



Heritage Assessment of Lot 223, DP 10669

“Yeovil” 50 Tahmoor Road, Tahmoor, NSW

A report for Wollondilly Shire Council

January 2012



Heritage Assessment of Lot 223, DP 10669, "Yeovil" Tahmoor Rd, Tahmoor, NSW

Final Report

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- Staff of the Wollondilly Heritage Centre

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KB Moffitt

Kyle Moffitt
Tumbarumba, NSW
January 28, 2012

ABBREVIATIONS

AHC	Australian Heritage Council
AHIMS	Aboriginal Heritage Information Management System
ATSIC	Aboriginal and Torres Strait Islander Commission
CHL	Commonwealth Heritage List
CMP	Conservation Management Plan
DECCW	Department of Environment, Climate Change and Water NSW (now OEH)
EP&A	Environmental Protection and Assessment
EPBC	Environment Protection and Biodiversity Conservation
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
LES	Local Environmental Study
LGA	Local Government Area
MGA	Map Grid of Australia – unless otherwise specified all coordinates are in MGA
NHL	National Heritage List
NNTT	National Native Title Tribunal
NPWS	National Parks and Wildlife Service (now part of DECCW)
OEH	Office of Environment and Heritage
REP	Regional Environment Plan
RNE	Register of the National Estate
SCA	Sydney Catchment Authority
SHI	State Heritage Inventory
SHR	State Heritage Register

EXECUTIVE SUMMARY

This report was commissioned by Wollondilly Shire Council and is a heritage assessment of the house "Yeovil" at 50 Tahmoor Road (Lot 223, DP 10669), Tahmoor, NSW. The study area is located within a group of precincts proposed for rezoning to Zone No. R2 Low Density Residential by Wollondilly Shire Council and was identified by archaeologists at Biosis Research as having potential heritage values (Biosis Research 2011: 5).

In 2011, archaeologists from Biosis Research identified three houses (Lot 223, DP 10669; Lot A, DP 365411; Lot 222, DP 10669) of potential historical value within the East Tahmoor study area (Biosis Research 2011: 70). The houses were estimated to date to the Inter-war period. As the archaeologists were unable to inspect the houses due to restrictions placed on site access, it was recommended that further historic investigations be carried out and if appropriate, the house or houses added to the Heritage Schedule of the *Wollondilly Local Environment Plan* (Biosis Research 2011: 68).

It was subsequently determined that two of the houses (Lot A, DP 365411 and Lot 222, DP 10669) held low historical value and were not sufficiently representative of their type (Fairhall 2011a).

This report investigates the potential heritage values of Lot 223, DP 10669 and provides an assessment of heritage significance for features located at the property. It also provides a statement of significance for the site and makes some recommendations for the future management of the site.

Recommendation 1 – Statutory listing on the LEP

The house, "Yeovil" located at Lot 223, DP 10669, Tahmoor Road, Tahmoor has been identified as a site of important local significance meeting the following criteria under the *NSW Heritage Act 1977*: **A, B, C, E, F, G.**

As a result of its significant local heritage values, it is recommended that the property be added to the Heritage Schedule of the *Wollondilly Local Environment Plan*.

Recommendation 2 – Conservation management plan

A conservation management plan for the house should be developed by a qualified professional. Further impacts to the house, even for preservation purposes, should be preceded by a Heritage Impact Statement prepared by a qualified professional and approved by Wollondilly Shire Council.

Recommendation 3 – Further assessment of movable heritage items

Several movable heritage items associated with the house and Totterdell family were identified in the course of this investigation. These items include (but are not limited to) the architect's original plans for the house, draft and final copies of Edwin Samuel Phippard's building specifications, vintage 1920s and 1930s furniture from the house and the original "Yeovil" nameplate. These items have been lovingly cared for and preserved by a neighbour, Una Roslyn Greco, of 80 Tahmoor Road.

Mrs Greco has a strong personal connection to the family and the items, and has spent some years researching the Totterdell family. She is supportive of this heritage investigation and may be willing to further contribute to the history of the property.

It would be desirable to investigate the items of movable heritage in Mrs Greco's collection and make an archival quality record of the architect's plans and builder's notes; lest these items be lost or damaged in the future. This is a rare opportunity to preserve original building records associated with a house of this type.

A photographic inventory of items such as furniture and furnishings could be helpful should the house be restored to its Inter-war era condition at a later stage. The architect's plans and builder's specifications would be vital to any future restoration or conservation works on the property and contribute towards the property's heritage significance.

Recommendation 4 – Stop work provision

The house at Lot 223, DP 10669 is a site of local historical significance.

Should any historic objects or places be identified at this location, all work must stop in the vicinity of the find and the following parties notified:

- Heritage Branch, Office of Environment and Heritage
- Wollondilly Shire Council
- The land owner/s
- A qualified archaeologist

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1.0 INTRODUCTION

1.1 BACKGROUND

In November 2011, the author was commissioned by Wollondilly Shire Council to prepare a heritage assessment of Lot 223, DP 10669. The need for this assessment was determined by archaeologists at Biosis Research following a heritage assessment of the area to determine whether or not the property should be listed on the *Wollondilly Local Environment Plan* or other statutory registers. (Biosis Research 2011: 50).

1.2 STUDY AREA AND OBJECTIVES

Lot 223, DP 10669 is located on Tahmoor Road, at Tahmoor, NSW. The parcel contains a 1926 Federation Bungalow style house, sheds, garden and paddocks on approximately five acres of land.

The aims of this investigation were to:

- Identify the presence and extent of any historical material in the study area.
- Assess the significance of any historical material in the study area.
- Make recommendations for site management.

The standards used in this assessment are set by the NSW Heritage Office and NSW Department of Environment and Conservation (DECCW). Particular reference is made to the NSW State Heritage Register criteria, which are set by the *NSW Heritage Act 1977*, for the purpose of heritage assessment (NSW Heritage Office 2001).

1.3 METHODS

A visit was made to the property in January 2012. Permission to inspect the property was granted by both the land owner and tenant. As a result, an examination of both the interior and exterior fabric of the dwelling was possible. Sheds, gardens and other outdoor features were included in the assessment of the property.

A survey was also conducted of the local neighbourhood for the purposes of comparing the local area to the study area. Residential homes and features contemporary with the house were recorded and photographed for later comparison.

An interview was conducted with the current tenant Sandy Younie (resident of the house for five years) and Una Greco (former resident and god-daughter of the first owner of the home). Both provided valuable information about the history of the house and its residents. Una Greco also shared her archives and collections relating to the house and provided extensive background information.

Finally, a comprehensive online or physical search of the following collections made:

- Ancestry.com
- Australian War Memorial
- City of Sydney Archives
- National Library of Australia
- National Archives of Australia
- NSW Land and Property Information Office
- NSW State Archives
- Picton Library
- Picton and District Historical Society
- Powerhouse Museum
- State Library of NSW – Mitchell Library
- Wollondilly Heritage Centre

A search was also made of statutory and non-statutory heritage registers including:

- National Heritage List
- National Trust Heritage Lists
- Register of the National Estate
- State Heritage Register
- Wollondilly Local Environment Plan

1.4 COMMUNITY CONSULTATION

Wollondilly Shire Council first approached the land owner about this study in October 2011.

Contact was made in January 2012, with the tenant, Sandy Younie and former resident, Una Greco. Una has been researching the house and its families for many years and is a knowledgeable and reliable source of information.

Researchers from the Wollondilly Heritage Centre and the Picton and District Historical and Family History Society were approached for information about the study area. These historians provided documentation relating to the site and were able to discuss the historical context of area and answer many historical questions related to the study area. They were also vital in providing a community perspective. Local historian, Helen Hanger, was particularly diligent in locating information.



2.0 LEGISLATIVE FRAMEWORK

Cultural heritage in Australia is protected and managed under a variety of legislation. The following section provides a brief summary of the Acts relevant to the management of cultural heritage in NSW. It is important to note that these Acts are presented as a guide and are not legal interpretations of legislation by the consultant.

2.1 COMMONWEALTH LEGISLATION

Environment Protection & Biodiversity Conservation Act 1999 (EPBC Act)

The Commonwealth Environment Protection & Biodiversity Conservation Act 1999 (EPBC Act) took effect on 16 July 2000. Under Part 9 of the EPBC Act, any action that has, or is likely to have, a significant impact on a matter of National Environmental Significance (known as a controlled action under the Act), may only progress with approval of the Commonwealth Minister for the Environment. An action is defined as a project, development, undertaking, activity (or series of activities), or alteration to any of these. Where an exception applies, an action will also require approval if:

- It is undertaken on Commonwealth land and will have or is likely to have a significant impact;
- It is undertaken outside Commonwealth land and will have or is likely to have a significant impact on the environment on Commonwealth land; and,
- It is undertaken by the Commonwealth and will have or is likely to have a significant impact.

Under Section 28 subsection 1, *"The Commonwealth or Commonwealth Agency must not take inside or outside Australian jurisdiction an action that has, will have, or is likely to have a significant impact on the environment inside or outside Australian jurisdiction."* The EPBC Act defines 'environment' as both natural and cultural environments and therefore Aboriginal and historic cultural heritage items included on the Register of the National Estate are regarded as part of the cultural environment.

This heritage system was combined in 2003 with establishment of a National Heritage List (NHL) and a Commonwealth Heritage List (CHL).

The National Heritage List records places with outstanding natural and cultural heritage values that contribute to Australia's national identity. The Commonwealth Heritage List will comprise natural, Aboriginal and historic places owned or managed by the Commonwealth. The new laws provide changes that offer greater legal protection under the existing EPBC Act. Under the new system, National Heritage will join six other important 'matters of national environmental significance' already protected by the EPBC Act.

The three relevant Acts are:

- *The Environment and Heritage Legislation Amendment Act (No. 1) 2003*
- *The Australian Heritage Council Act 2003*
- *The Australian Heritage Council (Consequential and Transitional Provisions) Act 2003*

Approval under the EPBC Act is required if you are proposing to take an action that will have, or is likely to have, a significant impact on the National Heritage values of a National Heritage place or any other matter of national environmental significance. This action must be referred to the Australian Government Minister for the Environment and Heritage. The Minister will decide whether an action will, or is likely to, have a significant impact on a matter of national environmental significance.

The heritage provisions of the EPBC Act allow for a transition period whilst the National and Commonwealth Heritage Lists are finalised. During this transition period the Register of the National Estate acts in conjunction with the formative National and Commonwealth lists to provide full coverage for items already identified as having cultural heritage significance.

A search of the database for the Register of the National Estate, Commonwealth Heritage List and the National Heritage List revealed the following:

Commonwealth Listings

There are no items within the study area listed on the Register of the National Estate, the National Heritage List or the Commonwealth Heritage List.

Native Title Act 1993 (Amended)

The Commonwealth Native Title Act 1993, as amended, recognises and protects native title, and provides that native title cannot be extinguished contrary to the Act. The National Native Title Tribunal (NNTT) is a Commonwealth Government agency set up under this Act to mediate native title claims under the direction of the Federal Court of Australia.

The National Native Title Tribunal maintains the following registers:

- National Native Title Register
- Register of Native Title Claims
- Unregistered Claimant Applications
- Register of Indigenous Land Use Agreements

The objective of a search of the NNTT registers is to identify possible Aboriginal Stakeholders that would not perhaps receive representation as part of the Local Aboriginal Land Council or elders' groups.

National Native Title Tribunal Registers

No claims are known in the study area.
--

2.2 STATE LEGISLATION

National Parks and Wildlife Act (NSW) 1974

The National Parks and Wildlife Act 1974 provides for protection of Aboriginal objects (sites, relics and cultural material) and Aboriginal places. Under the Act (Section 5) an Aboriginal object is defined as:

"...any deposit, object or material evidence (not being a handicraft for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains."

An Aboriginal place is defined under this Act as an area that has been declared by the Minister administering the National Parks and Wildlife Act as a place of special significance for Aboriginal culture. It may or may not contain physical Aboriginal objects.

Under Section 90 of the Act it is an offence to knowingly destroy, deface, damage or desecrate, or cause to permit the destruction, defacement, damage or desecration of an Aboriginal object or place, without written consent from the Director-General of the NSW Department of Environment and Climate Change (DECC). In order to obtain such consent, a Section 90 Consent Application must be submitted and approved by the DECC director-General. In considering whether to issue a section 90 Consent, DECC will take into account:

- The significance of the Aboriginal object(s) or place(s) subject to the proposed impacts;
- The effect of the proposed impacts and the mitigation measures proposed;
- The alternatives to the proposed impacts;
- The conservation outcomes that will be achieved if impact is permitted; and
- The outcomes of the Aboriginal community consultation regarding the proposed impact and conservation outcomes.

It is also an offence, under Section 86 of the Act, to disturb or excavate land for the purpose of discovering an Aboriginal object, or disturb or move an Aboriginal object on any land, without first obtaining a permit (Preliminary Research Permit, Excavation Permit, Collection Permit or Rock Art Recording Permit) under section 87 of the Act. In issuing a Section 87 Permit, DECC will take into account:

- The views of the Aboriginal community about the proposed activity;
- The objectives and justifications for the proposed activity;
- The appropriateness of the methodology to achieve the objectives of the proposed activity; and
- The knowledge, skills, and experience of the nominated person(s) to adequately undertake the proposed activity.

Under Section 91 of the Act it is a requirement to notify the DECC Director-General of the location of an Aboriginal object. Identified Aboriginal items and sites are registered with the NSW DECC on the Aboriginal Heritage Information Management System (AHIMS).

NSW DECC AHIMS Listings
No registered Aboriginal sites are situated within the boundaries of the study area.

The Heritage Act 1977 (NSW) (Amended 1999)

The Heritage Act 1977 is the primary piece of State legislation affording protection to all items of environmental (i.e. natural and cultural) heritage in NSW. Items of environmental heritage include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. A 'place' is defined as an area of land, with or without improvements and a 'relic' is defined as any deposit, object or material evidence that relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and that is 50 years or more old.

The Heritage Act 1977 also established the Heritage Council of NSW, to provide advice and recommendations to the NSW Minister for Planning relating to conservation and management of items of environmental heritage. The Heritage Council is also required to maintain a database of items of state heritage significance, the State Heritage Register (SHR) and a database of items of both State and local heritage significance, known as the State Heritage Inventory (SHI).

If the Heritage Council believes that a heritage item or place needs to be conserved, then it can make a recommendation to the Minister, who decides whether to place protection on that item. There are two types of protection available: interim heritage orders (IHOs) and listing on the State Heritage Register. These forms of protection are 'binding directions', which means that the heritage item that is protected in one of these ways cannot be demolished, redeveloped or altered without permission from the Heritage Council.

The Heritage Act 1977 does not apply to Aboriginal 'relics' (any deposit, object or material evidence). These items are protected under the National Parks and Wildlife Act 1974; however, some aspects of Aboriginal cultural heritage management and protection are covered by provisions of the *Heritage Act 1977*.

The Director-General of DECC can recommend that the Minister of Planning make Interim Protection Orders (IPOs) to preserve areas of land that have natural, scientific or cultural significance that can include land with aboriginal places or relics on it.

Particular Aboriginal places and items that the community has formally recognised as being of high cultural value can also be listed on the State Heritage Register. This provided an extra level of protection in addition to that provided by the National Parks and Wildlife Act 1974.

A search of the database for the NSW state Heritage register revealed the following:

NSW State Heritage Register listings.
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There are no items within the study area listed on the NSW State Heritage Register.

Environmental Planning and Assessment Act (NSW) 1979

The *Environmental Planning and Assessment Act 1979* ensures that environmental impacts are considered prior to development taking place. This includes impacts on Aboriginal and non-Aboriginal cultural heritage items and places. The Act also requires that each Local Government Area prepares a Local Environmental Plan (LEP) and Development Control Plans (DCPs) in accordance with the act to provide guidance on the level of environmental assessment required. LEPs often list locally significant heritage items.

Section 79 (C) *Evaluation*, subsection 1 *Matters for consideration*, makes reference to the requirement for councils to consider 'environmental' and 'social' impacts when assessing Development Applications:

"In determining a development application, a consent authority is to take into consideration...

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality..."

The LEP is the principal planning instrument for the LGA. The LEP guides what development is permitted in different parts of the LGA through zoning of each parcel of land. The NSW Planning Department provides a standardised clause (the LEP 'template') for objectives and provisions of the LEP in relation to heritage conservation.

A search of the heritage schedule of the LGA revealed the following:

Local Environmental Plan

There are no items within the study area listed on the LEP.

2.3 Non Statutory Listings

The National Trust of Australia (NSW Division) is a community-based organisation with independently constituted Trusts in each state and territory. The NSW National Trust compiles a heritage list primarily of historic places, but they also include some Aboriginal and natural places. Listing helps to provide recognition, and promote public appreciation and concern for local heritage. The National Trust Register has no legal foundation or statutory power, but is recognised as an authoritative statement on the significance to the community of particular items, and is held in high esteem by the public.

A search of the National Trust Register revealed the following:

The National Trust Listings.
There are no items within the study area listed on the National Trust Register.

The following is a summary of various heritage listings in relation to the study area.

Table 1: Summary of cultural heritage listings within the study area

Heritage Listing	Status
Register of the National Estate	There are no items within the study area listed on the Register of the National Estate.
National Heritage List	There are no items within the study area listed on the National Heritage List.
Commonwealth Heritage List	There are no items within the study area listed on the Commonwealth Heritage List.
Department of Environment & Climate Change AHIMS	No registered sites are situated within the study area.
National Native Title Tribunal	No claims are known within the study area.
NSW State Heritage Register	There are no items within the study area listed on the NSW State Heritage Register.
Local Environmental Plan	There are no items within the study area listed on the Local Environmental Plan.
National Trust of Australia (NSW)	There are no items within the study area listed on the National Trust Register.

3.0 DESCRIPTION AND CONTEXT

3.1 PHYSICAL DESCRIPTION AND CURTILAGE

Lot 223, DP 10669 contains a house, garden and paddock on a five acre block used for the grazing of livestock and the cultivation of fruit and vegetables. The paddock is fenced and contains improved pasture. The garden is now used primarily for ornamental purposes, but still contains productive fruit trees.

Landscape changes

Prior to the 1820s, the area was heavily timbered with native forest trees such as mountain ash, bloodwood, stringybark and red gum (Martin 1889). It is likely that prior to European settlement, the D'harawal and Gundangarra peoples maintained the local vegetation as open woodland through the regular burning of the understorey. Much of the remaining native vegetation in the study area was cleared for agricultural purposes in the 1820s as European settlers took up Crown grants in the area. Lot 223 was within an area (Portion 202) taken up grantee, Owen Boyne, in 1822 for a 40 acre wheat farm. Lot 223 is at the southern portion of that claim, on a gently sloping hill, and appears to have not been well cleared of vegetation by Boyne or his successors.

Natural landscape features

Most of the five acre block contains open eucalypt woodland (Shale Hills Woodland) standing within a fenced paddock. The house stands near the north-western corner of the block. Paddocks surrounding Lot 223 have been mostly cleared of native vegetation, though many remnant patches of woodland remain. The land is situated on the slope of a hill and has a northern aspect.

Cultural landscape features

Introduced pasture improvement grasses and weeds densely cover cleared paddock areas. The paddock is dominated by exotic pasture grasses, legumes and noxious weeds including Dandelion, (*Taraxacum officinale*) St John's Wort (*Hypericum perforatum*) and Purple Top (*Verbena bonariensis*). Grasses and legumes were historically introduced to provide fodder to livestock and have replaced the original native grasses on site.

Plough marks are visible in aerial photos of Lot 222 adjoining the study area) and other nearby properties indicating that the land was once used for wheat production. These furrows are heavily eroded and only visible in a few locations around the study area, but where visible are running in northwest to southeast transects near the property.

The house contains a well established garden including many fruit trees and ornamentals. The front garden has a number of well established deciduous trees that act as a privacy screen for the front of the dwelling, including a large maple. The front garden also contains many European and Asian shrubs as well as annual and perennial flowering plants.

The backyard is more productive, containing a vegetable patch, citrus and stone fruit trees, as well as ornamental plants such as Agapanthus. There are a number of well established deciduous shade trees in the backyard as well.

Built landscape features

A 1926 white weatherboard Federation Bungalow stands at the northern end of the lot, facing Tahmoor Road. The house is on land subdivided in 1920 to form the Tahmoor Park Estate. In addition to the house, the property contains a detached weatherboard dual car garage, fibro shed and a modern backyard pergola.

Surrounding landscape features

Patches of remnant open bushland exists on a number of properties surrounding Tahmoor Road, particularly along ridge and creek lines to the north and east (such as Myrtle Creek).

Most of the area contains post-war era suburban housing dating from the 1940s to the present. Tracts of low density housing exist to the north and west of the study area. Large rural residential blocks surround the study area, including a duck farm at the end of Tahmoor Road.

A few houses associated with the 1920s Tahmoor Park Estate can still be found in the area. These houses demonstrate a range of styles including Art Deco, Arts and Crafts and California Bungalow. A survey of the Tahmoor Park Estate did not locate another Federation Bungalow style house in the area.



Figure 1: 1920s Arts & Crafts style houses within the Tahmoor Park Estate

3.2 ENVIRONMENTAL CONTEXT

An overview of the environment surrounding the study area is necessary to provide context for the heritage assessment. Biophysical interactions will have influenced the type of historical remains present within the study area and will affect the preservation of archaeological relics on site. Local land use patterns are also determined by factors such as soil and climate. Environmental values also affect community values which, in turn, shape the cultural significance of a place.

Lithosphere – Geology, Landforms and Soil

The study area is part of the Cumberland Lowlands. This region is part of a transitional zone between the Cumberland Plain and the Woronora Plateau. The underlying rock consists of Wianamatta Shales and Permian Coal comprised sedimentary rocks such as chert, conglomerates, coal, sandstone, shale and tuff (Branagan and Packham 2000).

Hawkesbury Sandstone occurs at the surface where it has been subjected to erosion by the region's numerous creeks and rivers. This has created deep gorges and steep escarpments throughout the area. Shale underlies the sandstone. Erosion has also created undulating hills to the northwest where small creeks and tributaries cut into the sandstone escarpments along the Bargo River. These streams include Myrtle Creek and Redbank Creek.

Erosion of these landforms has created a residual soil landscape characterised by the long term *in situ* weathering of parent materials. Typically, these soils form along flats, plains and plateaus with poor drainage and are slightly acidic in nature. The study area is characterised by heavily weathered soils (Hazelton and Tille 1990: 23-6, 45-9). Soil located within the study area is loose and contains mostly weathered shale. This soil landscape is depositional and largely derives from colluvial materials. The gentle slope of the study area provides some drainage and was likely advantageous for traditional non-irrigation based farming methods.

Climate

Tahmoor is located at latitude 34.23° S, longitude 150.59° E. The elevation of the study area is 280m. The study area is located in a temperate climate zone with an average annual rainfall of 802.6mm. February is the wettest month and August is the driest. The mean maximum temperature is 23.4°C; the mean minimum temperature is 8.8°C (Bureau of Meteorology 2012).

Flora and Fauna

The study area is within a timbered paddock used for rural-residential and agricultural use. The paddock has not been well cleared of native vegetation but has been pastured with introduced grasses. Prior to land clearing in the mid to late 19th Century, the dominant tree species of the study area would have included species common to a Shale Hills Woodland environment (Cumberland Plain Woodland), including: Forest Red Gum (*Eucalyptus tereticornis*), Grey Box (*Eucalyptus moluccana*), Narrow-leaved Ironbark (*Eucalyptus crebra*),

Spotted Gum (*Corymbia maculata*) and Thin-leaved Stringybark (*Eucalyptus eugenioides*) The shrub layer would have been dominated by Blackthorn (*Bursaria spinosa*), Kangaroo Grass (*Themeda australis*) and Weeping Meadow Grass (*Microlaena stipoides* var *stipoides*) (NSW NPWS 2000). Many of these species remain within the study area.

The woodland ecosystem once present in the study area has now been impacted by forestry, agriculture and residential development, though remnant patches exist. Many parcels surrounding the study area now contain a grassland ecosystem dominated by introduced species including exotic pasture grasses such as *Phalaris aquatica*.



