

Wingecarribee Shire

Heritage Study 2021-23

A Community Based Heritage Study

Volume 3.12

Preliminary Evidence Sheets for **Moss Vale**

August 2023



We're with you

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Part A: Recommended Heritage Places



Argyle Street, Moss Vale. Cottage Distribution Electrical Substation

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

[No statement of significance even though the item was recommended for listing.]

Description

October 2020: A small classically pedimented and detailed, painted brick structure built in 1936. Structure has the raised letters WSC in the pediment section.



Internet Review

No info on this site

History

Historical Research by David Baxter 2021

Moss Vale was the third town in the colony to install an electric light system. Tamworth on 10-6-1888, Young 11-12-1889, Moss Vale 20-3-1890 In June 1889 the tender of Wood and Co. was accepted for a scheme to light both streets and private homes with electricity. In 1909 Council decided to take over the electric light plant and approval was given to raise a loan for this purpose. The light plant was acquired in 1911 and in 1912 a vote of ratepayers favoured the raising of a loan to complete the lighting scheme. Current was used from Port Kembla from October 1924.

The electricity sub-station at the junction of Valetta and Argyle Streets was built in 1936 and was designed by Henry Sheaffe of Bowral and built by the Wingecarribee Shire Council who leased the land off the railway. The Council purchased the front block of land where the sub-station is built, off the railways on 4-8-1936 and the block behind it on 12-11-1951. Trevor Sutton is retired. David Baxter

has all the plans and deeds of the substation in his archives and did a comprehensive report to Integral Energy in June 2006. (Researched by David Baxter Moss Vale historian 5-1-2021))

Built as a cottage distribution station for Moss Vale, the sub-station has been superseded by more compact new technology. Master Plan Committee chairman Duncan Gair said the sub-station was de-commissioned when he was "in short pants".

Integral has listed the building on its heritage register and will hold further discussions with Wingecarribee Shire Council through the Master Plan Committee on ways the building could be restored and put to use. (Sydney Herald News, Monday 06 March, 2006, p3)

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

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

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

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

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

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

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

Henry served his community in other ways including:

1925 -1949 Honorary Architect to the Berrima District Hospital

Member of Masonic Lodge Camarvon No 172. His name appears on the Past Masters Board for the year of 1927.

Secretary School of Arts and Library Committee 1932 to 1939 and President from 1939 to 1947.

President of the Bowral Horse Show and Gymkhana Society 1931-1946.

Committee Member of Bowral Golf Club 1941 to 1944 and in 1953. Vice President 1945 - 1951 and President in 1952.

Senior War Warden for his section of the Glebe Estate in Bowral from 1942

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

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

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

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

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

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

1917 Newbold's Store, 309 Bong Bong Street Bowral. In 2021 this building includes the Bookshop Bowral store.

1917 small power plant house for St Judes Church in Bendooley Street, Bowral

1920 WWI memorial obelisk in Memorial Park in the main street of Bowral built by Loveridge and Hudson using local trachyte stone from Mt Gibraltar

1920 memorial entrance gates and honour roll at St Judes Church in Bendooley Street, Bowral (iron gates and roof added later). Erected by D. Dunwoodie. *The Robertson Advocate* 5/11/1920.

1920 Mouquet the 1920 War Widow House at 37 Woodbine/Bundaroo Street, Bowral

1925 Hampshire and Moore motor and engineering building in the main street of Bowral on the corner of Bowral Street

1927-28 House at 5 Edward Street, Bowral (Glebe Estate)

1929 CWA building in Corbett Gardens, Bowral

1931 St Marks Church at 1540 Kangaloon Road, Kangaloon. Built by Mr. L. G. Price, of Bowral. Converted to a residence in the 1990s.

1932 Southern Rise Bakery shop and residence above at 332 Argyle Street, Moss Vale.

1933 Ambulance Station, 411-415 Bong Bong Street, Bowral. Building is on Australian Institute of Architects list of Notable Buildings in NSW. In 2021 it is the Alliance Bank.

1936 Wingecarribee Shire Council Electricity Sub Station in Argyle Street, Moss Vale

1936 Additions to Bowral Town Hall. Builder H S Hambridge. *SMH* 7/7/1936. Likely to be at the rear and for the purpose of Electricity Fund offices and Show Room.

1937 Two storey Produce Store at 31 Station Street, Bowral. Builder H C Smith of Clarke Street, Bowral *Construction and Real Estate Journal* 3/2/1937. In 2021 a rug showroom.

1937 Southern Portland Cement Power House and Boiler Room, New Berrima

1938 Alcorn Memorial Clock Tower, Argyle Street, Moss Vale. *The Southern Mail* 23/11/1937

1939 Alterations/additions to School of Arts (Memorial Hall) in Bendooley Street Bowral.

1940 Vestry to St Johns Anglican Church, 64 Hoddle Street, Robertson.

1940 Stafford Cottage, 22 Bendooley Street, Bowral. Alterations and additions to this council owned cottage next to the former Bowral Town Hall. Builder Herb. S Hambridge.

1944 Repairs to Bowral Gas Works Retort Building roof. *The Southern Mail* 3/11/1944.

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

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

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

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

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because of its association with Moss Vale, the third town in NSW to install and electric light system.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its design by Bowral architect Henry Sheaffe.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the execution of an attractive design for a service utility in this case an electricity substation and as a local icon structure.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a classically designed utility building.</i>

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	

Integrity/Intactness

Totally intact building

Statement of Heritage Significance

The Cottage Distribution Electrical Substation in Argyle Street, Moss Vale is significant because of its association with Moss Vale, the third town in NSW to install an electric light system and because of its design by Bowral architect Henry Sheaffe. It demonstrates aesthetic achievement in the execution of an attractive design for a service utility in this case an electricity substation and as a local icon structure and it also possesses a rare aspect of the local area's heritage in this case a classically designed utility building.

Jubilee Park, Argyle Street, Moss Vale. Queen Victoria Diamond Jubilee Memorial Fountain

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Description

A fountain made of trachyte commissioned to celebrate the Diamond Jubilee of Queen Victoria in 1897.



Above: The fountain in 2018 (S. Farnese)

Internet Review

Image and notes below from this site

<https://www.monumentaustralia.org.au/themes/government/imperial/display/22346-record-reign-of-queen-victoria/photo/2>



Above: Image and notes below from this site

<https://www.monumentaustralia.org.au/themes/government/imperial/display/22346-record-reign-of-queen-victoria/photo/2>

A fountain erected by the residents in 1897 commemorates the 60th Anniversary record reign of Queen Victoria.

On 23 September 1896, Victoria surpassed George III as the longest-reigning monarch in English, Scottish, and British history. The Queen requested that any special celebrations be delayed until 1897, to coincide with her Diamond Jubilee, which was made a festival of the British Empire at the suggestion of Colonial Secretary Joseph Chamberlain.

The prime ministers of all the self-governing dominions were invited, and the Queen's Diamond Jubilee procession through London included troops from all over the empire.

The ceremony of unveiling the drinking fountain erected by public subscription to commemorate the record reign was carried out yesterday by Mrs Christopher Bennett in the presence of a large gathering of residents and visitors. The fountain has been erected at a cost of £115 in a prominent position at the junction of the main street and the road leading to the railway station and directly opposite the post-office and the court house grounds. It is built chiefly of trachyte, with a small portion of Gabo Island red granite. The central portion is a polished trachyte column, and is surmounted by three light electric lamps. The whole forms a very neat structure. *The Sydney Morning Herald (NSW), 14 October 1897.*

History

Historical Note from James Jervis, *A History of the Berrima District* 1986 p.129. Notes built by Loveridge and Hudson and opened 13/10/1897. Says that the 1938 Alcorn Memorial was planned to go over the fountain. They are now separate.

Diamond Jubilee Park & Fountain from this site <https://form.jotform.co/73089685096876>

Argyle Street, Moss Vale

The fountain, by Mt Gibraltar quarries and stone merchants, Loveridge and Hudson, was installed to mark the Diamond Jubilee (or 'Record Region') of Queen Victoria in 1897. The park was upgraded in 2008 and the fountain moved to its present location.

(#1 Moss Vale Walk Brochure)

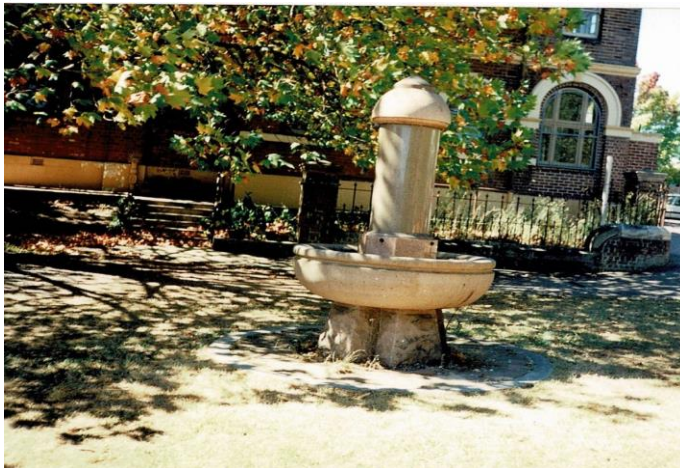


Above: Image above c. 1930 from BDHS shows memorial part way in Argyle Street.

Research from David Baxter 3 August 2021

The Diamond Jubilee fountain was removed from under the clock in July 1985 to a position not far from where it is today. It was refurbished to its original use as a drinking fountain and the imitation three lights were made by Moss Vale Blacksmith Glenn Moon. The fountain was relocated to today's position in 2008.

(© David Baxter Moss Vale Historian 12-6-2021)



Above: Queen Victoria Fountain moved from under the clock July 1985
(© David Baxter private photo collection 1998)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the railway/park precinct of Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Loveridge and Hudson, quarrymen and stone merchants of Mt Gibraltar in Bowral who made the structure to mark the Diamond Jubilee (or 'Record Region') of Queen Victoria in 1897.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong association with the Moss Vale and District as an affirmation of its esteem for Queen Victoria at the time it was erected in this case a monument constructed largely from local Trachyte stone from Mt Gibraltar.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although no longer used as a drinking fountain.

Statement of Heritage Significance

The Queen Victoria Diamond Jubilee Memorial Fountain in Argyle Street, Moss Vale, is significant because it illustrates the development of the railway/park precinct of Moss Vale in the late 19th Century and for its association with the Moss Vale and District as an affirmation of its esteem for Queen Victoria at the time it was erected to mark the Diamond Jubilee of Queen Victoria in 1897. It is also significant for its association with Loveridge and Hudson, quarrymen and stone merchants of Mt Gibraltar in Bowral, who made the structure which demonstrates aesthetic achievement because of the beauty of its setting and architectural form in this case a monument constructed largely from local Mt Gibraltar Trachyte stone.

125-127 Argyle St, Moss Vale. Trellis and Garden and Interiors

Recommendation

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

Heritage Survey 2009 Recommendation

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

[No statement of significance even though the item was recommended for listing.]

Description

October 2020: Not possible to see the house from the street. At the time of the inspection new driveway gates were being installed to the left. These notes written from the internet photos referred to below. A two storey freestanding Georgian Revival style house set on a large site in a town setting. The site has a high photinia hedge fence and features a tennis court. The garden is extensive and informally landscaped and features mature exotic and native trees in a park like setting. The main elevation consists of a two storey central section with single storey wings to the left and right. All are in face brick all have hipped roofs clad terracotta tile. The central two storey section has a centred projecting single bay window with concave metal and ridge roof. Window sets are double hung and sometimes include fixed picture window sections. A very important item deserving of listing.

Heritage Survey 2009 Description

A freestanding house set on a large site in a suburban setting. The site has a front fence of photinia hedge approximately 0.9 metres high. The site also features a tennis court. The garden is extensive and informally landscaped and features mature exotic and native trees in a park like setting. The façade is obscured by high vegetation. A detailed description of the house in 1977 appeared in the Berrilia District post.

Internet Review



Above: 21 images inc image below and 1 site plan at this c. 2012 site:
<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-110127373>

'Trelm' Argyle Street, Moss Vale Imposing double brick, two storey residence on 5.84 acres Park-like grounds with exotic & native trees Five bedrooms, four bathrooms, high ceilings, central heating Formal lounge & dining rooms, office/library, sun room Reception room, foyer, marble bench kitchen, terrace Walled vege garden, tennis court On two separate titles, zoned R2 low density residential allowing minimum size lots of 700m²

Meant to be a detailed description of the house from 1977 in the Berrima District Post.

History

Heritage Survey 2009 History

Real Estate Listing from 1977

Home of the late Sir Malcolm Ritchie, Bong Bong Hill, Moss Vale. This delightful home has been designed with architectural dignity to faithfully create a superlative residence in the style of an elegant English country house. A picturesque drive leads to the house set in six acres of magnificent parklands planted to ornamental trees, shrubs and hedges now matured to provide privacy and effective weather protection. This 45 square home is built in cavity brick with tile roof and surrounded by substantial sandstone outdoor areas and patios. It is centrally heated and oriented to take full advantage of the northerly aspect and magnificent view across rolling pastures. Only best quality materials have been used throughout the structure. Downstairs a spacious entrance hall with guest toilet and cloakroom adjoining opens into the sun room, four square living room, billiard room, superb formal dining room, kitchen with breakfast bar, double oven electric range and extensive cupboard space, servery and maid's quarters comprising living room and bedroom ensuite. Upstairs contains a master bedroom ensuite, three double bedrooms with two separate bathrooms and toilets

and walk-in linen closet. All bedrooms have generous built-ins. A laundry, wine cellar, workshop and central heating machinery room are located in the basement. Quality carpets, blinds, drapes and light fittings are included. The land is zoned Residential 2(a)(2). (Berrima District Post, Friday, March 25, 1977, p9)

Sir Malcolm Ritchie Park at Moss Vale

The "Sir Malcolm Ritchie" Park will be established in the Trelm subdivision on Bong Bong Hill. Permission to name the park for the late Sir Malcolm was given by his family. On behalf of the family, Mr D. Ritchie, said he hoped the park would be laid out in a manner an enthusiastic garden lover like Sir Malcolm would appreciate. Trelm was the family home of the Ritchies. (Southern Highlands News, Monday, January 24, 1977, p2)

Historical Research by David Baxter 2021

Trelm was built c 1930s and in 2011 it was valued at \$2.75 million. In 1927 it looks like Justice W. T. Coyle owned the land with a barn cottage on it. By 1937 Thomas Malcolm Ritchie owned the land and whether he built the house then or it was previously there I don't know. Thomas Malcolm Ritchie and "Trelm" are not mentioned until the 1949 electoral rolls. In 1943 he was still living at 91 Wolseley Road Edgecliffe. He died at Trelm on 22-2-1971 and his wife (married 22-4-1924) Phyllis Elizabeth (nee Brown) died there also on 20-2-1973.

(Researched by David Baxter Moss Vale historian 5-1-2021)

The sub-division of his land took place in 1974 and the park was eventually built a few years later and named "Ritchie Park". It is on Suttor Road between Simon Place and Semkin Streets. (Researched by David Baxter Moss Vale historian 5-1-2021)

Wikipedia Notes on Sir Malcolm Ritchie:

Sir Thomas Malcolm Ritchie (11 June 1894 – 22 February 1971) was an Australian businessman and political activist. He served as the inaugural federal president of the Liberal Party of Australia, in office from 1945 to 1947 and from 1949 to 1951. He was an electrical engineer by trade.

Early Life. Ritchie was born on 11 June 1894 in Carlton, Victoria. He was the son of Margaret (née Henry) and Thomas Ritchie. His mother was a tailor and his father, born in Scotland, was a tinsmith. Ritchie attended the Lee Street State School and then won a scholarship to the Working Men's College, Melbourne, where he studied mechanical and electrical engineering.[1]

Business Career. Ritchie established his own company at the age of 21, "the first in Australia to manufacture heavy-duty electrical switchgear". He later formed partnerships with British and American companies, allowing him to "employ thousands of workers in four states". In 1934, he became general manager of Noyes Bros Pty Ltd, a Sydney-based manufacturer of radio sets and accessories. He eventually became the company's chairman and managing director, and also chaired the Australian subsidiary of Crompton Parkinson. Ritchie served on the New South Wales Electricity Advisory Committee from 1935 to 1946. During World War II, he was state business administrator of the Department of Munitions, for which he was knighted in 1951.[1]

Politics. Ritchie chaired the provisional executive of the Liberal Party of Australia in 1945 and was subsequently chosen as the inaugural federal president. He was replaced by Richard Casey in 1947, but when Casey returned to parliament in 1949 he was elected to a second term. He resigned in 1951 due to ill health. In the early days of the party Ritchie helped raise funds to finance the federal secretariat and helped convince the Queensland People's Party to affiliate to the new party. He came

into conflict with the party's inaugural leader Robert Menzies over the influence of business within the party and the role of the organisational wing in making policy.[1]

In 1976, the Labor Party publicised a statutory declaration made by a former Liberal activist, John Keegan, regarding fundraising during the 1951 federal election. Keegan alleged that Ritchie had sent a letter to "prominent British companies and industrialists" appealing for funds to be donated to the Liberal Party, and succeeded in raising almost £100,000.[2][3] Robert Menzies, who was also implicated in the declaration, released a statement that he had never met Keegan and that the Liberal Party had never accepted funds from overseas.[4]

Personal Life. Ritchie married Phyllis Elizabeth Brown in 1924. In retirement he established a Polled Hereford stud on his property at Bong Bong, where he also built a bowling green. He died at his home on 22 February 1971, aged 76.[1]

Sir Malcolm & Lady Ritchie. Sir T. Malcolm Ritchie Chairman of Automotive Components Ltd

Image from 1954 at this site

<https://www.gettyimages.com.au/detail/news-photo/sir-malcolm-amp-lady-ritchie-sir-t-malcolm-ritchie-chainman-news-photo/1079722598>

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Argyle Street northern entrance to Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong association with an early owner Sir Thomas Malcolm Ritchie 1894 – 1971 an Australian businessman and political activist. Ritchie chaired the provisional executive of the Liberal Party of Australia in 1945 and was subsequently chosen as the inaugural federal president. He was replaced by Richard Casey in 1947, but when Casey returned to parliament in 1949 he was elected to a second term. He resigned in 1951 due to ill health.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for the pleasing design and build quality of Trellm and its garden setting.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance as a rare aspect of the local area's heritage being a high quality two storey Georgian Revival style house from the Interwar period.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Trelm at 125-127 Argyle St, Moss Vale is significant as it illustrates the development of the Argyle Street northern entrance to Moss Vale in the Interwar period and for its association with an early owner Sir Thomas Malcolm Ritchie (1894 – 1971) businessman and political activist and first President of the Australian Liberal Party 1945-1947 and then 1947-1951. It is also of significance in demonstrating aesthetic achievement for its pleasing design and build quality and for its interiors and its garden setting and as a rare example of a high quality two storey Georgian Revival style house from the Interwar period.

165 Argyle Street, Moss Vale. Heronswood

Recommendation

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

Description

A quality 1890s - late Victorian era - symmetrical form single storey face brick building with bull nose verandah on a 3483 m2 prominent site on the northern entrance to Moss Vale.. Roof is hipped and clad in corrugated metal and has two prominent corbelled chimneys. Fenestration includes four pane double hung sash windows. Verandah is cast metal post supported with brackets and frieze.

Internet Review

<https://www.belleproperty.com/listings/621092/165-argyle-street-moss-vale-nsw-2577/>



Above: <https://www.belleproperty.com/listings/621092/165-argyle-street-moss-vale-nsw-2577/>

PRIVATE HOME OR PRIVATE HOTEL!

Situated in the beautiful Southern Highlands township of Moss Vale, this classic Victorian residence is set in peaceful surrounds on 3,483 sqm of established gardens.

You could continue the B&B that was set up by the current owners over 20 years ago; or use it as another form of business (STCA); or as a large family home. The current owners run the property as a B&B but because of its size and number of rooms let, it is registered as a boutique hotel.

This wonderful piece of history has a total floor area of approximately 425sqm and the construction is double brick. A common feature of older style homes are high ceilings, and at Heronswood they are over 3.0 metres!

There are five spacious bedrooms, four with ensuites and one family bathroom.

Various sympathetic extensions over the years have resulted in purpose built skylights installed to give a warm light feeling throughout the living areas. The lounge room has an open fire and a lovely outlook.

French doors lead out to the north facing sunroom which in turn flows out to the rear deck. Down a few steps and you are in the BBQ area. Leading from the lounge is the large dining room which will easily sit ten or more guests. An open fireplace and an insulated wine cupboard makes this a fabulous banquet room.

For those who like to entertain, wait until you see the size of the kitchen.

The extra-large kitchen (8.5 x 7.0) has stainless work benches, cupboards constructed from Oregon timber, gas hot plates, electric oven, dishwasher and a good supply of power points makes this kitchen a great work space and catering a delight.

The manager's quarters, with external access, comprises of a large bedroom with built-ins, an office/living area, a separate storage area and bathroom.

The property has a separate brick double garage with lockable workshop and storage area. There is plenty of off street parking for a further five cars and extra storage under the decking.

For those crisp winter's nights the property has ducted gas heating throughout, a new furnace installed in the winter of 2017, and excellent ceiling insulation. The roof void has fire retardant walls and there are fire retardant doors in all bedrooms.

History

Research from David Baxter 3 August 2021

This home was built sometime in the mid 1890s and was somewhat smaller than it is today.

Helen Swan lived in the home and in April 1898 she advertised for the return of a Chinchilla Fur that she lost between Benders (near railway bridge) to Robertson Road. Helen would have probably bought the home after her husband died in 1892.

The Swan family consisted of Laurence Swan b. 8-12-1833 d. 20-8-1892 Ashfield. He married 30-3-1859 Melbourne to Helen Glover b 1833 d. 25-6-1903. They had 7 children 4 of whom may have lived at times in Moss Vale.

This home was named "Roseneath" and in 1927 it was owned by Annie May Isabella Swan and was on 10 acres 3 roods and 15 perches. 1 acre, the sisters, Euphemia Jane Swan, Annie Maria Isabella Swan and Jane Hugheson Swan had the adjoining 1 Rood and 35 perches.

Annie Swan died on 28-6-1936 so it is assumed that the home was then sold to Ethel Slavin soon after.

1937 it was still named "Roseneath" and belonged to Ethel May Slavin who only owned it for a short period.

1938 John Stewart Scarvell (b. 1875 Windsor d. 12-8-1954 Moss Vale) married on 11-6-1906 Lismore to Maud Elizabeth Scarvell (nee Evans) b. 1-8-1880 d. 18-1-1960 Sydney hospital then were the next owners. Maud lived there until she died in 1960.

John was a banker with the CBC Bank at Windsor before going into dairy farming at Wollongbar on the Richmond River. He then managed the Kameruka Estate at Bodalla, he went on a long holiday overseas before returning to Bodalla in 1929 until he bought Roseneath in c.1938.

Sometime after the Passing of Maud Scarvell in 1960 and up until about 1970 the house owner is unknown but from about 1970 it was owned by Alfred Frank Bannister and his wife Jane Alistair Bannister. After Frank's first wife died he moved from South Australia to Broulee on the NSW South Coast and opened a shop. He moved to Moss Vale and died here on 20-6-1973. His body was buried with his first wife in SA. Second wife, Jane was still in Moss Vale until the 1980s.

Donald Cornes and Pamela Adams bought the property in??? Donald was a world recognised art and antique dealer who paid large amounts for rare items. The recession around the 1988 period caused him to have to sell all of his stock and house, it was auctioned on 11-11-1989. Don Cornes and Pamela Adams sold Heronswood House and he moved to Christchurch NZ. In 2013 he was charged with stealing paintings worth \$75,000, the charges were later dropped. He is still living in NZ.

There is a three year gap here where I can't find an owner?

A Mr Heriot bought it about 1992 and sold in 1996 and moved to Illawarra Highway Moss Vale, he only had it for about 4 years.

In 1996 it was bought by Brian and Tina Davis who ran it as a successful Bed and Breakfast business for 23 years until selling it in November 2019.

The present owners are unknown.

(© Researched by David Baxter Moss Vale historian 2-8-2021)

The Life Summary of John Stewart Scarvell from <https://ancestors.familysearch.org/en/MCP6-QVG/john-stewart-scarvell-1874-1954>

When John Stewart Scarvell was born in 1874, in Windsor, New South Wales, Australia, his father, George Scarvell, was 40 and his mother, Mary Amelia Ann Stewart, was 28. He died on 12 August 1954, at the age of 80.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Bowral end of Moss vale in the late 19th Century.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with owners from the 1890s to 1936 the Swan family - Laurence Swan (1833 - 1892) and Helen Swan (nee Glover) 1833 -1903) from 1938 to 1960 John Stewart Scarvell (1875- 1954) and his wife Maud Elizabeth Scarvell (nee Evans) (1880 -1960). John was a banker and then in the dairy industry. 1980s to 1989 Donald Cornes, a world recognised art and antique dealer</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a quality late Victorian era symmetrical form single storey brick building with bull nose verandah.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Heronswood at 165 Argyle Street, Moss Vale is significant because it illustrates the development of the Bowral end of Moss vale in the late 19th Century and for its association in the local area with owners from the 1890s to 1936 the Swan family - Laurence Swan (1833 -1892) and Helen Swan (nee Glover) 1833 -1903); from 1938 to 1960 John Stewart Scarvell (1875- 1954) and his wife Maud Elizabeth Scarvell (nee Evans) (1880 -1960) John was a banker and then in the dairy industry.; 1980s to 1989 Donald Cornes, a world recognised art and antique dealer. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a quality late Victorian era symmetrical form single storey brick residence with bullnose verandah.

181 Argyle Street, Moss Vale Interwar house and garden

Recommendation

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

Heritage Survey 2009 Recommendation

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

The building has significance as a substantial Interwar residence which illustrates the subdivision and development of the main street.

Description

October 2020 Site Inspection:

House number on gate is 183.

A one storey freestanding house that dates from the Interwar period set on a wide site in a town setting one house from a busy intersection with the Illawarra Highway. The building is setback 6 metres from the street. The site has a front fence of photinia hedge, post, rail and wire mesh and original gates approximately and a side driveway to the left accessing a rear garage. The front garden is large, informally landscaped with floral displays, mature trees and provides a picturesque setting. The façade presents a broadly symmetrical elevation but with a projecting feature chimney and is constructed of face brick. The roof is hipped with a medium pitch and has boxed eaves. The roof is clad in terracotta tile and features brick chimneys with terracotta tile capping. The front door is centrally located and recessed in a gabled porch with an arched opening and is glazed with fanlights, sidelights and leadlight. Fenestration comprises vertically proportioned 6-pane double hung, timber windows. The building appears to be in excellent condition and is highly intact. Alterations include rear verandah infill and security grills.



Internet Review



Above: A dwelling in Canberra, typical of those built by Alf Stephens & Son in the 1930s. Source <https://www.southernhighlandnews.com.au/story/2383279/the-bowral-and-canberra-legacy-of-alf-stephens-and-son/>

History

Historical Research by David Baxter 2021

179-181 Argyle Street was built for William James Hodge born 21-10-1893 died 16-3-1976 who was married to Elsie Agnes Hodge (nee King) b. 23-10-1891 d.10-2-1950). The house was built by Bowral builder Alf Stephens c.1937 and completed in 1939. The gardens were landscaped by Paul Sorensen. After Elsie died in 1950, her son William James George Hodge born 26-12-1914 and died 13-2-1986 move into it with his wife Constance Myrtle (nee Batton) married 1939 Moss Vale. The Hodges moved to 41 Elizabeth Street around 1963 when Keith Robert (10-4-1928 to 7-8-2017) and Mary Veronica Wallis (nee Williams) (b. 2-4-1926 d. 26-11-2004) bought the house. The house is still owned by the Wallis family. (Researched by David Baxter Moss Vale historian 5-1-2021)

Notes on Alf Stephens

Good Image of house similar to 179.

Notes from Wikipedia on Paul Sorensen

Paul Edwin Bielenberg Sorensen (1891–1983) was a Danish-born Australian landscape gardener and nurseryman. After leaving Europe due to the outbreak of the First World War, Sorensen lived in Australia for the rest of his life, mostly in the Blue Mountains. He designed and planted over 100 gardens, of which the best known is "Everglades", Leura.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the main street of Moss Vale.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Renown builders Alf Stephens and Sons Renown garden designer Paul Sorensen.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a fine Interwar residence.</i>

Integrity/Intactness

Substantially intact house and garden

Statement of Heritage Significance

179 Argyle Street, Moss Vale is significant because it illustrates the subdivision and development of the main street of Moss Vale and because of its association with renown builders Alf Stephens and Sons and renown garden designer Paul Sorensen. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting, garden and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a fine Interwar residence.

239A Argyle Street, Moss Vale .Former Station Master's House and outhouse

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as an early Victorian residence and the Station Master's house which illustrates the subdivision and development of the main street. [Victorian attribution incorrect.]

Description

A one storey attached residence on a 888 m2 in the main street of Moss Vale that dates from 1917.. In earlier times it is likely that all of this section of this side of the main street was owned by NSW Railways. Built by NSW Rail it is of pre-cast drop log concrete construction similar to that used on other railway buildings including railway stations and signal boxes. What is unusual here is its use as a dwelling and probably rare. It is said that this system first used by NSW Rail in 1919. Now used as commercial premises. The house is asymmetrical in facade with a gabled projecting bay to the the right and verandah to the left. It has had short sheeted galvanised iron roofing but on the day of inspection it was being re-roofed in colorbond roofing.



Above: Image source <https://www.realestate.com.au/property/239a-argyle-st-moss-vale-nsw-2577>

Internet Review

<https://www.realestate.com.au/property/239a-argyle-st-moss-vale-nsw-2577>

History

Historical Research by David Baxter 2021

From my recollections there were two of these buildings and one was demolished when Alan Mackay Motors built their northern extensions. The Station Masters buildings were erected in c1915-1917 and is the common railway type "Jc3". I also have another reference that the new station master's residence was constructed on 15-6-1920 at a cost of £1043. This replaced the usage of the still standing old station masters building erected in 1869, just south of 239a Argyle Street.

It has had many usages since it closed as a station masters residence (date unknown) but in the late 1950s I can recall going there for Junior Red Cross meetings.

(Researched by David Baxter Moss Vale historian 5-1-2021)

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

239A Argyle Street, Moss Vale

This house was used as the Station Master's cottage subsequent to the Gothic Station Master's residence, and is unusual in its use of concrete drop slab construction which was rarely used by the railways for residential buildings. It was built around 1920 and features an original outhouse toilet in the rear yard. (**#31 Moss Vale Walk Brochure**)

Notes from the Australian Railway Historical site accessed March 2021

<https://arhsnsw.com.au/wp-content/uploads/2018/08/1411mossvale.pdf>

The Station Master's residence at the top of an embankment on the down side has a date plaque with the date "1869", two years after the line opened. The dating is a puzzle. At the time of line opening, stand-alone residences for Station Masters were not built. The Station Masters resided in nearby gatehouses. Stand-alone residences were not provided generally until the mid-1870s, as was the case at Picton in 1877 and Mittagong in 1874. The approval and construction of the Station Master's residence at Moss Vale is a mystery. The residence was vacated by the Station Master in 1917, when the existing Jc3 type concrete building was erected in Argyle Street.

Note from Wikipedia https://en.wikipedia.org/wiki/Precast_concrete

In Australia, The New South Wales Government Railways made extensive use of pre-cast concrete construction for its stations and similar buildings. Between 1917 and 1932, they erected 145 such buildings.[4]



Above: Image of Robertson railway station shows the same construction technique as at 239a Argyle Street, Moss Vale. Image from dreamtime.com site

<https://www.dreamstime.com/stock-photo-platform-looking-east-robertson-railway-station-new-south-wales-australia-heritage-unanderra-%C3%A2%E2%82%AC-moss-vale-line-image48397414>

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale and in particular the railway precinct.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in technical achievement because it is one of the earliest pre cast concrete construction dwellings built in NSW and possibly one of the very first by the NSW Government Railways.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	<i>Of significance for its potential to yield information that will contribute to a better understanding of early pre cast concrete construction dwellings.</i>
(f) RARITY	<i>Of significance for rarity because pre cast concrete construction was mostly used for other railway buildings rather than residences e.g. the Robertson Railway Station and Signal Box and generally speaking very few pre cast concrete construction dwellings were ever built in NSW.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Former Station Master's House at 239a Argyle Street, Moss Vale is significant because it illustrates the development of the main street of Moss Vale and in particular the railway precinct in 1917. It is also of significance in technical achievement because it is one of the earliest pre cast concrete construction dwellings built in NSW and possibly one of the very first by the NSW Government Railways. It is significant for rarity because pre cast concrete construction was mostly used for railway buildings rather than residences e.g. the Robertson Railway Station and Signal Box and generally speaking very few pre cast concrete construction dwellings were ever built in NSW. It has potential to yield information that will contribute to a better understanding of early pre cast concrete construction dwellings

332 Argyle Street, Moss Vale. Southern Rise Bakery

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

The building has significance as a substantial Victorian shop which illustrates the subdivision and development of the main street.

Description

October 2020: A two storey attached commercial/residential building in the main street of Moss Vale that dates from 1932. The building is aligned to the street boundary. The building features a painted rendered facade. The fenestration includes three prominent round arched windows with stepped parapet on the upper level. Tie-rod supported awning. Shop fronts are not original but simple and suitable.



Above: Heritage Survey 2009 Description

A 2-storey attached commercial building that dates from the Interwar period on a small site in an urban setting that has still retained its context. The building is aligned to the street boundary. The building features a painted render facade. The fenestration includes arched windows with stepped parapet. Below the awning the shopfront is intact.

Internet Review

No street shot available.

History

Heritage Survey 2009 History

Nil.

Historical Research by David Baxter 2021

This site may have been a bakery as far back as 1877 but definitely from 1892 and since then has had at least 17 different baker's. This building was remodelled to this current style in December 1932. Edgar Sheerman owned the bakery then. They built the additions at the same time. The building south of it was a butcher shop owned by Benjamin Moss.

The builder was Horace Frederick Winch and Son (Arthur Herbert) of Moss Vale and the architect was Henry Sheaffe of Bowral. The building never altered until 2015 when Matthew Fitzgerald remodelled and enlarged it as Sunrise Bakery opening it on 5-8-2015.

(Researched by David Baxter Moss Vale historian 5-1-2021)

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

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

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

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

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

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

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

Henry served his community in other ways including:

1925 -1949 Honorary Architect to the Berrima District Hospital

Member of Masonic Lodge Camarvon No 172. His name appears on the Past Masters Board for the year of 1927.

Secretary School of Arts and Library Committee 1932 to 1939 and President from 1939 to 1947.

President of the Bowral Horse Show and Gymkhana Society 1931-1946.

Committee Member of Bowral Golf Club 1941 to 1944 and in 1953. Vice President 1945 - 1951 and President in 1952.

Senior War Warden for his section of the Glebe Estate in Bowral from 1942

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

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

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

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

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

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

1917 Newbold's Store, 309 Bong Bong Street Bowral. In 2021 this building includes the Bookshop Bowral store.

1917 small power plant house for St Judes Church in Bendooley Street, Bowral

1920 WWI memorial obelisk in Memorial Park in the main street of Bowral built by Loveridge and Hudson using local trachyte stone from Mt Gibraltar

1920 memorial entrance gates and honour roll at St Judes Church in Bendooley Street, Bowral (iron gates and roof added later). Erected by D. Dunwoodie. *The Robertson Advocate* 5/11/1920.

1920 Mouquet the 1920 War Widow House at 37 Woodbine/Bundaroo Street, Bowral

1925 Hampshire and Moore motor and engineering building in the main street of Bowral on the corner of Bowral Street

1927-28 House at 5 Edward Street, Bowral (Glebe Estate)

1929 CWA building in Corbett Gardens, Bowral

1931 St Marks Church at 1540 Kangaloon Road, Kangaloon. Built by Mr. L. G. Price, of Bowral. Converted to a residence in the 1990s.

1932 Southern Rise Bakery shop and residence above at 332 Argyle Street, Moss Vale.

1933 Ambulance Station, 411-415 Bong Bong Street, Bowral. Building is on Australian Institute of Architects list of Notable Buildings in NSW. In 2021 it is the Alliance Bank.

1936 Wingecarribee Shire Council Electricity Sub Station in Argyle Street, Moss Vale

1936 Additions to Bowral Town Hall. Builder H S Hambridge. SMH 7/7/1936. Likely to be at the rear and for the purpose of Electricity Fund offices and Show Room.

1937 Two storey Produce Store at 31 Station Street, Bowral. Builder H C Smith of Clarke Street, Bowral Construction and Real Estate Journal 3/2/1937. In 2021 a rug showroom.

1937 Southern Portland Cement Power House and Boiler Room, New Berrima

1938 Alcorn Memorial Clock Tower, Argyle Street, Moss Vale. *The Southern Mail* 23/11/1937

1939 Alterations/additions to School of Arts (Memorial Hall) in Bendooley Street Bowral.

1940 Vestry to St Johns Anglican Church, 64 Hoddle Street, Robertson.

1940 Stafford Cottage, 22 Bendooley Street, Bowral. Alterations and additions to this council owned cottage next to the former Bowral Town Hall. Builder Herb. S Hambridge.

1944 Repairs to Bowral Gas Works Retort Building roof. *The Southern Mail* 3/11/1944.

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

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

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

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

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in its design by architect Henry Sheaffe of Bowral.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong association with the Moss Vale community as the continuing site of a bakery since 1877.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar commercial building.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Southern Rise Bakery at 332 Argyle Street, Moss Vale is significant because it illustrates the development of the main street of Moss Vale in the Interwar period and for its strong association with the Moss Vale community as the continuing site of a bakery since 1877. Is significant in demonstrating aesthetic achievement in its design by architect Henry Sheaffe of Bowral and for demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar commercial building.

340-346 Argyle Street, Moss Vale. Moss Vale Hotel

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

Illustrates the subdivision and development of the main street.

Description

October 2020: A wide two storey hotel in the main shopping street of Moss Vale opposite the railway station. The building in its current form dates from 1880 with changes in 1892 and 1960. It is built to the street boundary and has a painted rendered façade. There is a two storey projecting bay to the right and then a complete upper storey verandah across the facades with a small infill on the left. The roof is hipped and in corrugated metal.



Heritage Survey 2009 Description

A 2 storey attached commercial building that dates from the Interwar period on a small site in an urban setting that has still retained its context. The building is aligned to the street boundary. The building features a painted rendered facade. The fenestration includes vertical windows.

Internet Review

Hotel website has some very good historic photos <https://mossvalehotel.com.au/about-2/>.



Above: Image above from dreamtime.com <https://www.dreamstime.com/photos-images/southern-highlands-australia.html?pg=3>

History

Heritage Survey 2009 History

The first licence for the Moss Vale Hotel was issued to Martin Larkin around 1866. Moss Vale Hotel was the first licensed premises in Moss Vale. Larkin had previously held the licence for The Briars at Bong Bong. For the next decade he held the licence of the Moss Vale Hotel. Martin Larkin must have known a thing or two because this was the period when Moss Vale really started to boom. The railway was coming and with it all sorts of new opportunities for rural and commercial development. The railway station at Moss Vale was opened in 1867 but it was called Sutton Forest. The first refreshment rooms, however, were located in Mittagong. The Governor of New South Wales at the time, The Earl of Belmore, resided in Sutton Forest and for his convenience, the refreshment rooms were relocated to Moss Vale. The present Hotel Moss Vale is still located on the same grounds as the original Moss Vale Hotel. The original building had a thatched roof and, as at present, was a two-storey structure. Of course, in the 1860's there were no buildings close by. The hotel had paddocks at the rear and also had a stable for horses. The public house had a name change in 1869 to the Terminus Hotel (obviously because of the railway) and then later became known as The Royal. The Old Post Office in Moss Vale was erected on the present site in 1871, opposite the railway station. The fountain memorial to celebrate the rule of Queen Victoria was built in 1897. In 1936, the local Returned Soldiers Organization decided to erect a memorial to the fallen brethren from the First World War, on top of the fountain and hence the Clocktower was built. Today, the Clocktower is one of Moss Vale's most popular features. Probably Moss Vale's best known watering hole, the Hotel Moss Vale is known as the "pink pub" or 'The Pub at the Clocktower'. (Highlands Post, Wednesday, 2nd April, 1997, p11)



Above: Image 1915? from BDHS




Above: Image from 1897-1914 from BDHS taken from the railway station area. . Post Office at left and Police Station now demolished at right.



Australian National University

hdl:1885/132606

Above: 1924 Image from ANU archives. Site says that the Noel Butlin Archives Centre also holds property and manager files for this hotel.
<https://openresearch-repository.anu.edu.au/handle/1885/132606>

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OWNER: <u>MRS E. BRUNSTRONG</u> <u>(LAE 76) J.D. WILSON</u>																																																			

Australian National University

hdl:1885/132596

Above: 1970s Image from ANU archives. Site says that the Noel Butlin Archives Centre also holds property and manager files for this hotel.

<https://openresearch-repository.anu.edu.au/handle/1885/132596>



Above: Image from <https://www.facebook.com/southernhighlandshistory/photos/nd-dormie-house-at-moss-vale/1778972068790151> Oct1939: Royal Hotel Moss Vale (Obtained under copyright with the express permission from the collection of the Noel Butlin Archive Centre)



*Above: image: Knopp's Royal Hotel Moss Vale c1930.
Photo thanks to Chris Rogan and the Back in Time group.
(Obtained under copyright with the express permission from the collection of the Noel Butlin Archive Centre)*

Historical Research by David Baxter 2021

A hotel has been on this site since 1866 when the railway was being built. The hotel has had four name changes over the years, Moss Vale Hotel, Terminus, Royal and Hotel Moss Vale. This name changed in April 1867 to the "Terminus". The original hotel was a single story weatherboard building with at least 4 gabled dormer windows. The builder was Robert Simpson who built it for Martin Larkin. It was opened on 1-6-1866.

It stayed in this format until 1880 when John Cullen made extensive brick renovations by adding an extra 8 rooms and alterations to the existing hotel.

The next major renovations were in June 1892 when lessee Edward (Ned) Goodridge made the hotel to its current format. In March 1898 Goodridge bought the hotel outright off John Cullen for around £7000 and set about renovating inside and out again and this is the current style. The builder was William Jones of Moss Vale (who built the majority of our larger buildings), James Irving of Moss Vale was the decorator and Albert Ritter of Moss Vale was the painter.

In November 1960 William Lloyd Armstrong did more renovations by filling in half the upstairs and downstairs verandah as well as cement rendering the entire building and internal renovations. There have been around 35 licensee's since 1866 and the current Thomas Anthony Porter has been there since 11-5-1987.

(Researched by David Baxter Moss Vale historian 5-1-2021)



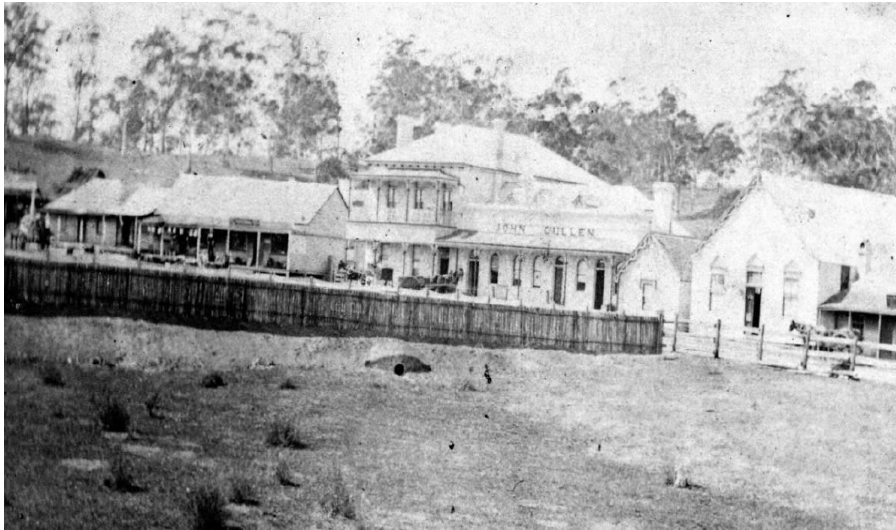
Above: Image and text below SH News 8/11/2018. Text by Philip Morton BDHS. This is the 1866 hotel on the site of the present Moss Vale Hotel. Larkin's Terminus, bought by J Cullen in 1875, is third building from left, c1869. Photo: D Baxter collection.

<https://www.southernhighlandnews.com.au/story/5747184/early-hotels-hubs-of-town/>

In 1875, John Cullen purchased the Terminus Hotel at Moss Vale, along with an adjoining railway store, meeting hall and land at the rear. The hotel had been built in the 1860s by Martin Larkin who moved to the district in anticipation of the railway.

On the site of the present-day Moss Vale Hotel he built a brick inn, its first official opening date being July 1, 1866, and in 1868 named it the Terminus. He sold it to John Cullen who in 1880 renamed it the Royal Hotel and was both proprietor and licensee until 1888, when he was elected to the first Moss Vale Municipal Council, and Edward Goodridge took over as licensee.

In 1893, Goodridge, by then also an alderman, paid John Cullen an estimated £6,700 for the hotel, store, hall and land, and subsequently enlarged the hotel in April 1894, the *Scrutineer* provided a retrospective. "The first of this journal was issued on 9 April 1874, when Moss Vale was only a little settlement. It was compiled and printed in a small building near the then Terminus Hotel – a squat weatherboard building kept by Mr Larkin. The property was afterwards sold to John Cullen and on the site now stands Goodridge's Royal Hotel, which for its general appearance, comfort and convenience cannot be surpassed by any country hotel in NSW. Some of our readers can recollect a dim outline of the old Terminus Hotel with its landlord Cullen bustling about, and predicted as he did that Moss Vale would grow steadily but surely."



Above: Image above from S H News 28/2/2022. At Moss Vale, John Cullens Royal Hotel (the two-storey building), Railway Store bearing his name and Meeting Hall, c1880. Photo: BDH&FHS.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale over the 19th and 20th Centuries.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance to the Moss Vale community as a continuing hotel on this site since 1866.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in the case a late Victorian era commercial building with major changes over time.</i>

Integrity/Intactness

Substantially intact although the subject of many alterations over the years.

Statement of Heritage Significance

The Moss Vale Hotel at 340-346 Argyle Street, Moss Vale is significant because it illustrates the development of the main street of Moss Vale over the 19th and 20th Centuries and of significance to the Moss Vale community as a continuing hotel on this site since 1866. It is also of significance because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in the case a late Victorian era commercial building with major changes over time.

348-354 Argyle Street, Moss Vale. Former Mack's Theatre Royal Cinema

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

The building has significance as a substantial Interwar cinema which illustrates the subdivision and development of the main street.

Description

October 2020 Site Inspection:

A two storey 1921 former cinema in the Art Deco style in the main shopping street of Moss Vale that has been converted into a commercial building of shops and offices. The building is aligned to the street boundary and adjoins the Moss Vale Hotel to the left. The building features a painted rendered facade. The fenestration includes vertical windows. The building has recently been repainted and decorated and resold. Tie-rod supported awning. Main facade intact but entrance to the theatre and shopfronts have changed over time as shown in the 1954 image below.



Above: Main facade intact but entrance to the theatre and shopfronts have changed over time as shown in the 1954 image.



Above: Brochure with 3 photos downloadable at this site <http://jacksonwall.com.au/20138024>
BDHS 1954

Internet Review

Brochure with 3 photos downloadable at this site <http://jacksonwall.com.au/20138024>

Good history of theatre at this site <https://ozvta.com/theatresnsw2/2/>

MACK'S THEATRE ROYAL aka Theatre Royal (1921- ca.1967) 348-354 Argyle Street.

Built on the site of Centennial Hall by American-born businessman and hotelier Tom Mack (Royal Hotel) Mack's Theatre Royal was described in the lead-up to its opening on 18 May 1921 as one of the most up-to-date and best built theatres outside Sydney. The multi-purpose auditorium, which included a stage, measured 65 ft by 50 ft (20×15 m) and could seat up to 900 people. The building also contained a refreshment room, shops, offices, a cloakroom, dressing rooms and a large supper-room with kitchen. Over the next five decades it served as a picture theatre, play and vaudeville house, concert hall, action room and even as a ballroom. Eventually known simply as the Theatre Royal, the venue operated largely as a cinema from the 1940s onwards. It was closed down in the mid- 1960s and converted into a shopping arcade.

History

Historical Research by David Baxter 2021

There has been a hall on this site since 28-7-1881 when “Cullen’s Hall” aka “Commercial Hall” was opened. John Cullen built it beside his hotel. In 1888 it was renamed as the “Centennial Hall”. The first moving pictures were shown in the hall on Wednesday 21-1-1903 and movies have been shown there every year until 1915 when Tom Mack bought the hotel and hall and went into partnership with Kings pictures. In 1920 Mr W. Innes-Kerr, Architect of Sydney drew up the design and the theatre was rebuilt to the current style by Moss Vale builder William Jones and opened as “Macks Theatre Royal”. The Grand opening was held on 18-5-1921 Many renovations have been made since then. Tom Mack sold the Theatre Royal to Thomas Shafto in December 1945. The theatre closed 27-2-1961 and reopened again on 26-12-1961, it again closed 19-9-1964 and once again reopened on 1-4-1966 (but was used as a roller skating rink in that time). It completely closed as a theatre on 12-8-1966 and was remodelled as the Moss Vale Arcade. The old building housed an electrical shop on the left side by Frank Phillips who was there for 33 years. On the right was the “Arcadian” café for the pictures. I have a file too large to add here on the building

(Researched by David Baxter Moss Vale 5-1-2021)

Notes on Mr William Innes-Kerr, Architect from this site:

<https://www.adfas.org.au/wp-content/uploads/2016/07/Mendooran.pdf>

William Innes-Kerr was active as an architect from 1923 to 1943. He practised briefly in Wagga Wagga in the late 1920s, then returned to Sydney where his office was in Rawson Chambers in the city. He is known to have done residential and commercial briefs.

D.McManus 2022: William Innes-Kerr became an associate member of the Institute of Architects NSW in December 1920. He died 13 May 1962 and late of Neutral Bay.

INNES-KERR	William	Death	13MAY1962	Death	late of	Sydney Morning	16MAY1962
		notice			Neutral Bay	Herald	

Description of the building in 1920

The Scrutineer and Berrima District Press Wed 4 Aug 1920

The municipal council at its last meeting approved of the plans submitted for the erection of a building —to be known as Mack's Picture Theatre, — which should be among the finest structures of its kind on the southern line, and which is estimated to cost, approximately 6500 pounds. Mr. Innes Kerr, Sydney, is the architect, and Mr Tom Mack, of the Royal Hotel, is to be commended on his vast undertaking.

The hall, which is of a brick structure on concrete foundations, covering a frontage of 60 feet, is designed on modern lines, and will accommodate with comfort 750 persons, inclusive of, the gallery, which will alone accommodate 200 persons. The vestibule entrance, which has a tiled floor, is 23 feet wide, with commodious shops on either side, and between the rear of the shops and the hall are cloak rooms for ladies and gentlemen, replete with every modern convenience. The first floor is entirely devoted to offices, which will be excellently lighted and modern in every shape and form, and with a private entrance by staircase on the northern side of the premises.

At the rear of the hall and stage is a commodious supper room, with a kitchen adjoining, modern in all its conveniences and with a cooking range installed therein.-The ventilation is considered to be, excellent, and coupled with the general treatment of the hall internally, inclusive of the steam-heating process which it is proposed to install for warmth during the winter months, should make

the building- comfortable and attractive. The staging, accommodation will be ample for all requirements, and the lavatory arrangements will be connected with the septic tank at the rear of the premises.

The existing hall and the premises occupied by Messrs. Wynne and Holt adjoining are to undergo the work of demolition and building operations are to commence immediately.

May 1921 Opening of Mack's Theatre at this site

The Scrutineer and Berrima District Press (NSW : 1892 - 1948) Sat 21 May 1921

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in its design by Sydney Architect, William Innes-Kerr (died 1962).</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong or special association with the Moss Vale community as the site of a hall and later theatre from the 19th Century to 1964.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in being in a rare of a class of local heritage in this case an Art Deco Cinema building from the Interwar period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Former Mack's Theatre Royal Cinema at 348-354 Argyle Street, Moss Vale is significant because it illustrates the development of the main street of Moss Vale in the Interwar period and for its association with the Moss Vale community as the site of a hall and later theatre from the 19th Century to 1964. It is also of significance in demonstrating aesthetic achievement in its design by Sydney Architect, William Innes-Kerr (died 1962). Of significance in being in a rare of a class of local heritage in this case an Art Deco Cinema building from the Interwar period.

396 Argyle Street, Moss Vale. Former Commonwealth Bank now Suzie Anderson Interiors

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

The building has significance as a substantial Interwar bank which illustrates the subdivision and development of the main street.

Description

October 2020: A two storey 1924 bank building in an transitional Arts and Crafts/Colonial Revival style on a 586 m2 site in the main shopping street of Moss Vale. The building is aligned to the street boundary. The building has a symmetrical face brick and painted render facade and excellent detailing to the projecting bay. There is recessed section to the left. And unusually for a commercial building of this period it has a hip roof. The fenestration includes 6 over 6 vertical pane double hung windows to the upper level. The treatment of the shop front has been altered over time. It has a cantilevered street awning.



Internet Review

<https://www.domain.com.au/property-profile/396-argyle-street-moss-vale-nsw-2577>



Above: undated image showing bank in unpainted brickwork. Bernies Cafe to the right. From Facebook site for Bernies Cafe at <https://www.facebook.com/photo?fbid=932734731006621&set=a.932734714339956>

History

Historical Research by David Baxter 2021

The site of this building was bought by the NSW Government Savings Bank (became Commonwealth Savings Bank on 15-12-1931). They bought the site on 10-1-1923 off Ernest Rhodes for £1375. It was a large block of 78'4" frontage. The new bank was opened in May 1924 at a cost of £1800. In 1926 a residence was added at a cost of £3450. The manager then was Harold Markham Chard and he left in January 1928. I don't know who the architect or builders were.

(Researched by David Baxter Moss Vale 5-1-2021)

Extract from the Early History of Moss Vale by A. V. J. PARRY Part VII in The Southern Mail Fri 9 July 1948

Next to commence was the Government Saving Bank, which opened its doors in leased premises on 13th July, 1914, with Mr. Berriman as manager, and on 10th January, 1923, the Bank's Commissioners acquired from Ernest Rhodes, for £1375, a block of land with 79ft. frontage to Argyle Street, which formed parts of lots 1 and 2 of Throsby's subdivision. On this land then stood a weatherboard cottage, motor garage and engineer's workshop, and a pair of garages. In 1924, the existing bank premises were built on part of the land, at a cost of about £1800, whilst in 1926-27 a residence was added, the cost being £3450. On 15th December, 1931, the Government Savings Bank amalgamated with the Commonwealth Saving Bank of Australia, and, in 1935, the surplus land and buildings thereon, with frontage

of 30ft. to Argyle Street, were sold for approximately £400 to J. J. and E. F. E. Schaefer.

History of the Government Savings Bank of NSW <http://www.gabr.net.au/biogs/ABE0401b.htm>

Incorporated in New South Wales in 1907 to absorb the banks established through the (N.S.W.) Post Office in 1871. In 1931 the savings bank business of the bank and the current account and fixed deposit business of the bank's Rural Bank department were amalgamated into the operations of the Commonwealth Bank of Australia. The remainder of the Rural Bank department's business was transferred to the Rural Bank of New South Wales in 1932.

