grant of 60 acres of 14/3/1795 and 15/9/1796 respectively, which was initially subdivided in 1855 as part of the Gladesville Estate. A Department of Main Roads plan of 1932 (R26.2113) shows a brick two storey bank owned by the Government Savings Bank. The Sands Directory of 1932 entry lists the State Savings Bank, C. Hall, manager, for this address. Wise's N.S.W. Commercial Directory of 1950 entry lists the Commonwealth Bank for this address.

THEMES	
State historical theme	Commerce Artistic endeavour

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The construction of the bank around 1930 demonstrates the consolidation of the commercial precinct at Gladesville over the 1910s following the coming of the tramway from Sydney in 1910 and onset of road widening works.
Aesthetic significance SHR criteria (c)	The bank is an excellent example of a suburban Commonwealth Bank of its era in displaying an architectural style and range of construction materials which evoke its age, and which provides a positive contribution to the streetscape of the Gladesville shopping precinct.
Rarity SHR criteria (f)	The bank's facade is arguably the best example of the Art Deco style in extant inter-war commercial premises in the Hunters Hill/Ryde area.
Representativeness SHR criteria (g)	The bank is representative of a type of building constructed by the Commonwealth Bank throughout the State in the 1930s.
Integrity	Good

**HERITAGE LISTINGS**

Heritage listing/s	Property is not currently listed.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. A conservation management regime regarding replacing original materials and finishes with similar, appropriate signage, colour scheme, etc. should be instigated where this is commercially feasible.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 220 Victoria Road

ITEM DETAILS			
Name of Item	Christ Church Anglican		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	220		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
Local Government Area/s	Hunter's Hill		
Owner	Church Property Trust		
Current use	Church, school and community hall		
Former Use	Not applicable		
Statement of significance	The completion of the church in the 1870s and 1880s demonstrates the onset and growth of a permanent residential community in the Gladesville area, and continues to provide a focus for sections of the community. The church is a good example of a modest suburban church of its age, and is distinguished by its sandstone construction and setting at the road intersection atop a low rise. The grounds of the church are embellished by a low sandstone wall and highly decorative memorial gates which contribute to the townscape character of the Gladesville shops. The church is one of the earliest extant structures in the Gladesville shopping precinct and one of the most prominent of the non-commercial structures.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION			
Designer	Albert Bond, architect		
Builder/ maker	Peter Hill		
Physical Description	A late nineteenth century Gothic Revival style sandstone church comprising nave, chancel and side vestry and porches. The gable roof is tiled in slate laid in a decorative pattern and retains its sandstone cross. The picture leadlight east window is by Lyon and Cottier and was installed in 1885 and is one of a number of leadlight windows in the eastern half of the building. The church is set within grounds comprising shrubs, paths and school grounds and enclosed by a low sandstone wall. There are memorial gates on Victoria Road. The church is prominently sited at the intersection of Pittwater and Victoria Roads and forms part of a group of buildings with church and community uses.		
Physical condition Archaeological potential	Physical condition is fair.		
Construction years	Start year 1878	Finish year 1885	Circa <input type="checkbox"/>
Modifications and dates	Aluminum framed windows		
Further comments	Interior was not inspected.		

HISTORY	
Historical notes	Part of John Doody and Ann Benson's combined land grant of 60 acres of 14/3/1795 and 15/9/1796 respectively. The land was purchased from Mr Coulter in 1877. The church was designed by the architect Albert Bond, with the stone masonry work completed by Peter Hill. The carpentry and joinery work was undertaken by Mr Albury. The church was opened in November 1878 and enlarged with new side aisles in 1885. The first rector was Archdeacon King. The original leadlight windows are by glass makers Falconer and Ashdown. Additional land was bought and donated by Mrs Cowell in 1880. Memorial gates and original hall were completed in 1926. The Protestant Hall was purchased in 1935, with a new hall being erected on this site in 1988.

<b>THEMES</b>	
<i>State historical theme</i>	Religion Creative endeavour Towns, subdivisions and villages

<b>APPLICATION OF CRITERIA</b>	
Historical significance SHR criteria (a)	The initial completion of the church in the 1870s demonstrates the onset of a permanent residential community in the Gladesville area. The church continues in use and has provided a focus for sections of the community over generations.
Aesthetic significance SHR criteria (c)	The church is a good example of a modest suburban church of the 1880s which is distinguished by its sandstone construction and setting at the road intersection atop a low rise. The grounds of the church are embellished by a low sandstone wall and highly decorative memorial gates.
Rarity SHR criteria (f)	The church is one of the earliest extant structures in the Gladesville shopping precinct and one of the most prominent of the non-commercial structures.
Representativeness SHR criteria (g)	The church is representative of a substantial late nineteenth suburban church building.
Integrity	High

<b>HERITAGE LISTINGS</b>	
Heritage listing/s	The church is listed.

<b>INFORMATION SOURCES</b>				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

<b>RECOMMENDATIONS</b>	
Recommendations	The property should be retained as a heritage item in the Ryde City LEP and subject to the provisions of this planning instrument in regard to development controls. A conservation management regime should be implemented to ensure future replacement of materials with like materials, and place controls on signage, colour schemes, etc. The 1960s hall is not significant. Neighbouring development proposals should be accompanied by a statement to ensure no detrimental impact on the church and its setting.

<b>SOURCE OF THIS INFORMATION</b>				
Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004	
Author of study or report	Paul Davies Pty. Ltd.			
Inspected by	Paul Davies Pty. Ltd.			
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004	



**IMAGES**

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



Image caption	The memorial gates and 1960s hall				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



ITEM DETAILS			
Name of Item	Shops		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	261-263		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Shops		
Former Use	Shops		
Statement of significance	The building is an excellent example of an early twentieth century suburban shop characterised by its decorative detailing above the awning of the street corner façades and demonstrates a phase in the commercial development of Gladesville following the coming of the tramway in 1910. The façade provides a positive contribution to the streetscape of Victoria Road which with the neighbouring churches defines the northern entry to the shopping precinct. The shop is one of a handful of extant c.1900-1910s commercial premises in the Gladesville shopping precinct.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Early twentieth century Federation Free Style two storey terrace of two shops with hall above. Suspended cantilevered awning. Below awning the shop fronts have been altered. Above awning the external wall is face brick with cement rendered string courses and lintels. The elevation is further decorated by brick pilasters which continue up to the parapet. The parapet is defined by a moulded string course and cornice with roughcast entablature. The pediment over the splayed corner has a decorative element of a moulded cement head of a cow. The sash windows to the upper floor hall are timber framed with dark brick lintels with sashes with panels of leadlights. The highly decorated facades address the Victoria/ Pittwater Road intersection.				
Physical condition Archaeological potential	Physical condition is good. Archaeological potential is low.				
Construction years	Start year	Finish year	1910s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Street side elevation has altered.				
Further comments	Interiors and rear yards were not inspected.				

HISTORY	
Historical notes	Part of John Doody and Ann Benson's combined land grant of 60 acres of 14/3/1795 and 15/9/1796 respectively. A Department of Main Roads plan of 1932 (R26.2113) shows a brick two storey shop owned by Giovannia and Lena Lopez. The Sands Directory of 1932 entry lists G. Lopez, fruitier, for no. 261 and Jack Wilson, butcher for 263. Wise's N.S.W. Commercial Directory of 1950 entry lists P.R. Duffy, produce merchant, for no. 261 and John Wilson, butcher for no. 263

<b>THEMES</b>	
<i>State historical theme</i>	Creative endeavour Commerce Towns, subdivisions and villages

<b>APPLICATION OF CRITERIA</b>	
Historical significance SHR criteria (a)	The shop demonstrates a phase in the commercial development of Gladesville following the coming of the tramway in 1910.
Aesthetic significance SHR criteria (c)	The building is an example of an early twentieth century suburban shop characterised by its decorative detailing in the façades above the awning. The varied façade treatment provides a positive contribution to the street intersection.
Rarity SHR criteria (f)	The shop is one of a handful of extant c.1900-1910s commercial premises in the Gladesville shopping precinct.
Representativeness SHR criteria (g)	The building is representative of a type of suburban retail building.
Integrity	High above awning

<b>HERITAGE LISTINGS</b>	
Heritage listing/s	Property is not currently listed

<b>INFORMATION SOURCES</b>				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

<b>RECOMMENDATIONS</b>	
Recommendations	The property should be listed as a heritage item in the Hunter's Hill LEP and be subject to the provisions of this planning instrument in regard to development controls. The presentation of the shop to the street is important and works intended to reinforce the original features of the building should be encouraged where this is commercially viable.