Figure 2: Tahmoor is named for *Phaps chalcoptera*, the Common Bronzewing

Table 2: Shale Hills Woodland vegetation profile

Shale Hills Woodland (Cumberland Plain Woodland)			
Stratum	Height (m)	Cover (%)	Dominant species
Canopy	15-20	15-30	<i>Eucalyptus tereticornis</i> <i>Eucalyptus moluccana</i> <i>Eucalyptus crebra</i>
Midstorey	1-3	5-30	<i>Acacia parramattensis</i> <i>Bursaria spinosa</i> var <i>spinosa</i> <i>Olea europaea</i> var <i>cuspidata</i>
Groundcover	< 1	80-100	<i>Themeda australis</i> <i>Wahlenbergia gracilis</i> <i>Anagallis arvensis</i> <i>Entolasia stricta</i> <i>Sida rhombifolia</i> <i>Anagallis arvensis</i> <i>Microlaena stipoides</i> <i>Glycine clandestinum</i>

Native mammals, birds and reptiles would have been an important part of this vegetation community. 19th Century travellers commonly reported hearing possums and koalas at night when camped close to Tahmoor House (Knox 1975). While the koalas have largely disappeared, the possums remain, as does the town's namesake pigeon. Tahmoor is a local Aboriginal term for *Phaps chalcoptera*, the Common Bronzewing, and these birds are still commonly seen in the region.

3.3 HISTORICAL CONTEXT

Early Exploration and Settlement

The region surrounding the study area is the traditional home of the D'harawal and Gundangarra people. They were among the earliest Aboriginal people to be impacted by the arrival of European settlers in 1788. Smallpox, measles and influenza rapidly reduced their numbers throughout the 1790s. Within a few years of settlement at Sydney, European explorers pushed into the Cumberland Plain. Agricultural settlers followed in their wake, inevitably leading to competition for resources and conflict with indigenous people.

The murder of an Aboriginal woman and her children resulted in several skirmishes between Aboriginal people and European settlers between 1814 and 1816 (Liston 1988: 50). An outlaw proclamation from Governor Macquarie preceded the massacre of fourteen D'harawal people from Gwaigl (near Appin) (Liston 1988: 54). Surviving remnants of the Burratorang and Gundangarra people found refuge in the valleys and woodlands of the Cowpastures area in what is now Wollondilly Shire.

The district west of the Nepean River and as far south as Bargo was called the Cowpastures in reference to the descendants of four cattle that escaped the Port Jackson settlement in June 1788 (Lyon 1982: 2). An exploration party led by the ex-convict, John Wilson, encountered the wild herd in 1798, when they became the first Europeans to cross through the area and visit the Coradgery Lagoons (now called Thirlmere Lakes).

When the wild cattle were eventually relocated, the herd had increased in size to about forty animals (Fowler and Knox 1988: 39). In 1802, Ensign Barralier recorded herds of more than 600 animals running wild in the Burragorang Valley and in the areas around Picton and The Oaks (Lyon 1982: 4). Such was the economic importance of the herd to the colony, that Governor Hunter imposed strict penalties for any colonist caught killing an animal (Den Hertog 1987: 7). He also restricted movement through the Cowpastures by requiring a permit to cross the Nepean River.

The first land grants in the region were awarded to the Davidson and Macarthur families. 7000 acres were granted to the two families in 1803, providing them with exclusive access to this part of the colony's rich agricultural hinterland. John Macarthur was granted 5000 acres at Camden Park where he spearheaded the Australian wool industry. Macarthur then created smaller settlement packages which were granted as holdings of several hundred acres, encouraging more settlers to come.

In October 1806, flooding in the Cowpastures region resulted in major crop damage, heavily impacting the colonial economy, which was dependent upon resources from the Davidson and Macarthur holdings. As a result, reliance on the Cowpastures for produce and other raw materials came to be seen as a risk by the Government and restrictions were placed on future land grants (den Hertog 1987: 8). Governor King later renewed settlement through the creation of three estates on the Cumberland Plain for pasturing cattle and sheep (Nicolaides 2000: 8). This led to the establishment of thirteen Government Stock Farms centred on the Cumberland Plain.

As settlement of the Cumberland Plain increased, Governor Macquarie conducted an inspection and in 1815 ordered the wild cattle of the Cowpastures to be herded together and placed on farming estates (Fowler and Knox 1988). He also established several government cattle stations inside the Cowpastures at Cawdor, Brownlow and The Oaks.

Although the Hunter and Bligh administrations sought to control access to the rich pastures beyond the Nepean River, they largely failed. Squatters and timber workers made their way into the area by 1820 and were opening up the Cowpastures to settlement by clearing land and driving away indigenous people.

A steady stream of skilled agricultural labourers from southern England was also arriving in New South Wales in the 1820s, the victims of improved farming technologies and an economic depression created by the end of the Napoleonic War. Whole families migrated in search of land grants or jobs. Many were sponsored by major estate owners, who hoped to improve the skill of their own labour force which was largely dependent upon convict labour. Many found later themselves in an agricultural tenancy, working as sharecroppers for wealthy estate owners.

The population of ex-convicts and their children was also increasing by the 1820s as men and women served their sentences, received their tickets-of-leave and settled to raise families. These ex-convicts and their descendants combined with poor immigrant families from southern England to create a population of tenant farmers that would dominate the Cumberland Plain into the late 19th Century.

Small Acre Pastoralism

Crown allotments of 100 acres or less were granted to settlers in the 1840s-1860s. Settlement expanded considerably in the 1860s as settlers acquired land through conditional purchase. These small holdings produced fruit, vegetables and cereal crops for the Sydney market. Beekeeping was also an important industry. Sheep, cattle and pigs were later produced to supply Sydney's growing Gold Rush population in the 1850s and 1860s. Wheat was a major cereal crop grown on these farms until rust set in during the 1860s (JRC Planning Services 1993: 44-47).

Sawmills helped to open up these small holdings and many timber mills were constructed to take advantage of Sydney's increasing demand for processed timber. Firewood cutters transported loads to Sydney from the area by horse or bullock from the 1840s (Sproule 2008).

Rural Extension

The Great Southern Railway line was constructed through the area (at Thirlmere) between 1863 and 1867. This greatly benefited the local economy as the railway required raw materials such as timber sleepers, and its workforce purchased food, accommodation and other goods from nearby towns (JRC Planning Services 1993: 44-47); however completion of the railway ultimately caused a turndown in the economy as traffic was diverted through Thirlmere.

The completion of the railway deviation through Tahmoor in 1919 caused an economic boom and attracted new settlers to the area in large numbers. The large scale suburbanisation of Tahmoor dates from this railway deviation.

Farm modernisation

By the turn of the century, many farmers in the area purchased dairy equipment and established dairy processing works, particularly at Appin, Cawdor, Mt Hunter and The Oaks. Poultry farming also became an important industry at that time and was largely established by soldier settlers returning from the First World War (JRC Planning Services 1993: 44-47).

European migrants also arrived in the 1920s and many purchased farms that had fallen into disrepair. These migrants built new infrastructure and modernised the farms. They were boosted by the arrival of more migrants at the end of the Second World War, particularly English and German migrants (Australian Bureau of Statistics 2007).

Exurbanisation and Suburbanisation

Access to the railway enabled many farming families to work on the land and in the city during the post-war period. In many cases, the family lived and worked a small allotment, while one or more members commuted to Sydney for work.

As more families demanded an exurbanite lifestyle, property developers moved to subdivide large estates, creating five acre blocks and low-density residential suburbs. Villages like Appin, Menangle, Picton, Tahmoor, The Oaks and Thirlmere became discrete suburban areas. Cheap, reliable cars and access to the Hume Highway only increased the number of families adopting the exurbanite lifestyle. This process continues today, with many five-acre blocks in the area being further subdivided to satisfy the demand for new homes.

Coal Mining

Coal was discovered in the region around 1800 (Collins 1802), but was not an important economic resource until 1977 when the Tahmoor Colliery was opened. Expansion of the coal industry and the development of coal seam gas technologies have created new economic opportunities in the region.

History of Tahmoor

Tahmoor was first legally settled by pastoralists in 1821 when the colonial Government opened up the Cowpastures region to settlement (Knox 1975: 1). Many of these early farmers were squatters who lived in slab huts and bark tents (Oehm 2006: 51). Timber workers, driven by the demand for building materials in Sydney also began to arrive at this time (Sproule 2008: 4).

A road had been built from Stonequarry Creek to the Cookbundoon District near Goulburn. As a result, large land grants of up to 2000 acres had been measured along Stonequarry Creek, Redbank Creek, Myrtle Creek, Bargo and Mittagong (Knox 1975: 2). Settlers soon began to follow the cattle herds being sent from properties near Sydney into the southern interior as far as Goulburn.

Permanent settlers began to arrive at Tahmoor (then known as Myrtle Creek) in the 1820s. Several settlers took up portions of 40 to 60 acres along the main road to Sydney, securing frontage on Myrtle Creek. Edward Doyle established a rudimentary public house and inn at that location, hoping to take advantage of traffic moving between the southern districts and Sydney. The inn is now called "Tahmoor Park House". In 1823 he applied for a license to sell liquor without a fee, arguing that his establishment did not attract enough traffic to make the selling of grog feasible (Knox 1875: 2). He was probably telling the truth; for he sold his inn to William Klensendorff a year later, after his request for a fee exemption was refused.

Other settlers in the 1820s (Besides Doyle and Klensendorlffe) included Government astronomer, Charles Luis Rümker (Portion 12), Owen Boyne (Portion 202), Valentine Goodwin (Portion 204), Patrick Naughton (Portion 205), John McGuigan (Portion 206), Joseph Howard (Portion 190), William Chapman (Portion 191), Thomas Herbert (Portion 29), Thomas Scott (Portion 30), William Rudd, (Portion 31), Charles Byrnes (Portion 32) and William Bollard (Portion 33). Elisabeth Klensendorlffe is listed as the original grantee of Portion 203.

In 1825, William Klensendorlffe was granted a license to sell liquor and soon hired two stonemasons to build a more substantial building at the inn. Work on the foundations was in progress when explorers Hume and Hovell spent a night at the inn in late 1824, as they started their famous expedition to Port Phillip. (Knox 1975: 2).

Klensendorlffe was a difficult employer and had some trouble attracting and retaining workers (leading to his nickname of 'Old Clearemooff'). He sold the inn, after spending five years developing the business, to Ralph Hush in 1829. Hush and his wife called their establishment "The Travellers Inn". The Hush's were not reputable landlords despite their claims of offering "...an hospitable reception excellent fare and moderate charges" (Sydney Gazette, 26 April 1832). They were even accused of harbouring and associating with bushrangers.

The Hush's sold again to James Crispe in 1835. He changed the name of the inn to "The Myrtle Creek Hotel". He also expanded the house and other buildings, and worked diligently to resist and apprehend the bushrangers who had begun to favour the Myrtle Creek area as a base of operations. In 1843, Crispe famously captured two bushrangers near the Bargo River (Knox 1975: 2). By 1841, 43 people were living at Myrtle Creek, with the innkeeper's residence accounting for 24 of the 43 persons (Fairfax 1993).

"The Myrtle Creek Hotel" was sold to James Blake in 1844 and then to John Gray in 1847, who renamed it "Gray's Pastoral Inn". Gray went bankrupt in 1870 following the completion of the railway line from Picton to Mittagong. After 1867, road traffic had decreased to the area, and rail traffic increased through nearby Thirlmere. This included the cessation of coach services, resulting in the closure of the inn. It was purchased by James Watson in 1870 and leased as a private residence.

Despite ruining "Gray's Pastoral Inn", the railway did have great benefit to the local economy during the 1860s, creating a timber boom as local sawmills increased production to supply timber for sleepers, bridges and culverts (Oehm 2006: 50). This railway later enabled the cheap and rapid transport of feed, poultry, fruit and vegetables to Sydney markets. Sydney's growing Gold Rush era population also created a building boom and timber was supplied for the construction of Sydney's bridges, wharves, telegraph poles, warehouses and factory beams (Sproule 2008: 15).

From 1859 to 1860, only nine residents lived at Myrtle Creek (Fairfax 1993).

Myrtle Creek's population increased steadily between the 1860s and 1880s and coincided with the growth of the timber industry. Those families not employed in the timber industry were likely to be working as farm tenants for a wealthier Sydney based landlord. In fact, so many families were living under agricultural tenancies, or in temporary sawmill housing (often just bark or slab tents) that the local settlers had trouble convincing the authorities to establish permanent schools for the children in the area. Department of Education bureaucrats worried about the itinerant nature of the population and were hesitant to commit until 1874, when one of the buildings of Tahmoor Park House (the former inn) was converted into a schoolroom by the community.

Many children were sent to Picton for school in the 1860s and 1870s; however, this situation was reversed in the 1880s when the Myrtle Creek School secured a popular teacher named Mr. Capon. The children from Picton, then suffering under an unpopular schoolmaster, literally voted with their feet; walking the distance to Tahmoor and leaving Picton's school with very low attendance rates (Knox 1975: 3).

Tahmoor experienced an economic boom with the deviation of the railway line from Thirlmere to Tahmoor in 1919. The building of the railway during the First World War was of more immediate benefit to Tahmoor's economy than the previous expansion in the 1860s as it was more localised. Railway workers had been camped near Cordeaux Dam for a brief period and at that time, the Tahmoor area became known as "Cordeaux". Confusion arose between "Cordeaux" and "Cordeaux Camp" and it was decided by the postal service that a name change was necessary for the town.

The local postmaster wanted to call the area Bronzewing Park, after a common native bird; but most residents preferred the Aboriginal name for the bird, *Tahmoor*, and the name was approved in 1916. The use of indigenous terms was a very popular way of demonstrating national identity in the two decades following Federation.

The economic focus of the area began to shift from Thirlmere to Tahmoor in 1916 with the construction of the overhead bridge across the railway and the establishment of Emmett's 1916 subdivision. Deviation of the Main Line was begun in 1917. After the deviation was completed in 1919, local farmers and timber cutters used to travelling to sidings at Redbank and Thirlmere were now replaced by traffic coming from those areas down Thirlmere Way, Brundah Road and Bronzewing Road. The old line at Thirlmere became known as The Loop Line and Thirlmere's timber industry and economy began to decline. A depot along the Loop Line at Thirlmere eventually became a graveyard for junked train engines and carriages.

The expansion of Tahmoor's commercial district dates from the 1920s as new subdivisions were created including the Tahmoor Park Estate. James Watson had sold Tahmoor Park House and adjoining lands to George Bradbury in 1879. He lived on the lands for 41 years until selling them to the builder, Edwin Samuel Phippard, and auctioneer, Robert William Hardie, who subdivided the land in 1920 and created the Tahmoor Park Estate.

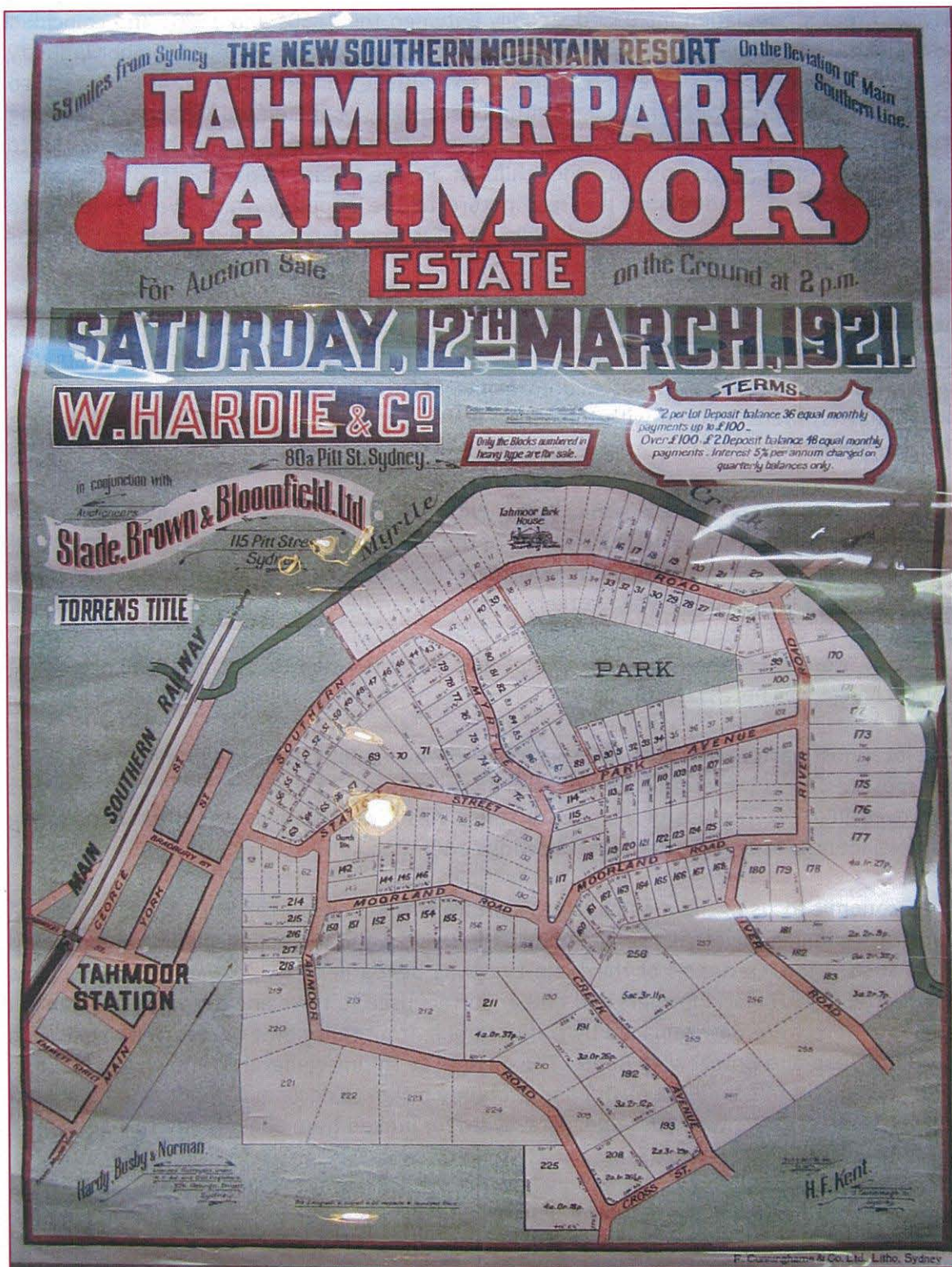


Figure 3: Tahmoor Park Estate auction advertisement, 1921
Lithograph in the collection of the Picton and District Historical and Family History Society
Courtesy of the Picton and District Historical and Family History Society

A second Emmett subdivision was opened up in 1922 on the west side of the railway line and many new residents arrived to the area. These residents established working bees, helping each other to clear land and make improvements. They established small poultry farms as well as commercial orchards and market gardens (Knox 1975).

From the 1880s, Sydneysiders began to associate the Wollondilly area with a healthy, mountain climate and the Thirlmere Lakes became a popular picnic destination. By the early 20th Century, Tahmoor was described in newspaper advertisements as a "mountain resort" (Sydney Morning Herald, 19 July 1919). More affluent residents purchased holiday homes, and travelled to the area to escape the odour and noise of the city. The journey usually began with a train ride. The fresh air and rural landscape of the Cumberland Plain must have been a refreshing sight for families accustomed to the cramped and noisy conditions of the inner city.

The association of clean air and rural living that drew tourists to the area also encouraged Government officials to establish hospitals in Wollondilly Shire. The Queen Victoria Memorial Hospital was constructed in 1886 as the first hospital in Australia for the treatment of tuberculosis. Harmony House was established in 1907 for the care of sick and disabled infants, while construction on the Picton Lakes Tuberculosis Settlement was begun in 1927. The tuberculosis patients in the area no doubt benefited from the clean rural air and relaxation in an age without penicillin and other modern medicines; however, the patients of Harmony House faced a far more precarious future. Between 1909 and 1912, the deaths of 194 children occurred at Harmony House, all wards of the state (Cox 2012).

Migrants from Estonian began to settle north of Thirlmere in 1924, seeking a better life on the land in the wake of the First World War. These first migrants purchased old farms and modernised them for poultry farming. Twenty more families arrived in the 1930s, followed by another 120 families after the Second World War (Liira 2009). As a result, a poultry industry developed around Thirlmere and Tahmoor, with an Egg Board in place by 1928.

Development of the Great Southern Road into the Hume Highway greatly facilitated growth of the area, particularly during the post-war period, when many families purchased automobiles. Cheap, reliable cars allowed the major bread winner to commute to Sydney via the Hume Highway and an exurbanite population was created.

Tahmoor is now a community impacted by the dynamics of suburbanisation. It has largely lost its village atmosphere, and is increasingly subject to subdivision of its rural residential blocks and the development of low density suburban housing. The centre of town is now a commercial shopping hub with malls, medical centres and takeaway restaurant chains that draw in residents from Tahmoor, Thirlmere and Picton. Many of the larger rural blocks are now used as hobby farms and rural homesteads (Biosis Research 2011: 66).

3.4 HISTORICAL THEMES

A relationship exists between historical items and the historical context of an area. Historical themes provide a framework for a heritage investigation and are particularly relevant if historical values contribute to an item's heritage significance.

The previous section "Historical Context" assists in identifying themes of local significance. State historical themes have been developed by the Heritage Council of NSW for the purpose of connecting local stories to the broader history of the state.

"Historical themes provide a context within which the heritage significance of an item can be understood, assessed and compared with similar items. Themes help to explain why an item exists, how it has changed and how it relates to other items linked by the theme. As a theme can unite a variety of actions, events, functions, people and dates, it helps to prevent the concentration on a particular type of item, period or event during the investigation process.

Historical themes help in evaluating comparative significance, as like items under like themes can be compared and their rarity or representativeness assessed. Themes such as events, industry, social institutions or welfare help in deciding whether historical or social values may be more important to the heritage significance of a building than its aesthetics or research potential (NSW Heritage Office 2004: 8)."

