



HERITAGE CURTILAGE STUDY

ACHIEVE AUSTRALIA
“CROWLE HOME”
(formerly “Tellaraga”)
8 JUNCTION STREET
RYDE NSW 2112

March 2011

Noel Bell Ridley Smith & Partners Pty Limited
Level 3, 4 Glen Street Milsons Point
NSW Australia

Telephone +61 2 9922 2344 Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects

Ridley Smith : Reg No.2268; Graham Thorburn : Reg No.5706; Geoffrey Deane : Reg No.3766

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1.0 INTRODUCTION

1.1 Introduction

This Heritage Assessment and Curtilage Study report was prepared by NBRSPARTNERS for Achieve Australia, to accompany a Masterplan for the site.

1.2 Definition of the Study Area

The site is identified as 8 Junction Street, Ryde and is shown in Figure 1. While the street address is given as Junction Street in the *Ryde Local Environmental Plan 2010 (Ryde LEP 2010)*, the house has a Belmore Street address and the vehicular entry and drive at 76 Belmore Street. The subject site is within a block bounded by Belmore Street to the northwest, Junction Street on the northeast and Porter Street to the southeast. The subject site is located within the local government area of the City of Ryde.

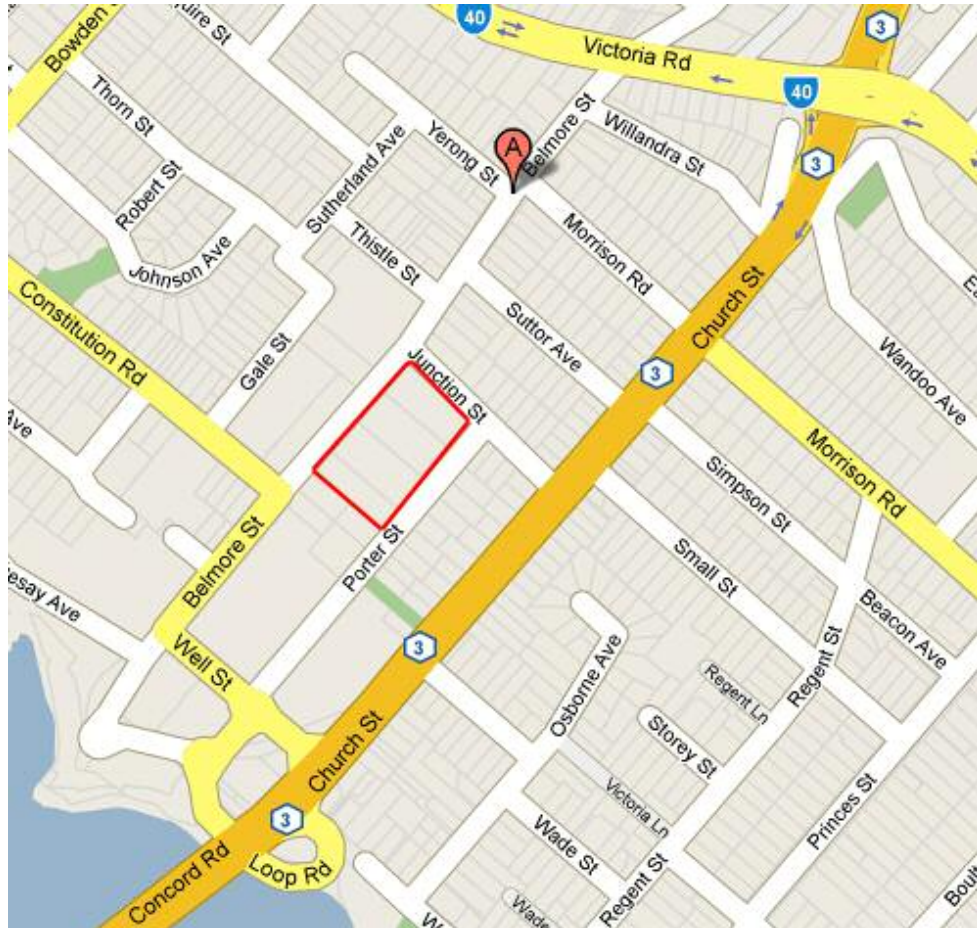


Figure 1 – Site location plan with the subject site outlined in red (Source: Google Maps)

1.3 Study Objectives

This Heritage Curtilage Study is intended to identify heritage values associated with the site in accordance with the standard assessment criteria and to determine the potential for redevelopment of the site by establishing a curtilage around the heritage item to protect it from the encroachment by development. This report meets the requirements of City of Ryde Council for assessment of heritage items and curtilage study.

Ryde Local Environmental Plan 2010 (Ryde LEP 2010) is the principal planning document for the City of Ryde. Schedule 5 – Environmental heritage – Part 1 Heritage Items, provides a list of items with heritage significance. The subject site is listed as a local heritage item as follows:

- “Crowle Home” (House), 8 Junction Street, Ryde, house; (Property Description: Lot 1 DP 921633; Lot 11 DP 51349) (Item No: 57).

Ryde Local Environmental Plan 2010 (Ryde LEP 2010) is a statutory document and the heritage item is protected in accordance with that planning document and the Environmental Planning and Assessment Act and the Heritage Act.

1.4 Methodology

This report generally follows the format set out in the document entitled *Assessing Heritage Significance (2001)* published by the NSW Heritage Office. The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999*.

1.5 Limitations

The report is a result of analysis of available research material combined with a physical assessment of the existing building fabric.

1.6 Identification of Authors

This report was researched and prepared by Lynette Gurr, Senior Heritage Consultant, and reviewed by Robert Staas, Heritage Consultant and Director, both of NBRSPARTNERS. The history was prepared by Michelle Richmond, Historian, of NBRSPARTNERS.

1.7 Sources

The main documentary sources consulted in the research for this report are listed below:

- Mitchell Library: State Library of NSW – Maps, Plans and Small Pictures File;
- NSW Department of Lands; and
- Sands Directory.

2.0 HISTORIC BACKGROUND

2.1 Early History of Ryde / Meadowbank

On 3rd January 1792, the first land in the Ryde (Hunters Hill) area along the northern bank of the river between Sydney and Parramatta was granted to eight marines. The area was named by Governor Phillip the 'Field of Mars'.¹ Today's Field of Mars Reserve is the remnant of a district which once extended from Dundas to the Lane Cove River. These grants were followed soon after by grants to ten emancipated convicts in February 1792, the land being further to the east of the marines grants. The area was called 'Eastern Farms' or the 'Eastern Boundary'. By 1794, the name 'Eastern Farms' had given way to 'Kissing Point', a name believed to have originated from the way in which heavily laden boats passing up the Parramatta River bumped or 'kissed' the rocky outcrop which extends into the river at today's Kissing Point.² Further grants were issued in 1794 and 1795, gradually occupying most of the foreshores between Meadowbank and Gladesville.