<b>SOURCE OF THIS INFORMATION</b>			
Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 265A Victoria Road

ITEM DETAILS			
Name of Item	St. Andrew's Presbyterian		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	265A		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Church		
Former Use	Not applicable		
Statement of significance	The completion of the church in the 1880s demonstrates the onset and growth of a permanent residential community in the Gladesville area, and continues to provide a focus for sections of the community. The church is a good example of a modest suburban church of its age, and is distinguished by its sandstone construction and setting at the road intersection atop a low rise. The grounds of the church are embellished by a low sandstone wall which contributes to the townscape character of the Gladesville shops. The church is one of the earliest extant structures in the Gladesville shopping precinct and one of the most prominent of the non-commercial structures.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION			
Designer	Not known		
Builder/ maker	J. Park and J. Dakin		
Physical Description	Late nineteenth century Gothic Revival style sandstone church comprising a nave and chancel. The gable roof is tiled in slate laid in a decorative pattern and with six gabled roof vents. The grounds include the sandstone Wallace Park Memorial Classroom of 1917. The grounds are enclosed by a sandstone and wrought-iron picket fence. The church is prominently sited at the intersection of Pittwater and Victoria Roads and forms part of a group of buildings with church and community uses. An honour roll of the 1914-1918 war is located in the church grounds.		
Physical condition Archaeological potential	Generally in good physical condition.		
Construction years	Start year 1888	Finish year 1889	Circa <input type="checkbox"/>
Modifications and dates	Alteration at the rear inclusive of garages.		
Further comments	Interior not inspected.		

HISTORY	
Historical notes	The first Presbyterian services held in region were undertaken at Gladesville in the 1870s in the now demolished Protestant Hall. The site for the church was donated in 1887 by Harriet Miller and formed part of her Sunnyside estate. The foundation stone was laid in October 1888 and the church was opened in July 1889. The church was built by contractors and local residents Messrs J. Park and J. Dakin. The Wallace Park Memorial Classroom was added in 1917, and the original entrance porch was demolished and rebuilt in 1931 due to road widening. Further alterations were made in 1977 to provide an open plan sanctuary.

### THEMES

State historical theme	Religion Creative endeavour Towns, subdivisions and villages
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### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The completion of the church in the 1880s demonstrates the onset of a permanent residential community in the Gladesville area. The church continues in use and has provided a focus for sections of the community over generations.
Aesthetic significance SHR criteria (c)	The church is a good example of a modest suburban church of the 1880s which is distinguished by its sandstone construction and setting at the road intersection atop a low rise. The grounds of the church are embellished by a low sandstone wall and wrought iron balustrade.
Rarity SHR criteria (f)	The church is one of the earliest extant structures in the Gladesville shopping precinct and one of the most prominent of the non-commercial structures.
Representativeness SHR criteria (g)	The church is representative of a substantial late nineteenth suburban church building.
Integrity	High

### HERITAGE LISTINGS

Heritage listing/s	The church is listed.
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### INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

### RECOMMENDATIONS

Recommendations	The property should be retained as a heritage item in the Ryde City LEP and subject to the provisions of this planning instrument in regard to development controls. A conservation management regime should be implemented to ensure future replacement of materials with like materials, and place controls on signage, colour schemes, etc. Neighbouring development proposals should be accompanied by a statement to ensure no detrimental impact on the church and its setting.
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### SOURCE OF THIS INFORMATION

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



### 310 Victoria Road

ITEM DETAILS			
Name of Item	Ventner's Cottage		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name			
Street number	310		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
Local Government Area/s	Ryde City		
Owner	Private		
Current use	Residential		
Former Use	Residential		
Statement of significance	The property demonstrates a phase in the development of Gladesville as a place of residence in the mid and late nineteenth century with a sandstone cottage which is a good example of a nineteenth century substantial cottage that is highly visible in the streetscape. The cottage is unique within the context of the northern edge of the Gladesville shops precinct.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	A mid nineteenth century sandstone cottage with a tiled hipped roof and half hip over rear wing, and tiled timber framed verandah. Timber framed multi-paned timber sash windows with timber louvred shutters which may be c.1930s reconstructions, as may be alterations to the verandah roof. Symmetrical Georgian style front elevation with French doors and 24 pane window sash. Sandstone window and door sills and lintels. Recent residential development at rear of the site.				
Physical condition Archaeological potential	The building appears to have been restored in recent years and is well maintained. The stonework is generally in good condition except for the chimney.				
Construction years	Start year	Finish year	1860s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Possible inter-war alterations to windows and veranda Recent two-storey townhouse complex at rear of the site.				
Further comments	The interior and grounds were not inspected.				

HISTORY	
Historical notes	Part of William House's land grant of 60 acres of 22/7/1795. An area of 8 acres of the grant was sold to Silas Sheather in 1859. Sheather, who had been a gardener at the Macarthur family's Elizabeth Farm and owner of a nursery named Camellia Grove, erected the stone cottage around 1860. The property was later owned by Benjamin Venters, a building contractor (1869), the prominent merchant and MLC John Frazer (1870-1885) and Gerard Edgar Herring (1885-1921). Both Venters and Frazer lived at the property. The existing allotment was established in the Hepburn Herring estate subdivision of 1921 in which a cottage is shown on this allotment.

THEMES	
State historical theme	Agriculture Accommodation Towns, subdivisions and villages



**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The property demonstrates a phase in the development of Gladesville as a place of residence in the mid and late nineteenth century.
Aesthetic significance SHR criteria (c)	The cottage is a good example of a nineteenth century substantial sandstone cottage which is highly visible in the streetscape.
Rarity SHR criteria (f)	The cottage is unique within the context of the northern edge of the Gladesville shops precinct.
Representativeness SHR criteria (g)	The cottage is representative of a type of housing of its era.
Integrity	High, albeit reconstructed and restored.

**HERITAGE LISTINGS**

Heritage listing/s	Property is currently listed in Ryde City Council LEP 105.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-
Written	Martin, M	Victoria Road		Ryde City Council Library

**RECOMMENDATIONS**

Recommendations	The property should be retained as a heritage item in the Ryde City LEP and subject to the provisions of this planning instrument in regard to development controls. The property could be converted to commercial use provided there is no detrimental impact on the presentation of the cottage, its setting, and, subject to further investigation, its internal plan form and fittings. The existing conservation management regime regarding replacing materials with like materials, signage, colour scheme, etc. should be maintained. New neighbouring development should respect the scale of the cottage.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 328 Victoria Road

ITEM DETAILS			
Name of Item	Freedom Furniture		
Other Name/s Former Name/s	Victory Theatre		
Item type (if known)	Built		
Area, Group, or Collection Name	Not applicable		
Street number	328		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Ryde City		
Owner	Private		
Current use	Retail salesroom		
Former Us	Picture theatre		
Statement of significance	The completion of the cinema in the mid 1920s demonstrates the consolidation of commercial development at Gladesville following the coming of the tramway from Sydney in 1910. The building is a good example of a suburban cinema of the inter-war in displaying an architectural style and range of construction materials in its front facade that evoke its age. The former cinema is one of a handful in the region.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	C. Reynolds Winter				
Builder/ maker	A. McLintock				
Physical Description	Inter-war Free Classical style two storey rendered brick former picture theatre. Below awning the original facade treatment has been removed but above this original detailing remains. This is characterized by the rendered pilasters and pediment, centred leadlight window and flanking round windows. Set behind the prominent parapet, the roof is half-hipped with corrugated iron sheeting and batted boxed-in eaves. The building is located on Victoria Road and contributes to the definition of a small precinct of inter-war developments comprising the Catholic Church and former produce store at 325 Victoria Road.				
Physical condition and Archaeological potential	Physical condition is good. Low archaeological potential.				
Construction years	Start year	Finish year	1927	Circa	<input type="checkbox"/>
Modifications and dates	New awning and entries to side Bricked-in original openings on side Alterations at rear New metal framed windows Removal of theatre fittings and interior fitout				
Further comments	Non-public areas were not inspected.				