The following historical themes were identified in the study area:

Table 3: Historical themes identified in the study area

Australian Theme	NSW Theme	Local Theme
3 - Developing local, regional and national economies	Agricultural	<p><i>Activities relating to the cultivation and rearing of plants and animals, usually for commercial purposes:</i></p> <p>The study area is representative of the rural residential landscape at Tahmoor and demonstrates evidence of the growing of fruit and vegetables and the rearing of livestock.</p>
	Pastoralism	<p><i>Activities associated with the breeding, raising, processing and distribution of livestock for human use.</i></p> <p>The study area is representative of a rural landscape at Tahmoor and contains evidence for the breeding and rearing of livestock such as fencing and pasture development.</p>
4 – Building settlements, towns and cities	Land tenure	<p><i>Activities and processes for identifying forms of ownership and occupancy of land.</i></p> <p>The parcel that forms the study area is part of a historic subdivision pattern of Tahmoor Park Estate (1920).</p>
8 – Developing Australia's cultural life	Domestic life	<p><i>Activities associated with creating, maintaining, living in and working around houses.</i></p> <p>The study area contains a 1926 weatherboard Federation Bungalow as well as associated sheds and garden features. The house was purposely built to accommodate the needs of Gordon and Alma Totterdell. The interior and exterior fabric of the house is in very good condition and many original furnishings have been identified.</p>
9 – Marking the phases of life	Persons – family home	<p><i>Activities of, and associations with, identifiable individuals, families and communal groups.</i></p> <p>The study area contains a house constructed as a family home for Gordon and Alma Totterdell by their uncle, Edwin Samuel Phippard, a significant Australian builder and one of the creators of Tahmoor Park Estate.</p> <p>Edwin Samuel Phippard is recognised as the contractor responsible for a number of State Heritage Listed buildings including the Queen Victoria Building in Sydney, and was regarded by the government and public as one of the greatest builders of his day.</p>

3.5 PLANS, MAPS AND PHOTOS

Plans of the study area

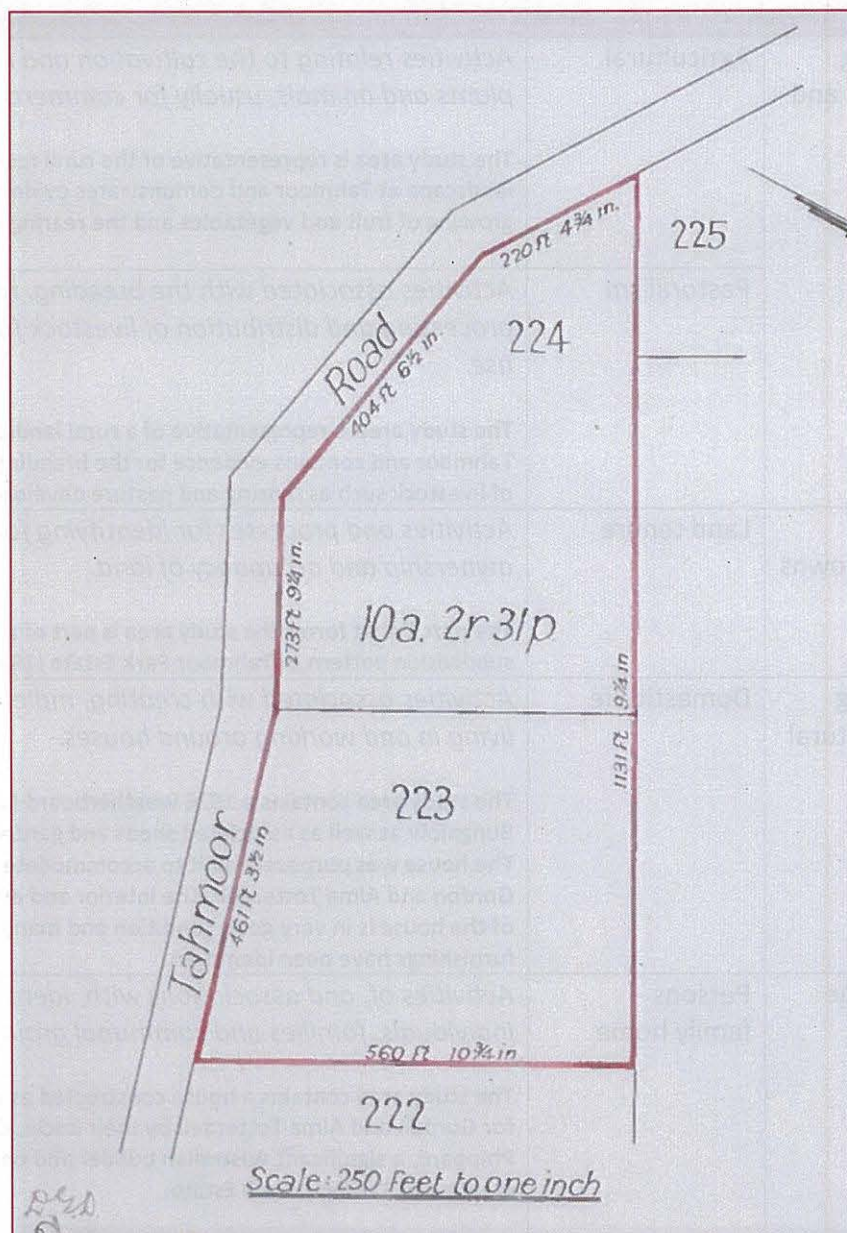


Figure 4: Survey plan of Lots 223 and 224, DP 10669, NSW Lands Register Book, Volume 3783, Folio 24 (1925)
(Courtesy of the NSW Land Property Information Office, 2012)

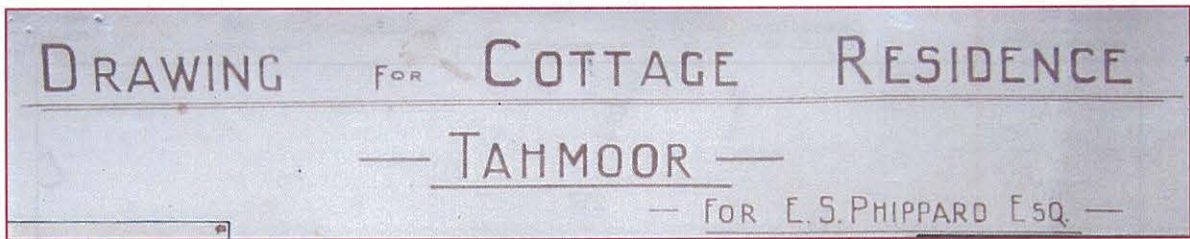


Figure 7: Detail from Drawing for Cottage Residence at Tahmoor for E.S. Phippard, Esq
by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)



Figure 8: Detail from Drawing for Cottage Residence at Tahmoor for E.S. Phippard, Esq
by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

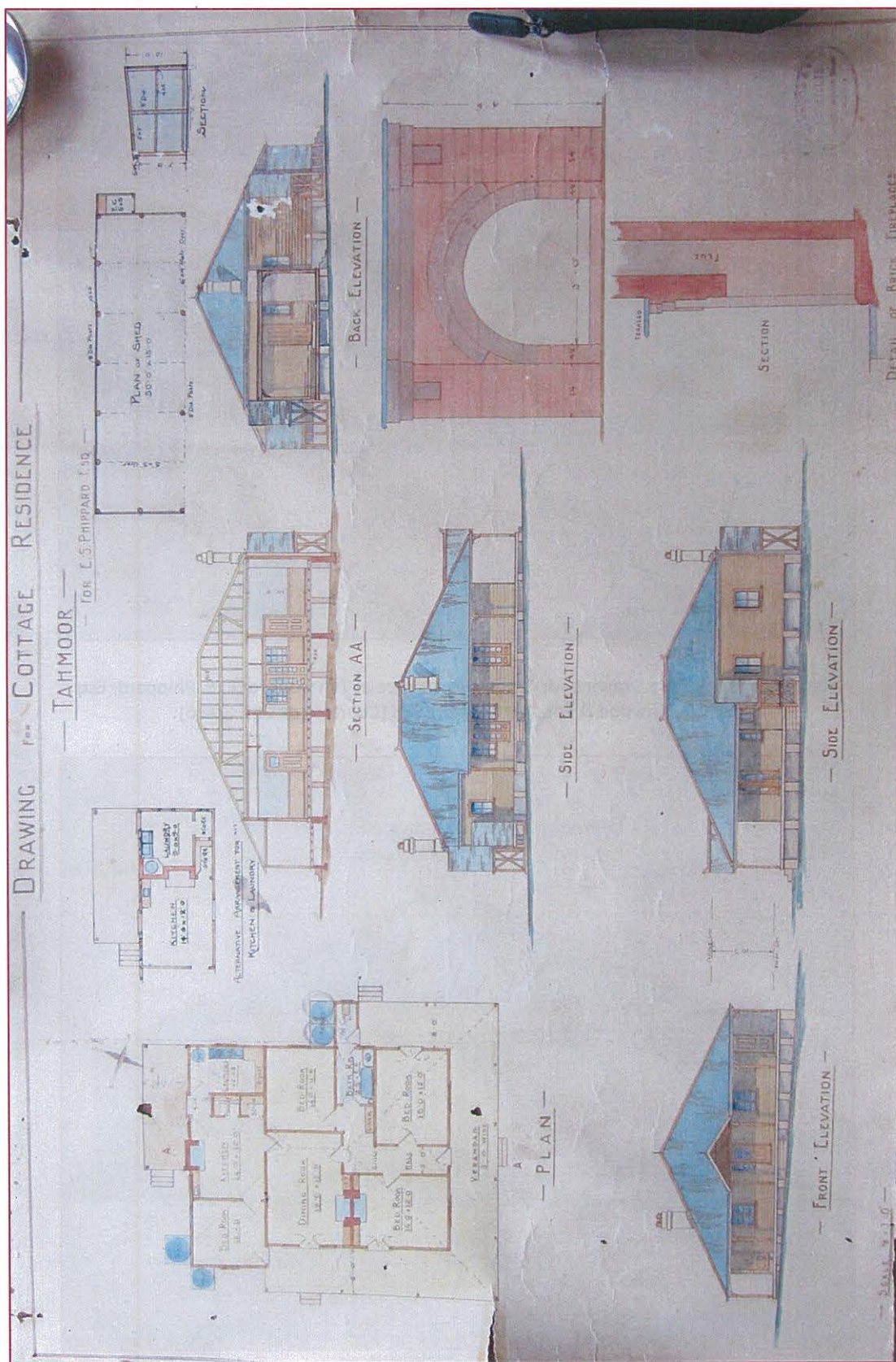


Figure 9: Drawing for Cottage Residence at Tahmoor for E.S. Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

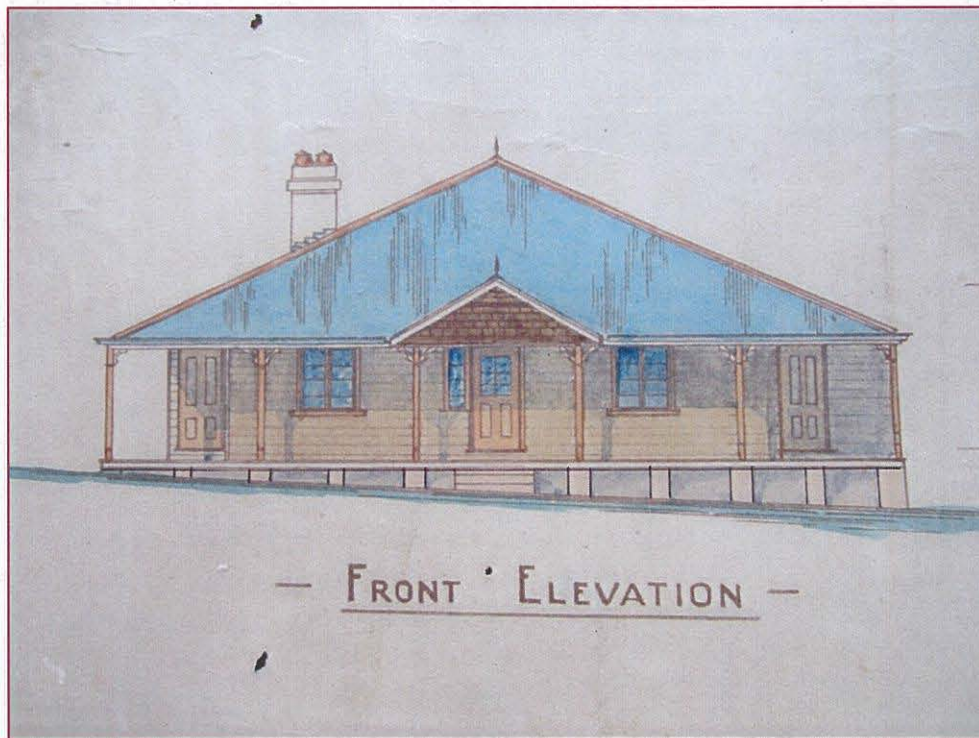


Figure 10: Detail from Drawing for Cottage Residence at Tahmoor for E. S. Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

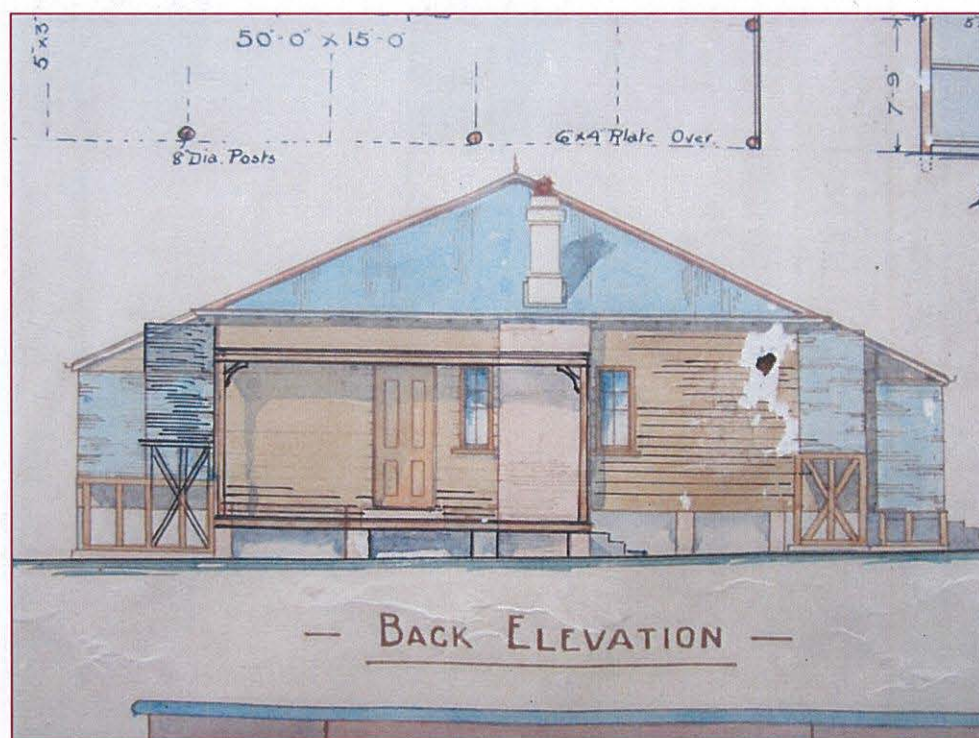


Figure 11: Detail from Drawing for Cottage Residence at Tahmoor for E. S. Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

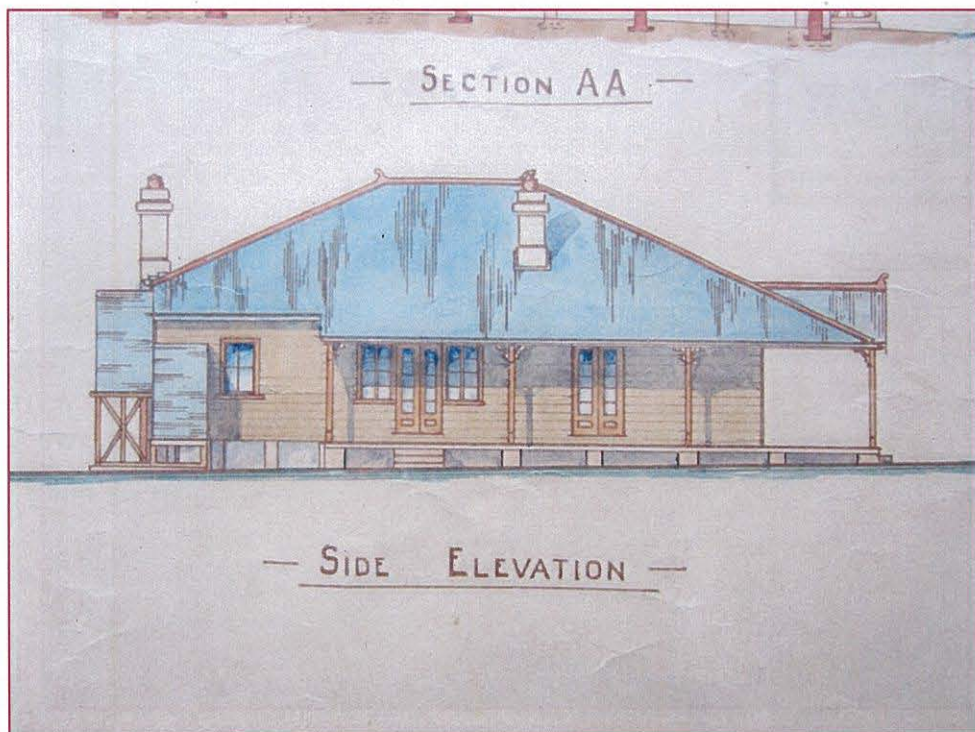


Figure 12: Detail from Drawing for Cottage Residence at Tahmoor for Edwin Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

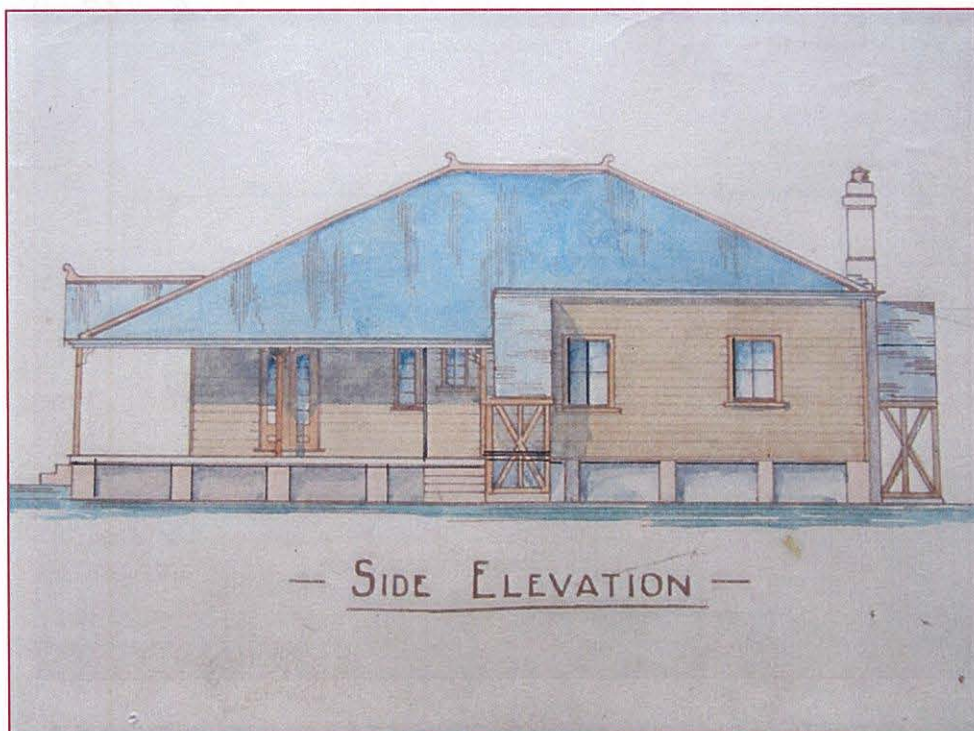


Figure 13: Detail from Drawing for Cottage Residence at Tahmoor for Edwin Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

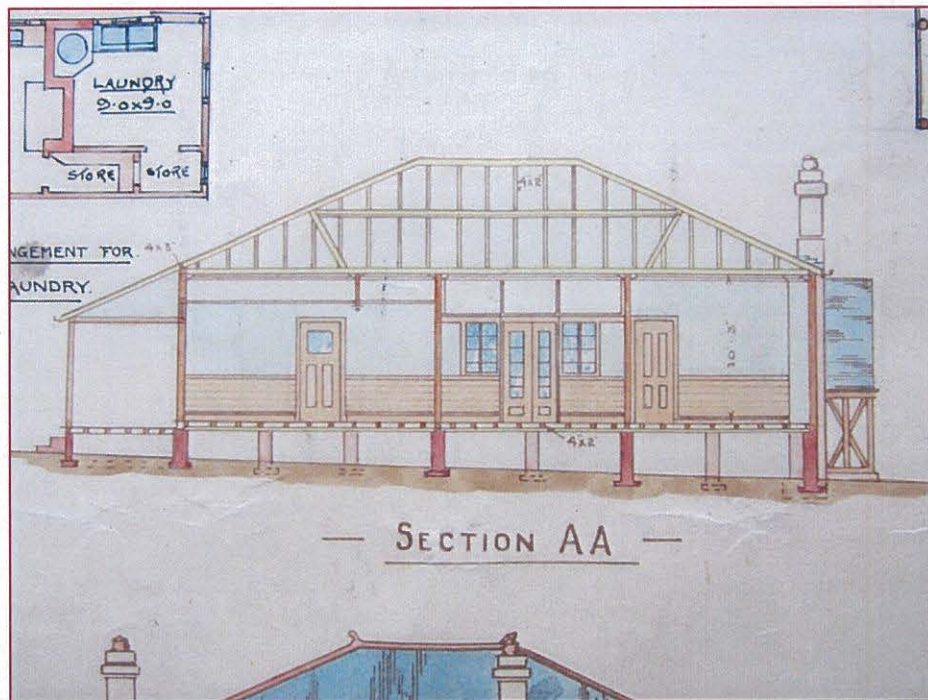


Figure 14: Detail from Drawing for Cottage Residence at Tahmoor for Edwin Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

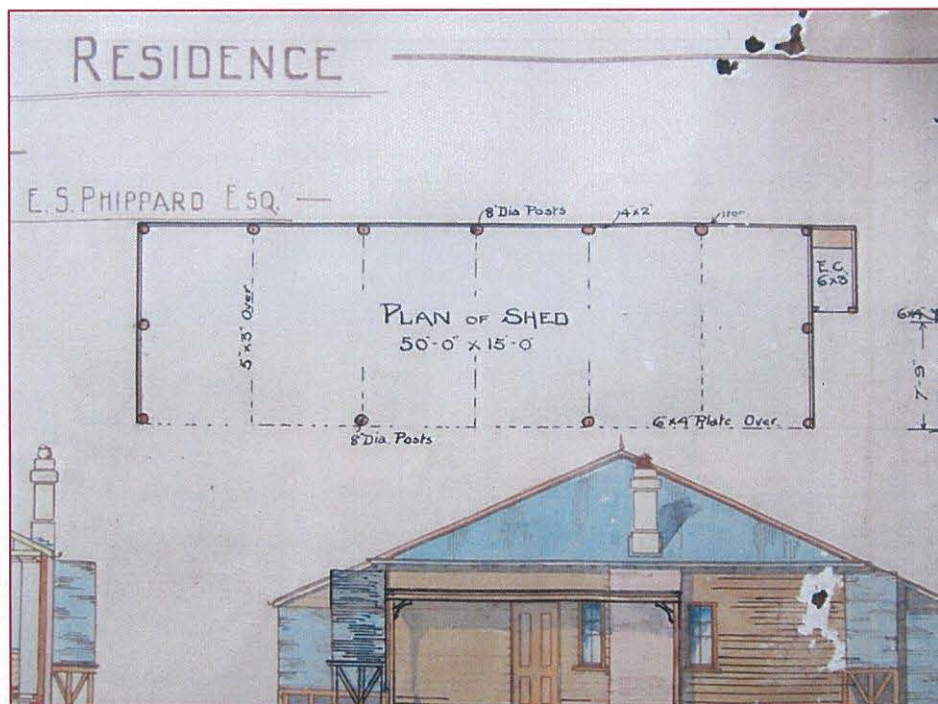


Figure 15: Detail from Drawing for Cottage Residence at Tahmoor for Edwin Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

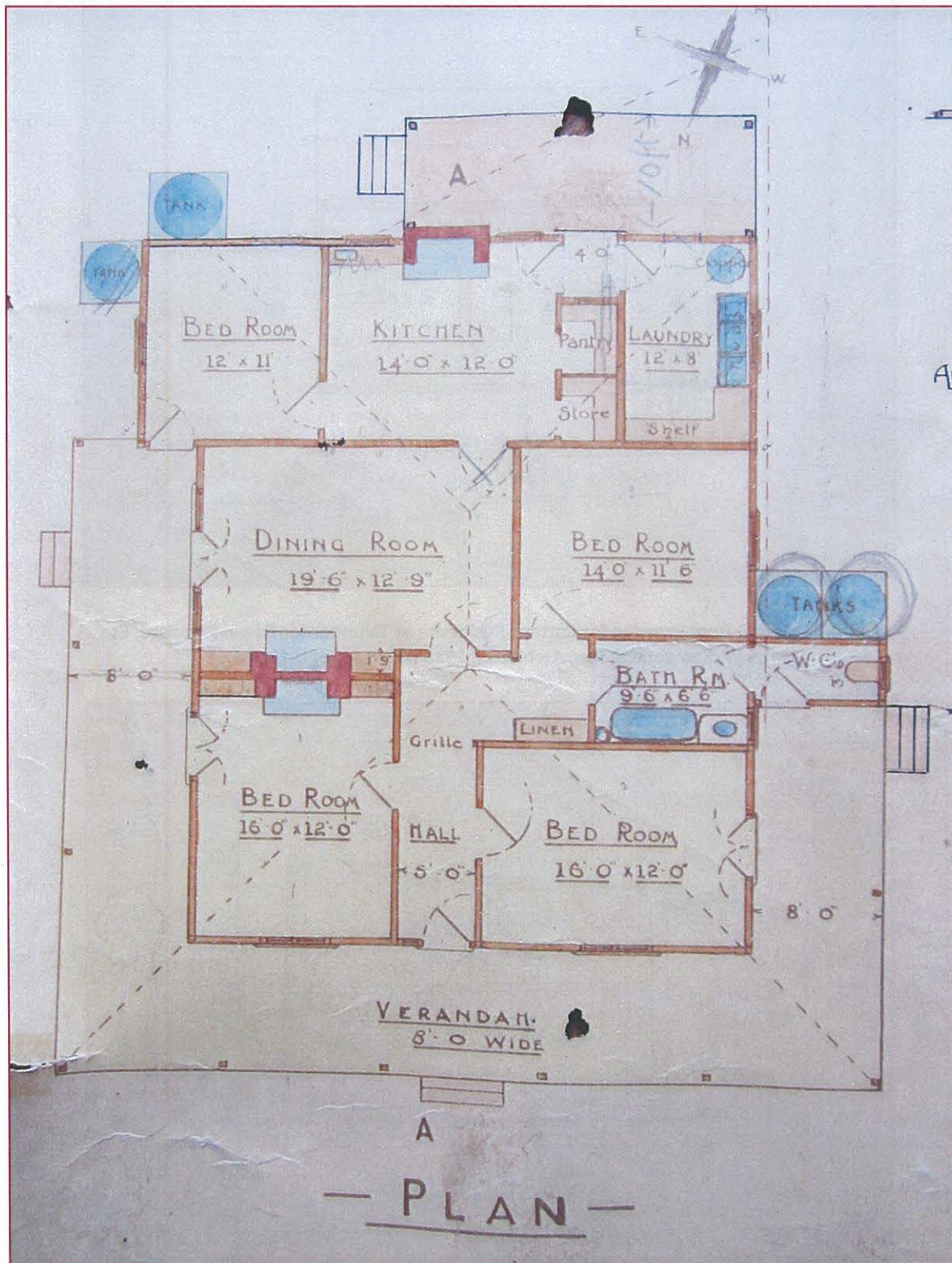


Figure 16: Detail from Drawing for Cottage Residence at Tahmoor for Edwin Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