Design

An internet search has found no comparable design in Australia so likely to be rare.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance as an important banking service to the Moss Vale community from 1924 until 2015.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of heritage, in this case, a commercial building in a hybrid Arts and Crafts/Colonial Revival style from the Interwar Period.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Former Commonwealth Bank 396 Argyle Street, Moss Vale. is significant because it illustrates the development of the main street of Moss Vale in the Interwar period and for its banking service to the Moss Vale community from 1924 until 2015. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for possessing a rare aspect of heritage, in this case, a commercial building in a hybrid Arts and Crafts/Colonial Revival style from the Interwar Period built as a NSW Government Savings Bank.

406 Argyle Street, Moss Vale. Maine House

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

The building has significance as a substantial Interwar shop which illustrates the subdivision and development of the main street.

Description

A two storey commercial building in the Art Deco style. that dates from the Interwar period in the main shopping street of Moss Vale opposite Leighton Park. The building is aligned to the street boundary. It features an Art Deco style triple bay face brick pedimented facade in dichromatic brickwork. The fenestration includes vertical arched windows with multi panes.

Tie-rod supported awning.



Internet Review

<http://www.homebound.com.au/listing/withdrawn/nsw/illawarra-south-coast/southern-highlands/moss-vale-southern-highlands/406-408-argyle-street-moss-vale-nsw-2577/>



History

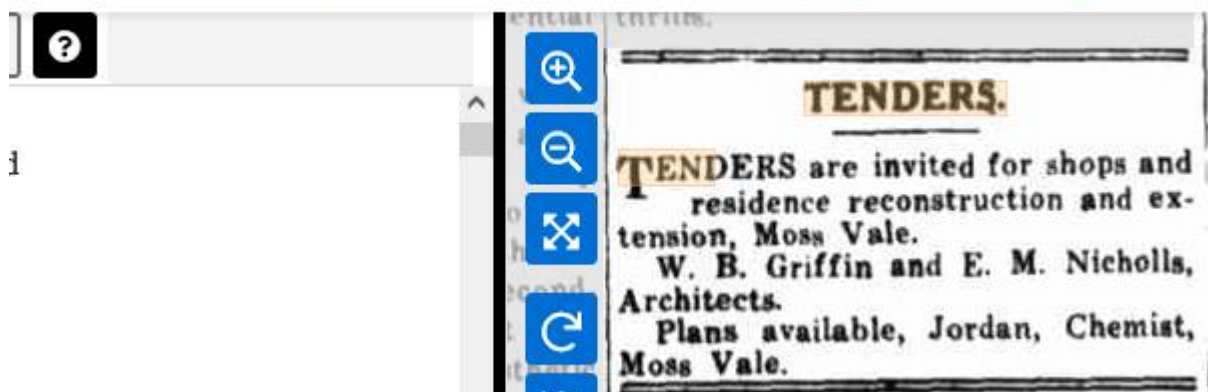
Historical Research by David Baxter 2021 and 2022 and Dennis McManus 2022

This was the site of two blocks of land 39'8" x 160 foot deep each. Edward Bradbury had a Chemist shop on the site in 1920, William Selkirk Cottew in 1922, Jessie McCallum 1926-1934, Allan Jordan 1934-1963. Next to the Chemist in 408 was a Dry Cleaners during the 1950-60s.

19 December 1939 Tender notice below: Walter Burley Griffin 1876-1937 and Eric Milton Nicholls 1902-1965. Tenders for shops and residence reconstruction in Moss Vale. Plans at Jordan, Chemist, Moss Vale. Note Griffin died in India in 1937 but company name remained for some time. Nicholls was his partner from the 1920s. Nicholls designed the now listed 1954 Council Chambers in Mittagong and Yammatee at 155 Oxley Drive, Mittagong.

Allan Moore Jordan's new shop was at 406-408 Argyle Street Moss Vale. Built 1939. It is south, next to Bernie's café and is a yellow/cream brick building.

[The Southern Mail \(Bowral, NSW : 1889 - 1954\) / Tue 19 Dec 1939 / Page 3 / Advertising](#)



Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance for its association with its designer, architect Eric Nicholls of the firm Walter Burley Griffin and Eric Milton Nicholls.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar commercial building in the Art Deco style.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Maine House at 406/408 Argyle Street, Moss Vale is significant because it illustrates the development of the main street of Moss Vale in the Interwar period and for its association with its designer, architect Eric Nicholls of the firm Walter Burley Griffin and Eric Milton Nicholls. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case an Interwar commercial building in the Art Deco style.

Two storey Victorian terraced shops 480-484 Argyle Street, Moss Vale

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

The building has significance as a substantial Victorian shop, which illustrates the subdivision and development of the main street Argyle Street South.

Description

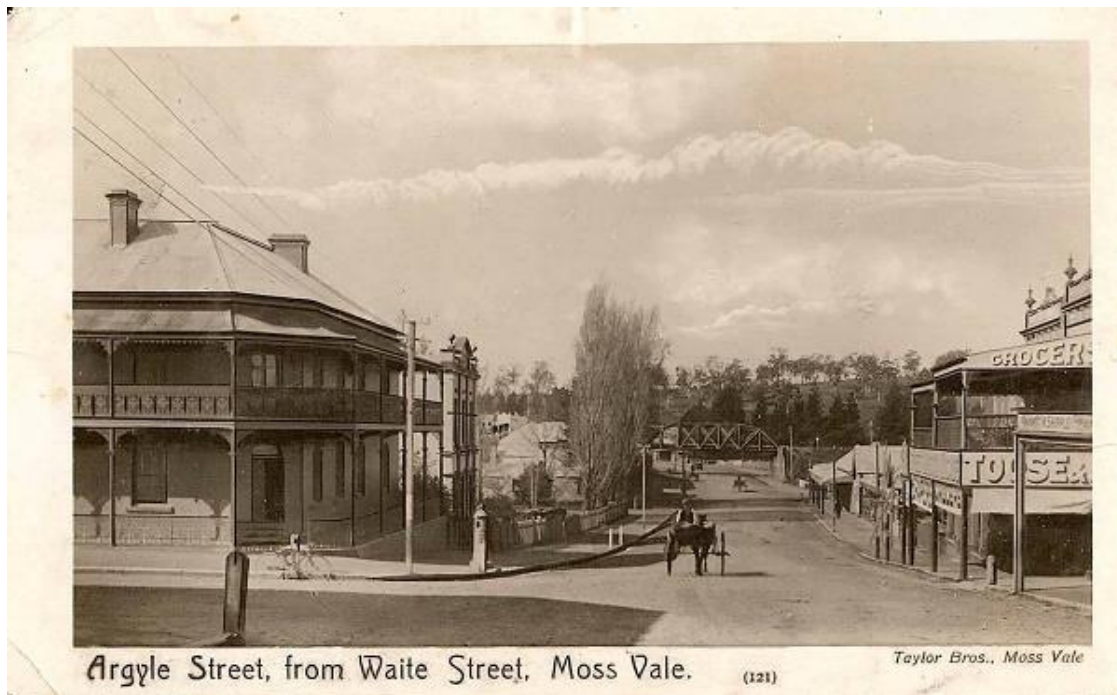
October 2020 Site Inspection:

Two storey commercial building that dates from C.1885 - the Victorian period and read as step down terraced structures. Located in the southern area of main shopping street for Moss Vale. The building is aligned to the street boundary and has a painted rendered façade. Original verandah posts removed and now has a tie-rod supported awnings. The pediment has a dentilled detail across the whole top moulding. Each building has two well proportioned double hung windows with mouldings. Well designed building worthy of listing.



Internet Review

No info found.



Above: Undated photo of 480-484 on right shown as the two parapeted two storey shops to the right with the words Toouse. Verandah now replaced by strap supported awning and the finials have been removed from the top of the parapet.

<https://www.facebook.com/southernhighlandshistory/photos/nd-dormie-house-at-moss-vale/1274590089228354>



Above: Looking south on Argyle St, Moss Vale, c1910, at centre left is the CBC Bank of Sydney premises, built 1885; at centre right is the ES&A Bank, opened 1879, and beyond it is the Commercial Hotel. Nos. 480-484 Argyle St, Moss Vale shown as the two parapeted two storey shops to the top left. Photo: BDH&FHS.

History

Historical Research by David Baxter 2021

This site was bought by Henry Thomas Toose in 1885 and he built his shop here.

He sold his business in 1886 to Mumford Brothers in 1886.

On 22-9-1888 Henry Thomas Toose re-opened it as the "Cash Exchange", later to Tooses Bargain Store in 1897 when Frank Lewis Toose (a son) took over from four previous shop owners. Frank's son Harold James Toose entered the business in 1931 as "Toose and Son". Harold's son Cecil started in the shop at 15 years old and worked all his life there.

They left this business and built a new shop next door at 490-494, this opened on 1-5-1933 and this closed on 30-6-1988 after 91 years.

The old building was made into 3 shops and has had many business's including a Stock and station agency, Barber, Jeweller, Chemist and the Capital Café.

The builder and architect are unknown but possibly the builder could have been William Jones. Another builder in the 1880-1900s was James Linklater but he mainly built timber constructions.

(Researched by David Baxter Moss Vale historian 5-1-2021)

TOOSE	Henry Thomas	Death notice	12MAR1943	Death 95	late of Croydon, formerly of Goulburn, Moss Vale, Dubbo and Young	Sydney Morning Herald	15MAR1943
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Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its first owner in 1885 businessman and entrepreneur Henry Thomas Toose 1848-1943.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian commercial building.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

480-484 Argyle Street, Moss Vale is significant because it illustrates the development of the main street of Moss Vale in the late 19th Century and for its association with its first owner (1885) businessman and entrepreneur Henry Thomas Toose 1848-1943. . It is also of significance in demonstrating aesthetic value for its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian commercial building.

Former Toose's Store including painted sign 490-494 Argyle Street, Moss Vale

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

The building has significance as a substantial interwar shop which illustrates the subdivision and development of the main street Argyle Street South.

Description

October 2020: A one storey attached commercial building that dates from 1933 - the Interwar period - in the southern area of the main shopping street of Moss Vale. The building is aligned to the street boundary. The building features a painted rendered façade above the awning. Tie-rod supported awning. Below the awning the shop front is intact and features intact black ceramic tiles and shop front. It has faded original signs including reference to 1897. The shop front tiling is Art Deco in style.



Above: **Image Source** <https://www.realestate.com.au/property/490-494-argyle-st-moss-vale-nsw-2577>

Internet Review

<https://www.realestate.com.au/property/490-494-argyle-st-moss-vale-nsw-2577>

History

Historical Research by David Baxter 2021

This was built by Harold James Toose as “Toose’s Central Store” and opened on 1-5-1933 as a general store. It is the same business that was in 480-484.

Harold and Cecil ran this shop from 1933 to 30-6-1988. They built the portion between 484 and 490 in the 1960s.

The shop had a unique pay system. No cash was in the shop assistants control. It was all placed in a screw to wooden cylinder that by the pull of a spring loaded lever, rushed up a cable to where Mr or Mrs Toose sat, they checked the docket and money and then sent the cylinder back with a receipt and change.

Since its closure it has been Niemann’s Continental Cakes, Cedar’s Lebanese Restaurant c.1998, Moss Vale Steak House, Toose’s Licenced Restaurant and now the Tap House.

The builders were Stanley Bailey of Spring Street Moss Vale and John Williams of Berrima Road Moss Vale.

(Researched by David Baxter Moss Vale historian 5-1-2021)



*Above: Image from 1936 and this site accessed 1/8/2021
<http://www.yesterdaysimages.com.au/shop/index.php?album=historic-photographs/new-south-wales&image=H1293+Argyle+st+Moss+Vale+1936.jpg>*



Above: Image – 1942 - and this site accessed 10/11/2021
<https://www.facebook.com/southernhighlandshistory/photos/nd-dormie-house-at-moss-vale/1374186785935350>

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in the Interwar period and the development of emporiums.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with the original owner and operator from 1933-1988, Harold James Toose 1848-1947. builders Stanley Bailey and John Williams, both of Moss Vale.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case earlier painted advertising signs on the facade.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of heritage in this case an Interwar commercial building in a subdued Art Deco Style.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

490-494 Argyle Street, Moss Vale 2020/194 is significant because it illustrates the development of the main street of Moss Vale in the Interwar period and the development of emporiums and for its association with the original owner and operator from 1933-1988, Harold James Toose 1848-1947 and builders Stanley Bailey and John Williams. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of heritage in this case an Interwar commercial building in a subdued Art Deco Style. It also has a rare aspect of the local area's heritage in this case earlier painted advertising signs on the facade.

Single storey commercial building

538 Argyle Street, Moss Vale

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

The building has significance as a substantial Victorian Shop which illustrates the subdivision and development of Argyle Street.

Description

One storey storey commercial building that dates from c. 1895 - the late Victorian period - in the southern area of the main shopping street of Moss Vale that has still retained its context. The building is aligned to the street boundary. The building features a face brick facade and appears to have been stripped of its original render finish. Possibly had a post supported verandah and now replaced by a striped canvas awning. Exposed electrical conduit above the awning detracts from the appearance of the building.



Internet Review

No. 538 is on the left and No. 540 on the right.

History

Historical Research by David Baxter 2021

This building was built for John Bernard O'Reilly c July 1895 by Moss Vale builder William Jones. John O'Reilly also ran a stationary business as well as the chemist shop in the building. In March 1913 he sold to Frederick Michael Woods. This later became a gift shop when my mum was a child in the 1920-30s. It was Moss Vale Dry Cleaners from December 1946 to April 1971 when bought out by Ken Blackley..... (Researched by David Baxter Moss Vale historian 5-1-2021)



Above: Image above from the BDHS image library. 1982. Country Vogue Antiques, Argyle Street Moss Vale, NSW

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance being built by outstanding Moss Vale master builder, Mayor and Alderman, William Jones.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian commercial building.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

538 Argyle Street, Moss Vale is significant because it illustrates the development of the main street of Moss Vale in the late 19th Century and for being built by outstanding Moss Vale master builder, Mayor and Alderman, William Jones. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian commercial building.

Two storey commercial building 542 Argyle Street, Moss Vale

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Description

A two storey commercial building that dates from the 1909-1910, the Federation era, in the southern area of the main shopping street of Moss Vale

that has still retained its context. The building is aligned to the street boundary. The building features a face brick facade and appears to have been stripped of its original render finish. Possibly also had a post supported verandah and now replaced by a striped canvas awning below and a cantilevered timber post and balustrade veranda above.



No. 538 is on the left and No. 540 on the right.



Above: Image above from the BDHS image library. 1982. Canvas Corner Repairs, canvas vinyl blinds

Internet Review

The building has significance as a substantial Victorian Shop which illustrates the subdivision and development of Argyle Street.

History

Historical Research by David Baxter 2021

John Joseph Flook was a builder and butcher. He built the Mittagong Post Office in 1881.

John Joseph Flook bought this site and commenced building the two storey building in August 1909, he and his labourer James Hines met with an accident when the brick laden scaffolding collapsed and injured Flook but not Hines in September 1909. The awning was completed in October 1909 and the shop opened in early 1910. It remained a butchery with many different butchers having it, the last being Sid Rushton. It stopped being a butcher shop about 1968 and has been a leather repair shop, real estate, private residence etc. The two story portion became a fruit and vegetable shop for Charlesworth's in 1918, later changed into a vehicle repair and garage for them. Antique shops have been the main business in this section over the years. (Researched by David Baxter Moss Vale historian 5-1-2021)

FLOOK John Joseph Obituary 30JUN1952 Death 81 late of Moss Vale Goulburn Post 04JUL1952

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in the late 19th Century</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with its original builder and owner, John Joseph Flook 1871-1952, builder and butcher.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its service over fifty eight years (1910-1968) as a butcher shop to the Moss Vale and district community.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an early 20th century commercial building.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

540 Argyle Street, Moss Vale is significant because it illustrates the development of the main street of Moss Vale in the late 19th Century and for its association in the local area with its builder and

owner, John Joseph Flook 1871-1952, builder and butcher and for its service over fifty eight years (1910-1968) as a butcher shop to the Moss Vale and district. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case an early 20th century commercial building.

567 Argyle Street, Moss Vale. Formerly Myee and some Interiors

Recommendation

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

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Description

October 2020 Site Inspection:

A one storey freestanding Californian Bungalow style house that dates from c. 1922 - the Interwar period set on a large 2276 m2 site on the southern entrance main road to Moss Vale that has retained its context. The building is setback. The site has a timber picket fence, photinia hedge and rural style gate to the driveway on the left. . The front garden is informal and creates a picturesque setting. The façade presents a simple asymmetrical elevation and is constructed of weatherboard. The roof is hipped and gabled with a high pitch and is clad in new galvanised iron. The verandah is offset to the right and features timber posts and timber balustrades. The front door is centrally located. Fenestration comprises double hung windows. The building appears to be in good condition and is substantially intact. The internet site shows there is still some well maintained interiors including lounge and entrance hall with stained panelled walls, ceiling beams, fireplace and selected patterned timber floor. The house is an excellent representative example of a Californian Bungalow house from a very early date and deserves listing.

Internet Review

2017 and 2013, 2010 and 2005 and 2 plans a this site including <https://www.realestate.com.au/property/567-argyle-st-moss-vale-nsw-2577>



Above: Image above from 2013. Listing text and photos at this site: <http://www.drysdale.com.au/2816175/> "California Dreaming"



Above: Image again Interior from 2020

Listing text and photos at this site: <http://www.drysdale.com.au/2816175/> "California Dreaming"

You must inspect to fully appreciate all this home has to offer - inside and out! The home has many period features including timber floors, high ceilings, panelling on the walls and the bedrooms are extra big. There is a parent's retreat with main bedroom, ensuite bathroom and study, a formal lounge room with open fireplace and bay window, sunny modern kitchen, separate dining room with a slow combustion wood fire and French doors leading to a large sun drenched deck (covered and enclosed). There is ducted gas heating throughout the home plus a very large double garage with workshop. The back garden seems to go on forever (the land is approx. 2,300 square metres in area). There is even a raised veggie garden and chook shed with plenty of room for expansion!

Statement of Significance from 2009 Report: The building has significance as an early twentieth century interwar house which illustrates the subdivision and development of Argyle Street South.

History

Historical Research by David Baxter 2021

This was owned and built by Moss Vale builder Claude Alfred Johnston also known as Alfred Claude Johnston around 1920. The house was called "Myee" and the Johnston's were there until 1935. (Researched by David Baxter Moss Vale historian 5-1-2021)

Extracted notes on Claude Alfred Johnston from this site accessed April 2021

<http://www.wagsoft.com/FamilyHistory/Johnston.pdf>

Claude A. Johnston was born in Camperdown, Sydney in October 1897.

When he was 20 or so, he went to New Zealand for 2 years, and worked as a carpenter there, for a builder.

He returned to Sydney and married in January 1922. Possibly short of work in the city, Claude A. accepted a job building a silo, probably in Temora, NSW.

After 1922 they moved to Moss Vale. They lived in rented rooms while Claude was building a house for the family, called Myee ("My home" in aboriginal).

During the Great Depression, Claude originally was working for a builder, and then building on contract. As the depression deepened, less people were building, so he took whatever work he could get, fixing drains, and odd jobs. He also kept a vegetable garden going for extra food.

While in Moss Vale, Claude did a job for a builder in Bowral. The builder liked his work, so asked him to build a house (possibly a farm-house) in Coolah, with the promise of more work in Sydney after. Since there was little work in Moss Vale, Claude accepted the offer, and then sold the Moss Vale house (in 1934).

The last house, which Claude built for himself, was in West Pymble, around 1963. The block was bush when they bought it, and they left the bush intact at the back of the house. Claude kept on working, building houses, until he was 80. The last house he built was for his daughter Rona and her family, in Castlecrag. This he found too much for him, so he gave up house building. He was however still doing odd carpentry jobs for people in Pymble until his late 80s. Marie died in 1987, aged 86. Claude himself lived to the ripe old age of 92, dying in September 1989.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in this case the southern entrance to the town in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with known owner and builder, Claude Alfred Johnston 1897-1989.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses aspect of the local area's history in this case mostly intact interior timber work including floors and fireplace to the lounge room and mostly intact interior timber work including floors to the entrance hallway.</i>

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case an early Californian Bungalow from c. 1922.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Myee at 567 Argyle Street, Moss Vale is significant because it illustrates the development of the southern entrance to the town, in the Interwar period and for its association with known owner and builder, Claude Alfred Johnston 1897-1989. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case an early Californian Bungalow from c. 1922. It also possesses a rare aspect of the local area's history in this case mostly intact interior timber work including floors and fireplace to the lounge room and mostly intact interior timber work including floors to the entrance hallway.

568 Argyle Street, Moss Vale – Uniting Church and Hall

Recommendation

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

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

The building has significance as an early twentieth century church which illustrates the subdivision and development of Argyle Street.

Description

October 2020 Site Inspection:

A one storey freestanding church and attached hall set on a large corner site (Spring Street) in the southern section of the main street to Moss Vale. The site has a low sandstone boundary wall. The front garden is informal and creates a picturesque setting. The façade presents a complex asymmetrical elevation and is constructed of face brick with stone with painted render trim. The roof is gabled with a steep pitch and is clad in metal sheeting. The façade features arched windows and a gable door entry. There is a not so sympathetic flat roofed structure in the corner joining point of the hall and the church.



Internet Review

https://www.google.com.au/search?q=uniting+church+Argyle+Street,+Moss+Vale+NSW&source=Inms&tbm=isch&sa=X&ved=2ahUKEwigpv2-q3sAhXXbX0KHT5CAUQQ_AUoAnoECBsQBA&biw=1340&bih=598



Above: Image. Some history at this site <http://www.mossvale.unitingchurch.org.au/>

Has been the subject of a recent heritage DA proposing a new entrance from Spring Street and should be good information on the DA Tracker.

History

Historical Research by David Baxter 2021

This Church was built by Moss Vale builder James McDonald and opened with the first service being on Wednesday 7-11-1888. The front section of the old part was added and opened on 22-2-1914 and this addition was designed by Sydney architect Mr C. Newman and built by Moss Vale builders Bowyer and Williams. The newest part of the church was added to the north. Designed by Albert Booth Hoile of Sydney and was built by E J Tonkin. It was opened on 18-7-1937. Small changes since 1937 have occurred including the sandstone fence built with Bundanoon sandstone, it was erected in 1950.

(Researched by David Baxter Moss Vale historian 5-1-2021)

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

566 Argyle Street, Moss Vale

This church, built by the Methodists in 1888, replaced an earlier primitive church in use in 1881 (and which might have been erected even earlier). This church was extended in 1914 and further extended in 1937. (**#25 Moss Vale Walk Brochure**)

Notes on Architect Alfred Gambier Newman 1875 – 1921.

<https://amp.en.google-info.in/36838633/1/alfred-newman-architect.html>

Alfred Gambier Newman was an Australian architect active in the first 20 years of the 20th century. He created significant work for the Methodist Church and Newman and Vickery families.

Newman worked as an architect in Adelaide and became an associate of the South Australian Institute of architects in 1898. He advertised in the newspaper as "Alfred Newman, G. A., S. A. I. A. architect" of Augusta street, Adelaide, South Australia, and later to King William street, Adelaide before moving to Sydney in 1906. He retired from South Australian architect in 1909.

Since Newman moved to Sydney, he was Director of the Sunday school in the Strathfield Methodist Church, and for 15 years (to 1921) did a substantial amount of design work for the Church. Its buildings include:

- Kempsey Methodist Church, Kempsey, New South Wales.

- Blackheath Methodist Church now United Church 43-45 Govetts leap road, Blackheath, New South Wales.
- Hurlstone Park Methodist now Uniting Church 8 street Hurlstone Park Melford, New South Wales.
- Auburn Methodist Church, now Uniting Church corner of streets Helena harrows, Auburn, New South Wales.
- Manilla Methodist Church now United Church of Strafford street, Manilla, New South Wales.
- Dee, why the Methodist Church is now Cecil Gribbles United Church 60 Howard Avenue Dee why NSW.
- North Ryde Methodist Church, North Ryde, New South Wales.
- Young Of The Methodist Church, Young, NSW.
- The Methodist Church Woodford now abandoned 68 great Western highway, Woodford, New South Wales.
- The Methodist Church In Wentworthville, Sydney, New South Wales.
- Methodist Church Epping New South Wales.
- Methodist Church, Barraba New South Wales.
- Beecroft Methodist Church now United Church, Beecroft road Beecroft New South Wales.
- Warren Methodist Church, Illawarra Road, Marrickville, New South Wales.
- Tighes Hill Methodist Church, Tighes Hill, New South Wales.
- Wyalong Methodist Church, Wyalong, New South Wales.
- Strathfield Methodist Church now Carrington Avenue Uniting Church 13 Carrington Avenue, Strathfield, NSW.
- Methodist Church In Rhodes, New South Wales.
- Methodist Church Belmore now uniting Church on the Boulevarde, Belmore, New South Wales



Above: Image from 1996 of Uniting Church Moss Vale, Spring and Argyle Streets [picture]
Creator: Deane, Robert, 1937- . <https://nla.gov.au/nla.obj-143052353/view>

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale from the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong and continuing association with Methodist/Uniting Church community since 1888.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a modest Gothic style church and hall complex in brick from 1888 and later additions.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Uniting Church and Hall at 566 Argyle Street, Moss Vale is significant because it illustrates the development of the southern end of main street of Moss Vale from the late 19th Century and for its strong and continuing association with the Methodist/Uniting Church community since 1888. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a modest Gothic style church and hall complex in brick from 1888 and later additions.

The Federal Butchery (original)—shop and residence 574-576 Argyle Street, Moss Vale

Recommendation

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

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as an early Victorian residence/cottage which illustrates the subdivision and development of Argyle Street south.

Description

October 2020 Site Inspection:

A one storey freestanding house that dates from 1899 – the late Victorian period and is set on a 729 m2 site in a town setting that has retained its context. The site has a brick fence pillar fence with timber picket infill.. The façade presents a simple asymmetrical elevation and is constructed of weatherboard. The projecting gabled bay to the left was possibly used a shop front in earlier times. Prior to 2012 the gable end had weatherboard and it now has well executed timber shingle and moulding relief. The low pitched straight verandah section offset to the the right is supported on timber columns. The front door is centrally located. Fenestration comprises double hung windows. The building is in good condition and is substantially intact.





Image from Google Earth accessed may 2021 showing 574-576, 578 and 580.

Internet Review

Six photos at this site from c 2012 shows an earlier doorway in the projecting bay.

<https://www.realestateview.com.au/property-360/property/574-576-argyle-street-moss-vale-nsw-2577/>

History

Historical Research by David Baxter 2021

This shop and residence was built for John James “Jack” Prigg and his brother William Thomas Prigg who opened it as a butcher shop on 24-5-1899 and named it “The Federal Butchery”. In November 1903 William Prigg turned the butchery into a bakery which was operated by his wife Martha Jane Prigg (nee Ruffels). In 1916 the bakery business was sold to Richard Francis Heffernan who moved it to 506 Argyle Street.

It became a residence then and was owned by William Goodfellow in the 1920s. The Warburton family ran a laundry out of there in the 1930s. During the 1950-60s it was a private residence for relatives of the Warburton family, Vince and Valerie Watts (nee Warburton). At one stage in the 1960s it was even a pet shop and a transport terminal.

In c.1970 The Moss Vale Senior Citizens bought the building and moved there until 1988.

It has been a private residence since then. (Researched by David Baxter Moss Vale historian 5-1-2021)

Worker’s Cottage and Former Shop from <https://form.jotform.co/73089685096876>

574-580 Argyle Street, Moss Vale

This is an attractive and relatively intact group of three timber cottages of similar era side-by-side that demonstrate typical styles of early development in Moss Vale. They may have been used for residential and/or commercial purposes, and the cottage on the left hand side (no. 574-576) has had a shop front addition to one side and has been used as a bakers, butchers and laundry from the early 1900s.

(#23 Moss Vale Walk Brochure)**Heritage Significance Assessment**

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale in this case the southern entrance to the town.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case an early single storey very late Victorian era combined shop and house.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although alterations have been made over many years to accommodate different uses.

Statement of Heritage Significance

574-576 Argyle Street, Moss Vale 2020/199. is significant because it illustrates the development of the main street of Moss Vale in this case the southern entrance to the town.

It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for possessing a rare aspect of the local area's heritage in this case an early single storey very late Victorian era combined shop and house.

17 Arthur Street, Moss Vale. 'The Nook'—Federation house

Recommendation

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

Property is contained within the existing Throsby/Arthur Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

Statement of Significance from 2009 Report: The house has significance as an early twentieth century residence which illustrates the subdivision and development of Council Chambers Estate.

Description

October 2020 Site Inspection:

A one storey freestanding house that dates from 1904 - the Federation period and is set on a 1397 m² site in a town setting that has retained its context. The building is setback and has a well designed round topped picket fence and lychgate. The front garden creates a picturesque setting. The façade presents a complex asymmetrical elevation and is constructed of weatherboard. The roof is gabled with a high pitch. The roof is clad in unglazed terracotta tiles and ridge capping. The verandah is offset to the left and has a broken back roof off the main roof and is clad in unglazed terracotta tiles. It features timber posts and brackets and timber balustrade. The front door is centrally located. Fenestration comprises casement windows. The building is in very good condition. An excellent representative example of Federation house.



Internet Review

<https://www.realestate.com.au/property/17-arthur-st-moss-vale-nsw-2577>

History

Historical Research by David Baxter 2021

From 1904 to 1945 Ebenezer Bungy Hawkins and his wife Jean Hawkins owned it. Hawkins was a Moss Vale shopkeeper and Council Mayor and Alderman for 24 years and lived in this house which was known as "The Nook". As far as I can find it was used as a rental after 1945 for a long period, Roy and Dorothy Wallis lived there in the early 1960s for many years.

(Researched by David Baxter Moss Vale historian 5-1-2021)

HAWKINS Ernest Bungey	Death notice	23FEB1943	Death 75 at Moss Vale formerly Scotland	Sydney Morning Herald	24FEB1943
HAWKINS Jean	Other	04JUL1951	Death late of Moss Vale	Southern Mail (Bowral)	06JUL1951

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Arthur Street area of Moss Vale in the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association, as owner 1904-1945, by Ebenezer Bungey Hawkins and his wife Jean Hawkins. Hawkins was a Moss Vale shopkeeper and Council Mayor and Alderman for 24 years.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspects of the local area's heritage in this case a single storey high quality and well detailed weatherboard Federation Style House.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

17 Arthur Street, Moss Vale is significant because it illustrates the development of the Arthur Street area of Moss Vale in the early 20th Century and for its association, as owner 1904-1945, with Ebenezer Bungey Hawkins 1868-1943 and his wife Jean Hawkins. Hawkins was a Moss Vale shopkeeper and Council Mayor and Alderman for 24 years. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for being a rare item of the local area's heritage in this case a single storey high quality and well detailed weatherboard Federation Style House.

5 Berrima Road, Moss Vale. Formerly Allambie

Recommendation

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

Heritage Survey 2009 Recommendation

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

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

Description

October 2020 Site Inspection:

A one storey freestanding cottage that pre-dates 1894 the Victorian period set on a site in a town setting that has retained its context. The building is setback a short distance from the street. The site has a front fence of lap and cap timber and a driveway to the left accessing a garage. The front garden is informally landscaped with mature conifers and features a picturesque setting. The façade presents an asymmetrical elevation and is constructed of weatherboard. The roof is hipped with a steep pitch clad in corrugated sheet metal and features rendered chimneys. The additions are gable-roofed. The verandah runs across the façade and returns the corner and has a concave profile. It is clad in corrugated sheet metal and features timber columns and decorative brackets. The building appears to be in excellent condition and

is substantially intact. Alterations include sympathetic rear additions and verandah infill. This cottage won a WSC heritage award in about 2017 or 2018.



Internet Review

<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-108323891>

5 Berrima Road, Moss Vale. With loads of character and charm the house has just been repainted and is very neatly presented. The house has a weatherboard exterior, colourbond roof, internal lining boards and high ceilings. Features 3 bedrooms, lounge with open fire, sunny kitchen/dining with slow combustion fire, a separate sunroom and a detached garage. Set on a large block (2475)



Above: Images <https://www.realestate.com.au/sold/property-house-nsw-moss+vale-108323891>

History

Historical Research by David Baxter 2021

Matthew Selden Stubbings (1827-1909) bought this land and built the home naming it "Allambie".

His son William Coleman Stubbings was living here when he married in 1894. William was a plumber and raised 9 children here. In 1927 it consisted of 1 acre, 3 roods and 10 perches. There was also another cottage he owned next door (demolished 1960s) on 3 roods of land and rented by the Sewell family.

Peter and Theresa Lawson were there from 1954 to 1972.

Judith and Des Ryan from 1973 to 1980.

Francis and Mavis Myers until 1982.

Pamela Spruce has renovated the home over the past 12 years.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Note from Dennis McManus: This building won first prize in its category in the Wingecarribee Shire Heritage Awards Program in recent years.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the early development of the Berrima Road entrance area to Moss Vale.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because its long association in the local area with the Stubbings family. Matthew Selden Stubbings (1827-1909) bought this land and built the home naming it "Allambie". Born in Mildenhall, Suffolk England on 10 Sep 1827 to John Stubbings and Elizabeth Selden. Matthew Selden Stubbings had 8 children. He passed away on 6 Apr 1909 in Moss Vale, New South Wales. His son William Coleman Stubbings (1866-1951) was living here when he married in 1894. William was a plumber and raised 9 children here.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small Victorian era weatherboard cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

5 Berrima Road, Moss Vale 2020/201. is significant because it illustrates the early development of the Berrima Road entrance area to Moss Vale and for its long association with the Stubbings family. Matthew Selden Stubbings (1827-1909) bought this land and built the home naming it "Allambie". Born in Mildenhall, Suffolk England he had 8 children. His son William Coleman Stubbings (1866-1951) was living here when he married in 1894; he was a plumber and raised 9 children here. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a small Victorian era weatherboard cottage.

Asymmetrical Californian bungalow

10 Berrima Road, Moss Vale

Recommendation

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

Description

October 2020 Site Inspection:

no info from the 2009 report. A one storey asymmetrical house in a restrained Californian Bungalow style on a very large 10,152 m2 lot. Site is overgrown and appears to be unoccupied. From the interwar period. Brick. Low pitched gabled metal roof. Offset gable bay section to the right. Casement windows. Verandah offset to the left partly infilled and is supported by twin pillars on brick pillars and balustrade. Verandah/extension offset to the right fully infilled. Run down but capable of restoration as part of a new development of the site.



Internet Review

<https://www.realestateview.com.au/property-360/property/10-berrima-road-moss-vale-nsw-2577/> Statement of Significance from 2009 Report: none

History

Historical Research by David Baxter 2021

1950-70s was owned by James Thomas Vernon New and Harriett June New (nee Dobell) and their children Leslie New and Caroline New. (Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Berrima Road entrance to Moss Vale in the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a restrained Californian Bungalow style house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

10 Berrima Road, Moss Vale is significant because it illustrates the development of the Berrima Road entrance to Moss Vale in the early 20th Century. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a restrained Californian Bungalow style house.

79 Broughton Street Moss Vale. 'Trentwood'—house and garden

Recommendation

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

Description

Inspection 2021: Not able to see the house from the road.

Internet Review

realestate.com says says that 79 has 19,961 m2

Google Earth image below from front gate>



History

Research from David Baxter 3 August 2021

The property "Trentwood" was part of the Throsby Park estate. On 6-9-1859 there were 6 lots auctioned. William Byrne bought 5 of these, approx. 275 acres, these were later known as lots 52 to 56 and were on the southern side of Broughton Street. Norman Mulroney had lots 52 and 53 consisting of 140 acres (75 acres lot 53 and part of lot 52 of 65 acres). He also bought on the northern side 25 acres which went from Broughton Street through to Illawarra Highway, this is where he built "Trentwood".

From my research it looks like Norman Mulroney and his wife Louise Helen Mulroney (nee Barron) may have built the original "Trentwood" about 1942. The Scrutineer newspaper of 15-10-1941 has K Cupitt building a Brick garage block for N. Mulroney of Broughton Street.

The Scrutineer newspaper of 11-3-1942 had the council giving Herbert Cheetham (Moss Vale builder) permission to build a fibro cement dwelling and to install a septic tank for Squadron Leader, Norman Mulroney of Broughton Street. This small home is still there.

His brand was registered for his property "Trentwood" in February 1945 and was a capital NM underlined laying on its side (which made it look like a 3Z)

The Scrutineer newspaper of 5-4-1947 stated that N. Mulroney was building a new brick residence in Broughton Street, this would be the current home which was on 166 acres in 1947 and would most likely have been also built by Herb Cheetham.

Norman Mulroney was born in Poonah, India on 24-7-1897 and died 12-7-1988. He served in WW1 serial # 878 and WW2 Flight Lieutenant RAAF # 260064. He was a Squadron Leader. He served in the 6th Battalion Light Horse in Gallipoli and also in the Flying Corps in France

He married 26-7-1933 Sydney to Louise Helen Barron born 8-8-1909 in Auckland NZ and died 3-2-2001 in Kiama. They had two children Judith Louise Mulroney b 15-7-1934 at Dilbhor Hall hospital Woollahra and married in 1964 in Sydney to Clifford Frederick Bishop. Judith is a very talented author and has a book regarding her psychic powers and things regarding Trentwood. Their 2nd child, John Terence was born 1936 and married in 1964 at Burwood to Merilyn Anne Miller and had a son Christopher Mulroney.

The Mulroneys were in all the socialite newspapers and also had a unit in Edgecliff where they stayed whilst in Sydney.

In 1937 he was the ADC for Lord Wakehurst, the Governor of NSW.

Norman was an astute businessman and was on the original board of directors of the Monier Organisation and was the Chairman of the Board in 1964.

In 1963 he sold and moved to "Morningson" Osborne Street Burradoo.

In 1963 Roy Thomas Carter came from Narromine and bought Trentwood on 25 acres and the 75 acre lot 53, he sold the 65 acres to probably "Camaroo".

Roy Thomas Carter b 28-8-1905 in Narromine and died 8-3-1994 at Port Macquarie, he married in 1931 at Narromine to Edna Maude Hazell b 1910 and died 1988 at Port Macquarie. They had two children, Humphrie John Carter (1930-1986) and Joan Royce Carter (d 2-6-1979 Joan was married twice, first to Neville Marshall and then Ronald White.

The Carter's bought a block of holiday flats at Port Macquarie and retired there.

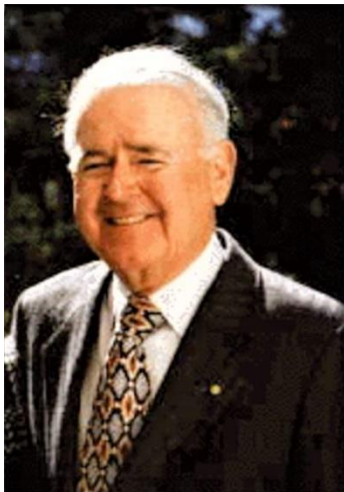
In 1972 John Charles Utting and his wife Audrey Phyllis Utting (nee Linegar) They were both Pharmacists and relieved other pharmacists in the district. They were married in Sydney in 1958. The Uttings were only there for 5 years until about 1977 and they moved to Borah, Rocky Glen near Coonabarbran.

In July 1977 Mark Hollins bought the 75 acre lot 53. Mark Hollins owned all of the land on the southern side of Broughton Street down to the railway line.

The next owners were in 1977 and they sold the 75 acres and just kept the house block of 25 acres which he later divided into two, 5 acre and one 15 acre block John Charles Hodgson was born in 1921 and now living in Tasmania is almost 100 years old (2021). He was married in 1950 at Ashfield to school teacher Shirley Hodgson (nee Padrotta) born 21-8-1927 and died 22-10-2017 in Hobart Tasmania. They only had Trentwood for about eight years.

Max Shying (born 10-8-1918 Hurstville, died 20-5-1999 Sydney) he was married twice. He married in Nov 1940 Sydney to Estelle Lilian Dearlove (23-5-1919 Young and died 17-12-1999 at Coffs Harbour. They had four children. He divorced in 1970 and remarried Maureen Elizabeth Cragg (born 4-10-1938) and had two children. He had something to do with the management of B and D Garages. He was a divorcee and he bought the two five acre blocks the other 15 acres was sold to an unknown person. He only owned it from about 1985 to 1991.

Around 1991 the next owner of the two 5 acre blocks was Sir William Patrick Deane (b.4-1-1931) AK, KBE, QC, former Governor-General of Australia (16-2-1996 to June 2001). He married on 6-1-1965 to Lady Helen Evelyn Deane (nee Russell) born 13-2-1935. They had two children Patrick and Mary. Bill Deane sold the home c 1996 .



Sir William Patrick Deane AK, KBE, QC

Above: Image (© David Baxter Moss Vale Historian 30-7-2021)

(© David Baxter Moss Vale Historian 30-7-2021)

Notes on Sir William Patrick Deane from https://en.wikipedia.org/wiki/William_Deane

Sir William Patrick Deane AC KBE QC (born 4 January 1931) is an Australian barrister and jurist who served as the [22nd Governor-General of Australia](#), in office from 1996 to 2001. He was previously a Justice of the [High Court of Australia](#) from 1982 to 1995. Deane received his undergraduate education at the [University of Sydney](#), and later studied [international law](#) at [The Hague Academy of International Law](#) in the Netherlands. Prior to joining the judiciary, Deane worked for periods as a [barrister](#) and university lecturer. He was appointed to the [Supreme Court of New South Wales](#) in 1977, and later that year was also appointed to the [Federal Court of Australia](#). Deane was elevated to the High Court in 1982, and during his tenure was generally considered to fall on the court's progressive side. He retired from the court in 1995, and the following year was appointed governor-general on the recommendation of [Paul Keating](#). Deane had a low profile during his five-year term, facing no major constitutional issues, but did come to international notice by [officially opening](#) the [2000 Summer Olympics](#). https://en.wikipedia.org/wiki/William_Deane



Google Earth image from Feb 2016

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Broughton Street area of Moss Vale from the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with: Norman Mulrone, born in Poonah, India on 24-7-1897 and died 12-7-1988. He served in WW1 serial No 878 and WW2 Flight Lieutenant RAAF No 260064. He was a Squadron Leader. He served in the 6th Battalion Light Horse in Gallipoli and also in the Flying Corps in France. In 1937 he was the ADC for Lord Wakehurst, the Governor of NSW. He was an astute businessman and was on the original board of directors of the Monier Organisation and was the Chairman of the Board in 1964. Claude Crowe (1914-1999), owner of Berrima Bridge Nursery at Berrima, renown garden expert who considered to have been involved in the garden. Sir William Patrick Deane (b.4-1-1931) AK, KBE, QC, 22nd Governor-General of Australia owner from 16-2-1996 to June 2001.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.

Statement of Heritage Significance

Trentwood at 79 Broughton Street Moss Vale is significant because it illustrates the development of the Broughton Street area of Moss Vale from the late 19th Century and for its association with: 1. first owner Norman Mulrone (1897-1988) born in Poonah, India. He served in WW1 in the 6th Battalion Light Horse in Gallipoli and also in the Flying Corps in France. In 1937 he was the ADC for Lord Wakehurst, the Governor of NSW. He was an astute businessman and on the original board of directors of the Monier Organisation and Chairman in 1964. 2. Claude Crowe (1914-1999), owner of Berrima Bridge Nursery at Berrima, renowned garden expert who considered to have been involved in the garden. 3. Sir William Patrick Deane (b.4-1-1931) AK, KBE, QC, 22nd Governor-General of Australia owner from 16-2-1996 to June 2001. Trentwood is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting, garden and architectural form.

Single storey co-joined residence (part of a pair comprising 41 Browley Street)

1/41 Browley Street, Moss Vale

Recommendation

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

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as an early twentieth century co-joined residence/cottage, which illustrates the subdivision and development of the School Estate.

Description

October 2020: A one storey conjoined house with No 2/41 from about the turn of the 19th Century set on a 396 m2 site in a town setting that has retained its context. The site has a timber picket fence. The front garden is informal and creates a picturesque setting. The façade presents a simple symmetrical elevation and is constructed of weatherboard. The roof is gabled with a high pitch and is clad in metal sheeting. The verandah runs across the façade. It features timber posts, brackets and valance and balustrade. The front door is centrally located.

Fenestration comprises paired double hung windows. The building appears to be in good condition and is substantially intact.



Above: Image 1/41 (formerly no. 39) at right. <https://www.realestateview.com.au/real-estate/1-41-browley-street-moss-vale-nsw/property-details-sold-residential-8745212/>

Internet Review

<https://www.realestateview.com.au/real-estate/1-41-browley-street-moss-vale-nsw/property-details-sold-residential-8745212/>

History

Historical Research by David Baxter 2021

In 1927 this portion was known as “Briar Cottage” and was owned by Alfred Patrick Collins. The Collins family owned this for decades. It is part of the John Morrice 1867 sub-division.

The block size was 26’x 170’. Alfred Collins was in Moss Vale from c1894.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Browley Street area of Moss Vale.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its long association with early owner Alfred Patrick Collins (1882-1941) and family.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a one storey semi detached weatherboard house from about the turn of the 19th Century.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

39-41 Browley Street, Moss Vale is significant because it illustrates the development of the Browley Street area of Moss Vale from about the turn of the 19th Century and for its long association with early owner Alfred Patrick Collins (1882-1941) and family. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for being a rare item of the local area's heritage in this case a one storey semi detached weatherboard house from about the turn of the 19th Century.

Single storey co-joined residence (part of a pair comprising 41 Browley Street)

2/41 Browley Street, Moss Vale

Recommendation

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

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as an early twentieth century co-joined residence/cottage, which illustrates the subdivision and development of the School Estate.

Description

October 2020: A one storey conjoined house with No 39 set from about the turn of the 19th Century on a small site in a town setting that has retained its context. The site has a wire fence and traditional wire and steel pedestrian gate. The front garden is informal and creates a picturesque setting. The façade presents a simple symmetrical elevation and is constructed of weatherboard. The roof is gabled with a high pitch and is clad in metal sheeting.

The verandah runs across the façade. It features timber posts, brackets and valance and balustrade. The front door is centrally located. Fenestration comprises paired double hung windows. The building appears to be in good condition and is substantially intact.



No. 2/41 at left (formerly no. 41)

Internet Review

No 39 (not No 41) at <https://www.realestateview.com.au/real-estate/1-41-browley-street-moss-vale-nsw/property-details-sold-residential-8745212/>

History

Historical Research by David Baxter 2021

In 1927 this portion was known as “Thorn Cottage” and was owned by Alfred Patrick Collins. The Collins family owned this for decades. It is part of the 1867 John Morrice sub-division. The block size was 26’ x 170’. Alfred Collins was in Moss Vale from c. 1894.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Browley Street area of Moss Vale.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its long association with early owner Alfred Patrick Collins (1882-1941) and family.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area’s heritage in this case a one storey semi detached weatherboard house from about the turn of the 19th Century.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made

Statement of Heritage Significance

39-41 Browley Street, Moss Vale is significant because it illustrates the development of the Browley Street area of Moss Vale from about the turn of the 19th Century and for its long association with early owner Alfred Patrick Collins (1882-1941) and family. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for being a rare item of the local area’s heritage in this case a one storey semi detached weatherboard house from about the turn of the 19th Century.

9-13 Burcham Road (former Young Road) Moss Vale. 'Warrawong'—house, stable building and garden

Recommendation

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

Heritage Survey 2009 Recommendation

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

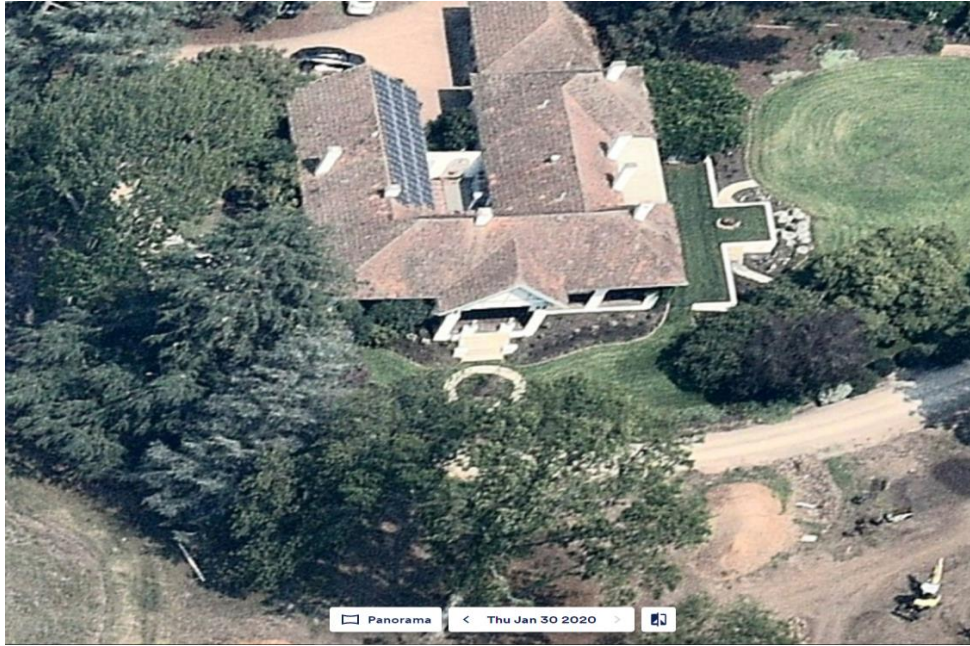
The house has significance as an early Victorian residence/cottage. [Date incorrect]

Description

A large very high quality single storey symmetrical elevation Bungalow style residence designed by John Burcham Clamp and Crawford Hutcheson MacKellar, Architects and built for Orwell Phillips in 1915 by William Jones, Master Builder of Moss Vale. It has a U shaped plan with the main elevation to the east and two rear wings to the west enclosing a courtyard. The roof which dominates the elevation of the house is the mainly hipped (one major gable to the east projection on one on the southern wing's west face), appears to be clad in terra cotta tile and has seven chimneys. The roof extends in the same plain over a deep verandah on three sides and is twin timber post supported on masonry pillars. The 1967 photo shows the pillars to be in face brick and capped in rendered concrete. Walls appears to be rendered or stuccoed. Style can be described as transitional between Federation Bungalow and Californian Bungalow. It has a prominent mainly hipped roof form reminiscent of Colonial Indian bungalows. The driveway encircles the house by 360 degrees and terminates in a garage structure at the rear. The property was originally of some 40 acres but Warrawong House now sits on a 9024 m² lot surrounded to the north east and west by new houses and to the west by the 1963 Moss Vale High School site formerly said to be have been part of the Warrawong estate. The garden has a formal layout with mature trees and a prominent feature is the row of mature cypress trees along Burcham Road. To the west of the house and closer to the Burcham Road is an early small footprint two storey stable and this is shown on the 2022 air photo.



Above: Warrawong, Robertson Road Moss Vale c. 1967. (Trevor Sutton photo, permission granted to David Baxter to use)



Above: panorama image from Winmap shows Warrawong House in January 2020.

Heritage Survey 2009 Description

Circa 1915, quite a large property about 70 squares. Owned at one time by Orwell Phillips in the 1920s, Phillips was an architect. In the 1928 electoral roll there are a lot of Smiths, several George Smiths are mentioned, but these mentioned Smith sound interesting:

Smith George, Warrawong, Moss Vale, Gardener, M

Smith George, Warrawong, Moss Vale, Farmer, M

Smith Gertrude Emma, Warrawong, Moss Vale, Home Duties, F

Smith, Amy Annie, Warrawong, Moss Vale, Home Duties, F

(Fax from Berrima District Historical Society)

Internet Review

Designed by Burcham, Clamp & Mackellar, W.J. Jones, Master Builder

The Australian idea of having extensive verandahs surrounding the house has here been adopted; and there is not the least doubt of the protection that this affords to the house from the heat and driving rains typical of our climate. The plan is divided into three sections – service, living and bedroom, and the rooms are so conveniently arranged that there is nothing further to be desired. The bedrooms are placed on the Eastern side with ample bathroom and wardrobe accommodation. The position of the night nursery, through having prominence, is not the quietest for the children could be easily disturbed. A fireplace has been placed in every room, and other comforts are on the same liberal proportion. (Building, December 11, 1920, p58)

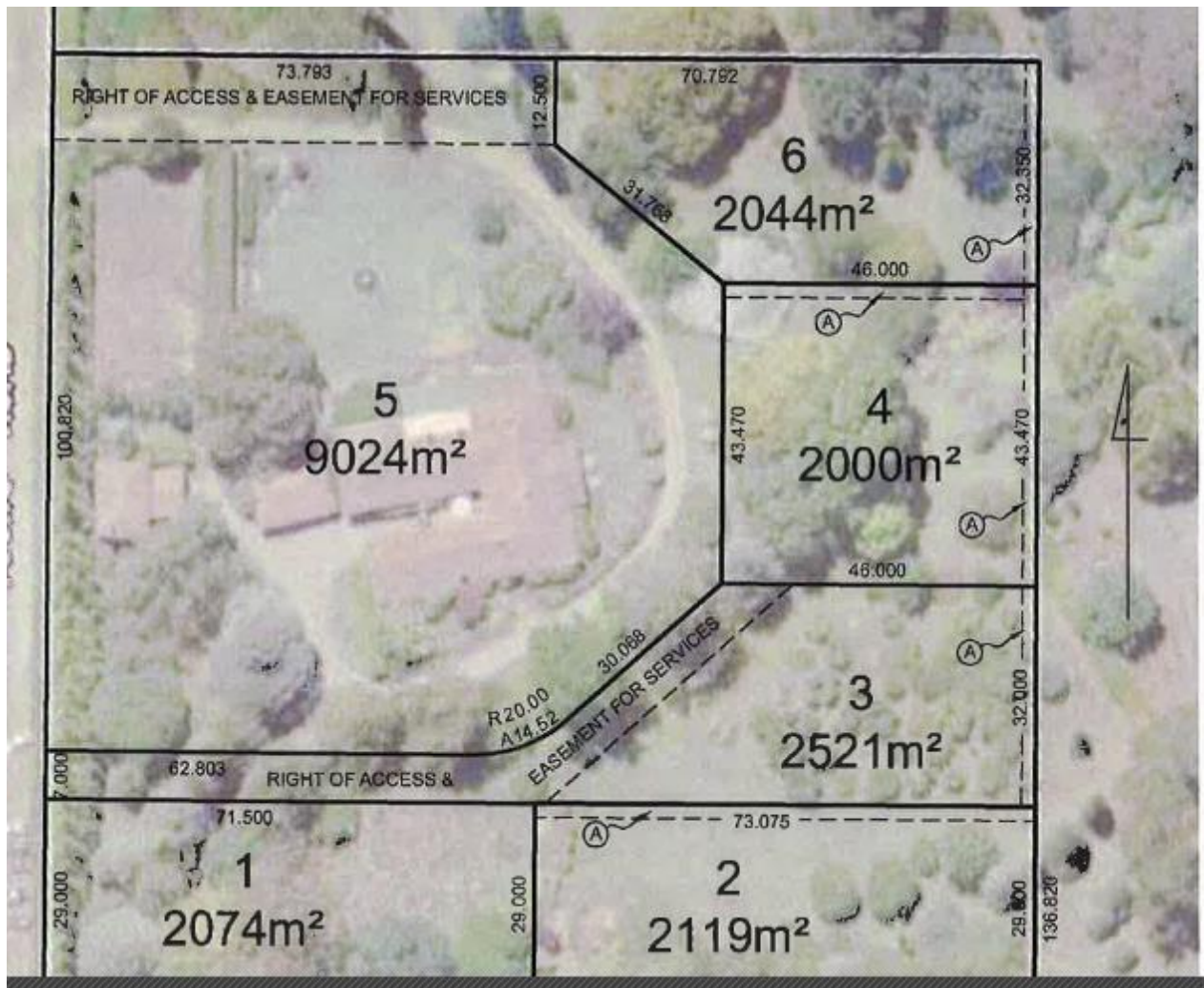
This lovingly restored cottage on one elevated acre, enjoys total privacy with tall stands of pines screening it from view. Originally built in 1915 as part of the Warrawong Estate, Warrawong Cottage has three large bedrooms and a large sitting room all with open fireplaces. The timber kitchen has a slow combustion stove and oven as well as a gas cooktop. (Highlands Post, 10.10.1990)

This private rural retreat set on one acre enjoys uninterrupted sweeping rural views. Although recently renovated, many of the original features of this three bedroom cottage remain unchanged. Fireplaces in most rooms, 11 feet ceilings and polished Kauri floor boards throughout plus French doors opening onto wide verandahs. The sweeping hallway leads to the country style kitchen and family room which has been designed to maximise the northerly aspect of this delightful family home

which has a complete security system. The gardens have been laid out in the English Cottage style, with many rambling roses and wisteria. This property also includes the original stable sand tack room, loft and other outbuildings. (Ray White Bowral Advertisement)



Above: 2022 Air photo shows the location of Warralong House at 9-13 Burcham Road and Warralong Cottage at 21 Burcham Road. The Warralong property originally included the Moss Vale High School site to the left built 1963.