HISTORY	
Historical notes	In 1926 Gus Rowe opened the Victory Theatre within the newly subdivided Osgathorpe Estate. The theatre was designed by architect C. Reynolds Winter and built by A. McLintock. In a review by the trade journal <i>Building</i> the building was considered 'a notable addition to the architectural features of (Gladesville). Building also reported: 'externally, the building is composed of a shop on each side of the main entrance with cantilever awnings along the complete frontage, surmounted by a simple classic superstructure just high enough to hide the roof. Internally, the arrangements of sloping floor, screen, platform, gallery, operating box, staircases and exits area all good; but the main feature of the design is the attention given to ventilation ... The ceiling is of paneled wood lattice work, above which

	are four enormous updraft ventilators ... The interior walls are bagged and coloured with plastered pilasters to carry the seven roof trusses. A pleasing feature about the design is the way in which the architect has utilized natural advantages in the site. ... The planning .. is exceedingly straightforward and formal, but is accommodates a large audience of about fourteen hundred of which 1060 odd persons may be seated on the ground floor. The line of the chairs follows concentric arcs and each patron should get a good view of the stage. There are five exists in addition to those into the main vestibule. On either side of the latter are small apartments approached from the interior of the theatre. One is used as a store, the other as an office. ... Access to the balcony is obtained by two staircases from the vestibule. The landing is on the aisle which bisects the gallery dividing the front rows from the back. The stage is a fairly wide one and is provided with dressing rooms. An engine room is also provided at the rear. The operator's room together with the necessary winding room is at the back of the gallery section.
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#### THEMES

<i>State historical theme</i>	Creative endeavour Recreation Towns, subdivisions and villages
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#### APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	The construction of the former picture theatre in 1926 demonstrates the consolidation of commercial development at Gladesville following the coming of the tramway from Sydney in 1910 and onset of road widening works of the 1930s. The scale of the theatre demonstrates both growth in the residential population of the area and optimism in the future of the district.
Aesthetic significance SHR criteria (c)	The hotel is a good example of a suburban theatre of its era in displaying an architectural style and range of construction materials which evoke its age. The scale of the front facade and architectural detailing provides a landmark on Victoria Road.
Rarity SHR criteria (f)	The building is one of a handful of extant inter-war picture theatres in the Hunters Hill/Ryde district and the largest and most aesthetically significant in the Gladesville/Hunters Hill area.
Representativeness SHR criteria (g)	The building is representative of a suburban picture constructed throughout the State in the 1930s.
Integrity	Exterior – good. Interior - poor

#### HERITAGE LISTINGS

Heritage listing/s	Property is not currently listed
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#### INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-
Written	Building	-	May 1927	State Library

#### RECOMMENDATIONS

Recommendations	The property should be listed as a heritage item in the Ryde City LEP and be subject to the provisions of this planning instrument in regard to development controls. Remnant original features should be retained and conserved, and proposed new elements should respect original design features.
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#### SOURCE OF THIS INFORMATION

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form	Paul Davies Pty. Ltd.	Date	12/2004

completed by			
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**IMAGES**

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



### 329 Victoria Road

ITEM DETAILS			
Name of Item	Our Lady of Peace Catholic Church and School		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name			
Street number	329		
Street name	Victoria		
Suburb/town	Gladesville	Postcode	2111
LGA	Ryde City		
Owner	Private		
Current use	Church and school		
Former Use	Not applicable		
Statement of significance	The initial construction of the church in 1925 demonstrates the residential growth of Gladesville from the 1910s following the coming of the tramway from Sydney in 1910. The church is a good example of a modest suburban church of the 1930s which is distinguished by its embellished façade decoration and setting atop a low rise and its neighbouring school hall. The church continues in use and has provided a focus for sections of the community over generations.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION			
Designer	Hennessey and Hennessey (attributed)		
Builder/ maker	A. Butcher		
Physical Description	Inter-war Romanesque Catholic church building. Terracotta tiled gabled roof with boxed-in eaves. Contrasting dichromatic face brick work highlighted the half-round window openings, string course, frieze and basecourse. Sympathetic and substantial c.1960s addition at rear completed the church. Asymmetrical massing of front elevation balanced by off-centre cupola and centred pediment. Evidentially originally designed with a symmetrical elevation with the key stones extant on the south wall. Grounds comprise a brick school hall of the 1920s, a concrete paved car park and forecourt, and treed playground.		
Physical condition Archaeological potential	The physical condition is good. Archaeological potential is low.		
Construction years	Start year 1925	Finish year 1960s	Circa <input checked="" type="checkbox"/>
Modifications and dates	1960s rear addition		
Further comments	Interiors were not inspected.		

HISTORY	
Historical notes	Prior to the completion of the church the Catholic community of Gladesville worshiped at Ryde or Villa Maria. The foundation stone was laid on 6 <sup>th</sup> March 1925 by Archbishop Kelly. The neighbouring school was completed in 1925 and added to in 1929. The church evidently was not completed until the 1960s, although the front elevation remains to be completed.

THEMES	
State historical theme	Religion Creative endeavour Towns, subdivisions and villages

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The initial construction of the church in 1925 demonstrates the residential growth of Gladesville from the 1910s following the coming of the tramway from Sydney in 1910. The church continues in use and has provided a focus for sections of the community over generations.
Aesthetic significance SHR criteria (c)	The church is a good example of a modest suburban church of the 1930s which is distinguished by its embellished façade decoration and setting atop a low rise and its neighbouring school hall.
Rarity SHR criteria (f)	The church is the most prominent of the non-commercial structures erected in the inter-war era at the northern edge of Gladesville.
Representativeness SHR criteria (g)	The church is representative of a modest inter-war suburban church building.
Integrity	High

**HERITAGE LISTINGS**

Heritage listing/s	The building is listed.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be retained as a heritage item in the Ryde City LEP and be subject to the provisions of this planning instrument in regard to development controls. A conservation management regime should be implemented to ensure future replacement of materials with like materials, and place controls on signage, colour schemes, etc. Neighbouring development proposals should be accompanied by a statement to ensure no detrimental impact on the church and its setting. The 1920s school hall should be included in the listing.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

**IMAGES**

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.





### 336 Victoria Road

ITEM DETAILS			
Name of Item	Timber yard		
Other Name/s Former Name/s	Osgathorpe		
Item type (if known)	Archaeological		
Area, Group, or Collection Name	Not Applicable		
Street number	336		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
Local Government Area/s	Ryde City Council		
Owner	Private		
Current use	Disused		
Former Use	Timber yard		
Statement of significance	This relatively undisturbed and large site is the largest and least developed in the Gladesville shops area with demonstrated past site uses of high research value.		
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

DESCRIPTION						
Designer	Not known					
Builder/ maker	Not known					
Physical Description	Former commercial timber yard complex comprising lightly framed storage and administrative buildings, storage yards, joinery workshops, and an elevated reinforced concrete reservoir. The yard is set below the level of Victoria Road and this allows views over the region. There is a large hard standing area.					
Physical condition Archaeological potential	This relatively undeveloped site has the potential to reveal new information about former site uses.					
Construction years	Start year	1840s	Finish year	1950s	Circa	<input checked="" type="checkbox"/>
Modifications and dates	Nineteenth century houses were demolished in the 1950s.					
Further comments	Site inspected from the road.					

HISTORY	
Historical notes	Part of William Tyrell's land grant of 30 acres of 18/12/1799. Part of the Osgathorpe estate subdivision of 1921. The Water Board survey of April 1929 records these allotments were not developed except for the brick residence named Osgathorpe. The Le Gay Brereton family's now demolished Osgathorpe comprised a number of buildings developed from the 1830s with the main house being built in the early 1880s. Le Gay Brereton came to Gladesville in the early 1860s and the family lived here until the 1920s. During this period it was visited by many in Sydney's literary world including poet Henry Kendall and writer Henry Lawson. It has long been reputed that an earlier cottage on the site known as Isaac's was the last lodging place in Sydney of explorer Ludwig Leichhardt prior to his fatal expedition of 1848. The historic residences were demolished by 1957.

THEMES	
<i>State historical theme</i>	Persons Agriculture Towns, subdivisions and villages

**APPLICATION OF CRITERIA**

Technical/Research significance SHR criteria (e)	The relatively undisturbed and large site was developed from the 1830s. Archaeological excavation may new information about the multi- layered site uses.
Rarity SHR criteria (f)	The site is the largest and least developed in the Gladesville shops area with demonstrated past site uses of high research value.