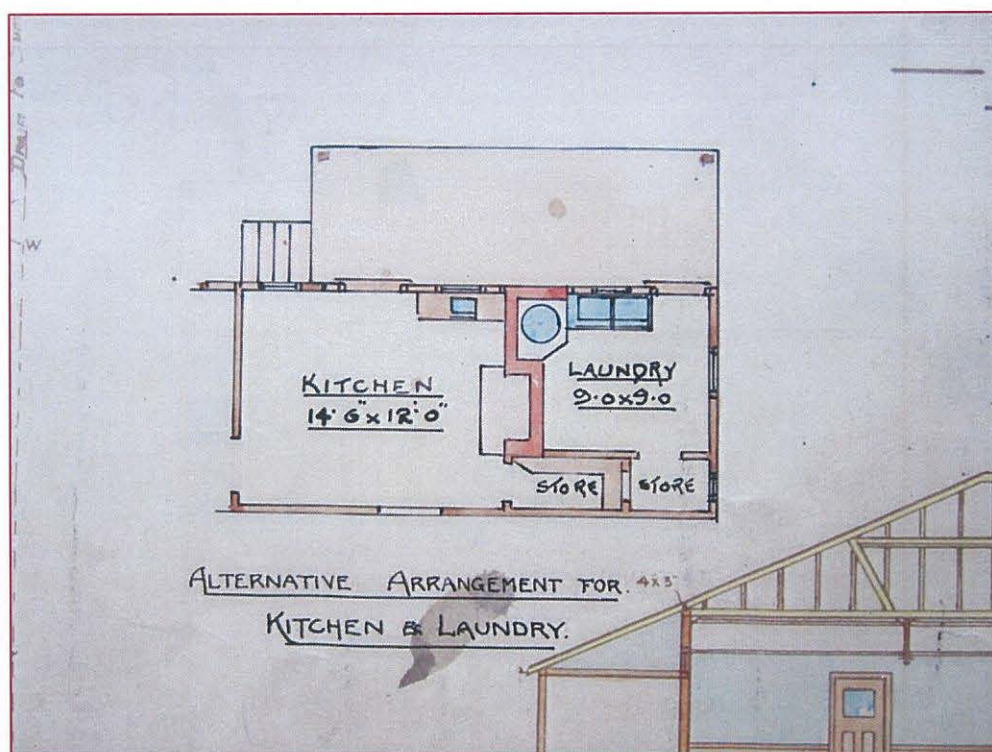


Figure 17: Detail from Drawing for Cottage Residence at Tahmoor for Edwin Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

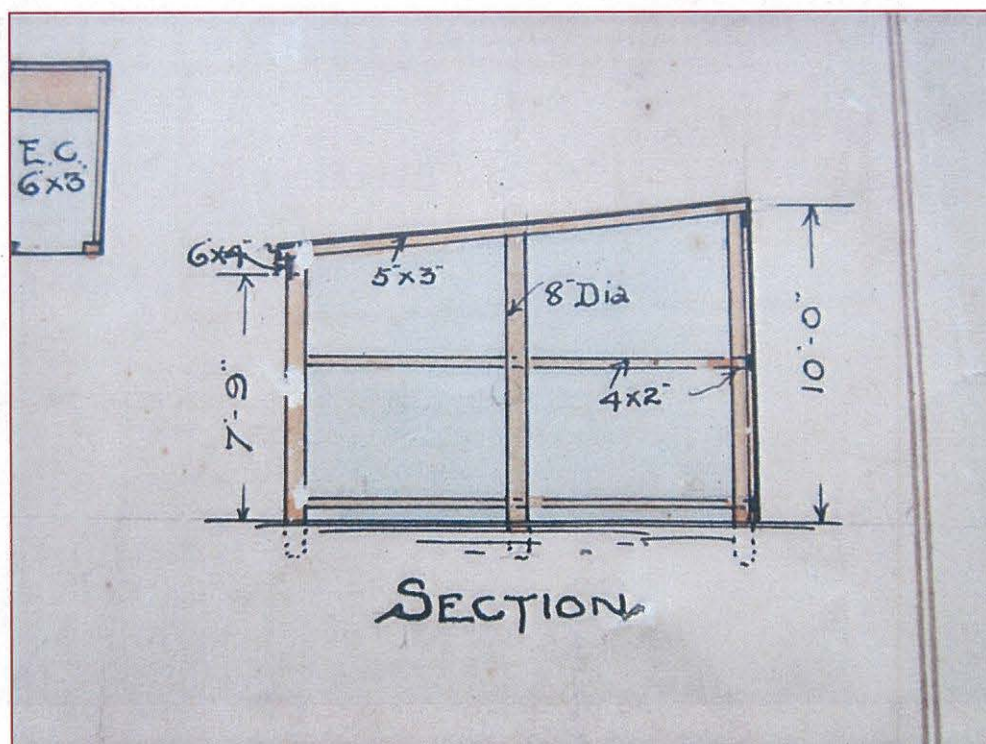


Figure 18: Detail from Drawing for Cottage Residence at Tahmoor for Edwin Phippard, Esq by W. Kenwood & Son, Architects, 1925 (Courtesy of Una Greco)

Maps of the study area

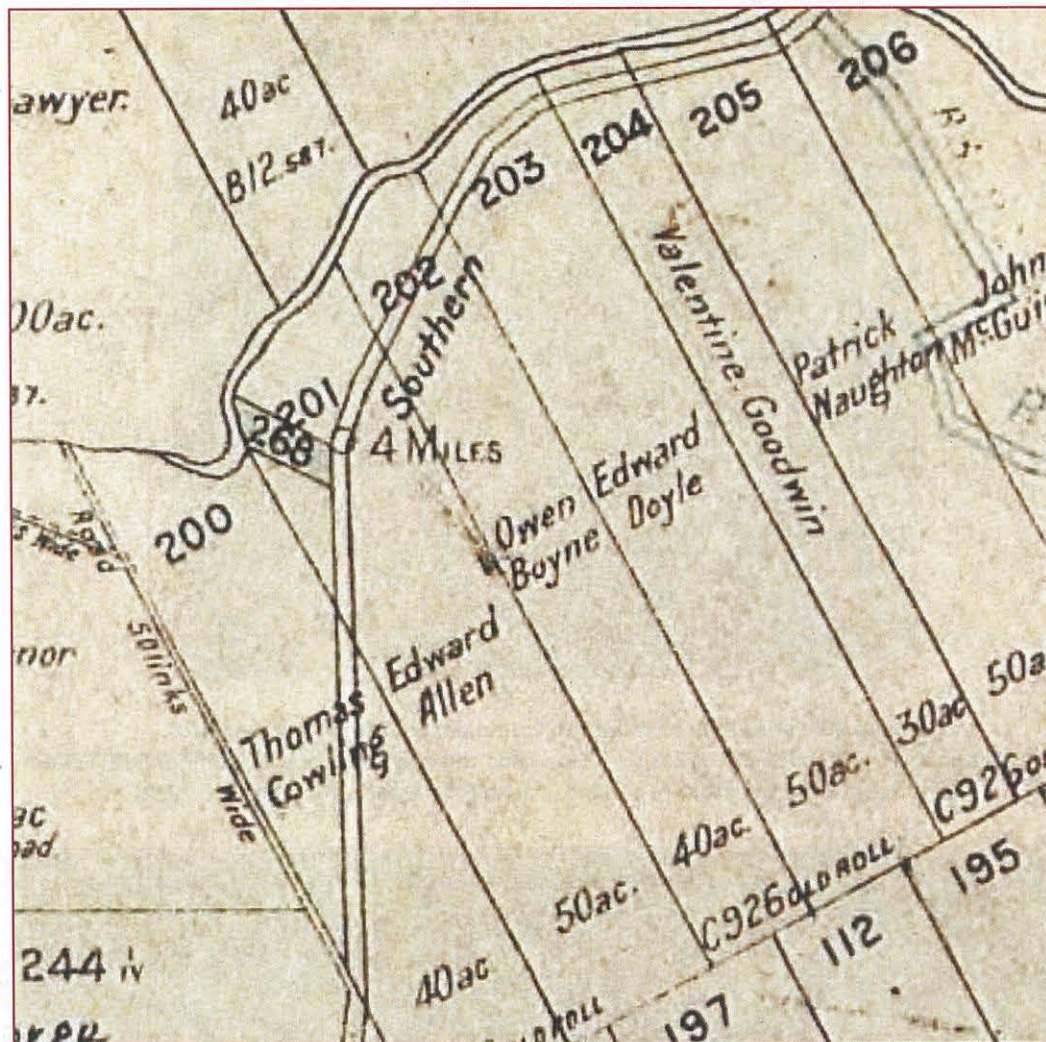


Figure 19: Parish Map of Tahmoor, Couridjah, County of Camden, 1894
The map shows the location of Portion 202 (Owen Boyne)
Lot 223, DP 10669 is now at the southern boundary of this portion.
Courtesy of the Department of Lands Parish Map Preservation Project, 2012

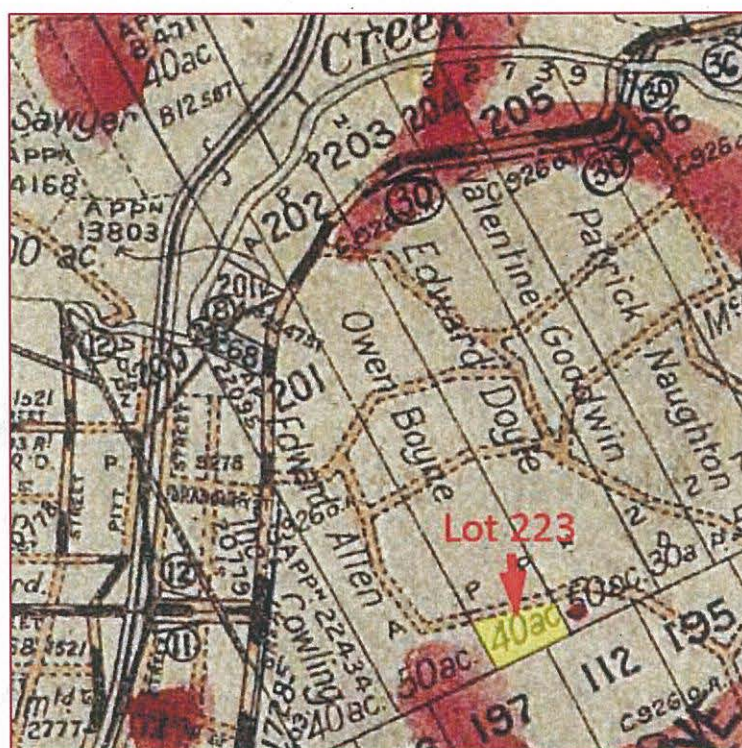


Figure 20: Parish Map of Tahmoor, Couridjah, County of Camden, 1928
The map shows the location of Lot 223 (in yellow) and the new roads of the Tahmoor Park Estate
(Courtesy of the Department of Lands Parish Map Preservation Project, 2012)



Figure 21: Aerial photograph showing the location of study area an "Yeovil", Lot 223, DP 10669
(Photo courtesy of Google Earth, 2012)

Photos

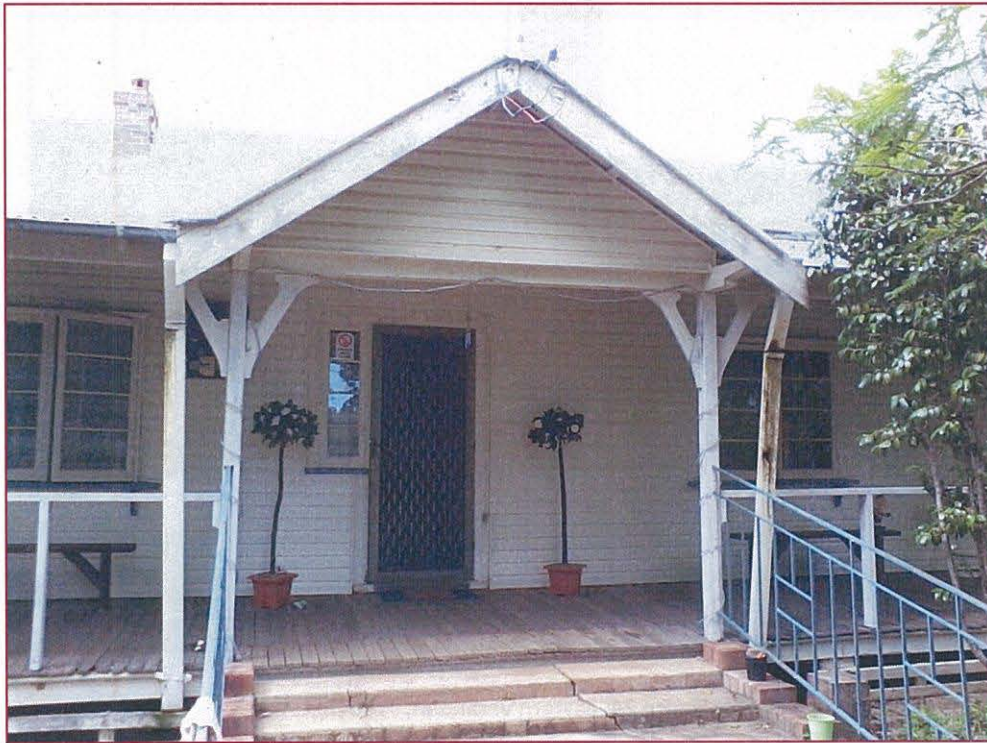


Figure 22: Gable entrance to "Yeovil", note the shallow steps designed for Alma Totterdell



Figure 23: Front double casement window, "Yeovil"



Figure 24: Eastern verandah, "Yeovil"



Figure 25: Eastern side of the house, "Yeovil"



Figure 26: Window detail from "Yeovil"



Figure 27: Detail from verandah, "Yeovil"





Figure 28: Detail from beneath verandah roof, "Yeovil"



Figure 29: Back of the house, "Yeovil"



Figure 30: Double casement window and sill, "Yeovil"



Figure 31: Front of the house, "Yeovil"



Figure 32: Details from verandah, "Yeovil"



Figure 33: Shed at "Yeovil"



Figure 34: Backyard pergola, "Yeovil"



Figure 35: Backyard paddock and remnant bushland, "Yeovil"

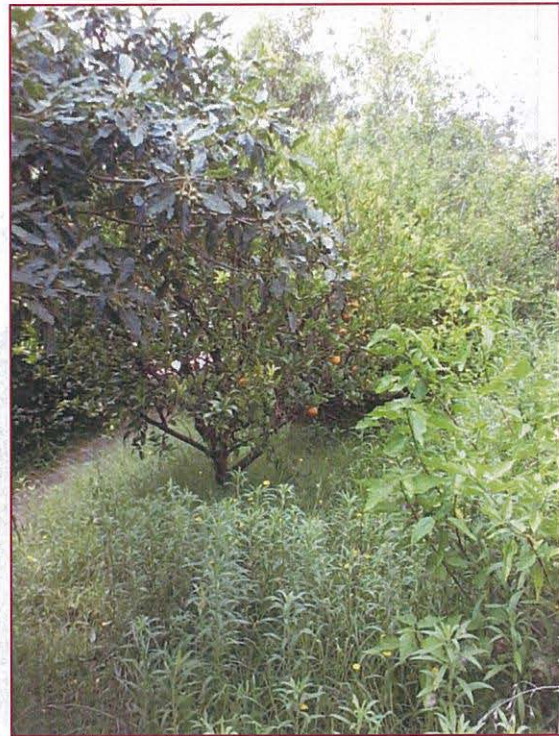


Figure 36: Citrus and stone fruit trees, "Yeovil"

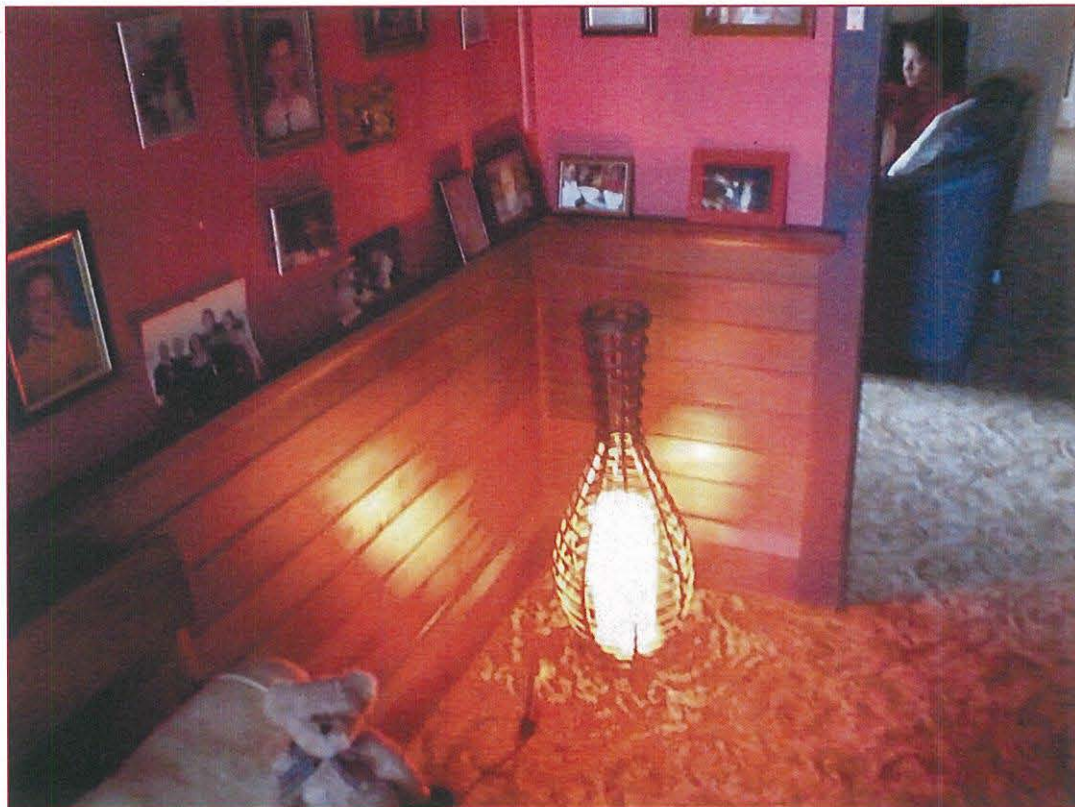


Figure 37: Skirting boards in the Hall, "Yeovil"



Figure 38: Ornamental plaster ceiling, "Yeovil"

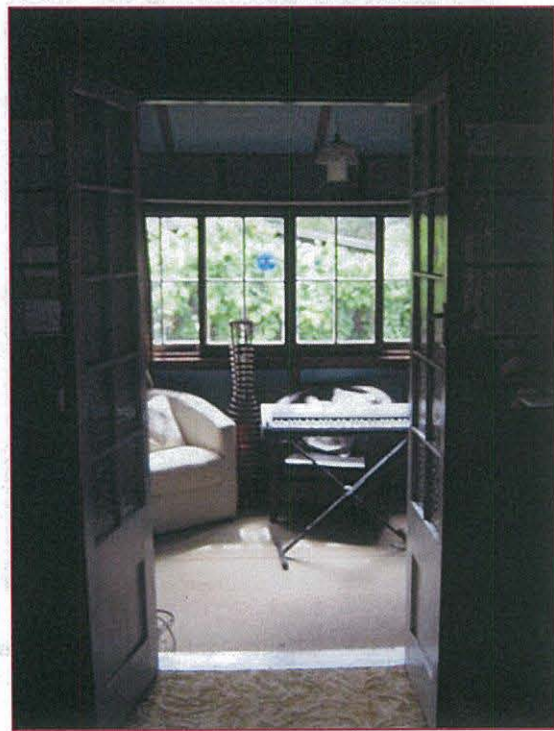
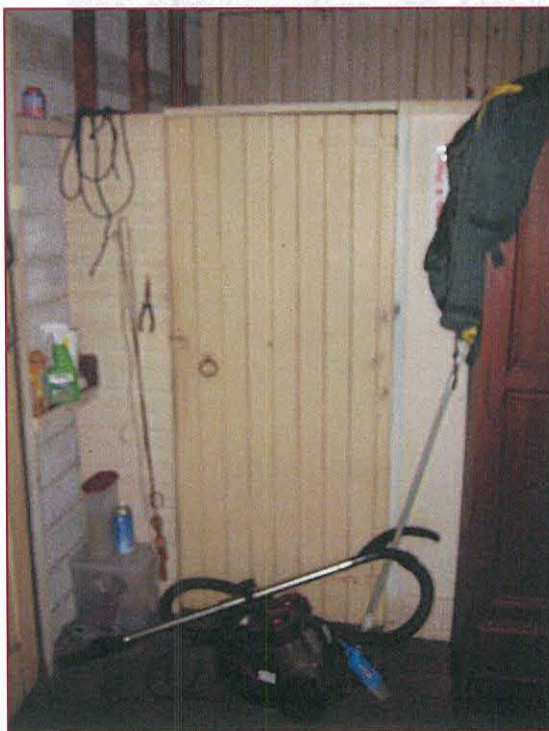


Figure 39: "Maid's Quarters" and Drawing Room, "Yeovil"



Figure 40: Hearth in Dining Room, "Yeovil" (now used as Lounge Room)

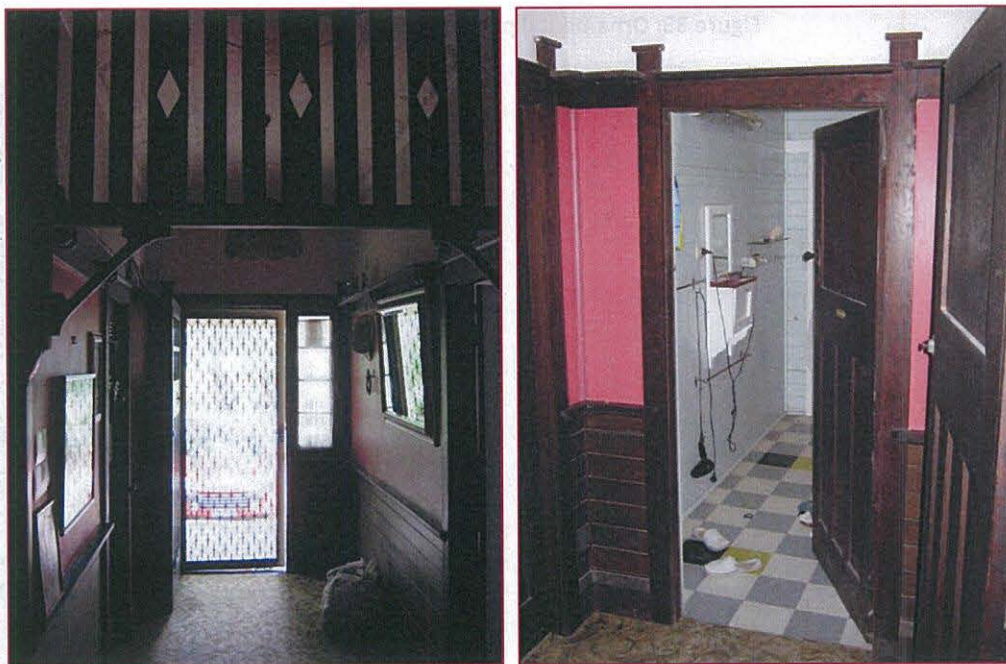


Figure 41: Grille in the Hall and entrance to the Bathroom



Figure 42: Kitchen, "Yeovil"

3.6 ARCHAEOLOGICAL POTENTIAL

The study area is within an area of formal and informal European settlement dating back to the 1820s. The study area is within a landscape subject to multiple land uses and occupation layers including activities associated with:

- Wheat farming
- Agricultural and pastoral use
- Residential use

Soil deposits in the study area are shallow to moderately deep and consist of red, brown and yellow Podzolic soils. Cultural materials found within the soil landscape of the study area have been identified as having archaeological potential (Biosis Research 2011: 24).

A survey in 2011 by archaeologists at Biosis Research identified no sites of archaeological sensitivity within the study area. This site was identified as containing a residence of potential local historical significance (Biosis Research 2011: 68)..

An inspection was made of the study area in January 2012. Aerial photographs of the property were also inspected and no areas of archaeological potential were observed.

There is a low potential for archaeological deposits to be present within the study area. The study area and adjoining properties were used as a wheat farm from the 1820s to the 1860s and for grazing purposes until 1920 when they were sold for suburban development. The only known developments on the property occurred in 1926 when the current Federation Bungalow and shed were constructed, and later when the garage and pergola were added. This house is still standing and is in very good condition.