Further subdivision and development of the area in the late 1880s was given impetus by the opening of the railway line from Strathfield to Hornsby in 1886. Scattered substantial houses were erected on large lots with extensive formal settings and associated kitchen gardens and orchards.

Around 1841, the wife of the Rector of St Anne's Anglican Church named the surrounding area Ryde after a town on the Isle of Wight. The name 'Meadowbank' was given to the area by William Balmain who left his land under the management of D'arcy Wentworth. The land was sold to John Bennett and his nephew William Bennett who built Meadowbank House in 1835. The estate was sold in 1879 and subsequently subdivided into smaller lots.

2.2 History and Development of Crowle Home Site, Meadowbank

The Crowle Home site at Ryde is located on part of an original 30-acre Crown Grant to Richard Cheers³, known as The Eastern Farms. The grant was made on 29th September 1792 by Governor Phillip.⁴ Appendix A gives a summary of the history of subdivision of Cheers' Land.

Richard Cheers was born on 12th August 1759 at Abingdon, Berkshire, and was sentenced to 14 years transportation to NSW. He was one of a number of convicts on board the 'Guardian' when it was wrecked on an iceberg after leaving the Cape of Good Hope in December 1789. They were transferred to the 'Surprise' and arrived in Sydney in June 1790. A group of these men received a conditional pardon in about 1793, in recognition of services rendered at the time when the 'Guardian' was wrecked. They were given modest land grants at the Eastern Farms site on the Parramatta River adjoining the Field of Mars.

¹ Mars being the ancient God of war, and named to reflect the military association with the new settlers.

² Sourced from "A Brief History of Ryde", Ryde Council website - <http://www.ryde.nsw.gov.au/ryde/history.htm> (downloaded August 2009).

³ Land Titles - Portion 15 Hunters Hill

⁴ Land Titles - No.85 in 1792 Book 1A



Figure 2 – Meadowbank in 1863 looking southwest along Church Street. The Blanch Estate lies to the right (Source: cited in Megan Martin, "A Pictorial History of Ryde", Kingsclear Books, Sydney, 1998, p.11)

Cheers claimed to have been the first butcher in the colony and to have followed this business after his arrival in Sydney Town. Cheers leased land in the Town of Sydney and in 1808 was granted 100 acres at Manly.

Cheers sold the land at Eastern Farms to James Wood in September 1797 and became known as 'Butcher Woods'. Woods sold the farm to Thomas Bowden, a schoolmaster, in June 1822. In January 1829, Thomas Bowden sold about 18 acres of the land to James Blanch for 50 pounds. Blanch mortgaged the land in June 1841. The remainder of Cheers' original grant was sold to James Devin and was at that time the lower portion of his 'Willandra Estate'.

Sarah Blanch, the daughter of James Blanch, married Robert Porter and Maria Blanch, his other daughter, married Alfred Skinner. On the death of James Blanch his daughters inherited the land. In January 1866, the land, together with a strip along Belmore Street purchased from the road reserve, was sold to Josiah Mullens, a Sydney sharebroker.

Mullens brought the land under the provisions of the Real Property Act and subdivided it into large allotments in 1866 as 'The Blanch Estate'. He sold the lots prior to their registration as follows:

Lot 4	Thomas Benton, Solicitor
Lots 5 and 6	Charles Edward Jeanerett of Hunters Hill
Lots 7, 8, 9 and 10	Samuel Owens of Sydney, Gentleman
Lot 11	The Hon. John Blaxland of Ryde, Esq.
Lots 12 and 13	James Devlin the Elder of Ryde, Esq.
Lots 14, 15, 16, 17, 18, 19, 20 and 21	Samuel Owens of Sydney, Gentleman
Lot 22	Stephen Woodcock of Ryde, Boatman.

BLANCH ESTATE

Parish of Hunters Hill County of Cumberland
Scale 2 Chains to an Inch

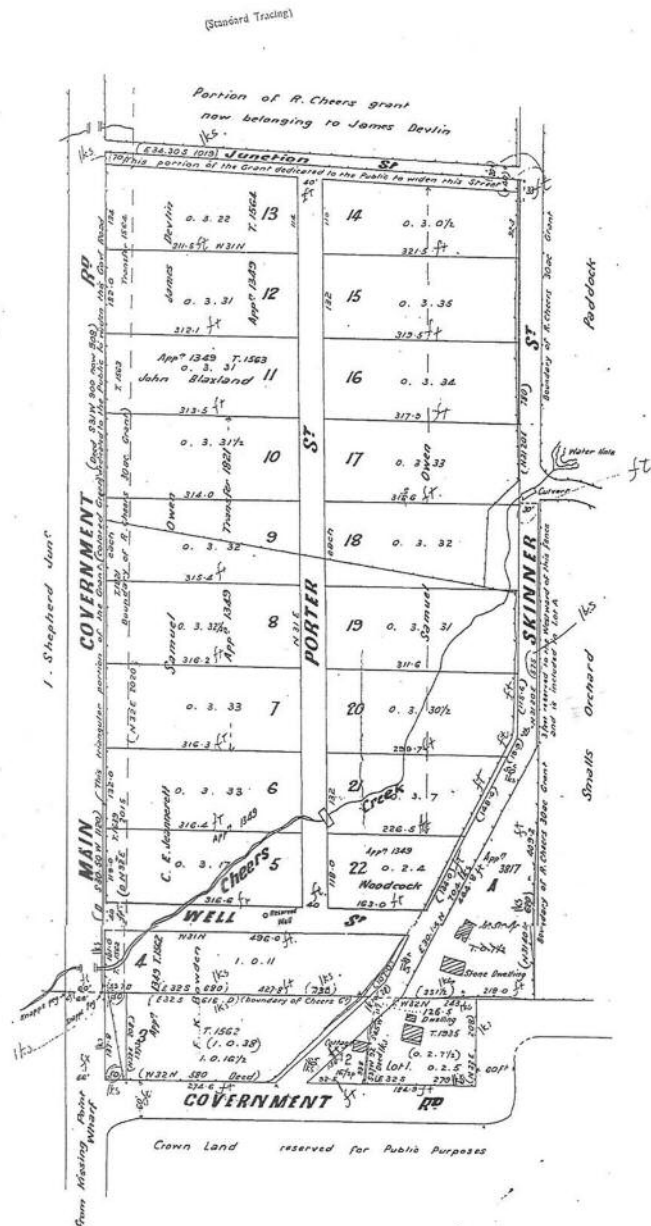


Figure 3 –Blanch Estate – Lots 10 and 11 purchased by GA Denning in 1901 who constructed a residence and gardens on the site. Lots 12 and 13 purchased in 1901 by GA Denning and remained undeveloped (Source: Land Titles, Application No 1349, Vol 46, Folio 115-116)

2.3 Occupation by George Australia Denning (1901-1944)

In 1901, Lots 10 and 11 of the Blanch Estate were subsequently purchased by George Australia Denning, a retired civil servant, who built a substantial single storey house, named 'Tellaraga'. The house had its entry off Belmore Street and a driveway that ended in a carriage loop in front of the house. The front garden was defined by hedging which separated it from the service yards and orchards to the south and vacant land to the north. The face brick house was symmetrical with a small projecting gabled entry and return verandahs supported on cast iron columns. The slate roof was trimmed with terra cotta ridges and saddle cresting. The 'Italianate' style chimneys were rendered and capped with terracotta chimney pots.