**HERITAGE LISTINGS**

Heritage listing/s	The site is not listed.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-
Written	Martin, M.,	Osgathorpe,		Ryde Library & Information Services, Local Studies Leaflet Series

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Ryde City LEP and be subject to the provisions of this planning instrument in regard to development controls as a site of archaeological significance.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



### 390 Victoria Road

ITEM DETAILS			
Name of Item	Gladesville Hotel		
Other Name/s Former Name/s	Sawdust Hotel		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	390		
Street name	Victoria Road		
Suburb/town	Gladesville	Postcode	2111
LGA	Hunter's Hill		
Owner	Private		
Current use	Licensed hotel		
Former Use	Licensed hotel		
Statement of significance	The completion of the hotel in the early 1930s demonstrates the consolidation of the commercial precinct at Gladesville following the coming of the tramway from Sydney in 1910. The hotel is a good example of a suburban hotel of its era in displaying an architectural style and range of construction materials in its front facade which evoke its age. The hotel has particular historic associations with the light engineering and building trade in the vicinity. The hotel is one of a handful of pre 1940s hotels in the region.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Inter-war Georgian Revival style brick (painted) two storey licensed hotel with glazed terracotta tiled hipped roof with boxed eaves. Symmetrical elevation to Victoria Road. Timber framed multi-paned sash windows and doors. Suspended cantilevered awning with modern steel panel soffit. Below awning original plan form is mostly intact, but tiles have been removed. Bar areas refurbished.				
Physical condition Archaeological potential	Physical condition is good. Archaeological potential is poor.				
Construction years	Start year	Finish year	1930	Circa	<input type="checkbox"/>
Modifications and dates	Refurbished bar areas and removal of front wall tiles.				
Further comments	Upper floor area was not inspected.				

HISTORY	
Historical notes	Part of William Tyrell's land grant of 30 acres of 18/12/1799. Part of the Osgathorpe estate subdivision of 1921. The hotel was erected for retired police detective Jack Hawe.

THEMES	
State historical theme	Commerce Creative Endeavour Towns, subdivisions and villages

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The construction of the hotel around 1930 demonstrates the growth of Gladesville from the 1910s following the coming of the tramway from Sydney in 1910 and onset of road widening works. The timing of the opening of the hotel is associated with the development of employment base of light industrial and building trades at the northern fringe of Gladesville.
Aesthetic significance SHR criteria (c)	The hotel is a good example of a suburban hotel of its era in displaying an architectural style and range of construction materials which evoke its age. The prominent location atop the rise of a hill and built form of the hotel provides an item of landmark status.
Rarity SHR criteria (f)	The hotel is one of a handful of extant inter-war hotels in the Hunters Hill/Ryde area and one of the few historic structures at the northern fringe of the Gladesville shop precinct. .
Representativeness SHR criteria (g)	The hotel is representative of a type of building constructed throughout the State in the 1930s.
Integrity	Good

**HERITAGE LISTINGS**

Heritage listing/s	Property is not currently listed.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Ryde City Council LEP and be subject to the provisions of this planning instrument in regard to development controls. A conservation management regime regarding replacing original materials and finishes with similar, appropriate signage, colour scheme, etc. should be instigated where this is commercially feasible.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

Image caption	The Victoria Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



ITEM DETAILS			
Name of Item	Rectory		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	1B		
Street name	Western Crescent		
Suburb/town	Gladesville	Postcode	2111
LGA	Ryde City		
Owner	Private		
Current use	Rectory		
Former Use	Not applicable		
Statement of significance	The rectory demonstrates the growth of Christ Church and the broader Gladesville community following the coming of the tramway in 1910. The building is an excellent example of an early twentieth century good quality residential development characterised by its decorative detailing and plan form.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Early twentieth century Federation Arts and Crafts two storey brick villa located at the rear of the grounds of Christ Church at a street intersection. The facades feature dichromatic face brickwork and pebbledash render, multi-paned sash windows, sandstone basecourse and a verandah with period timber detailing. The multiple hipped roof with terracotta tiles has exposed eaves.				
Physical condition Archaeological potential	Physical condition is good. Archaeological potential is low.				
Construction years	Start year	Finish year	1910	Circa	<input type="checkbox"/>
Modifications and dates					
Further comments	Interior and grounds were not inspected.				

HISTORY	
Historical notes	The land for the rectory was purchased in 1905 from Mr Herring. The rectory was built in 1910 in the year of the tramway completion. The building was built by Mr Pouley at a cost of £1,035. Additions to the rectory were completed in 1926. The original rectory was Ellora, the former home of the Herring family.

THEMES	
State historical theme	Accommodation Religion

**APPLICATION OF CRITERIA**

Historical significance SHR criteria (a)	The rectory demonstrates the growth of Christ Church and the broader Gladesville community following the coming of the tramway in 1910.
Aesthetic significance SHR criteria (c)	The building is an excellent example of an early twentieth century good quality residential development characterised by its decorative detailing and plan form.
Rarity SHR criteria (f)	The building is the only example of an extant c.1900-1910s residence of its type in the Gladesville shopping precinct.
Representativeness SHR criteria (g)	The building is representative of a type of suburban dwelling of the early twentieth century.
Integrity	High

**HERITAGE LISTINGS**

Heritage listing/s	The building is not currently listed.
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**INFORMATION SOURCES**

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

Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

**RECOMMENDATIONS**

Recommendations	The property should be listed as a heritage item in the Ryde City LEP and subject to the provisions of this planning instrument in regard to development controls. The property could be converted to non-residential uses provided there is no detrimental impact on the presentation of the building, interior plan form, and its setting. The existing conservation management regime regarding replacing materials with like materials, colour scheme, etc. should be maintained. Major development proposals should be accompanied by a conservation plan.
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**SOURCE OF THIS INFORMATION**

Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004



IMAGES

Image caption	The Jordan Road elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



## 6-8 Western Avenue

ITEM DETAILS			
Name of Item	Jordan Hall		
Other Name/s Former Name/s	Not applicable		
Item type (if known)	Built		
Area, Group, or Collection Name	Gladesville Shops Conservation Area		
Street number	6-8		
Street name	Western Crescent		
Suburb/town	Gladesville	Postcode	2111
LGA	Ryde City		
Owner	Government		
Current use	Community halls		
Former Use	Not applicable		
Statement of significance	Jordan Hall represents a continuum of (originally) church affiliated community uses that were initially established in 1867 in the now demolished Protestant Hall and demonstrates the consolidation of Gladesville in the 1910-1930s as a centre servicing the district of Gladesville and Hunters Hill. The hall is a good example of a modest community hall of the period with embellished facades that terminate a vista down Jordan Road. It is the only community facility erected prior to 1950 extant in the Gladesville shops precinct.		
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>	

DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	Inter-war Free Classical style brick single storey halls, and covered porch. The Jordan Street elevation of the main hall, which is prominent from Victoria Road, is characterised by the symmetrical design of dichromatic face brick masonry decorated by recessed stringcourse, moulded cement entablature, pediments and parapet. The front windows are steel framed casements, and the secondary elevations have timber framed multi-paned sashes. A smaller contemporary hall on north side of the connecting porch. The walls gabled roofs with corrugated metal sheeting and roof vents. The interior of the main hall is simply decorated with exposed painted brick walls and steel roof trusses. The porch contains foundation and opening stones of October 1938. The hall is located in the vicinity of the church group of Christ Church and St. Andrew's and contributes to a definition of a precinct of church/ community related uses.				
Physical condition Archaeological potential	The buildings have been recently refurbished and the physical condition is good. Archaeological potential is low.				
Construction years	Start year	Finish year	1938	Circa	<input type="checkbox"/>
Modifications and dates	New window arch bars New Colorbond roof sheeting and vents Some windows openings have been altered Florescent light standards and RSL sign				
Further comments					

HISTORY	
Historical notes	The completion of the Jordan Hall in 1938 is associated with the widening of Victoria Road and demolition of the Protestant Hall, which was erected in 1867 by the Royal Orange Lodge. The new hall was open on 12 <sup>th</sup> October 1938 by C. E. Jordan.