Should any archaeological objects or places be identified at this location in the future, all work must stop in the vicinity of the find and the following parties notified:

- Heritage Branch, Office of Environment and Heritage
- Wollondilly Shire Council
- The land owner/s
- A qualified archaeologist

3.7 COMMUNITY VALUES

"The purpose of heritage listings and heritage conservation practice is to retain those items and places that the community values. The community, therefore, has a key role in defining the meaning and significance of heritage items and the people associated with them (NSW Heritage Office 2004)."

Tahmoor is a prosperous small town that retains many characteristics of a rural village, but has made the transition to a suburban community. According the 2006 Census, the locality of Tahmoor had a population of 4236 people, with a high number of Australian born residents (82.8%) and a slightly below average weekly median family income (\$1110). Migrants to the community are primarily from England, New Zealand and Germany. Most residents (57.5%) identify as being Anglican or Catholic. Divorce rates in the community are higher than average (11.8%) and unemployment rates are higher than average (6.4%). School education is the major industry of employment for residents of the community (4.3%), followed by road freight transport (4.2%) and cafes, restaurants and takeaway food services (3.3%) (Australian Bureau of Statistics 2007).

Like many small towns near Sydney's urban-rural fringe, Tahmoor is experiencing rapid suburban growth. Small farms and rural allotments are in the process of being purchased by developers and converted into low density residential housing. This is largely driven by population growth and housing shortfalls in the Sydney metropolitan area.

Wollondilly Shire is increasingly emphasising the attractiveness of suburban life in the town, promoting its new housing tracts, shopping centres and schools. The Council, as part of its town and community planning strategy, has made Tahmoor and Picton the area's principal shopping and service precincts. Tahmoor currently has three supermarkets, shopping malls, medical and dental centres and a chain of fast food restaurants that service the broader region. It is also home to two public schools and Wollondilly Anglican College.

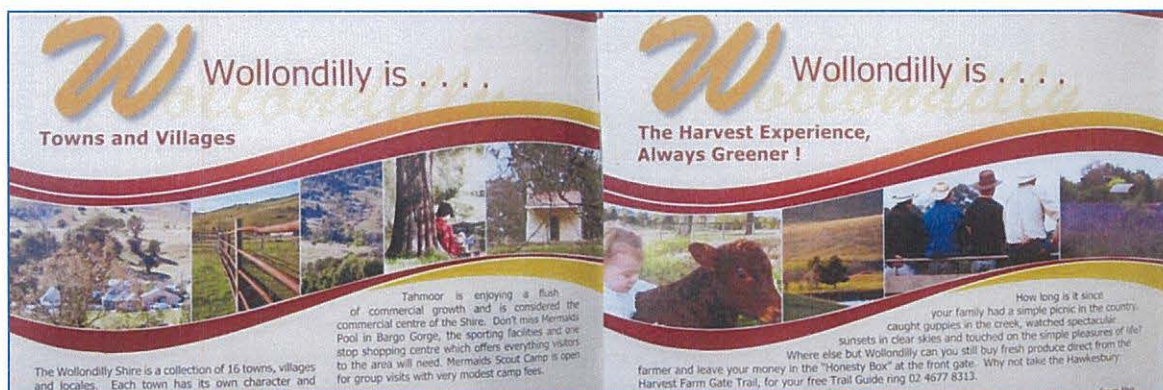


Figure 43: Wollondilly is... Local themes include rural residential living and agriculture. Photos from the *Wollondilly Visitor Guide*, Wollondilly Tourism Association Inc., 2011


The study area contains a 1926 weatherboard Federation Bungalow house that is valued as part of the residential landscape and is a representative of a type of home constructed as part of the original Tahmoor Park Estate.

The current tenant, Sandy Younie, values the home as an historic property and has lived at the residence for five years, partly because of the heritage look and feel of the home. A former resident, Una Greco of Tahmoor, values the house as a property once owned by her family, and as a reminder of her connection with the original owners, the Totterdell family. She has retained and cared for many items associated with the house in the hope they will be of value to the Totterdell family and the local community. Both parties have stated that they would hate to see the house destroyed.

The house has the potential to be used by the community as an example of 1920s architecture and living standards. The interior fabric has not been substantially altered and original furnishings and household items have been identified and are stored at the neighbouring property. The builder's specifications and architectural plans still exist creating the possibility for the house to be used for research and interpretative purposes as an example of 1920s rural residential living.

Heritage Assessment of Lot 223, DP 10669, "Yeovil" Tahmoor Road, Tahmoor NSW

Appn. No. 22739
Reference to last certificate
Vol. 3768 Fol. 67

New South Wales.

[CERTIFICATE OF TITLE.]

REGISTER BOOK.
Vol. 3783 Fol. 24
CANCELLED ☒

GORDON CHARLES TOTTERDELL of Tahmoor, Farmer, Transferee under Instrument of Transfer from Robert William Hardie and Edwin Samuel Phippard, No.B 255236, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grants hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in that piece of land situated at Tahmoor in the Shire of Wollondilly Parish of Couridjah, and County of Camden containing Ten acres two roods thirty one perches or thereabouts as shown in the plan hereon and therein edged red being Lots 223 and 224 in a plan deposited in the Land Titles Office, Sydney, No.10669 and being part of 40 acres (Portion 202 of Parish) originally granted to Owen Boyne by Crown Grant dated the first day of November One thousand eight hundred and twenty two and part of 50 acres (Portion 203 of Parish) originally granted to Edward Doyle by Crown Grant dated the first day of November One thousand eight hundred and twenty two which said Grants are delineated in the Public Map of the said Parish in the Department of Lands.

In witness whereof, I have hereunto signed my name and affixed my Seal, this 20 day of October 1925


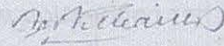
Signed in the presence of  } 
Registrar General

Figure 44: Excerpt from Torrens Title Deed for Lot 223, DP 10669
NSW Lands Register Book, Volume 3783, Folio 24, page 1 (1925)

This deed shows that Gordon Charles Totterdell received Lot 223, DP 10669 under instrument of transfer from Robert William Hardie and Edwin Samuel Phippard, 2 October 1925
(Courtesy of the NSW Land Property Information Office, 2012)

3.8 SOCIAL HISTORY

The study area contains a white weatherboard Federation Bungalow style house that has served as a permanent residence for a number of families from 1926 to the present day. A social history of the property and the residents who lived and worked there is necessary to provide context for an assessment of heritage significance.

Owen Boyne

The study area was original part of Portion 202, a 40 acre parcel granted to Owen Boyne on November 1, 1822. The grant extended from the current study area, north to the banks of Myrtle Creek.

Owen Boyne (sometimes referred to as Owen Bowen in the records) was born in Ireland. He lived at Moore's Bridge near Liverpool, having arrived in the colony on the *Providence* in 1811. He appears to have developed a relationship with officers within the colonial bureaucracy, and in 1820 became a contracted supplier of government grain, and a tollgate keeper on the Liverpool Road (Colonial Secretary Index, Fiche 3014; 4/1823 No.63 pp.145-146). Owen Boyne was listed as having "cultivated his farm near Myrtle Creek in the Cowpastures" on October 134, 1823, indicating that Portion 202 was under wheat cultivation by that date (Colonial Secretary Index, Reel 6059; 4/1773 p.19).

Portion 203 (adjoining Boyne to the east) was granted to Edward Doyle, who, by 1823 had established the inn later known as Tahmoor House. Portions 204, 205 and 206 further east were owned by Valentine Goodwin, Patrick Naughton and John McGuigan, respectively. In 1824 and 1825, Boyne, Goodwin, Naughton and McGuigan sold their land to Jean Charles Prosper de Mestre.

Boyne sold his share in 1824 and on June 10, 1824 was granted a grazing run on the western side of Lake George, near present day Canberra.

Boyne was a Catholic who was an important contributor towards the Roman Catholic Chapel in Sydney (The Sydney Gazette and NSW Advertiser, 2 August 1822).

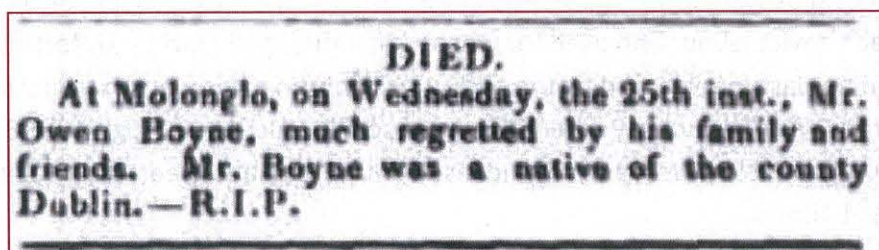


Figure 45: Owen Boyne's death notice
From the Australasian Chronicle, 31 March 1840, page 3

Jean Charles Prosper de Mestre

Jean Charles Prosper de Mestre was born in 1789 to French parents, on a British ship bound for the West Indies. His father, a French officer, was killed in gruesome circumstances on the island of Martinique, when his head was shattered by a British cannonball. His mother later married an opposing British officer who adopted de Mestre as his stepson.

De Mestre arrived in the colony on the *Magnet* in 1818 and was immediately paid from the Police Fund for an importation of rice that was needed by Sydney's General Hospital (Colonial Secretary Index, Reel 6038; SZ759 p. 492)

By 1821, he had secured a farm in Camden and was granted government permission to pass through the Cowpastures with cattle and servants (Colonial Secretary Index, Reel 6008; 4/3504A p.24). In 1822, he was placed on the list of members of the Governor's Court and received assigned convicts. In 1823, he became a shareholder in the Bank of NSW. De Mestre was a friend of William Charles Wentworth and rival of Edward Eager, who opposed his business activities on the grounds that he was not a naturalised British subject.

De Mestre was a man who might today be regarded as a citizen of the world. Born on a British ship to a French mother, adopted by a British officer, and raised in Mauritius, the United States, China and India, De Mestre could pass for several nationalities. He played his multinational background to his advantage, importing tea from his Chinese business contacts as an American and underselling local merchants. Eager attempted to have de Mestre charged with illegal trading in one of the King's Plantations under an antiquated section of the *Navigation Act*.

This backfired when, in 1825, William Charles Wentworth helped de Mestre become naturalised under a Special Act of the Legislative Council. De Mestre has the distinction of being the second person in Australia to be naturalised. In 1830, this naturalisation was again challenged when De Mestre attempted to register a ship; however, the Chief Justice ruled that de Mestre had been born a British subject because he was born on a British ship.

De Mestre lived up to his name "Prosper" and became a wealthy and influential merchant, importer and land owner in the region. His Myrtle Creek properties were probably cleared using assigned convict labour and used for wheat cultivation and grazing. Unfortunately, his prosperity did not last forever, and by the early 1840s, his finances were in trouble. His lands on Myrtle Creek, including Portion 202, were sold by auction on August 7, 1843 (The Australian, 2 August 1843). He was declared insolvent in 1844 and died a few weeks later at his residence at Terara.

MEETINGS OF CREDITORS.
THIS DAY, FEB. 13.
William Samuel, an adjourned second meeting, at ten o'clock. Prosper De Mestre, an adjourned special meeting, at half-past ten. William Tucker and Co., a special meeting, at eleven.

Figure 46: A notice of meeting for creditors to Jean Charles Prosper de Mestre
He became insolvent shortly before his death in 1844
From the *Australasian Chronicle*, 31 March 1840, page 3

The following biographical entry for John Charles Prosper de Mestre was written by G.P. Walsh for *The Australian Dictionary of Biography* (1966):

Jean Charles Prosper de Mestre (1789-1844), merchant, was born at sea in a British ship on the way to the West Indies, and baptised on 17 August 1789, the son of a French officer fleeing from France during the revolution. At Martinique his father was killed and his mother later married a British officer, Captain Armstrong. At the evacuation of Martinique after the peace of Amiens he was sent to school at Philadelphia where he remained until 1812. He then went to China, later lived in Mauritius and India and arrived in New South Wales in the *Magnet* in August 1818.

In Sydney Prosper began business as an importer, but his mercantile activities soon aroused the opposition of Edward Eagar. De Mestre, who was regarded as an American citizen, was said to be able to import tea through his countrymen in China and undersell other Sydney merchants who had to buy through the East India Co. In an attempt to ruin him Eagar brought a *qui tam* action against him in 1820 under the obsolete Navigation Act (12 Car. II, c. 18), which prohibited aliens from trading in the King's plantations. Had Eagar succeeded in this public penal action all de Mestre's property would have been forfeited, two-thirds going to the King and governor and the remainder to the informer. De Mestre pleaded that the emancipist Eagar, a convicted felon, could not sue in a court of justice and Barron Field agreed. The action went no further, but as a result the emancipists began to organize to protect their rights and improve their doubtful status.

In 1825 William Charles Wentworth acting for him successfully urged the Legislative Council for a special Act to naturalize de Mestre. Under this Act (6 Geo. IV, no. 17 NSW) he took the necessary oaths in September 1825, the second person to be naturalized in Australia. The legality of this ceremony was doubted in 1830 when he applied to register a ship, but Chief Justice (Sir) Francis Forbes ruled that because he had been born on the high seas in a British ship he was a British subject and therefore his application must succeed.

In 1823 de Mestre had a small farm at Bargo, and in 1829 he was granted 1300 acres (526 ha), which he called Terara, on the Shoalhaven River, near Alexander Berry and Edward Wollstonecraft's large grant. He was also very active in the commercial and business life of the colony. He was a director of the Bank of New South Wales in 1826-42, a director of several companies including the Marine Assurance Co. in the 1830s, and a founder of the Mutual Fire Insurance Co. of Sydney in 1840. His company management reflected his other business interests: he was interested in shipping and began whaling in the 1820s and towards the end of his life owned many houses in Sydney. His residence and counting house were first in George Street, Sydney, and later in Liverpool Street. In 1825 he was elected to the committee of the Agricultural Society of New South Wales. In 1836, as a supporter of the Church of England, he joined the committee in opposition to the proposed National school system and in 1841 became a trustee of Christ Church St Laurence, Sydney. De Mestre became insolvent in 1844 and died at Terara after a short illness on 14 September 1844.

On 1 March 1821 he had married Mary Ann Black at St Philip's Church, Sydney. She died in 1861. They had ten children; one of their three sons, Etienne Livingstone (1832-1916), established a horse stud at Terara and won five Melbourne Cups, including the first two, with the horse Archer in 1861 and 1862.

Bushrangers and Axe Murderers

Traffic along the Great Southern Road became frequent enough (and police patrols disparate enough) to attract bushranger activity in the 1830s and 1840s. The crossing at Myrtle Creek developed a particularly notorious reputation among travellers, and with good reason. Vicious men such as Dan Morgan and John Lynch had begun to frequent the area, using the region's dense bush to conceal their depredations.

John Lynch was a particularly brutish character. Recognised today as one of Australia's worst serial killers (The Berrima Axe Murderer), Lynch killed nine people, including an Aboriginal boy, along the road to Sydney. He committed his crimes for financial gain, but also believed he was following the will of God. He derived personal pleasure from some of his killings and suffered the delusion that he was under the Lord's personal protection.

All of his killings were carried out in the Southern Highlands; however, the planning for the last murder occurred at Crispe's Inn, near the study area. Lynch (then calling himself Dunleavy), had met an Irishman named Kearnes Landregan. Lynch had previously murdered a farmer named Mulligan and stolen his farm. Landregan was hired to help fence the farm. As the pair passed the inn, Landregan became nervous and confessed that he was wanted by Crispe for stealing a bundle of clothes.

"After I heard that I was determined to get rid of him," said Lynch, in his confession of the crime. After having dinner together at the Woolpack Inn, Lynch drove Landregan to the Ironside Bridge where they set up camp for the night. As Landregan sat on a log, Lynch snuck up behind him and smashed his skull with a tomahawk. Lynch then hit the man a few more times and stole £40 from Landregan's pockets. He was captured soon after the incident. A search of his property uncovered evidence linking him to the other murders.

There were many other incidents involving bushrangers near the study area in the 1840s. Mrs Crispe was taught to use a revolver and constantly guarded her husband's back when he drove the gangs off his property. One evening the whole staff had to be armed when a group of Aborigines and bushrangers camped near the inn planning a robbery. The staff stayed up all night guarding the premises and remained on duty until the bushrangers decamped for an easier target. In 1843, Mr Crispe received the accolades of the community when he captured two bushrangers at gunpoint, disarming one when he grabbed him by the throat.

Railway expansion and settlement reduced the frequency of bushranger attacks, and eventually the whole area was put under wheat cultivation. This continued into the 1860s, until rust badly affected crops in the local area. The inability to grow wheat, combined with the downturn in road traffic associated with the railway completion saw local land prices drop in value.

In 1870 James Watson purchased much of the land surrounding Tahmoor Park House, including the old inn and used it for grazing purposes. In 1879 he sold out to George Bradbury, who continued the property's use as grazing land. Bradbury sold his lands to speculative property developers who turned the grazing lands (Portions 201 to 206), into Tahmoor Park Estate in 1920.

Tahmoor Park Estate

George Bradbury's lands were purchased by Robert William Hardie, David Storie and George Samuel Phippard who, in 1920, subdivided the land and created Tahmoor Park Estate. The first auction of lots was advertised for Eight Hour Day on Monday, October 4, 1920 (Sydney Morning Herald, 1 September 1920). Advertising heavily promoted the soil, scenery, rainfall and climate of the area, and pitched towards middle class buyers, pitching "This is the ideal place for weekend Cottages and country houses" (Sydney Morning Herald, 18 September 1920).

Access to the "New Southern Line Deviation" and mountain resorts were also used as selling points. Larger blocks for orchardists and market gardeners were to be sold. Hardie and Bloomfield acted as auctioneers and put on a train to encourage families to come to the area on their day off (Eight Hour Day). The auctioneers later reported a successful sales day with total sales amounting to £4387 and properties going for £15 to £23 per acre (Sydney Morning Herald, 5 October 1920).

Sales and auctions at Tahmoor Park Estate continued throughout 1920 and 1921. A 1920 Tahmoor Park Estate sales lithograph held at the archives of the Picton and District Historical and Family History Society indicates that Lot 223 was not part of the original land release for auction or sale by the company in 1920. Sales within Tahmoor Park Estate continued through the 1920s, with the onset of the Great Depression finally slowing land sales in the area (Sydney Morning Herald, 30 April 1932).

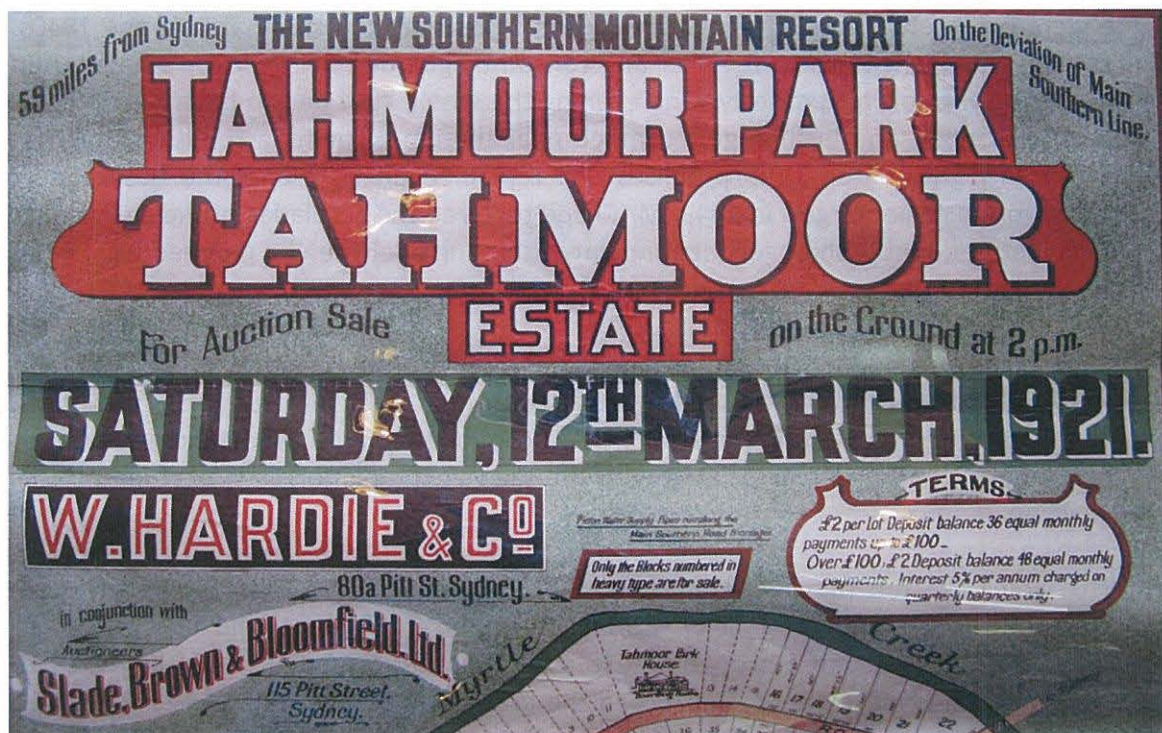


Figure 47: Excerpt from the Tahmoor Parks Estate auction advertisement, 1921

This colour lithograph also shows the subdivision plan for the development

He became insolvent shortly before his death in 1844

Courtesy of the Picton and District Historical and Family History Society

William Kenwood

"Yeovil" was designed by English born architect, William Kenwood. Kenwood was born in Hastings, England and established his firm, W. Kenwood and Son on King Street. He lived at Bexley, near Edwin Samuel Phippard and, like Phippard, was an executive officer of the St George Bowling Club.

Kenwood had three sons and two daughters; however, one of his sons was killed in the First World War.

William Kenwood designed a number of heritage listed houses including: the group of houses located at 25-33 and 37 Harrow Road, Bexley; "St Elmo" at 80 Harrow Road, Bexley; the row of terrace houses at 64-68 The Grand Parade, Brighton-Le-Sands; and the Seabridge House Street facade at 373-377 Kent Street, Sydney.

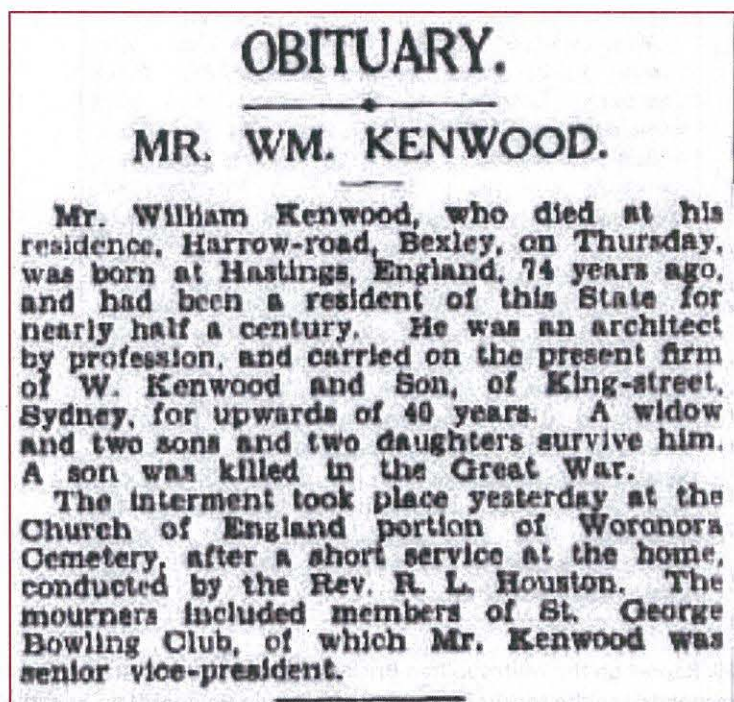


Figure 48: William Kenwood's Obituary
Sydney Morning Herald, 22 January 1930, page 19

Edwin Samuel Phippard

Lots 210, 223, 224 of Tahmoor Park Estate were transferred from the ownership of Robert William Hardie and Edwin Samuel Phippard to his nephew, Gordon Charles Totterdell on October 2, 1925 (NSW Register Book, Volume 3783, Folio 24). In December, 1925, drawings and builder's specifications for a weatherboard cottage at Tahmoor were drawn up for "E.S. Phippard, Esq" by W. Kenwood & Son, CEFIA, Architects of Pitt Street, Sydney (Kenwood 1925a and 1925b).

William Kenwood was a lifelong friend and business associate of Phippard. The two men had homes in Buxton and captained for the St George Bowling Club. The Kenwood and Phippard socialised together and the two men worked cooperatively on a number of buildings. By the time "Yeovil" was designed and built, the men had known and trusted each other for decades.