Above: plan: shows the approved 1916 plan of 6 lots. Warrawong and driveway now located on a 9024m² lot. The 2016 DA Consent for the 6 lot Warrawong Subdivision specifically refers to the both Warrawong and Warrawong Cottages and how new development is to conform. An extract from this consent is given below.

Section 88B Instrument - Various

The linen plans of subdivision shall be accompanied by a Section 88B Instrument benefitting Wingecarribee Shire Council, which requires:

- (a) Dwelling houses to be single storey only (roof space may be used as a second habitable level). *Dwellings shall be designed with a full or partial encircling verandah as apparent on both Warrawong House and Cottage to reflect the historic form and character of these buildings.*
- (b) Fencing shall be restricted to 1.2m high post and wire / post and rail fencing with hedging so as to maintain the semi rural character of the site.
- (c) Roof cladding of dwellings to be terra – cotta tiled with a main roof pitch between 27.5 – 35 degrees (a shallower pitch will be accepted for skillion verandah roofs);
- (d) External cladding of dwellings to be rough cast render and/ or textured bagging or weatherboard as per the existing materials used in the Warrawong house. Limited use of face brick and other materials may be appropriate, however buildings should generally utilise natural materials and finishes.
- (e) Windows to be of a traditional style profile. Large windows can be achieved by repeating smaller glazing units as evident in Warrawong House. Building elevations not visible to Warrawong House or the Cottage may interpret these character guidelines more liberally. be timber framed;

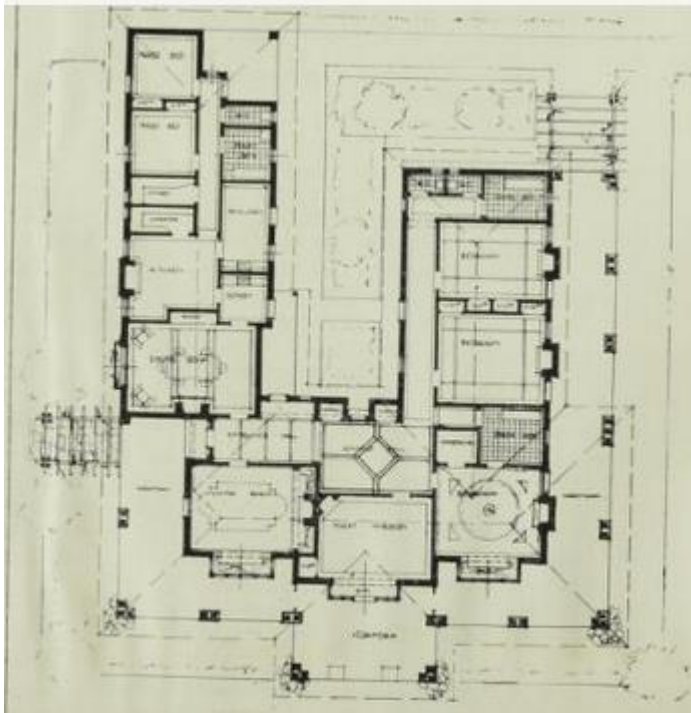
History

Building : the magazine for the architect, builder, property owner and merchant. / Vol. 17, No. 97 (11 Sept., 1915) / Browse this collection ▾

The screenshot shows a digital archive interface. On the left, there is a search bar with the text 'Moss Vale' and a purple 'Search' button. Below the search bar, there are search results for 'Moss Vale'. The first result is a snippet of text: '...GOULD, K.B. (Chairman) A. E. BOROUGHS, R. RAWNSLEY MOSS, J.T. TURNER Policies Issued at Lowest Current Rates in...'. The second result is: '...far to seek HOME OF ORWELL PHILLIPS, ESQ., MOSS VALE (N.S.W.). Burcham Clamp, Architect, Sydney. W. J. Jones, ...'. On the right side of the interface, there is a navigation bar with left and right arrows and the text 'Image: 87'. Below this is a large photograph of a house. The house is a single-story building with a gabled roof and a prominent chimney. It is situated on a grassy hill. Below the photograph, there is a caption: 'HOME OF ORWELL PHILLIPS, ESQ., MOSS VALE (N.S.W.). Burcham Clamp, Architect, Sydney. W. J. Jones, Master Builder.'

Above: Image shows Warrawong as built in 1915. Building 11 September 1915

Plan and panorama and text for 1915 built Warrawong from *Building : the magazine for the architect, builder, property owner and merchant* Dec. 11, 1920.



Above: Images. Designed by Burcham Clamp & Mackellar and built by W.J. Jones, Master Builder. The Australian idea of having extensive verandahs surrounding the house has here been adopted; and there is not the least doubt of the protection that this affords to the house from the heat and driving rains typical of our climate. The plan is divided into three sections – service, living and bedroom, and the rooms are so conveniently arranged that there is nothing further to be desired. The bedrooms are placed on the Eastern side with ample bathroom and wardrobe accommodation. The position of the night nursery, through having prominence, is not the quietest for the children could be easily disturbed. A fireplace has been placed in every room, and other comforts are on the same liberal proportion. (*Building*, December 11, 1920, p58)

Heritage Survey 2009 History

Nil.

Historical Notes on Warrawong. Researched and compiled by David Baxter, Moss Vale 24/11/2022 (minor edits and some additions by Dennis McManus 27 November 2022)

Moss Vale Council gave permission to William Jones, Master Builder, to build a house in Moss Vale for Orwell Phillips in June 1914 and this would have been for Warrawong. (The Scrutineer and Berrima District Press Saturday 13 June 1914 - Page 2.) At the time William Jones was also the Mayor of Moss

Vale Council. The Architects were was Burcham Clamp and Mackellar of Sydney and the house was completed by 1915.

In April 1915 Orwell Phillips gave money to the local War Fund. He was a member of most of the town's organisations. In 9 February 1916 The Daily Telegraph reported that Mr and Mrs Orwell Phillips are at their summer residence at Moss Vale

The Scrutineer and Berrima District Press 17 November 1917 reported that the Moss Vale branch of the Agricultural Bureau was adopted that Mr. Phillips was thanked for his generous offer of a trophy (for the best District Collection of Farm, Garden and Dairy Produce) towards the bureau exhibit, such trophy to be called the 'Orwell Phillips' Trophy ' if desired.

In December 1918 the Berrima District Agricultural, Horticultural and Industrial Society Society made Orwell Phillips, His Excellency Sir Walter Davidson and the Hon Henry E Kater MLC Honorary Life Members.

Young Road was a gazetted road and is shown on maps of 1892. My sister's and my own recollections are that it was only a track until the high school was built in 1963. I have seen reports of large trees growing on the road back in the 1940s.

Warrawong's address in the past was always given as Robertson Road. I can recall that there was a gate on Robertson Road not far from the Young Road corner that went up to the house, the whole of Warrawong's northern Robertson Road boundary had a Hawthorn hedge growing along it and the Young Road section had the Torulosa trees that are still there today.

In January 1924 he had a garage built by Moss Vale builder Horace Frederick Winch (d. 1949) and in September 1924 W S Smith re-fenced the entire boundary and demolished and rebuilt a shed.

Robertson Mail 7 April 1925. A Generous Citizen. Mr. Orwell Phillips has sent the committee of the Soldiers' Memorial Rooms at Moss Vale his cheque (66 pounds recorded elsewhere) for the amount of their debit balance, thus freeing this fine memorial from debt. It is a generous gift, and the soldiers appreciate it as yet another evidence of the goodwill of the donor. There are few finer memorials to the Diggers than the Moss Vale Rooms, and now that they are free of debt, the committee is taking steps to bring the grounds into keeping with the building by laying out a drive and planting shrubs.

Orwell Phillips Snr along with Francis Egberton Lamb purchased about 535 acres along the Robertson Road named Southdowns and Sunny Bank about 1925 and Orwell sold his share of it a few weeks before he died 28-7-1957.

In 1927 the Warrawong property consisted of 30 acres 1 rood and 20 perches.

After Orwell Phillips senior died on 28-7-1957 the property was inherited by his son Orwell Phillips Jr. (d.1997), his daughter Florence and his daughter Barbara Selby (nee Phillips) 1915-2010 who was married to Judge David Mayer Selby (1906 -2002)

Orwell Phillips Jnr was an architect and was also a founding member of the National Trust. Orwell Phillips was a founding member of the National Trust of Australia (NSW) and the Historic Buildings Committee of the Royal Australian Institute of Architects (NSW Chapter). He helped to compile the first Register of 20th Century Buildings of Significance in the 1960s, and was a co-author of the RAIIA publication "Infill: Placing New Buildings Amongst Old" (1981). He was Honorary Architect to the historic Great Synagogue, Sydney, from 1947, and was the Senior Partner of Orwell & Peter Phillips until his death in 1997. He was instrumental with the preservation of Throsby Park and The Barn at Throsby Park as well as the Surveyor General Hotel at Berrima. They kept Warrawong in the family until it was sold c.1975. Tony Sattler and his actress wife Noeline Brown then bought it. They married in 1976 and I recall they held a substantial reception in the large Warrawong dining room.

In December 1978 the owners of "Warrawong" Young Road Moss Vale were G Gorman and Mrs H C Ball with no stock and consisting of 12 acres as per the Pastures Protection District of Moss Vale listings.

Warrawong gardens and gardeners. The Warrawong gardens were well known in the district and won awards at all the local shows for Mrs Orwell Phillips. And there are many entries of Mrs Phillips making flowers available to sell for charity – 3 examples shown below:

1. The Southern Mail 28 October 1930. Mr. Orwell Phillips, of Moss Vale, last week sent to Sydney a parcel of tulips which realised the sum of £20 for the Royal Prince Alfred Hospital.

2. The Southern Mail 20 October 1931. Last week Mrs. Orwell Phillips, of Moss Vale, showed her interest in Furlough House, Narrabeen, in a practical way. She sent some thousands of tulip blooms for sale in Sydney. They were beautiful blooms and found ready sale, and realised a sum that will be very helpful just now when the soldiers' rest room needs funds so urgently.

3. The Southern Mail 8 November 1940. The beautiful gardens at 'Warrawong,' the home of Mr. and Mrs Orwell Phillips at Moss Vale, will be open for public inspection on Sunday afternoon. Blooms from these gardens are regular prizewinners at local shows, and the inspection affords the public of seeing them at their best. An admission fee of one shilling will be charged, and proceeds will go to Moss Vale Red Cross.

The credit must go to the gardeners over the years and three of these are known -

Walter James Smith (1871-1960), Walter Thomas Webb and John William Hands (b. 13-12-1949). All occupied Warrawong Cottage during their time as gardeners. Details below.

The first known full time gardener was Walter James Smith (1871-1960). Walter never married but he and his family lived at Warrawong in the cottage which may have been named "Araluen" as per the electoral rolls of 1928-43 where his address is given as Araluen, Warrawong. He was there from at least 1923 to about 1943.

Walter James Smith's family who lived at Warrawong were George (1842-1930) his wife Jane Mary Cann (1847-1924) who were married in 1869 at Goulburn. George came to Australia in 1854. Of their 11 children only Walter James, George Jnr., Gertrude Emma and Amy Annie lived at Warrawong. The Smiths came to Moss Vale from Goulburn in 1904 and stayed here for most of their lives, some dying at Warrawong and they are buried at Bong Bong cemetery.

The next family to move in as gardener was Walter Thomas Webb but went under the name of Gower-Webb and was always called Wally. Wally was born on 11-4-1911 in Surrey UK. He came to Moss Vale between 1943 and 1948.

George William Bale was reported to have planned the gardens at Warrawong. He was also the projectionist at the Theatre Royal and had the Arcadian Café at the theatre in 1953. It would have been a hard task with the property largely consisting of basalt rock.

The next gardener family was John William Hands (b. 13-12-1949), his wife Betty Jean Hands (nee Bevan) (b. 28-6-1948) and the girls Belinda Maree Hands (b. 15-10-1971) and Kerry Lee Hands (b. 19-6-1973). John and Betty came to Warrawong about 1973 and stayed until about 1976. John lived in the cottage at Warrawong which at that time was only a two bedroom rough home. I helped John (who is my wife's cousin) with some of his gardening chores and fencing at different times and we spent many hours there. John's boss was Judge Selby and he would come up about every 6 months but Orwell was a more consistent visitor.

Peter Phillips advised on 1/1/2022 that One of the other gardeners at Warrawong in my time was Bert (Albert) Reynolds d.1967, who did not live on the property but came in from Bowral. His daughter Nancy Reynolds 1929-2016 was for a long time a nurse at the local hospital.

Likely Ryerson Matches

REYNOLDS	Albert Mereworth	Death notice	02SEP1967	Death	late of Bowral, formerly of Moss Vale	Sydney Morning Herald	04SEP1967
REYNOLDS	Nancy Una	Death notice	01JAN2016	Death 87	late of Bowral	Southern Highlands News (Bowral)	08JAN2016

REYNOLDS Nancy Una OAM March 30, 1928 - January 1, 2016. Late of Bowral Matron of the Bowral & District Hospital 1955 – 1990. Dearly loved daughter of Albert (Bert) and Una Reynolds (both deceased).

Moss Vale High School 1963. Peter Phillips (grandson of Orwell Phillips Snr) has advised that the High School site opposite Warrawong used to be part of Warrawong and was called "the Turkey paddock". Orwell Phillips may have leased it as no ownership record of him found for the school site. The Moss Vale High School deeds of the 6 acres 3 roods and 3.75 perches show that it was purchased on 9-9-1960 by the Minister of Education and bought from Mark Lamond of Moss Vale for £2000.

In the schedule of documents it has:-

28-4-1915 John George Bryen to Henry Stuart Hamilton Baird

18-5-1925 Henry Stuart Hamilton Baird to Jane Eva King

31-10-1933 Jane Eva King to Claude Hill Reading

13-10-1947 Trustees, Executors, and Norman Carey Reading to Ernest George and Edith Clara Skinner.

18-1-1951 Ernest George and Edith Clara Skinner to Eva Wells

10-8-1954 Eva Wells to Mark Lamond.

12-10-1954 Mark Lamond to Commercial Banking Co with discharge endorsed.

9-9-1960 Mark Lamond to Minister for Education.

William Jones, Moss Vale Builder "Heatherbrae" 53 Yarrawa Street Moss Vale was born at Bong Bong in 1856 and died in Moss Vale 22-4-1921

He married 26-12-1877 to Elizabeth Moverley b. 1849 Goulburn and died 5-3-1926 Moss Vale. Both are buried at Bong Bong. They had six children.



Above: Mrs Walley at Warrawong c.1940s (David Baxter collection)



Above: Ruth ? and Clara Florence Sheerman (nee Parmenter) 1894-1981 at "Warrawong" c. 1940s. (David Baxter collection).

Historical Information on the original and long term owner (1915-1957) of Warrawong - Orwell Phillips 1877-1957

Phillips, Orwell (1877–1957) by [Peter Spearritt](#)

This article was published in [Australian Dictionary of Biography](#), Volume 11, (MUP), 1988.
<http://adb.anu.edu.au/biography/phillips-orwell-8038>

Orwell Phillips (1877-1957), merchant and company director, was born on 30 June 1877 at Darlinghurst, Sydney, seventh child of Louis Phillips, London-born merchant, and his Tasmanian-born wife Clara, née Moss. Like three of his four brothers, he was educated at Sydney Grammar School (1892-95) where his prowess at running and hurdling caused surprise as he was 'short and sturdy' and sometimes called 'Tubby' Phillips.

A partnership in Chown Bros & Mullholland Ltd, galvanized iron and tinware manufacturers, was purchased for him by his father in 1899; he built up the business and was chairman from 1905 to 1957. On 20 August 1902 at St Kilda, Melbourne, he married Helene Florence Hart. From 1906 to 1929 they lived in one of Sydney's most notable nineteenth-century houses, Tusculum (1831), at Potts Point. In 1915 Phillips built Warrawong at Moss Vale as a country residence. He volunteered for service in World War I but was rejected on medical grounds.

Like his father, sometime president of the Great Synagogue, Phillips became a leader of Sydney's small Jewish community, centred in the eastern suburbs. His commercial prowess was noted by its financial doyen, a relation [George Judah Cohen](#). When Cohen retired as chairman of Tooth & Co. Ltd, brewers, in 1929, Phillips was appointed a director. Other appointments to boards of companies chaired by Cohen followed—the United Insurance Co. Ltd (1936-56) and the Commercial Banking Co. of Sydney (1936-51). After Cohen's death in 1937 Phillips shared the mantle of Sydney's leading Jewish businessman with [Sir Samuel Cohen](#).

From 1937 Phillips served as chairman of Tooth's, and from 1947 as vice-chairman. Even at the height of his business career he shunned publicity. In the early post-war years he quietly campaigned for a reduction in beer excise, which, he suggested, made more than ample contribution to Commonwealth finances. During a long commercial career Phillips guided the destinies of some of Sydney's largest companies, and also served as director or chairman of Marrickville Margarine Co. Ltd (1908?-51), Marrickville Holdings Ltd (1951-57), the North Coast Steam Navigation Co. Ltd (1933-57), sundry small companies and as a director and later chairman of the family business of M. Moss & Co. Pty Ltd, general merchants.

Noted for his unobtrusive generosity, Phillips was a trustee of Sydney Grammar School from 1928 (chairman, 1949-51) and a director of the Royal Prince Alfred Hospital for thirty years. Active in and sometime president of the Prisoners' Aid Association, he observed foreign gaols while overseas with his family in 1931-32 and was greatly impressed by the Swedish system of teaching prisoners skilled trades. A 'constant and loyal worshipper' and staunch supporter of Jewish causes, Phillips sat on the board of management of the Great Synagogue for over forty years (president, 1924-28).

Growing up in an Anglo-Jewish tradition, he was non- rather than anti-Zionist and regarded himself as a 'Jewish Australian' rather than an 'Australian Jew'.

Phillips died at his Darling Point home on 28 July 1957 and was buried in Rookwood cemetery. He was survived by his wife, two daughters and son Orwell, who became president of the Great Synagogue in 1982. His estate was valued for probate at over £500,000. [\(Sir\) Norman Cowper](#) in the Sydneian (December 1957) commented on Phillips: He inherited wealth and increased it; but no one could have been less prideful in the possession of it or less under its domination. He was an unassuming and modest man. His sturdy figure, clear blue eyes, open countenance, even temper, good health and good humour made him agreeable to all.

Sydney Homes owned by Orwell Phillips 1877-1957.

Early in the 20th Century Mr and Mrs Orwell Phillips Snr were at Tusculum in Potts Point. In the late 1920s they moved to Linlithgow at Point Piper. Linlithgow was occupied by the RAAF at the start of World War II and the family moved to Warrawong for the duration. After the war they moved to Alnwick at 11 St Marks Road, Darling Point. (Information from Orwell's grandson Peter Phillips)



Above: Tusculum at 1-3 Manning Street, Potts Point



Above: Linlithgow at Point Piper



Above: Alwick at 11 St Marks Road, Darling Point



*Above: Portrait of Orwell Phillips 1877-1957 from Tooth and Co. set at the ANU.
<https://openresearch-repository.anu.edu.au/handle/1885/217162>*

Further Note: Orwell Phillips Snr. 1877-1957 was the father and grandfather of prominent heritage architects Orwell Edward Phillips (d.1997) and Peter Phillips.

A Trove search has found a great many entries for Mr and Mrs Orwell Phillips Snr and a few are shown below.

The Daily Telegraph 9 February 1916 Mr and Mrs Orwell Phillips are at their summer residence at Moss Vale

The Scrutineer and Berrima District Press 17 November 1917

A report from the Moss Vale branch of the Agricultural Bureau was adopted, and Mr. Phillips was thanked for his generous offer of a trophy (for the best District Collection of Farm, Garden and Dairy Produce) towards the bureau exhibit, such trophy to be called the 'Orwell Phillips' Trophy' if desired.

The Scrutineer and Berrima District Press 19 July 1924

A pruning demonstration under the auspices of the Agricultural Bureau (Moss Vale branch) will be given by Mr. H. Broadfoot (Government fruit expert) at Mr. Orwell Phillips' orchard, at his residence, Warrawong, on Wednesday, July 23rd, at 2 30 p.m. Entrance from Valetta-street. .

Robertson Mail 7 April 1925. A Generous Citizen. Mr. Orwell Phillips has sent the committee of the Soldiers' Memorial Rooms at Moss Vale his cheque (66 pounds recorded elsewhere) for the amount of their debit balance, thus freeing this fine memorial from debt. It is a generous gift, and the soldiers appreciate it as yet another evidence of the goodwill of the donor. There are few finer memorials to

the Diggers than the Moss Vale Rooms, and now that they are free of debt, the committee is taking steps to bring the grounds into keeping with the building by laying out a drive and planting shrubs.

The Southern Mail 28 October 1930. Mr. Orwell Phillips, of Moss Vale, last week sent to Sydney a parcel of tulips which realised the sum of £20 for the Royal Prince Alfred Hospital.

The Scrutineer and Berrima District Press 28 February 1931. Mr and Mrs Orwell . Phillips, of ' Warrawong,' Moss Vale; and -Point Piper, Sydney, together with their, family, sailed by the Orontes for London last Wednesday, Feb. 25 th, on an extended holiday. Their many friends in this district wish them bon voyage and a safe return.

The Southern Mail 20 October 1931. Last week Mrs. Orwell Phillips, of Moss Vale, showed her interest in Furlough House, Narrabeen, in a practical way. She sent some thousands of tulip blooms for sale in Sydney. They were beautiful blooms and found ready sale, and realised a sum that will be very helpful just now when the soldiers' rest room needs funds so urgently.

The Southern Mail 8 November 1940. The beautiful gardens at ' Warrawong,' the home of Mr. and Mrs Orwell Phillips at Moss Vale, will be open for public inspection on Sunday afternoon. Blooms from these gardens arc regular prizewinners at local shows, and the inspection affords the public of seeing them at their best. An admission fee of one shilling will be charged, and proceeds will go to Moss Vale Red Cross.



Above: Image Captain Orwell Edward Phillips 1913 – 1997

Orwell Phillips was born in 1913 at Tusculum, Potts Point, and educated at Sydney Grammar School and Balliol College, Oxford. He returned to Australia in 1934 to study architecture at Sydney Technical College while employed as a draughtsman at the architectural firm Rudder and Grout.

Orwell joined the Militia in 1938 and attended parades at the Mosman Drill Hall. In 1939 he was called up for full time duty in the anti-aircraft artillery, interrupting his architecture studies. He trained at the School of Artillery at North Head, rising to the rank of Sergeant and in turn training new recruits. In 1940 he volunteered for a unit being formed for service in Darwin, and arrived there in December as a Lieutenant in the 14th Anti-Aircraft Battery. In 1941 he was appointed as Gun Position Officer in charge of a section of four of the recently installed 3.7" anti-aircraft guns at the Oval.

The bombing of Pearl Harbour in December 1941 led to heightened awareness of the possibility of an air attack on Darwin. American and Australian military aircraft based at Darwin were instructed to signal to the air defences on approach so that they could be recognised as friendly. On one occasion, however, an incoming aircraft at dusk failed to display its signal lights, and Orwell ordered one of his guns to fire a warning shot well clear of the aircraft. This resulted in some terse exchanges between the services – and a perceptible improvement in aircraft signalling to the guns on approach.

Orwell was involved in action during the bombing of Darwin on 19 February 1942 by aircraft of the Imperial Japanese Navy, and during a number of subsequent bombing raids. Later in 1942 he returned to Sydney to undertake a course at the School of Artillery in Randwick, and on its successful completion he was appointed as an instructor there, enlisting in the AIF with the rank of Captain. In 1945 he was in the course of being posted to an anti-aircraft unit in Borneo when the war ended just as he reached Brisbane. After he had spent several weeks in camp there, his former employers Rudder and Grout successfully applied for his release, and he was discharged from the Army in October 1945.

Orwell became a registered architect in 1945, and rejoined Rudder and Grout as an Assistant Architect. In 1948, a year after his marriage to Vanda Hertzberg, he established his own architectural practice, and designed a number of industrial buildings for Marrickville Holdings, offices for the United Insurance Company and hotels for Tooth and Company. He was one of the first architects in Sydney to become interested in the conservation of historic buildings, and worked on a number of these including Throsby Park and Throsby Barn, Moss Vale, the Surveyor General Inn at Berrima and St Bartholomew's Church, Prospect. He was a founding member of the National Trust (NSW) and an early member of the Historic Buildings Committee of the NSW Chapter of the Royal Australian Institute of Architects, on which he served for many years. He was appointed a Fellow of the Institute of Architects in 1956, and a Fellow of the Royal Society of Arts in 1981.

Orwell Phillips had a long association with the Great Synagogue, Sydney. His grandfather, Louis Phillips, had been the Treasurer of the Building Committee for the Synagogue in the 1870s, and afterwards one of the first Presidents of its Board of Management. Orwell joined the Great Synagogue Board after the death of his father, also Orwell Phillips, in 1957, and followed in the footsteps of both his father and grandfather when he became President in 1982. He was made a Life Member of the Board in 1987.

Orwell was appointed Honorary Architect for the Great Synagogue shortly after his own practice was established, taking up the position previously held by his uncle by marriage, Gordon Keesing. In the 1950s he designed the War Memorial (now Israel Green) auditorium underneath the Synagogue, and in the 1980s was architect in association for the Education Centre in Castlereagh Street. Orwell was also responsible for a number of major conservation projects carried out at the Synagogue, including stonework repairs to the Elizabeth Street façade.

When Tusculum was chosen as the new headquarters of the NSW Chapter of the Institute of Architects, Orwell's memories of his first home, and the photographs taken with his Brownie box camera before his family left the house in 1928, were invaluable in the conservation of the interiors.

He celebrated his 80th birthday with a family lunch in his childhood home. Orwell died in 1997, just a few days before his golden wedding anniversary.

Written by Orwell Phillips' son, Peter Phillips, who also provided the photograph.

From Najex site at <https://najex.org.au/hero/captain-orwell-phillips-1913-1997/>

NSW Association of Jewish Service & Ex-Service Men & Women (NAJEX) is one of the oldest Jewish organisations in Australia. Founded in 1920 its purpose is to perpetuate the memory and deeds of those Jews who served in Australia's armed forces from the time of the Sudan Campaign right up to Afghanistan

Note in regard to work extensions to the 1915 house by Gordon Samuel Keesing (1888-1972), Architect. Peter Phillips the architect grandson of Orwell Phillips Snr. 1877-1957 has advised that the main house was extended (well before my time) to designs by my great-uncle, Gordon Keesing, to provide a day nursery, night nursery and sleepout. Good Biography on Gordon Samuel Keesing (1888-

1972), Architect at this site. The architect who designed the NSW Jewish War Memorial (Maccabean Hall).

<https://www.najex.org.au/hero/gordon-samuel-keesing-1888-1972/>

Known for his artistic skill, Keesing grasped the opportunity to travel and sketch the classical architecture and built heritage throughout Britain and Europe. Keesing was a practicing architect in Sydney when volunteering for active service within the Australian Imperial Forces (AIF) December 2, 1915.<https://www.najex.org.au/hero/gordon-samuel-keesing-1888-1972/>

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the development of the eastern side of Moss Vale at the time of WWI and later.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with:</i></p> <ul style="list-style-type: none"> • <i>Its original and long time (42 years) owner Orwell Phillips Snr. 1877-1957, prominent businessman, community leader and philanthropist. Born on 30 June 1877 at Darlinghurst, Sydney, seventh child of Louis Phillips, London-born merchant, and his Tasmanian-born wife Clara, née Moss. Like three of his four brothers, he was educated at Sydney Grammar School (1892-95). A partnership in Chown Bros & Mullholland Ltd, galvanized iron and tinware manufacturers, was purchased for him by his father in 1899; he built up the business and was chairman from 1905 to 1957. On 20 August 1902 at St Kilda, Melbourne, he married Helene Florence Hart. From 1906 to 1929 they lived in one of Sydney's most notable nineteenth-century houses, Tusculum (1831), at Potts Point. Later he had a house at Darling Point. In 1915 Phillips built Warrawong at Moss Vale as a country residence. Like his father, he was a leader of Sydney's small Jewish community centred in the eastern suburbs and he became president of the Great Synagogue. His commercial prowess was noted by its financial doyen, a relation, George Judah Cohen. When Cohen retired as chairman of Tooth & Co. Ltd, brewers, in 1929, Phillips was appointed a director of this and many other boards. Noted for his unobtrusive generosity, Phillips was a trustee of Sydney Grammar School from 1928 (chairman, 1949-51) and a director of the Royal Prince Alfred Hospital for thirty years. Active in and sometime president of the Prisoners' Aid Association, he observed foreign goals while overseas with his family in 1931-32 and was greatly impressed by the Swedish system of teaching prisoners skilled trades. A 'constant and loyal worshipper' and staunch supporter of Jewish causes, Phillips sat on the board of management of the Great Synagogue for over forty years (President, 1924-28). Growing up in an Anglo-Jewish tradition, he was non- rather than anti-Zionist and regarded himself as a 'Jewish Australian' rather than an 'Australian Jew'. He died at his Darling Point home on 28 July 1957 and was buried in Rookwood cemetery. His estate was valued for probate at over £500,000. Growing up in an Anglo-Jewish tradition, he was non- rather than anti-Zionist and regarded himself as a 'Jewish Australian' rather than an 'Australian Jew'. Phillips died at his Darling Point home on 28 July 1957 and was buried in Rookwood cemetery. He was survived by his wife, two daughters and his architect son Orwell Edward Phillips (d.1997) who became President of the Great Synagogue in 1982 and architect grandson Peter Phillips.</i> • <i>Its association with Orwell Edward Phillips son of Orwell Phillips Snr. 1913-1997. He was a WW2 Air Force Captain, noted Heritage Architect, founding member of the National Trust of NSW and an early member of the Historic Buildings Committee of the NSW Chapter of the Royal Australian Institute of Architects, President of the Great Synagogue in Sydney from 1982.</i> • <i>Its designers John Burcham Clamp 1869-1931 and Crawford Hutcheson MacKellar 1884-1974, Architects. Later extension at the rear designed by Gordon Samuel Keesing (1888-1972), Architect.</i> • <i>Its builder Moss Vale Master Builder, Alderman and Mayor William Jones 1857-1921.</i> • <i>several gardeners over many years including Walter James Smith (1871-1960), Albert (Bert) Reynolds d. 1967, John William Hands (b. 13-12-1949) and Walter Thomas Webb.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic significance in the local area because of the beauty of its setting, garden and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a 1915 large very high quality single storey symmetrical elevation residence that is transitional in style between Federation Bungalow and Californian Bungalow. It has a prominent mainly hipped roof form reminiscent of Colonial Indian bungalows. It was shown in at least two magazines at the time - Building and The Construction and Local Government Journal in September and October 1915 and again in 1920 by Building magazine in December 1920.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Warrawong House and Stable Building and Garden at 9-13 Burcham Road Moss Vale is significant because it illustrates the development of this eastern side of Moss Vale at the time of WWI and later and for its association with 1. its prominent first owner Orwell Phillips Snr. 1877-1957, businessman, community leader; 2. Orwell Edward Phillips son of Orwell Phillips Snr. 1913-1997. He was a WW2 Air Force Captain, noted Heritage Architect, founding member of the National Trust of NSW and an early member of the Historic Buildings Committee of the NSW Chapter of the Royal Australian Institute of Architects, President of the Great Synagogue in Sydney from 1982. and philanthropist; 3. its architects John Burcham Clamp 1869-1931 and Crawford Hutcheson MacKellar 1884-1974, architects and 4. Moss Vale Master Builder, Alderman and Mayor William Jones 1857-1921. Later extension at the rear designed by Architect Gordon Samuel Keesing (1888-1972). It is also of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting, its garden and architectural form and for possessing a rare aspect of the local area's heritage in this case a 1915 large very high quality single storey symmetrical elevation residence that is transitional in style between Federation Bungalow and Californian Bungalow. It has a prominent mainly hipped roof form reminiscent of Colonial Indian bungalows. It was featured in at least two magazines at the time - Building and The Construction and Local Government Journal in September and October 1915 and again in 1920 by Building magazine in December 1920

21 Burcham Road (was Young Road) Moss Vale. 'Warrawong Cottage' and garden

Recommendation

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

Heritage Survey 2009 Recommendation

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

Description

A one storey freestanding weatherboard house set on a large corner (to Narellan Road) site in a former semi-rural but now town setting. The building is setback from the street. The site has a front fence of mature cypress hedge (Burcham Road) and mesh wire and a gravel rear driveway accessing a rear garage / parking area. The garden is large, informally landscaped and provides a picturesque setting of mature native and exotic trees and hedges. The façade is constructed of weatherboard with a brick base course. The roof is half gabled and hipped with a medium pitch and clad in unglazed terracotta tile and it has tall stuccoed chimneys. It is understood that the original house on this site was smaller than that currently there. The verandah has a straight profile. The façade is largely obscured from both streets by high vegetation.

Heritage Survey 2009 Description

No restrictions relate to the retention of garden setting.

A one storey freestanding bungalow that dates from the early twentieth century period set on a large corner site in a semi-rural setting that has retained its context. The building is setback from the street. The site has a front fence of mature cypress hedge and meshwire and a gravel rear driveway accessing a rear garage / parking area. The site also features subsidiary garage which complements the setting of the place. The garden is large, informally landscaped and features a picturesque setting of mature native and exotic trees and hedges. The façade is constructed of weatherboard with a brick base course. The roof is gabled /hipped with a medium pitch. The roof is clad in terracotta tile. The verandah has a straight profile. The façade is obscured by high vegetation.

Internet Review

Below image from site below accessed April 2021. Appears to be taken from the garden on the eastern side of the house. Area to the right may have been a later extension.

<https://www.rentbyowner.com/property/warrawong-cottage-c1912-charm-modern-comforts/AB-24526993>



Above: 2022 Air photo shows the location of Warrawong House at 9-13 Burcham Road and Warrawong Cottage at 21 Burcham Road. The Warrawong property originally included the Moss Vale High School site to the left built 1963.

History

History of Warrawong Cottage. At this time very little is known of the history of Cottage compared to the Warrawong House. The date and architect for this house not found but being of Federation style it is assumed to have predated the major house built for Orwell Phillips 1877-1957 on the Warrawong Estate - Warrawong House – in 1915.

It is known that the house was used by employees working on the Warrawong estate.

In the post war period Orwell Phillips grandson Peter Phillips remembers that it was occupied by the Webb family. Wally Webb was an employee on the estate. David Baxter Moss Vale historian (email November 2022) notes that: in about 1975-76 my wife's cousin John Hands and his family spent a few years as the gardener/caretaker of Warrawong and he lived in Warrawong Cottage. I helped him with some of his garden duties at times and we spent a fair amount of time visiting them there. From memory the cottage was not as large as it is now and on the Young Road side behind the main house was a small two storey building which had stables down stairs with a small living quarter above for the horse groom Back when John was there the gardens were magnificent and I am certain that Tony Sattler and Noeline Brown owned it then (meaning the whole Warrawong estate) and had their wedding there in 1976.

Newspaper clippings from the 2009 Heritage Study:

This lovingly restored cottage on one elevated acre, enjoys total privacy with tall stands of pines screening it from view. Originally built in 1915 as part of the Warrawong Estate, Warrawong Cottage has three large bedrooms and a large sitting room all with open fireplaces. The timber kitchen has a slow combustion stove and oven as well as a gas cooktop. (Highlands Post, 10.10.1990)

This private rural retreat set on one acre enjoys uninterrupted sweeping rural views. Although recently renovated, many of the original features of this three bedroom cottage remain unchanged. Fireplaces in most rooms, 11 feet ceilings and polished Kauri floor boards throughout plus French doors opening onto wide verandahs. The sweeping hallway leads to the country style kitchen and family room which has been designed to maximise the northerly aspect of this delightful family home which has a complete security system. The gardens have been laid out in the English Cottage style, with many rambling roses and wisteria. This property also includes the original stable and tack room, loft and other outbuildings. (Ray White Bowral Advertisement no date but pre-2009)

Historical Notes on the owner of the Warrawong Estate - Orwell Phillips 1877-1957

Orwell Phillips was a member of most of the town's organisations, particularly the Berrima District A.H and I Society to which he, Orwell Phillips, His Excellency Sir Walter Davidson and the Hon Henry E Kater MLC were made Honorary Life Members in December 1918. A fuller Biography is included below..

Biography on Orwell Phillips 1877-1957

From <http://adb.anu.edu.au/biography/phillips-orwell-8038>

Phillips, Orwell (1877–1957) by Peter Spearritt. This article was published in Australian Dictionary of Biography, Volume 11, (MUP), 1988

Orwell Phillips (1877-1957), merchant and company director, was born on 30 June 1877 at Darlinghurst, Sydney, seventh child of Louis Phillips, London-born merchant, and his Tasmanian- born

wife Clara, née Moss. Like three of his four brothers, he was educated at Sydney Grammar School (1892-95) where his prowess at running and hurdling caused surprise as he was 'short and sturdy' and sometimes called 'Tubby' Phillips.

A partnership in Chown Bros & Mullholland Ltd, galvanized iron and tinware manufacturers, was purchased for him by his father in 1899; he built up the business and was chairman from 1905 to 1957. On 20 August 1902 at St Kilda, Melbourne, he married Helene Florence Hart. From 1906 to 1929 they lived in one of Sydney's most notable nineteenth-century houses, Tusculum (1831), at Potts Point. In 1915 Phillips built Warrawong at Moss Vale as a country residence. He volunteered for service in World War I but was rejected on medical grounds.

Like his father, sometime president of the Great Synagogue, Phillips became a leader of Sydney's small Jewish community, centred in the eastern suburbs. His commercial prowess was noted by its financial doyen, a relation [George Judah Cohen](#). When Cohen retired as chairman of Tooth & Co. Ltd, brewers, in 1929, Phillips was appointed a director. Other appointments to boards of companies chaired by Cohen followed—the United Insurance Co. Ltd (1936-56) and the Commercial Banking Co. of Sydney (1936-51). After Cohen's death in 1937 Phillips shared the mantle of Sydney's leading Jewish businessman with [Sir Samuel Cohen](#).

From 1937 Phillips served as chairman of Tooth's, and from 1947 as vice-chairman. Even at the height of his business career he shunned publicity. In the early post-war years he quietly campaigned for a reduction in beer excise, which, he suggested, made more than ample contribution to Commonwealth finances. During a long commercial career Phillips guided the destinies of some of Sydney's largest companies, and also served as director or chairman of Marrickville Margarine Co. Ltd (1908?-51), Marrickville Holdings Ltd (1951-57), the North Coast Steam Navigation Co.

Ltd (1933-57), sundry small companies and as a director and later chairman of the family business of M. Moss & Co. Pty Ltd, general merchants.

Noted for his unobtrusive generosity, Phillips was a trustee of Sydney Grammar School from 1928 (chairman, 1949-51) and a director of the Royal Prince Alfred Hospital for thirty years. Active in and sometime president of the Prisoners' Aid Association, he observed foreign gaols while overseas with his family in 1931-32 and was greatly impressed by the Swedish system of teaching prisoners skilled trades. A 'constant and loyal worshipper' and staunch supporter of Jewish causes, Phillips sat on the board of management of the Great Synagogue for over forty years (president, 1924-28).

Growing up in an Anglo-Jewish tradition, he was non- rather than anti-Zionist and regarded himself as a 'Jewish Australian' rather than an 'Australian Jew'.

Phillips died at his Darling Point home on 28 July 1957 and was buried in Rookwood cemetery. He was survived by his wife, two daughters and son Orwell, who became president of the Great Synagogue in 1982. His estate was valued for probate at over £500,000. (Sir) Norman Cowper in the Sydneian (December 1957) commented on Phillips: He inherited wealth and increased it; but no one could have been less prideful in the possession of it or less under its domination. He was an unassuming and modest man. His sturdy figure, clear blue eyes, open countenance, even temper, good health and good humour made him agreeable to all.

Warrawong gardens and gardeners. The Warrawong gardens were well known in the district and won awards at all the local shows for Mrs Orwell Phillips. And there are many entries of Mrs Phillips making flowers available to sell for charity – 3 examples shown below:

1. The Southern Mail 28 October 1930. Mr. Orwell Phillips, of Moss Vale, last week sent to Sydney a parcel of tulips which realised the sum of £20 for the Royal Prince Alfred Hospital.

2. The Southern Mail 20 October 1931. Last week Mrs. Orwell Phillips, of Moss Vale, showed her interest in Furlough House, Narrabeen, in a practical way. She sent some thousands of tulip blooms for sale in Sydney. They were beautiful blooms and found ready sale, and realised a sum that will be very helpful just now when the soldiers' rest room needs funds so urgently.

3. The Southern Mail 8 November 1940. The beautiful gardens at 'Warrawong,' the home of Mr. and Mrs Orwell Phillips at Moss Vale, will be open for public inspection on Sunday afternoon. Blooms from these gardens are regular prizewinners at local shows, and the inspection affords the public of seeing them at their best. An admission fee of one shilling will be charged, and proceeds will go to Moss Vale Red Cross.

The credit must go to the gardeners over the years and three of these are known -

Walter James Smith (1871-1960), Walter Thomas Webb and John William Hands (b. 13-12-1949). All occupied Warrawong Cottage during their time as gardeners. Details below.

The first known full time gardener was Walter James Smith (1871-1960). Walter never married but he and his family lived at Warrawong in the cottage which may have been named "Araluen" as per the electoral rolls of 1928-43 where his address is given as Araluen, Warrawong. He was there from at least 1923 to about 1943.

Walter James Smith's family who lived at Warrawong were George (1842-1930) his wife Jane Mary Cann (1847-1924) who were married in 1869 at Goulburn. George came to Australia in 1854. Of their 11 children only Walter James, George Jnr., Gertrude Emma and Amy Annie lived at Warrawong. The Smiths came to Moss Vale from Goulburn in 1904 and stayed here for most of their lives, some dying at Warrawong and they are buried at Bong Bong cemetery.

The next family to move in as gardener was Walter Thomas Webb but went under the name of Gower-Webb and was always called Wally. Wally was born on 11-4-1911 in Surrey UK. He came to Moss Vale between 1943 and 1948.

George William Bale was reported to have planned the gardens at Warrawong. He was also the projectionist at the Theatre Royal and had the Arcadian Café at the theatre in 1953. It would have been a hard task with the property largely consisting of basalt rock.

The next gardener family was John William Hands (b. 13-12-1949), his wife Betty Jean Hands (nee Bevan) (b. 28-6-1948) and the girls Belinda Maree Hands (b. 15-10-1971) and Kerry Lee Hands (b. 19-6-1973). John and Betty came to Warrawong about 1973 and stayed until about 1976. John lived in the cottage at Warrawong which at that time was only a two bedroom rough home. I helped John (who is my wife's cousin) with some of his gardening chores and fencing at different times and we spent many hours there. John's boss was Judge Selby and he would come up about every 6 months but Orwell was a more consistent visitor.

Peter Phillips advised on 1/1/2022 that One of the other gardeners at Warrawong in my time was Bert (Albert) Reynolds d.1967, who did not live on the property but came in from Bowral. His daughter Nancy Reynolds 1929-2016 was for a long time a nurse at the local hospital.

SELBY	Barbara	Death notice	22SEP2010	Death 95	at Bowral Hospital	Sydney Morning Herald	25SEP2010
SELBY	Barbara	Obituary	1915-2010	Death	A life of laughter, learning and giving	Sydney Morning Herald	15OCT2010
BALE	William George	Death notice	06JUN1953	Death 76	late of Fairlight, formerly of Moss Vale	Sydney Morning Herald	08JUN1953

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the eastern side of Moss Vale in the early part of the 20th Century.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its long association with its long time owner Orwell Phillips Snr. 1877-1957 of the Warrawong Estate which included Warrawong House built for Phillips in 1915. He was a prominent businessman, community leader and philanthopist. Born on 30 June 1877 at Darlinghurst, Sydney, seventh child of Louis Phillips, London-born merchant, and his Tasmanian- born wife Clara, née Moss. Like three of his four brothers, he was educated at Sydney Grammar School (1892-95). A partnership in Chown Bros & Mullholland Ltd, galvanized iron and tinware manufacturers, was purchased for him by his father in 1899; he built up the business and was chairman from 1905 to 1957. On 20 August 1902 at St Kilda, Melbourne, he married Helene Florence Hart. From 1906 to 1929 they lived in one of Sydney's most notable nineteenth-century houses, Tusculum (1831), at Potts Point. Later he had a house at Darling Point. In 1915 Phillips built Warrawong at Moss Vale as a country residence. Like his father, he was a leader of Sydney's small Jewish community centred in the eastern suburbs and he became president of the Great Synagogue. His commercial prowess was noted by its financial doyen, a relation, George Judah Cohen. When Cohen retired as chairman of Tooth & Co. Ltd, brewers, in 1929, Phillips was appointed a director of this and many other boards. Noted for his unobtrusive generosity, Phillips was a trustee of Sydney Grammar School from 1928 (chairman, 1949-51) and a director of the Royal Prince Alfred Hospital for thirty years. Active in and sometime president of the Prisoners' Aid Association, he observed foreign goals while overseas with his family in 1931-32 and was greatly impressed by the Swedish system of teaching prisoners skilled trades. A 'constant and loyal worshipper' and staunch supporter of Jewish causes, Phillips sat on the board of management of the Great Synagogue for over forty years (President, 1924-28). Growing up in an Anglo-Jewish tradition, he was non- rather than anti-Zionist and regarded himself as a 'Jewish Australian' rather than an 'Australian Jew'. He died at his Darling Point home on 28 July 1957 and was buried in Rookwood cemetery. His estate was valued for probate at over £500,000. Growing up in an Anglo-Jewish tradition, he was non- rather than anti-Zionist and regarded himself as a 'Jewish Australian' rather than an 'Australian Jew'. Phillips died at his Darling Point home on 28 July 1957 and was buried in Rookwood cemetery. He was survived by his wife, two daughters and his architect son Orwell Edward Phillips (d.1997) who became President of the Great Synagogue in 1982 and architect grandson Peter Phillips. Warrawong Cottage is also of significance for its connection to several gardeners including Walter James Smith (1871-1960), Albert (Bert) Reynolds d. 1967, John William Hands (b. 13-12-1949) and Walter Thomas Webb all of whom lived at the cottage except Reynolds.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<p><i>Of significance in demonstrating aesthetic in the local area because the beauty of its setting and architectural form.</i></p>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<p><i>Of significance for demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed single storey, weatherboard Federation style residence.</i></p>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Warrawong Cottage at 21 Burcham Road Moss Vale is of significance to the history of the local area because it illustrates the development of this eastern side of Moss Vale in the early part of the 20th Century and for its association with its first owner Orwell Phillips Snr. 1877-1957, businessman, community leader and philanthropist. It is also of significance for its connection to several gardeners including Walter James Smith (1871-1960), Albert (Bert) Reynolds d. 1967, John William Hands (b. 13-12-1949) and Walter Thomas Webb all of whom lived at the cottage except Reynolds. It is also of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting, its garden and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a well designed single storey, weatherboard Federation style residence.

Federation cottage

38 Chapman Street, Moss Vale (formerly 60 Throsby Street)

Recommendation

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

Heritage Survey 2009 Recommendation

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

The house has significance as a fine and substantial Victorian residence/cottage. [Incorrect: not Victorian.]

Description

October 2020: A one storey freestanding Federation style house on a corner site in a town setting. The building is setback 5 metres from the street. The site has an unpainted picket fence. The façade presents a simple projecting bay asymmetrical elevation and is

constructed of weatherboard with a rendered masonry base course. The roof is gabled and hipped with exposed eaves. The roof is clad in corrugated sheet metal and features brick chimneys and battened gabled ends. The verandah is offset and has a straight profile. It is clad in corrugated sheet metal and feature paired timber columns and carved timber brackets. The front door is centrally located with fanlights.

Fenestration comprises vertically proportioned 2-pane double hung timber windows with hoods. The building appears to be in excellent condition and is substantially intact.

Changes since 2009 include the recent excision of the land to the right which was still a vacant lot in 2020.



Above: Image source 36 photos and 1 plan at this site from 2016 and 2020.
<https://www.realestate.com.au/property/60-throsby-st-moss-vale-nsw-2577>

Internet Review

36 photos and 1 plan at this site from 2016 and 2020. <https://www.realestate.com.au/property/60-throsby-st-moss-vale-nsw-2577>

History

Historical Research by David Baxter 2021

In 1927 this home was owned by Mrs Effie Campbell.

1952 Harley Charles Parker owned it and lived there with his wife Hazel Isobel (nee Simpson) where they raised 4 children. They lived there until the 1980s.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Throsby Street area of Mittagong in the early 20th century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with long term owners: From 1927 Mrs Effie Campbell. From 1952 Harley Charles Parker (born Moss Vale 1910 died 1975) owned it and lived there with his wife Hazel Isobel (nee Simpson)</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case in this case a restrained single storey weatherboard Federation style residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

38 Chapman Street, Moss Vale is significant because it illustrates the development of the Throsby Street area of Mittagong in the early 20th century and for its association in the local area with long term owners from 1927 Mrs Effie Campbell and from 1952 Harley Charles Parker (1910 -1975) and his wife Hazel Isobel (nee Simpson). It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a restrained single storey weatherboard Federation style residence.

3 Fitzroy Rd, Moss Vale. The Gunyah

Recommendation

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

Heritage Survey 2009 Recommendation

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

The house has significance as a Tudor revival residence/cottage. [Incorrect: not Tudor.]

Description

October 2020 Site Inspection:

A one storey freestanding cottage that dates from c. 1890 – the late Victorian period - set on a 1808 m2 site in a rural setting that has to a degree retained its context. The building is setback from the street and has a hedge front fence and a right side driveway accessing a rear garage. The front garden is small, informal and features a picturesque setting and mature exotic trees. The façade presents a simple, symmetrical elevation and is constructed of weatherboard with a brick base course. The roof is gabled with a steep pitch and is clad in corrugated sheet metal and features corbelled brick chimneys. The verandah runs across the façade, has a straight profile, is clad in galvanized sheet metal and is supported by timber posts with no decoration. The front door is centrally located and is 4-panelled and glazed. Fenestration comprises a pair of vertically proportioned 2-pane double hung timber windows. The building appears to be in good condition and is highly intact. Alterations include lattice to front verandah. Beautiful garden setting.



Internet Review

no image on internet on this 1808 triangle site

History

Historical Research by David Baxter 2021

Part of the Throsby Park estate. It was built about 1890 as a cottage for the Osborne's gardener to live in there. They grew cabbages on the flats behind it.

Ernest (a fitter) and Henrietta Boyd were living there 1931-34

William Henry (a painter) and Jessie Nancy Smith were there in 1934

Miss Dorothy Beatrice Hunt, the well-known artist owned it from c1967 to 1977 and it was known then as “The Gunya”.

Jill Chauncy (nee Throsby) then lived there until she died on 23-2-2020 aged 93 and her daughter Vicki Dodge is still living there today.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because its connection to the 19th Century Throsby Estate of which it was a part, being built in about 1890 as a gardener's cottage.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for the beauty of its setting and simple architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted weatherboard cottage that dates from the late Victorian period in a semi- rural setting.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

The Gunyah at 3 Fitzroy Rd, Moss Vale is significant because of its connection to the 19th Century Throsby Estate being built in about 1890 as a gardener's cottage. It is also of significance in demonstrating aesthetic achievement for the beauty of its setting and simple architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey symmetrically fronted weatherboard cottage in a semi- rural setting that dates from the late Victorian period.

20-24 Hill Road, Moss Vale, 'Cheplakwet'—house (including interiors) and garden

Recommendation

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

Heritage Survey 2009 Recommendation

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

The house has significance as a grand interwar residence/cottage, which illustrates the subdivision and development of the School Estate.