In 1901, Lots 12 and 13 of the Blanch Estate fronting Junction Street were also purchased by George Australia Denning but remained undeveloped. In 1907, Denning purchased additional land to the south of the house being Lots 13 and 14 of the Bennett Johnson subdivision. Following his death in 1943, the land passed by inheritance to his wife, Julia Margaret Denning.⁵ The property was sold in September 1944 to Rev John Hope and William Alfred Leopold Crowle as joint tenants.⁶



Figure 4 – Denning Residence, circa 1915 (Source: *A Home of Distinction – A History of Crowle Foundation Ltd*, p. 1)

⁵ Land Titles - Application by transmission No D231410

⁶ Land Titles - Transfer No. D322512



Figure 5 – 1942 Aerial photograph of the site prior to the Crowle Foundation occupation of the site and post World War II industrial development of the area (Source: Dept of Lands, Spatial Information Exchange – 1943 Aerial)

2.4 Industrial Development at Meadowbank

The 1942 aerial photograph of Meadowbank indicates that the area was still occupied by individual houses on large allotments. In 1946, the Local Government Act was amended to make provision for town planning and in 1951 industrial development commenced in the area. Industrial development at Meadowbank took place after about 1950 and involved the land extending down to the Parramatta River. Infill housing occurred and extended north to Victoria Road.

2.5 Chronology of Crowle Home

The following chronology of development at Crowle Home is derived from information in the publication by June Madden, *A Home of Distinction, A History of the Crowle Foundation Ltd.*

Date	Event
1944	Land purchased by Rev Jon Hope & William Crowle
1944-46	2-storey addition (dormitory for 20 boys) on south-eastern side of Home. On north-western side assembly hall and dining room.
1946-48	Memorial Garden laid out
1968	Restoration and improvement works to the oval Construction and opening of EF Edwards Building, 2-storey with 40-bed dormitory (opened 25 th May 1968)
1969	Alan Penney Memorial Centre, occupation centre
1970	Lindsey Cottage constructed – living quarters for the executive officer, Mrs Mary Lindsey Swimming pool completed Golden Fleece installed a petrol bowser at Porter Street entrance
1971	Lacy House, Administrative Block, corner of Junction and Porter Streets (opened October)
1976	Dulcie Johnson Hall (opened 27 March)
1979	Activity Therapy Centre (ATC) opened
1982	Upgrade works Wards 1 and 2
1983	Alan Penney Wing, 2-storey accommodation wing constructed on the site of the bus shelter (opened 21 May)
1984	Fire upgrade works, including fire escape to Edwards Building, installation of emergency lighting, fire-retardant material to Ward 4.
1990	Lindsey Cottage adapted as residents' accommodation
1992-2008	Johannes Gutenberg German School – leased site for the German school

2.6 Achieve Australia and Crowle Home

The Crowle Home was established at Meadowbank in 1952 by Sub-Normal Children's Welfare Association. The Association later became known as the Crowle Foundation. The Crowle Foundation was a community based organisation that aimed to provide best-standard, person-centred services and advocacy for people with intellectual disability, committed to providing services that champion empowerment, inclusion and self-determination. The Crowle Foundation provided accommodation, employment and community access services to adults with an intellectual disability.⁷ In 2010, the Crowle Foundation was amalgamated as Achieve Australia. Achieve Australia is a not-for-profit community business operating across Metropolitan Sydney. The following is a definition of the aims and objectives of Achieve Australia:

Achieve Australia is a company limited by guarantee, governed by a voluntary Board of Directors. We support over 550 people with disability, or who experience disadvantage across accommodation, employment and day services throughout the community on the basis of achieving social inclusion, with plans to introduce a respite service.

Our driving principle is to support people with disability to learn and maintain life and work skills, develop relationships, make choices about their lives and participate in community activities.

We take pride in business and service excellence and deliver services in accordance with the National 12 Disability Services Standards. Our services are flexible, follow our person-centred philosophy and encourage independence.

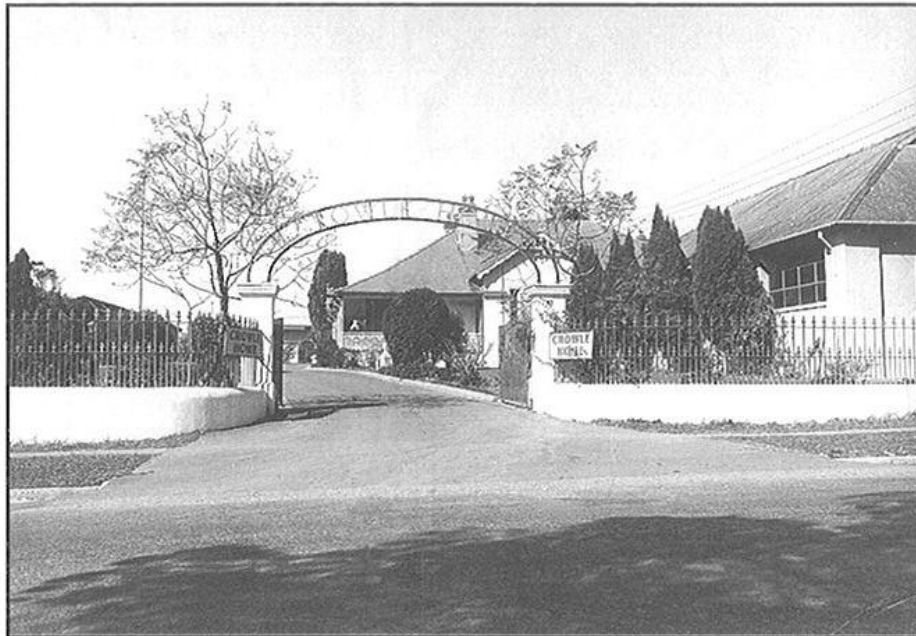


Figure 6 – Archway and driveway entrance showing the early assembly hall and dining room constructed by 1946 (Source: A Home of Distinction – A History of Crowle Foundation Ltd, p.2)

⁷ The Crowle Foundation website, http://www.crowlefoundation.org.au/who_we_are.html, downloaded 2009