Metropolitan Brick Company.—The first annual picnic given by the Metropolitan Brick Company, Limited, to their clients was held yesterday at Correy's Gardens. At luncheon, which was served in the large dancing pavilion, the chair was taken by Mr. E. S. Phippard, the chairman of the company, and the vice-chairman by Mr. J. H. Murray. The toast of "The Ring" having been duly honoured, the chairman proposed "Our Guests," which was responded to by Mr. W. Kenwood on behalf of the architects, and by Mr. Thomas Laveridge, president of the Master Builders' Association. Mr. J. M. Pringle proposed "Success to the Metropolitan Brick Company, Limited." The toast was supported by Mr. Alfred Spain, and responded to by Mr. J. H. Murray and Mr. W. H. Nicholls, the manager of the company. On the proposition of Mr. Norman Soffe, the health of the chairman (Mr. E. S. Phippard) was honoured.

Figure 49: Report on the Metropolitan Brick Company's first annual picnic, 1903
William Kenwood responded to the toast of the chairman (Edwin Phippard) on behalf of the architects
The President of the Master Builder's Association, J.M. Pringle, was also in attendance
Sydney Morning Herald, 30 April 1903, page 4

MESSRS. PHIPPARD BROS.

PICNIC AND BANQUET.

On Saturday last Messrs. Phippard Brothers, builders and contractors, were entertained by their employees at a picnic at Correy's Garden. Several steamers were specially engaged for the occasion, and the picnic party numbered about 1500. On the grounds a comprehensive programme of sports was gone through, and dancing took place in the pavilion.

In the evening, to return the compliment, Messrs. Phippard Brothers entertained their employees at a banquet. The main portion of the Protestant Hall was utilised for the purpose, and it was decorated with flags and foliage. There were about 300 guests, including Messrs. George M'Phee, H. G. Jackson, J. H. Merriman, J. G. Haycroft, W. Kenwood, G. Massie, J. C. Goodwin, W. Brown, W. Gotnaugh, R. Manning, C. Raynor, E. Bush, H. Woodley, William Tough, John Back, J. Pettigrew, Thomas Murray, and others.

Alderman David Davis was chairman. He delivered a short address, in which he explained that although the musical portion of the evening's entertainment would take the place of speeches, he would ask them to drink one toast. It was that of "Messrs. Phippard Brothers." (Applause.) He had enjoyed their personal acquaintance and that of their family for over 30 years, and 24 years ago had worked upon a scaffolding side by side with Mr. Henry Phippard. Both this gentleman and his brother had started life with their own hands and intelligence as their sole capital, and by indefatigable perseverance, tact, and enterprise had worked their way into their present position.

The toast was drunk with great enthusiasm.

Mr. E. Phippard responded. He stated it was a cause of great gratification both to himself and his brother to be able to contribute to the enjoyment of his employees, and also to share in it.

The catering, which was of an excellent character, was entrusted to Mr. E. D. Tollemache. At the conclusion of the banquet a concert was given by the employees, assisted by Mr. A. Edwards and some instrumentalists. The prizes won at the picnic sports were distributed as follows:—

100 Yards Handicap: 1st prize, Mr. T. Wellfare; 2nd prize, Mr. Sampson. Apprentices' Handicap: 1st prize, Mr. Bell; 2nd prize, Mr. Lomax; 3rd prize, Mr. Booth. Ladies' Race: Mrs. Murray. Old Buffers' Handicap: 1st prize, Mr. Dugdale; second prize, J. Enemark. Ring Handicap: 1st prize, Mr. Evemon; 2nd prize, Mr. Maylin. Tug of War between Quarrymen and Labourers: 1st prize, the Quarrymen. Irish Jig: Mr. John Hastie. Comic Song: Mr. T. Yulle. Sentimental Song: Mr. Shepherd.

Figure 50: Phippard Brothers company picnic at Correy's Garden
1500 people attended and the quarrymen beat the labourers in the tug-of-war
Note the names of William Kenwood and Edwin Phippard outlined in red
Sydney Morning Herald, 8 June 1896, page 3

ST. GEORGE v WAVERLEY.			
Four rinks from Waverley paid a visit to Rockdale, and were defeated by the St. George players by the rather large majority of 45 points. The rink captained by Mr. Bromwich compiled 41 points as against 9 scored by the opposing rink skippered by Mr. Hattersley. The local men were only defeated in one rink, in which Waverley won by 1 point. The details were:—			
	St. G.	W.	
Mann, Hinwood, Dr. M'Leod, M'Clure ..	28	..	—
Fullwood, Lamb, Mitchell, Irvine	—	..	21
Pitman, Gibbons, Kenwood, Phippard	20	..	—
Hurley, Hayward, Evans, M'Leod	—	..	22
Hanks, Reed, Kinella, Bromwich	41	..	—
Davall, Roberts, Taylor, Hattersley	—	..	9
Snipper, Munro, Cooper, Roschy	19	..	—
M'Naught, Cox, Balnea, Fitzgerald	—	..	20
Totals	117	..	72

Figure 51: Scores from the St George versus Waverley match, 1906
William Kenwood and Edwin Samuel Phippard are teammates representing St George
Waverley didn't stand a chance against the St George players!

These documents indicate that Phippard was personally involved in developing the property for his nephew and relied on a close personal friend for the design. The architectural plans and house specifications "for E.S. Phippard" show that he was in fact the builder of the house at 50 Tahmoor Road. The builder's specifications contain many instructions for the use of high grade building materials, and it appears that Phippard used only the best when constructing this house for his nephew. Una Greco, the god-daughter of Gordon Charles Totterdell, claims that when the family purchased furniture or other items, it was always of very high quality, and it appears this principle was also applied to the building of the house (Greco 2012). The building specifications repeatedly emphasise the quality of materials to be used.

Construction began from December 1925, and was probably completed in the summer and autumn of 1926. Gordon Charles Totterdell moved in immediately, establishing a garden and cattle pasture. He also had a large poultry farm at the end of Tahmoor Road, close to the site of Jay-R Stud (Greco 2012). Gordon also looked after his sister, Alma, who suffered from rheumatoid arthritis from an early age. Some aspects of the house including the shallow steps of the front staircase, were later renovated to accommodate Alma's illness (Greco 2012). It is probable that Phippard contributed financially to the construction of the house for his relatives.

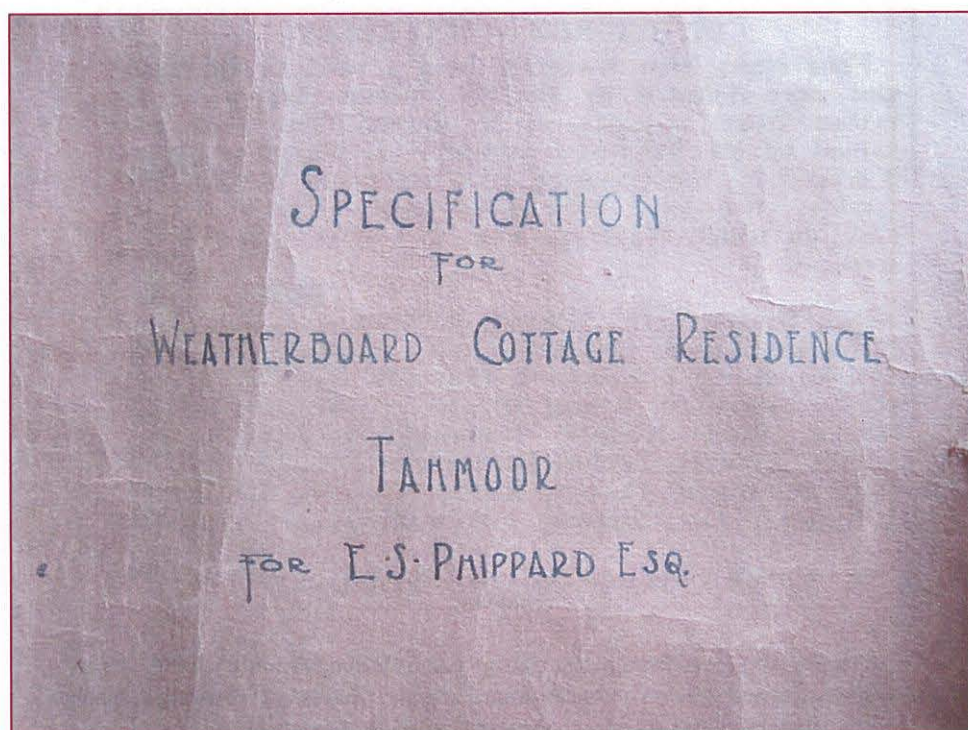


Figure 52: Cover from the building specifications for “Yeovil”, December 1925
Courtesy of Una Greco

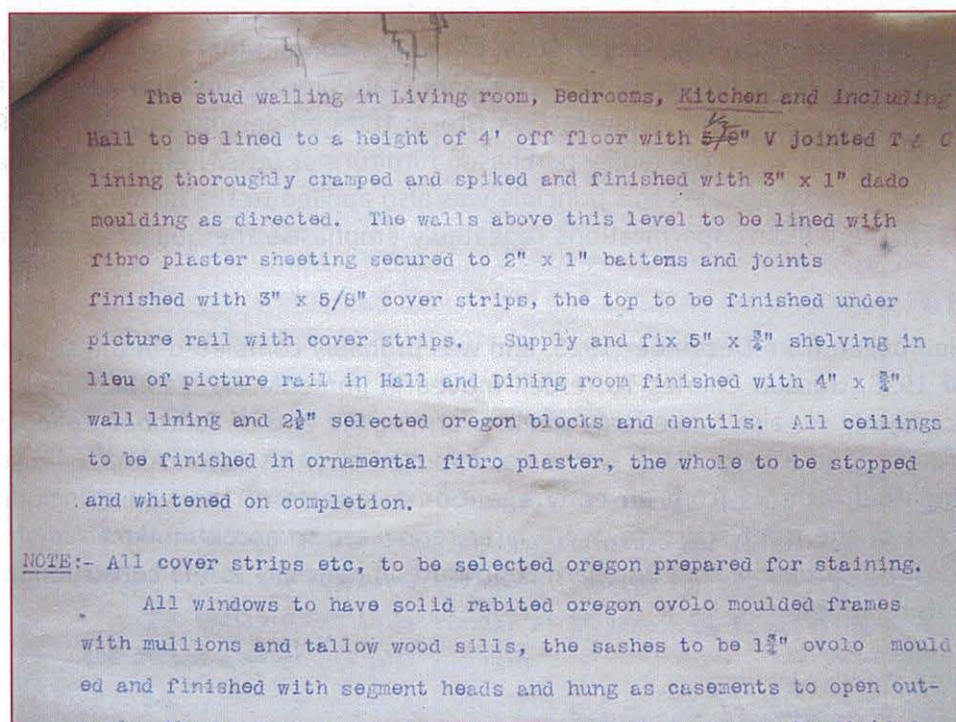


Figure 53: Page from the building specifications for “Yeovil”, December 1925
Note Edwin Phippard’s editing in the margins
Courtesy of Una Greco

Gordon Totterdell would name the house "Yeovil" after his ancestral home, the village of Yeovil, in Somerset, England. The nameplate is now in the possession of Una Greco.

Edwin Samuel Phippard was an extraordinary builder. He and his brother, Henry, were self-made men; who had turned their skill and a meagre amount of capital into a multifaceted construction company known as Phippard Brothers. In 1885 and 1886, with his brother Henry and business partners George Fishburn and John Henry Stephenson, he registered a patent for an "improved automatic mechanism for activating continuous brakes of railway rolling stock in case of accident to a vehicle or train (Patent 660).

Henry and Edwin also formed a major building company called Phippard Brothers. Together, they were responsible for the construction of a number of landmark buildings that shape the skylines of several Australia cities including Sydney's Queen Victoria Building.

An article from the Australian Town and Country Journal provides a biography of these men (12 January 1895, page 25):

"...it well might be said that they [Edwin and Henry Phippard] stand on the pinnacle of fame in respect to building contract work in Australia. Messrs. Phippard are both Australian natives and for the past twenty years have been coming to the front. Mr. Henry Phippard was born at Geelong in 1854 and Mr. Edwin Phippard at Ballarat in 1864. Their father, who died at Erskineville a few months ago, was a pioneer builder and contractor in Victoria, and before coming to this country had long been prominently connected with the eminent builders and contractors, Messrs. Cubitt and Sons, of Gray's Inn-lane, and Messrs. Myers, of Lambeth, England.

The Messrs. Phippard, of whom we are now speaking, have therefore been all their lives practically in a building school. Neither has yet reached the prime of life, hence the greater credit for their work. They are self-made men in every sense of the term, having had nothing but their own industry and enterprise to back them.

Their energy stands emblazoned on the most important structures in Australasia. They built the Public Offices, Brisbane, the mammoth pile of the northern city, their contract being for £95,000. They built the palatial residence of Mr. William Cooper, at Rose Bay. The great railway workshops at Eveleigh, too, are in part their work, as is also the new Central Police Station, Sydney. During the last two years they put into circulation for wages alone the significant sum of about £50,000, and on this point it is most satisfactory to note that this worthy firm have built up their fortune with the goodwill of all associated with them as employees; for they have always paid the highest standard of wages to their workmen, holding, with truth, that it is better to pay the best wages to best men, rather than have to put up with inferior men at less wages.


We have no doubt the above sketch of the career of the members of this notable firm of enterprising Australians will be read with interest throughout this country, and that their success will prove an incentive to thousands of their fellow-countrymen in all the walks of life."

Edwin Phippard retired from the building industry around 1910 and became the Chairman of the Federal Brick Company. Ltd. He was an active sportsman throughout his life and represented New South Wales as a bowler. He was also President of the St George Bowling Club, Randwick Bowling Club and Vice-President of the NSW Bowling Association.

He died on the RMS Orontes on May 1, 1930 near Colombo, on his way to England with his wife and niece, Alma.

MR. E. S. PHIPPARD.
DEATH REPORTED AT SEA.

Private advice was received by wireless yesterday that Mr. Edwin Samuel Phippard, a well-known builder and contractor in Sydney for many years, had died on R.M.S. Orontes, at sea, six days out from Colombo. He was on the way to England, with Mrs. Phippard and his niece.



Mr. Phippard arrived in Sydney when a lad, and after attending the Cleveland-street school, joined his father in the building trade. Mr. Phippard retired from active building about 20 years ago, and formed the Federal Brick Co., Ltd., of which he was chairman of directors. As a bowler he represented New South Wales in every State of the Commonwealth and in New Zealand, and was vice-president of the N.S.W. Bowling Association, a life member and past president of the St. George Bowling Club, and a former president of the Randwick Bowling Club. Mrs. Phippard was formerly Miss L. C. Cockerton, and the marriage took place in Brisbane. There are three sons, Messrs. F. G. A. E. and E. R. Phippard.

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GOOD SUNSHY.
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GOOD CLIMATE.

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The New Southern Road runs through the Estate. This is the ideal place for week-end Cottages and country houses.

Large Blocks for Orchardists and Gardeners.

TAHMOOR PARK ESTATE.
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MONDAY, 18th OCTOBER
(EIGHT-HOUR DAY).
AT 2 P.M.

ILLUSTRATED BOOKLETS NOW READY.
Call or write for one.

Freehold Title. Easy terms. All or 1/4 deposit. Balance extending over 2 and 4 years. Interest 2 per cent. Terms return to purchasers at the sale.

HARDIE AND **BLOOMFIELD,**
AUCTIONEERS.
202 FIFTH STREET, SYDNEY.

Figure 54: Left: Obituary, Edwin Samuel Phippard, *Sydney Morning Herald*, 8 May 1930, page 12
Right: Advertisement for Tahmoor Park Estate, *Sydney Morning Herald*, 18 Sep 1920, page 18

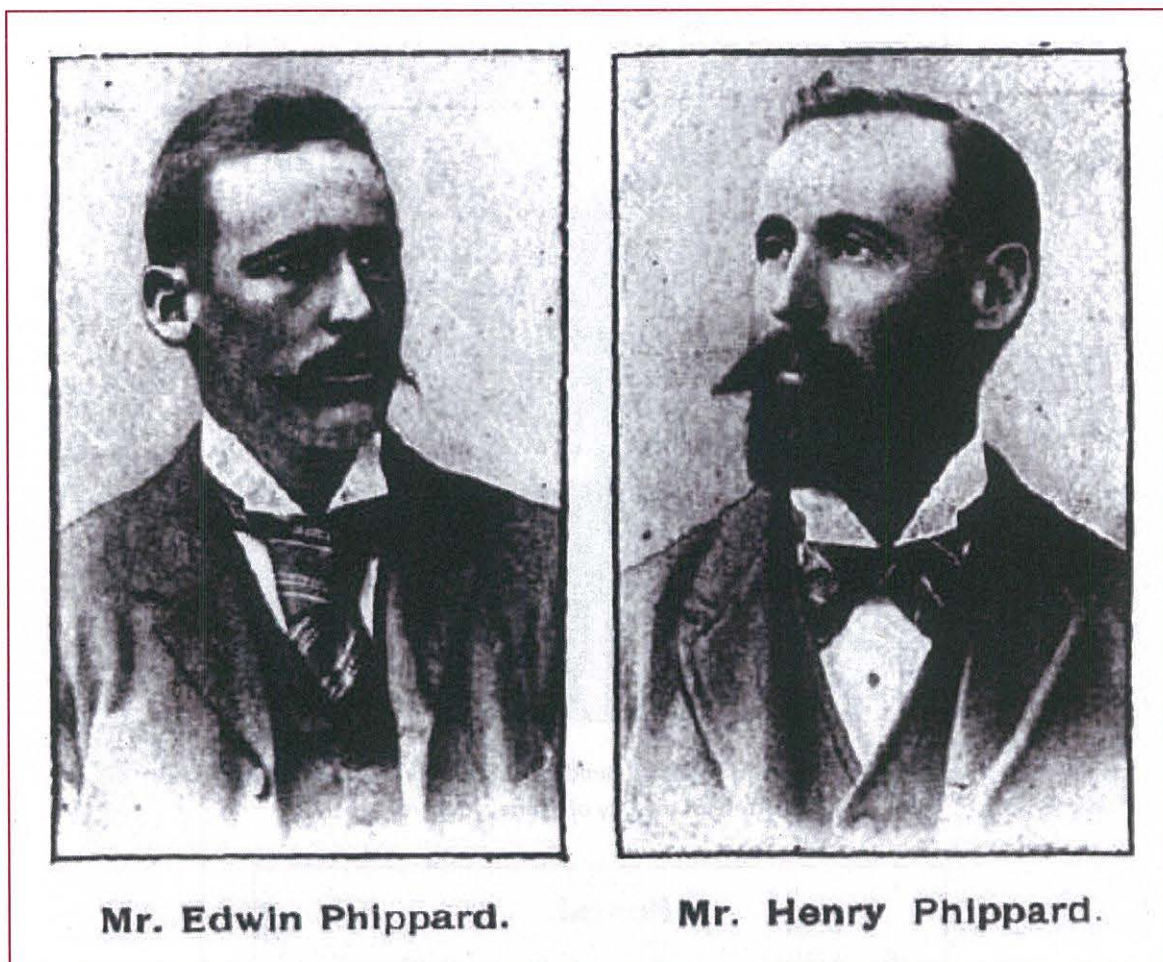


Figure 55: The Phippard Brothers
From the *Australian Town and Country Journal*, 12 January 1895

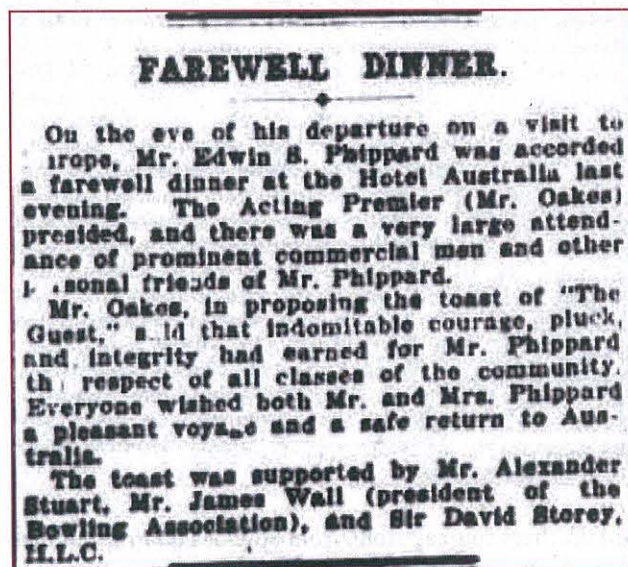


Figure 56: Dinner for Edwin Samuel Phippard hosted by the Acting Premier of NSW
Sydney Morning Herald, 7 March 1923



Figure 57: The Phippard Brothers, Builders of the QVB, Sydney, c. 1893-8
Courtesy of the City of Sydney Archives

Bowral.

A Grievance.—The town considers it has a grievance against the Railway Commissioners. A large contract in Sydney was secured by Messrs. Phippard Brothers, whose local agent here is one of the quarry proprietors at the Gib. The stone for this contract it was, of course, hoped would not only be quarried but also dressed at the Gib, thus giving a continuance of employment to many of the 100 masons who are just out of work by reason of the completion of Messrs. Hudson Brothers' contract. For the latter firm the commissioners carried the dressed stone at the same rate as undressed, but they declined to allow the same concession to Messrs. Phippard Brothers. The municipal council took the matter up in the interests of the town, and made certain representations to the commissioners as to what the effects of this would be. The whole industry would go out of the town, and men who made their homes here would have to go to Sydney to do the work that should be done here. The commissioners, in reply to the council, agreed to make the concession; but in the meantime the contractors had completed arrangements to have the stone dressed in Sydney—consequently Bowral is as far out of it as before.

Figure 58: The Phippard Brothers sourced stone from Bowral's quarries for many of their projects
Australian Town and Country Journal, 10 June 1893



Figure 59: The Phippard Family

From left: Louisa Phippard (née Cockerton), Edwin Samuel Phippard, unknown relative, and Henry Phippard

Totterdell Family

Gordon Charles Totterdell was born at Petersham, NSW on October 3, 1904 to Duncan Charles Totterdell and Emily Grimston Cockerton. Duncan and Emily married at St Leonards in 1903 and later had a daughter named Alma Charlotte (born 1906 at Petersham).

The Totterdell family were ancestrally from Taunton in Somerset, England. Gordon's grandfather, Joseph Totterdell was a soldier who, as a 17 year old, had joined the 7th Regiment of Foot at Taunton, England on April 27, 1854. Within the month, he was deployed to New Zealand where he served for nearly 12 years, advancing to the rank of Corporal of the 12th Regiment Foot. He served with his brothers William and Thomas.

He met and married Jane Johnston in New Zealand about 1860. Their son, Duncan, was born about 1861. The family were in Sydney by 1863, when their daughter, Louisa was born. Joseph was discharged from service by Brigade Headquarters, Melbourne on December 27, 1866 with the comment, "His conduct has been very good and he is in possession of his good conduct badges" (Totterdell 1866). He was formally discharged at Sydney and later found work in the city as a labourer.

Joseph and Jane had at least ten children born to them between 1861 and 1881. They lived at Paddington in the 1860s, moved to Redfern by 1870 and then to Waterloo by 1873.

Jane Totterdell (née Johnston) died June 22, 1885 at Waterloo, Sydney. Following his wife's death, Joseph moved to Queanbeyan, where he died a few weeks later, leaving 24 year old Duncan, as the eldest son, responsible for his younger siblings. Duncan moved to Petersham after his parents' deaths where he married Emily. *The Sands Directory* for Sydney in 1910 shows the family living at 39 Addison Road, Manly.

Emily Grimston Totterdell (née Cockerton) was born to George Asser Cockerton, commercial traveller, and Charlotte Prunston May 4, 1870 at Redfern. She had two sisters and three brothers. The Cockerton's lived at Wollongong and then Redfern in the 1860s and Waterloo from the 1870s. Emily is likely to have met Duncan growing up in Waterloo. Emily's sister, Louisa Charlotte Cockerton would marry Edwin Samuel Phippard on November 6, 1886 at Brisbane.

Joseph and Jane Totterdell would die within two years, leaving several young children behind and in the care of their 24 year old brother. It is probable that the Phippard's and Cockerton's stepped in to assist the family at this time. This may be the underlying cause of the families close interdependence with each other throughout the 1920s and 1930s. The Totterdell's, Cockerton's and Phippard's are said to have been a close and loving family. Alma suffered with chronic disease throughout her adult life, but was cared for by her brother and the Phippard's (Greco 2012). The Totterdell's later extended that care and sense of community to their Tahmoor neighbours, including the Grant family.

Alma was totally bedridden from the 1960s, but prior to that lived an extraordinary life, sailing around the world on luxury cruise liners and socialising with some of the era's most famous people. She was a prolific correspondent, writing to friends and family, wherever she travelled. An astonishing record of her correspondence was rescued by Una Greco in the 1980s and is now preserved in her archives.