Description

October 2020 Site Inspection:

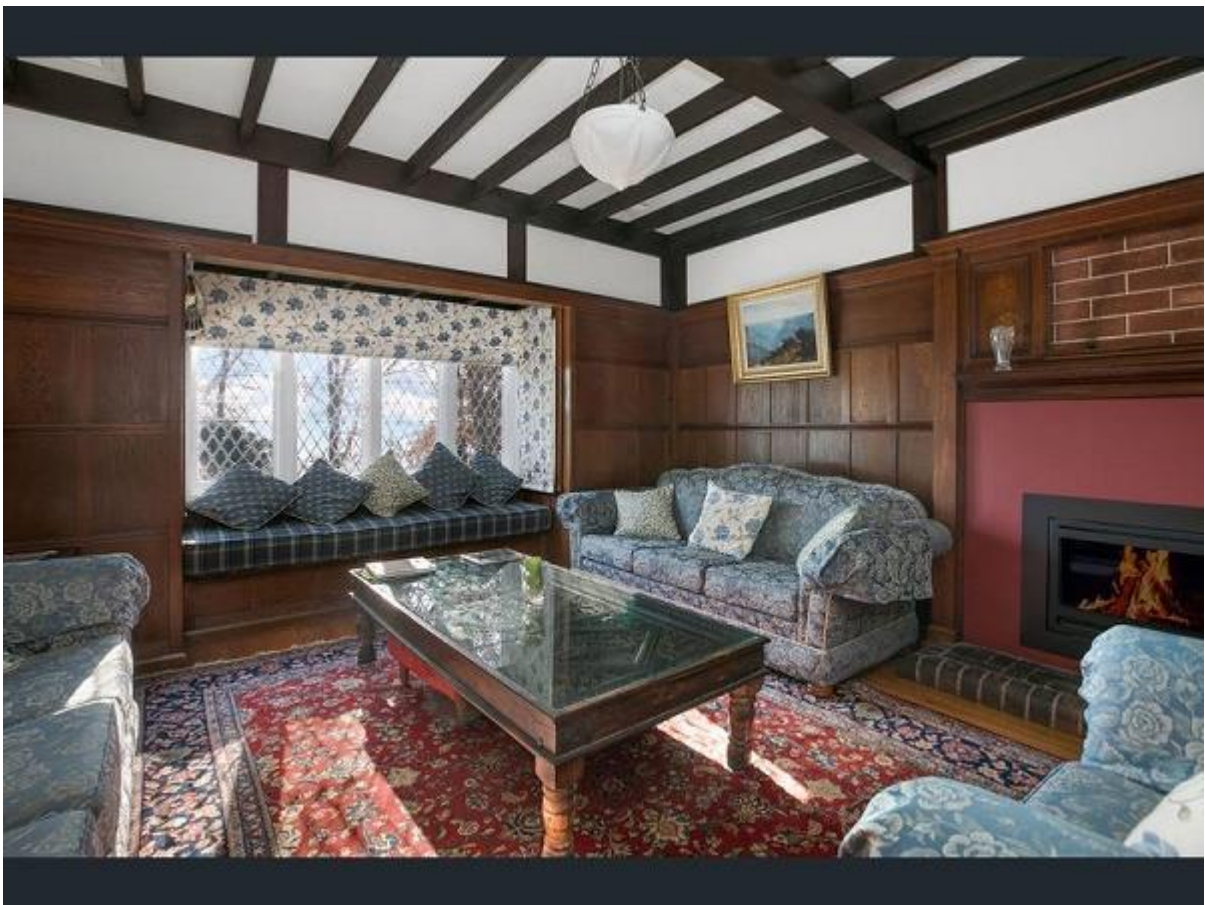
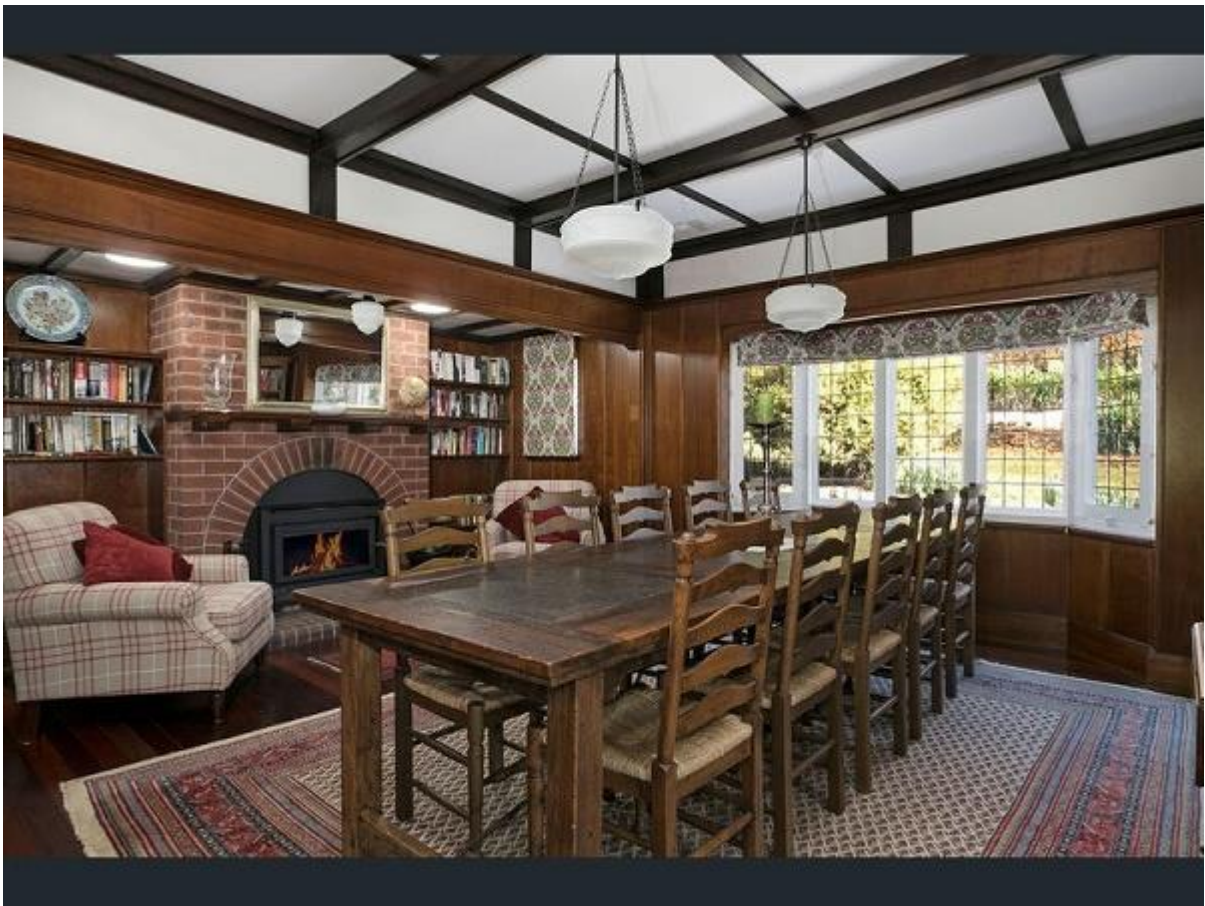
A one storey freestanding c.1926 Old English style house designed by Frederic Glynn Gilling, 1877-1955 of Joseland and Gilling set on a large 3.58 hectare site in a semi-rural setting on the outskirts of Moss Vale that has retained its context. The house is set well back from the road. The garden is extensive and provides a picturesque setting of mature exotic trees. The façade presents as a mostly symmetrical elevation. In the centre of the main elevation are two projecting gabled bays. These gables have timber shingle infill. To the left and right are verandahs with large timber post and brackets. Roof now has a slate grey colour corrugated sheet metal and at least 3 prominent chimneys but was originally oak timber shingle. Fenestration includes beautiful vertically proportioned lead light casement timber windows in the bays. The internet site images from 2020 show striking well kept original interiors including stained and polished panelling and other joinery including beamed ceilings. The house appears to be in excellent condition and highly intact.

Internet Review

40 images from 2012, 2019 and 2020 and 3 plans at this site including images from 2020 below

<https://www.realestate.com.au/property/20-24-hill-rd-moss-vale-nsw-2577>







Above: 40 images from 2012, 2019 and 2020 and 3 plans at this site including images from 2020 below

<https://www.realestate.com.au/property/20-24-hill-rd-moss-vale-nsw-2577>

Two notes from the 2009 Report 20-24 Hill Road, Moss Vale, Cheplakwet

1.This gracious old family home with its Jarrah and Oak floors, open fires, leadlight windows and beamed ceilings personify a bygone era. Oaks, Elms and Beech trees surround the old world garden of magnolias, Roses, Azaleas, Horse Chestnuts and Chinese Elms. The property is

situated upon an elevated 30 acres (12 hectares) commanding a long northern outlook. (Highlands Post Property Press, Wednesday, January 31, 1995, p17)

2.Mr Fredrick Lytton-Hitchins stood at Throsby Park, Moss Vale, looking over to a knoll across the valley and said to his friend "that would be a good spot for a hut". He purchased the land and built "The Hut" as it was known. Mr Lytton-Hitchins son, Roger was in Africa for some years and when he returned to Moss Vale he bought with him a bride and a young son. (Note: Roger Lytton-Hitchins 1903-1994 was by 1958 living at Macarthur) The name of the home was then changed from the rather incongruous "Hut" to "Cheplakwet" which is Swahili for "Mother and Son". That was over 50 years ago and Mrs Lytton-Hitchins still lives at "Cheplakwet" with son Michael on a property nearby. The house epitomizes the grace and style of a bygone era with the warmth of Jarrah and Oak floorboards, the oak panelling in the sitting areas, and the open fires just waiting to be lit. The entertaining areas are substantial and the accommodation is more than adequate. The main bedroom with its bay windows, ensuite and its own separate panelled sitting room is truly a parent's retreat. The other three bedrooms are all very spacious and look through leadlight windows over the beautiful garden. A small study is located near the bedroom. The home's windows are all leadlight, with high ceilings throughout. Detached but only metres away is a self contained single bedroom cottage. Huge old Oaks, Elms and Beech, tower over the beautiful garden with its Magnolias, horse Chestnuts, Azaleas, Chinese Elms Roses and the thousands of bulbs which make for a smorgasbord of colour. The flagged pathway and old stone walls add that extra touch to this magnificent spot. (No reference or date is given for the above text in the 2009 Heritage Study).

History

Historical Research by David Baxter 2021

All I can add was that he had property in Hill Road in 1906 and in 1927 Frederick "Frank" James Archibald Lytton-Hitchins and his wife Violet Mary Lytton-Hitchins (nee Weigall) had 40 acres there and in 1939 it was 60 acres increasing to 110 acres in 1947. In the rate books of 1935 to 1940 it was called it "Mie Hut" but everywhere else was known as "My Hut .The Lytton-Hitchins came to Moss Vale in 1896 but whether they bought the property then or 1906 I am not sure.(Researched by David Baxter Moss Vale historian 5-1-2021)

Notes on Frederick James Archibald Lytton-Hitchins 1865-1951.

Born in Queensland, Australia on 7 Mar 1865 to parents Edward Bulwer Lytton-Hitchins and Emma Jane Little. Frederick James Archibald Lytton-Hitchins married Violet Mary Weigall 1872-1952 and had 3 children. He passed away on 7 Sep1951 in Moss Vale, NSW.

<https://www.ancestry.com.au/genealogy/records/frederick-james-archibald-lytton-hitchins-24-7mrhdm>

His father was Clerk in Charge of Public Records for the NSW Ministry of Public Education in 1887 having started in the public service in 1873

https://media.opengov.nsw.gov.au/pairtree_root/60/70/fd/40/e0/22/4a/5d/af/47/72/01/82/4b/26/3f/obj/document.pdf

Trove search on Frederick James Archibald Lytton-Hitchins 1865-1951 and Violet Mary Lytton Hitchins 1873-1952 (nee Weigall)

1893 Name given as Lytton-Hitchens F J A, London - mentioned in a group as holding between 10 and 25 shares in the Australian Joint Bank. Table Talk. 7/1893

1899 LYTTON-HITCHINS—WEIGALL.Marriage.—September 6, by the Rev. Willoughby Flower, at St. Mark's Church, Darling Point, Frederick James, eldest son of Edward Bulwer Lytton-Hitchins, Esq., to Violet Mary, eldest daughter of Albert Bythesea Weigall, Esq.

1900 his wife gives birth to a daughter (Joan 1900-1971). They are living at Headingly in Woollahra. SMH 13/10/1900

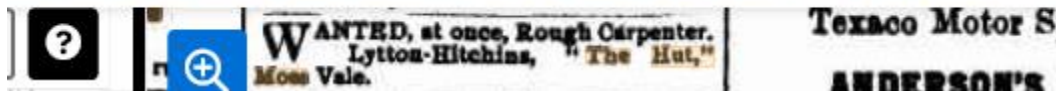
1903 his wife gives birth to a son (Roger Charles Egerton). They are living at Headingly in Woollahra. SMH 18/2/1903.

1904. NEW SOUTH WALES-Probate Jurisdiction -In the Estate of MORETON BRADLEY LYTTON HITCHINS late of Sydney in New South Wales an Infant deceased, intestate -Application will be made after fourteen days from the publication hereof that Administration of the Estate of the above named deceased may be granted to FREDERICK JAMES ARCHIBALD LYTTON HITCHINS of Moss Vale in New South Wales, Gentleman a Brother of the said deceased . SMH 21/6/1904.

1917. 20 June 2017 Letter from Frederick James Archibald Lytton-Hitchins of The Hut, Moss Vale to the Scrutineer and Berrima District Press in support of WW1 conscription.

1924. Wanted Rough Carpenter at The Hut.

The Scrutineer and Berrima District Press (NSW : 1892 - 1948) / Wed 30 Jan 1924



1927 Mr. E. E. Row moved, and Mr. Lytton-Hitchins seconded, a motion, ' That a troop of Boy Scouts be established at Moss Vale as the 1st Moss Vale Troop, and that Mr. A. H. Garraway be requested to accept appointment as scoutmaster, subject to approval at headquarters.' The motion was carried. . The Southern Mail 10/5/1927.

1929 Thrown Onto Harrows. On Tuesday morning a serious accident befell a man in the employ of Capt. Lytton-Hitchins, whilst engaged in his work of harrowing. He was driving two horses, which bolted, and in trying to hold them he tripped and was thrown on to the harrows. He sustained severe injuries to the leg and side of his body, and was taken to Ayrshire Hospital for treatment. The Southern Mail 15/10/1929

1930 Land dealing Frederick James Archibald. Lytton-Hitchins and Charles Faunce Hitchins; 132 Bourke St., City of Sydney SMH 6/12/1930.

1930 Frederick wins 3 prizes in Moss Vale show for dairy cattle. The Southern Mail 11/3/1930

1938 The annual meeting of Moss Vale Cricket Club was held in the School of Arts on Tuesday night. The President (Mr. H. Toose) occupied the chair. The election of officers resulted: Patron. — Captain Lytton Hitchins. The Southern Mail 13/9/1938

1939 Moss Vale. Bandsmen. ANNUAL MEETING. At the annual meeting of Moss Vale Band the following officers were Patron Capt. F. J. Lytton Hitchins. The Southern Mail 29 /9 1939

1939 MARRIAGES. . LYTTON-HITCHINS—DOUSE.-September 30, at Nairobi, Kenya Colony, Roger Charles Egerton Lytton-Hitchins, elder son of Mr. and Mrs. Lytton-Hitchins, Moss Vale, to Kathleen Nora, youngest daughter of J. T. Douse and the late Mrs. Douse, Cambridge, England. (By cable.)

1940 Auction for Red Cross. GOOD JERSEY COW. At the stock sale to be conducted by Messrs. J. D. Wood and Co. at Moss Vale yards on Friday afternoon, a pure-bred springing Jersey cow will be sold in aid of Red Cross funds. The cow has been donated by Captain Lytton-Hitchins and should bring about keen bidding. The Southern Mail 6/8/1904

1941 Rose Show at Moss Vale MANY BEAUTIFUL BLOOMS EXHIBITED. The annual Rose Show in aid of the funds of St. John's Church of England, Moss Vale, attracted a large crowd to Mack's Theatre on Wednesday afternoon. Mr. Worth, who judged the blooms, said he was surprised to see so many beautiful blooms in such an adverse season. He made special reference to the champion rose exhibited by Miss Hodgson, the collection of flowers shown by Mrs. Lytton-Hitchins The Southern Mail 11/11/1941

1951 Death. LYTTON-HITCHINS Frederick James Archibald -September 7 1951 at Moss Vale In his 89th year SMH 8/9/1951

1952 Death LYTTON-HITCHINS Violet Mary April 1 1952 at her home Moss Vale wife of the late F J Lytton- Hitchins and eldest daughter of the late A B Weigall.. SMH 3 April 1952

Obituary for Mary Lytton-Hitchins. She was a daughter of the late Mr. A. B. Weigall, headmaster of Sydney Grammar School, and went to Moss Vale with her husband in 1896. He conducted a grazing property there. Two sons Rodger and Raymond and one daughter Joan, survive. The Southern Mail 10/4/1952

Architect and Date for House Query.

In the April 1926 edition of Building, The Hut is on the cover and although date of construction is not given it was normal for the cover item to be contemporary with the magazine date. The article gives Joseland and Gilling as the firm and they were together from 1919-1929. However it needsw to be noted that the 1951 book on Gilling - Domestic Architecture in New South Wales, Australia : illustrating the work of F. Glynn Gilling edited by E. Lindsay Thompson - attributes the house to Gilling only – again no date. Subject to further research findings it seems reasonable to use the 1926 Building magazine date and Gilling of Joseland and Gilling as the architect.

A MOSS VALE HOUSE IN THE ANNE HATHWAY STYLE from The Home, 1 June 1924 at this site:
<https://nla.gov.au/nla.obj-380271461/view?sectionId=nla.obj-383315137&searchTerm=Bowral&partId=nla.obj-380326953#page/n30/mode/1up/search/Bowral>

The cottage of Anne Hathway has offered an inspiration for this Moss Vale home, the residence of Mr. Lytton Hitchens. Elizabethan are its gables, its timbering and picturesque casements.



Above: (Upper left): The dining room is panelled in oak and has an oaken floor. The furniture is Jacobean. The centre table of old teak is part of the loot taken during the Burmese War from the palace at Rangoon. Above Right. is an interesting aspect of the hall, with the conservatory beyond. Oak wood is used for panelling and flooring. A handsome old Korean chest forms a base for a Cloisonne vase. An historic Jacobean chair stands nearby. Joseland and Gilling, Architects

Text from Building : the magazine for the architect, builder, property owner and merchant. Vol. 38 No. 224, (12 April, 1926) at <https://nla.gov.au/nla.obj-309318069/view?sectionId=nla.obj-314094912&partId=nla.obj-309335338#page/n0/mode/1up>

THE RESIDENCE OF F. LYTTON-HITCHENS, AT MOSS VALE, N.S.W.

Perhaps in no other profession is it necessary to be at once highly practical as well as infinitely artistic as it is in architecture; for here the practitioner must not only know the possibilities of all materials and be intimate with all the trades governing their use in construction, but it is also desirable, quite apart from the effective disposition of these materials in his designs, to know whether they are suitable from the point of locality and climate and from the point of view of general effect in relation to the site of his proposed structure. Joseland and Gilling architects for the above undoubtedly selected a style well suited to the beautiful site. It is a style which looks its best in rural surroundings where it may be glimpsed through trees, its delightful colouring being enhanced by a frame of greenery and flowers. (See also Page 50.)



Above: Cover Image above from *Building : the magazine for the architect, builder, property owner and merchant*. Vol. 38 No. 224, (12 April, 1926) at <https://nla.gov.au/nla.obj-309318069/view?sectionId=nla.obj-314094912&partId=nla.obj-309335338#page/n0/mode/1up>

Text below from page 50 of *Building : the magazine for the architect, builder, property owner and merchant*. Vol. 38 No. 224, (12 April, 1926) which gives the architect as Joseland & Gilling. However the 1951 book on Gilling below implies that the house was designed by Gilling alone.

RESIDENCE OF F. LYTTON-HITCHENS, AT MOSS VALE, N.S.W.

Joseland & Gilling, Architects (See also illustration on cover)

As it is seen from the road, the house makes a charming picture for it is so beautifully situated, and it is refreshing to see a house surrounded by trees at a time when everywhere in the city, trees are being cut down. The stone fence does not go well with the building, but is what the earth has yielded turned to good purpose; behind this fence one would expect to see stone piers and perhaps a rustic chimney stack in Kentish rag." The gate posts and gates are not beautiful, but they are at least suitably strong and durable. The ceiling would seem to have been brought well down and on the inside given a rake towards the outer walls. The design is very appealing in its grace, its sense of coziness and color, and although it looks to be essentially rural, it bears unmistakably the hall mark of architecture, and one would know at once that it had been designed by an architect with an appreciation of materials and their placing.



Above: Image from June 1, 1927 *The Home*, an Australian quarterly.
<https://nla.gov.au/nla.obj-381737997/view?sectionId=nla.obj-384689841&searchTerm=Bowral&partId=nla.obj-381818435#page/n21/mode/1up/search/Bowral>

"THE HUT", MOSS VALE

The home of Mr. & Mrs. Lytten-Hitchens

Photographed by H. Cazneaux

Walls constructed of timber. Roof forest oak shingles. Inscribed on the lintel of the front door is the motto

"A window on the sunny side. A little door too low for pride, Too strong for want and woe to pass. Hie habitat felicitas."



The Hut photographed by H. Cazneaux for *Domestic Architecture in New South Wales, Australia* : illustrating the work of F. Glynn Gilling edited by E. Lindsay Thompson, 1951



Walls constructed of timber. Roof forest oak shingles.

Inscribed on the lintel of the front door is the motto—

"A window on the sunny side,
A little door too low for pride,
Too strong for want and wee to pass,
Hic habitat felicitas."

Above: Two black and white images and text below from: *Domestic Architecture in New South Wales, Australia* : illustrating the work of F. Glynn Gilling edited by E. Lindsay Thompson, 1951 at this site <https://nla.gov.au/nla.obj-41152127/view?partId=nla.obj-41164787#page/n42/mode/1up>

The Hut photographed by H. Cazneaux for *Domestic Architecture in New South Wales, Australia* : illustrating the work of F. Glynn Gilling edited by E. Lindsay Thompson, 1951.

Bio Dates

Frederick James Archibald Lytton-Hitchins 1865-1951

LYTTON-HITCHINS	Frederick James Archibald	Death notice	07SEP1951	Death	88	at Moss Vale	Sydney Morning Herald	08SEP1951
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Violet Mary Lytton Hitchins 1873-1952 (nee Weigall)

LYTTON-HITCHINS	Violet Mary	Other	10APR1952	Publication	late of Moss Vale	Southern Mail (Bowral)	10APR1952
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Joan Lytton-Hitchins. Daughter Frederick James Archibald Lytton-Hitchins 1865-1951

LYTTON-HITCHINS	Joan Denny	Death notice	13JUN1974	Death	late of Moss Vale	Sydney Morning Herald	14JUN1974
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Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Hill Road area of Moss Vale in the mid-1920s.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of a long association with its first owner Frederick "Frank" James Archibald Lytton-Hitchins 1865-1951 and his wife Violet Mary Lytton-Hitchins d.1952 (nee Weigall daughter of the late Mr. A. B. Weigall, Headmaster of Sydney Grammar School). They first came to Moss Vale in 1896 They first came to Moss Vale in 1896 and commissioned the house to be built c. 1926. Also of significance because of the association with prominent architect Frederic Glynn Gilling, 1877-1955 who designed the house.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement as an outstanding example of house and interiors in the Old English half timber style and for its garden setting.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a very high quality large one storey residence in the Old English half timber style, with original interiors and set in a mature garden.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Cheplakwet (formerly The Hut) at 20-24 Hill Road, Moss Vale, is significant because it illustrates the development of the Hill Road area of Moss Vale in the mid 1920s and for its association with its first owner Frederick (Frank) James Archibald Lytton-Hitchins 1865-1951 and his wife Violet Mary Lytton-Hitchins (nee Weigall) d.1952. They first came to Moss Vale in 1896 and commissioned the house to be built c. 1926. Also of significance because of the association with prominent architect Frederic Glynn Gilling, 1877-1955 who designed the house. It is also of significance in demonstrating aesthetic achievement as an outstanding example of house and interiors in the Old English half timber style and for its garden setting and for possessing a rare aspect of the local area's heritage in this case a very high quality large one storey residence in the Old English half timber style, with original interiors and set in a mature garden.

6220 Illawarra Highway Moss Vale. Southdowns.

Recommendation

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

Description

Description from air photo.

Set on a very large rural site the house is not visible from the road. The air photo indicates a large complex of single storey hipped roof structures. House faces south with two large wings to the north enclosing a courtyard. The complex makes extensive use of verandahs. The main roof appears to be slate with lead ridge capping. Appears also to have a large mature garden

Internet Review

Image below from Google Earth; image date January 2021.



History

Research from David Baxter 3 August 2021

This property was originally known as “The Camp” and was built and owned by John Cullen who was the owner of the Royal Hotel in Moss Vale from 1875 to 1884, he also had the Central Hotel in Moss Vale in 1890 and leased it the next year to his son in law Edward Alland.

In July 1907, Thomas Sherwin bought the farm off Cullen and renamed it “The South Downs”.

Thomas John Sherwin was born in 1835 in Pepworth Suffolk UK and died at The South Downs on 3-11-1918 aged 83 and is buried at Bong Bong. He was married twice, his first wife was Emma Waters Aylwin who he married 24-11-1880 and she died 27-8-1881 at Bangate Station.

He then married Emma’s sister on 14-6-1883 at Petersham, she was Elizabeth Waters Aylwin, born 1852 in Sussex UK and died on 23-6-1924 at Chatswood. They had three children Reginald Chripps Sherwin (4-9-1884 to 25-1-1962). Dr Thomas Aylwin Sherwin (1886 – 5-10-1965 WA) and Elizabeth Marian Sherwin (1887 to 14-1-1974 WA).

The name was shortened to “Southdowns” after Thomas Sherwin died on 3-11-1918. The property was still in the estate of T. J. Sherwin in 1925 and was 740 acres. (Elizabeth died in 1924)

In January 1919 portions 2 and 3 of the Southdowns Estate of T. J. Sherwin was bought by James J Gardiner of Sydney and contained 892 acres. (J. J. Gardiner was the lessee of James Cullen’s, Family Hotel in Moss Vale from 1907-1908

In February 1920 Southdowns was bought freehold by Herbert Ingram Shrimpton Esq and was 335 acres.

In August 1922 it was noted that Mrs Mildred Geraldine Wieland had sold Southdowns for £20,000 (\$40,000). She was declared bankrupt in 1926

As published in the Pasture Protection Board index, Charles Plavin had 740 acres at Southdowns in 1925, 26, 27 and 1928.

1933 Ewa Julian had 728 acres at Southdowns.

From about 1937 to at least 1943 William George Chambers and his wife Isobel were at Southdowns and had 700 acres in 1939 and 740 acres in 1940.

By 1947 James Shorland Holt born 18-1-1918 and died 23-3-1984 who was married on 25-9-1943 to Betty Oxley Hindley born 25-9-1919 and died 3-3-1973. He remarried 7 months later on 21-10-1972 to Margaret Helen Robinson.(b 2-2-1942Bowral) she was the daughter of Bowral builder A B Robinson. James had 4 children to Betty and three to Margaret. They had 520 acres at Southdowns then. He only had it for a short time.

In 1949 John Ogilvie Smith owned Southdowns, and was selling all of his dairy stock in November 1950, he didn’t sell until 1967 so he may have tried different farming. John Ogilvie Smith was born 17-8-1922 and died 2-7-1977, he married on 16-11-1946 in North Sydney to Barbara Beaumont Moginie

she was born 16-2-1922 and died 2-7-1978. They had two children David Alan Smith (7-8-1948 to July 2010) and Phillipa Judith Smith. They move to "Wollondale" Towrang in 1967

In 1967 Kenneth Charles Shepherd and his wife Irene Gladys Shepherd (nee Williams) bought Southdowns. Ken and Irene were married in 1952 at Marrickville.

Ken passed away on 13-10-2017 and 14 days later Irene died on 27-10-2017. They had lived there for 50 years.

The house and property is currently owned by their nieces and nephews.

(© Researched by David Baxter Moss Vale historian 2-8-2021)

Likely notice for first owner in the Ryerson Index

CULLEN	John	Death notice	29NOV1921	Death	93	late of Ashfield, formerly of Moss Vale	Sydney Morning Herald	30NOV1921
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M O S S V A L E

FOR PRIVATE SALE,
the well-known
RESIDENCE and GROUNDS
of
J. CULLEN, Esq., J.P.,
situated about $8\frac{1}{2}$ miles from Moss Vale station, on the
Burrawang-Robertson road,
to which the property has a frontage of about one mile, and
as much more to other roads.

THE LAND
has an area of
ABOUT 340 ACRES,
consisting of nicely undulating hills and rich flats, and has
a number of
PRETTY BUILDING SITES
on various parts.

The soil is good and water supply plentiful.
The whole of the Land is well cleared (except where a few
clumps of trees are left for shelter)
and securely fenced and subdivided.

There is a well-built and handsomely-finished brick
dwelling (cemented, with slate roof) of 11 or 12 lofty rooms,
including drawing, bed, and large dining rooms, spacious
hall and passage, kitchen, scullery, bath and dressing
rooms.

Also, large and well-built stables, barn, milking shed (14
bais), 3 orchards, splendid drive bordered by hundreds of
ornamental trees and shrubs.

Surrounding the dwelling is a wide verandah, beautifully
and expensively tiled.

The improvements alone cost much more than is now
asked for the whole estate, and the owner's reason for
selling is that he intends purchasing a large station
property.

The salubrity of the climate in this district is well-known,
and this property is within a short distance of the famous
Fitzroy, Carrington, and other Waterfalls, and is sur-
rounded by or in the vicinity of the residences of
J. R. Fairfax, Esq., Alick Osborne, Esq., J.P., Colonel
Spalding, N. N. Throsby, Esq., A. B. Young, Esq., and
others: and is well worthy inspection by those in search of
a comfortable, valuable property.

Full particulars on application to
D. CLIFFORD,
Auctioneer, House and Land Agent,
Moss Vale.

Above: Image. Sale advertisement from SMH 16 December 1893. Gives a good description of the the property in 1893. This sale may not have proceeded in 1893.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the eastern area of the Moss Vale district in the late 19th and 20th Centuries.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with many owners from 1975 to the present 2021 – a period of 146 years including Original owner of Southdowns but then known as The Camp, John Cullen 1828-1921 who was the owner of the Royal Hotel in Moss Vale from 1875 to 1884 and the Central Hotel in Moss Vale in 1890 The Sherwin family from 1907 to 1925 – 18 years - Thomas John Sherwin 1835 in Pepworth Suffolk UK and died at The South Downs 1918 aged 83 and buried at Bong Bong. Married first to Emma Waters Aylwin and second to Elizabeth Waters Aylwin. From about 1937 to at least 1943 – 16 years - William George Chambers and his wife Isobel 1947-1949 James Shorland Holt (1918-1984) 1949-1967 -18 years- John Ogilvie Smith (1922-1977) and wife Barbara Beaumont Mogini (1922-1978). For a period of 50 years from 1967-2017, Kenneth Charles Shepherd (died 2017) and his wife Irene Gladys Shepherd (nee Williams died 2017). The house and property is currently owned by their nieces and nephews.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a large late Victorian rural residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Southdown at 6220 Illawarra Highway, Moss Vale is significant because it illustrates the development of the eastern area of the Moss Vale district in the late 19th and 20th Centuries. It is also of significance because of its association in the local area with many owners from 1975 to the present 2021 – a period of 146 years including:

Original owner of Southdowns but then known as The Camp, John Cullen who was the owner of the Royal Hotel in Moss Vale from 1875 to 1884 and the Central Hotel in Moss Vale in 1890

The Sherwin family from 1907 to 1925 – 18 years - Thomas John Sherwin 1835 in Pepworth Suffolk UK and died at The South Downs 1918 aged 83 and buried at Bong Bong. Married first to Emma Waters Aylwin and second to Elizabeth Waters Aylwin.

From about 1937 to at least 1943 – 16 years - William George Chambers and his wife Isobel

1947-1949 James Shorland Holt (1918-1984)

1949-1967 -18 years- John Ogilvie Smith (1922-1977) and wife Barbara Beaumont Mogini (1922-1978).

For a period of 50 years from 1967-2017, Kenneth Charles Shepherd (died 2017) and his wife Irene Gladys Shepherd (nee Williams died 2017). The house and property is currently owned by their nieces and nephews.

It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a large late Victorian rural residence

6530 Illawarra Highway, Moss Vale. Farnborough and Interiors

Recommendation

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

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

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

Description

October 2020: The property was not entered and the house is only partially visible through trees from the road. The site is located to the east on the Moss Vale on the road to the coast and over the years has been the subject of subdivision leaving the current curtilage of 10,562 m². These notes based on the internet site below.

A one storey freestanding house that dates from the Victorian period. The garden is large and landscaped and provides a picturesque setting. The façade presents a complex asymmetrical elevation and is constructed of weatherboard. The roof is hipped and gabled with a steep pitch and has closed eaves and is clad in corrugated sheet metal and features corbelled brick chimneys, terracotta chimney pots, barge boards and timber finials. The verandah runs across the façade and returns the corner and has a hipped profile. It is clad in corrugated sheet metal and features timber posts with cast iron brackets. Fenestration comprises vertically proportioned 2-pane double hung timber windows. The building appears to be in excellent condition and is highly intact.

Internet Review

35 photos from 2013,2014 and 2015 at this 2016 site.

<https://www.realestate.com.au/property/6530-illawarra-hwy-moss-vale-nsw-2577>



Above: 35 photos from 2013,2014 and 2015 at this 2016 site including image above.
<https://www.realestate.com.au/property/6530-illawarra-hwy-moss-vale-nsw-2577>

Real estate listing and WSC notes from the 2009 Report: The home is believed to have been built by the Throsby family, the district's earliest settlers, and the property adjoins the historic Throsby Park. Farnborough pre-dates nearby Woodside and Tudor House which stands adjacent to the property. The homestead is nestled in about five hectares of garden, park and orchard. The oak and pines surrounding the estate were planted when the house was built. The house itself rests on a catacomb of double brick foundations and features a central hallway, nearly 25 metres long and three metres wide, off which the main rooms are located. Large sandstone steps lead up to the front door made of cedar incorporating an elegant frosted glass design leading into the main hall. Off the hall are three main bedrooms, the bathroom, study and dressing room as well as the double drawing rooms, which are divided by full length cedar folding patrician doors. The ceiling height of five metres coupled with the room and hall dimensions suggest an architect whose well balanced sense of space is immediately recognized. The panelled dining room leads out to the kitchen wing which features a butler's pantry, large country kitchen with Aga stove, an additional room and a shower toilet facility. The wing forms a verandah and courtyard enclosed by the north wing which contains two additional bedrooms, which inter connect and have been used as a bedroom-sitting room accommodation. Marble fireplaces are featured throughout the home. Externally the house is surrounded by a three metre entertaining verandah and a magnificent rood structure. (Highlands Press, 15.7.1985)

This historic homestead was built in the mid 19th Century and is situated on 13 acres enjoying the complete privacy offered by both formal and informal gardens. The homestead is constructed of cedar and oregon and features a spectacular gallery hall (9 feet wide and over 80 feet long), four spacious bedrooms, three luxurious full bathrooms, large study, huge country kitchen and family room. A magnificent drawing room with French doors that open into a spacious living room and a gracious formal dining room. The house also has several grand marble fireplaces and features nine foot wide entertaining verandahs surrounding the home. Farnborough has been tastefully restored and the new owners intend to do major restorations to the gardens returning this special property to its original splendour. (Highland Press Property Press, 24.7.1991)

It features encircling timber verandahs, paved central sun flooded courtyard, fabulous wide main hallway of exceptional proportions and 2nd short hall – ideal study alcove, opening to paved area, 14 inch ceiling, 6 working fireplaces (marble surrounds) and polished timber floors, magnificent dual reception rooms (chandeliers and bay window), 4 double bedrooms (master with ensuite/dressing room), 3 bathrooms, country style timber kitchen and family living/dining with combustion and Aga stoves and full Miele oven and cooking range, large wrap around sun room and laundry and utility area. Hall pantry and extensive cellar (sever rooms), formal rose garden prolific vegetable 'patch', screened clothes drying area, further beautifully planted areas with several feature gazebos and decorative wrought iron gates and 3 carports, privacy, seclusion and utterly enchanting – immaculately presented. (Property Press Week commencing October 27, No. 145, 1993, p34)

The historic homestead on the Illawarra Highway at Moss Vale was built in the mid 19th century and is situated on 13 acres. The home is believed to have been built by the Throsby family, the district's earliest settlers and the property adjoins the historic Throsby Park. Oliver Throsby Young, father of Archer Young, was a cousin to Louise Throsby and established Farnborough. It is constructed from local cedar and oregon which once grew prolifically in the Southern Highlands area. The homestead rests on a catacomb of double brick foundations and features a central hallway, nearly 25 metres long and three metres wide, off which the main rooms are located. Off the hall are three main bedrooms, the bathroom, study and dressing room, as well as the double drawing rooms which are divided by full length cedar folding partition doors. The ceiling height is five metres. The panelled dining room leads out to the kitchen wing which features a butler's pantry.

Large stone steps lead up to a marble portico and the front door is made of cedar incorporating an elegant frosted glass design leading into the main hall. Marble fireplaces are featured throughout the home. Externally, the house is surrounded by a three metre entertaining verandah and a magnificent

roof structure. The oak and pine trees surrounding the estate were planted when the house was built. (Existing WSC Inventory)

History

Historical Research by David Baxter 2021

The 320 acre property was built c 1860 and was most probably built and lived in by Oliver Spencer Throsby He died in 1874 and his executors had the whole estate subdivided into 48 building blocks to be sold on 18-11-1886 but obviously it wasn't sold or it was sold as one block.

It was first known as "Kings Langley" from at least 1900 when it was owned by William and Elizabeth Archdale Pearse. (nee Roberts) They had it until September 1908 when Harry Alfred Hornabrook and his wife Mary bought it.

They had sold the farm on 22-10-1912 and it was bought by Walter Synnot Cobham and his 2nd wife Catherine. His son from his 1st marriage, Marcus Synnot Cobham was farming there. They had changed the name when they bought it to "Oldcastle".

The Cobhams sold out in April 1920 to Thomas Butler La Barte and his wife Doleen La Barte (whom he shot along with Constable Frederick Mitchell on 17-12-1920). "Oldcastle" was again sold in 1921 to Dr Francis "Frank" Tidswell and his wife Edette Millie "Edith" Tidswell (nee Jones). They changed the name to "Farnborough" .Frank died in 1941 and his wife was still living there in 1943.

From 1943 William Nicholas Vine and his wife Florence (nee King) lived there, he died on 20-2-1946 and his wife died on 8-10-1949 her son Arthur Joseph Vine (Wingecarribee Shire Council Clerk) then sold the farm.

In 1949 Farnborough was then sold to Herman August Sergel and his wife Anne (nee Corfield), their son Alan Sergal ran the farm.

How long they stayed there is not known, but by 1958 it was in the hands of Francis Edward Suche and his wife Alfreda Olive Suche were the owners for a short term.

About 1960 the farm became the property of Leslie Herbert Watkins and Nari Elspeth Hamilton Watkins (Nee Campbell). Les died on 11-7-1982 and Nari died on 28-11-2004. The land was subdivided about 1983-84 after Les had died.

Nari and her son Michael and daughter Diana sold the land and kept about 5 acres around the house. Nari sold the house in 2003 and moved to Diana's farm at Willenbeen and died a year later.

Grant and Rose Figtree bought it in 2003.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Further notes

Oliver Spencer Throsby was born on 25th July 1836 at Throsby Park, Throsby Park Road, Moss Vale, New South Wales, Australia. He was the seventh of seventeen children of [Charles Throsby](#) 1799-1854 and [Betsy Broughton](#).^[1] 1807-1891He was christened on 18th January 1837.^[2]

In 1867, Oliver made a monetary donation towards establishing the Berrima School of Arts. He married [Catherine "Kate" Whelan](#) in 1871 at Berrima, New South Wales.^[3] He passed away of tuberculosis on 16th June 1874 at Throsby Park.^[4] <https://www.wikitree.com/wiki/Throsby-18>

Oliver Throsby Young (mentioned in WSC notes above) was born Moss Vale 8/10/1895 and died 26/8/1974. Son of [Archer B Young](#) and [Louisa Campbell Young](#)
Brother of [Charles Throsby Young {Australian WW1 ANZAC}](#); Private; Private and Private.
<https://www.geni.com/people/Oliver-Throsby-Young-Australian-WW1-ANZAC/6000000071583630848>

Charles Atkins Hornabrook. Born in Kent Town, Adelaide, South Australia, Australia on 29 July 1875 to Charles Atkins Hornabrook and Eliza Maria Soward. Harry Alfred Hornabrook married Mary Sarah Boatwright and had 2 children. He passed away on 10 Jan 1916 in Moss Vale, New South Wales

[Mr. Walter Synnot Cobham](#), (1856-1929) Manager of the Christchurch branch of the Bank of Australasia, is a native of Melbourne, where he was born in 1856, and educated at the Scotch College. He is the son of Mr. Francis McCrae Cobham, of Kallara, Victoria. He joined the Geelong branch of the Bank of Australasia as a junior in 1872. Two years later, he was transferred to Yackandandah, and a year later to New Zealand, where he was attached to the Wellington office for about three months after his arrival in the Colony. When only eighteen years of age Mr. Cobham was promoted to the position of manager, and was certainly the youngest bank manager in Australasia. He was entrusted with the opening of several branches, and was in charge at Marton, Foxton, Waverley, Featherston, and Hawera, at the last of which he remained between four and five years. In 1886, Mr. Cobham was recalled to Melbourne, where he joined the inspectorial staff, and after two years returned to New Zealand as acting sub inspector, holding the position till 1891, when his services were again required in Australia. In 1886, he became sub-inspector in Victoria, and was appointed to the position which he holds in Christchurch in September, 1898. Mr. Cobham has been twice married, the second time in January, 1897, to a daughter of the late Mr. W. H. Foster, police magistrate, of Ballarat, and has one son, born in May, 1898. [The Cyclopedia Company, Limited](#), 1903, [Christchurch](#)

Source accessed April 2021:

<http://nzetc.victoria.ac.nz/tm/scholarly/tei-Cyc03Cycl-t1-body1-d3-d27-d6.html>

Died 13 Apr 1929 in Pymble, New South Wales, Australia 📍 Source accessed April 2021:

<https://www.wikitree.com/wiki/Cobham-126>

Thomas Butler La Barte and his wife Doleen La Barte whom he shot along with Constable Frederick Mitchell on 17-12-1920

from this site <https://foskc.org/about/our-logo/>

The Friends of St Kilda Cemetery logo is derived from the female figure that forms part of the impressive Robb monument, located to the left upon entering the cemetery from Dandenong Road.

An inscription on the pedestal of the monument refers to Doleen Maude La Barte, the only daughter of W J and E M Robb who was murdered by her husband, Major Thomas Butler La Barte on 17 December 1920 at their home at Moss Vale, New South Wales.

The Argus newspaper of 20 December 1920 told the tragic story: *Details of the shooting of the wife of Major Thomas Butler La Barte, the shooting of Constable Frederick William Mitchell and the arrest of Major La Barte near Moss Vale on Friday night give a story of grim tragedy. Major La Barte is the son of the Rev. T. La Barte, formerly of Brighton. Major La Barte, who was educated at the Brighton Grammar School, is 34 years of age. He served with distinction in France in the Royal Field Artillery, gaining the M.C. Mrs La Barte was well known in Melbourne. She was the only daughter of Mr. W. J. Robb, and was 27 years of age. Major La Barte was in Moss Vale on Friday, and, according to the police account, was drinking heavily. Not long after his return home at about 6 o'clock, the cook at the house was summonsed by her mistress's bell. When the cook got to Mrs. La Barte's bedroom she saw Major La Barte holding his wife by the wrist. Mrs. La Barte cried out "Oh, he's shooting me!" Two reports from a revolver followed, and Mrs. La Barte sank down, shot in the head and chest. The neighbours telephoned to the police station at Moss Vale, about two miles distant. Constable Mitchell left for La Barte's on a motor-cycle, and was followed by Sergeant Mackie, Mounted-constable Finch and Constable Eadie. Constable Mitchell entered the house at the front, when shots were heard, and Mitchell fell. He must have died instantly.*

When darkness came on, Constable Eadie, who had an electric torch, climbed through the window of the maid's room, while the other constables fired at the adjoining windows. Eadie walked into the living room, and found Major La Barte crouched beside the table, with a gun in one hand. With a leap Eadie reached La Barte, gripped him by the neck, and warded off the gun. While they were struggling other constables rushed in. La Barte was disarmed, and taken into custody.

After reaching the police station, Major La Barte spoke of having pains in his head, but said nothing further. The funeral of Constable Mitchell was largely attended. He left a young widow, but no children.

Frank Tidswell 1867-1941

From https://en.wikipedia.org/wiki/Frank_Tidswell

Tidswell was born in Sydney, the fifth of nine children born to Frederick Squire Tidswell (1831–1898) and his wife Mary Ann (1836–1912). The fourth child, Francis Tidswell (1864–1866) had died the year before his birth and the sixth child was the architect Thomas Tidswell (1870–1950).[5] He was raised in rural NSW until the age of 13 when his family moved to Sydney.[6] Dr Fred Tidswell, who also owned the Coogee Bay Hotel, bought Nugal Hall, the [Mortimer Lewis](#) designed home in Milford Street, Randwick, and members of the family lived there until 1903.[7] Tidswell attended [Newington College](#) (1881–1884)[8] and then went up to the [University of Sydney](#) graduating as a [Bachelor of Medicine and Chemistry](#) in 1892.[9] He then studied at [University College, London](#), and was awarded a D.P.H., by the [University of Cambridge](#) in 1893.[10]

In 1902, Tidswell married Edith Millie Jones, the third daughter of [The Hon. Richard Jones MLC](#), of Gayton [Burwood](#). The wedding ceremony was performed at St. Paul's Anglican Church Burwood, followed by a reception at the Jones family home on Burwood Road.[16] The marriage produced one daughter, Marjorie Squire Tidswell (1904–1992).[5] The couple built a home, Deloraine, on the northern tip of [Point Piper](#) in 1903. Tidswell's knowledge of trees, flowers and soils led to him being a keen gardener.[4] While the house still stands at 132 Wolseley Road, it has been substantially altered and is now known as Cordoba having been redesigned in a [Spanish Revival](#) style by the architects Esplin & Mould. The beautifully landscaped garden has been subdivided leading to the erection of a newer house on the water front at 132A.[17] From the 1930s,[5] the Tidswells lived at their historic 1860s farmhouse, Farnborough on the just out of [Moss Vale](#), where they developed another important garden and bred [draught horses](#). The garden is now opened to the public by its current owners.[18] Tidswell was a man of considerable private and professional means and was an early motoring enthusiast. In 1912 he purchased a [Rolls-Royce Silver Ghost](#) that was fitted with a high-sided Torpedo Phaeton body by [coachbuilder Barker](#). The car was used sparingly by Tidswell but after new owner's and a period of dereliction it has been restored and when offered at auction in England in 2003 it was estimated to be worth between £180,000 and £220,000.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because its association with the Throsby family, the first grant holders of the Moss Vale district including the site on which this house is built.</i>

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association in the local area with the lives of many prominent owners including:</i></p> <p><i>Oliver Spencer Throsby 1836-1874. Oliver Spencer Throsby was born on 25th July 1836 at Throsby Park, Throsby Park Road, Moss Vale, New South Wales, Australia. He was the seventh of seventeen children of Charles Throsby 1799-1854 and Betsy Broughton.1807-1891. He married Catherine "Kate" Whelan in 1871 at Berrima, New South. He passed away of tuberculosis on 16th June 1874 at Throsby Park</i></p> <p><i>Charles Atkins Hornabrook 1875-1916. Born in Kent Town, Adelaide, South Australia, Australia on 29 July 1875 to Charles Atkins Hornabrook and Eliza Maria Soward. Harry Alfred Hornabrook married Mary Sarah Boatwright and had 2 children. He passed away on 10 Jan 1916 in Moss Vale, New South Wales</i></p> <p><i>Walter Synnot Cobham 1856-1929. Manager of the Christchurch branch of the Bank of Australasia, is a native of Melbourne, where he was born in 1856, and educated at the Scotch College. He is the son of Mr. Francis McCrae Cobham, of Kallara, Victoria. He joined the Geelong branch of the Bank of Australasia as a junior in 1872. Two years later, he was transferred to Yackandandah, and a year later to New Zealand, where he was attached to the Wellington office for about three months after his arrival in the Colony. When only eighteen years of age Mr. Cobham was promoted to the position of manager, and was certainly the youngest bank manager in Australasia. He was entrusted with the opening of several branches, and was in charge at Marton, Foxton, Waverley, Featherston, and Hawera, at the last of which he remained between four and five years. In 1886, Mr. Cobham was recalled to Melbourne, where he joined the inspectorial staff, and after two years returned to New Zealand as acting sub inspector, holding the position till 1891, when his services were again required in Australia. In 1886, he became sub-inspector in Victoria, and was appointed to the position which he holds in Christchurch in September, 1898.</i></p> <p><i>Thomas Butler La Barte 1902-1956. Major La Barte was the son of the Rev. T. La Barte, formerly of Brighton. Major La Barte was educated at the Brighton Grammar School. He served with distinction in France in the Royal Field Artillery, gaining the M.C. Mrs La Barte was well known in Melbourne. She was the only daughter of Mr. W. J. Robb, and was 27 years of age. Following an altercation with his wife in December he shot and killed Constable Frederick William Mitchell. This event took place at Farnborough.</i></p> <p><i>Frank Tidswell 1867-1941, Architect. FrankTidswell was born in Sydney, the fifth of nine children born to Frederick Squire Tidswell (1831–1898) and his wife Mary Ann (1836–1912). The sixth child was the architect Thomas Tidswell (1870–1950). Frank was raised in rural NSW until the age of 13 when his family moved to Sydney. His father Dr Fred Tidswell, who also owned the Coogee Bay Hotel, bought Nugal Hall, the Mortimer Lewis designed home in Milford Street, Randwick, and members of the family lived there until 1903. Tidswell attended Newington College (1881–1884) and University of Sydney graduating as a Bachelor of Medicine and Chemistry in 1892. He then studied at University College, London, and was awarded a D.P.H., by the University of Cambridge in 1893. In 1902, Tidswell married Edith Millie Jones, the third daughter of The Hon. Richard Jones MLC, of Gayton Burwood. The couple built a home, Deloraine at Point Piper in 1903. Tidswell's knowledge of trees, flowers and soils led to him being a keen gardener. While the house still stands at 132 Wolseley Road, it has been substantially altered and is now known as Cordoba having been redesigned in a Spanish Revival style by the architects Esplin & Mould. From the 1930s, the Tidswells lived at their historic 1860s farmhouse, Farnborough just out of Moss Vale, where they developed another important garden and bred draught horses.</i></p>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for the beauty of its setting, architectural form and the interiors.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a grand Victorian era residence of weatherboard construction.</i>

Integrity/Intactness

Substantially intact although some alterations have been made and the site has been subdivided over many years.

Statement of Heritage Significance

Farnborough at 6530 Illawarra Highway, Moss Vale is significant because of its association with the Throsby family, the first grant holders of the Moss Vale district including the site on which this house is built and for its association with the lives of many prominent owners including Oliver Spencer Throsby 1836-1874, Charles Atkins Hornabrook 1875-1916, Walter Synnot Cobham 1856-1929, Major Thomas Butler La Barte 1902-1956 and Frank Tidswell 1867-1941. It is also of significance in demonstrating aesthetic achievement for the beauty of its setting, architectural form and interiors and for demonstrating the principal characteristics of a class of the local area's heritage in this case a grand Victorian era residence of weatherboard construction.

6607 Illawarra Highway Moss Vale. Misty Hill

Recommendation

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

Description

Inspection February 2021.

Set on a very large 15 acre rural site the house is not visible from the road due to trees along the verge. This description is from the internet site. A hipped iron roof symmetrically fronted weatherboard cottage located on a large site to the east of Bowral. House has a straight verandah which returns to the right where it is enclosed. House appears to date from the late 19th Century and is in very good condition. There is an early weatherboard garage at the rear of the house.

Internet Check

<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-134699686>



Located in the gorgeous Southern Highlands this property is something to behold, with the perfect blend of country living & town convenience, while also offering a significant opportunity for income in the future (STCA). While you enjoy the rural seclusion of just over 15 acres & amazing established gardens, you also enjoy the unique feature of only being minutes from the thriving town centre of Moss Vale. This property offers country charm from the moment you drive through the gates. The three-bedroom cottage is full of surprises with a large kitchen, three spacious bedrooms & recently renovated bathrooms. Perfectly central with a scenic 1.5 hour drive to Sydney & 2 hour drive to Canberra.

Property features include:

- Master suite with walk-in wardrobe & recently renovated bathroom
- Generous secondary bedrooms, one with ensuite perfect for guests
- Large main bathroom with toilet, basin & shower over bath
- Enclosed sunroom now featuring as a dining & additional living area
- Heating & cooling options are large slow combustion fireplace, gas bayonet points & ceiling fans

- Separate double car garage & large double height machinery shed
 - 4 large paddocks, perfect for any needs
 - Neighbouring properties have been rezoned for half acres lots, future subdivision potential (STCA)
- Ideally located minutes' from Moss Vale town centre where you can find a range of award-winning cafes, restaurants, lush parks, fantastic local schools, the indoor aquatic centre & transportation services. Come & explore this beautiful home & everything it has to offer.



Above: Image source <https://www.realestate.com.au/sold/property-house-nsw-moss+vale-134699686>

Research from David Baxter: None found by him as at August 2021

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this part of the former Throsby Park estate in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late 19th Century rural hipped iron roof symmetrically fronted weatherboard cottage with a straight verandah.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Misty Hill at 6607 Illawarra Highway Moss Vale is significant because it illustrates the development of this part of the former Throsby Park estate in the late 19th Century. It is also of significance in demonstrating aesthetic value in the local area because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a late 19th Century rural hipped iron roof symmetrically fronted weatherboard cottage with a straight verandah.

7009 Illawarra Highway, Moss Vale. Bulls Hill/ Hazleton

Recommendation

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

Heritage Survey 2009 Recommendation

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

Description

Statement of Significance from the 2009 Report: none

October 2020 Site Inspection:

No info from the 2009 study.

Asymmetrical facade small weatherboard cottage from c 1882 on a large 17,294 m² site on the Illawarra Highway south of Moss Vale.. Hip roof of galvanised metal with chimneys either side. Concave verandah roof runs across the facade supported by timber posts. French doors with round arch upper panes to the facade.. Twinned double hung windows to the sides

Internet Review

<https://www.realestate.com.au/property/7009-illawarra-hwy-moss-vale-nsw-2577>



Above: Description and some photos at this c 2015 site <http://www.drysdale.com.au/2816180/>

Classic weatherboard homes such as this are highly sought after but rarely found. Old fire places, original timber floor boards and timber lining boards are just a few of the lovely old features of this

circa 1900's home. The front door opens to a central hallway off which there are 4 rooms which could be used as bedrooms plus a formal living room. The hub of the home is a lovely, spacious "great" room with 13' ceiling height and an open fire place that takes you back in time to a bygone era. There are 2 kitchens and more bedrooms at the rear of the home. There is an established garden with some lovely oak trees and flowering shrubs and at the back of the house the land stretches past a pond to a wooded area all of which add to the property's charm. This is a real Highlands classic but be prepared to roll up your sleeves!

History

Historical Research by David Baxter 2021

This was built on part of John Adams sub-division of January 1882 and is locally known as "Bulls Hill". In the same year 1882, a Miss Young advertised for "Hazelton" as a private boarding establishment, 1885 a Mrs Bourne was the owner and by November 1887 she had also gone and a Mrs Spencer took it over.

John Harris, the Sydney Lord Mayor leased the home for a 3 month period in the summer of 1889.

In early 1889, Miss E. L. Allison used it as a boarding and day school for young ladies. In 1894 she moved the school to "Delmar" in Broughton Street.

A Miss Paterson then in 1894 reverted it once again into a boarding house until selling it in 1900.

Mrs William Douglas Campbell (1868 to 30-9-1918) owned it from 1906 when he became the stock inspector for about 5 years, he moved up north but his wife Leila Caroline (nee Hewitt) remained in Moss Vale.

Leila Caroline (nee Hewitt) sold it to William Perry in March 1914. William Perry and Hildren Blanche Perry were still living there in 1922.

By 1927 Mrs Clara Eliza De Mestre owned the property which was now 9 acres, she was the wife of Etienne De Mestre, the trainer of the first two Melbourne Cups. Clara lived here with her daughter "Biddy" Beryl De Mestre. Clara died at "Hazelton" on Sunday 7-5-1934 a. 82 Beryl died on 7-9-1981. The house was still owned by the De Mestre's in 1940.

1976 it was bought by Valerie Atkinson, her late husband and Mike Binns.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Article below by Linda Emery from BDHS Newsletter April 2013

HAZELTON

Moss Vale

A recent enquiry for assistance in tracking down the history of an old timber cottage, Hazelton, on the southern edge of Moss Vale has revealed its interesting and rich history. Owner Valerie Atkinson

bought the property, with her late husband Mike and a friend Michael Binns, in 1976. They had often puzzled over the unusual layout of the house and a few years ago Mike began researching its story, but sadly died before he could complete it.