<b>THEMES</b>	
<i>State historical theme</i>	Creative endeavour

<b>APPLICATION OF CRITERIA</b>	
Historical significance SHR criteria (a)	The hall demonstrates the consolidation of Gladesville in the 1910-1930s as a centre servicing the district of Gladesville and Hunters Hill. The hall represents a continuum of church affiliated community uses that were initially established in 1867. The building of the hall was a direct consequence of the resumption of the first hall and widening of Victoria Road.
Aesthetic significance SHR criteria (c)	The hall is a good example of a modest community hall of the period with embellished facades that terminate a vista down Jordan Road.
Rarity SHR criteria (f)	The hall is the only community facility erected prior to 1950 extant in the Gladesville shops precinct.
Integrity	High

<b>HERITAGE LISTINGS</b>	
Heritage listing/s	The building is not currently listed.

<b>INFORMATION SOURCES</b>				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Paul Davies Pty Ltd	The Gladesville Shops Heritage Assessment	2004	-

<b>RECOMMENDATIONS</b>	
Recommendations	The property should be listed as a heritage item in the Ryde City LEP and subject to the provisions of this planning instrument in regard to development controls. The existing uses should be retained. The existing conservation management regime regarding replacing materials with like materials, colour scheme, etc. should be maintained. Major development proposals should be accompanied by a conservation plan. The RSL sign should be either removed or replaced with more appropriate signage.

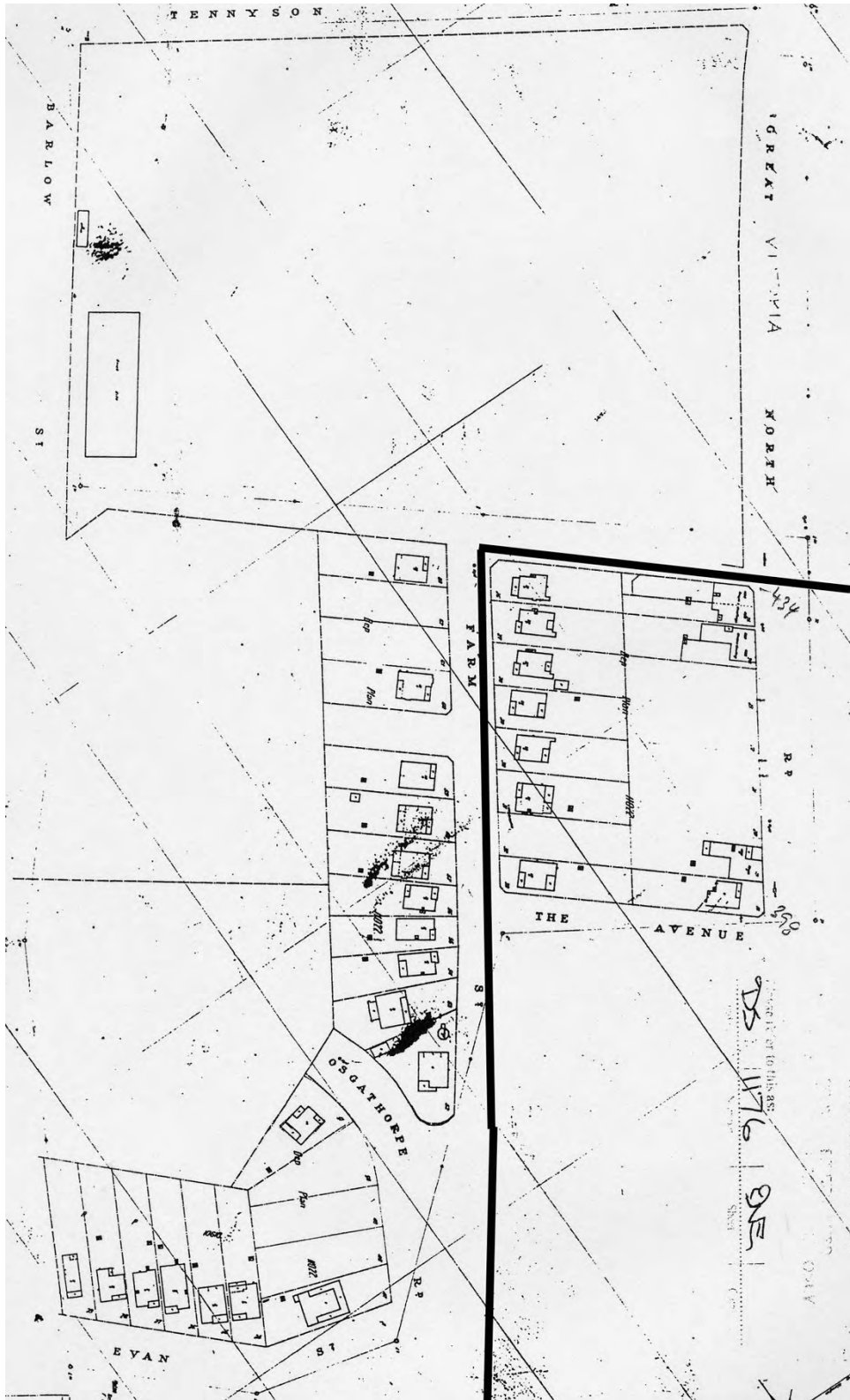
<b>SOURCE OF THIS INFORMATION</b>			
Name of study or report	The Gladesville Shops Heritage Assessment	Year of study or report	2004
Author of study or report	Paul Davies Pty. Ltd.		
Inspected by	Paul Davies Pty. Ltd.		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Paul Davies Pty. Ltd.	Date	12/2004

IMAGES

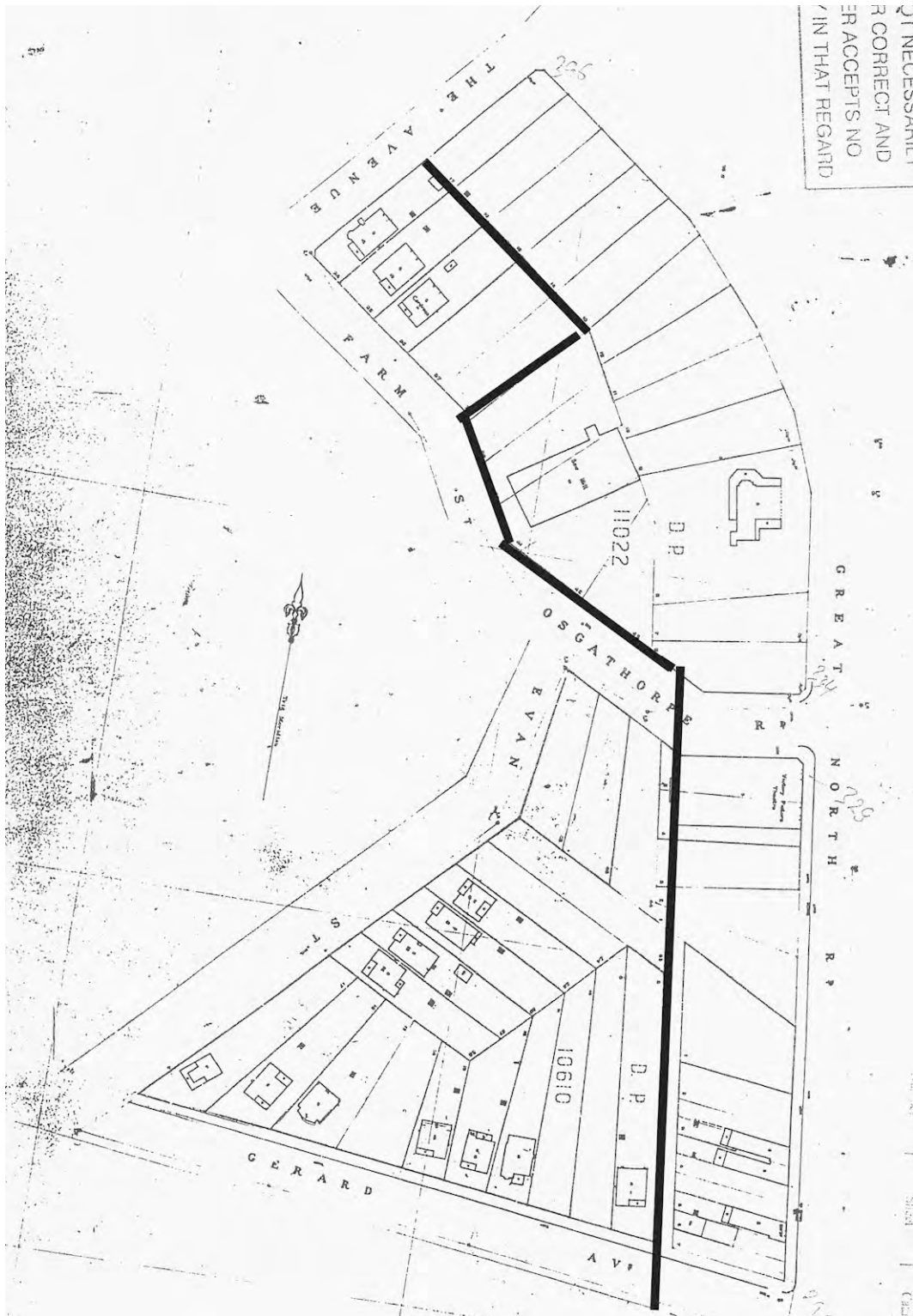
Image caption	The Western Avenue elevation				
Image year	2004	Image by	Paul Davies Pty. Ltd.	Image copyright holder	Paul Davies Pty. Ltd.