An excerpt from one letter sent from the Lancaster Court Hotel, Hyde Park, London, provides a glimpse of Alma's experiences:

May 27th 1935

Dear Mum, Dad & Gordon,

Since last writing to you the weather has been dull and rain at different times nearly every day, though it hasn't lasted all day any day. On Thursday evening we went for a run with Mrs Sinclair past Buckingham Palace, St James Palace, Green Park and other parts of London. It is lovely being out at night.

Friday night we went to a banquet given by the Royal Empire Society to the Prime Ministers of the Empire at Governor House, one of the hip hotels over here. The Archbishop of Canterbury said Grace, Sir Archibald Weigall presided, Ramsay Macdonald spoke [and] Mr Lyons and the Prime Ministers of the other dominions. It was all very interesting and a most enjoyable evening. Our table was in a very good position and we were able to see and hear everything. Naturally there were some beautiful frocks worn, and all men and women, who had them, wore decorations. We saw lots of crosses, medals and ribands...

I forgot to mention that at the Royal Empire Society's banquet we met Mr Peter Dawson the singer and his wife. He is a very nice man to speak to...

This afternoon we met Mrs Risius at the Royal Academy and listened to a recital conducted by Sir Henry Wood, Rudolph and Courod were both playing. I enjoyed it very much. When it was over we had a cup of tea together and a chat...

I have another admirer to add to my list, a retired general who is living here. He is such a nice old man, and has taken quite a fancy to me. His name is Sir Alfred Pearson and he is about 80 years of age. We have a chat every morning across our respective breakfast tables. It's funny isn't it how I always manage to land an old pot, but this time I had two young ones as well. We are having a very happy time and if the rest of our holiday is as enjoyable as it's been so far we will have had a lovely time...

Lots of love,

Alma

Alma produced many similar letters from cruise ships and hotels across the British Empire. She clearly loved writing to her family and one senses from her letters the physical distance between her and her family. There is also the sense that Alma is prescient of her future and is living life to the fullest as a young woman.

Edwin and Louisa Phippard shared many of Alma's travels. She was on board the RMS Orontes when her uncle died in 1930 and must have been a great comfort to her aunt, Louisa.



Figure 60: Alma Charlotte Totterdell and Gordon Charles Totterdell
Alma would travel the world; Gordon would fight for his country

Gordon Charles Totterdell lived on his farm as a bachelor until the late 1920s, when his father retired. His parents and sister appear to have moved to Tahmoor around 1918 (Picton Post, 5 August 1943), and joining Gordon at "Yeovil" in the late 1920s. The whole family appear together in the 1930 Australian Electoral Roll for Werriwa/Wollondilly, Subdivision of Picton (page 43). The family is registered as living on Tahmoor Road, Tahmoor. Gordon is listed as a farmer.

Family life for the Totterdell's, throughout the Depression years, appears to have been marked by prosperity and familial comfort, with Gordon continuing to run beef cattle on his 300 acre farm and produce eggs and poultry for market. Alma travelled the world rubbing shoulders with the Empire's most influential people and making the most of life despite her illness. This would all change with the rise of Nazi Germany.



Figure 61: Gordon Totterdell enlisted with the AIF and served in Europe during the Second World War
Photo Courtesy of Una Greco



Gordon was called to service with the AIF. He was captured by enemy forces in November, 1941 and transported to Germany where he spent 4 ½ years in a POW camp. His genial personality and kindness appealed to the German guards who shared their cigarettes with him. German children even passed him sweets through the fences of the POW camp (Picton Post, 9 March 1978).

His family, nevertheless, were worried about Gordon. On August 5, 1943, his father, Duncan Charles Totterdell died at "Yeovil". His obituary from the Picton Post observes "His health has not been the best for some time, attributed in a measure, no doubt, to the fact that he was much concerned about his son, Gordon, who was a prisoner of war... and has been for over two years" (Picton Post, 5 August 1943).

The obituary reflects that Duncan Totterdell was "... well known and held in high regard. He took no part in public affairs but was absorbed in the affairs of his home and those around him."

Gordon was still a prisoner of war when his mother died in early February, 1945. This is stated in her obituary, "... [her son] enlisted soon after the outbreak of the war and became a prisoner during the early stages of the conflict. A sad feature associated with his mother's death is that both his father and mother have passed away since he embarked overseas (Picton Post, 15 February 1945).

The obituary of Emily Grimston Totterdell (née Cockerton) states, "The late Mrs Totterdell was a homely, kindly disposed lady who enjoyed the esteem of all who knew her... and won her way into the hearts of many by neighbourly acts of kindness. Referring to the sad event a resident of the village said, "We have lost a dear old soul. The sentiment will find endorsement in the hearts of all who had the pleasure of her acquaintance" (Picton Post, 15 February 1945).

The obituary states that Alma was her mother's "lifelong companion". Alma must have been overjoyed when she saw the news of her brother's repatriation in the Sydney Morning Herald on May 28, 1945. His homecoming was bittersweet. He had said farewell to both of his parents nearly five years before, not realising he would never see them again.

He was a devoted brother and soon settled back into his life at Tahmoor with Alma, caring for his poultry farm and managing his cattle. Gordon and Alma would share a home together for the rest of their lives.

They had no children of their own; however, they became godparents to the children of some of their neighbours, whom they treated as members of their extended families. They were particularly close to their neighbours, the Grant and Osborne families.

Gordon's obituary mentions the bonds shared between these families. "With the aid of a good neighbour and friend, Mrs Kath Osborne, Mr Totterdell spared no effort to make the life of his sister happy and comfortable." Alma had been bedridden with arthritis for ten years and Gordon had cared for her in the home.

He was a good man whose "Kindness to others and generous sense of humour has always won him many friends." He possessed a wide general knowledge and a love of books and classical music" (Picton Post, 9 March 1978).

Gordon died suddenly at "Yeovil" on March 7, 1978. "Yeovil" was officially transferred to his sister's ownership on May 7, 1979. Alma then transferred ownership to Eric Gordon Grant (paymaster from Moorebank) and Ena Eunice Grant on 22 April 1980 (NSW Register Book, Volume 3783, Folio 24).

Alma lived for three more years, with the assistance of the Grant and Osborne families who helped care for her in her home. She died on May 13, 1981 at Airlie Hospital in Wahroonga.

Grant and Osborne Families

Alma and Gordon had no children of their own when they passed away, but had informally adopted some of their neighbours' children, including the Grant's daughter, Una Greco. Born Una Roslyn Grant to Eric Gordon Grant and Ena Eunice Vane, Una has become the caretaker of the Totterdell Family's history and legacy. Gordon and Alma were her godparents.



Figure 62: The Grant Family

Back row (from left to right): Rhoda Grant (née Brown), Alan Grant

Front row (from left to right): Eric Gordon Grant, Herbert J. Grant, Joyce Grant

Una's mother, Ena is the daughter of Victor Laurence Vane and Matilda Grace Osborne, sister-in-law of Kath Osborne, who cared for Alma and Gordon Totterdell in their later years. Ena was born at Blayney, the only child of Mr and Mrs J. Stone. The family moved to Tahmoor, where she worked at Tickle's General Store. Tickle sold his store to Herbert J. Grant and his sons Eric and Alan in 1947. Ena married Eric a year later in 1948. The couple had two sons and a daughter, Leslie James, Gordon Malcolm and Una Roslyn.

Ena was a talented artist and prolific gardener who won many prizes for flower arranging. She set up an art gallery with her husband at Liverpool that was reputed to be "the best stocked art shop outside of Sydney" (Picton News, 6 February 1986). They returned to Tahmoor in 1981 and lived at "Yeovil" in the years following Alma Totterdell's death.

The Grant Family divided Lots 223 and 224 in title in 1985. On August 2, 1985, title to Lot 224 was granted to Una Roslyn Greco (née Grant) and her husband John Francis Paul Greco. The Greco's built a new house on the property, where they raised their four daughters, Katie, Laura, Carolina and Julia. The Greco's are still residents of the property at 80 Tahmoor Road.



Figure 63: The Grant Family

From left to right: Eric Gordon Grant, Ena Eunice Grant (née Vane), and Una Roslyn Greco (née Grant)

Lot 223 containing "Yeovil" (50 Tahmoor Road) was recently sold to a property developer. Sandy Younie and her family have lived in the house as tenants for the last five years.

The Greco and Younie families appreciate the heritage values inherent in "Yeovil" and would like to see the house preserved (Greco 2012; Younie 2012).

4.0 ANALYSIS OF FABRIC

4.1 DOCUMENTATION OF FABRIC

Heritage items are treated as physical documents whose 'fabric' is an important source of information about cultural heritage. In cases where historical records fail to provide an accurate record of what happened, this physical evidence becomes vital for answering questions about a place. It is for this reason that heritage items and 'relics' are conserved.

The term 'fabric' refers to all the physical material of place, including its surroundings and contents as defined by the Australia ICOMOS Burra Charter, Articles 1.1 and 1.3.

"Yeovil"

The house was designed in December 1925, by the firm of W. Kenwood and Son CEFA, Architects, Commonwealth Bank Chambers, 114a Pitt Street, Sydney (Kenwood 1925a).

It was designed by William Kenwood and built by Edwin Samuel Phippard in 1926 from drawings and a specification of work prepared by the architects. The builder was required by contract to use "first class" materials and work under conditions adopted by the Institute of Architects and Master Builders Association of NSW (Kenwood 1925b).

The house is a weatherboard Federation Bungalow style cottage with eight rooms and verandahs on three sides. Federation Bungalow style houses were common in the period from c. 1890 to c. 1915. This example is a late, transitional example of the style. This type of housing traces its origin to the vernacular colonial houses of India, with their deep verandahs and low roof lines. The tropical heat of these countries forced British migrant to sleep outdoors. Australia migrants were quick to imitate this custom in the summer heat of the bush.

The Federation Bungalow is a transition style between Federation Queen Anne and the more assertive California Bungalow design. The style was strongly influenced by the Arts & Crafts Movement and by a rising awareness of the American West Coast lifestyle. The simple construction of these houses and their spacious verandahs made them particularly suited for the Australian way of life. The shortage of tradespeople and materials after the First World War extended the lifespan of this design in many rural areas, as they could be constructed by people with a less diverse range of skills and could be made with more easily obtainable or adaptable materials.

They were also seen as being a particularly healthy design in an era obsessed with hygiene and sanitation. The houses could be well ventilated, allowed easy access to the outdoors, and could be manipulated to take advantage of sunlight and radiant heat, as well as refreshing breezes. Because they were constructed on masonry piers, they better regulated temperature (much like the related Queenslander style of house).

"Yeovil" was constructed to suit its environment. It was built on a hill slope with both sash and casement windows, and French doors that accessed the verandah, letting in breezes, or retaining heat. The construction had a drawing room, now ideally used as a sunroom to let in morning heat and light on a cool spring or autumn day. The building is well ventilated and painted white, reflecting the inter-war consciousness of clean air and good health.

Like many homes of this style, it has a backyard garden reserved for the growing of fruit and vegetables for the household. The house has a servant's quarters and formal layout, associated with the Edwardian middle class habit of employing domestics. This type of plan would rapidly become obsolete with changes in society and the lack of availability of domestic servants after the First World War.

"Yeovil" is an interesting and important example of an inter-war Federation Bungalow with a high degree of intactness and material integrity. A documentation of the building's fabric follows and has been compiled from direct observation as well as the architect's plans and builder's specifications (Kenwood 1925a and 1925b).

Foundations

The house is placed on brick piers sitting on a trenched foundation. The trenches have been cleaned up and were well sanded prior to the placing of the brick foundation. They have been filled and rammed. Drains from sinks, baths and tubs run to the rear of the house and are discharged in a French drain.

Floor hearths for the three fireplaces are made of 6" concrete and finished with ¾" cement rendering coloured with red oxide. The rendering has been trowelled and lined out. The steps at the back entrance and to the verandahs have been set upon a brick foundation, and are fashioned from concrete made in a wooden mould. They are reinforced with cement rendering 2:1.

A three-ply Malthoid damp course has been set into the chimney at the ground floor plate and at roof level. All brick piers have the same damp course under plates floated in Portland cement to the break joint.

Brickwork

The bricks are red, hard, sound and evenly burnt. They are of a uniform size and free from callors. They were probably obtained from the Federal Brickworks Ltd, where Phippard was the Chairman of the Board of Directors.

The foundations of the chimneys are set in cement mortar for the first three courses (in 18" work). The subsequent courses are bedded in lime mortar. Piers supporting outside walls are 18" wide and 9" thick, built in lime mortar on two courses 18" wide and 14" thick. These are bedded and grouted in cement. The sleeping piers supporting the floors are made of brickwork 14" x 14" on cement foundations.

The lime mortar has been made from a well incorporated mix of two parts stone lime to five parts clean sharp sand. The cement mortar has been made from Portland cement and mixed with clean sharp sand in a ratio of two parts cement to five parts sand.

The brickwork set in lime mortar commences immediately off the brick in cement, is bonded in colonial bond and level bedded. External faces to chimney shafts and visible piers have been finished with a neat struck joint. Chimney shafts have been finished with a neat struck joint with rendered and trowelled bases. The bases have been twice coloured and the flues have been finished with ornamental cement chimney pots, flanchied in with cement. These chimney pots are similar in appearance to the No. 7 design produced by Mashman's Sydney factory at the turn of the century.

The face of the brickwork on the Dining Room fireplace is fashioned from two shades of "O.K" bricks and finished with a neat tuck joint. The back of the fireplace opening has been finished in red oxide coloured cement render. The kitchen fireplace has been finished in the same manner to a height of five feet.

Carpentry

Timber in the house is of high quality, well seasoned and is free of defects such as knots. Anti-ant measures have been adopted in the construction of the house. Plates, joists and three feet of all studding walls have been coated twice with Silvertown wood preserving oil, over the sides and ends before being fixed to position. Spans exceeding 8' have been supported by 4" x 3" sleeper plates of seasoned hardwood resting on brick piers.

All walls and partitions have been fitted with 4" x 3" hardwood heads and 4" x 3" sills, 4" x 2" studs to external walls and 3" x 2" oregon studs to interior walls. These have been braced with 3" x 1" braces, corner studs of 4" x 4" and 3" x 3"; and studs in doorways 3" x 2 1/2". These have been mortised, tenoned and securely spiked. The top and bottom plates have been halved at the joints and pinned. The outside walls have been built of 4" x 2" studs. Inside partitions have 3" x 2" studs and have been checked to the floor battens and mortised and tenoned to head.

The inside walls of the Laundry and Pantry have been lined with 1/2" T & GV jointed Baltic lining to a height of four feet. They have been cramped, spiked and finished at angles with neat mouldings. The dado moulding on the walls above has been lined with heavy ply fibro plaster sheeting. Ceilings have also been finished with fibro plaster, finished with neat cornices.

The external walls of the cottage have been lined on the outside with check and chamfer Baltic weatherboarding. The boards have been double nailed to studs with short wire nails. Angles have been finished with ovolo moulded fillets and all exposed window and door heads have been finished with galvanised iron flashing.

Joists along the hearths have been trimmed. Floor joists have been made from 4" x 2" hardwood. Ceiling joists have been made from 4" x 2" oregon. Both have been spiked to plates. The rafters have been made from 4" x 2" oregon and project over the walls by 12". They are finished with 1" wrot boarding. The ends of the rafters are wrot and finished with 3" quarter round guttering. The ceiling joists are trimmed and fitted with ledged flaps, linings and a manhole for the roof.

Roof and Verandah

The interior walls are 10' 3" from floor to ceiling. The roof has been constructed from oregon. The rafters and purlins are 4" x 2", collars are 3" x 2", battens are 3" x 1", valleys and ridges 9" x 1 ½ " and made from pine. Rafters have been trimmed around the chimney and spiked to plates. The verandah roofs are continuous with the main roof with 4" x 2" rafters and 3" x 1 ½ " battens. These are rough wrot where visible about two feet apart. They are neatly birdsmouthed at the front to 6" x 4" wrot oregon plate. Rafters project over the plate by 6". Space between the rafters and plate is filled in with a staff beaded fascia finish. The gutters have been lined with a 1" rough boarding edge shot.

The front of the house has a small gable. The gable has been filled with a stud framing finished in fibro cement sheeting. The joints have been covered by 4" x ¾ " wrot on face strips to imitate studs. The verandah gable has a 6" x 2" wrot rafter with shaped end forming barge boards finished off with rounded 4" x 1 ½ " caps. The head mould is complete. The gable is supported upon projecting plates and finished with cut and shaped brackets.

The posts supporting the verandah plates have been made from 6" x 6" hardwood timbers. The arris on each post has been neatly chamfered off with a diminishing chamfer and finished with a neat cap moulding under the plate.

Flooring

The cottage flooring has been made from 1" Baltic and is 4" wide with close joints. These have been cramped and spiked with two nails to each board. The floor of the verandah has been constructed using 5" x 3" hardwood bearers and 4" x 2" hardwood joists. These have been covered with a 4" x 1" T & G hardwood floor that has been well cramped and double spiked. The floor has been laid from back to front with rounded ends over the 6" x 1" staff beaded fascia. This has been completed with 2" scotia moulding.

Joinery

The joiner has used seasoned timber and framing throughout the cottage. Most of the joinery has been constructed in oregon, with some pine. Skirting boards have been run around the Hall and all rooms except the Laundry and Pantries. The Laundry and Pantries have an 8" high and 2" quarter round skirting made from oregon.

The stud walling in the Living Room, Bedrooms, Kitchen and Hall have been lined with a 5/8" V jointed T & C lining. These have been cramped, spiked and finished with 3" x 1" dado moulding. The walls above this level are lined with fibro plaster sheeting and secured with 2" x 1" battens and joints finished with 3" x 5/8" cover strips. The top is finished under the picture rail with cover strips. The Hall contains a 5" x 3/4" fixed shelving in lieu of the picture rail and the Dining Room has been finished with a 4" x 3/4" wall lining, including 2 1/2" stained oregon blocks and dentils.

The ceilings have been finished with Art Nouveau style ornamental, stopped and whitened fibro plaster. Cover strips are made from oregon and have been stained. The windows have been fitted into solid rabbeted oregon, with ovolo moulded frames. These include mullions and tallow wood sills with sashes of 1 3/4" ovolo moulded frames. They have been finished with segment heads and hung as casements opening outwards. The head of the frames are square and the sashes have been divided with a marginal bar for small glazing. They have been fitted with strong casement fasteners and bronzed stays. Windows in the front rooms and Dining Room are double casement windows.

The front door is a four panel bolelection door made from 3' 0" x 7' 0" x 1 3/4" pine. It has been moulded on both sides. The outside of the door has a large upper panel segment containing glass hung with 1 1/2" pairs of 4" steel butts to a 4" x 3" wrot hardwood door frame with a beaded stop planted on. The door has been fitted with an American drawback lock (6" barrel bolted). The door architrave moulding is 4" wide.

The kitchen door has been fitted with an 8" barrel bolt lock and hung to a 4" x 3" rabbeted frame. The frame has rounded and returned tallow wood sills and architraves. The door to the bathroom, off the verandah, is similar but has a 6' 10" x 2' 6" x 1 1/2" door with a 4" x 3" frame of tallow wood. It has a rounded and returned sill and has been fitted with a 6" rim lock, 8" bolt and architrave. The frame has been carried up 12" and filled in with ground glass louveres neatly blended in. The interior doors are made from oregon and are 6' 8" x 2' 8" x 1 3/4" moulded on both sides with four panels. They are hung to 1 1/2" rabbeted oregon jamb linings with 4" butts. All interior doors have been fitted with high quality 6" rim locks. Architraves are 4" and made of oregon. All have a mission finish.

Pantry doors are similar but are 2' 3" wide and hung to solid frames. They are fitted with 6" rim locks. The doors from the front bedrooms and the Dining Room to the verandah are French casement doors of 7' 0" x 3' 4" x 1 1/2" dimensions made from oregon. They have been hung with two pairs of 4" steel butts to 4" x 3" frames and have beaded stops. They have 2" tallow wood rounded and returned sills. The doors have been framed in one long frame with a small moulded bottom panel inlay. The upper panels have been ovolo moulded and divided with light, moulded bars and fitted with Arctic glass glazing.

Each door has been fitted with a brass barrel bolt lock. Frames are fitted round with a 3" oregon band moulding on the inside and a moulded fillet on the outside.

The kitchen sink is a 20" enamel sink on a hardwood carriage. Drainage boards have been fitted with an 8" skirting. The space under the sink is fitted with 3" x 1 1/2" rails and 3/4" galvanised iron piping. The bathroom contains a bracket lined with 24 gauge sheet galvanised iron.

Both pantries have three shelves made from 1" dressed pine. These have been dressed on both sides and carried on pine battens and cast iron brackets. The Laundry has a 1' 3" wide pine shelf on 3" x 2" pine carriers.

The bedrooms and Kitchen have a 3" x 1" picture moulding fastened to the walls and mitred at the joints. The Hall and Dining Room has been fitted with a small shelf and wall lining with moulded dentils.

The Linen Closet contains a 1 1/2" beaded cupboard front, framed in two heights and carried up 7' 0". Each has been folded and fitted with spring catch fasteners and small steel bolts. The closet contains four shelves, with 3/4" wrot on both sides and supported by a pine carriage.

The cupboard in the bedroom has been fitted similarly to the Linen Closet. The two cupboards in the Dining Room are dwarf cupboards with wrot rounded tops, rounded nosing and scotia mouldings. The Hall contains a grille made out of 3" x 2" oregon with 1 1/2" x 1 1/3" bars and moulding.

Plumbing

Roofs have been covered with 26 gauge British corrugated galvanised iron. This has been fastened to 3" x 1" hardwood battens with galvanised screws and lead washers. All flashings and aprons have been made from lead.

All eaves contain 5" half round galvanised iron guttering made from 24 gauge iron. These have been connected with 24 gauge 3 1/2" downpipes secured with ornamental wall fasteners to tanks. Water from the room is designed to be connected to tanks. The Bathroom once contained a colonial cast iron porcelain bath and 8" shower with stopcock, but has been modernised.

Window Glass

Window sashes have been glazed with 16 oz sheet glass. The glass panels at the front door and on the French doors is made from ornamental white Arctic glass. This has been beaded in.

Paint

The exterior woodwork and iron has been knotted, stopped and rubbed down. It was originally painted with three coats of an oil based white lead paint. The paint work has been refinished in modern times in a white acrylic, but is beginning to peel. The weatherboarding has been coated with stained and boiled linseed oil. This has also been finished in an oil based white lead paint. Frames and wrot work were primed before painting. The fibrous plaster sheeting on the interior walls has been jalsamined and the cover strips stained.

The Kitchen, Laundry and Bathroom have been painted using three coats of linseed oil mixed with white lead paint. The Dining room, bedrooms and Hall were finished in mission and stained. They were then rubbed down and finished with gloss oil. These rooms have since been repainted in an ochre coloured acrylic paint, however all timber joinery remains original.

Plaster

Eight plaster ventilators have been installed in the house in the weatherboarding. These have been finished with zinc and moulding. Interior walls, with the exception of the Laundry and Pantries have been finished with fibro plaster sheeting from the dado to the cornice moulding. The cover strips are 3" x 5/8" and dressed in oregon. The sheeting has been secured to 2" x 1" pine battens set about 2' 0" apart. The lining below the dado is a 5/8" V jointed T & G lining. The verandah gable has been battened with 2" x 1" battens and covered with fibro cement sheeting. The cover strip is made out of pine (4" x 3/4") and finished with a tilting mould.

Shed in Yard

A shed was constructed in the yard at the same time as the house. It measures 50' 0" x 15' 0". The walls have been constructed with picked round posts 8" in diameter and 4" x 2" sawn hardwood rails. 26 gauge corrugated galvanised iron has been secured to the rails with galvanised iron screws and lead washers at every fifth corrugation. The front of the shed is entirely open. The posts have charred ends and have been placed 2' 6" into the ground and rammed. They have been adzed to receive 4" x 2" rails which are bolted to the posts with 5/8" bolts and washers.

The front plate supporting the roof is 6" x 4" and made from sawn hardwood. These have also been adzed and bolted. The rafters are made from 5" x 3" sawn hardwood and bolted. They are covered with 24 gauge galvanised iron rolled at the end of the rafters and secured to 3" x 1 1/2" hardwood battens with galvanised screws and lead washers. They are finished at the back with galvanised iron ridge capping and to the front with 6" 24 gauge guttering fitted with a 4" down pipe.

4.2 LOSS OF FABRIC OR ALTERATIONS

Many rooms and features of the house are surprisingly intact. This is largely due to the fact that the house was purpose built for the owner, who resided in the house until his death in 1979. This is not to say that alterations did not take place during that time. Almost immediately after construction, a maid's quarters was constructed at the back of the house near the Laundry and Kitchen. According to Una Greco, the Totterdell's had a penchant for a colour of paint called *Klutha Blue* which they used liberally around the house (Greco 2012). Later owners also made minor alterations to paint and furnishings.