What he and Valerie did know was that it had once been the home of Clara de Mestre, widow of the famed racing identity, Etienne de Mestre, lessee and trainer of Archer, the horse which won the first two Melbourne Cups. The de Mestres lived in Sutton Forest and Moss Vale for some years before Etienne died in 1916 at Garryowen, Moss Vale. Clara

acquired title to Hazelton in 1926, but probably lived there from around 1918 with her daughter Beryl (known as Biddy). But the house is clearly much older than that.

The land on which Hazelton was built was originally Throsby land, part of which had been purchased by John Adams Esq. In January 1882 Adams subdivided his well-known property on Bulls Hill into lots of between three and five acres. Only nine months later,

an advertisement appeared in the Sydney Morning Herald for Hazelton -a superior private boarding establishment where Miss Young could accommodate a limited number of boarders. This indicates the house had been speedily built and dates its construction.

Miss Young had departed the scene by November 1887, when Hazelton was advertised for rental, described as: Delightfully situated, 14 rooms, stables, plenty of water, garden (fruit and vegetables) about 4 ½ acres.

It must have been seen as a good business proposition. By December, it had already re-opened under the new management of Mrs Spencer.

Families and others will find it a superior establishment, with piano, bath and every convenience. A good table kept and home comforts guaranteed.

The Mayor of Sydney, John Harris, rented Hazelton for three months over the summer of 1889. Visitors were increasingly flocking to the area to escape the heat of Sydney and to be part of the social whirl when the Governor of NSW visited his country residence, Hillview.

Our quiet district presents quite an animated appearance with the elegant and numerous carriages which bowl along the roads. Lady Carrington's new pony carriage and beautiful brown ponies are much admired and her little daughters attract great attention by their graceful riding and pretty little nags.

In early 1889 Hazelton was reborn as a boarding and day school for young ladies, conducted by Miss E.L. Allison but by the end of 1893, she had moved her school to another property in Moss Vale. Hazelton became a guest house once more, run by Miss Paterson until 1900. The advertisement for the sale of her furniture and effects in December 1900 gives a wonderful insight into the running of a late-Victorian boarding house. The contents of every one of the 14 rooms were listed in detail, with items as diverse as an American Organ, preserving and jam jars and a number of æthe best fowls possible to breed from.

Hazelton is at 7009 Illawarra Highway Moss Vale. Valerie Atkinson kindly allowed me to photograph the house for our records at the archives, prior to it going to auction in April.

Linda Emery, Archivist

Ryerson Index below:

DE MESTRE	Clara Eliza	Death notice	07MAY1934	Death	at Moss Vale	Sydney Morning Herald	08MAY1934
DE MESTRE	Etienne	Other	23OCT1916	Death 84	late of 'Garryowen' Moss Vale, formerly of Terrara	Kiama Independent	25OCT1916

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main southern approach road to Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with the life of several owners including the De Mestre family from 1927 to 1940 and in particular Mrs Clara Eliza De Mestre (d. 1934) wife of Etienne De Mestre 1832-1916, the trainer of the first two Melbourne Cup winners Archer.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for the its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small weatherboard late Victorian symmetrical facade cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Bulls Hill/Hazleton at 7009 Illawarra Highway, Moss Vale is of significance to the history of the local area because it illustrates the development of the main southern approach road to Moss Vale in the late 19th Century and for its association with several owners including the De Mestre family from 1927 to 1940 and in particular Mrs Clara Eliza De Mestre (d.1934) wife of Etienne De Mestre 1832-1916, the trainer of the first two Melbourne Cup winners Archer. It is also of significance in demonstrating aesthetic achievement for the its setting and architectural form and demonstrating the principal characteristics of a class of the local area's heritage in this case a small weatherboard late Victorian symmetrical facade cottage.

21 Lovelle Street, Moss Vale. Rose Cottage

Recommendation

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

Heritage Survey 2009 Recommendation

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

The house has significance as an early twentieth century residence

Description

October 2020: A one storey freestanding cottage from c 1885 in the late Victorian era set on a 739 m² corner site to Spencer Street in a town setting that has retained its context. The building is setback from the street. The site has a front fence of post and chain wire fence with a photinia hedge to both streets and a side driveway from Spencer Street. The garden provides a picturesque setting. The façade presents as a simple, symmetrical elevation. The roof is gabled with a medium pitch and is clad in galvanized corrugated sheet metal. The verandah runs across the façade and returns the corner to the left and has a broken back straight profile and is clad in corrugated sheet metal and features timber posts, cast iron brackets and timber flooring. Fenestration comprises vertically proportioned double hung timber windows. The building appears to be in very good condition.



*Above: Image source 16 photos, a floor and site plan and listing notes at this site
<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-133267810>*

Internet Review

16 photos, a floor and site plan and listing notes at this site

<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-133267810>

If you dream about owning the classic Australian weatherboard cottage, then this is it! The home is brim full of charm from a by-gone era with original features such as 10ft ceilings, timber floorboards, timber walls and ceilings, old fireplaces and a wrap-around verandah.

- *Country style kitchen with pretty views over the garden features a huge island bench, ample storage, a fabulous 900mm gas and electric cook top/oven.*
- *The kitchen also features a wood fired stove where you can boil the kettle the old fashioned way.*
- *The combined living and dining room has a lovely garden outlook and opens out to the side verandah.*
- *Three bedrooms with the master bedroom having a walk-in robe/ study nook and French doors opening onto a garden porch.*
- *Huge double garage with storage/workshop area at the rear on a concrete slab with power.*
- *The paved patio at the rear of the home surrounded by box hedges and overlooked by silver birch is the perfect place to entertain or just enjoy some quiet time in the garden.*
- *A well-established cottage garden surrounds the home and has something to offer all year – there are roses, fruit from the lemon trees, a beautiful flowering crab apple tree and veggie garden just to name a few of the delights from the garden.*
- *Established hedging offers privacy, wisteria frames the veranda and a rose arbour offers a lovely outlook from the main bedroom.*

The property is ideally located just a short stroll to Moss Vale Golf Course and Seymour Park, one of the few no-leash dog parks in the Highlands.

History

Historical Research by David Baxter 2021

Samuel Wallis and his wife Louisa were living on this land in 1927 which was 198 feet by 103 feet. Samuel Wallis was born at Berrima near the Three Legs of Man on 1-10-1863 (reg. Berrima) and died at his home on 5-4-1946. He married his wife Louisa (nee Goodfellow) on 14-10-1885 at St Johns Moss Vale. Louisa was born in 1866 at Avoca (registered in Berrima) and was burnt in the house when a stove exploded on 11-4-1947 and she died at Bowral hospital on 17-4-1947.

The Wallis family most probably moved into the house when they married in 1885 as they were reported to have lived in the house for 60 years. (Louisa was a relative of mine and my mum recalled when she was burnt, she always called her Auntie Lou).

After Louisa died their son Cyril Charles “Charlie” Wallis (13-2-1911 to 20-6-1981) and his wife Imelda Joan (nee Sharp) (20-5-1920 to 23-4-1972) married on 5-10-1946 moved into the house and were still there when Cyril died in 1981.

Helen Foodey, now Gorton and her sister Michelle Foodey were the next owner of the house and they used it as a rental. (my son and his wife lived there in 1992)

They sold to Anthony and Lesley Brann who had it in?

Next was a veterinary named Dr Harry Weaver. He had it c1996-2001

Then a couple who now live in Bowral named Michael and Susan Bladen.

Judy and Phillip Brown came from Sydney around 2010 and have recently sold it.

(Researched by David Baxter Moss Vale historian 5-1-2021)

The Life Summary of Louisa Wallis (nee Goodfellow) from
<https://ancestors.familysearch.org/en/KL76-7V2/louisa-goodfellow-1866-1947>

When Louisa Goodfellow was born in 1866, in Berrima, New South Wales, Australia, her father, George Goodfellow, was 28 and her mother, Elizabeth Waters, was 20. She married Samuel Wallis in 1885, in Berrima, New South Wales, Australia. They were the parents of at least 4 sons and 3 daughters. She died in 1947, in her hometown, at the age of 81.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Lovelle Street area of Moss Vale in the late Victorian era.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with early settlers Samuel Wallis (1863-1946) and Louisa Wallis (1866-1947) who are reported to have occupied the house from 1885 to 1947.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a modest late Victorian cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Rose Cottage at 21 Lovelle Street, Moss Vale is significant because it illustrates the development of the Lovelle Street area of Moss Vale in the late Victorian era and because of its association with early settlers Samuel Wallis (1863-1946) and Louisa Wallis (1866-1947) who are reported to have occupied the house from 1885 to 1947.

It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a modest late Victorian cottage.

85 Mount Ashby Road, Moss Vale. 'Mt. Ashby'—house and garden (historic Throsby property).

Recommendation

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

Description

from internet site 2021 and an inspection prior 2014.

Situated on prominent rise to the south east of Moss Vale is this two storey Georgian style house. The original one and a half story house from c. 1868 was destroyed in the 1905 district bushfire and the current house was rebuilt sometime later and possibly around 1918. The current house is meant to retain some features of the earlier house and this is likely to be so.

Internet Review

17 images plus floor plan and notes at this site from 2014. Notes below from this site



Above: 17 images plus floor plan and notes at this site from 2014. Images and notes above from this site

<https://www.realestate.com.au/sold/property-other-nsw-moss+vale-7693435>

History

"Mount Ashby" - historical Throsby property

85 Mount Ashby Road, Moss Vale

Enjoying unsurpassed panoramic views to Bowral and Mt. Gibraltar, "Mount Ashby", c.1918, is an iconic landmark with a rich local history that includes a visit in the 1800's by Robert Louis Stevenson and at one time was owned (leased?) in the mid 1940's by renowned confectioner Ernest Hillier and has been in continuous ownership by members of the notable Throsby family since the first home was built on the site in 1870. The original home burned down in 1900 (correct date is 1905) to be

replaced around 1918 with the current building, a substantial brick home built in the Georgian style with some salvaged elements from the first house. It was added to in the early 1970's.

A unique opportunity exists to own this extraordinary home for someone who recognises how rare properties like this are and even more so, how seldom they become available. There is updating to be done here, but the potential rewards are unlimited. Minutes' drive from Moss Vale township and only 15 minutes' drive from Bowral. A very private 18 acre estate (7.2 Hectares)..

- * Wonderful wide verandahs
- * 5 wood burning fireplaces (one slow combustion) including an original Adams marble surround imported from England
- * 3 metre high ceilings on the ground floor
- * Charming weatherboard harness, machine shed and carport
- * Huge new shed with earth floor
- * Older garage and stables, potential conversion to caretakers cottage
- * Circular drive surrounding old tennis court
- * Large park like garden with established oak trees
- * 18 acres of undulating grazing land
- * 4 dams
- * Old fruit tree orchard
- * Original old well
- * 80,000 litre water tanks

Research from David Baxter 3 August 2021. (Note: Incomplete with more to come)

Mount Ashby was built for Nicholas Herbert Throsby about 1868, he married in 1870 and the house "Mount Ashby was already built by then.

Nicholas Herbert Throsby was the 13th child of 17 children of Charles Throsby and Elizabeth (Betsy) Broughton. Nicholas was born on 20-10-1845 at Throsby Park and died 28-4-1926 in North Sydney, he married 14-6-1870 in Goulburn to Marcia Charlotte Zouch, born 18-1-1846 and died 22-6-1900 in Moss Vale. Nicholas remarried in 1902 in Victoria to Jessie Lillian Martin (1867 to 26-6-1957) He had 10 children to Marcia and another 4 to Jessie.

Mount Ashby was leased to Charles Fraser of Mount Broughton Moss Vale in August 1919

Mount Ashby was in the Throsby hands for many years.

Broughton Charles Zouch Throsby was there from at least 1936 to 1972

Timothy Hillier Throsby was there from 1968 to 1980 as was Lucille Miriam Throsby, she was there from 1958 to 1980.

(© Researched by David Baxter Moss Vale historian 3-8-2021)



Above: Image from BDHS <https://berrima.imagegallery.me/>



Above: Nicholas Herbert Throsby. Image c 1899

Nicholas Herbert (or N. Herbert) Throsby (1845-1926) of Mt Ashby, Moss Vale was the 8th son and 13th child of Charles Throsby (1799-1854) and his wife Elizabeth nee Broughton (1807-1891) of

Throsby Park, Moss Vale. Educated at King's School (Sydney) and Cheltenham College (England), he spent his early adult years in India as an engineer with the Great Indian Penninsular Railway. He married Marcia Charlotte Zouch of Goulburn, NSW in 1870 and they settled on the property "Mt Ashby" outside Moss Vale. They had 9 children 7 of whom survived until adulthood. After Marcia's death in 1900, he married Jessie Lillian Martin (1867-1962) in Melbourne, Victoria and they had a further 5 children, When Moss Vale became a municipality in 1888, N. Herbert Throsby was elected to the 1st Council and became the first Mayor of Moss Vale Municipal Council. He remained in this position until resigning in early September 1892. By this stage he was also a shareholder of the Berrima District Cold Climate Farm and Dairy Co. Ltd and when this company went into voluntary liquidation and reemerged as the Berrima District Farm and Dairy Co Ltd., N. Herbert became the Chairman of the Board of Directors. He held this position until August 1898 when he resigned from the Board to become General Manager of the B.D.F.D Co. Ltd (later the Berrima District Co-operative Co. Ltd), a position he held until retirement in 1916. He moved to Sydney sometime after the death of his first wife and died there in 1926.

Notes on Robert Louis Stevenson from <https://www.austlit.edu.au/austlit/page/A58864>

Robert Louis Stevenson visited Sydney, New South Wales, four times between 1890 and 1893. His first two visits were in the same year, from February to April 1890 and from August to September. His novel *The Wrecker* (1892), written with his step son Lloyd Osbourne, has some Australian characters and setting probably influenced by his 1890 visit. According to John Douglas Pringle, quoting Stevenson's friend the Reverend W. Clarke, Stevenson ... 'contemplated settling in Sydney rather than Samoa' (60) but the weather and illness made him decide to settle permanently in Samoa. Stevenson returned to Sydney in January 1891 to meet his mother who had arrived from Scotland in December 1890. But again he became ill. Pringle quotes from a letter from Stevenson to Sidney Colvin, 'It is vastly annoying that I can't even go to Sydney without an attack.' (7) Stevenson returned to Samoa in February. Stevenson's fourth visit to Sydney was between 28 February and 20 March 1893. Pringle asserts that Stevenson did more in Sydney on this last visit than on previous visits and that his greater fame and relative health allowed him to 'savour "the sweet smell of success" for the first time in his life' (74) Pringle quotes from a letter by Stevenson to Sidney Colvin, 'I found my fame much grown on this return to civilizations ...people all looked at me in the streets ...' (81) During this visit Stevenson attended lectures, dinners and official functions. The *Presbyterian and Australian Witness*, a weekly newspaper, published three interviews, all corrected by Stevenson and, with his approval, two of his lectures. Stevenson wrote of Samoan politics, denounced the traffic of black labour from the Islands to Queensland and discussed his own writing. Stevenson and his works have been the subject of, and have influenced, Australian creative writers and illustrators. Some editions of his famous adventure story *Treasure Island* (1883) have been illustrated by Australian artist Robert Ingpen.

Notes on Ernest Hillier, confectioner from https://en.wikipedia.org/wiki/Ernest_Hillier_Chocolates

Ernest Hillier Chocolates is an Australian [chocolatier](#). Founded in 1914, it is Australia's first chocolate manufacturer, and its oldest privately owned chocolatier still in operation.[1] The company is headquartered in Melbourne, Victoria, and produces over six hundred chocolate products.

Ernest Hillier moved from England to San Francisco, California, United States, in the early 1900s to learn the confectionery and soda trade. There, he and his Australian-born wife, Magdalen May, opened several restaurants; however, the majority of their establishments were destroyed in the 1906 San Francisco earthquake.

The Hilliers subsequently moved to Sydney, New South Wales, Australia, in 1906, where Ernest began a sequence of Australian firsts. In 1911, he opened the first soda fountain[citation needed] in Australia, "Hillier Refreshment Services", at the Imperial Skating Rink.

Because of the success of the soda fountain, Hillier was put in charge of catering at the amusement park at Rushcutters Bay, New South Wales. That same year he also looked after Gauts refreshment service and a fountain shop in George Street, opposite the Central Railway Station.

In 1914, Hillier opened his chocolatier business, providing locally made chocolate. Prior to this, all chocolate in Australia had to be imported from the U.S. and Europe. Because of the distance and climatic conditions, together with transport restrictions, the chocolate always arrived in poor condition.

In the wake of the Great Depression, chocolate sales dramatically declined in Sydney; in response, Hillier moved his business to Melbourne. . Hillier eventually sold the business later in life.

Trove search of Earnest Hillier

The connection between Hillier and Throsby is that his daughter married a Throsby

The Southern Mail Fri 20 Dec 1940

The engagement is announced of Lucille Miriam, daughter of Mr. and Mrs. Ernest Hillier, of Vacluse Bay and Bowral, and Mr. Broughton Zouch Throsby, formerly of Bowral, younger son of Dr. and . Mrs. H. Throsby, of Bundanoon. (NOTE: David Baxter notes that Lucille Miriam Throsby was at Mt Ashby from 1958 to 1980)

Sydney Morning Herald 1967

When Ernest died 12th day of November, 1967 his executors were Ernest Robinson Hillier, Lucille Miriam Throsby, and Walter Charles Harrison.



Above: from BDHS Collection. Original "Mt Ashby" house in 1900 with Throsby family on the verandah. This house burnt down during the bushfires of January 1905 and was subsequently replaced with the current two storey Georgian style house.

Description The property "Mt Ashby" was part of part of Portion 299, Parish of Yarrunga now on the Nowra Rd. Moss Vale. The property was named when Nicholas Herbert Throsby married Marcia Charlotte Zouch in 1870 and this house may date from this time. The Zouch family were descendants of a Norman family who had built a castle at Ashby-de-la-Zouch in Leicestershire, England. This house burnt down during the bushfires of January 1905 and was subsequently replaced.

Brief note on the 1905 fire from the SMH 3 January 1905

Mount Ashby, Mr. Herbert Throsby's well known home, is now a heap of ruins.....

Brief Note on flowers from the garden of Mt Ashby the country residence of Dr. and Mrs. Herbert Throsby from The Home 1 September 1937.

Fragrant flowers, gathered from the garden at "Mount Ashby," Moss Vale (the country residence of Dr. and Mrs. Herbert Throsby) were used to decorate the reception rooms at their home in Darling Point Road on Monday, August 16th, for the pre-wedding tea Mrs. Throsby gave in honour of her son's approaching marriage to Miss Isobel Murray Scott. The guests included Mrs. Rex Futter (Bowral) and Mrs. Douglas Cookson (Inverell) (daughters of Dr. and Mrs. Throsby), Mesdames Ross Nott, Septimus Osborne, Arthur Cobcroft, Byron Wrigley, Andrew Davidson, Ted Chapman, C. Wippell, Guy Hall, Enid

Wilson, Francis Thompson, J. E. Bowes (Leura), M. Blomfield. Louin Hollander, Carl Weekes, H. Varley, Throsby, sen., Brian Fuller, A. A. Burstall, W. G. Acocks, Misses Marjorie Osborne, E. M. Thompson, Hazel Hollander, Struan Robertson, R. MacDougall, Sara Throsby, and Helen Thompson.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Mt Ashby area of the Shire in the 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with The Throsby Family as owner from 1868 to 2014 – 146 years. Mount Ashby was built for Nicholas Herbert Throsby (1845-1926) about 1868. Nicholas was the 13th child of 17 children of Charles Throsby and Elizabeth (Betsy) Broughton. Nicholas was born on 20-10-1845 at Throsby Park and died 28-4-1926 in North Sydney, he married 14-6-1870 in Goulburn to Marcia Charlotte Zouch, born 18-1-1846 and died 22-6-1900 in Moss Vale. Nicholas remarried in 1902 in Victoria to Jessie Lillian Martin (1867 to 26-6-1957) He had 10 children to Marcia and another 4 to Jessie. <i>A visit to the house by Robert Louis Stevenson in the late 19th Century Occupation by Ernest Hillier confectioner.</i></i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting, garden and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	

NSW heritage assessment criteria	Assessment of site
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a two storey hipped roof Georgian style residence built c. 1918 on the site and including remains of a 1905 bushfire destroyed one and half storey gabled Victorian era residence from c 1868.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Mt Ashby House at 85 Mount Ashby Road, Moss Vale is significant because it illustrates the development of the Mt Ashby area in the 19th Century and for its association with the Throsby Family as owners from 1868 to 2014 – 146 years. Mount Ashby was built for Nicholas Herbert Throsby (1845-1926) in c 1868. He was the 13th child of 17 children to Charles Throsby and Elizabeth (Betsy) Broughton. Nicholas was born at Throsby Park He married Marcia Charlotte Zouch (1846 - 1900) Nicholas remarried in 1902 in Victoria to Jessie Lillian Martin (1867 -1957) The writer Robert Louis Stevenson visited the house in the late 19th Century. Occupation by Ernest Hillier confectioner. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting, garden and architectural form and for possessing a rare aspect of the local area's heritage in this case a two storey hipped roof Georgian style residence built c. 1918 which encompassed the remains of a 1905 bushfire destroyed one and half storey gabled Victorian era residence from c 1868.

2 Narellan Road, Moss Vale. 'Emira'—house and garden

Recommendation

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

Heritage Survey 2009 Recommendation

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

Statement of significance from 2009 Report: The house has significance as an early twentieth century residence.

Description

A one storey freestanding weatherboard house that dates from 1917 set on a large 3504m² site in a town setting that has retained its context. The building is set back from the street. The site has a front fence of timber post and double rail and a right side driveway to a rear garage. The front garden is large, informally landscaped and creates a picturesque setting. The façade presents a simple symmetrical elevation and is constructed of weatherboard with a brick base course. The roof is half gabled/jerkin head with a medium pitch and is clad in corrugated sheet metal and features corbelled brick chimneys. The verandah has a broken back roof line to the main roof and runs across the façade and returns to the left corner and is infilled with timber framed windows. It features timber twin posts and timber brackets. The front door is centrally located and has fanlights. Fenestration includes French doors. The building appears to be in good condition and is substantially intact. Alterations include sympathetic rear and side additions. Very good garden. (October 2020).

Originally on 10 acres.



Internet Review

<https://www.realestate.com.au/property/2-narellan-rd-moss-vale-nsw-2577>

Emira at 2 Narellan Road, Moss Vale

Originally part of the Throsby Estate, 'Emira', a vast weatherboard home, is a property that captures how perfectly the beauty of its historic charm is coupled with modern additions. Situated in an elevated position, on just under an acre of level, north-facing land, the flawless character features

dating back to Circa 1920's (Note built 1917) feature a statement wide entrance hall, 10ft high ceilings, original baltic Baltic pine polished floorboards, six fireplaces and a pressed metal ceiling in the media room.

Abundant in heart-warming appeal, there is a real sense of enchantment and belonging here, so much that you may not want to leave. A separate studio boosts the offering even further with past rental history and future bookings. Magnificent garden surrounds include cottage gardens, established trees, chook shed, and a vege patch but to name a few, however the best way to appreciate all this captivating home has to offer is to experience it for yourself.

- *Classically picturesque weatherboard facade set amid idyllic, secluded surrounds*
- *Gorgeous north-facing enclosed verandah with gas fire and picture windows*
- *Statement entry, family dining room leading directly to the rear garden, separate office with external entry*
- *Separate family room provides both versatility and the ambience of a wood fire*
- *Stunning country-style gas kitchen with original AGA overlooks the pretty back gardens*
- *Three bedrooms including one with ensuite in the main house*
- *Original servants quarters with separate entrance features two bedrooms, kitchen and bathroom*
- *Separate studio with kitchenette, bathroom, split system heating/cooling and carport with current and future rental history*
- *Sun drenched renovated family bathroom with dual sinks, frameless shower screen and French doors*
- *Single garage with auto? doors, solar powered gates and circular driveway*
- *Front and rear gardens offer plenty of space for children and home-grown delights*
- *Pretty, detached two-room studio is the ideal creative space or teen retreat*
- *Thermostat controlled Swedish wall mounted electric radiators, six fireplaces*
- *Walking distance to Argyle street, train station, first class restaurants (birch), supermarkets, homewares stores.*
- *Tudor House, Moss Vale High and other local schools nearby*



Image Above: Image from this 2021 site: <https://www.realestate.com.au/property/2-narellan-rd-moss-vale-nsw-2577>



Above: Image from this 2021 site: <https://www.realestate.com.au/property/2-narellan-rd-moss-vale-nsw-2577>

History

HISTORY RESEARCH REPORT ON EMIRA from Linda Emery at BDHS 21 October 2022.

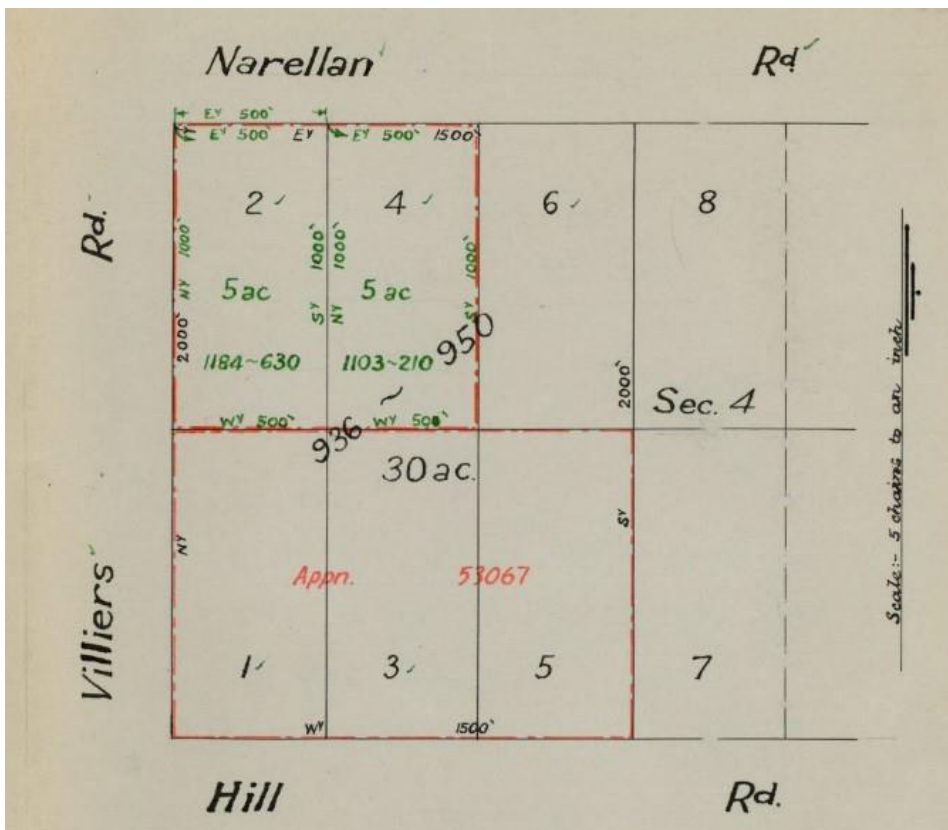
Emira, 2 Narellan Road, Moss Vale

The land on which Emira stands was originally part of a 1000-acre land grant, Throsby Park, to Dr Charles Throsby in 1820. His nephew Charles Throsby Jnr inherited the estate and after his death in 1856, it passed to his wife Elizabeth and his eldest surviving son, Patrick Hill Throsby Snr and eventually to Patrick Hill Throsby Jnr, grandson of Charles Throsby, who lived at Red Braes in Valetta Street, Moss Vale. Part of the Throsby Park property was subdivided as the Throsby Park Estate, with large and small lots sold progressively from January 1892.



Above: The 14 Heard Island expeditioners 1947-1949. Jim Lambeth is in the back row, 2nd from the left.

In September 1921, the Lambeths sold their house to Frank Lewis Toose for £1,150. Born in Goulburn in 1874, Frank Toose settled in Moss Vale in 1897 and established F L Toose & Son, a general store, clothing and drapery store which he operated for more than 50 years. (The store is now occupied by the Taphouse at 490 Argyle Street, Moss Vale, but the Toose’s sign can still be seen on the building.) He bought and sold a number of properties in Moss Vale and probably bought 2 Narellan Road as an investment, as he did not live in the house. He also owned the 5-acre Lot 2 adjacent to the house on the corner of Narellan and Villiers Roads and when he sold the property in August 1923, he sold both the house and adjoining land together for £1,830.



The next owner was Herbert Vivian Hordern of Sydney who purchased the property for his wife, Norah Ebsworth Hordern née White. Herbert Hordern was a grandson of Anthony Hordern who established the retailing giant Anthony Hordern & Sons. He became a dentist and later a stockbroker in Sydney. Herbert 'Ranji' Hordern was an international cricketer, playing seven test matches for Australia in 1911 and 1912. Before that, while studying dentistry at the University of Pennsylvania, he toured England and Jamaica in 1908 and 1909 playing for the Philadelphians Cricket Team. He played first class cricket in New South Wales and is said to have been the first major leg-spin and googly bowler to play for Australia. (Obituary, Sydney Morning Herald, 18 June 1938, p.15

In 1913 Hordern married Norah White, daughter of Henry Luke White of Belltrees, Scone, one of Australia's most famous pastoral holdings. Author and Nobel Prize winner Patrick White was a younger cousin of Norah's and almost certainly stayed at or visited the house while he was at Tudor House, Moss Vale between 1922 and 1925, when her two sons were also students at the school. By 1923, the marriage was failing and Hordern bought the house in Moss Vale for his wife, spending the weekends there with his family. However, in 1926, he sold the house to his wife Norah and they effectively lived apart until they divorced in 1929. (The Sun, 9 May 1929)

Norah Hordern retained the house in Moss Vale. In April 1937 she was involved in a head on collision on the Razorback between Camden and Picton and died 15 months later in July 1938 aged 47, as a result of head injuries received in the accident. (6 The Sun, 7 July 1938 p.9.).

Earlier, in February 1938, she had sold the house to Kathleen Brodie Pavitt (née King) for £1,850. The women knew each other as they moved in the same social circles in Moss Vale and in Sydney. Kathleen Pavitt was born at Goonoo Goonoo Station, Tamworth in 1890, the daughter of George Gidley King and Elizabeth née Brodie. Her father was General Superintendent of the famous station owned by the Peel River Land and Mineral Company (formerly the Australian Agricultural Company) whose father before him, Philip Gidley King, had also been superintendent.

Kathleen's 2 x great grandfather was Captain Philip Gidley King, the third Governor of New South Wales from 1800 to 1806. Kathleen was twice widowed. In 1911 she married pastoralist Edwin Herbert (Bert) Willsallen who died in 1918 aged 43. The couple had travelled to the United States to seek medical treatment for Bert, but he died in Boston. Their son Herbert (Paddy) was only four years old.

Her second husband was well-known grazier Leonard Pavitt who she married in 1926. They had a son, John, in 1929, who like the Hordern boys, attended Tudor House at Moss Vale.

Leonard Pavitt had extensive pastoral interests as well as a home in Kings Road, Moss Vale, Windyriggs. In April 1933 while out rabbit shooting at Windyriggs, his shotgun accidentally discharged while he was going through a fence and he was killed. Kathleen Pavitt moved to Narellan Road and named the property Nerida. She remained in the house until 1951 when she sold to grazier Stanley Sydney Smith for £8,000. His ownership was relatively brief and he sold in 1954 to Ernest Stanley Wallace, an oral surgeon. Wallace converted the land from Old Systems Title to Torrens Title.

In June 1960, Nerida was sold to the Emira Pastoral Company and the name of the house changed at this time. Subdivision of the land (10 acres) was undertaken in 1972 by Charles and Eileen Lucas leaving Emira on 2¼ acres (9504m²). In 1979 Emira was again subdivided into 2 lots with the house retained on a 6185m² lot. In 2005, the two lots were re-subdivided into 4 lots with Emira retained on 3504m² or a little more than ¾ of an acre of land. This is the current subdivision and no further subdivision is possible under the current 2000m² minimum lot size.

LAND DEALINGS – 2 Narellan Road Moss Vale Old Systems Title

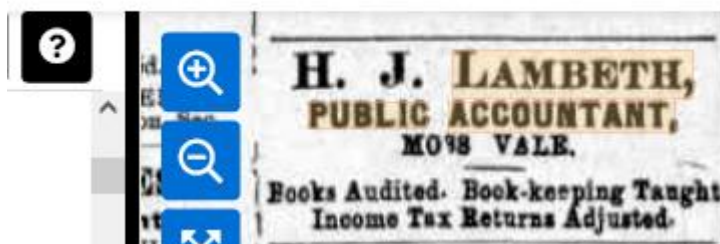
DATE	BOOK	NO	FROM	TO	AMOUNT
1 Jun 1911	936	950	Patrick Hill Throsby	Archer Throsby Young	£465 (for Lots 1 to 6)
LOT 4 5 acres					
20 Feb 1917	1103	210	Archer Throsby Young	Muriel Pryor Lambeth	£150
20 Sep 1921	1238	175	Muriel Pryor Lambeth	Frank Lewis Toose	£1,150
LOTS 2 and 4 10 acres					
1 Aug 1923	1314	768	Frank Lewis Toose	Herbert Vivian Hordern	£1,830
10 Feb 1926	1415	920	Herbert Vivian Hordern	Norah Ebsworth Hordern	£1,530
1 Feb 1938	1804	942	Norah E Hordern	Kathleen Brodie Pavitt	£1,850
10 Apr 1951	2167	251	Kathleen Brodie Pavitt	Stanley Sydney Smith	£8,000
18 Nov 1954	2312	299	Stanley Sydney Smith	Ernest Stanley Wallace	£7,250
29 Dec 1955			Converted to Torrens Title		

Additional notes from Trove on H J Lambeth and his house. D. McManus

H J Lambeth was appointed Shire Clerk of Wingecarribee Shire in 1911 The *Scrutineer and Berrima District Press* Wed 16 Aug 1911.

As well as being Shire Clerk H J Lambeth also worked as a Public Accountant. At least 67 advertisements appeared for him in the *The Scrutineer and Berrima District Press* from 1915 to 1917.

[The Scrutineer and Berrima District Press \(NSW : 1892 - 1917\)](#)



Moss Vale Council 1917. The electrical engineer reported that the extension of the lighting main to Mr. Lambeth's residence would be 10 pounds and 10 shillings— To stand over for further consideration. The Scrutineer and Berrima District Press 28 April 1917.

Moss Vale Council 1917. From H. J. Lambeth, re his application for electric light to be connected to his residence in Narellan road, stating that he had learned that the extension would cost £29 or thereabouts. If his application were granted he would be prepared to contribute up to £3 per year towards the cost until same was paid for, on condition that all the rates received for lighting purposes as a result of the extension and that are being received now be deducted from the £3 and applicant

to pay the balance each year.— The matter was fully discussed, and it was decided not to entertain the proposal, but

council would extend the line at a cost of £29 to be paid by applicant, besides cost of installation. *The Scrutineer and Berrima District Press 9 June 1917.*

Shire Clerk Resigns 2021.

At a special meeting of the Wingecarribee Shire Council on Saturday morning last, the resignation of Mr H. J. Lambeth, shire clerk, after 10 years' service, was received with regret, and it was decided to call for fresh applications. Each of the councillors present referred in complimentary-terms to Mr. Lambeth's long and valuable association with the council. *The Scrutineer and Berrima District Press 5 October 1921.*

Ryerson index checks by D McManus.

LAMBETH	Muriel Pryor	Death notice	10NOV1950	Death		late of Austral, formerly of Wollongong and Moss Vale	Sydney Morning Herald	13NOV1950
LAMBETH	Harry James	Death notice	25DEC1955	Death		late of Gynea, formerly of Wollongong	Sydney Morning Herald	27DEC1955
TOOSE	Frank Lewis	Death notice	16JUN1948	Death	73	late of Moss Vale	Sydney Morning Herald	17JUN1948
PAVITT	Kathleen Brodie	Death notice	19JUN1974	Death	84	late of Goonoo Goonoo	Sydney Morning Herald	21JUN1974
PAVITT	Leonard Anstice	Death notice	11APR1933	Death	47	late of Moss Vale	Sydney Morning Herald	13APR1933
SMITH	Stanley Sydney	Death notice	03JUL1962	Death		late of Balgowlah	Sydney Morning Herald	04JUL1962

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Narellan Road area of Moss Vale in the period at the end of WW1.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance for its association with the following owners: 1. Muriel Pryor Lambeth (nee Carter) d. 1950 from a prominent Sutton Forest pioneer family and her husband Harry James Lambeth d. 1955, Shire Clerk for Wingecarribee Shire Council 1911-1921 and Public Accountant Moss Vale. They commissioned the house to be built in 1917. 2. James Lambeth (b.1917), the son of Muriel and Harry Lambeth, who became a geologist and joined the Australian Antarctic Research Expedition to Heard Island in 1947. 3. Frank Lewis Toose c. 1875-1948, owner from 1921, who established F L Toose & Son, a general store, clothing and drapery store in Moss Vale which he operated for more than 50 years. 4. Herbert Vivian (called Ranji) Hordern (1883-1838) who in 1923 bought for his wife Norah Ebsworth Hordern (née White) c.1891-1938. Herbert Hordern was a grandson of Anthony Hordern who established the retailing giant Anthony Hordern & Sons. He became a dentist and later a stockbroker in Sydney. He was an international cricketer, playing seven test matches for Australia in 1911 and 1912. Norah Ebsworth Hordern was the daughter of Henry Luke White of Belltrees, Scone, one of Australia's most famous pastoral holdings. Author and Nobel Prize winner Patrick White was a younger cousin of Norah's and almost certainly stayed at or visited the house while he was at Tudor House, Moss Vale between 1922 and 1925, when her two sons were also students at the school. 5. Kathleen Brodie Pavitt (née King) 1890-1974 bought the house in 1938. Kathleen was born at Goonoo Goonoo Station, Tamworth in 1890, the daughter of George Gidley King and Elizabeth née Brodie. Her father was General Superintendent of the famous station owned by the Peel River Land and Mineral Company (formerly the Australian Agricultural Company). Kathleen's ancestor was Captain Philip Gidley King, the third Governor of NSW 1800 to 1806. In 1911 Kathleen married pastoralist Edwin Herbert (Bert) Willsallen who died in 1918 aged 43. Her second husband was well-known grazier Leonard Antice Pavitt c.1886-1933 who she married in 1926. They had a son, John, in 1929, who like the Hordern boys, attended the nearby Tudor House at Moss Vale. Kathleen Pavitt named the property Nerida. 6. In 1951 bought by grazier Stanley Sydney Smith d.1962. 7. In 1954 bought Ernest Stanley Wallace, an oral surgeon. 8. In 1960 bought by the Emira Pastoral Company and the name of the house changed at that time.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting, garden and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made including early infill of the verandahs.

Statement of Heritage Significance

Emira at 2 Narellan Road, Moss Vale is significant because it illustrates the development of the Narellan Road area of Moss Vale in the period at the end of WW1. It is also of significance for its association with the following owners: 1. Muriel Pryor Lambeth (nee Carter) d. 1950 from a prominent Sutton Forest pioneer family and her husband Harry James Lambeth d. 1955, Shire Clerk for Wingecarribee Shire Council 1911-1921 and Public Accountant Moss Vale. They commissioned the house to be built in 1917. 2. James Lambeth (b.1917), the son of Muriel and Harry Lambeth, who became a geologist and joined the Australian Antarctic Research Expedition to Heard Island in 1947. 3. Frank Lewis Toose c. 1875-1948, owner from 1921, who established F L Toose & Son, a general store, clothing and drapery store in Moss Vale which he operated for more than 50 years. 4. Herbert Vivian (called Ranji) Hordern (1883-1838) who in 1923 bought for his wife Norah Ebsworth Hordern (née White) c.1891-1938. Herbert was a grandson of Anthony Hordern who established the retailing giant Anthony Hordern & Sons. Herbert became a dentist and later a stockbroker in Sydney. He was an international cricketer, playing seven test matches for Australia in 1911 and 1912. Norah Ebsworth Hordern was the daughter of Henry Luke White of Belltrees, Scone, one of Australia's most famous pastoral holdings. Author and Nobel Prize winner Patrick White was a younger cousin of Norah's and almost certainly stayed at or visited the house while he was at Tudor House, Moss Vale between 1922 and 1925, when her two sons were also students at the school. 5. Kathleen Brodie Pavitt (née King) 1890-1974 bought the house in 1938. Kathleen was born at Goonoo Goonoo Station, Tamworth in 1890, the daughter of George Gidley King and Elizabeth née Brodie. Her father was General Superintendent of the famous station owned by the Peel River Land and Mineral Company (formerly the Australian Agricultural Company). Kathleen's ancestor was Captain Philip Gidley King, the third Governor of NSW 1800 to 1806. In 1911 Kathleen married pastoralist Edwin Herbert (Bert) Willsallen c.1875-1918 who died in 1918 aged 43. Her second husband was well-known grazier Leonard Antice Pavitt c.1886-1933 who she married in 1926. They had a son, John, in 1929, who like the Hordern boys, attended the nearby Tudor House at Moss Vale. Kathleen Pavitt named the property Nerida. 6. In 1951 bought by grazier Stanley Sydney Smith d.1962. 7. In 1954 bought Ernest Stanley Wallace, an oral surgeon. 8. In 1960 bought by the Emira Pastoral Company and the name of the house changed at that time

35 Parkes Road, Moss Vale. Azalea Cottage

Recommendation

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

Heritage Survey 2009 Recommendation

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

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

Description

October 2020 Site Inspection:

A one storey freestanding house that dates from the Victorian period set on a large 2016 m² site in a town setting that has retained its context. It is likely that this is a very early building preceding the street pattern. The building is set close to the street. The site has a front fence of timber picket and a right sidedrivesway accessing a rear garage. The site also has subsidiary sheds that complement the setting of the place. The garden is large and informally landscaped with mature shrubs and trees providing a picturesque setting. The original façade possible faces east and presents a mostly symmetrical elevation and is constructed of painted brick. The roof is gabled with a steep pitch and is clad in galvanized corrugated sheet metal and features rendered corbelled chimneys, decorative barge boards and timber finial. The verandah runs across the façade and returns the corner and has a straight profile. It is clad in galvanized sheet metal. . Fenestration comprises vertically proportioned, 2-pane double hung timber windows. Alterations include sympathetic rear additions.



Internet Review

No image found.

Heritage Significance Assessment

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

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

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Azalea Cottage at 35 Parkes Road, Moss Vale is significant because it illustrates the development of the Parkes Road area of Moss Vale in the late 19th Century. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural and for demonstrating the principal characteristics of a class of the local area's heritage in this case a modest late Victorian cottage.

6/37 Railway Street, Moss Vale. Alloway

Recommendation

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

Heritage Survey 2009 Recommendation

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

The house has significance as an early twentieth century residence which illustrates the later development in the 1863 subdivision.

Description

October 2020 Site Inspection:

A one storey freestanding house in a restrained Californian Bungalow style that dates from the Interwar period in a town setting. The building is setback from the street. The site has a timber picket fence on a stone base and a right side driveway. The site has 5 villas at the rear of a recent date accessed by the main driveway. The front garden is large and formal with hedging and mature trees. The façade presents a simple, asymmetrical elevation and is constructed of face brick. The roof is gabled and hipped and clad in terracotta tile and has brick chimneys and batted gable ends. The verandah is centred and projects forward. It features paired columns on brick piers and stuccoed balustrade. The façade is partly obscured by high vegetation. Fenestration comprises horizontally proportioned 2-pane double hung timber windows with some leadlight. The building appears to be in excellent condition and is highly intact. Alterations include sympathetic side additions. High integrity even with the new villas at the rear. It is suggested that any LEP listing be restricted to immediate curtilage of house and not the rear villas.



Above: Image Source <https://www.realestate.com.au/sold/property-house-nsw-moss+vale-132139514>

Internet Review

<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-132139514>

ELEGANT CALIFORNIAN BUNGALOW 6/37 Railway Street, Moss Vale

A grand old home built in the early 1900's, which has been beautifully converted into a strata living. Large and private garden with beautiful ornamental Southern Highlands trees, shrubs and gardens. Featuring:-

- *Double brick construction with 10 foot ceilings.*
- *Leadlight windows and ornate cornices*
- *Three large bedrooms*
- *Formal lounge room with a fireplace*
- *Open plan family room with a fireplace*

- *Spacious sunroom*
 - *Well set out timber kitchen with a 900mm Smeg freestanding stove, induction cook top & electric oven, range hood, dishwasher, breakfast bar, double pantry and appliance cupboard.*
 - *Third bedroom in the roof space with a skylight, air conditioner and storage.*
 - *2nd toilet off the laundry.*
 - *Large detached double garage with remote control door. Pop up watering system.*
- Situated in a small complex of only 6, excellent location and only a short walk to the Moss Vale Golf Course, Aquatic Centre, Shops and Cafe's

History

Historical Research by David Baxter 2021

Was on a 105' by 330' block in 1927 and was called "Alloway" and owned by Frank Lewis Toose and family. They lived most of their lives there.

(Researched by David Baxter Moss Vale historian 5-1-2021) More to come

Note on Frank Lewis Toose

from <https://ancestors.familysearch.org/en/LVXV-CSR/frank-lewis-toose-1874-1948>

Frank Lewis Toose was born in 1874, in Goulburn, New South Wales, Australia. He married Christina Mary Woodbridge in 1897. He died on 16 June 1948, in Moss Vale, New South Wales, Australia, at the age of 74, and was buried in Moss Vale, New South Wales, Australia

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Railway Avenue area of Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with early owner Frank Lewis Toose (1874-1948) and family from 1927.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	

NSW heritage assessment criteria	Assessment of site
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a restrained Californian Bungalow style brick residence from the Interwar period</i>

Integrity/Intactness

Substantially intact although some alterations have been made and 5 villas have been in the rear of the site.

Statement of Heritage Significance

Alloway at 6/37 Railway Street, Moss Vale is significant because it illustrates the development of the Railway Avenue area of Moss Vale in the Interwar period and for its association with owner Frank Lewis Toose (1874-1948) owner from 1927. It is also of significance in demonstrating aesthetic achievement for its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a restrained Californian Bungalow style brick residence from the Interwar period.

Timber Californian bungalow (formerly 'Welwyn') including *Arucaria bidwillii* in rear yard

39 Railway Street, Moss Vale

Recommendation

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

Heritage Survey 2009 Recommendation

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

The building has significance as an early twentieth century residence which illustrates the later development in the 1863 subdivision

Description

October 2020 Site Inspection:

A one storey freestanding Californian Bungalow style house set on a 1587 m2 site in a town setting that has retained its context. The building is setback from the street. The site has a no front fence and a central path. The front garden is informally landscaped with shrubs and trees. The façade presents a simple, asymmetrical elevation and is constructed of weatherboard with a rendered masonry base course. The roof is gabled and hipped and is clad in corrugated metal. The verandah runs across the façade under the gable and the gable bay is shingled. The verandah has timber columns and timber balustrade. The front door is centrally located and new. Front fenestration comprises new French doors replacing original three set casement and double hung timber windows. The building appears to be in good condition and is substantially intact. Alterations include sympathetic rear additions, verandah extension and window changes.

Internet Review

59 photos and floor and site plans from 2015, 2017, 2018 and 2019 at this site including 2015 and 2019 images.

<https://www.realestate.com.au/property/39-railway-st-moss-vale-nsw-2577>



Above: 59 photos and floor and site plans from 2015, 2017, 2018 and 2019 at this site including 2015 and 2019 images below.

<https://www.realestate.com.au/property/39-railway-st-moss-vale-nsw-2577>

History

Historical Research by David Baxter 2021

This home was built on a 50'9" by 330' block and was known as "Welwyn" and was owned by Frank Louis Toose. 1922 William Selkirk Cottew and his wife Lillian lived there, he was a chemist.

1928 Ebenezer and Minnie Prigg were there, he was a coach builder.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Railway Avenue area of Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with early owners from 1922 William Selkirk Cottew (1880-1929) chemist and his wife Lillian (d.1974?) from 1928 Ebenezer Prigg (1873-1953) coach builder and his wife Minnie Prigg</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a weatherboard Californian Bungalow style house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

39 Railway Street, Moss Vale. is significant because it illustrates the development of the Railway Avenue area of Moss Vale in the Interwar period and because of its association with early owners William Selkirk Cottew (1880-1929), chemist and his wife Lillian from 1922 and Ebenezer Prigg (1873-1953), coach builder and his wife Minnie Prigg from 1928. It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and demonstrating the principal characteristics of a class of the local area's heritage in this case a weatherboard Californian Bungalow style house.

‘Ellerslie’—Interwar architect designed house, including interiors and garden

31-33 Robertson Road, Moss Vale

Recommendation

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

Description

Inspection February 2021:

A beautiful single storey house located opposite the show ground in Moss Vale on a large 8498 m2 site. This is a B G Waterhouse designed residence from the early 1920s which built onto an earlier smaller cottage now at the rear. It has a good garden setting with established trees and a well designed in keeping high brick fence to the road. House presents as a long east west building with two projecting bays. It is constructed of face brick and the roof is hipped and clad in tile. Fenestration includes traditional design timber framed windows and many of these are an unusual 8 pane over 8 pane double hung windows. The internet site from 2011 shows it to have a very traditional interior at that time including polished joinery, timber floor and several period brick brick fireplaces. The item possesses a rare aspect of the local area’s heritage in this case the retention of a much earlier building at the rear



Above: 10 images and notes from this site in 2011 accessed in February 2021 as below:
<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-107191322>

"ELLERSLIE" Circa 1922-Architect Designed By Bertrand J Waterhouse.

33 Illawarra Highway, Moss Vale

Georgian style with delightful proportions featuring:

- * 3 large reception rooms including a billiard room
- * 3 bedrooms, office, family room, kitchen and breakfast room
- * quality of detail throughout with a high standard of joinery using jarrah flooring, kauri doors and windows.
- * Ellerslie is extremely private and sits on 8498m²
- * 5 car accommodation including carriage house.
- * Parkland grounds located at the rear
- * Central heating and numerous open fireplaces.
- * Subdivision potential (STCA)

Internet Review

Good internet site info on architect B.G. Waterhouse OBE at

<https://federationhome.com/2018/07/29/architect-bj-waterhouse/> including these notes

History

His career in domestic architecture was to span some 50 years.

In his writing he advocated simplicity and straightforwardness in house planning. Tulkiyan house has a remarkable flow of simple spaces on the ground floor and an economy of planning.

Waterhouse had a gift for composing shapes, textures, solids and voids into seemingly casual, informal architecture; he was particularly aware of the needs to build in scale and sympathy with people. Thus his houses have a comfortable and warm character, without fuss or strain, free of unnecessary detail.

Waterhouse in his early architecture followed the precepts of the English Arts and Crafts movement and his work has a close affinity to that of Voysey, Bailey Scott and Macintosh.

Waterhouse could be described as the Sydney equivalent of English architect C.F.A. Voysey, whose Arts and Crafts houses in England were widely admired in the early twentieth century. A typical Waterhouse residence featured asymmetrical, picturesque massing, strongly expressed roofs, usually with dominant gables; porches, balconies and verandahs; and at least one faceted oriel or bay external wall finish, together with areas of timber shingling or tile-hanging. Inside, the main rooms displayed timber wainscoting on the walls and heavy timber beams below the ceilings.

He continued to design in this manner until the early 1920s. \In his later years Waterhouse designed residences in the Spanish Mission Style.

Waterhouse died, aged 90, in 1965.

Notes below on Betrand James (B.J.) Waterhouse OBE (1876-1965) from Wiki site

https://en.wikipedia.org/wiki/B._J._Waterhouse

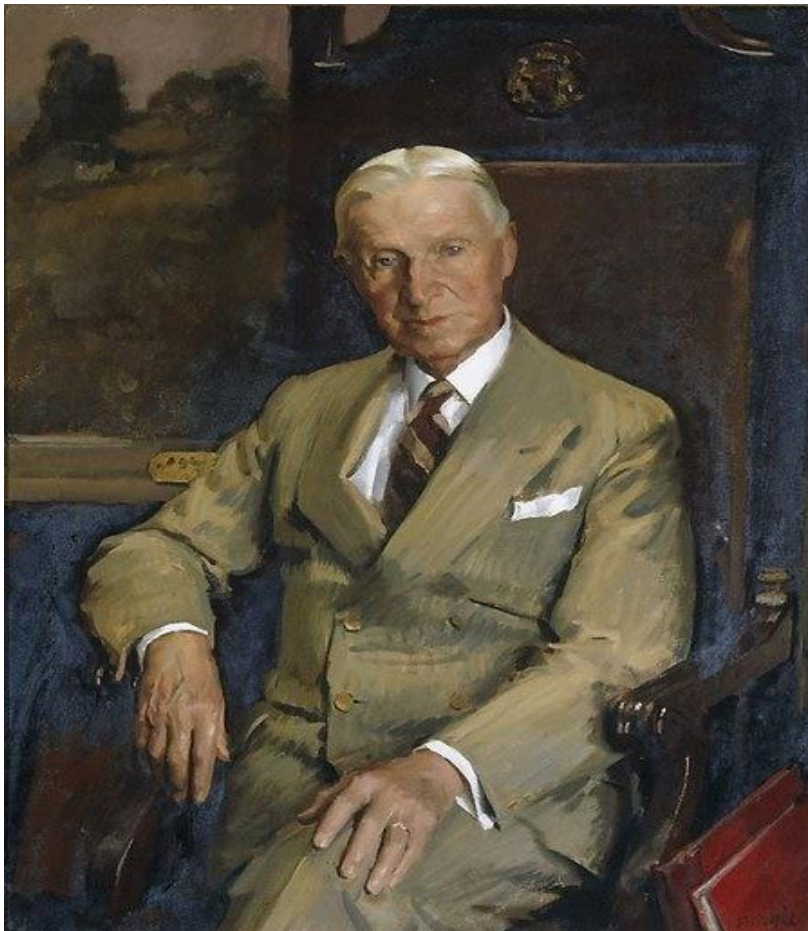
Early life

B. J. Waterhouse, as he was commonly known, was born in Leeds, Yorkshire, England, and was the son of James Waterhouse, a grocer, and his wife Sarah, née Turner. Waterhouse reached Sydney from

the Gulf of Mexico with his mother and two sisters in March 1885 and was educated in Burwood.[2] He studied architecture at Sydney Technical College while articulated to John Spencer and on 6 July 1898 married 19-year-old Lilian Woodcock (d.1955) at Christ Church St Laurence. Joining the professional relieving staff of the Department of Public Works in NSW in March 1900, he worked in the Harbours and Rivers branch and became a relieving architectural draftsman.[2]Architect

He was in partnership with J. W. H. Lake from 1908. Waterhouse built up a substantial practice, particularly in the Cremorne-Neutral Bay area. Until the mid-1920s his domestic architecture drew on the Arts and Crafts Movement, with steeply gabled roofs, extensive use of sandstone in the basements, shingle tiles and roughcast exterior wall surfaces. Thereafter his style showed a strong Mediterranean influence, a notable example being May Gibbs's house, Nutcote, with textured stucco walls and symmetrical, twelve-paned, shuttered windows.[2] Waterhouse had a gift for composing shapes, textures, solids and voids into seemingly casual, informal architecture; he was particularly aware of the needs to build in scale and sympathy with people. Thus his houses have a comfortable and warm character, without fuss or strain, free of unnecessary detail.[3] Waterhouse in his early architecture followed the precepts of the English Arts and Crafts movement and his work has a close affinity to that of Charles Voysey, Baillie Scott and Charles Rennie Mackintosh.[3] A typical Waterhouse residence featured asymmetrical, picturesque massing, strongly expressed roofs, usually with dominant gables; porches, balconies and verandahs; and at least one faceted oriel or bay external wall finish, together with areas of timber shingling or tile-hanging. Inside, the main rooms displayed timber wainscoting on the walls and heavy timber beams below the ceilings.[3] He continued to design in this manner until the early 1920s. In his later years Waterhouse designed residences in the Spanish Mission Style.