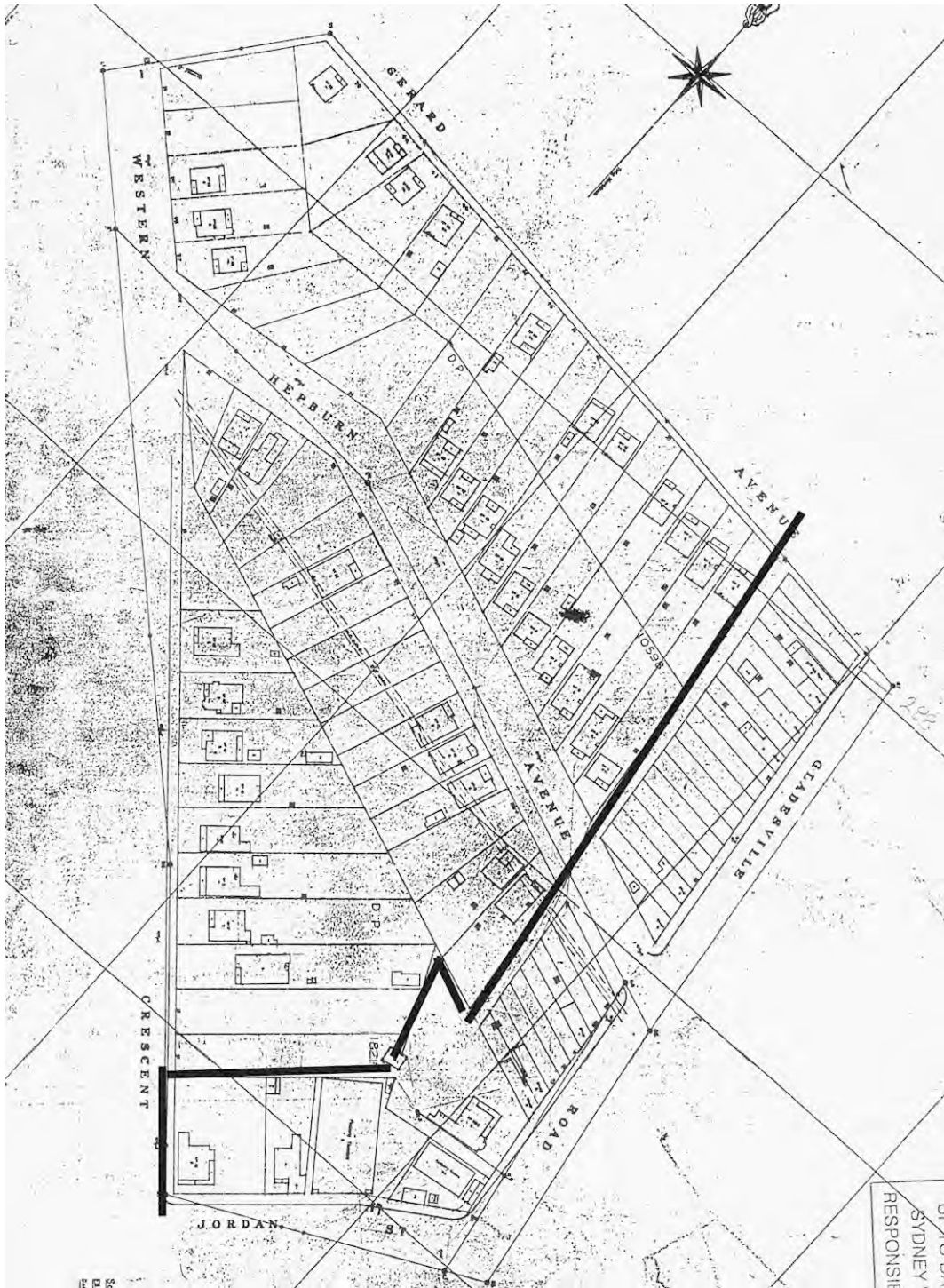
## Appendix G – WATER BOARD PLANS (RYDE LGA)



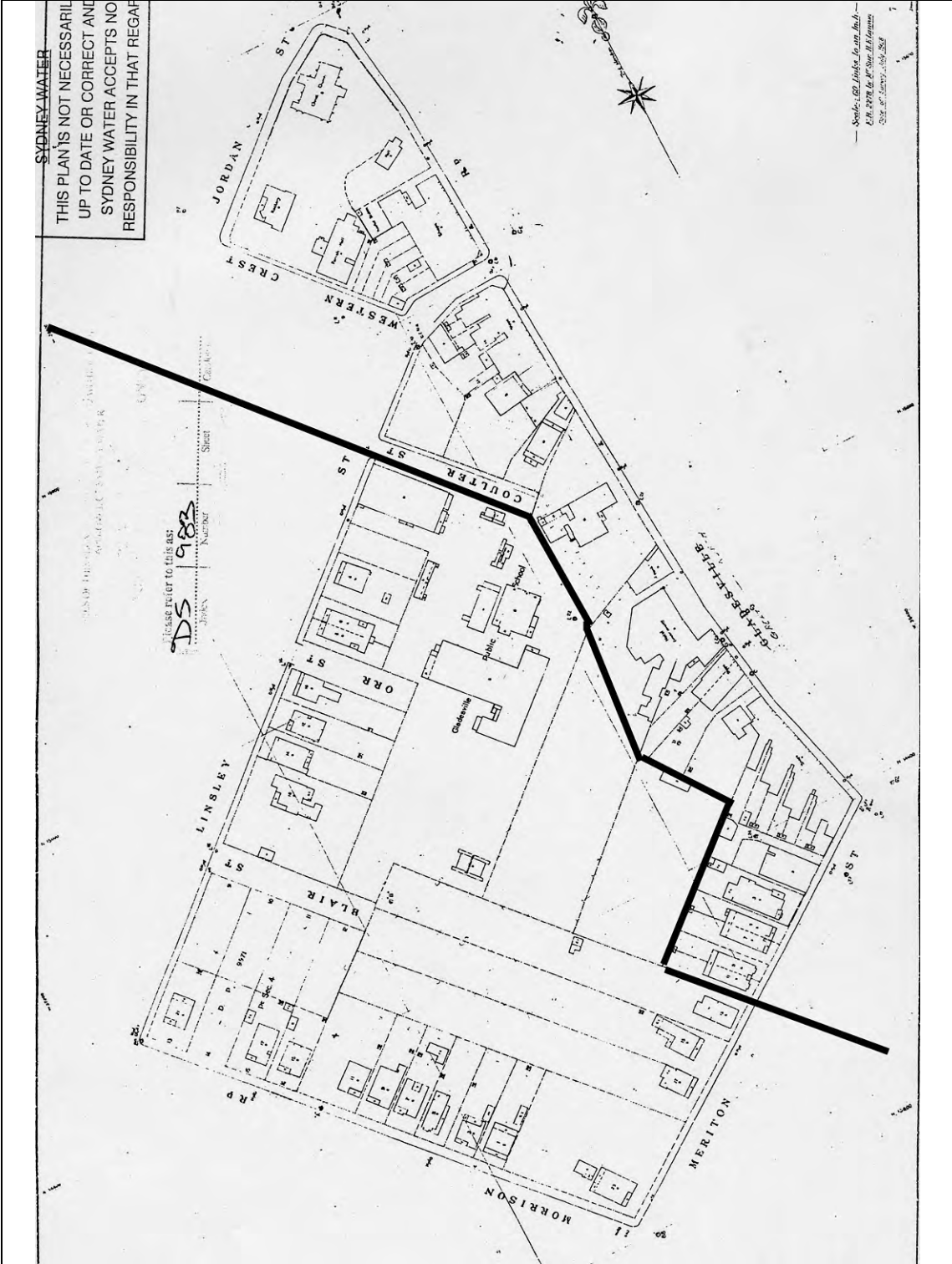
Victoria Road – West Side  
Water Board Ryde Sheet 14, dated January 1930. Source: Sydney Water Corporation