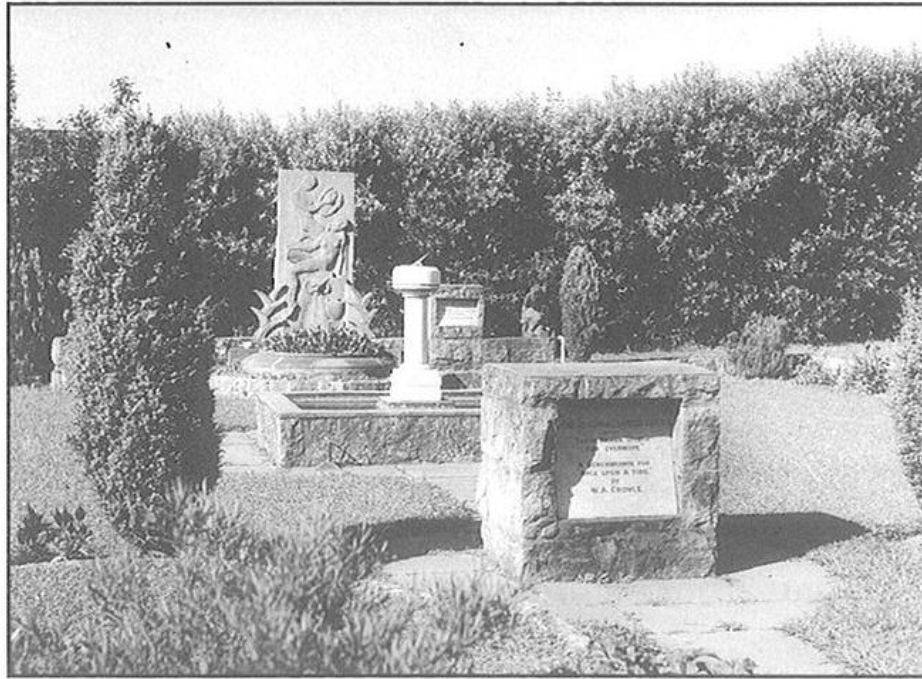


Figure 7 – Crowle Memorial Garden, established 1946-48 (Source: *A Home of Distinction – A History of Crowle Foundation Ltd*, p.2)



Figure 8 – EF Wards Building, opened 1968 (Source: *A Home of Distinction – A History of Crowle Foundation Ltd*, p.46)

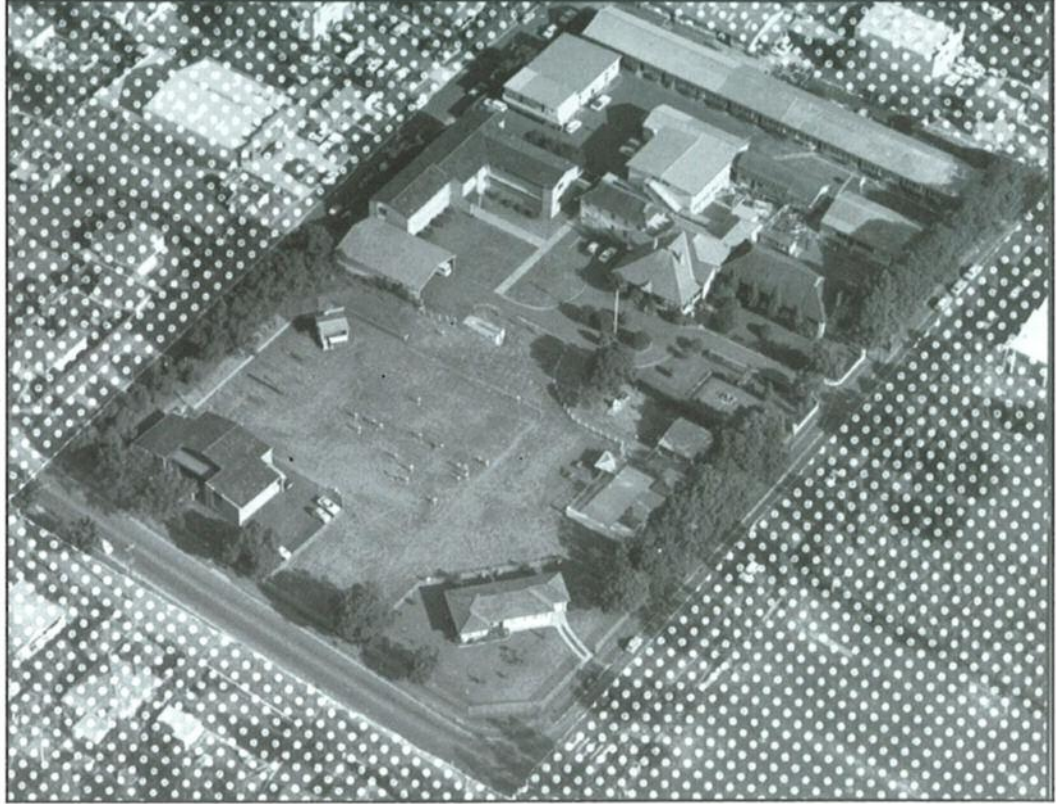


Figure 9 – Aerial photo showing Crowle Home and Gardens, 1973 (Source: A Home of Distinction – A History of Crowle Foundation Ltd, p.52)



Figure 10 – Alan Penney Wing, opened 1983 (Source: A Home of Distinction – A History of Crowle Foundation Ltd, p.65)

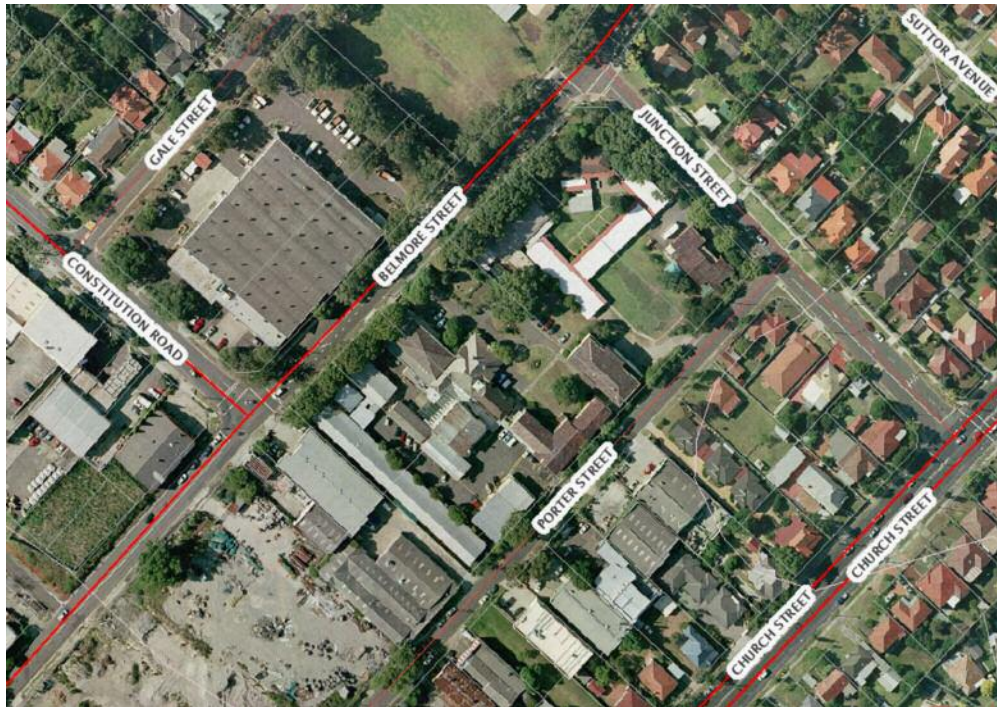


Figure 11 – Aerial photograph of the subject site in 2008. Note the white roofed buildings on the north of the site were removed in late 2008 (Source: Google Maps)