Artist



Above: Image Bertrand J. Waterhouse OBE, FRIBA, LFRAIA by William Dargie AGNSW
<https://federationhome.com/2018/07/29/architect-bj-waterhouse/>

An excellent pencil draughtsman, Waterhouse exhibited drawings at annual exhibitions of the (Royal) Art Society of New South Wales from 1902. He travelled through Europe in 1926 with Lionel Lindsay and Will Ashton, and in 1932 exhibited his drawings at the Macquarie Galleries, Sydney. A trustee of the National Art Gallery of New South Wales from 1922, Waterhouse was president in 1939–58; he was also State president of the Society of Arts and Crafts.[2][4] Twenty one pencil drawings by B.J. Waterhouse are held in the collection at the Art Gallery of NSW.[5]

Research from David Baxter 3 August 2021

Elwyn Dagworth Blomfield was a lucky man as after a relative had passed away he was left with large portions of land in the Wyalong district. In about 1921 he purchased “Ellerslie” at 33 Robertson Road Moss Vale which he commenced to enlarge. He made it a show place in the town by enhancing it with the current brick front portion. The house, on 2.1 acres was designed by the popular architect, Bertram James Waterhouse OBE (he also designed May Gibbs of Bib and Bub fame’s home, Nutcote).

Elwyn Blomfield was born 3-1-1866 in Cooma and died 12-7-1934 at his home in Moss Vale. He was married on 10-4-1894 at Woollahra to Mary Stuart Dight born 13-12-1870 in Richmond and died 29-11-1932 at St Vincents hospital Darlinghurst. They had one child Helen Templeton Dight Blomfield born 1-7-1895 at “Stowel” Woollahra, she never married and died on 14-2-1966 at Potts Point.

Elwyn had an interesting life. The family lived their life as high society persons. They attended and donated large amounts of money to local charitable organisations.

Elwyn was the Secretary of the Bong Bong Picnic Races from 1921 to 1928. He was a Committeeman of the BDAH and I Society from 1921 and was Vice-President in 1928. He started the Berrima District Racing Club in 1921 and was President for many years. He owned and rode race horses in his younger days His best horse and favourite was “Sea Risk” who won the Ellerslie Handicap, is this why he named his home “Ellerslie”?

On the 18-8-1924 he was embezzled by an American/Canadian con-man named Armand D’Arcy out of £5,250 (\$10,500). A reward of £500 (\$1000) was offered but no reports of ever finding the culprit were mentioned.

Elwyn also bought the 489.5 acre property known as “Newbury Farm” near Sutton Forrest in 1925. After his death it was inherited by Helen who decided to sell it on 12-4-1935, it was opposite the NSW Governor’s residence, “Hillview”.

When Elwyn died in 1934 he left his entire estate to his daughter Helen. It was valued at £28,123 (\$56,246). Helen stayed in Moss Vale and was a popular socialite. She took on a flat in Elizabeth Bay in 1936 staying there for the winter and let “Ellerslie” to the Henshaw family who had arrived from England, they were related to the racing family, the Dangar’s from Sutton Forest.

In 1942 she donated a massive £30 (\$60) for that time to the Moss Vale Red Cross branch. After Helen died in 1966 she left her entire fortune to Ian James Maxwell, who was related to Helen’s mother’s family, the Chisholm’s from Goulburn.

Helen Templeton Dight Blomfield still owned it in 1954 but in the same year she sold it to

John Dominic Richmond Whyte (known as Jack) was born 12-3-1903 and died 6-5-1984 he was married on 3-6-1929 to Nea Josephine Boys she was born 24-1-1908 and died 15-6-1983 and are both buried at Moss Vale Cemetery. They had five children Barry, Brian, Colleen, John and Annette. They were the owners of Whytes clothing store in Moss Vale.

J.D. Whyte owned it until his death in 1984 and then it was sold to a man named Harris.

Harris later sold it to Geoffrey Samuel Goodman born 28-7-1924 and died 15-11-2013 and his wife Patricia Ann Goodman (Trish) who were both company directors. They had 4 children, Timothy, Jon, Penny and Peter. Scott Hayman was the last owner of Ellerslie and he has recently moved out and is renting the home.

(© Researched by David Baxter Moss Vale historian 2-8-2021)

Ryerson index

BLOMFIELD	Elwyn Dagworth	Death notice	12JUL1934	Death	at Moss Vale	Sydney Morning Herald	14JUL1934
WATERHOUSE	Bertrand James	Death notice	21DEC1965	Death	at Neutral Bay	Sydney Morning Herald	23DEC1965

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the eastern entrance to Moss Vale in the early 20th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with Elwyn Dagworth Blomfield 1866-1934 first owner. Bloomfield family retained until 1954 – 33 years. Betrand James Waterhouse OBE (1876-1965) renown architect John Dominic Richmond Whyte prominent business man of Moss Vale who owned it from 1954-1984 – 30 years.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	

NSW heritage assessment criteria	Assessment of site
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case the retention of a much earlier building at the rear of this B G Waterhouse designed residence from the early 1920s.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case very high quality large single storey architect designed house from the Interwar period.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Ellerslie at 33 Illawarra Highway Moss Vale is significant because it illustrates the development of the eastern entrance to Moss Vale in the early 20th Century and for its association in the local area with Elwyn Dagworth Blomfield 1866-1934 first owner. Bloomfield family retained until 1954 – 33 years; Bertrand James Waterhouse OBE (1876-1965) (1876-1965) renown architect and John Dominic Richmond Whyte prominent business man of Moss Vale who owned it from 1954-1984 – 30 years. It is also of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting, garden, architectural form and interiors and for demonstrating the principal characteristics of a class of the local area's heritage in this case very high quality large single storey architect designed house from the Interwar period. It is also of significance because the item possesses a rare aspect of the local area's heritage in this case the retention of a much earlier building at the rear of the B G Waterhouse designed residence from the early 1920s.

'Yomerry' (formerly 'Gleneric')—Federation house 47 Robertson Road, Moss Vale.

Recommendation

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

Heritage Survey 2009 Recommendation

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

2009SignificanceHere

Description

Inspection February 2021:

House up a long battle axe drive from the Illawarra Highway. Not possible to see the house from the road.

Description from 2000 photo below:

A wide and large late 19th Century single storey residence in the Federation style. It has a steeped pitched and hipped slate roof with terracotta ridging and finials. The slate roof extends in broken back fashion to the front verandah which is timber post supported with timber valance and balustrade. Above the main entrance is a projecting section to the verandah and above this a gable with timber work. The verandah is reached at the front by a very wide set of step. At least 3 chimneys are visible in the photo and all are brick and corbelled and have terracotta pots.

Internet Review

Council google image better from date January 2021 - see large photo file for image at 251 folder



*Above: "Gleneric" now "Yomerry" 47 Illawarra Hwy. August 2000
.(© David Baxter private photo collection)*

History

Research received from David Baxter on 3/8/2021 plus image above.

This home was built in 1893 for the Hon. Justice Richard Edward O'Connor MLC. QC. which he named "Gleneric".

Richard O'Connor was born on 4-8-1851 and died 18-11-1912. He was married on 30-10-1879 at Delegate to Sarah Jane Hensleigh, she was born in 1855 and died 25-2-1925. They had 5 sons and two daughters. The oldest and youngest boys were killed in WW1 and another son died at 5 years old.

Richard O'Connor was a member of the Legislative Council from 1887 to 1900 and was the minister for Justice in the Gibbs Government of 1891-1893, he resigned this position as did his friend Edmund Barton, who was the Attorney General, John Downer also resigned. Richard was appointed as a member of the Federal Convention in 1897-1898 and was one of a committee of three which framed and wrote the Commonwealth Constitution along with John Downer and our first Prime Minister Edmund Barton.



Above: Parliamentary portrait for the Hon. Justice Richard Edward O'Connor MLC. QC., c. 1901 from NLA.

He was returned to the first Federal Senate in 1901 and became Vice-President of the Executive Council and representative of the Government in the Senate in the first Commonwealth Cabinet in January 1901. He was then appointed as one of the three first Judges of the High Court in 1903.

He was well respected in Moss Vale and attended most event whenever he was in town, his wife and the children were raised in Moss Vale and the girls attended the Elm Court Dominican Convent School. Their last son, Roderic Allan Edward O'Connor was born at home "Gleneric" on 21-4-1894.

Soon after O'Connor arrived in Moss Vale he started a Cricket team which he named "Moss Vale Gleneric Cricket Club" of which he was the Patron. It was formed in October 1893.

After Richard died in 1912, his wife remained here for about twelve months.

In 1913, John George Bryen born 1876 and died 13-12-1947 was the next owner, he was married on 21-7-1896 at Pymont to Annie May McNamara born 1874 and died 7-12-1951. They had 4 children.

John's sister Constance (1895-13-12-1976) married John Charles Matthew See and their child was John Bryen See one of the first Directors of the Moss Vale Abattoir and owner of "Summerlees" mansion on the Illawarra Hwy near Sutton Forest. During his time at "Gleneric" Bryen had the electric light installed in March 1914 with about twenty power points anticipated. On 21-5-1914 thieves stole 2 sets of sulky harness and a saddle all valued at £29. The Bryen's stayed until July 1915.

In July 1915 "Gleneric's" next owner was the wealthy Henry Stuart Hamilton Baird, Licensing Magistrate and JP. He was born 1868 in Linton Vic and died 6-10-1940 at Mona Vale. He was married at St Stephens Woollahra on 24-3-1906 to Mary Raymond "Maisie" Chisholm born into the famous Goulburn Chisholm's in 1876 and died in Auckland NZ on 22-4-1953. Their three daughters all married into wealth as well Barbara Chisholm Baird married William Charle Wentworth (the 4th), Valerie Chisholm Baird married Otto Becher and Patricia Hamilton Baird married Sir Colin York Syme.

In August 1916 Henry was a pall bearer for the Rev William Fisher of Tudor House.

Henry became a councillor of Moss Vale Municipal Council on 7-3-1919 but missed out in the 1920 elections by six votes and didn't stand again. He was a committeeman of the Bong Bong Picnic Race Club from 1920 to 1925. In July 1920 he had a septic tank installed at Gleneric. Also in 1920 he was the Hon Secretary of the Moss Vale Golf Club after being a committeeman since 1917.

On Wednesday 20-5-1925 he sold all of his furniture and then in 1926 he sailed for Europe for a two year holiday returning in June 1928 where he took up a residential dwelling and then left the district in 1929.

The 4th owner was Mrs Jane Eva King. She was born in 1862 and died 20-11-1949. Little is known about Jane other than she was at "Gleneric" from 1927 to May 1933. At this stage it consisted of 8 acres 2 roods and 20 perches. Her large limousine was destroyed by fire on 1-8-1928, it was valued at £1200 (\$2400). Jane had a handy-man working for her named

Thomas Gardiner who was injured badly cutting timber and he sued her for compensation, this was about the time she left town and sold her home.

5th owner was Sir Claude Hill Reading who bought the property in 1933.

Sir Claude Hill Reading was born 10-5-1874 and died 23-3-1946.

He was married on 20-12-1902 at St Leonards to Mabel Westropp Carey born 1879 and died 24-7-1956 at Woollahra. They had two children Lesley Westropp Reading (13-12-1903 to 12-7-1991) and Norman Carey Reading (15-12-1905 to 24-12-1972).

Sir Claude was the Chairman of the Board of the Commonwealth Bank from January 1934 to August 1945. For his services he was Knighted in June 1934. He was also a director of the British Tobacco Co. In December 1937 Lord Wakehurst the NSW Governor was a guest at "Gleneric" with Claude. The Readings also had a 570 acre property on the Robertson Road named "Whitnash" that he used for sheep breeding, he bought an adjoining 55 acres by 1945.

The Reading family also had a home at Woollahra where they spent most of their time only using Moss Vale as a relaxation home.

The home had its name changed from "Gleneric" to "Yo-merry" in about 1937.

On 21-11-1950 the property was up for auction in Sydney. It has “Yo-merry” standing on 20 acres 3 Roods and 2 Perches. It is of brick and weatherboard with a slate roof, a spacious front verandah, lounge room, smoke room, dining room, 4 double bedrooms, 3 bathrooms, 3 maids rooms and bathroom, kitchen, pantry, laundry, 2 store rooms, coke hot-water service, sewerage, electric light, town water, 2 garages stable, coke shed and tool room.

The owner of the Central Garage in Moss Vale, Harold Richard Ward and his wife Jean Ward bought “Yo-merry” c.1949 and lived there until about 1954 when the next resident was Frederick Arthur Widdows who was a Veterinarian.

By 1958 it was owned by Mark and Nellie Lilian Lamond who were retired Graziers and had owned Coomungie dairy farm in Moss Vale.

In 1968 Dr Phillip Hudson MacIndoe was the owner until around 1977 when it was sold to Moss Vale Pharmacists Robert Castle Stuart and his wife Rosemary Anne Stuart.

The Stuarts were still the owners in 2013 and may still own it?

(© Researched by David Baxter Moss Vale historian 21-6-2021)

Reporting on Clud Reading family at the house in the 31 March 1934 issue of The Home:

The Claud Readings seem to be acquiring all kinds of things, the house at Moss Vale being one of the most enviable, that darling place on the Robertson Road with the long, straight drive, lately owned by Mrs.

King, and before that the home of the three attractive

Baird sisters. I believe daughter Leslie Heath was

given an open cheque for the furnishings, with which

she has done wonders. Every bedroom in a different

colour of painted furniture, and a new bathroom all

green marble. So now the little Heaths and baby

Norman Reading won't have to be looking for holiday

accommodation in the overcrowded Bowral hostels

Further good research information at these ANU National Dictionary of Biography sites

O'Connor, Richard Edward (Dick) (1851–1912)

<https://adb.anu.edu.au/biography/oconnor-richard-edward-dick-1102>

Reading, Sir Claude Hill (1874–1946)

<https://adb.anu.edu.au/biography/reading-sir-claude-hill-8167>

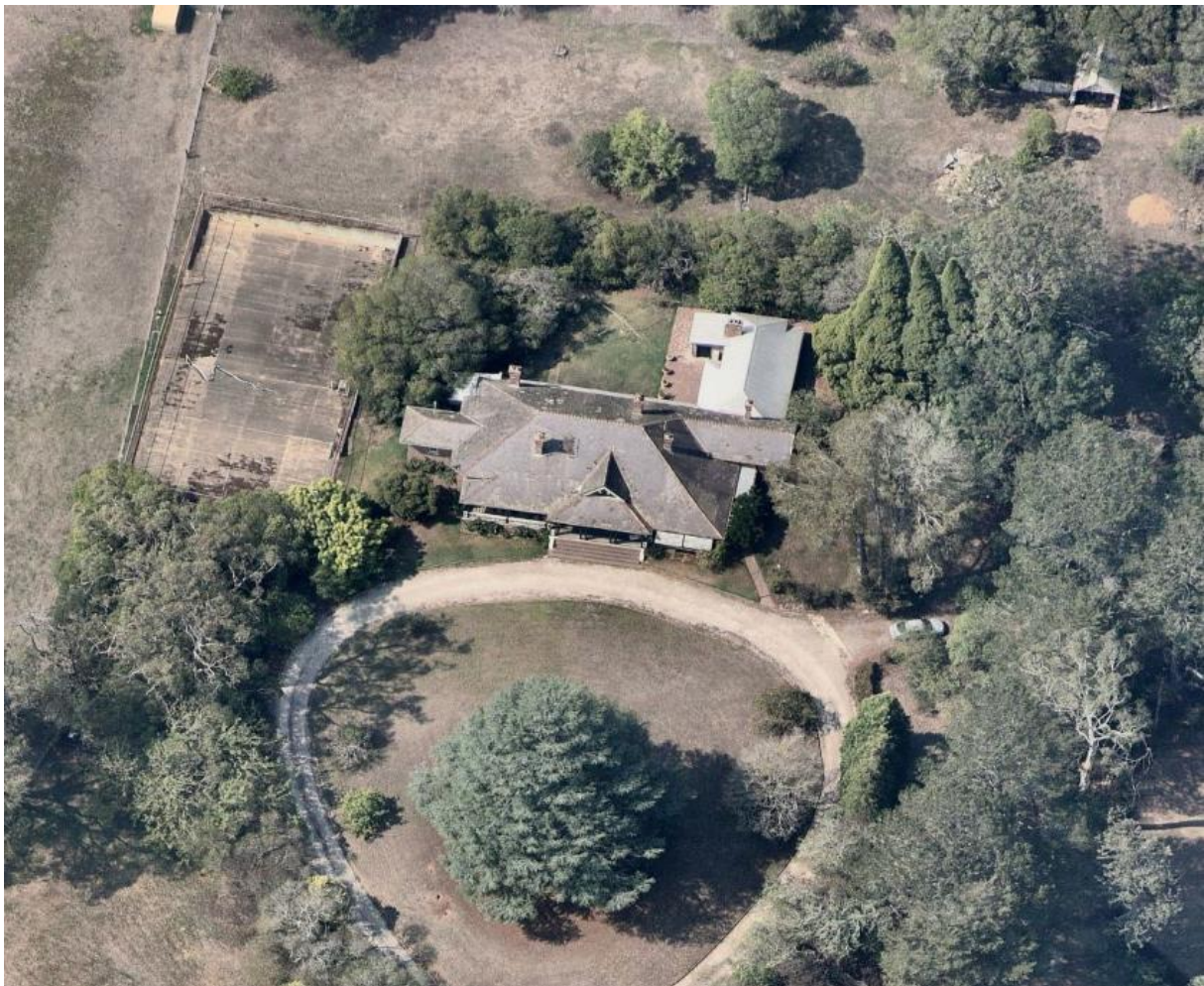


Image above from Google Earth. Image date January 2021.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of this Illawarra Highway section of Moss vale in the late 19th Century.</i>

<p>(b) ASSOCIATIONAL SIGNIFICANCE</p>	<p><i>Of significance because of its association in the local area with a series of owners</i></p> <p><i>1893 home built for The Hon, Justice Richard Edward O'Connor MLC. QC. (1851-1912) which he named "Gleneric". He was married on 30-10-1879 at Delegate to Sarah Jane Hensleigh (1855-1925). They had 5 sons and two daughters. The oldest and youngest boys were killed in WW1 and another son died at 5 years old. Richard was a member of the Legislative Council from 1887 to 1900 and was the minister for Justice in the NSW Gibbs Government of 1891-1893. He resigned this position as did his friend Edmund Barton, who was the Attorney General. John Downer also resigned. Richard was appointed as a member of the Federal Convention in 1897-1898 and was one of the committee of three who wrote and framed the Commonwealth Constitution along with John Downer and our first Prime Minister Edmund Barton. He was returned to the first Federal Senate in 1901 and became Vice-President of the Executive Council and representative of the Government in the Senate in the first Commonwealth Cabinet in January 1901. He was then appointed as one of the three first Judges of the High Court in 1903. He was well respected in Moss Vale and attended most events whenever he was in town, his wife and the children were raised in Moss Vale and the girls attended the Elm Court Dominican Convent School. Their last son, Roderic Allan Edward O'Connor was born at home "Gleneric" on 21-4-1894. Soon after O'Connor arrived in Moss Vale he started in 1893 a Cricket team which he named "Moss Vale Gleneric Cricket Club" of which he was the Patron. After Richard died in 1912, his wife remained here for about twelve months.</i></p> <p><i>1913 John George Bryen (1876-1947) was the next owner, he was married in 1896 to Annie May McNamara (1874-1951). They had 4 children. John's sister Constance (1895-1976) married John Charles Matthew See and their child was John Bryen See one of the first Directors of the Moss Vale Abattoir and owner of "Summerlees" mansion on the Illawarra Hwy near Sutton Forest. During his time at "Gleneric" Bryen had the electric light installed in March 1914 with about twenty power points anticipated. The Bryen's stayed until July 1915.</i></p> <p><i>In July 1915 "Gleneric's" next owner was the wealthy Henry Stuart Hamilton Baird 1868-1940, Licensing Magistrate and JP. He was born in Linton, Vic and died at Mona Vale. He married in 1906 to Mary Raymond "Maisie" Chisholm (1876-1953) born into the famous Goulburn Chisholm's. Mary died in Auckland NZ. Henry became a councillor of Moss Vale Municipal Council on 7-3-1919 but missed out in the 1920 elections by six votes and didn't stand again. He was a committeeman of the Bong Bong Picnic Race Club from 1920 to 1925. In 1920 he was the Hon Secretary of the Moss Vale Golf Club after being a committeeman since 1917. In 1925 he sold all of his furniture and in 1926 he sailed for Europe for a two year holiday returning in June 1928. He left the district in 1929.</i></p> <p><i>Mrs Jane Eva King (1862-1949) was at "Gleneric" from 1927 to May 1933.</i></p> <p><i>Sir Claude Hill Reading (1874-1946) bought the property in 1933. He was married on 20-12-1902 at St Leonards to Mabel Westropp Carey (1879-1956) at Woollahrah. Sir Claude was the Chairman of the Board of the Commonwealth Bank from January 1934 to August 1945. For his services he was Knighted in June 1934. He was also a director of the British Tobacco Co. In December 1937 Lord Wakehurst the NSW Governor was a guest at "Gleneric" with Claude. The Readings also had a 570 acre property on the Robertson Road named "Whitnash" that he used for sheep breeding, he bought an adjoining 55 acres by 1945. The Reading family also had a home at Woollahrah where they spent most of their time only using Moss Vale as a</i></p>
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NSW heritage assessment criteria	Assessment of site
	<p><i>relaxation home. Name changed from "Gleneric" to "Yo-merry" in about 1937.</i></p> <p><i>c. 1949 the owner of the Central Garage in Moss Vale, Harold Richard Ward and his wife Jean Ward bought "Yo-merry" c.1949 and lived there.</i></p> <p><i>1954 Frederick Arthur Widdows who was a Veterinarian.</i></p> <p><i>1958 owned by Mark and Nellie Lilian Lamond who were retired Graziers and had owned Coomungie dairy farm in Moss Vale.</i></p> <p><i>1968 Dr Phillip Hudson MacIndoe was the owner until around 1977</i></p> <p><i>1977 sold to Moss Vale Pharmacists Robert Castle Stuart and his wife Rosemary Anne Stuart. The Stuarts were still the owners in 2013 and may still own it.</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a very grand Federation style residence.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

47 Illawarra Highway, Moss Vale. Yomerry. is significant because it illustrates the development of this Illawarra Highway section of Moss vale in the late 19th Century. It is also of significance for of its association in the local area with a series of owners: 1. 1893 home of The Hon,Justice Richard Edward O'Connor MLC. QC.(1851-1912). He was a member of the Legislative Council from 1887 to 1900 and was the minister for Justice in the NSW Gibbs Government of 1891-1893. He resigned this position as did his friend Edmund Barton, who was the Attorney General and was appointed as a member of the Federal Convention in 1897-1898 and was one of the committee of three who wrote and framed the Commonwealth Constitution along with John Downer and our first Prime Minister Edmund Barton. He was returned to the first Federal Senate in 1901 and became Vice-President of the Executive Council and representative of the Government in the Senate in the first Commonwealth Cabinet in January 1901. He was then appointed as one of the three first Judges of the High Court in 1903. He was well respected in Moss Vale and attended most events whenever he was in town. 2. 1913 John George Bryen (1876-1947) and Annie May Bryen (nee McNamara) (1874-1951). 3. 1915 next owner was Henry Stuart Hamilton Baird 1868-1940 , Licensing Magistrate and JP and Mary Raymond Baird (nee Chisholm) (1876-1953) born into the famous Goulburn Chisholm's. 4. Mrs Jane Eva King (1862-1949) was at "Gleneric" from 1927 to May 1933. 5. From 1933 Sir Claude Hill Reading (1874-1946) and Mabel Westropp Reading (nee Carey) (1879-1956). Sir Claude was the Chairman of the Board of the Commonwealth Bank from January 1934 to August 1945 and was Knighted in June 1934. He was also a director of the British Tobacco Co. In December 1937 Lord Wakehurst the NSW Governor was a guest at "Gleneric" with Claude. The Readings also had a 570 acre property on the Robertson Road

named "Whitnash" that he used for sheep breeding. Name changed from "Gleneric" to "Yo-merry" in about 1937. 6. c. 1949 the owner of the Central Garage in Moss Vale, Harold Richard Ward and his wife Jean Ward bought "Yo-merry" c.1949 and lived there. 7. 1954 Frederick Arthur Widdows who was a Veterinarian. 8. 1958 owned by Mark and Nellie Lilian Lamond who were retired Graziers and had owned Coomungie dairy farm in Moss Vale. 10 1968 Dr Phillip Hudson MacIndoe was the owner until around 1977 11. 1977 sold to Moss Vale Pharmacists Robert Castle Stuart and his wife Rosemary Anne Stuart. The Stuarts were still the owners in 2013 and may still own it. Yomerry is of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and for being a rare item of the local area's heritage in this case a very grand Federation style residence.

6-8 Spring Street, Moss Vale

Recommendation

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

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

The building has significance as a locally rare Victorian terrace.

Description

October 2020 Site Inspection:

Two one-storey semi-attached houses that date from the late Victorian period set on a 1035 m² site in a town setting that have retained their context. The verandah is built to the street alignment. The site has a front verandah balustrade of rendered brick and a side left and right driveways. The façade presents a simple, symmetrical elevation and is constructed of ashlar marked rendered masonry. The roof is hipped and is clad in corrugated sheet metal and has corbelled brick chimneys. The verandah runs across the façade and has a bullnose profile and is clad in corrugated sheet metal and rests on timber posts on a brick balustrade on the street alignment.. The front doors are glazed with fanlights. Fenestration comprises two over two pane double hung timber windows. The building appears to be in good condition and is substantially intact.



Above: Image source 2 photos at this site

<https://www.realestate.com.au/property/6-spring-st-moss-vale-nsw-2577>

Internet Review

2 photos at this site

<https://www.realestate.com.au/property/6-spring-st-moss-vale-nsw-2577>

History

Historical Research by David Baxter 2021

This semi-attached building was owned in 1927 by a Moss Vale property owner Thomas Sandy both blocks are of 54' by 110'.

It was bought by the Methodist Church c.1935-40 and is possibly still owned by them.

These homes have been rentals for all of my lifetime with many different renters for decades, (my grandparents and mother lived there from 1937 to at least 1945 and an aunt was there in the early 1960s to around 1970 in number 6, I also had a cousin, Victor Stuart, in number 8).

It is still a rental today.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Spring Street, Moss Vale from <https://form.jotform.co/73089685096876>

This area was part of the earliest subdivision and sale of blocks of land in Moss Vale which occurred in 1863 in anticipation of the railway, which opened in 1867. The namesake of Moss Vale reportedly lived in this street. The street contains a mix of Victorian, Edwardian, Inter-war and post-war architecture, including:

Victorian Semi-Detached Cottages (nos. 6-8) - these symmetrical semi-detached cottages are unusual in Moss Vale. (#26 Moss Vale Walk Brochure)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Spring Street area of Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a pair of semi detached brick cottages from the late Victorian era.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

6-8 Spring Street, Moss Vale is significant because it illustrates the development of the Spring Street area of Moss Vale in the late 19th Century. It is also of significance in demonstrating aesthetic

achievement in the local area because of its architectural form and because 6-8 Spring Street possesses a rare aspect of the local area's heritage in this case a pair of semi detached brick cottages from the late Victorian era.

15 Spring Street, Moss Vale. Ashendene. Formerly Harwood

Recommendation

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

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as an early Victorian residence/cottage which illustrates the later development in the 1863 subdivision.

Description

October 2020 Site Inspection:

Not visible from street and this description from the internet site below. Only able to view part of the garden from the front gates. Gabled house in stuccoed Federation style on a large site. Long driveway to the left. Originally on a larger site. Corrugated metal roof. Battens to gable infill. Wide verandahs and heavy verandah posts. Casement windows some in sets of three. Garden has many mature trees and provides an excellent setting for the house.

Internet Review

21 photos plus floor and site plan from 2011 and 2019 including 2019 image and plan.

<https://www.realestate.com.au/property/15-spring-st-moss-vale-nsw-2577>





*Above: 21 photos plus floor and site plan from 2011 and 2019 including 2019 image and plan below:
<https://www.realestate.com.au/property/15-spring-st-moss-vale-nsw-2577>*

History

Historical Research by David Baxter 2021

This home was built on 2 acres 1 rood and 18 perches. It was owned in 1922 by Moss Vale Solicitor Bennington Haille Paine and his wife Emma Edith Paine, he called it “Harwood”. They came to Moss Vale in 1895 but whether they lived in this house in 1895 is not documented.

In 1952 it was owned by Kenneth Charles Hoskins and his wife Phyllis but then was only on 1 acre 3 roods and 20 perches and was now named “Ashenden”.

Bryan William and Janet Cowley (nee Stuart) moved into here from “Oldbury” Oldbury Rd Moss Vale c.1965 and were still living there when they passed away, Jan 7-7-2010 and Bryan 18-7-2010, eleven days apart, their 3 children then sold the home in August 2012 for \$620,000 and was once again on 2 acres of land.

Interestingly, the block of land towards Argyle Street was the original site of the hut of James Moss “Jemmy” whom Moss Vale was named after.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

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

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<i>) Of significance because of its association with former owners: Bennington Haille Paine (1872-1941), solicitor, and his wife Emma Edith Paine (d. 1933) as owners from 1922 Kenneth Charles Hoskins (1915- 2011), second son of Mr. and Mrs. Cecil H. Hoskins, of Invergowrie, Exeter, as owner from 1952 Bryan William and Janet Cowley (nee Stuart) who moved into Ashdene from "Oldbury" Oldbury Rd Moss Vale c.1965 until deaths in 2010.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey stuccoed Federation Style house.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Ashdene at 15 Spring Street, Moss Vale. is significant because it illustrates the development of the Spring Street area of Moss Vale in the Interwar period and for its association with former owners Bennington Haille Paine (1872-1941), solicitor, and his wife Emma Edith Paine owners from 1922, Kenneth Charles Hoskins (2015-2011), second son of Mr. and Mrs. Cecil H. Hoskins, of Invergowrie, Exeter, owner from 1952 and Bryan William and Janet Cowley (nee Stuart) who moved into Ashdene from "Oldbury" Oldbury Rd Moss Vale c.1965 until 2010. It is also of significance in demonstrating aesthetic achievement for its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a single storey stuccoed Federation Style house.

21 Spring Street, Moss Vale. Formerly Glenroy

Recommendation

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

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as an early Victorian residence/cottage which illustrates the later development in the 1863 subdivision.

Description

October 2020 Site Inspection:

A one storey freestanding house that dates from the Victorian period set on a large site. The building is setback from the street. The site has a front fence of timber picket and a side driveway accessing a rear garage. The façade presents a simple, asymmetrical elevation and is constructed of weatherboard on face brick foundations. The roof is gabled with a steep pitch and has closed eaves. The roof is clad in corrugated sheet metal and has brick chimneys, decorative barge boards and timber finial. The verandah returns to the left and has a hipped, bullnose profile is clad in corrugated sheet metal and has timber turned columns, timber brackets and fringe. The front door is centrally located with fanlights. Fenestration includes sets of three vertically proportioned 2-pane double hung windows with louvred timber shutters and shingle hoods. The building appears to be in good condition and is substantially intact. Alterations include lattice infill to part of the verandah. Fine Garden.



Internet Review

<https://www.realestate.com.au/property//21-spring-st-moss-vale-nsw-2577>

History

Historical Research by David Baxter 2021

This home was on a 166' by 132' block in 1927 (the corner block was sold off c.1980s).

The owner in 1927-1930 was Mrs Alice Maude Morrice and was named "Glenroy".

Miriam Freeman Morrice (a nurse) was there in 1929, 1931 to 1933.

John Brewster Freeman Tyler (born Fiji 10/12/1907) was there in 1935.

In 1953 Miriam Freeman Morrice was the owner and was there until she died in 22-11-1988 and is buried at All Saints Sutton Forest.. (Researched by David Baxter Moss Vale historian 5-1-2021)

D.McManus 2021: Note on Miriam Freeman Morrice. Her estate in 1988 included at least two paintings by Grace Cossington-Smith.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Spring Street area of Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its sixty one year association with the Morrice family 1927 to 1988 including Nurse Miriam Freeman Morrice (d.1988).</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late single storey late Victorian cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

21 Spring Street, Moss Vale is significant because it illustrates the development of the Spring Street area of Moss Vale in the late 19th Century and for its sixty one year association with the Morrice family 1927 to 1988 including Nurse Miriam Freeman Morrice (d.1988). It is also of significance in demonstrating aesthetic achievement in the local area because of its setting and architectural form and in demonstrating the principal characteristics of a class of the local area's heritage in this case a late single storey late Victorian cottage.

15 Suttor Road, Moss Vale. Koyong. Formerly Norman Villa two storey Victorian villa

Recommendation

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

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

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

Description

October 2020 Site Inspection:

A large two storey freestanding painted brick house that dates from ~~1895~~ the late Victorian period - set on a large site in a town setting that has retained its context. The building is setback from the street. The site has a new front timber picket fence and a left side driveway. The site also has subsidiary weatherboard buildings. The front garden is turfed and features mature conifers and exotic trees.

The earliest part of the house has a projecting three sided bay to the right. There is a later 2 storey wing to the left in weather board. The roof is hipped with a steep pitch and has closed eaves. The roof is clad in corrugated sheet metal and features brick chimneys.

The two storey verandah is offset to the left and has a bullnose profile clad in corrugated sheet metal and features cast iron columns, balustrade, valance and brackets. The front door is offset and is 4-panelled with fanlights and sidelights. Fenestration comprises vertically proportioned double hung timber windows.

Alterations include early weatherboard rear/side additions and an unsympathetic glazed verandah infill. At the time of the 2020 inspection a new well designed free standing building was being erected at the rear right of the site.

Whole complex now in up to 8 flats. Building not in top condition including the unsympathetic glazed verandah infill. Site has been the subject of several DAs including a 3 lot subdivision in 2016.



Internet Review

29 photos (inc. image below), air photo and 2 plans at <https://www.realestate.com.au/property/15-suttor-rd-moss-vale-nsw-2577>



Above: Image above 1996 by Robert Dean from <https://nla.gov.au/nla.obj-143052151/view>

History

Historical Research by David Baxter 2021

This home was built for John William Norman in 1895. He was a Moss Vale butcher, auctioneer, dealer. He sold the house, "Norman Villa" on 23-6-1897 to Eliza Baxter (my great, great grandmother) for £900. It was on 3 acres and 25.5 perches. She used it as a residence and as a guest house. She died 5-8-1906 and it was sold to Auctioneer, Edward Hamilton Badgery for £600 after being valued by his brother. He renamed the home as "Koyong" and ran his business from there. The home was sold

in 1915 when he died. Bertha Mein and daughter Hetta ran it as a boarding school from 1915 to 1952, they extended the home extensively.

In 1952 it was sold to Alfred Shipway (a retired policeman) who ran it as a boarding home.

Dr James Tudehope bought it in 1969 and it continued as a boarding house, he left Moss Vale in 1978 but when he sold it is not sure. It is still used to today for the same purpose. (2021)

(Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the late 19th Century development of the Suttor Road area of Moss Vale.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong or special association with earlier owners: John William Norman who built the house in 1895. He was a Moss Vale butcher, auctioneer, dealer. He sold the house, "Norman Villa" on 23-6-1897. From 1897 Eliza Baxter who used it as a residence and as a guest house. From 1906 Edward Hamilton Badgery who renamed the home "Koyong" and ran his business from there. From 1915 Bertha Mein and daughter Hetta ran it as a boarding school from 1915 to 1952 and they extended the home extensively. From 1952 Alfred Shipway (a retired policeman) ran it as a boarding home. From 1969 – c.1978 Dr James Tudehope continued it as a boarding house.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a two storey late Victorian era residence.</i>

Integrity/Intactness

Main house is still intact but substantial additions have been made. Appropriate conservation work would approve its appearance.

Statement of Heritage Significance

Koyong at 15 Suttor Road, Moss Vale is significant because it illustrates the late 19th Century development of the Suttor Road area of Moss Vale and for association with earlier owners: John William Norman a butcher, auctioneer and dealer who built the house 1895; Eliza Baxter who used it as a residence and as a guest house from 1897; Edward Hamilton Badgery who ran his business from there from 1906; Bertha Mein and daughter Hetta ran it as a boarding school from 1915 to 1952; Alfred Shipway a retired policeman who ran it as a boarding home from 1952 and Dr James Tudehope who continued it as a boarding house, From 1969 – c.1978. It is also of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a two storey late Victorian era residence.

Wetherall and some interiors

103 Suttor Road, Moss Vale

Recommendation

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

Description

This fine single storey face brick residence is located down a battleaxe driveway off Suttor Road. The house has had a much larger site fronting Suttor Road in the past and would have had views over the Wingecarribee River and the historic Bong Bong site immediately opposite. It has a symmetrical front with two projecting bays. Between the bays is a well designed recessed timber lined ceiling verandah. The roof is hipped and terracotta tiled and has five chimneys the most western (to the right) being very tall. The internet images from September 2019 show it to have some good original interior features including brick fire place surrounds and some unpainted timber window joinery. The internet shows that the former single garage to the right rear has been sympathetically converted to a studio







Above: images above from this September 2019 site
<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-130471706>

Internet Review

The text below from this September 2019 site

<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-130471706>

A Private Hidden Oasis

103 Suttor Road, Moss Vale

Set on the sought after Bong Bong Hill down a private drive a slice of Moss Vale history awaits the fortunate buyer seeking a country retreat in the heart of the Southern Highlands.

"Wetheral" is positioned proudly on 3,351sqm of sweeping lawns & established gardens & is built of full brick & tile by the renowned Alf Stephens & Sons around 1935. Positioned to the North with vast sundrenched entertaining areas, the home provides spacious, versatile accommodation including 5 bedrooms + study, 4 bathrooms (master with ensuite), grand formal rooms with open fireplaces, Country style kitchen, an attached, active self-contained B&B + a separate studio, shedding, large chook pen, vegetable garden, orchard & much more. Ducted gas heating throughout plus split system reverse-cycle air-conditioning units. Convenient location with bus at the door, close to Moss Vale & Bowral town entrances & opposite the 5km bike/walk track to Bowral through the Bong Bong common. 103A Suttor Road, Moss Vale NB - adjacent 947sqm of land with 3 bay shed on slab available as a separate purchase.

Original character features include:

- High Ceilings
- Rendered internal brick walls
- Grand working open fireplaces
- External timber window shutters
- Full brick cool-room/wine cellar

History

Architect and Builder for 103 Suttor Road, Moss Vale.

Research has revealed a likely architect and builder fit for 103 Suttor Road. John Athelstan Victor (JAV) Nisbet d.1971, Architect on the 10 March 1936 called for tenders for the erection of a residence in Suttor Road Moss Vale (SMH). On 29 May 1936 Nisbet awarded the contract to Alf Stephens and Son, Bowral. (SMH).

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

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

Major projects included: 1895 Bowral Courthouse, 1897 Berrima Gaol Governor's Residence, 1914 Empire Cinema in Bowral, 1919 Bowral Golf Club House, 1924 Ranelagh Hotel at Robertson, 1929 Church of England Grammar School in Canberra, 1930, St Johns Anglican Church in Moss Vale, 1930 Gibraltar Park Children's Home in Mittagong, 1933 Bowral Ambulance Station, 1934 Dormie House at

Moss Vale, 1935 Bowral Hospital, 1935 Canberra Masonic Hall, 1938 Canberra Fire Station at Manuka and 10 two storey residences for staff, government contracts for hundreds of new houses in Canberra in the 1930s and finally 1965 Clubbe Hall at Frensham School in Mittagong.

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

Alf Stephens Snr (1863-1924)

Alf Stephens Jnr. (1887-1973)

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

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

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

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

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

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

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

Work by the firm in Canberra

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

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

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

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

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

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

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Suttor Road area of Moss Vale in the 1930s to the present time.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its attributed association with the architect John Athelstan Victor Nisbet d.1971, Architect and prominent building firm of Alf Stephens and Sons which operated in Bowral from 1886-1965.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a fine brick symmetrically fronted single storey residence from the Interwar period.</i>

Integrity/Intactness

Very substantially intact although some alterations have been made.

Statement of Heritage Significance

Wetherall at 103 Suttor Road, Moss Vale is of significance because it illustrates the development of the Suttor Road area of Moss Vale in the 1930s to the present time and for its attributed association with the architect John Athelstan Victor Nisbet d.1971, Architect and prominent building firm of Alf Stephens and Sons which operated in Bowral from 1886-1965. It is also significance in demonstrating aesthetic value in the local area because of its setting and architectural form and some original interiors and for demonstrating the principal characteristics of a class of the local area's heritage in this case a fine brick symmetrically fronted single storey residence from the Interwar period with some remaining original interiors.

10 Throsby Street, Moss Vale. Wroxtton

Recommendation

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

Property is contained within the existing Throsby/Arthur Streets Conservation Area.

Description

October 2020 Site Inspection:

A one and a half storey freestanding cottage that dates from the Federation period set on a 1235 m² site in a town setting that has retained its context. The building is setback from the street. The site has a front fence of hedge approximately 2 metres high and a side gravel driveway to the left. The front garden is small. The façade presents a complex asymmetrical elevation and is constructed of face brick with a masonry base course. The roof is hipped and gabled with a steep pitch and is clad in terracotta tile. It features beautifully detailed corbelled brick chimneys and gable end timber work. The verandah is offset and is integral and features timber posts, timber brackets with chinnoiserie style timber balustrade. . The front door is centrally located and is 4-panelled with fanlights. Fenestration comprises vertically proportioned 2 pane double hung timber windows. The building appears to be in good condition. Alterations include rear additions, non original verandah infill and dormers.



Above: Images source 88 photos from 2020, 2017 and 2016 at this site including above image.
<https://www.realestate.com.au/property/10-throsby-st-moss-vale-nsw-2577>

Internet Review

88 photos from 2020, 2017 and 2016 at this site including above image.

<https://www.realestate.com.au/property/10-throsby-st-moss-vale-nsw-2577>

Suggested Statement of Significance for 2020:

The house has significance as a fine example of Federation Architecture and one which illustrates the later development in the Council Chambers subdivision

History

Historical Research by David Baxter 2021

This house was owned by Frank Lewis Toose in 1927 and was lot 4 of the Throsby Villa Estate of 1882 and was of 80'x 236'/289'. It remained in the Toose family until at least c1952.

The home was used as a Dentistry surgery from 1911 when Ernest Gilman Moon was there, he became a Mayor of Moss Vale in 1915.

In 1923 Francis Annerly had it and then in 1926 Eric Korff bought the business and had it until 1935 there.

It was used as a boarding house for a long time as far as I can recall.

(Researched by David Baxter Moss Vale historian 5-1-2021).

Note on fire which occurred at 10 Throsby Street in 1915 from Trove – The Farmer and Settler 29/1/1915.

MOSS VALE DENTISTRY AFLAME.

A fire occurred on Monday on premises occupied by Ernest Gilman Moon, a dentist, of Moss Vale (N.S.W.). Within a few minutes, police and firemen were on the spot, and with a good water supply the fire was confined to a shed and gas generating house, in which the outbreak occurred. The place was not insured.

MOON Ernest Gillman	Death notice	28AUG1949	Death 75	at Ashfield Sydney Morning Herald	30AUG1949
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Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Throsby Street area of Moss Vale in the Federation period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association from 1911 as a surgery for Ernest Gillman Moon 1874-1949, a dentist, who became a Mayor of Moss Vale in 1915.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement for its setting and architectural form and in particular the detailed corbelled brick chimneys and gable end timber work.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case in this case a good quality single storey Federation era residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

10 Throsby Street, Moss Vale. Wroxton is significant because it illustrates the development of the Throsby Street area of Moss Vale in the Federation period and because of its association from 1911 as a surgery for Ernest Gillman Moon 1874-1949, a dentist, who became a Mayor of Moss Vale in 1915. It is also of significance in demonstrating aesthetic achievement for its setting and architectural form and in particular the detailed corbelled brick chimneys and gable end timber work and in demonstrating the principal characteristics of a class of the local area's heritage in this case in this case a good quality single storey Federation era residence.

7 Valetta Street, Moss Vale. 'Tarrangower'—house (including interiors) and trachyte retaining wall, fence and steps

Recommendation

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

Property is contained within the existing Valetta Street Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as a fine interwar residence, which illustrates the subdivision and development of the Glorigan Hill estate.

Description

Interwar period house set on a 1311 m² high corner site to Elizabeth Street close to the centre of Moss Vale. The site has a substantial trachyte stone retaining wall and fence and street corner entrance steps. The elevation is complex and of dark face brick on a trachyte stone base. The roof is medium pitched, hipped and gabled with open eaves and has unglazed terracotta tiles. The verandah has a brick balustrade and is brick pillar and timber post supported. The verandah has a prominent gabled entrance and then returns left and right. The front door is centrally located. Fenestration includes double hung windows. The building appears to be in very good condition and is substantially intact. Highly prominent purposefully designed to address this elevated corner site. Side car access from Elizabeth Street is a plus to the design.

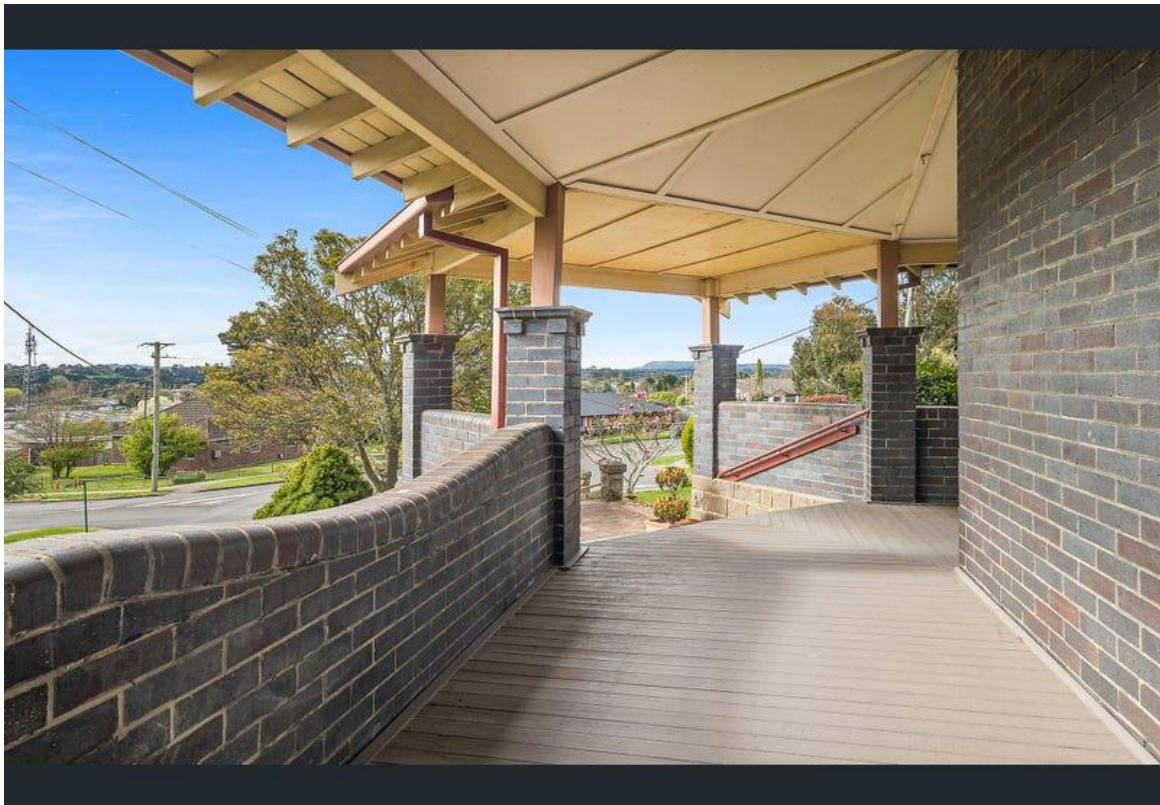


Internet Review

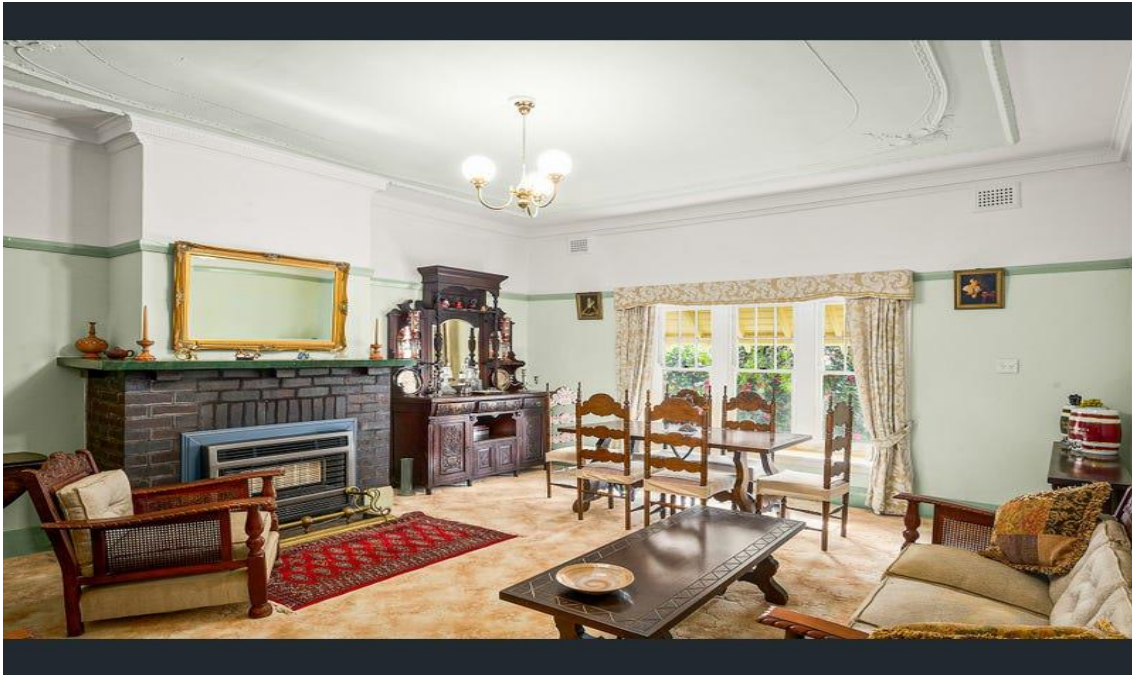
<https://www.realestate.com.au/property-house-nsw-moss+vale-140415539>



Above: Image from this 2022 site <https://www.realestate.com.au/property-house-nsw-moss+vale-140415539>



Above: Image from this 2022 site <https://www.realestate.com.au/property-house-nsw-moss+vale-140415539>



Above: Image from this 2022 site <https://www.realestate.com.au/property-house-nsw-moss+vale-140415539>

"Tarrangower" - Classic Period Home with Character & Charm

Text here from Image above from this 2022 site <https://www.realestate.com.au/property-house-nsw-moss+vale-140415539>

7 Valetta Street, Moss Vale

Proudly set on the high side of the street, this landmark full brick home is brimming with character. Impressive from the outset with its striking entrance and facade this classic Federation home reveals charming living zones showcasing all the beautiful hallmarks of its era. With a great blend of original details, modern updates, a versatile floorplan and surrounded by beautiful historic gardens, it is a home rich in character.

- Formal living room with period fireplace, ornate ceiling and picture rails*
- Living room with period fireplace & large windows allowing the sun to stream in.*
- Country timber kitchen with modern appliances and huge walk-in pantry*
- Sunroom enclosed by large windows overlooking the garden and capturing the sun*
- Study/Office with views over the garden*
- Spacious master suite with period fireplace with walk in robe and modern ensuite*
- Second spacious bedroom with window seat and period features*
- Third bedroom with attached craft room/study*
- Traditional style updated bathroom with combined bath/shower vanity and toilet*
- Large laundry with ample storage with extra toilet and shower*
- Single lock up garage and carport*
- Paved courtyard area with retractable awning to enjoy the gardens and sunshine*
- Fully fenced with a gorgeous garden with a mix of seasonal plants and trees plus a great sized garden shed*

Perfectly positioned within easy walking distance to the thriving town centre of Moss Vale and all local amenities. Don't miss your chance to own a part of Southern Highlands history.

History

Article in the *Southern Highland News* 19 October 2022

A slice of Highlands history is up for sale in Moss Vale.

Built in the 1920s, 'Tarrangower', located on the corner of Valetta Street and Elizabeth Street has been put on the market for the first time in 25 years.

Owner Jan King said the house was built for Mrs Schofield and was reputedly built by prominent Highlands builder Alf Stephens.

"Alf was a well-known builder and built a lot of the iconic homes in the Southern Highlands," she said.

However, according to local rumours, the house may have been built by someone else entirely.

"Mrs Schofield's son was also a builder, Albert Schofield," Jan said.

"The rumour is that he built the house for his mother. So we're not sure whether Albert Schofield built it or Alf Stephens built it.

"Everybody says that Alf Stephens built Karingal, and they say that Alf Stephens built here, but we're not certain that that was the case.

"When we moved here 25 years ago some of the old chaps down at the pub where my husband used to drink told him that it was built by Mr Schofield.

"I can't honestly say to you who built it, but I do know that the first occupant was Mrs Schofield."

Adding to the history of the property is a map that Jan has which dates back to 1937.

"The map has Mrs Schofield's name on it, and it was when the sewer was connected," Jan said.

"She lived here before the sewer was connected, and she was the first occupant in the house.

"After the war, it was purchased by the Rural Bank. A lot people around Moss Vale refer to this as the bank house."

According to Jan, the Rural Bank owned the property for several years and had used it as a holiday home for their managers.

"Their top executives had a country holiday home, but they also used it at some stage for their local managers," she said.

By the time Jan and her husband purchased the home, the house had passed from the bank to another resident.

'Tarrangower' boasts an impressive formal living room with a period fireplace and ornate ceilings throughout the house.

One room does have a new ceiling.

"The ceilings in the place are absolutely beautiful," Jan said.

"I had a new ceiling installed in the kitchen.

"But the rest of the house is beautiful."

The house itself remains in good condition with the original building untouched. Jan said an extension was added to the back of the property to accommodate a laundry and to add a sunroom.

"Except the sunroom, the skirting boards, the picture frames, the doors, the door handles, everything is exactly as it was," she said.

"The verandah went all the way around in a U shape and when we bought the house, part of the verandah had been closed in and there were windows in it.

"A few years ago, I had that converted into a dressing room and an ensuite off the main bedroom because the space was there.

"There wasn't any alteration to the building."

The house also has an interesting connection to Jan's family and Mt Gibraltar.

"One interesting thing about the house is that the fence is trachyte and it was quarried from Mt Gibraltar," she said.

"It was cut by stonemasons up there, and one of them was my father. But I don't know whether he had anything to do with the fence.

"It may well be that my father had a hand in creating the fence."

The house is listed with Drysdale Real Estate.

Notes based from Southern Highland News of 19/10/2022 news story above and other information

First occupant said to be a Mrs Schofield and possible builder her son Albert Schofield (not found) or Alf Stephens.

Margaret Schofield of Moss Vale and Croydon died in 1943 (Ryerson below)

Owner after WW2 - Rural Bank.

Owner at 2022 is a Jan King and there for 25 years c. 1997-2022.