Victoria Road – West Side  
Water Board Ryde Sheet 13, dated April 1929. Source: Sydney Water Corporation

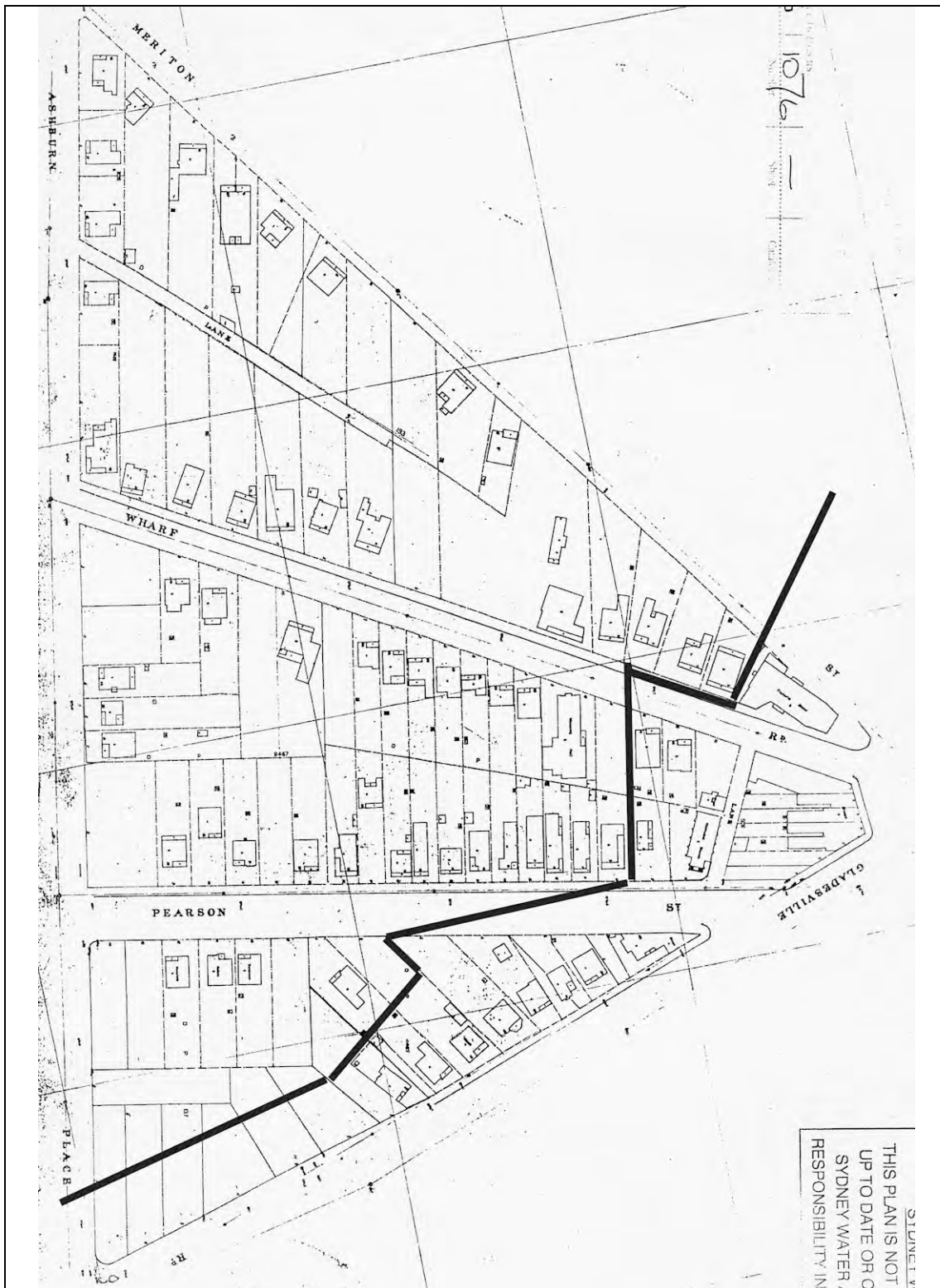


Victoria Road – West Side  
Water Board Ryde Sheet 10, dated August 1928. Source: Sydney Water Corporation

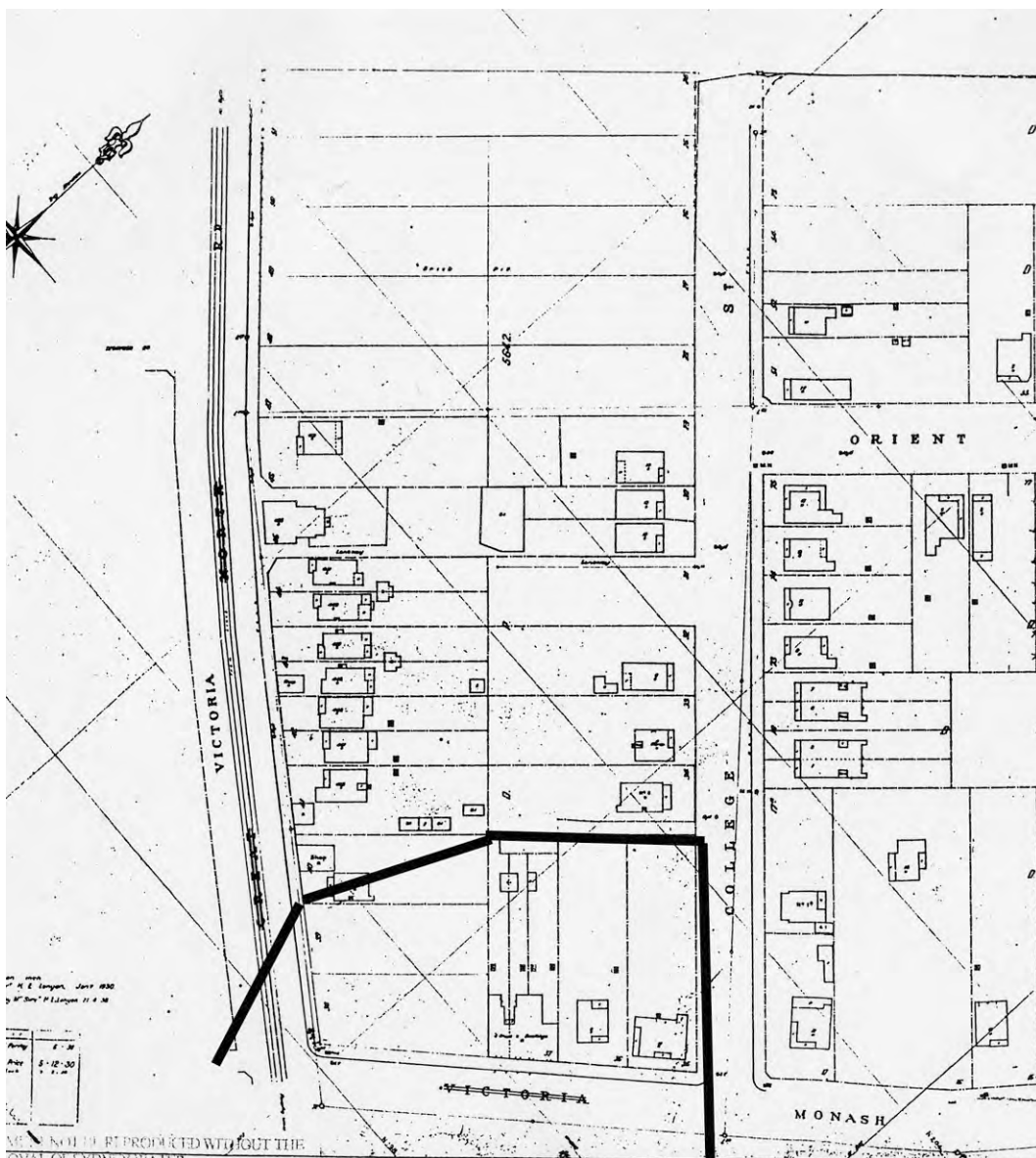


Victoria Road – West Side  
 Water Board Ryde Sheet 6, dated July 1928. Source: Sydney Water Corporation