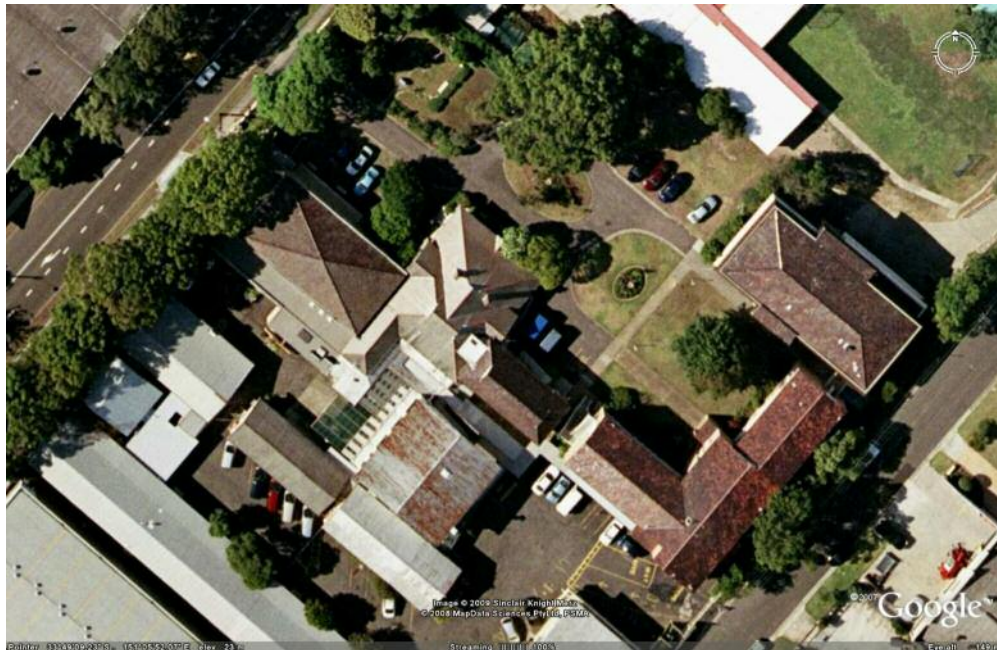


Figure 12 – View shows original house encroached upon by later development (Source: Google Maps)

2.7 Persons associated with the Site

2.7.1 William Alfred Leopold Crowle

William Alfred Leopold Crowle was born in 1881 at Albury, NSW. His father was a builder and contractor, Charles John William Crowle, became the Australian agent for Wurlitzer. He resided at "Wyldefel" Potts Point and in 1936 erected "Wyldefel Gardens", an Art Deco unit development by architect John Brogan. Crowle previously lived at Rose Bay, and resided at "Toftmonks", Elizabeth Bay. His business address, "Crowle House", was located at 161-163 Castlereagh Street, Sydney, until 1928 and later moved to 105 York Street (cnr. of Market Street). Originating from Adelaide, where he had a bicycle and motor cycle shop, Crowle married Charlotte Sparshot and had four children. Crowle was also involved with importing Denis fire engines, White trucks, Citroen cars, and Goodyear, Redex and Delco products. He died on 6th December 1948 in Sydney. Crowle was a philanthropist who funded children's homes and homes for the disabled.

2.7.2 Rev John Hope

Rev John Hope was a high church, Anglican clergyman and rector of Christ Church St Laurence. He was well known for his social works but was not favoured in Sydney Diocese because of his churchmanship.

In 1948 the subject site was transferred to Hope's cousins, William Crowle and Lorna Crowle, as joint tenants. Following William Crowle's death, Lorna transferred the site in 1952 to the Sub-Normal Children's Welfare Association. In 1992, the ownership was vested in The Challenge Foundation, in 1993 to The Crowle Foundation Limited, and subsequently to Achieve Australia by way of a Federal Court Order.

3.0 PHYSICAL EVIDENCE

3.1 Generally

A site inspection was undertaken on 21st August 2009 to assess the physical fabric of the place and to determine views and vistas to and from the place.

3.2 Setting and Physical Context

The subject site comprises several buildings located within the grounds of the original single-storey residence of 'Tellaraga'. These buildings, together with an identification number and construction dates, are listed in the following table:

No	Building	Construction Dates
1	'Tellaraga' Home	c1904
2	EF Ward Building	1968
3	Alan Penney Memorial Centre	1969 and 1983
4	Lindsey Cottage	1970 and 1990
5	Swimming Pool	1970
6	Lacey House, Administration Block	1971
7	Dulcie Johnson Hall	1976
8	Activity Therapy Centre	1979
9	Johannes Guttenberg German School	1992-2008



Figure 13 – “Tellaraga”, Crowle Home, 76 Belmore Street - entry to residence showing the original palisade fence and gateposts (Source: NBRSPARTNERS, March 2009)



Figure 14 – Belmore Street looking southwest, showing the extent of the palisade fence associated with “Tellaraga” (Source: NBRSPARTNERS, March 2009)



Figure 15 – Belmore Street looking east, showing the extent of the palisade fence associated with “Tellaraga” (Source: NBRSPARTNERS, March 2009)

3.3 Identification of External Fabric

3.3.1 “Tellaraga”

“Tellaraga”, at Achieve Australia’s Crowle Home, is a large single-storey Federation house. The house was originally set in extensive landscaped grounds. After the mid-1940s, the site was developed as an institution. The grounds are bound by a fine palisade fence, symmetrical in form, with a hipped roof and side gabled bays, ventilating gables and a gablet marking the entry. The roof of the house extends over a verandah. The roof is clad in slate with decorative terracotta ridge capping. The roof features symmetrically placed rendered chimneys with terracotta chimney pots.

The verandah is supported by cast iron columns and some lace work balustrade panels are extant. The floor is finished with tessellated tiles. The house is constructed of red tuck-pointed face brickwork. The front facade features a glazed entry door with leadlight fanlight and side panels and groups of floor-to-ceiling timber double hung sash windows. The house is compromised by additions to the northern, southern and eastern elevations. These additions are associated with the conversion of the cottage to institutional use.