Ryerson Index for Margaret Schofield c. 1863-1943.

SCHOFIELD	Margaret	Death notice	02OCT1943	Death	late of Moss Vale and Croydon	Sydney Morning Herald	04OCT1943
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The house referred to in the newspaper article below is 7 Valetta Street and the date indicated is 1930.

TRAGIC DEATH OF MRS. MARGARET SCHOFIELD. The Southern Mail 8 Oct. 1943

In her eightieth year, Mrs. Margaret Schofield, of Moss Vale, was accidentally killed on Saturday last by a motor car. The car was in charge of a learner who, with her teacher, was on me way to the police station for her driving test. As she was turning into Argyle Street, Mrs. Schofield stepped from the footpath in front of the car and was knocked down. A local doctor and the District Ambulance were soon in attendance, and the injured woman was conveyed to the District Hospital, where she died shortly afterwards. Mrs.Schofield, who formerly lived at Bong Bong, built a beautiful home at Moss Vale thirteen years ago and had lived there ever since. Her cheerful disposition endeared her to many friends, who deeply deplore her tragic end.

Fatal Accident DEATH OF MRS. SCHOFIELD. The Scrutineer and Berrima District Press Sat 9 Oct 1943

Mrs. Margaret Schofield, of Moss Vale, met her death almost instantaneously early on Saturday morning last, when she was struck by a motor car driven by Mrs. Trevor Cramp as she stepped off the

footpath at the Bank of Near South Wales corner, in Argyle Street, throwing her to the roadway. The driver of the car was in the act of turning into White Street.

The ambulance conveyed the sufferer to the Berrima District Hospital, where she died a few minutes after admission. Her injuries were extensive, both legs being broken, as well as her wrist, and she suffered a fractured skull and extensive abrasions to the back.

The late Mrs. Schofield, who was in her 80th year, was the widow of the late Mr. David James Schofield, had been a resident of Moss Vale for over 20 years. Two sons survive.

Ryerson Index for David James Schofield c.1858-1911.

SCHOFIELD	David James	Death notice	28JAN1911	Death 53	late of Croydon	Sydney Morning Herald	30JAN1911
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Death Notice for David James Schofield c.1858-1911.

DEATHS. SCHOFIELD - January 28 1911, David James beloved husband of Margaret Schofield of Ontario (name of house), Young street, Croydon aged 64 years.

Death Notice for Margaret Schofield c. 1863-1943

SCHOFIELD.—October 2, 1943, at Moss Vale (result of accident), Margaret Schofield

(late of Croydon), relict of David James, loving mother of Roy, Athol (deceased), and Bob. **Research on 7 Valetta Street Moss Vale by Bud Townsing 20/10/2022. Includes additional notes from Dennis McManus.**

The 1927 Moss Vale Rate Book, courtesy the Local Studies Room and Archives, shows that John Tomley owned Lots 1 and 2 on the corner of Valetta and Elizabeth Street – Nos 7 and 9 Valetta Street.

There is a house called Wrexham (now No. 9 Valetta Street) on the land which is 138' x 198 feet

The next available rate book is 1930. Mrs Margaret Schofield now owns Corner Lot 1 which is 72'8 x 198' and Tarrangower is the house with an improved capital value of £3,000.

Next door on Lot 2 in the 1930 Rate Book is John Tomley the owner of Wrexham with an improved value of £1,000 and land of 65'4 x 198 feet.

So it is reasonable to conclude that Tarrangower was built between 1927 and 1930 from the rate books.

The Moss Vale Council Meeting book of 22 May 1928 records that “Mrs. Schofield per N M Anderson and H F Winch applying for approval of building plans”.

Henry Manning Anderson (1860-1941) was an Alderman in Moss Vale, but he did not attend the 22 May 1928 meeting, he was also a builder and contractor who had retired to Moss Vale in 1914.

Horace Frederick Winch (d. 1949), Builder and Contractor of Moss Vale. was also an alderman at about this time, but did not attend the meeting and was a builder and contractor (advert. From 1925 below)

[The Scrutineer and Berrima District Press \(NSW : 1892 - 1948\) / Wed 18 Mar 1925 / Page 3](#) ,



H. F. WINCH,
BUILDER AND CONTRACTOR,
ARGYLE-STREET. 'Phone 121

HAVING moved into more centrally situated premises I am prepared to supply anything in the **Building Line** from a **PACKET OF NAILS** to a **COMPLETE RESIDENCE** at keen prices—wholesale or retail.
 Thousands of feet of Water Pipe and Cypress Weatherboard and Flooring in stock ; also all Mouldings, Shelving, Oregon, 3-Ply, Guttering, Ridging, etc.
 Drain Pipes, Gullies, Air Bricks, Locks, Taps and Fittings.
ALL JOINERY MADE ON THE PREMISES

Mrs Schofield also owned land on the corner of Argyle and Valletta Street and there is a possibility that the building she was seeking approval for related to the 22 May 1928 council meeting was that one and not 7 Valetta Street?

The title reference for 7 Valetta Street is 1/798790. I had trouble tracing the title back. The prior title is shown as CA38602 which I think stands for Conversion Action which created the current title back on 2 May 1989. I could not figure out how to go back from this point.

So Mrs. Schofield was the first owner of Tarrangower with a likely build date of 1928 with the possibility the builder was N M Anderson.

Research from David Baxter 2022 on Tarrangower

As for Tarrangower, I am not sure how long the Rural Bank had it but the bank started in Moss Vale on 19-9-1921 but operated as part of the Government savings bank and had their office in the Moss Vale School of Arts. Both had the same manager. May 1924 the new Government Savings and Rural Bank building opened at 396-400 Argyle St. The Rural Bank went solo and was at 374 Argyle St from late 1940s to 1922-2-1960 when the moved into a two story brick building on the northern corner of Argyle and Kirkham Sts. For how long Tarrangower was used as a bank managers residence is unclear but in 1953 to 1954 Hugh Malcolm Robertson and his wife Geraldine Edith Robertson were there, then 1954 to 1956 was Joseph de Boos (Jack) and then August 1956 Alan Oswald Howarth and his wife

Joyce Olive and daughter Wendy Joan lived there. When the new bank opened they moved into the upstairs residence of it in 1960.

The block of land that Margaret Schofield owned at 2 Valetta Street is where "Flexiforce" is today. In 1940 it had a cottage and garage on it.

Margaret Schofield (nee Chisholm) b 1863 d. 2-10-1943 married 1892 to David James Schofield b. 1858 d. 28-1-1911 children Joseph Roy Schofield (known as Roy) b24-7-1894d. 21-5-1978 Athelstan Quamby Schofield (known as Athol) b. 1898 d. 4-3-1938. Robert Greener Schofield (known as Bob) he was a builder. b. 1902 Robert lived at 36 Elizabeth Street, he owned it in 1935 (one rodd, 29 and 3 quarter perches) was still there in 1980 (corner Elizabeth and Valetta St . Opp Tarrangower).

I cannot find Albert Schofield as a son, Robert was the builder in the family.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Valetta Street area of Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong or special association in the local area with Margaret Schofield (nee Chisholm) 1863-1943 who commissioned the house to be built c. 1930.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of its excellent design and in the dark brick and matching trachyte fence on a high corner prominent site close to the centre of Mos Vale.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case the substantial use trachyte stone in its retaining wall/fence and corner entrance steps.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Tarrangower at 7 Valetta Street, Moss Vale is significant because it illustrates the development of the Valetta Street area of Moss Vale in the Interwar period and for its association with Margaret Schofield 1863-1943 who commissioned the house to be built c. 1930. It is also of significance in demonstrating aesthetic achievement in the local area because of its excellent design and in the dark brick and matching trachyte fence on a high corner prominent site close to the centre of Moss Vale and for possessing a rare aspect of the local area's heritage in this case the substantial use trachyte stone in its retaining wall/fence and corner entrance steps .

Interwar house

18 Valetta Street, Moss Vale

Recommendation

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

Property is contained within the existing Valetta Street Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as a fine and substantial interwar residence which illustrates the subdivision and development of Glorigan Hill.

Description

October 2020 Site Inspection:

Likely to be Interwar period and is set on a large site in a town setting that has retained its context. The building is setback. The site has a low stone front wall. The façade presents a simple symmetrical elevation and is constructed of weatherboard. The roof has a high pitch and is clad in flat diamond pattern fibro shingle tiles. The verandah is offset to the left and is infilled. It features timber posts and timber balustrades. The front door is centrally located. Fenestration includes triple casement windows. The building and grounds appears to be in poor condition. Internet implies it to be in 2 flats.



Internet Review

One google image only at this site <https://www.realestate.com.au/property/18-valetta-st-moss-vale-nsw-2577>

History

Historical Research by David Baxter 2021

1927 had Robert Henry Dyball (1-9-1859 to 25-12-1928) and his wife Arthurina Jenkin Dyball (1863 to 21-4-1954) a 91 living there. 1954 Eric William McDonald bought the home.

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Valetta Street area in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic, creative or technical achievement in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage a residence with a diamond pattern fibrous tile roof.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact in relatively poor but recoverable condition

Statement of Heritage Significance

18 Valetta Street, Moss Vale is significant because it illustrates the development of the Valetta Street area in the Interwar period. It is also of significance in demonstrating aesthetic, creative or technical achievement in the local area because of its setting and architectural form and for possessing a rare aspect of the local area's heritage a residence with a diamond pattern fibrous tile roof.

28 Valetta Street, Moss Vale. St Oswalds and Garden

Recommendation

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

Property is contained within the existing Valetta Street Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as an interwar residence which illustrates the subdivision and development of Glorigan Hill.

Description

October 2020 Site Inspection:

A one storey freestanding bungalow and garden that dates from 1930 - the Interwar period and set on a corner site to Pine Street in

a town setting that has retained its context. The building is setback from Valetta Street but its left side is very close to Pine Street which may have been constructed after the house. Car access is off Pine Street. The site has a hedge fence. The front garden is informal and creates a picturesque setting. The house is constructed of face brick. The roof is gabled with a high pitch and is clad in unglazed terracotta tiles. The verandah runs across the façade. It features timber posts and timber balustrades. The front door is centrally located. Fenestration includes beautiful leadlight windows. The building appears to be in very good condition and is substantially intact. Great garden with mature trees.



Internet Review

One poor google image only at this site <https://www.realestate.com.au/property/28-valetta-st-moss-vale-nsw-2577>

History

Historical Research by David Baxter 2021 with minor amendments by Dennis McManus in regard to date of build and the inclusion of architect and builder.

The site of St Oswalds in 1927 was on a corner block of 66'x 200'. By 1935 it had grown to 99'x 200'. It was known as being in Pine Street until about 1940 when it became 28 Valetta Street.

In 1927 the site was owned by Dudley Harrington Cowper (21-8-1884 to 21-10-1955) the Manager of the Commercial Banking Co of Australia bank. His wife was Euphemia Jane Constance Cowper (nee Wright) (1883 to 28-5-1935). He was the manager from 1926 to 1939 and remained here after he retired.

In 1930 architect William Nelson called for tenders to build a residence on and the it was awarded to prominent builders Alf Stephens and Sons of Bowral. the site

The house was named "St Oswalds". The Cowper's lived their first few years in the bank residence and only moved to this house after 1930.

In 1952 Amy Caroline Stirton (nee Doyle) (24-7-1887 to 29-5-1957) bought the home. She was married to Alexander Nivison Stirton (13-11-1864 to 26-12-1934) in 1906 but when he died she bought this house. Their daughter Jean Stirton (12-1-1907 to 21-8-1992) married into a wealthy Moss Vale family Richard Patrick Perry-Circuit of "Wyfold" at Bong Bong Hill.

The next owner was Henry Dixon Richardson and his wife Elizabeth Ella Bart Richardson (nee Ledger), he was the manager of the Bank of NSW. More information to come.

Notes on Amy Caroline Doyle from:

<https://ancestors.familysearch.org/en/KZYB-M6W/amy-caroline-doyle-1877-1957>

When Amy Caroline Doyle was born on 24 July 1877, in Werrina, New South Wales, Australia, her father, Cyrus Edmond Doyle, was 34 and her mother, Caroline Bowler Champain, was 38. She married Alexander Nivison Stirton on 3 January 1906, in New South Wales, Australia. They were the parents of at least 2 daughters. She died on 31 May 1957, in Moss Vale, New South Wales, Australia, at the age of 79.

Trove check 22 Dec 2021 by D McManus

<https://trove.nla.gov.au/newspaper/article/16722323?searchTerm=Alf%20Stephens%20and%20Son%20Alf%20Stephens%20and%20Son>

SMH of 14/10/1930 records:

Moss Vale-Erection of a country home Pine and Valetta Street*, Moss Vale, for Mrs D H Cowper Mr William A Nelson architect. Messrs Alf Stephens and Son, builders.

Biography of William Arthur Nelson (1875-1958) by John Taylor at this site

https://www.taylorarchitects.com.au/Biographies/WA%20Nelson%20for%20AIA%20_WA_.pdf

(The Architect [WA], Vol.3, No.3, September 1959, p.13)

Nelson, William Arthur, was born 19 March 1875 at Potts Point, Sydney. Educated at Royston College and the Sydney High School, in March 1891 Nelson commenced serving articles with prolific NSW architect Thomas Rowe, and whilst employed as a draughtsman at Pitt Street, also studied at Sydney Technical College for four years. Nelson had lessons from John Smedley (1841-1903), reputedly the first Australian born architect, W. Wright Campbell, and J.L. Bruce. In 1894 he was awarded a bronze medal for architectural design from the Technical College. Rowe's large practice suffered badly in the depression of 1893, and it is likely that along with many other young architects at the time, Nelson found work difficult to procure.

He began practice in Sydney, but in 1896 joined the exodus to the gold boom in Western Australia. Residing at Perth, he entered the service of the Admiralty Survey Department and became chief draughtsman. After nearly two years employment, with closure of the department Nelson commenced architectural practice on his own behalf. Over the next twenty-odd years, Nelson designed many well-known works in Western Australia, including Melba Corner in Perth, Padbury Memorial (now St James') Church at Moora, Johnston Buildings, Torrens Building, buildings at Albany, several hotels, many residences and other structures in town and country, also claiming to have designed the first reinforced concrete building in WA.

He was architect for the Bank of New South Wales and several corporations. Some of Nelson's early Twentieth Century designs include Wesley Maley's homestead at Moojebing, near Katanning, and the Coffee Palace at Stirling Highway Cottesloe for Francis Sproule in 1904. Nelson married Kathleen Olive Maley in April 1905 at Wesley Church, Perth. A long-serving secretary of the Western Australian Institute of Architects (WAIA), he was elected a Fellow of WAIA in October 1908. Nelson took a great interest in the welfare of the profession, was instrumental in early moves toward the registration of architects, and acted as chief incentive officer of the Institute for a long period. In 1908-09 the leading men of WAIA, Hobbs, Cavanagh, Poole and Harrison worked together with treasurer Jefferis, secretary Nelson, and members of the WAIA council toward the registration issue, not to be resolved for another dozen years. Other important business included modifying the Scale of Professional Charges, and petitioning RIBA to constitute WAIA as an allied society.

Although a dedicated study of Nelson's designs in WA has not been made, it is known that a fair number of buildings with which he was associated remain, including St James' Anglican Church, Moora; Bank of New South Wales (fmr), Northam; Bank of New South Wales (fmr), 349-355 Murray Street Perth; Bank of New South Wales (fmr), Wagin; Moora Town Hall; Commercial Hotel (fmr) Moora; Moora District Hospital & Myles Memorial Arch; and the Seamen's [Sailors'] Rest, 28 Marine Terrace, Fremantle. For recreational pursuits, Nelson had a farming interest at Balingup, where he owned a property.

In April 1914 he left on the 'mailboat' with his wife for an extended trip to England and America, whilst his practice was carried on by Herbert Parry. Nelson reported impressions gained on his 'grand tour' to fellow Australian architects. In November 1915, The Salon published 'Impressions of America', Nelson's report on architecture in the USA. Following an exploratory visit that included the cities of New York, Washington, and San Francisco, Nelson decried the lack of development of American Romanesque style, 'which looked so well on paper and suggested illimitable possibilities of development'. Although praising the work of 'brilliant and gentle' Charles McKim, Nelson felt the Americans had turned away from Richardsonian types, and could not discover any important work which was being developed on lines which had hitherto been regarded as peculiarly American.

A member of council of the Town Planning Association of WA, in July 1917 Nelson was the originator of the idea of a conference to consider 'post war problems and industrial phases of repatriation'. Married but childless, Nelson must have felt the pressure of service to his country during the First World War. Enlisting in early 1918, he embarked at Albany on HMAT Marathon in July, serving briefly as a sapper with AIF engineers in England. Following the end of war, in early 1919 Nelson found the exciting opportunity to work with renowned architect Sir Mervyn MacCartney on national housing schemes at Wallingford, west of London, and on both St Paul's and Durham cathedrals. It was decided that Kathleen would join her husband in Great Britain, and she departed their home 'Calvert Lodge' at 20 Walker Avenue, West Perth. Tragically, Kathleen died on the Miltiades near Tenerife (Canary Islands) in April 1919, aged just 37 years.

No doubt saddened by memories of time with Kathleen in WA, Nelson eventually returned to Sydney, registering with the NSW Architects Board in December 1923, and commenced practice as Mitchell & Nelson at Pitt Street, Sydney. From 1932 to 1952 Nelson's listed address with the Board was Radcliffe, 65 Tryon Road, Lindfield, which he had designed back in 1924. Works north of Sydney in the Ku-ring-gai area include both 65 & 67 Tryon Road, Lindfield (1924); two houses in Roseville (1933); Killara Court, Werona Avenue (1933); additions to the Killara Bowling Club (1935); and business premises at No.96a Pacific Highway, Roseville. Greengate Court, the block of shops at 672-678 Pacific Highway, Killara, was designed by Nelson and built in 1936. Nelson owned the property with his secondwife Annot Louise Nelson.

Nelson married for a third time in October 1947, at St Philip's Church Sydney, to Emily Margaret Ellis, also of Lindfield.

Amongst other works from Nelson's second period in NSW were a number of churches including St Barnabas', Roseville and St John's, Moss Vale. He was also responsible for many business premises, blocks of flats and service stations in Sydney and its suburbs, including the West End Garage at 80 Broadway, in 1939. In time,

Nelson was honored as a Fellow of both the Institute of Architects of NSW, and Royal Australian Institute of Architects.



William Arthur Nelson (1875-1958) Nelson died in a motor accident on 12 August 1958. He left bequests to both the RAIWA (NSW) and RAIWA (WA). In WA £1,000 in bonds was set aside for educational purposes in the form of prizes for students, although the prize lapsed in 2010.

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

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

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

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

Alf Stephens Jnr. (1887-1973)

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

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

Alfred Jnr. was involved in the work of the firm from when in 1903 the firm had a contract to build four railway stations on the Leura line. The family relocated there for

the duration of this work. Another early job he was involved in required the cutting into sections and moving of the Upper Bowral Store (Mitchell's Store) in Merrigang Street, which had been bought by his father in 1896 for £116, into Bong Bong Street. Having moved the house into town in 1903, and lived in it for some years Alf Jnr. famously moved it out again in 1926 to Victoria Street, where it still stands.

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

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

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

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

Work by the firm in Canberra

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

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

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

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

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

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

Heritage Significance Assessment

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

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

NSW heritage assessment criteria	Assessment of site
(b) ASSOCIATIONAL SIGNIFICANCE	<p><i>Of significance because of its association with two bank managers as owners</i></p> <p><i>Dudley Harrington Cowper (1884-1955) the Manager of the Commercial Banking Co of Australia Bank, Moss Vale and his wife was Euphemia Jane Constance Cowper - nee Wright (1883- 1935). He was the manager from 1926 to 1939 and remained in Moss Vale after he retired. The house was named "St Oswalds". The Cowpers lived their first few years in the bank and only moved to this house around the mid-1930s even though they owned it from at least 1927.</i></p> <p><i>Mr William A Nelson (1875-1958) accomplished Sydney based architect who designed the house.</i></p> <p><i>Alf Stephens and Sons, prominent builders of Bowral who built it.</i></p> <p><i>Henry Dixon Richardson manager of the Bank of NSW, Moss and his wife Elizabeth Ella Bart Richardson (nee Ledger).</i></p>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<p><i>Of significance in demonstrating aesthetic achievement in the local area because the beauty of its garden setting and architectural form.</i></p>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<p><i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a fine single storey Interwar period house.</i></p>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

St Oswalds at 28 Valetta Street, Moss Vale is significant because it illustrates the development of the Valetta Street area in the Interwar period and for its association with two bank managers as owners: Dudley Harrington Cowper (1884-1955), manager of the Commercial Banking Co of Australia Bank, Moss Vale 1926-1939 and his wife Euphemia Jane Constance Cowper - nee Wright (1883- 1935). At first the Cowpers lived on the bank site and only moved to this house in the 1930s and Henry Dixon Richardson manager of the Bank of NSW, Moss and his wife Elizabeth Ella Bart Richardson (nee Ledger). It is also of significance for its association with Mr William A Nelson (1875-1958, accomplished Sydney based architect, who designed the house. Alf Stephens and Sons, prominent builders of Bowral who built it. It is also of significance in demonstrating aesthetic achievement in the local area because the beauty of its garden setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a fine single storey Interwar period house.

Legacy House – two storey Arts & Crafts style house and grounds

32-34 Valetta Street, Moss Vale

Recommendation

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

Property is contained within the existing Valetta Street Conservation Area.

Heritage Survey 2009 Recommendation

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

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

Description

October 2020: A two storey freestanding house in an Arts and Crafts Style set on a large site in a town setting that has retained its context. The main elevation is to the north and not seen from the street. The two photographs below are from the street. The building is setback from the street. The site has a photinia hedge fence. The street garden is informal and creates a good setting. The façade presents a complex elevation and is made of stuccoed brick. The roof is both gabled and hip with a high pitch. The roof is clad in corrugated sheet (in 2009 recorded as slate) and has prominent stuccoed chimneys which projects forward of the main rear facade. There is a low left hand side accommodation wing which sits low on the site and thus not so intrusive. The front door is located close to a port cochere. The main building appears to be in good condition and is substantially intact and the grounds are still large and contain mature trees.

Within the Valetta Street Conservation Area.



Above: Legacy House (2021)

Internet Review

A street southern elevation photo at this site <https://www.facebook.com/LegacySydney/photos/in-1946-the-legacy-moss-vale-holiday-house-opened-since-then-it-has-offered-holi/2390601850983109/>

History

The following history is taken from a two part *Highlands History* article series on Legacy House by the Berrima District Historical and Family History Society and compiled Phillip Morton (November 2015)

<https://www.southernhighlandnews.com.au/story/3461300/legacy-opened-local-holiday-house-on-former-throsby-land/> and <https://www.southernhighlandnews.com.au/story/3474795/legacy-holiday-house-at-moss-vale-in-operation-since-1946/>

Part One of a 2-part series

IN the 1940s the Women's Auxiliary of Sydney Legacy Club saw the need to provide a holiday house in the mountains.

The first Legacy Club had been established in Melbourne in 1923 to care for war widows and their children.

A Sydney Club was formed in 1926 and groups were subsequently established throughout Australia. Legacy's activities were intensified by the casualties of WWII, and had widespread community support.

It was Mrs Doris Lazarus, president of the Sydney Women's Auxiliary, who first suggested a holiday house for war widows and their children.

She received the enthusiastic backing of Legacy members and a sub-committee was formed to investigate the purchase.

In 1944 it decided upon a property at 32-34 Valetta Street, Moss Vale.

The house was a stylish two-storey residence, built in the 1920s, well situated at the top of a rise on a large block, once part of the Throsby Park estate.

Legacy opened it as a holiday house in 1946, extended it in 1991, and it is still in operation today.

By the 1850s, the Throsby estate spread for several thousand acres. Charles and Betsy had 17 children of which 12 survived Throsby land from the Moss Vale Showground through to Valetta Street was sub-divided in the 1890s for housing.

The block on which Legacy's house now stands was part of this sale.

It was "some 4 acres, 14 perches bounded on the south-west by Valetta Road", a prime location with extensive views and convenient to town.

THE first owner was Alice Osborne who purchased it for 122 pounds.

In 1895, she sold it to Frederick Joseph Fletcher who mortgaged the property for one hundred pounds.

From 1897 the property was owned by the McCleery family who had an engineering business at the corner of Argyle Rd and Valetta St.

As they owned several houses, this land was most likely an investment and in 1909 they sold it for 400 pounds.

The purchaser was Dr George Rennie.

He was a Sydney medical practitioner, born in 1861, who resided at Point Piper.

The deed was in the name of Hester, his second wife, whom he married in 1895.

He had three children from his first marriage and Hester bore him another three. By around 1912 the Rennie's had erected a holiday home in Valetta Street.

Whether this structure was enlarged or replaced is unknown. However by the late 1920s a stylish, two-storey rendered-brick residence graced the block.

No record of the architect or builder can be found, but perhaps it was erected by the prominent Bowral-based firm of Alf Stephens & Sons, as the style is similar to some of their other buildings, such as Dormie House.

In 1934 the property was purchased for 1,025 pounds by Milton and Isabel Atwill, also of Point Piper, who made use of it as a holiday home until 1945, when they sold it to the Sydney Legacy War Orphans' Fund.

The Women's Auxiliary was then able to fulfil their aspirations

Part two of a two-part series

In 1945 a residential property in Moss Vale was purchased by Sydney Legacy to be a holiday house for war widows and their children.

An overview of the property's history continues here.

Located at 32-34 Valetta Street, it was part of a 1890s sub-division of the extensive Throsby Park estate that had been established in the 1820s.

Sized at just under five-acres, the block had several owners including Dr George Rennie.

In the late 1920s he built a stylish, two-storey residence of rendered brick, partially arcaded with steep-pitched roof. (Note from D.McManus 2022: This late 1920s date is not consistent with the design of the house and the fact that Dr Rennie died in 1923).

Amber leadlight glass of an art-deco, butterfly-wing design remains an original feature in the drawing room's windows and internal connecting doors.

In 1934 the property was purchased by Sydney businessman Milton Atwill and his wife Isabella, who lived at Point Piper.

They undertook renovations, including a major extension to the rear verandah, and often stayed there for holidays.

On September 14, 1945, the Atwills sold it to the Sydney Legacy War Orphans' Fund.

Legacy Holiday House, Moss Vale, was officially opened by Sydney Legacy's President, Legatee JL Colman, on April 20, 1946, an Easter Saturday.

A carnival and fund-raising fete were held in the gardens.

A report in the Moss Vale Post on April 26 stated that the purchase was the outcome of efforts by Sydney Legacy Women's Auxiliary who felt that widows and children would derive greater benefit if facilities were provided for a holiday in some select country centre, and which would be the Auxiliary's sole responsibility.

Legatee Colman stated that they were "deeply indebted to the Atwills who, notwithstanding many inquiries regarding purchase, gave Legacy a reasonable option and when it decided to purchase, Mrs Atwill made a magnificent donation of 500 pounds towards the home's purchase".

He also said that "from the spontaneous offers of help and cooperation received from the citizens of Moss Vale and Bowral, I entertain no doubt as to its future success".

THE Women's Auxiliary set up and staffed the house and met the cost of furnishing it. They also undertook to contribute 1100 pounds each year towards its upkeep and maintenance.

During its first year of operation in 1947, holidays without charge were provided for 157 widows and mothers accompanied by 151 children.

A Christmas dinner was attended by 35 mothers and children with a number of local residents as guests.

A Berrima District Legacy Group was formed in 1948, and from then local legatees took part in activities at the House and organisation of entertainment for widows.

They also helped maintain the building and garden.

Shady areas were provided in the extensive grounds that slope down from the back of the house.

Aleppo Pines were planted to commemorate those who did not return from war and features installed to honour the service of Women's Auxiliary members.

As the enjoyment of holidays at Moss Vale became more widely known, many country Groups and Clubs in the state nominated widows to attend.

After 10 years, a total of almost 3000 guests had enjoyed a two-week holiday there.

Early success was largely due to Matron Bowie who for 17 years worked tirelessly for the comfort and benefit of the guests. She retired in 1963 and Matron E F Dunn was appointed in her place.

From 1964 members of the local Legacy Group joined the Holiday House Committee.

By 1986, after 40 years of operation, holidays had been given to about 12,800 widows and children.

In March that year Wingecarribee Shire Council served notice on Sydney Legacy to update fire protection facilities at Moss Vale.

As this required considerable expense, the Board authorised a review committee to examine options and seek the views of Legacy members.

The property was valued at \$350,000 in 1986. Its sale was considered as this would have greatly increased Legacy's assets. It was noted that, apart from fire protection, other safety precautions and accommodation improvements were necessary.

The Women's Auxiliary, however, was strongly in favour of retaining the House and in January 1987 the Board supported this.

A refurbishment of the house commenced in 1990 and a new accommodation wing was built.

This was named in memory of Doris Lazarus, who first raised the holiday house idea. The friendly old world charm that had become a hallmark of the place was not lost.

The million-dollar alterations were officially opened in April 1991 by Mrs Shirley Sinclair who attended with her husband, NSW Governor Rear Admiral Peter Sinclair.

Currently around 340 widows and 70 children per year enjoy a holiday at Moss Vale.

With thanks to David Baxter, Dympna Irwin and local Legacy people for assistance.

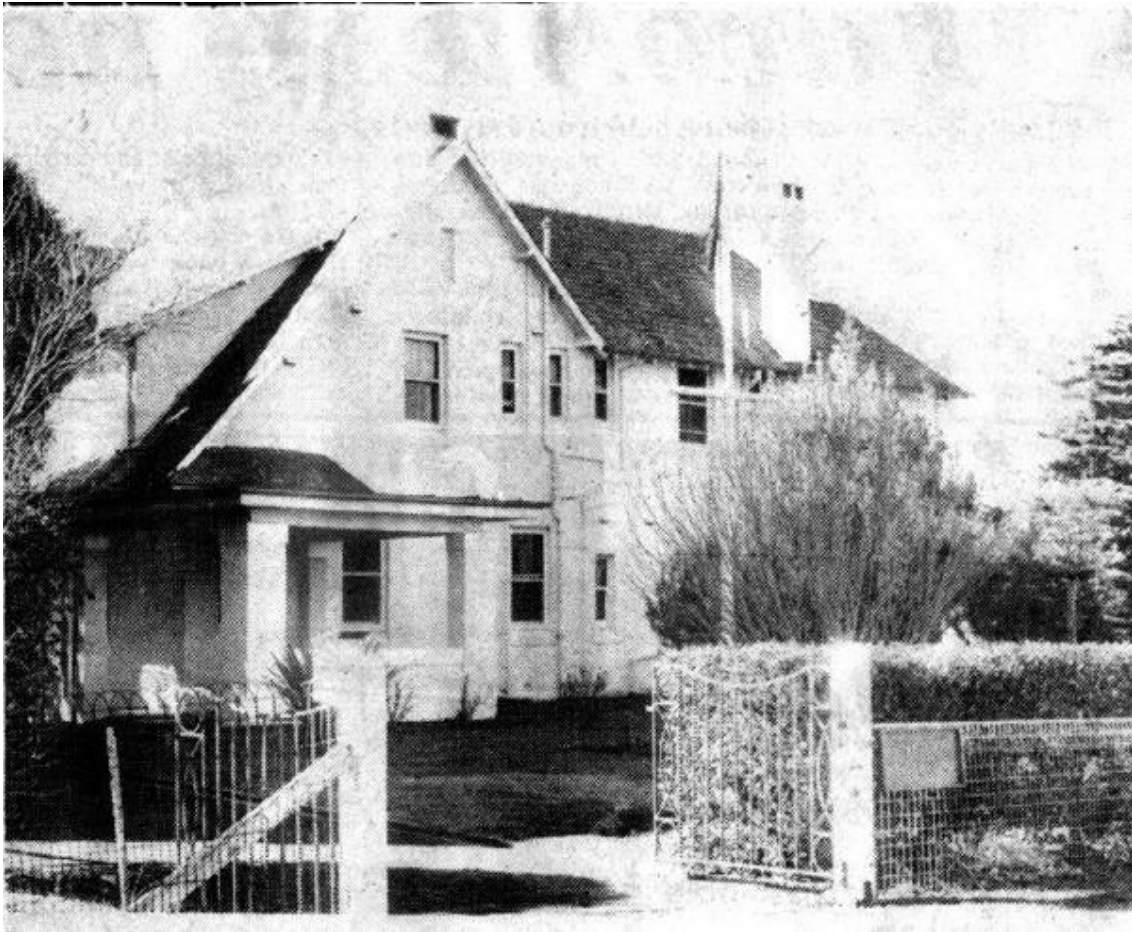
This article and two images below compiled by Philip Morton is sourced from the archives of the Berrima District Historical & Family Society.



Above: Amber butterfly-wing leadlight window (Source: image and caption from Southern Highland News <https://www.southernhighlandnews.com.au/story/3474795/legacy-holiday-house-at-moss-vale-in-operation-since-1946/>)



Above: CHARMING: A rear view of Legacy's Moss Vale holiday house before 1991 extensions (Source: image and caption from Southern Highland News <https://www.southernhighlandnews.com.au/story/3474795/legacy-holiday-house-at-moss-vale-in-operation-since-1946/>)



Above: *STYLISH HOLIDAY: The house in Valetta St, Moss Vale, bought by Legacy in 1945. . (Source: image and caption from Southern Highland News <https://www.southernhighlandnews.com.au/story/3474795/legacy-holiday-house-at-moss-vale-in-operation-since-1946/>. Image from BDH&FHS). This undated image, likely to be post war, shows Valetta Street frontage of the house including the port cochere to the left*

The following is an extract from the 1911 Register for Medical Practitioners showing Dr Rennie's registration details and qualifications:

No. of Certificate and Date of Registration.		Name.	Address.	Qualifications registered.
No.	Date.			
1630	Oct. 8, 1890	Quilter, John	Moruya	M.B., Univ. Melb., 1889.
2794	Sept. 9, 1908	Rabagiati, Andrea Francis Honyman.	Queensland ..	M.B., Bac. Surg., 1902, M.D., 1907, Univ. Edin.
2559	April 12, 1905	Raby, Ralph	England ..	Mem. R. Coll. Surg., Eng., 1903; Lic. R. Coll. Phys. Lond., 1903.
1844	Oct. 4, 1893	Ramsay, James Edward..	Western Australia	M.B., Univ. Lond., 1893.
2791	Oct. 14, 1908	Ramsden, Edward Maxwell.	Adaminaby ..	M.B., Univ. Sydney, 1908.
2141	May 11, 1898	Rand, Silas Charles ..	Newcastle ...	M.D., Rush Med. Coll. Ill., U.S.A., 1897.
1361	Jan. 12, 1887	Rankin, Richard Power ..	Victoria ...	Lic. R. Coll. Phys. Edin., 1885; Lic. R. Coll. Surg. Edin., 1885.
1988	Jan. 8, 1896	Read, Clarence	Chatswood ..	Mem. R. Coll. Surg. Eng., 1893; Lic. R. Coll. Phys. Lond., 1893.
942	Dec. 8, 1880	Read, George ..	Watson's Bay ...	Lic. R. Coll. Surg. Irel., 1879.
1267	Dec. 9, 1885	Read, Herbert Huntington	Nova Scotia ..	M.D., McGill Coll. Montreal, 1861; Lic. R. Coll. Surg. Edin., 1861.
716	Jan. 6, 1872	Read, Richard	Potts' Point, Sydney.	M.D., Mast. Surg., 1872, Queen's Univ. Irel.
2124	Feb. 9, 1898	Read, William Henry ...	Wahroonga ...	M.B., Mast. Surg., 1898, Univ. Sydney; D.P.H. Camb., 1901.
1468	May 10, 1888	Reading, Richard Fairfax	151 Macquarie-street, Sydney.	Mem. R. Coll. Surg. Eng., 1887; Lic. R. Coll. Phys. Lond., 1887.
1390	June 8, 1887	Reddall, Osborne Henry...	Randwick ...	Mem. R. Coll. Surg. Eng., 1886; Lic. R. Coll. Phys. Lond., 1886.
1092	Oct. 10, 1883	Redmond, Walker ...	Queensland ...	Lic. Soc. Apoth. Lond., 1880.
2097	Oct. 13, 1897	Reed, Henry Albert ..	Robertson ...	Mem. R. Coll. Surg. Eng., 1885; Lic. R. Coll. Phys. Lond., 1885; Lic. Soc. Apoth. Lond., 1884.
1773	June 8, 1892	Reed, James Lewis ..	New Zealand ...	M.B., Mast. Surg., 1891, Univ. Edin.
2390	July 9, 1902	Rees, Walter Llewellyn ...	Sydney ...	M.B., Mast. Surg., 1902, Univ. Sydney.
2219	Jan. 10, 1900	Reiach, James	Mullumbimby ...	M.B., Mast. Surg., 1893, Univ. Edin.
2076	April 14, 1897	Reid, Charles William ...	Watson's Bay ...	M.B., Mast. Surg., 1896, Univ. Edin.
1559	Oct. 9, 1889	Reid, John	Victoria ...	M.B., Mast. Surg., 1882, Univ. Aberd.
2246	June 13, 1900	Reisman, Charles Henry..	South Australia...	M.B., Bac. Surg., 1899, Univ. Camb.; Lic. R. Coll. Phys. Lond., 1898; Mem. R. Coll. Surg. Eng., 1898.
1523	Mar. 13, 1889	Rennie, George Edward..	159 Macquarie-street, Sydney.	M.B., 1887, M.D., Univ. Lond., 1888; Mem. R. Coll. Surg. Eng., 1887; Fell. R. Coll. Phys. Lond., 1907.

Above: 1911 Register for Medical Practitioners (1911 'REGISTER OF MEDICAL PRACTITIONERS FOR 1911.', Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), 4 January, p. 95. , viewed 05 Apr 2023, <http://nla.gov.au/nla.news-article227586254>)

Legacy House shares design elements with Lindisfarne at 159 Merrigang Street Bowral – image below <https://www.realestate.com.au/property/159-163-merrigang-st-bowral-nsw-2576>



Above: Lindisfarne at 159 Merrigang Street, Bowral, shares similar design elements with Legacy House.

See other examples of Arts and Crafts style at <https://www.federation-house.com/arts-and-crafts-architects>.

Historical Research by David Baxter 2021

This home was bought by Dr George Edward Rennie and his wife Grace Elizabeth (nee Sully) of Wolseley Road Point Piper as a holiday house as far back as February 1911 (it would have been built previous to then). The home was named "Graves" with the phone number 93. After Grace died he remarried Hester Evangaline Brookes.

After Rennie's death in 1923 Hester kept the home until it was sold in 1934 to Milton Spencer Atwill and his wife Isabella Carolyn Josephson (nee Cavaye) also as a holiday home. Her first husband was Sydney Josephson of "Waugh and Josephson" fame.

In 1945 the home was bought by Legacy Australia and was extensively renovated. It is still owned by Legacy in 2021. (I have large files on all the owners and Legacy)

(Researched by David Baxter Moss Vale historian 5-1-2021)

RENNIE Grace Elizabeth	Death notice	30JAN	Death at Sydney	Sydney Morning Herald	31JAN1894
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Added Notes by Dennis McManus 2021: Dr George Edward Rennie (1861–1923) by [Rosslyn Finn](#)

This article was published in **Australian Dictionary of Biography**, Volume 11, (MUP), 1988

George Edward Rennie (1861-1923), physician, was born on 10 September 1861 at Balmain, Sydney, fifth child of Edward Alexander Rennie, government clerk and later auditor-general, and his wife Harriet, née Cummins, both Londoners. Like his brother Edward, he was educated at Sydney Grammar School where he was school captain (1878) and won the senior Knox prize in 1878 and the Salting exhibition (1879). At the University of Sydney he was greatly influenced by Professor Charles Badham and graduated B.A. in 1882 with first-class honours and the Belmore gold medal in classics and natural science. Awarded the Gilchrist travelling scholarship, he sailed for England and enrolled at University College Hospital (M.B., 1887; M.D., 1888, University of London; M.R.C.S., 1887; M.R.C.P., 1899; F.R.C.P., 1907). He coached other students and won scholarships, bursaries and medals. He remained at the hospital as a resident under (Sir) Victor Horsley and (Sir) William Gowers who helped to develop his interest in neurology, in which he later specialized. On 27 December he married Grace Elizabeth Sully at the Baptist chapel, Burnham, Somerset.

Returning to Sydney in March 1889, Rennie set up practice in College Street, was appointed pathologist to Sydney Hospital and in 1894 honorary assistant physician at Royal Prince Alfred Hospital. His wife died that year, leaving three children. On 10 April 1895 he married Hester Evangeline Brookes at St Andrew's Anglican Church, Summer Hill. He took his family to London in 1898; and gained further neurological experience at the National Hospital for the Paralysed and Epileptic.

Rennie practised in College Street until moving to Macquarie Street in 1904. Reappointed to R.P.A.H. as senior assistant physician, in 1906 he became honorary physician. In 1910 he was acting lecturer in medicine at the university and was disappointed not to get the permanent appointment. He continued to lecture in clinical medicine at the hospital where he used the Socratic method of question, coupled with great diagnostic skill, and was regarded as a brilliant exponent of conservative medicine. With his closest friend and partner, Dr W. H. Crago, he was very active in medical affairs: council-member (1896-1914), honorary secretary and president (1902) of the State branch of the British Medical Association and a member of the Medical Board (1902-22). In 1901-14 he edited the Australasian Medical Gazette; he published some sixteen

articles, mainly in the *Transactions of the Australasian Medical Congress* and the *Medical Journal of Australia*.

Naturally reserved and shunning publicity, Rennie lived out his deep religious faith in his private and professional life. Household prayers were held daily and with his family he regularly attended the Jersey Road, Woollahra, Congregational church, where he was deacon (later senior deacon) for twenty-one years. He was a leader in Christian education and president of the Congregational theological Camden College council.

A keen tennis and billiards player, Rennie greatly loved the sea. He had 'a tall, erect figure with a high forehead, bright blue eyes and a greying moustache'. He never fully recovered from the deaths of two of his sons in World War I and carried on their service, as he put it, at the Military Hospital, Randwick. He died of cerebral thrombosis in Sydney on 10 August 1923 and was buried in Waverley cemetery. His wife and a son and daughter of each marriage survived him.

WEDNESDAY, 7th SEPTEMBER,
at 11 a.m.

IMPORTANT AUCTIONEERS' ANNOUNCEMENT
to
LADIES and GENTLEMEN FURNISHING
and others.

ATTRACTIVE UNRESERVED SALE
by Public Auction
of
SUPERIOR HOUSEHOLD FURNITURE
and Appointments
at the residence of
Dr. GEORGE E. RENNIE
(late Government Pathologist),
16 COLLEGE-STREET,
HYDE PARK.

Full particulars of which will be duly published.

WALTER BRADLEY and CO. have been favoured with instructions from Dr. George E. Rennie to conduct the above sale, in consequence of his departure for England per R.M.S. Oirzaba.

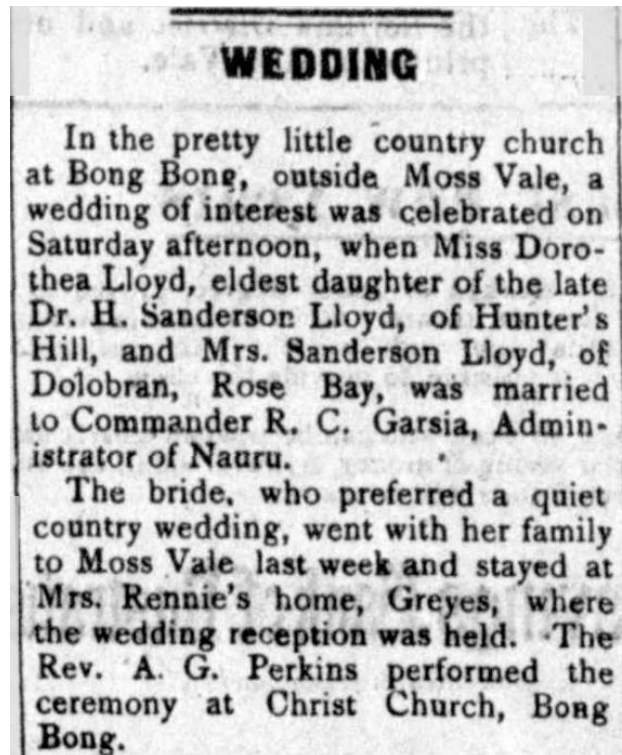
Above: Advertisement for auction of Dr Rennie's household furniture 1898 following his death (1898 'Advertising', The Sydney Morning Herald [NSW : 1842 – 1954], 31 August, p. 8. , viewed 30 Mar 2023, <http://nla.gov.au/nla.news-article14129974>)

The works committee recommended that the watertables and drains be formed in Elizabeth street; that the footpaths be levelled and watertables be deepened in Valetta street to prevent water flowing on Dr. Rennie's property; that the watertables be formed, holes filled, and a new causeway formed below showground to carry off storm waters on Bong Bong hill road; that

Above: Extract from newspaper article about the summary of the Moss Vale Council meeting of Tuesday 21 March 1911 (1911 'Moss Vale Council.', The Scrutineer and Berrima District Press [NSW : 1892 – 1948], 25 March, p. 2. , viewed 30 Mar 2023, <http://nla.gov.au/nla.news-article128183848>)

From P. Beddie, Bondi, asking permission to erect a cottage for Dr. Rennie in Elizabeth street.—Permission granted.

Above: Extract from newspaper article about the summary of the Moss Vale Council meeting of Tuesday 3 September 1912 (1912 'Moss Vale Council.', The Scrutineer and Berrima District Press [NSW : 1892 – 1948], 7 September, p. 2. , viewed 30 Mar 2023, <http://nla.gov.au/nla.news-article131023084>). Reference to Elizabeth Street may be an incorrect reference to Valetta Street. Peter Beddie of Imperial Ave, Bondi is listed as a member of Master Builders' Association of NSW in 1929, and was President of that Association from 1924-25.



Above: Extract from newspaper article regarding a 1934 wedding with reference to Mrs Rennie's Moss Vale house (1934 'WEDDING', The Scrutineer and Berrima District Press [NSW : 1892 – 1948], 2 May, p. 2. , viewed 30 Mar 2023, <http://nla.gov.au/nla.news-article125572371>)

Ryerson Index:

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

The following gives details of the death notice of Peter Beddie, builder.

Surname	Given Names	Notice Type	Date	Event	Age	Other Details	Publication	Published
BEDDIE	Peter	Death notice	29JUL1943	Death		late of Bondi	Sydney Morning Herald	30JUL1943



*Left: Surgeon Dentist Atwill with Leading Stoker Jack William Christian, HMAS Australia (I), c1918
(courtesy John Perryman)*

*Right: Shoulder board belonging to Surgeon Lieutenant (Dental) Ronald Wayland Tiver RANVR, 1945–1947. Note the orange distinction cloth between the 'Wavy Navy' stripes and the lack of 'Australia' flashes.
(courtesy John Perryman)*

Above: Images and captions on A History of Australian Navy Health Officer Uniforms and Ranks (Part Two) from <https://jmvh.org/article/a-history-of-australian-navy-health-officer-uniforms-and-ranks-part-two/>

The following information on Dental Officers featuring Milton Spencer Atwill has been sourced from A History of Australian Navy Health Officer Uniforms and Ranks (Part Two) from <https://jmvh.org/article/a-history-of-australian-navy-health-officer-uniforms-and-ranks-part-two/>:

The first permanent uniformed dental officer of any Commonwealth Navy (Surgeon Dentist Milton Spencer Atwill) was appointed into the RAN in April 1918. Dentists wore the same uniform as medical officers, apart from orange instead of red distinction cloth. They received the same 'Surgeon' rank prefix as medical officers from 1918, with the rank suffix (Dental) until both of these titles were abolished in the RAN in 1992.



Above: Doris MacPherson with Jim Sharpe and Don Prowse at opening of Legacy House extensions in 1991. Photo thanks to BDH&FHS (Source: <https://www.facebook.com/southernhighlandshistory/photos/nd-dormie-house-at-moss-vale/1268440059843357>)



Above: Workers and children at Legacy house, Moss Vale 29 Aug 1969. (Photo courtesy State Library of New South Wales)



Above: 1996 image by Robert Deane (Source: National Library of Australia <https://nla.gov.au/nla.obj-143053558/view>)



Above: In 1946, The Legacy Moss Vale Holiday House opened. Since then, it has offered holidays and retreats to so many families and widows. It has been a fantastic place for Juniors to get to know others who are in a similar situation, while allowing partners to relax and socialise with other families. Caption and image sourced from Facebook June 2019: <https://www.facebook.com/LegacySydney/photos/in-1946-the-legacy-moss-vale-holiday-house-opened-since-then-it-has-offered-holi/2390601850983109>

Heritage Significance Assessment

To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

NSW heritage assessment criteria	Assessment of site (no content = site has not been assessed against that criterion)
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Valetta Street area of Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with owners including: - George Edward Rennie (1861-1923), physician and family (owners 1911-1934) - Milton Spencer Atwill (died 1965) Surgeon Dentist and family (owners 1934 -1945). Atwill was the first permanent uniformed dental officer of any Commonwealth Navy and was appointed into the RAN in April 1918. - Legacy Australia (NSW) 1946 to the present</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its association since 1945 to the present (2021) with the Legacy Australia (NSW) related community.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a large high quality Arts and Crafts Style house.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Legacy House at 32-34 Valetta Street, Moss Vale is significant because it illustrates the development of the Valetta Street area of Moss Vale in the Interwar period and for its association with owners George Edward Rennie (1861-1923), physician, and family (owners 1911-1934), Milton Spencer Atwill (died 1965) and family (owners 1934 -1945) - Atwill was the first permanent uniformed dental officer of any Commonwealth Navy and was appointed into the RAN in April 1918 - and Legacy Australia (NSW) 1946 to the present (2021) and for its ongoing service to Legacy Australia (NSW) related community. It is also of significance in demonstrating aesthetic achievement in the local area for the beauty of its setting, garden grounds and architectural form and for possessing a rare aspect of the local area's heritage in this case a large two storey high quality Arts and Crafts Style house.

'Bibury' and garden. 51 Valetta Street, Moss Vale

Recommendation

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

Property is contained within the existing Valetta Street Conservation Area.

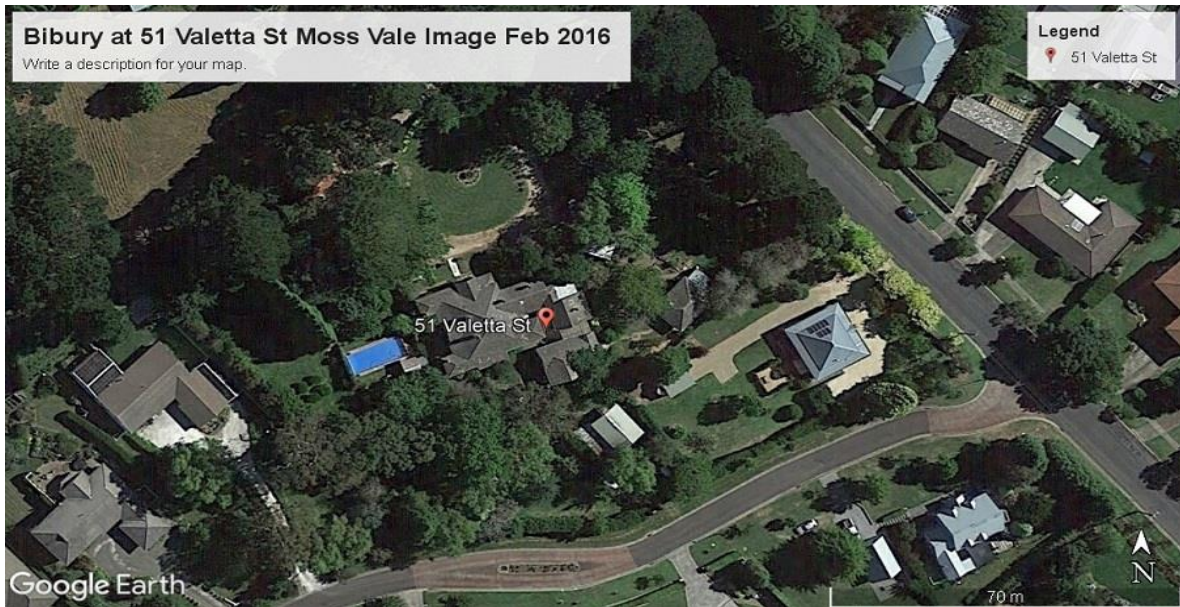
Description

A single storey mostly hipped roof timber framed building with cladding of timber shingles and weatherboard in a very high quality Arts and Crafts style. The entrance verandah has elaborate woodwork and projecting gable and a tessellated tile floor. The roof now appears to be of grey concrete tiles. The chimneys are of a striking design and capped by terra cotta pots. Trove research shows that it was designed by Edward Newell Vennard (d.1941) architect of Bowral in 1893. The extensive mature garden is on a corner site to Valetta Street and in 2008 site it had 9654 m². The earlier property has been subdivided. There is new house at No 53 Valetta Street several new houses in cul-de-sac named James Taunton Drive. Bibury also has frontage to James Taunton Drive.

Internet Review

25 images from this 2008 site when it had 9654 m² <https://www.realestate.com.au/property/51-valetta-st-moss-vale-nsw-2577>





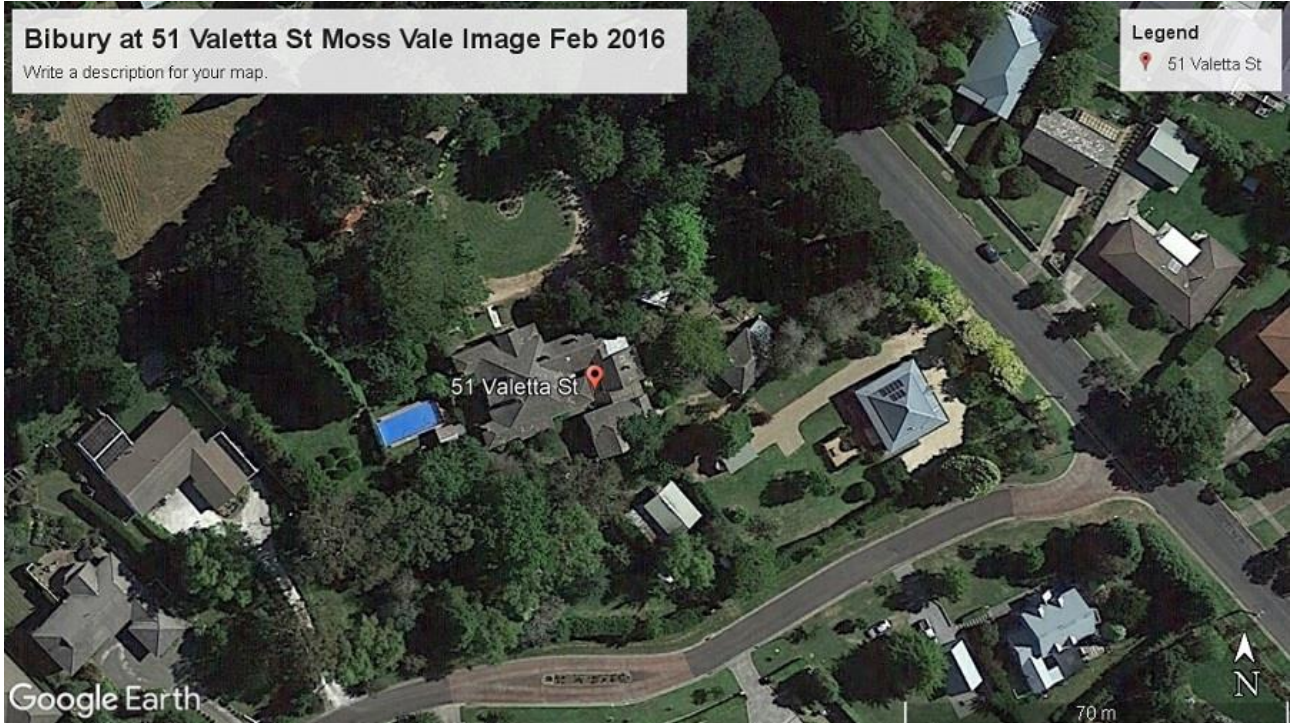


Above: Images Source 25 images below from this 2008 site when it had 9654 m2
<https://www.realestate.com.au/property/51-valetta-st-moss-vale-nsw-2577>



Bibury at 51 Valetta St Moss Vale Image Feb 2016

Write a description for your map.