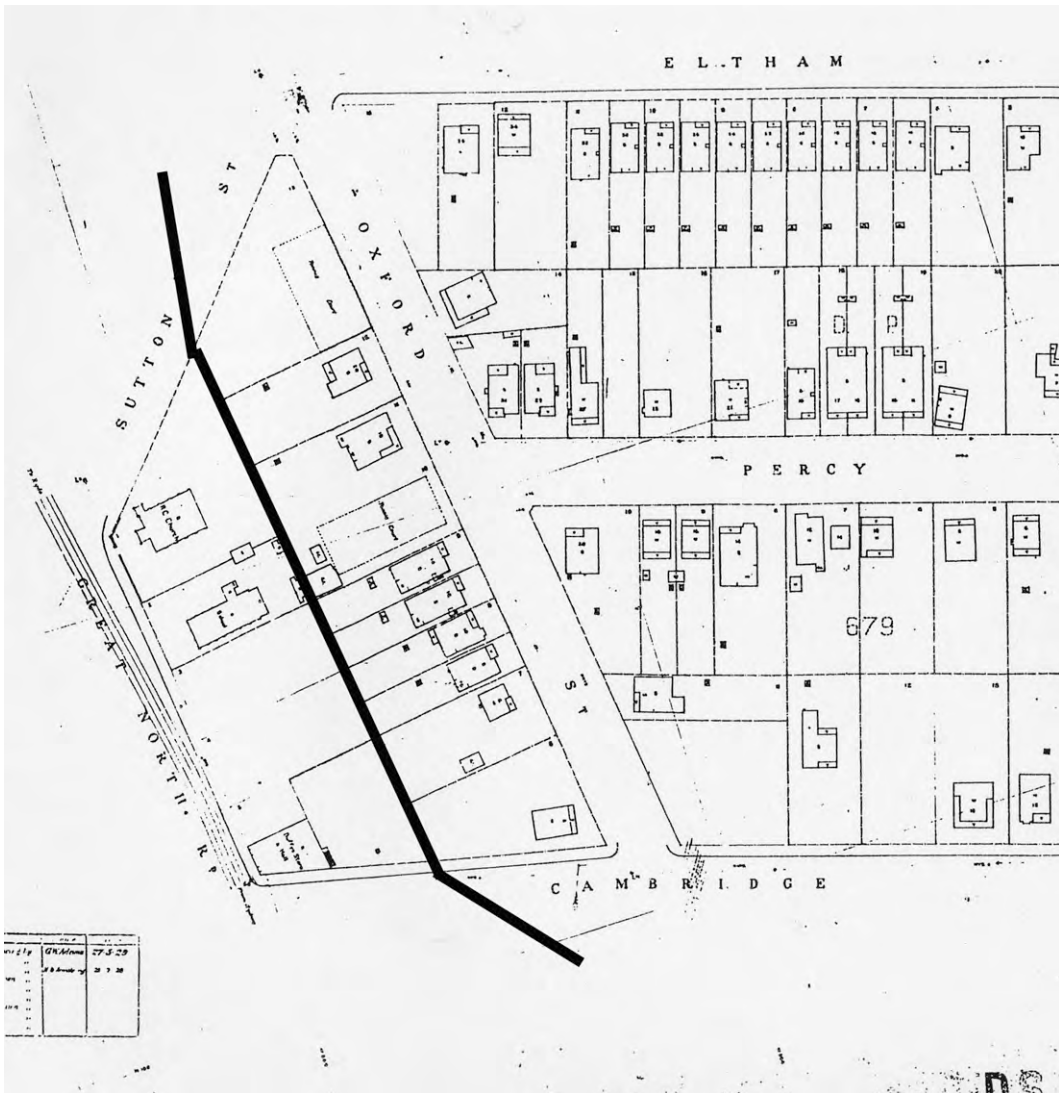
Victoria Road – West Side  
 Water Board Ryde Sheet 5, dated July 1928. Source: Sydney Water Corporation



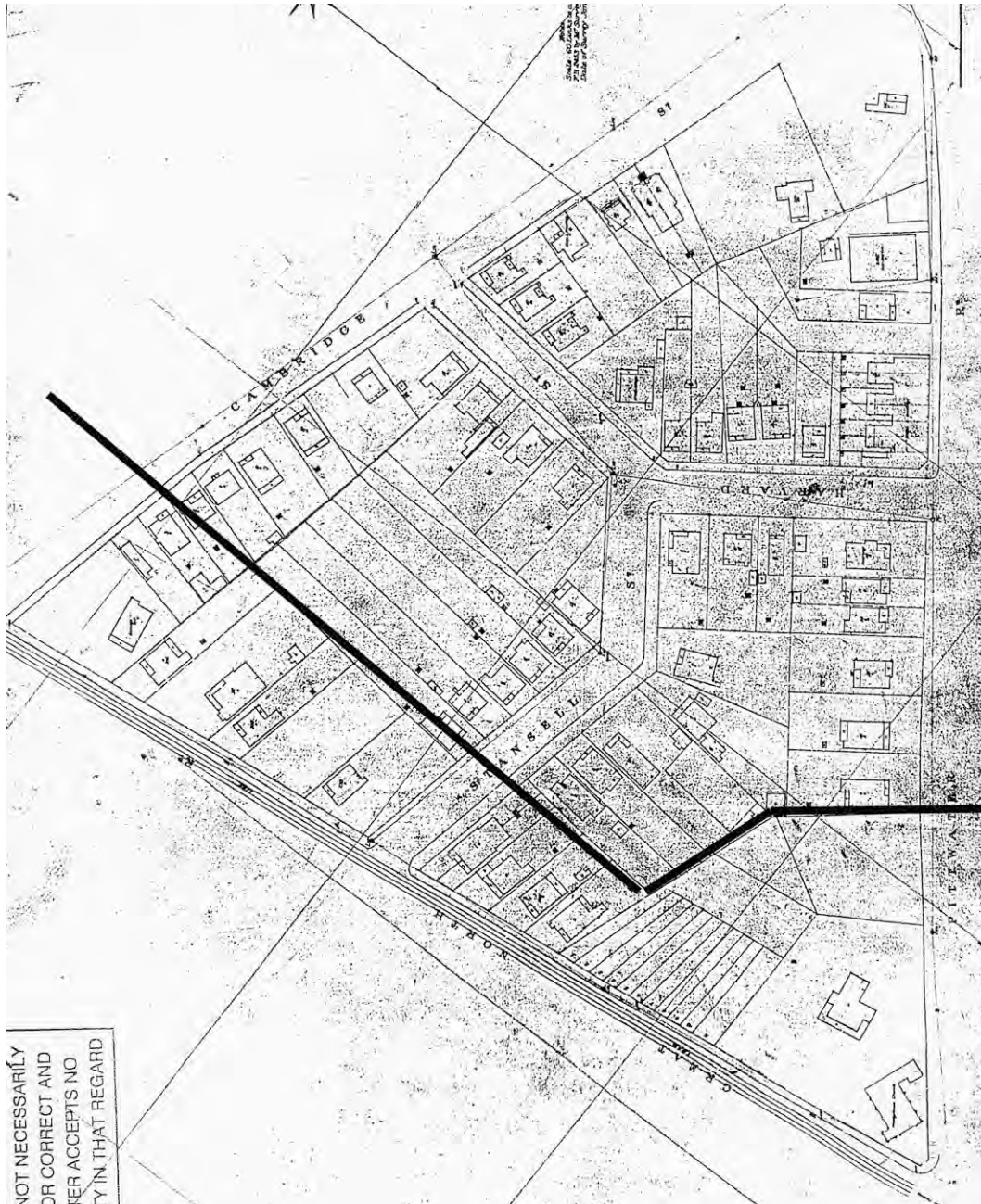
Victoria Road – East Side  
 Water Board Ryde Sheet 64, dated January 1930. Source: Sydney Water Corporation



Victoria Road – East Side  
Water Board Ryde Sheet 65, dated April 1929. Source: Sydney Water Corporation



Victoria Road – East Side  
 Water Board Ryde Sheet 12, dated April 1929. Source: Sydney Water Corporation



Victoria Road – East Side

Water Board Ryde Sheet 11, dated January 1929. Source: Sydney Water Corporation