Figure 16 – “Tellaraga”, West Elevation (Source: NBRSPARTNERS, March 2009)



Figure 17 – “Tellaraga”, West Elevation, showing verandah with tessellated tiles cast iron columns and wrought iron balustrade (Source: NBRSPARTNERS, March 2009)



Figure 18 – “Tellaraga”, East Elevation, showing the intrusive two-storey face brick EF Ward Building, wing addition (Source: NBRSPARTNERS, March 2009)



Figure 19 – EF Ward Building, North Elevation adjoins the cottage (Source: NBRS+PARTNERS, March 2009)

3.3.2 Dulcie Johnson Hall, 1976



Figure 20 – Dulcie Johnson Hall, North Elevation, was constructed in 1976 and adjoins the cottage. The hall is visible from the entry gate and is an intrusive element (Source: NBRS+PARTNERS, August 2009)



Figure 21 – Alan Penney (Memorial Centre) Building, North Elevation (left) and West and South Elevations (right), was first constructed in 1969 with alterations and additions in 1983. The building provides dormitory-style accommodation (Source: NBRS+PARTNERS, August 2009)



Figure 22 – Lacy House, North Elevation (right), was an Administration block constructed in 1971 and used as part of the Johannes Guttenberg German School from 1992-2008. The building is currently vacant (Source: NBRS+PARTNERS, August 2009)



Figure 23 – Swimming Pool (above and below) was constructed in 1970 (Source: NBRS+PARTNERS, August 2009)



Figure 24 – Lindsey Cottage, South Elevation (above) and North Elevation (below), is located on the corner of Junction and Belmore Streets. The face brick and tiled roof cottage was constructed in 1970 with alterations and additions in 1990 (Source: NBRSPARTNERS, August 2009)



Figure 25 – A group of activities buildings/ workshops, located southeast and southwest of the cottage (Source: NBRSPARTNERS, August 2009)



Figure 26 – The Ruth Whitbread Recreation Centre, located southeast of the cottage, was constructed in 1979 as an activity therapy centre and still used for that function (Source: NBRS+PARTNERS, August 2009)

3.4 Landscaped Garden Setting

3.4.1 Remembrance and Memorial Garden



Figure 27 – Memorial Garden, laid out in 1946, located northwest of the cottage. Plaque reads: MEMORIAL GARDEN 1939-1945 "THEIR NAMES LIVETH FOR EVERMORE" A REMEMBRANCE FOR "ONCE UPON A TIME" BY WA CROWLE (Source: NBRS+PARTNERS, March 2009)



Figure 28 – Remembrance Garden plaque has quote from John McCrae's poem, In Flanders Fields: REMEMBRANCE GARDEN – IF YE BREAK FAITH WITH US WHO DIE WE SHALL NOT SLEEP ALTHOUGH POPPIES GROW IN FLANDERS FEILD (Source: NBRS+PARTNERS, March 2009)

4.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

4.1 Basis of Cultural Heritage Assessment

This assessment of heritage is based on the methodology and guidelines set down by the NSW Heritage Office and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

Evaluation Criteria

Heritage significance, *cultural significance* and *cultural value* are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The NSW Heritage Manual has produced standard evaluation criteria that are compatible those included in *The Burra Charter*.

4.2 Assessment of Cultural Significance

4.2.1 Criterion (a) Historical Evolution

An item is important in the course, or pattern of the Local areas cultural or natural history.

- The place has historic associations with early subdivision patterns in the Ryde local area, in particular Blanch Estate. The subject site has associations with George Australia Denning, a retired civil servant, who in 1901 purchased Lots 10, 11, 12 and 13 of the Blanch Estate and, by 1904, constructed the residence, "Tellaraga". The Denning family remained at the site until 1944 and established landscaped gardens and elements, outbuildings and cottage gardens. Much of the land, north of the cottage, remained vacant.
- The subject site has associations with the former Crowle Foundation who, in 1952, established the place as a home and institution for intellectually disabled children. The Foundation continued to occupy and develop the place until the merger between the former Crowle Foundation and AC Foundation in 2009. Achieve Australia now owns, maintains and provides training services on that site. There is a reduced requirement for accommodation in line with changes in disability legislation service practices.

4.2.2 Criterion (b) Historical Associations

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the Local area

- The place has strong associations with William Alfred Leopold Crowle, a philanthropist who operated a home for delinquent boys on the site.

4.2.3 Criterion (c) Aesthetic Values

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Local area.

- The single-storey Federation style cottage, dating to 1904, has aesthetic significance as a relatively intact example of a Federation style cottage within a garden setting.
- Buildings associated with the provision of care for people with intellectual disabilities were constructed on the site during the second half of the twentieth century and have little heritage significance. Those building that abut the cottage are intrusive elements and compromise the stylistic character and fabric of the cottage.
- The memorial gardens and cultural plantings located within the immediate proximity of the cottage form part of the aesthetic character of the place. They offer the opportunity for quiet contemplation within a setting that provides care for people with special needs.
- The gateposts and palisade fence have landmark qualities and signify the cottage entry.
- Significant views and vistas of the place are associated with views from Belmore Street entry gates along the drive to the garden and house; and views from the verandah to the circular drive, the entry gates and the memorial garden. There are no significant views from other areas along Belmore Street, Junction Street or Porter Street.

4.2.4 Criterion (d) Social Value

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.

- While no social significance study has been undertaken, it is likely that families, staff and members of the Crowle Foundation and Achieve Australia, would have associations and connections with the place. Having lived at, worked in and visited the place, these groups would have strong associations with the place and fond memories of the former home and its garden setting.

4.2.5 Criterion (e) Technical / Research Value

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

- Previous development occurred on the site associated with the use of the cottage and associated gardens. There is some archaeological potential on the site as evidence may survive of demolished structures, paths steps, etc which could add to the understanding of the place.

4.2.6 Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.

- The subject site does not fulfil this criterion.

4.2.7 Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's

- **Cultural or natural places**
- **Cultural or natural environments**
 - The Federation style cottage and garden setting is representative of residential development dating to the early twentieth century phase of development in the Ryde and Meadowbank area.
 - The memorial garden on the subject site is representative of Post-World War II garden elements dedicated within institutions of the time.

4.3 Statement of Cultural Heritage Significance

The Federation cottage and associated gardens, known as the Crowle Home, and formerly known as "Tellaraga", is located at 8 Junction Street, Ryde. It is a place with historic and aesthetic heritage significance at local level. The place has historic significance for its associations with the early subdivision patterns and residential development of Ryde. A Federation style cottage was constructed in 1904 as the residence for George Australia Denning and his family. From 1901 until 1944, associated gardens, paddocks and outbuildings developed as part of the family residence. From 1952 until the present, the property was occupied by the Crowle Foundation, a group dedicated to the accommodating and providing care and employment for people with intellectual disabilities. The Foundation has associations with William Alfred Leopold Crowle a prominent philanthropist, dedicated in his memory four years after his death. Since 1952, associated buildings with little heritage significance were constructed. The cottage and landscape elements, including circular drive, gateposts, palisade fence, tree plantings and Crowle war memorial garden are elements that remain and contribute to the historic and aesthetic significance of the place.