History

Ownership of the Bibury site researched by David Baxter, Historian, Moss Vale
(Bold is registered owner)

1893-1917 **Colonel James Edward Doidge Taunton** and Mrs Julia Frances Taunton nee Kyngdon

1904 Mrs Broadhurst Hill (tenant?)

1917-1920 **Mrs Eileen Mary Bray (nee Lowe)** Mr Erskine Llewellyn Bray

1920-1923 **Mrs Gwendoline Jean Von Tiedemann (nee Clarke)** Mr Adolph Heinrich Erdmann Von Tiedemann

4-9-1923 to 10-8-1948 **Mrs Jessie Alice Faithfull (nee Gibson)** Dr Robert Lionel Faithfull

1948-1950 Permanent Trustee Co NSW Ltd

1950-1958 **Mr (later Sir) Harold Grant Ferrier** Mrs Margaret Ferrier (nee James)

1958-1960 **Mrs Shiela Margaret Ullrich (nee Morrice)** Mr Leonard Ullrich (property sold 23-1-1960)

1960-1966 **Mr Allan Jack Waters** Mrs Charlotte Joan Waters (nee Trood)

1966-1969 **Mr Jack Linnell** Mrs Brenda Linnell (nee Hughes)

1969-1978 Mr Bertram Selwyn Swift and Mrs Gladys Muriel Swift (nee Fimister)

1978-1982 **Mr Wesley Mark Crittle** Mrs Susan Louise Crittle (nee Landau)

1982- Mr Ian Bruce McMartin, Mrs Lyndell Frances McMartin (nee Chick)

In April 1893 Edward Newell Vennard (d.1941), Architect of Bowral called for tenders for Bibury. The advertisement read BUNGALOW RESIDENCE, MOSS VALE, for COLONEL TAUNTON. Contractors desirous of tendering for the erection of the above, may see plans and specifications at the office of the undersigned to whom sealed tenders are to be delivered by April 29th. EDWARD N. VENNARD, Architect, Bowral. Bowral Free Press and Berrima District Intelligencer Sat 15 Apr 1893.

The first local project found for Vennard was on 1 Oct. 1892 for a shop for Mr H. L. Davis. YMr H. L. Davis had just sold his monumental business to Mr. T. Dunwoodie. This was followed on 23 Jan 1893 by two cottages in Bong Bong Street, Bowral. On the 30 March 1893 he states he is the architect for the E S & A Bank in Bowral – cnr Bong Bong and Corbett Plaza. On the 8th April 1893 (d.1941) Architect called for tenders for painting and decorating the interior of St. Jude's church, Bowral. Both the former E S and A Bank and St Judes are heritage listed. In 1900 Vennard was supervising extensive alterations to

"Boscobel" Sutton Forest. under the instructions from the trustees in the estate

of the late J. S. Mitchell. A. J. Hall, of Petersham was the contractor. In the same year

Vennard was calling tenders for the erection of a large residence "Highfield" at Sutton Forest for Mr Justice Walker. Both Boscobel and Highfield are listed.



Highfield at Sutton Forest designed by Edard Vennard 1900.

Taunton Family - owners of Bibury, Moss Vale from 1893-1917.

The first record of Colonel Taunton at Bibury is a letter on Australian National Defence he wrote to The Sydney Morning Herald. Monday 4 May 1908 and signed J. E. D. Taunton. Colonel. Bibury, Moss Vale.

Taunton's full name was Colonel James Edward Doidge Taunton 1844-1938. On his retirement in 1903 at age 59 the The Sydney Morning Herald of Tue 15 Feb 1908 reported: Retirement Of Colonel J. E. D. Taunton. An Appreciatory General Order. Melbourne. A general order issued from the military headquarters this evening contains the following references to Colonel Taunton's retirement -Colonel J. E D Taunton, deputy quartermaster-general, terminates his service this day in the military forces of the Commonwealth, and retires under the provisions of age for retirement regulations. In retiring from the high and responsible position of deputy quarter master-general and senior staff officer of the Commonwealth, the general officer commanding desires to convey to Colonel Taunton his warm appreciation of the very valuable services rendered by him as deputy quartermaster-general during the period of exceptional difficulty which the military forces have passed through since his assumption of command in January, 1901 It is difficult to overestimate the valuable services which Colonel Taunton rendered during the 37 years he served in various capacities The loss of his long and matured experience as head of the quartermaster-general's department will be severely felt by the general officer commanding, and in the generally.

In November 1911 the Robertson Advocate reported on A wedding of much interest took place at the Bong Bong Church, Moss Vale, on Saturday, October 28, when Miss Daisy Elizabeth Taunton, second daughter of Colonel and Mrs. Taunton, of Bibury, Moss Vale, was married to Mr. Harold Prescott Harriott After the ceremony Colonel and Mrs. Taunton held a reception at Bibury, where the wedding breakfast was held.

Colonel Taunton died in England in 1938 as recorded here: Advice has been received by private cable of the death last Saturday of Colonel J. E. D. Taunton, in his 95th year, at his home at Newnham-on-Severn, Gloucester. Colonel Taunton served as an officer of the 50th Queen's Own Foot Regiment in the first Maori War in New Zealand. He later resigned his commission in the Imperial forces, and coming to Australia 1876, joined the N.S.W. Permanent Forces. He was appointed to the headquarters staff in 1877. On (*should read sometime after*) his retirement he returned to England. He is survived by four sons and five daughters. *The Sydney Morning Herald* Tue 15 Feb 1938

The NSW Blue Book of 1880 records that Captain James Edward Doidge Taunton was appointed by the Governor as an adjutant of the NSW Regiment Voluntary Artillery on 31 July 1877 at a salary of 250 pounds per year.

https://media.opengov.nsw.gov.au/pairtree_root/9d/f8/2a/1a/1e/61/4d/05/94/61/ea/b9/ad/63/a6/a1/obj/document.pdf

Faithfull Family - owners of Bibury at Moss Vale from 1923-1948.

Trove research then records the Faithfull Family there from at least 1924. *Table Talk* (Melbourne) of 17 July 1924- Among the guests at the Oriental are ... Mr. and Miss Faithful ("Bibury," Moss Vale). In September 1924 Mrs. R. L. Faithfull of Bibury, Moss Vale. Telephone 61 is advertising for a good cook. *Robertson Mail* . Tuesday 2 September 1924 - Page 3

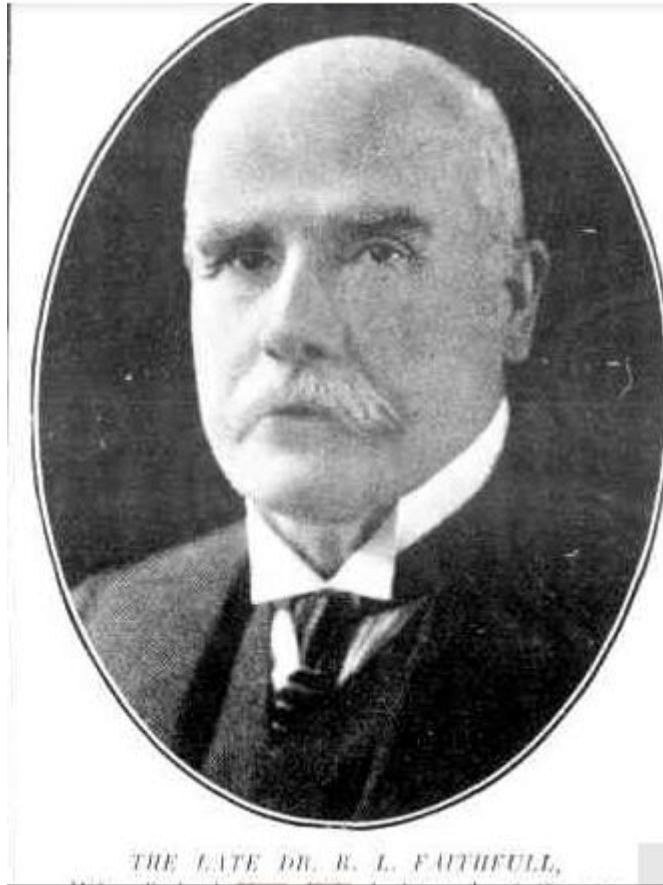
Dr. Robert Lionel Faithfull 1853-1930 died in June 1930 and his obituary in *The Southern Mail* of Tuesday 10 June 1930 read as follows:

Dr. Robert Lionel Faithfull, a member of one of the oldest families in the State, died at his home, Bibury, Moss Vale, on Sunday, after two days' illness. A son of the late Mr. William Pitt Faithfull, the original owner of the Springfield Estate, Goulburn, he was born on 27th July, 1853. He studied medicine, in Sydney and in the United States, and was a licentiate of the Royal College of Physicians, London, licentiate of the Society of Apothecaries, London, and an M.D. of the College of Physicians and Surgeons, Columbia College, New York. For more than thirty years he practised in Sydney, and was well known throughout the city.

Of late years, however, business affairs had occupied his attention. He was a director of the Colonial Sugar Refining Company, Ltd., the Bank of New South Wales, and the Perpetual Trustee Company, Ltd., and was highly respected by his fellow directors. He was of a quiet disposition, and was not a man of many hobbies, although his fondness for gardening was fully expressed in his home at Moss Vale. In his younger days he was fond of shooting, and spent many hours with a gun on his country estate.

Dr. Faithfull is survived by Mrs. Faithful and two sons, Mr. Reginald G. Faithful, of Wandoo Station, Albury, and Dr. Geoffrey M. Faithfull of Inveralochy, near Springfield, and two daughters, Miss Helen M. Faithfull and Mrs. H. G. Raymond, of St Albans, Geelong, Victoria. Mrs. Faithful is the daughter of Mr. Andrew Faithful Gibson, of Burrungurrulung, Goulburn. *The Southern Mail* (Bowral, NSW : 1889 - 1954) Tuesday 10 June 1930 - Page 2

Wed 18 Jun 1930 / Page 19 / No title



Above: Image from The Sydney Mail.
<https://trove.nla.gov.au/newspaper/article/160631727?searchTerm=Bibury%20Moss%20Vale>

In 1940 the Faithfulls are still at Bibury. Mrs. R. L. Faithfull and her daughter, Miss Helen Faithfull, of Bibury, Moss Vale, have taken a flat at Cahors, Macleay St., Potts Point. They will spend a month in Sydney. The Australasian (Melbourne, Vic. : 1864 - 1946) Sat 15 Jun 1940 SOCIAL NEWS FROM TOWN AND COUNTRY

Mrs Faithfull died in 1947. March 2, at St. Albans, Geelong, Jessie Alice Faithfull, wife of the late Dr. Robert Lionel Faithfull, Bibury, Moss Vale. Privately cremated. The Sydney Morning Herald Wednesday 5 March 1947 - Page 24

Mr and Mrs Bertram Selwyn Swift - owners of Bibury, Moss Vale from 1969-1978.

..... Miss Gladys Fimister favoured an evening ceremony when she was married to Mr. Bertram Selwyn Swift at the Woollahra Presbyterian Church last week. The bride, who is the youngest daughter of Mr. and Mrs. W. J. Fimister, of Wood lands, wore a closely-fitting gown of parchment satin with a tulle headdress, and carried a rope of lily of the valley interwoven with hyacinths. Mrs. Leslie Turner attended her sister as matron of honour, and afterwards at her home, Kinellan, Double Bay, the bride's mother received the guests. Major P. J. Thorn attended the groom, who is a son of the late Mr. and Mrs. J. W. Swift, of New Zealand.

FAITHFULL	Jessie Alice	Death notice	02MAR1947	Death	at St Albans, Geelong, late of Bibury, Moss Vale	Sydney Morning Herald	05MAR1947
SWIFT	Bertrand (sic) Selwyn	Death notice	19MAR1976	Death	at Bowral District Hospital, late of Moss Vale	Sydney Morning Herald	24MAR1976
SWIFT	Gladys Muriel	Death notice	08JAN1967	Death 75	at St Vincent's Hospital, late of Surry Hills	Sydney Morning Herald	09JAN1967
SWIFT	Gladys Muriel Norma	Death notice	18AUG1984	Death	at Paddington, late of Bowral	Sydney Morning Herald	23AUG1984

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Valetta Street area of Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association in the local area with the life of the Taunton Family (owners from 1893-1917) and Faithfull Family (owners from 1923-1948) and with its 1893 architect Edward Newell Vennard (d.1941). The house was designed for Colonel James Edward Doidge Taunton 1844-1938 who served as an officer of the 50th Queen's Own Foot Regiment in the first Maori War in New Zealand. He moved to Australia in 1876 and joined the NSW Permanent Forces and was appointed to headquarters staff in 1877. He retired in 1901 and later returned to England where he died in 1938 aged 95. Adjoining Bibury is James Taunton Drive named after him. The Faithfull family were at Bibury from at least 1923. Dr. Robert Lionel Faithfull 1853-1930 was the son of Mr. William Pitt Faithfull, the original owner of the Springfield Estate, Goulburn. Dr. Robert Faithfull studied medicine in Sydney and in the United States, and was a licentiate of the Royal College of Physicians, London and of the Society of Apothecaries, London, and an M.D. of the College of Physicians and Surgeons, Columbia College, New York. For more than thirty years he practised in Sydney, and was well known throughout the city. Jessie Alice Faithfull (nee Gibson) d. 1947, wife of Dr. Robert Lionel Faithful and her daughter Helen continued to live at Bibury until at least 1940. Edward Newell Vennard (d.1941) was a practising architect in Bowral from 1892 to just after 1900 when he moved to Sydney. His work included Highlands at Sutton Forest and major changes to Boscobel also at Sutton Forest both in 1900. He is noted for some of the first apartment buildings in Sydney including the circa 1930 The Raymond at 68 Elizabeth Bay Road Elizabeth Bay Sydney which is on the NSW AIA Register of Significant Buildings.</i>

NSW heritage assessment criteria	Assessment of site
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting, its garden and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a relatively rare aspect of the local area's heritage in this case a very high quality Arts and Crafts style house featuring timber shingle walling and elaborate woodwork and chimneys.</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Bibury and Garden at 51 Valetta Street, Moss Vale is of significance to the history of the local area because it illustrates the development of the Valetta Street area of Moss Vale in the late 19th Century and for its association in the local area with the life of the Taunton Family (owners from 1893-1917) and Faithfull Family (owners from 1923-1948) and with its 1893 architect Edward Newell Vennard (d.1941). The house was designed for Colonel James Edward Doidge Taunton 1844-1938 who served as an officer of the 50th Queen's Own Foot Regiment in the first Maori War in New Zealand. He moved to Australia in 1876 and joined the NSW Permanent Forces and was appointed to headquarters staff in 1877 retiring in 1901. James Taunton Drive is named after him. Dr. Robert Lionel Faithfull 1853-1930 was the son of Mr. William Pitt Faithfull, the original owner of the Springfield Estate, Goulburn. Dr. Faithfull studied medicine in Sydney and in the United States, and was a licentiate of the Royal College of Physicians, London and of the Society of Apothecaries, London, and an M.D. of the College of Physicians and Surgeons, Columbia College, New York. For more than thirty years he practised in Sydney, and was well known throughout the city. His wife Jessie Alice Faithfull (nee Gibson) d. 1947 and her daughter Helen continued to live at Bibury until at least 1940. Edward Vennard was a practising architect in Bowral from 1892 to just after 1900. His work included new built *Highlands* and major changes to *Boscobel* both at Sutton Forest and in 1900. Vennard is noted for some of the first apartment buildings in Sydney including the circa 1930 *The Raymond* at 68 Elizabeth Bay Road Elizabeth Bay Sydney which is on the NSW AIA Register of Significant Buildings. Bibury is also of significance in demonstrating aesthetic value in the local area because of its setting, its garden and architectural form and for possessing a relatively rare aspect of the local area's heritage in this case a very high quality Arts and Crafts style house featuring timber shingle walling and elaborate woodwork and chimneys.

Waite Street, Moss Vale. St Joseph's School Room. St Paul's International College grounds (463 Argyle Street)

Recommendation

Amend the existing heritage listing for "St Paul's International College (former Dominican Convent)" in Schedule 5 (Part 1 Heritage items) of the Wingecarribee Local Environmental Plan 2010 to include St Joseph's School Room.

Description

Inspection Feb 2021. Small single storey weatherboard clad school room on a much larger St Pauls College site. Not possible to see well from Waite Street as security fence.



Internet Review

History

This timber weatherboard school room was used as a school room at least from the time the site was acquired by the Dominican nuns in 1891. It is not known whether the building was built at this time or dates from an earlier period. It might have been used as the school room connected with the St Joseph Convent School run by the Sisters of St Joseph at Kalaorgan House in the 1880s. (#16 Moss Vale Walk Brochure)

St Paul's International College
463 Argyle Street, Moss Vale - P 02 488 2211

In 1891 the Dominican nuns purchased Elm Court, former residence of the Hon. Alexander Campbell M.L.A., to establish a school. The school, called Mount St Mary's Dominican Convent, opened in March 1891. The main convent building was built in 1901 and the site has been used for religious and educational purposes since then. It has also been known as Elm Court, Aurora College, and is now called St Pauls International College.

(#10 Moss Vale Walk Brochure)

Research from David Baxter 3 August 2021

This building I believe was the original laundry for Elm Court Hotel built about 1878 for The Honorable Alexander Campbell MLA . It is shown on a map I have of 1874 which I think is more like 1879 it is also shown in a c.1880 photo I have.

In 1884 it was used as a classroom for Mary McKillop's nearby St Joseph's school at Kalaurgan House in Browley Street in 1884.

My mother was in those two rooms from around 1928. They had Kindergarten, 1st and 2nd class in one and 3rd to 6th class in the other room. She left in 1935. I do not know how long it was a classroom for though. It was used as a storeroom for decades before it was restored and painted about 10 years ago.

(© Researched by David Baxter Moss Vale historian 2-8-2021)

5 Woodville Road, Moss Vale. The Dell

Recommendation

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

Heritage Survey 2009 Recommendation

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

Late 1800's Copy Book, wood log building, possibly of North American origin, Rare example of type.

Description

October 2020 Site Inspection:

Not visible from street from the street in 2009 and also in 2020. On a large 10,515 site. Many mature trees on the site. Has been inspected by Sarah Farnese and Peter Kabaila





Internet Review

no image on internet last sold 2003.

long driveway property next to council reservoir

History

Historical Research by David Baxter 2021

In 1900 the home was owned by Brigadier General Gerald Ross Campbell (21-7-1858 to 30-11-1942) and his wife Marion Veitch Campbell (nee Mein) (21-4-1876 to 3-5-1956). Both passed away in the house. In 1927 the entrance was from Robertson Road (Illawarra Highway) and "The Dell" was on 10 acres 18.75 perches. In 1958 it was owned by Edward Russell Cruise whose occupation was a "Collector". Not completed as yet

Biography of Gerald Ross Campbell (1858-1942), barrister, soldier and publicist

by [John Barrett](#) This article was published in [Australian Dictionary of Biography](#), Volume 7, (MUP), 1979

<https://adb.anu.edu.au/biography/campbell-gerald-ross-5489>

Gerald Ross Campbell (1858-1942), barrister, soldier and publicist, was born on 21 July 1858 at Paddington, Sydney, son of Scottish parents [Alexander Campbell](#) and his second wife Sarah Robertson, née Murray. Educated in Scotland at the Royal Academy, Tain, County Ross and Cromarty, and at Craigmount House School, Edinburgh, he returned to attend the University of Sydney and graduated B.A. in 1880 with first-class honours in classics (M.A., 1884). Admitted to the Bar on 31 October 1882, he practised at Denman Chambers and joined the Australian Club. On 25 August 1897 at St Cuthbert's parish church, Bedfordshire, England, he married Mary Fraser Stewart; she bore him two sons and died in 1902. On 26 April 1905 in Sydney he married Marion Veitch Mein; they were childless.

More interested in soldiering than the law, Campbell had helped to raise the 1st Regiment, New South Wales Scottish Rifles, in 1885 and next year was commissioned captain. Promoted major in 1894 and lieutenant-colonel in 1898, he commanded the regiment until 1907. As colonel he commanded the Sydney Fortress (Garrison Troops) in 1907-09.

Campbell fiercely believed in universal, adult military training on the Swiss system and in 1905 took the initiative in forming the New South Wales division of the Australian National Defence League; he was joint honorary secretary with **W. M. Hughes**. Although Hughes sometimes stumped the country for the league, Campbell was its real head and heart. Single-minded and tireless in his advocacy, he badgered every prime minister and minister for defence: he repudiated the Victorian division for trying voluntarism first and feuded with **(Sir) George Reid** for equivocating on the issue. When thwarted, he was caustic. 'There is going to be a good deal of trouble', **(Sir) Thomas Ewing**, minister for defence in 1908, warned him, 'but stick to it, and in public give your advice in the friendliest way you can. You are rather inclined to write in Doric'. Campbell edited the league's quarterly journal, the *Call*, and listed Federal election candidates who were 'sound' on defence. At its zenith in 1909 the league had nineteen branches and some 1500 members, but suddenly diminished in membership after the Defence Act that year provided for compulsory training of youths.

In 1914 Campbell was appointed to the State committee for the selection of officers for the Australian Imperial Force. In 1915 and 1916-17 he served with the Sea Transport Service as officer commanding troops for two voyages to Egypt and England, and retired from the army as honorary brigadier general in 1920. Meanwhile the league advocated conscription and in 1919 raised its voice against any reduction in compulsory training but it was feeble and out of harmony with the times. Campbell remained honorary secretary until its demise in 1938.

After the war he lived at The Dell, Moss Vale, where he was largely content to garden and to administer his father's estate. After suffering from paralysis agitans for fourteen years, Campbell died at his home on 30 November 1942 and was buried in the Presbyterian section of Bong Bong cemetery. He was survived by his second wife, and by his sons: the younger, Major General Ian Ross Campbell, C.B.E., D.S.O., served with distinction in Crete in World War II and in Korea, and became commandant of the Royal Military College, Duntroon, Australian Capital Territory

Marion Veitch Campbell from <https://www.wikitree.com/wiki/Mein-80>

Born before 1885. She married widower, [Gerald Campbell](#), in 1905 at Sydney, New South Wales.[1] Gerald brought two sons to the marriage. Marion and Gerald had no children together. Died [date unknown] [location unknown]

Sarah Farnese and Dennis McManus have a full 22 page report from Peter Kabaila in 2012 recommending LEP listing. The report based on information supplied by the owner Mr Peter Brewster. Images below. Extracts below:

History notes

The man who built the The Dell in c1890 was Gerald Ross Campbell, a soldier who gained wide recognition in the ADF. His son, Ross Campbell, was a general who was deployed in Tripoli, Greece and Crete. Ross was raised at The Dell. After his military career he continued to work for the charity Legacy.

The Campbell family subdivided some blocks from the property in the 1930s, subdividing two blocks of 3 acres each from the 10 acre property.

The carriage house, a rustic structure dating from the same period as the house, has been recorded with measured drawings and notes (Elizabeth Barker, 2000).

Assessment of Significance

Historical

The Dell provides evidence of development of Moss Vale in the Federation period (c1890 – c1915).

Association

High level association with the Campbell family, State significant figures due to their outstanding role in the Australian Defence Force.

Aesthetic

The house, outbuilding and established trees are of moderate aesthetic significance.

Technical

The house is of high research significance in the study of early use of prefabricated houses in Australia.

Representativeness

The house, outbuilding and gardens represent, respectively, fine examples of early prefabricated housing, early garaging and Southern Highlands landscape planting.

Rarity

The house appears to be a very rare and state significant example of Federation period house prefabrication. The early log cabin style of cladding is possibly unique in the region, and may be unique in NSW. Although it appears to be based on a North American model, the fabrication timbers appear to be Australian.

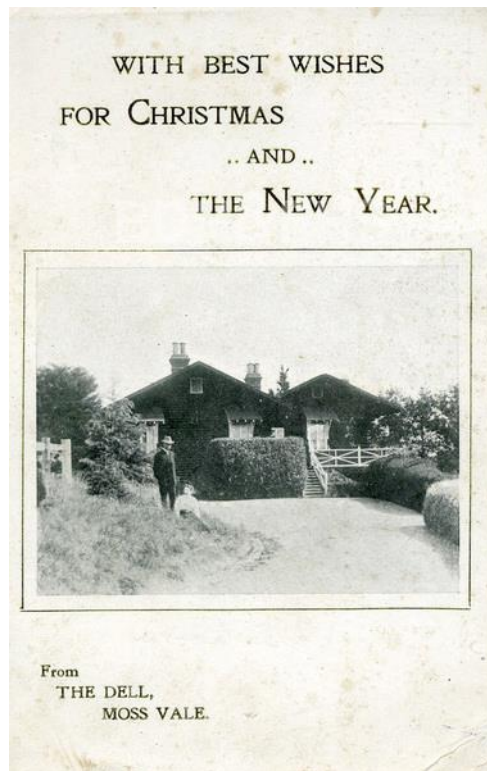
Intactness

Wall lining boards have been re-sheeted in the house and there is new glazing in the rear extension. In other respects, the house, outbuilding and gardens are highly intact.

Significance Statement

The Dell residence, carriage house and gardens provide important and highly intact evidence of the Federation period residence of the Campbells, who are State significant figures in the history of the Australian Defence Force, the father having served in the militia, the son having served as a general. The house is rare State-wide as a Federation period example of prefabricated housing in the log-cabin style.

Significant elements include the house, outbuilding, planting, original fencing and original garden gate.



Above: Image above from BDHS site and this text: Circa 1910-1920. Christmas and New Year card from "The Dell", Moss Vale. One-time residence of Brigadier-General Gerald Ross Campbell and his son Major-General Ian Campbell. Photo shows Brigadier General and Mrs Campbell in front of their

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site
	<i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Woodville Road area of Moss Vale in the Federation era.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with prominent owners from 1900 to their death in this home - Brigadier General Gerald Ross Campbell, barrister, soldier and publicist (21-7-1858 to 30-11-1942) and his wife Marion Veitch Campbell (nee Mein) (21-4-1876 to 3-5-1956).f</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic in the local area because the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	<i>The house is of high research significance in the study of early use of prefabricated houses in Australia.</i>

NSW heritage assessment criteria	Assessment of site
(f) RARITY	<i>The house appears to be a very rare and state significant example of Federation period house prefabrication. The early log cabin style of cladding is possibly unique in the region, and may be unique in NSW. Although it appears to be based on a North American model, the fabrication timbers appear to be Australia</i>
(g) REPRESENTATIVENESS	

Integrity/Intactness

Wall lining boards have been re-sheeted in the house and there is new glazing in the rear extension. In other respects, the house, outbuilding and gardens are highly intact.

Statement of Heritage Significance

The Dell at 5 Woodville Road, Moss Vale is significant because it illustrates the development of the Woodville Road area of Moss Vale in the Federation era and for its association with prominent owners from 1900 until their death in this home - Brigadier General Gerald Ross Campbell, barrister, soldier and publicist (21-7-1858 to 30-11-1942) and his wife Marion Veitch Campbell (nee Mein) (21-4-1876 to 3-5-1956). It is of significance in demonstrating aesthetic achievement in the local area because the beauty of its setting and architectural form and for being a rare and state significant example of a Federation period prefabricated house. The early log cabin style of cladding is possibly unique in the region, and may be unique in NSW. Although it appears to be based on a North American model, the fabrication timbers appear to be Australia. The house is of high research significance in the study of early use of prefabricated houses in Australia.

23 Yarrowa Street, Moss Vale. Bramble Cottage. Formerly known as Bronte from 1927

Recommendation

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

Property is contained within the existing East Street Conservation Area.

Heritage Survey 2009 Recommendation

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

Statement of Significance from 2009 Report: The house has significance as a Victorian residence/cottage which illustrates the later development in the 1863 subdivision.

Description

October 2020 Site Inspection:

A one storey freestanding house that dates from the Victorian period and is set on a 1011 m² site in a town setting that has retained its context. The building is setback. The site has a painted brick pillar and steel picket and hedge fence. There is a left side driveway to a garage and studio above. The front garden creates a picturesque setting. The façade presents a simple symmetrical elevation and is constructed of weatherboard. The roof is hipped with a high pitch. The roof is clad in metal sheeting and has one corbelled chimney. The bullnose verandah runs across the façade. It features timber posts and cast metal valance. The front door is centrally

located. Fenestration comprises double hung windows. The building appears to be in good condition and is substantially intact.



Internet Review

<https://www.realestate.com.au/property/23-yarrowa-st-moss-vale-nsw-2577>



Above: 17 photos and 1 plan and listing notes at this site from 2015
<https://www.homely.com.au/homes/23-yarrawa-street-moss-vale-nsw-2577/1685823>

Bramble Cottage c.1895"

Charming, romantic and generous with great bones throughout - you won't want to miss this beauty. With multiple living spaces, guest accommodation and private outdoor areas there is more to this beautiful cottage than meets the eye.

So much more depth beneath the beautiful facade, Bramble Cottage delivers more than is first apparent

An abundance of living spaces include stunning glassy timber lined conservatory overlooking romantic garden beyond and lovely private courtyard

Atmospheric library with French doors to verandah and conservatory

Guest accommodation above garage with ensuite

Open fireplace, separate lounge room and dining (with potential for third internal bedroom)

Comfortable eat in kitchen

Single drive through garage as well as additional double garaging at rear of property making it very flexible for the car enthusiast/artist/entertainer

A short stroll to cafes, restaurants and Moss Vale's colourful CBD

History

Historical Research by David Baxter 2021

Known as "Bronte" from 1927 and owned by William Snow. In the 1930s it was owned by Moss Vale Bootmaker and Hire Car proprietor, Edward Stanley "Stan" Whatman and his wife Cecilia Coral Grace (nee Bunt) and then their son Derrick Terry "Terry" Whatman whose family owned it until c.2003. The original block was to the East St corner 138' x 132'

(Researched by David Baxter Moss Vale 5-1-2021).

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Yarrowa Street area of Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with Moss Vale businessman Edward Stanley Whatman of Moss Vale and son who lived here for a period of over 70 years from the 1930s to 1903.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small symmetrically fronted late Victorian weatherboard cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

Bramble Cottage at 23 Yarrowa Street, Moss Vale is of heritage significance because it illustrates the development of the Yarrowa Street area of Moss Vale in the late 19th Century and for association with Moss Vale businessman Edward Stanley Whatman of Moss Vale and his son who lived here for a period of over 70 years from the 1930s to 2003. It is also of significance in demonstrating aesthetic achievement in the local area because of the beauty of its setting and architectural form and for demonstrating the principal characteristics of a class of the local area's heritage in this case a small symmetrically fronted late Victorian weatherboard cottage.

51 Yarrowa Street, Moss Vale. Formerly Heather Brae

Recommendation

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

Property is contained within the existing East Street Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as a Victorian residence/cottage which illustrates the later development in the 1863 subdivision

Description

October 2020 Site Inspection:

A one storey freestanding house that dates from the Victorian period and is set on a 1020 m2 site in a town setting that has retained its context. The building is setback. The site has a picket fence. Driveway to right leads to a carport. The façade presents a simple symmetrical elevation and is constructed of weatherboard. The roof is gables with a high pitch and is clad in metal sheeting. There is The verandah runs across the façade. It features timber posts and cast metal brackets.

The front door is centrally located. Fenestration comprises double hung windows. The building appears to be in good condition and is substantially intact. At the time of inspection a new development about to start on a very large site to the immediate right. A check of the DA shows that the lots for the new development have been subdivided off No 51.



Internet Review

<https://www.realestate.com.au/property-house-nsw-moss+vale-134749114>

Circa 1896: If you dream about owning a classic Australian weatherboard cottage, this one is for you. Brimming with the charm of a by-gone era, with original features such as 10-foot ceilings, fireplaces, fretwork, classic frontage with bullnose veranda, formal living room, original kitchen chimney and the list goes on.

Set on the high side of the street on a 1,020 sqm block with a front picket fence

Country style kitchen with a dual fuel stove and a dishwasher

Brand new bathroom

Study

Double carport, garden shed and a woodshed.

Well established garden with fruit trees and beautiful flowering deciduous trees that have something to offer all year round, the perfect place to entertain or just enjoy some quiet time in the garden.

History

Historical Research by David Baxter 2021

From my records this home was built by outstanding Moss Vale builder, Mayor and Alderman, William Jones who also lived there. By 1927 it was the home of Thomas Wotton and was named "Heather Brae". The block size was 66 'x330'. Henry Carrick owned it in 1930 and 1940 it went to his daughter Irene Carrick who lived over the road in number 50. In c.1943 Eric (Alan) and Annie Browne were there until c.1969. The 1990s it was cleaned up and painted. (Researched by David Baxter Moss Vale 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Yarrawa Street area of Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its association with the outstanding Moss Vale Master Builder, Mayor and Alderman, William Jones who built the house and lived there.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small late Victorian era weatherboard cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Statement of Heritage Significance

51 Yarrawa Street, Moss Vale. is significant because it illustrates the development of the Yarrawa Street area of Moss Vale in the late 19th Century and for its association with the outstanding Moss

Vale Master Builder, Mayor and Alderman, William Jones who built the house and lived there. It is also of significance in demonstrating aesthetic value in the local area because of its setting and architectural form and demonstrating the principal characteristics of a class of the local area's heritage in this case a small late Victorian era weatherboard cottage.

Part B: Not Recommended Heritage Places



Abattoir (former)

31 Abattoir Road, Moss Vale

Recommendation

Record only. Do not list as a heritage item.

Description

Inspection February 2021

Not possible to access the site past the gate. Very attractive rural setting including nearby ponds.



History

Research received from David Baxter 3 August 2021

In the years preceding the establishment of a government controlled, hygienic operated meat processing plant in the Berrima District, most of the meat that found its way into the family home came from the local butcher's privately owned (and primitive) killing yards such as, Flook's, Moss', Normans, Greason's and many more. Around the end of the 1920s, meat was being killed at Berrima during a Sydney meat strike. As the meat was of a high standard there were negotiations to open an abattoir, this abattoir didn't survive and was auctioned off in 1933. The private rooms of the Hotel Moss Vale was the venue and the date June 5, 1959, where a meeting of local businessmen and residents took place with the idea of establishing a local owned and operated abattoir. A month later and Berrima District Meats was registered.

The Berrima District Meats was the result of a long-time dream of local butcher and property owner Walter Jordan Hedley "Jordie" Moss.

Initially the abattoir was built on 150 acres of land which was part of Bryan Cowley's historic "Browley" estate, later more surrounding property was bought.

The first day of operations was on May 6 with a kill of two steers, four calves, two pigs and 70 sheep.

Jordie's dream came true after four years of land buying, negotiations and building when the abattoir was officially opened on the 31st May 1963 by the Hon. Tom Lewis MLA (later NSW Premier). The original Board of Director's were Walter Hedley Jordan Moss, Oliver Samuel Churchill, Raymond

Harold Madden, William Grant Davies, John Peter Lawson and Richard Thomas Friend as Secretary. Clarence Kevin Geyer was the first Manager and Colin W Munsie the first secretary.

This export abattoir grew over the years to be one of the best in Australia.

In 1976 Petersville Australia bought out Berrima District Meats, they traded as Presto Meats.

Presto were bought out in 1985 by Metro Meats, a subsidiary of the Adelaide Shipping Co.

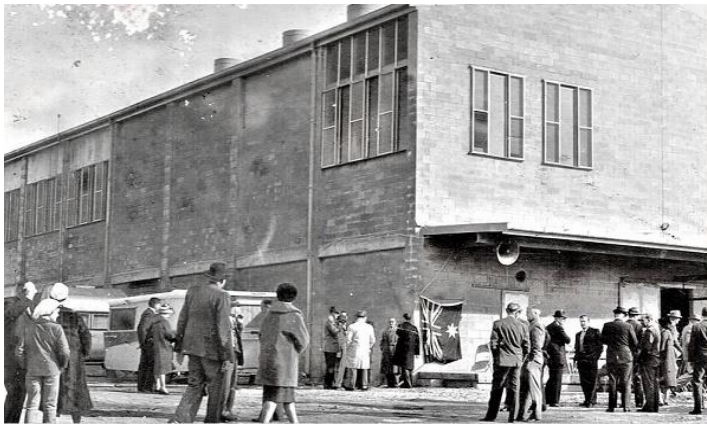
Metro sold in May 1990 to ICM Farm Products who were owned by Uncle Toby's. ICM had 80% of the company and Japanese Marubeni had the other 20%.

ICM closed its doors on 15-12- 1994, ten days before Christmas.

The maximum employment was about 300 persons direct plus a lot more indirect.

A few years after the closure the buildings and land was bought by the Charleston Pastoral Company where they produced Olsson Salt blocks for cattle and sheep. This company is still the owners of this property.

(© Researched and written by David Baxter Moss Vale historian 11-6-2021)



Above: Photo shows © Opening day 31-5-1963 (David Baxter's private photo collection).



Above: Photo above © Berrima District Meats 1967 (David Baxter private collection)

Federation weatherboard cottage

182 Argyle Street, Moss Vale

Recommendation

Record only. Do not list as a heritage item.

Heritage Survey 2009 Recommendation

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

The house has significant as an early twentieth century residence.

Description

October 2020 Site Inspection:

A one storey freestanding cottage that dates from the Federation period set on an 991 m2 site in a town setting near a busy intersection but which that still has retained its pleasant setting partly due to good street trees. The site has a timber picket fence and a left side driveway accessing a new garage at the rear. The house has been renovated in recent times and well done and garden is simple. The façade presents a projecting right bay, asymmetrical elevation and is constructed of weatherboard. The roof is hipped and gabled with a medium pitch and has closed eaves. The roof is clad in corrugated sheet metal and features corbelled brick chimneys, terracotta chimney pots, timber finial and gable end detail. The verandah returns the corner to the left, is offset and has a straight profile. It is clad in corrugated sheet metal and features timber posts and timber brackets. The front door is concealed by a security grille and has a fanlight. Fenestration comprises pairs of vertically proportioned double hung, timber windows. The building appears to be in good condition and is highly intact. Alterations include sympathetic rear additions.



Internet Review

<https://www.realestate.com.au/property/182-argyle-st-moss-vale-nsw-2577>

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the subdivision and development of the main street of Moss Vale.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong or special association in the local area with the life or works of.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic, creative or technical achievement in the local area because.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses uncommon, rare or endangered aspects of the local area's history'</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a Federation era residence.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Edwardian shops

405 Argyle Street, Moss Vale

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Argyle Street North Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as an early twentieth century residence which illustrates the subdivision and development of the main street. [Not a house.]

Description

October 2020: A 2 storey commercial building that dates from the Edwardian period on a site adjacent to Leighton Gardens in the main shopping street of Moss Vale. The building is aligned to the street and features a rendered brick facade with parapet and a cantilevered awning. Shop fronts are later but well designed. Upper facade now has unsympathetic shaped aluminium windows.



Internet Review

No images

History

Historical Research by David Baxter 2021

This was a vacant area owned by Mrs Kate Goodridge of the Royal Hotel and consisted of 87 feet x 160 feet. It was sold about 1930 to Moss Vale Solicitor Bennington Haille Paine who built the building about the same time. The portion beside his block (409-411) was sold to brother's James Clifford and Hector George Whatman who developed it as the Central Garage. 405-407 Argyle St was used by Bennington Haille Paine and his son Hans Haille Paine as their office. The upstairs portion was used by a local Dentist David William Joseph Gazzard from 1949. Dentists have used it until c.1967.

Builder unknown at this stage. (Researched by David Baxter Moss Vale 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the main street of Moss Vale.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic, creative or technical achievement in the local area because.</i>
(d) SOCIAL SIGNIFICANCE	
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses uncommon, rare or endangered aspects of the local area's history.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Weatherboard cottage 8 Berrima Road, Moss Vale

Recommendation

Record only. Do not list as a heritage item.

Description

Inspection February 2021:

Good garden and setting on a 2327 m2 site including some larger trees to the front garden. Fence is 3 rail and double gates are 4 rail.. Driveway to the right accesses rear garaging. House is of weatherboard construction with a hip and single gable roof of iron. The straight roofed verandah has in the past returned to the right but has been filled in at a later date. House appears to be in very good order. House adjoins N 10 Berrima Road which is on the Project 251 list for review.



Internet Review

15 images plus floor plan at this 2012 site

<https://www.realestate.com.au/property/8-berrima-rd-moss-vale-nsw-2577>



Above: Images Source 15 images plus floor plan at this 2012 site
<https://www.realestate.com.au/property/8-berrima-rd-moss-vale-nsw-2577>

'Ponderosa'—Victorian weatherboard cottage

9 Berrima Road, Moss Vale

Recommendation

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

Heritage Survey 2009 Recommendation

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

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

Description

October 2020 Site Inspection:

A one storey freestanding cottage that dates from the 1890s – the Victorian period set on an 826 m² site in a town setting that has retained its context. The building is setback from the street. The site has a timber picket fence and a right side gravel driveway accessing a side skillion carport. The front garden is large and turfed. The façade presents a simple, symmetrical elevation and is constructed of weatherboard. The roof is gabled with a medium pitch. The roof is clad in corrugated sheet metal and features a brick chimney. The verandah runs across the façade and has a broken back profile. It is clad in corrugated sheet metal and has timber posts and is unadorned. The façade is obscured by high vegetation. The front door is centrally located and is 4-panelled and glazed. Fenestration comprises vertically proportioned 6-pane double hung timber windows. The building appears to be in good condition. Alterations include sympathetic rear additions. Likely that the land has been subdivided in recent times and a new house built to the right.



Internet Review

19 photos including image below and one site and floor plan at this 2016 site <https://www.realestate.com.au/property/9-berrima-rd-moss-vale-nsw-2577>



*Above: Images 19 photos including image below and one site and floor plan at this 2016 site
<https://www.realestate.com.au/property/9-berrima-rd-moss-vale-nsw-2577>*

History

Historical Research by David Baxter 2021

The land bounded by Berrima, Watson, Parkes, Robertson (now Garrett St) and Innes Roads were subdivided into blocks and submitted for sale on 25-3-1882 as part of the Lackey Estate. The house would have been built c 1890s.

The first owner was Frederick and Annie Hassall (nee Reynolds), he sold it to Mrs Katherine Louisa King in 1913 it was 3 acres 0 roods and 35 perches when she came to Moss Vale in 1915 from Cootamundra.

Katherine King was a mid-wife and used this house as a maternity hospital. The home was named "Te-Kianga" Maori for "The Home". Katherine sold it to her daughter Nancy Phyllis King in 1929 and her brother Phillip Moses King sold it to Lockwood and Fittler in 1973.

Pre 1943 Ian Alexander and Marjorie Jane Fletcher (nee Watson) lived there until 1958.

John William "Jack" Lockwood and his mother Gladys Lockwood were there 1958 -1972.

In the 1960s Frederick Olivier and Alma Harriett Fittler and daughter Lorraine bought the home.

In the 1970s Lorraine married Geoffrey Gilby and named the house "The Ponderosa". After the Gilby's had sold it, it changed hands many times.

Peter Cottee bought the house in 2016.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the early development of the Berrima Road entrance area to Moss Vale.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong or special association in the local area with the life or works of.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic, creative or technical achievement in the local area because.</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses uncommon, rare or endangered aspects of the local area's history.</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.

Weatherboard house 30 Browley Street, Moss Vale

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Description

Inspection February 2021.

Not easy to see the house from the street. Weatherboard construction and gable and hipped roof in corrugated metal.

Internet Review

No internet info found. 2020 m2 site.



Single storey brick house

8 Elizabeth Street, Moss Vale

Recommendation

Do not list at this time. Further investigation required to determine heritage significance.

Description

Inspection February 2021: Not visible from Elizabeth Street and images below taken from Pine street at the rear. Appears to have been subdivided and lost its main frontage to Elizabeth Street although driveway access still there. A single storey house of brick with a gabled colorbond roof. Likely to be from Federation period.

Internet Review

None found but possible low density housing development on the front of this site at street no 8 still used.



Note from David Baxter 3/8/201 Gordon Donkin and his sister Harriett lived there 1945 Ron and Nola Cross owned it in the 1950s



Californian bungalow from 1920s

9 Lovelle Street, Moss Vale

Recommendation

Record only. Do not list as a heritage item.

Description

October 2020 Site Inspection:

A one storey freestanding Californian Bungalow style house from c. 1920s set on a 922 m2 corner site to Bellevue Avenue in a town setting that has retained its context. The building is setback 6 metres from the street. The façade has an asymmetrical elevation and is constructed of weatherboard. The roof is gabled with a medium pitch and has exposed eaves. The roof is clad in galvanised corrugated sheet metal and features corbelled brick chimneys, terracotta chimney pots and battened gable ends. The verandah runs across the façade and has a horizontal roof profile and ribbed metal roofing and has face brick support columns on brick balustrade. The front door appears to be accessed from the left side and is marked by a porch with a flat roof. Fenestration comprises multi-pane double hung timber windows. The building appears to be in fair condition only and is substantially intact. Alterations may include brickwork to the front verandah.



Above: Image Source 6 photos and notes at this site from c. 2011 <http://www.drysdale.com.au/2816009/>

Internet Review

6 photos and notes at this site from c. 2011 <http://www.drysdale.com.au/2816009/>

You can't help being captivated by the character and charm of this weatherboard cottage. Just a short walk to the Golf Course and surrounded by a pretty cottage garden the home is a delight to inspect. High ceilings, an old brick fireplace and timber floor boards and lining boards all add to the home's charm. The cottage features a spacious front veranda, entry hallway, 2 large bedrooms, a good sized living room, a sunny eat in kitchen and double garage.

Statement of Significance from 2009 Report: 9 Lovelle Street, Moss Vale

The house has significance as an early twentieth century residence.

History

Historical Research by David Baxter 2021

This house was built on land that was owned in the 1920s by Claude Harold Webb a timber merchant from Manchester Square south-East of Moss Vale and was 60 feet by 150 feet.

By 1934 Oscar Whitelock Brown had the house (maybe a few years earlier) and along with his wife Annie lived their lives in the house. Oscar died 4-10-1949 in Bowral Hospital and Annie 26-7-1976. I am presuming that they built the home. After Annie's death in 1976, the home was leased until it was bought by a young couple. Lesley McCallum and her two children Jaqui and Douglas were living there and in 1980 Rodney and Diane Will lived there.

(Researched by David Baxter Moss Vale historian 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Lovelle Street area of Moss Vale in the Interwar period.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its strong or special association in the local area with the life or works of</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic, creative or technical achievement in the local area because</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses a rare aspect of the local area's heritage in this case</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a restrained one storey freestanding Californian Bungalow style house.</i>

Integrity/Intactness

Substantially intact although alterations have been made.

'Westella'—timber cottage 46 Throsby Street, Moss Vale

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Thosby/Arthur Streets Conservation Area.

Heritage Survey 2009 Recommendation

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

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

Description

October 2020 Site Inspection: :

A one storey freestanding house that dates from the Federation period set on a large site in a town setting that has lost its context as a result of villas being built in the front garden and behind. The building is setback 20 metres from the street. The site features mature trees. The façade presents simple symmetrical elevation and is constructed of weatherboard with a rendered masonry base course. The roof is gabled and hipped with a medium pitch. The roof is clad in corrugated metal. In 2009 it was terracotta tile and ridge. The central projecting gable end of the front facade is batted. The verandah runs across the façade and has a broken back profile attached to the main roof. It features timber posts, timber brackets and balustrade. The façade is obscured by new development from the street. The front door is centrally located.

Fenestration comprises of a groups of 3 proportioned casement timber windows with highlights. The building appears to be in good condition but has been subdivided into at least 2 flats thereby compromising its integrity although exterior mostly intact. There is a total of 8 units on the site including main house. Main house definitely compromised by unsympathetic new development at front and rear of the site and not one to easily recommend for listing.



History

Historical Research by David Baxter 2021

This house, named "Westella" was built about 1910 and was owned by Charles Alexander and Ida Fraser (nee Toose). The house was sold to Agnes and Sarah Ann Connell c.1917 they were related to the Fraser's and Toose's. They sold again in 1932 to Frank Louis Toose, who also leased it one of which was Stanley Rupert Lawrence Baxter and his wife Onta (nee Fizelle) c.1928-1930.

In 1955 William Wallis bought it and his son Thomas and his wife Elsie lived there where they ended up inheriting it. Tom Wallis sold it to Fred Anthon (c.1969) who turned it into flats and built the units at the front and rear. The current owners are unknown.

(I grew up next to this home and it was offered to me in 1969 for \$6000 off Tom Wallis but Fred Anthon offered him \$10000 so I missed out).

(Researched by David Baxter Moss Vale historian. 5-1-2021)

Former St Johns Anglican Rectory Garden 26 Wyatt Street Moss Vale

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing Argyle/Browley Streets Conservation Area.

Description

Inspection February 2021.

Very limited viewing of the garden from the entrance gate in Wyatt Street. It is understood that the entrance would have originally been in Browley Street opposite St Johns church but since subdivided and now from Wyatt Street. Entrance now has a main posts and picket fence opening to a relatively new oak lined driveway. Garden has many mature trees. House is well set back and just visible from gate.

Rectory and site is already heritage listed on the LEP although the same address as the church and not 26 Wyatt Street which is correct. Rectory Garden is not LEP listed.



Internet Review

17 images and floor and site plan at this site from 2020. Image and notes from this same site.

<https://www.realestate.com.au/sold/property-house-nsw-moss+vale-132786082>

History



Above: 17 images and floor and site plan at this site from 2020. Image and notes from this same site. <https://www.realestate.com.au/sold/property-house-nsw-moss+vale-132786082>

The Old Rectory – c1906

26 Wyatt Street, Moss Vale

There is almost an "Alice in Wonderland" feeling on first sighting the Old Rectory. The charming two storey brick Rectory is poised graciously amongst the property's vast landholding of secluded gardens and lawns, set over three titles. Being offered for the second time in 114 years one almost cannot believe such a property still exists in the middle of the thriving town of Moss Vale in the NSW Southern Highlands.

The inside of the Old Rectory is light and airy with all the rooms of wonderful proportions and many large windows. It is evident measures have been taken to preserve all the original features with such craftsmanship so rarely seen today and it's certainly a pleasure to view such skills of a bygone era. The gracious downstairs public rooms include a library, formal lounge and dining rooms both with open fireplaces. The huge country kitchen has a true butler's pantry. Upstairs off a spacious landing are four large bedrooms, three of which have the original working fireplaces, a private study and family bathroom.

Enjoy a walk around the grounds and you will discover extensive lawns, hedges, vegie patches, a cottage garden with mature trees scattered and charming tennis court.

- Central heating, solar panels
- Soaring ceilings, some wooden and some with the original ornate moulded plaster
- Extensive shedding
- Separate studio
- Main floor bathroom, laundry and powder room
- Grass tennis court
- Mature trees and gardens
- Subdivision potential STCA
- Two driveways Wyatt Street and Browley Street

Currently a cherished family home and having been splendidly preserved for the future, this is certainly an extraordinary opportunity to own a very special property.

Research from David Baxter 3 August 2021

The land where the Rectory stands was first discussed at a meeting on 22-9-1896 and the seven acres of land was purchased from the Morrice family for £80 (\$160). The minister at that time was the Rev Albert Cornelius Mosely and he did not want to live close to the Church. A winding driveway was built from Browley Street (where the current Anglican Rectory is now) to the site of the new two storey brick building. Tennis courts were built and the church had its own tennis club.

The foundation stone for the building was laid by Sir Harry Rawson, Governor of NSW on Wednesday 21-2-1906. This included a Time Capsule which was placed behind the Stone and to be opened in 100 years. The Architect was Messrs Nixon and Adams of Sydney and the builder was William Jones of Moss Vale at a cost of £930 (\$1860).

The opening of the Rectory was held on 30-10-1906.

One hundred years later on 21-2-2006 we had the centenary of the building and opened the Time Capsule. Another capsule was inserted to be opened in another 100 years. The Governor of NSW, Marie Bashir did the honours and a Wollomi pine was planted. I am pleased that I notified the owners and the Historical Society that the centenary was approaching and it needed a celebration otherwise another milestone would have passed unnoticed.

The building and property was sold about the end of 1982 to David Ward and his wife Ingaret Ward who have owned it up until about 2 years ago.

(© David Baxter Moss Vale Historian 31-7-2021).

Victorian weatherboard house 43 Yarrowa Street, Moss Vale

Recommendation

Record only. Do not list as a heritage item.

Property is contained within the existing East Street Conservation Area.

Heritage Survey 2009 Recommendation

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

The house has significance as a Victorian residence/cottage which illustrates the later development in the 1863 subdivision

Description

October 2020 Site Inspection:

a one and a half storey late Victoria era weatherboard house on a 1394 m2 site in a town setting. Site has a high hedge but no gate. Driveway at right leads to a what appears to be a larger well designed second dwelling. Roof is gabled and clad in corrugated sheet metal. There is a slightly oversized dormer window in the front roof. The barges and dormers have ornate carving. Verandah goes across facade and is straight and clad in corrugated sheet metal. Windows to the side have hoods.



Internet Review

<https://www.ontheproperty.com.au/property/nsw/moss-vale-2577/43-yarrowa-st-moss-vale-nsw-2577-14540878>

History

Historical Research by David Baxter 2021

Was most probably built by William Jones. In 1927 it was on 44' x 330' block owned by Thomas Sandy (who owned many homes in Moss Vale) by 1940 it was owned by Annie Wallis who owned either side of this block. It was used as a rental 1940-80s. My grandparents and my mother were there during the early 1940s. Walter George Penfold and his wife Bessie Amy Penfold (nee Whatling) were there during the late c.1934 to c.1975. After 1975 is still to be researched. (Researched by David Baxter Moss Vale 5-1-2021)

Heritage Significance Assessment

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

NSW heritage assessment criteria	Assessment of site <i>(no content = site has not been assessed against that criterion)</i>
(a) HISTORICAL SIGNIFICANCE	<i>Of significance to the history of the local area because it illustrates the development of the Yarrowa Street area of Moss Vale in the late 19th Century.</i>
(b) ASSOCIATIONAL SIGNIFICANCE	<i>Of significance because of its likely association with the outstanding Moss Vale Master Builder, Mayor and Alderman, William Jones as builder.</i>
(c) AESTHETIC OR TECHNICAL SIGNIFICANCE	<i>Of significance in demonstrating aesthetic, creative or technical achievement in the local area because</i>
(d) SOCIAL SIGNIFICANCE	<i>Of significance because of its strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons</i>
(e) RESEARCH POTENTIAL	
(f) RARITY	<i>Of significance because the item possesses uncommon, rare or endangered aspects of the local area's history</i>
(g) REPRESENTATIVENESS	<i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a small late Victoria weatherboard cottage.</i>

Integrity/Intactness

Substantially intact although some alterations have been made.