5.0 CURTILAGE ASSESSMENT

5.1 Introduction and Methodology

As defined in the Heritage Office guidelines *Heritage Curtilage* (1996), there can be several types of curtilage pertaining to a heritage item. The types of curtilage include the following:

- **Lot Boundary Heritage Curtilage:** The most common type of heritage curtilage comprises the boundary of the property containing the heritage item as shown in the lot plan;
- **Reduced Heritage Curtilage:** This type applies when the heritage curtilage is less than the property boundary, and the significance does not relate to the total lot, but to a lesser area. This type of boundary is often only defined when subdivision occurs;
- **Expanded Heritage Curtilage:** This type applies when the heritage curtilage may need to be greater than the property boundary. An expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item;
- **Composite Heritage Curtilage:** This type generally applies to heritage conservation areas.

The objective of establishing a curtilage for Achieve Australia's "Crowle Home" is to identify a suitable area of land to maintain the context of the estate in its cultural landscape setting.

5.2 Crowle Home – Expanded Heritage Curtilage

In defining the curtilage it is necessary to identify the prominent observation points from which the heritage item can be viewed, interpreted and appreciated. Other factors to be considered are:

- Views to and from the heritage item (visual curtilage);
- The possible need for a buffer zone between the curtilage and the adjoining land;
- The visual and historical relationship between the item and its environs.

The visual curtilage is internal to the site and does not expand beyond the historic boundaries. There are no historic relationships between the heritage item and its environs

5.3 Crowle Home – Visual Curtilage

A site visit was undertaken on 21 August 2009 and the views and vistas to and from Crowle Home were assessed. These views and vistas are shown in the Figures 29 to 34. Visual curtilages refer to vistas to and from the Crowle Home site as well as the physical, historical and functional links associated with the subject site.



Figure 29 – View of the cottage looking southeast from the entrance gate. Planting near the cottage to some extent obscure views of the cottage (Source: NBRSPARTNERS, August 2009)



Figure 30 – View of the cottage looking southwest from the circular drive (Source: NBRSPARTNERS, August 2009)



Figure 31 – View from the verandah looking northwest along the drive to the Memorial Garden and front gates (Source: NBRSPARTNERS, August 2009)



Figure 32 – View from Meadowbank Public School looking south towards the cottage. Views of the cottage are screened by mature plantings. (Source: NBRSPARTNERS, August 2009)



Figure 33 – View from Junction Street looking southwest towards the cottage. Views of the cottage are screened by mature plantings. (Source: NBRSPARTNERS, August 2009)



Figure 34 – View from Junction Street looking west towards the cottage. Views of the cottage are screened by the Alan Penney Memorial Centre Building and mature plantings (Source: NBRSPARTNERS, August 2009)

5.4 Visual Character of the Surrounding Streetscape

The surrounding streetscape is associated with mixed development:

- a church, located immediately south on Belmore Street;
- Meadowbank Public School, located northwest on Belmore street;
- a factory / Council depot, located on the corner of Belmore Street and Constitution Road,
- single-storey residential development along Junction and Porter Streets; and
- medium-density residential development under construction, southwest of the subject site.



Figure 35 – Sydney House of Worship, Belmore Street (Source: NBRSPARTNERS, August 2009)



Figure 36 – Meadowbank Public School, Belmore Street (Source: NBRSPARTNERS, August 2009)



Figure 37 – Council Depot site, corner Belmore Street and Constitution Road (Source: NBRS+PARTNERS, August 2009)



Figure 38 – Medium-density residential development under construction, Belmore Street (Source: NBRS+PARTNERS, August 2009)

The surrounding streetscape does not contribute to the heritage significance of the place.

5.5 Intrusive Contemporary Structures

The following buildings adjoin the Federation cottage and detract from the heritage significance of Achieve Australia's "Crowle Home" (former known as "Tellaraga"):

- Dulcie Johnston Hall; and
- Two-storey building to the south.

5.6 Crowle Home – Reduced Heritage Curtilage

There is the potential to reduce the historic curtilage of the site and retain the heritage significance of the place. This could be achieved by retaining the front gardens defined by hedging to the north and retaining the service yards and orchards located northwest of the cottage and also defined by linear hedge plantings and windbreaks (refer to Figure 5).

Figure 39 shows the reduced curtilage that retains the heritage significance of the place.

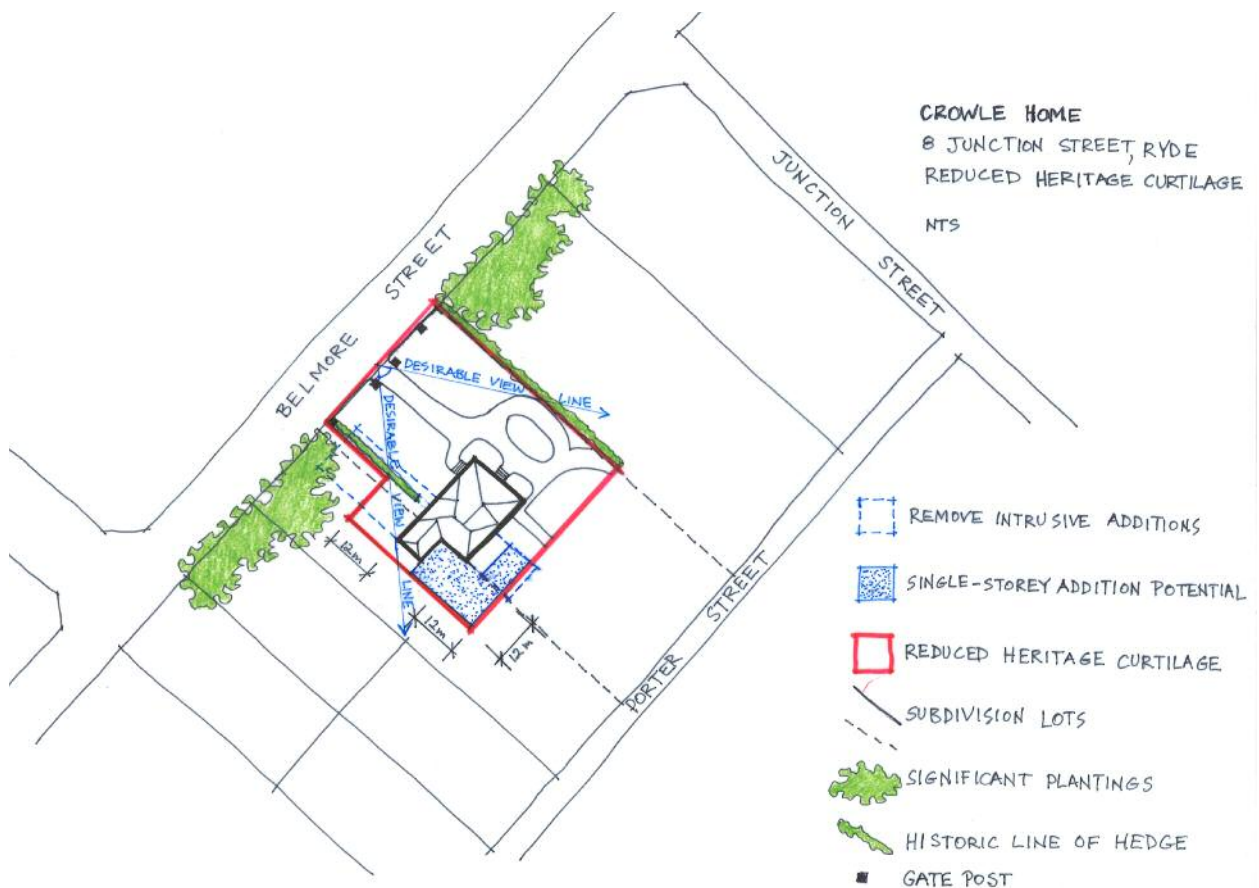


Figure 39 – Crowle Home (former "Tellaraga") showing Reduced Heritage Curtilage
(Source: NBRSPARTNERS, August 2009)

6.0 RECOMMENDATIONS

Recommendation 1

The original fabric of the single-storey Federation cottage, “Tellaraga”, later known as “Crowle Home”, should be retained and conserved in accordance with its significance.

Recommendation 2

The principal views and vistas to “Tellaraga” are from the gateway and drive entry located on Belmore Street and the Memorial garden. These views to the cottage should be retained as part of the reduced curtilage.

Recommendation 3

The principal view and vista from “Tellaraga” is from the cottage verandah looking east to the circular drive and north east to the garden setting. These views and vistas should be retained as part of the reduced heritage curtilage.

Recommendation 4

The palisade fence and gateposts are significant boundary markers and evidence of the historic curtilage of the place. They should be retained and conserved as part of the reduced heritage curtilage to interpret the entry to the place.

Recommendation 5

The circular drive is a major landscape element and should be retained within the reduced curtilage as shown in Figure 39.

Recommendation 6

The Memorial Garden, laid out in 1946, is located northwest of the cottage and adds to the historic significance of the place and should be retained as part of the setting of the Federation cottage and as a memorial to William Crowle.

Recommendation 7

Two additions adjoin the single-storey “Tellaraga”, EF Ward Building to the south and the Dulcie Johnson Hall to the north. These additions are intrusive and mar the heritage significance of the cottage. These additions should be removed and the original North Elevation reinstated.

Recommendation 8

Tree plantings along the Belmore Street frontage form part of the setting of “Tellaraga” and should be retained although they do not form part of the reduced heritage curtilage.

7.0 APPENDICES

7.1 Appendix A – Land Titles Information

‘Cheers Farm’ - Subdivision and Development

Land Grant	Lot 15 Eastern Farms, 30 acres granted 29th September 1792 to Richard Cheers
1866	Blanch Estate Subdivision by Josiah Mullens (DP51349)
1867	Certificate of Title Vol 46 Folio 116 dated 7th June, issued in the name of James Devlin the Elder, Esq of Ryde. (Lots 12 & 13 in DP 51349) James Devlin Wheelwright, government contractor, builder of Ryde House, later called Willandra. First settler at Ganmain and Deepwater in the Riverina.
1874	The land was transferred to Jane Darvall on 17 th October 1879 Jane Darvall was one of the local land owners in the Ryde area and the wife of Edward Darvall of ‘Ryedale House’.
1884	The land was transferred to Edward Hugh Barton of Dubbo, surveyor on 3 rd March 1884. The land remained undeveloped
1901	Application by Transmission dated 27 th September 1901 James Holmes, Charles Hampton Barton and Bertha Barton Transfer of Title to George Australia Denning (Vol 46 Fol 115, Fol 116)
1903	Land indicated as vacant in the Sands Suburban Directory
1904	House named ‘Tellaraga’ occupied by George A. Denning (In occupation till at least 1937 when new title registered.
1905	Subdivision of surrounding land, Bennett –Johnson Estate (DP 4481)
1907	Purchase of two lots from the Bennett Johnson Subdivision Estate by George Australia Denning. Volume 1410 Foio25
1921	Subdivision and suburban residential development of land to the north of Junction Street (DP 11918)
1937	New Certificate of Title, Volume 4881 Folio 11 dated 2 nd November George Australia Denning of Lot 12 and part of Lot 13 in DP 31349
1942	Aerial photographic view shows ‘Tellaraga’ house in original Pre War setting.
1943	Death of George A. Denning.

1944	Land purchased by Rev Jon Hope & William Crowle
1948	Death of William Crowle, land passed to Trustees Cecile and Lorna Crowle
1952	Trustees Cecile and Lorna Crowle gifted land to Sub Normal Children's Welfare Association, Crowle Home established at Meadowbank
1993	Transfer of Title, 20 th October, to Crowle Foundation (AC 4881-211)
2009	Transfer to Achieve Australia by way of merger.

7.2 Appendix B – State and or Local Heritage Inventory Listing Sheets



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Crowle Home

Item

Name of Item: Crowle Home
Type of Item: Built
Group/Collection: Residential buildings (private)
Category: House
Primary Address: 8 Junction Street, Ryde, NSW 2112
Local Govt. Area: Ryde

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
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All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
8 Junction Street	Ryde	Ryde			Primary

Statement of Significance

Significant as a highly intact residence of high quality and that has been compromised by institutional use.

Date Significance Updated: 07 Feb 07

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical Description:

A large single storey Federation house set in extensive landscaped grounds which have been developed as an institution. The grounds are bound by a fine palisade fence. The house is symmetrical in form and dominated by a large hipped roof with side gabled bays ventilating gables and a gablet marking the entry. The roof extends over a verandah which wraps around the building with a belcast profile. Clad in slate with decorative terracotta ridge capping, the roof features symmetrically placed rendered chimneys with terracotta chimney pots. The verandah is supported by cast iron columns and some lace work balustrade panels are extant. The floor is finished with tessellated tiles. The house is constructed of red tuck-pointed face brickwork. The front facade features a glazed entry door with leadlight fanlight and side panels and groups of floor-to-ceiling timber double hung sash windows. The house is compromised by extensive blond brick and tile structures built to the side and rear of the heritage items.

History

Historical Notes: Built before 1905, when the home of GA Denning.

Assessment Criteria Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	LEP No. 105		17 Jan 03	14	
Heritage study					