Please note that this is a preliminary assessment of the fabric of the house. As the property has current tenants, it was not possible to explore all areas of the house and some sensitivity had to be made for the family's privacy. A more detailed assessment of the fabric should be made as part of a conservation management plan for the property (see *Recommendations* later in this report).

Major alterations to the house and its fabric are as follows:

Room 1 – Bedroom

This room is 16' 0" x 12' 0" in area and was the standard bedroom of the house, designed for a married couple. It would normally be assumed that Duncan and Emily Totterdell shared the room during their residency in the house; however, it is the only bedroom with a fireplace and would have been a desirable bedroom for Alma who suffered from arthritis from the age of about 25. The room contains French casement doors and a double casement window that opens onto the verandah. It is currently used as the main bedroom of the house. The only major alterations are the use of ochre acrylic paint on the walls and the addition of floor carpeting.

In its original 1920s state, the room would have likely contained a bedstead, dressing table, wash stand and wardrobe.

Room 2 – Bedroom

This room is 16' 0" x 12' 0" in area. Rooms 1 and 2 are the largest bedrooms of the house and have access to the front verandah. These rooms would have been highly desirable as bedrooms during the summer, allowing evening cool breezes to flow into them through the double casement windows or French casement doors opening onto the verandah.

This room is currently used as a bedroom. This room was not closely observed for privacy reasons; however is likely to include the other alterations noted throughout the house, namely a new coat of paint and modern floor carpeting.

Room 3 – Bedroom

This room is 14' 0" x 11' 6" in area and is located adjacent to the bathroom. It would have been a less desirable bedroom, due to its size and proximity to the WC. It was probably Gordon Totterdell's bedroom prior to his enlistment with the AIF in the 1940s. He is likely to have allowed his parents and sister to use the front rooms, both for reasons of seniority and health.

This room is currently used as a bedroom. This room was not closely observed for privacy reasons; however, is likely to include the other alterations noted throughout the house, namely a new coat of paint and modern floor carpeting.

Room 4 – Bedroom

This room is 12' 0" x 11' 0" in area and is located adjacent to the kitchen. It is the smallest bedroom in the house and would have been ideally used as a servant's quarters. The servant's quarters or 'offices' were almost always at the rear of the house and included the kitchen, scullery, larder and pantry. They were always well away from the rooms used by the employer and his family. This room opens onto a closed area of the verandah now used as a sunroom.

This room is currently being used as a storeroom and has probably always been of modest design.

Room 5 – Dining Room

This room is 19' 6" x 12' 9" in area and is the former Dining Room. The Totterdell family would have had their meals in this room, and during the 1920s and 1930s were likely to have had a servant for the preparation and serving of meals. A fireplace would have provided warmth in the cooler months.

The room contains French casement doors that open onto an enclosed sunroom (on the verandah). The Dining Room is now used as a lounge room by the family and contains a television. The only major alterations are the use of ochre acrylic paint on the walls and the addition of floor carpeting. The hearth contains a modern wood burning heater.

Room 6 – Kitchen

This room is 14' 0" x 12' 0" in area and contains a pantry and storeroom. There is also a fireplace in the room, formerly used for cooking. The kitchen would have been the busiest part of the house in the 1920s and 1930s when servants were employed by the family. It contains shelves and cupboards (rather than drawers), a typical design feature of the period when drawers were viewed as unhygienic collectors of dust and crumbs.

A scullery was nearby, used for the preparation of food prior to cooking, for cleaning fish and preparing meat and vegetables. Plates, cups, dishes and pans were washed here after the meal.

The storeroom would have been used for the storage of cleaning equipment and other domestic items. China, silver and glass would have been stored here as well. The pantry would have served as the larder for storing uncooked meat, vegetables and other perishables. Bread and pastry would have been stored in the pantry. This room has been designed to be near the backdoor for better ventilation.

The kitchen contains modern appliances and kitchen cabinets but is otherwise original. The storeroom and pantry are still used.

Room 7 – Laundry

This room is 12' 0" x 8' 0" in area and contained a shelf and concrete tubs. It would have been used for washing the family's laundry, a tedious process involving a copper tub stored in the corner of the room. It is still used as a laundry; however, a modern washing machine has liberated the family from the use of the copper and concrete tubs. One of the concrete tubs is now located underneath the house.

Room 8 – Bathroom

This room is 9' 6" x 6' 6" in area. It contains a sink, bathtub and adjoining WC. The WC opens onto the verandah. A linen closet was installed next to the bathroom door. The bathroom was not closely observed for privacy reasons; however the walls and flooring indicate that it has not been subject to any major renovations.

Other Features

The verandah extends 8' 0" from the house on three sides. It is in original condition, though some paint is peeling from the surface of the wood. Part of the verandah on the eastern side of the house was enclosed at the time of construction to form a narrow Drawing Room. This room now makes an ideal sunroom and is used by the family for relaxation.

In the 1920s and 1930s the Drawing Room would have been used by Alma and Emily Totterdell for sewing and reading. The whole family would have used the room for the entertainment of visitors and for conversation or listening to music on a phonograph player. The Eastern aspect of the room would have allowed the family to warm up on chilly spring or late autumn mornings when the use of a fire in the house was undesirable.

Other than a change in the colour of paint, the Hall is intact. The original stained oregon grille and sideboards are still in place.

The back of the house contains a small weatherboard and fibro storage room with a roof. This is an addition to the original house and is not as well made. Tradition has it that the room was used as the maid's bedroom (Greco 2012; Younie 2012). It is very rudimentary and is likely to have been the quarters for an additional or temporary servant. The main servant in the household would have probably used the bedroom adjoining the kitchen.

The house also contained four water tanks used for the collection of rain water. These would have been vital for the family's drinking water and for cooking and cleaning purposes. These have been removed. A modern water heater has been installed near the location of one of these tanks.

A modern 1980s dual car carport has been constructed on the eastern side of the house. This building is detached and has a white weatherboard appearance. This construction is sympathetic to the design and style of the original house and blends in well with its environment. It is not of historic value.

A 1926 fibro shed was constructed at the same time as the house. It is 50' 0" x 15' 0" in area and is in original, though deteriorating condition. The only addition is a concrete floor. The original floor was natural. The concrete is weathered and was probably poured in the 1940s by Gordon Totterdell or his father. The shed contains its original doors.

The garden has been extensively planted and contains modern and original plantings. The more established trees on the property were planted after 1926 as the site was completely clear of trees at that time. Citrus and stone fruit trees in the garden were probably planted by the Totterdell family. A large stump exists in the backyard indicating that a large established tree was cut down. The garden contains a modern pergola that is not of historic value.

The paddock has been used for livestock grazing but is not well cleared and contains remnant open woodland. The adjoining paddock to the west (Lot 222) has been cleared and may contain evidence of plough marks associated with wheat cultivation from the 1820s – 1860s. These are heavily eroded.

4.3 CONDITION OF THE ITEM

The condition of features within the study area is as follows:

Table 5: Condition of "Yeovil" - 1926 weatherboard Federation Bungalow cottage

Feature or Room	Condition of fabric
Room 1 - Bedroom	High integrity, minor alterations to paint and addition of carpeting. Ornamental plaster ceiling intact.
Room 2 – Bedroom	High integrity, minor alterations to paint and addition of carpeting. Ornamental plaster ceiling intact.
Room 3 – Bedroom	Not closely observed but believed to be of high integrity.
Room 4 - Bedroom	High integrity, though now used as a storeroom.
Room 5 – Dining Room	High integrity. Minor alterations to paint and addition of carpeting. Ornamental plaster ceiling intact. Now used as a Lounge Room. Wood heater sits in hearth, but is unobtrusive.
Room 6 – Kitchen	High integrity. Minor alterations and addition of cabinets.
Room 7 – Laundry	Moderate integrity. Alteration to sinks and changes made to accommodate modern appliances.
Room 8 – Bathroom	Moderate integrity. Alterations made to suit modern living standards such as a modern toilet.
Drawing Room	High integrity. Minor alterations to paint and addition of carpeting.
Hall	High integrity. Minor alterations to paint and addition of carpeting. Ornamental plaster ceiling intact.
"Maid's Room"	High integrity. Now used as storage room.
Verandah	High integrity. Some weathering of paint and damage to side screens. The front steps were altered between the 1940s and 1960s for Alma Totterdell. The steps were made shallower, allowing her to climb the staircase more easily. This does not affect the integrity of the house or its appearance.
Shed	Moderate integrity. Heavily weathered. Corrugated iron roof in need of repair. Addition of concrete flooring.
Garden	Moderate integrity. Old fruit trees, deciduous trees and ornamentals have been combined with modern plantings. Evidence that one established tree was removed. Garden is overgrown and many trees are no longer used for produce. Fence posts are heavily rotted.
Paddock	Little integrity. The paddock contains open woodland and has not been well cleared. The fence surrounding the paddock contains rotted fence posts that are not important aspects of the site. The adjoining paddock (Lot 222) may contain evidence of plough marks associated with wheat farming in the period 1820s – 1860s. These are heavily eroded and barely visible in aerial photos.

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 IMPORTANCE

The main aim in assessing heritage significance is to produce a succinct statement of significance, which summarises an item's heritage values. The statement is the basis for policies and management structures that will affect the item's future (NSW Heritage Office 2001: 6).

5.2 HERITAGE VALUES

The NSW heritage assessment criteria encompass the four values in the Australia ICOMOS Burra Charter, which are commonly accepted as generic values by Australian heritage agencies and professional consultants (Australia ICOMOS 1999). These values are:

- historical significance
- aesthetic significance
- scientific significance
- social significance

5.3 ASSESSMENT CRITERIA

The Burra Charter summarises the value of heritage places to the community:

"Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records that are important as tangible expressions of Australian identity and experience... They tell us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious... and must be conserved for present and future generations."

Purpose an assessment of significance

The Burra Charter defines cultural significance as follows:

"Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects."

Places may have a range of values for different individuals or groups. Understanding significance is crucial to the care of a place of cultural significance. It provides the basis for the development of policy for managing the place, and is reliant upon a thorough understanding of the place itself and what contributes to its significance.

The heritage significance of the study area has been assessed below using the criteria established by the NSW Heritage Office and defined in its guidelines *Assessing Heritage Significance* 2001.

Criterion A: Historical Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (State significance);

OR

An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).

Guidelines for inclusion are:

- Shows evidence of a significant human activity
- Is associated with a significant activity or historical phase.
- Maintains or shows the continuity of a historical process or activity.

Guidelines for exclusion are:

- Has incidental or unsubstantiated connections with historically important activities or processes.
- Provides evidence of activities or processes that are of dubious historical importance.
- Has been so altered that it can no longer provide evidence of a particular association.

Criterion B: Associational Significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (State significance);

OR

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 (local significance).

Guidelines for inclusion are:

- Shows evidence of a significant human occupation
- Is associated with a significant event, person, or group of persons.

Guidelines for exclusion are:

- Has incidental or unsubstantiated connections with historically important people or events.
- Provides evidence of people or events that are of dubious historical importance.
- Has been so altered that it can no longer provide evidence of a particular association.

Criterion C: Aesthetic/Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance);

OR

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

Guidelines for inclusion are:

- Shows, or is associated with, creative technical innovation or achievement.
- Is the inspiration for a creative or technical innovation or achievement.
- Is aesthetically distinctive.
- Has landmark qualities.
- Exemplifies a particular taste, style or technology.

Guidelines for exclusion are:

- Is not a major work by an important designer or artist.
- Has lost its design or technical integrity.
- Its positive visual or sensory appeal or landmark or scenic qualities have been more than temporarily degraded.
- Has only a loose association with a creative or technical achievement.

Criterion D: Social Significance

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance);

OR

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (local significance).

Guidelines for inclusion are:

- Is important for its associations with an identifiable group.
- Is important to a community's sense of place.

Guidelines for exclusion are:

- Is only important to the community for amenity reasons.
- Is retained only in preference to a proposed alternative.

Criterion E: Research Significance

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (State significance);

OR

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

Guidelines for inclusion are:

- Has the potential to yield new or further substantial scientific and/or archaeological information.
- Is an important benchmark or reference site or type.
- Provided evidence of past human cultures that is unavailable elsewhere.

Guidelines for exclusion are:

- Has little archaeological or research potential.
- Only contains information that is readily available from other resources or archaeological sites.
- The knowledge gained would be irrelevant to research on science, human history or culture.

Criterion F: Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (State significance);

OR

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

Guidelines for inclusion are:

- Provides evidence of a defunct custom, way of life or process.
- Demonstrates a process, custom or human activity that is in danger of being lost.
- Shows unusually accurate evidence of a significant human activity.
- Is the only example of its type.
- Demonstrates designs or techniques of exceptional interest.
- Shows rare evidence of a significant human activity important to a community.

Guidelines for exclusion are:

- Is not rare.
- Is numerous but under threat.

Criterion G: Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's
– cultural or natural places; or
– cultural or natural environments (State significance);

OR

An item is important in demonstrating the principal characteristics of a class of the area's
– cultural or natural places; or
– cultural or natural environments (local significance).

Guidelines for inclusion are:

- Is a fine example of its type.
- Has the principal characteristics of an important class or group of items.
- Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.
- Is a significant variation to a class of items.
- Is part of a group which collectively illustrates a representative type.
- Is outstanding because of its setting, condition or size.
- Is outstanding because of its integrity or the esteem in which it is held.

Guidelines for exclusion are:

- Is a poor example of its type.
- Does not include or has lost the range of characteristics of a type.



5.4 INTEGRITY

To be assessed as having heritage significance, an item or place must:

- Meet at least one or more of the nature of significance criteria (criteria a, b, c, and d); **and**
- Retain the integrity of its key attributes.

An item has potential significance if it has a high degree of integrity (intactness). Loss of fabric or alterations can reduce the integrity and, consequently, the significance of an item. Different components of a place can also make a different relative contribution to its heritage value. In describing the integrity of an item for the purposes of an assessment of heritage significance, this report uses the *Gradings of Significance* developed by the NSW Heritage Office outlined below (NSW Heritage Office 2001: 13):

Table 7: Gradings of Significance

Grading	Justification	Status
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfils criteria for local or state heritage listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or state heritage listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or state heritage listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or state heritage listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or state heritage listing.

5.5 ASSESSMENT LEVELS

An item or place may also be ranked according to its heritage significance as having:

- Local Significance
- State Significance
- National Significance
- World Significance

Four main statutory lists describe heritage listings for places that are of local, state, national or world importance. Locally significant heritage places are listed on councils' Local Environmental Plans. The State Heritage Register lists the most significant heritage places and objects in NSW. Nationally significant places are listed on the National Heritage List. Places of world importance such as the Sydney Opera House and Great Barrier Reef are inscribed on the World Heritage List (Heritage Council of NSW 2011).

The majority of items in NSW are of local heritage significance. A smaller number are of state significance. Places of national and world significance are rare. The level of heritage significance at State or local levels is determined by comparison with similar items. Attributes described for Criteria F & G help with the determination of significance. A heritage item is never excluded on the grounds that items with similar characteristics have already been entered on a statutory list (NSW Heritage Office 2001: 14).

5.6 ASSESSMENT OF HERITAGE SIGNIFICANCE

Criterion A: Historical Significance

The weatherboard cottage at Lot 223, DP 10669 is important in the course, or pattern, of the local area's cultural or natural history (local significance).

It meets the criterion for local significance because it has a high local association with a significant activity or historical phase. "Yeovil", a weatherboard Federation Bungalow provided a high degree of evidence for the building and settlement of the Tahmoor Park Estate in the 1920s, an important historical phase in the development of the community. "Yeovil" was a family home, serving the changing needs of The Totterdell family for more than half a century. The garden and pastures associated with the house provide a moderate degree of evidence for the development of the local and regional economy through agricultural diversification including the raising of beef cattle, poultry farming and the growing of fruit and vegetables.

Building settlements, towns and cities at Wollondilly

The study area contains a house and relics that demonstrate historical changes in settlement patterns in Wollondilly Shire. These changes relate to the building of the Tahmoor Park Estate in the 1920s.

Activities and processes for identifying forms of ownership and occupancy of land.

The lot that forms the study area (Lot 223) is part of a historic subdivision pattern at Tahmoor. The land was subdivided in 1920 by the estate's creator, Edwin Samuel Phippard.

Original houses from the 1920s Tahmoor Park Estate development are uncommon but present in the suburb. "Yeovil" is the only weatherboard Federation Bungalow style house identified in the development and as such, is a rare example of its type in the community.

Marking the phases of life at Wollondilly – A Family Home

Activities of, and associations with, identifiable individuals, families and communal groups.

The study area contains items and relics that demonstrate historical changes in the life of a family home. These changes relate to the activities of the Totterdell and Grant families.

The house was constructed by an important Sydney builder, Edwin Samuel Phippard for his nephew. His wife's sister, his brother-in-law and his niece would also live in the house. The house was first used as a bachelor's residence; however the entire Totterdell family moved in within a few years. The house was adapted for use by Alma Totterdell, who suffered from chronic arthritis from her early 20s. The steps of the house have been adapted for her use.

Two generations lived in the home before it passed into the hands of their friends, the Grant family.

Developing the local and regional economy of Wollondilly

The study area contains items and relics that demonstrate historical changes in the local and regional economy. These changes relate to the development of an agricultural and pastoral economy in Wollondilly Shire.

Items within the study area demonstrate the following historical themes:

Activities relating to the cultivation and rearing of plants and animals, usually for commercial purposes:

The study area is representative of a 1920s rural landscape at Tahmoor and demonstrates evidence of the rearing of livestock and the growing of fruit and vegetables. The adjoining paddock (Lot 222) contains heavily eroded plough marks associated with wheat cultivation between the 1820s and 1860s.

In the 19th Century, wheat farming was a major activity in the region, but has now largely disappeared from the local economy. The study area was farmed and maintained by a land owner who used assigned convict labour to plant and harvest wheat for the Sydney market. The Totterdell family later developed the property as a small farm producing fruit and vegetables. They also had a nearby poultry farm and raised beef cattle for market. The family were typically of rural suburban residents who moved to the area in the 1920s and 1930s and modernised older farms for poultry production.

Activities associated with the breeding, raising, processing and distribution of livestock for human use.

A split timber and wire fence surrounds the five acre paddock. The paddock was used for the grazing of livestock. Gordon Totterdell produced beef cattle for market and likely used the paddock for the selective grazing of his animals.

Criterion B: Associational Significance

The weatherboard cottage at Lot 223, DP 10669 is important because it has a 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 (local significance).

The weatherboard cottage, "Yeovil" at Lot 223, DP 10669 meets the criterion for local significance because it demonstrates a high local association with a significant person, Edwin Samuel Phippard.

Edwin Samuel Phippard is significant because he constructed a number of landmark buildings that are important in the history of New South Wales and other states including:

- The Queen Victoria Building at Sydney
- The City Market Buildings at George Street, Sydney
- The Mutual Life Association of New York Building at Pitt St, Sydney
- The Central Police Station at Sydney
- The William Cooper Residence at Rose Bay
- The Railway Workshops at Eveleigh
- The Public Offices at Brisbane

This house is a rare example of a simple but elegant construction, designed by William Kenwood (a close Phippard family friend and prominent architect), and built by Edwin Samuel Phippard for his nephew. As such, it serves as a monument to the friendship and collegiality of two of NSW's most important builders, and for the affection Phippard had for his nephew, Gordon Charles Totterdell.

Criterion C: Aesthetic/Technical Significance

The weatherboard cottage, "Yeovil" at Lot 223, DP 10669 is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance) or the local area (local significance).

The weatherboard cottage "Yeovil" meets the criterion for local significance because it is aesthetically distinctive and exemplifies a particular style of architecture. "Yeovil" is the only example of its type, a weatherboard Federation Bungalow, in the suburb. It is one of a few homes from the 1920s Tahmoor Park Estate still intact and possessing a high degree of original interior and exterior fabric.

The home was designed by a notable architectural firm, W. Kenwood & Son, and constructed by an important builder, Edwin Samuel Phippard for members of his extended family. As such it is a unique building.

"Yeovil" represents a transitional architectural style, elegantly foreshadowing the California Bungalows that dominate Tahmoor's inter-war suburban landscape. The house has many features that exemplify the Federation Bungalow style of architecture including double casement windows, broad simple roof planes and main roof extending over the verandah. It has a prominent gable facing the street and exposed eaves. The house also has masonry piers and a productive backyard garden associated with these types of houses.

The house contains features that are specific to its residents and environment. The front steps have been especially adapted for Alma Totterdell, who suffered the effects of rheumatoid arthritis from her mid-20s. The servant's quarters and floor plan reflect a changing social hierarchy that disappears altogether in inter-war housing. The house is situated on a slope and is designed to take advantage of breezes and sunlight in an era and locality conscious of tuberculosis and other infectious diseases.

The curation of the architectural plans, draft builder's specifications and final specifications by a former resident is rare. These documents provide a unique insight into the construction methods and building materials used in the building by an important builder and prominent architectural firm. "Yeovil" is an outstanding example of its type and has a high degree of aesthetic and technical significance.

Criterion D: Social Significance

The weatherboard cottage at Lot 223 DP 10669 is not important in demonstrating a strong or special association with a particular community or cultural group in NSW (State significance) or the area (local significance) for social, cultural or spiritual reasons.

Lot 223, DP 10669 does not meet this criterion of significance because it is not important for its associations with an identifiable group or community.

Criterion E: Research Significance

The weatherboard cottage at Lot 223 DP 10669 is important as it has a high potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

The weatherboard cottage, "Yeovil" meets the criterion for local significance because it is an important reference site or type. "Yeovil" represents a classic weatherboard Federation Bungalow designed by the architects W. Kenwood and Son and built by Edwin Samuel Phippard. It provides evidence for the design and construction of a particular style of house in the inter-war period.

Although the Federation Bungalow period typically spans c. 1890 – c. 1915; this late example (1926) makes for an outstanding reference type because of the high integrity of its exterior and interior fabric; the premier quality of the building materials used during its construction; the high standard of workmanship displayed by the builder and tradesmen; the aesthetic design qualities employed by the architect, including Art Nouveau elements; and the retention of the builder's specifications and architectural plans.

The building also displays design elements associated with cultural and natural features of the local area. It has a productive backyard garden, pasture for cattle rearing; and an aspect designed to take advantage of natural climatic conditions in an era when electricity was scarce and disease prevalent. As such, the building can be used to demonstrate living conditions in Tahmoor in the 1920s.

Movable heritage items such as furniture, furnishings, the house nameplate, the Totterdell’s 1920s Chevy automobile, family documents, photographs and more have been curated and archived by a neighbour and former resident of the cottage, Una Greco. These items present a rare opportunity to display life as it was at the cottage in the 1920s, should Council or a local historical society wish to develop the site in the future.



Figure 64: “Yeovil” in the 1980s – Note the nameplate hanging over the door
Photo courtesy of Una Greco

Criterion F: Rarity

The weatherboard cottage at Lot 223 DP 10669 is important because it possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

The weatherboard cottage, "Yeovil" meets this criterion of local significance because it provides evidence of a local process, custom or other human activity that is in danger of being lost.

The Federation Bungalow at Lot 223, DP 10669 is the only example of its type in the suburb. Other 1920s houses from the Tahmoor Park development exist in varying states of preservation. "Yeovil" is rare due to its late transitional nature, the retention of original garden and landscape features and the high degree of intactness of its interior fabric.

The house was lived in by the original owner for most of its history and later became a rental property. As such, it has had few alterations to its 1920s design features. Tahmoor is currently experiencing a housing boom, and many contemporary dwellings are being demolished to make way for modern residential housing. This process of development is rapidly increasing the rarity of all 1920s houses in the local area as old homes are razed to make way for new ones. "Yeovil" has the distinction of not only being rare for its type, but also rare for its quality of build and the history it represents.

"Yeovil" provides evidence for a lost way of life – domestic living in the 1920s and Depression years. The house contains many features now considered obsolete, such as a maid's and servants quarters, old fashioned laundry; kitchen with pantries and storerooms; a drawing room, formal dining room, original furnishings and an outdoor sleeping verandah. The house was designed to make use of environmental elements such as sun and wind. Lastly it demonstrates the process of rural residential living in the inter-war years, including the growing of fruit and vegetables, and the raising of poultry and livestock for domestic and commercial purposes.

A large number of movable heritage items associated with the house have been identified. These items contribute towards an understanding of life at the home in the 1920s and further enhance the house's significance.

Criterion G: Representativeness

The weatherboard cottage at Lot 223 DP 10669 is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (local significance).

Lot 223, DP 10669 meets this criterion of local significance because it is an exceptional example of its type, providing evidence for the suburban development of the Tahmoor Park Estate and demonstrating fundamental characteristics of a cultural landscape associated with agricultural diversification.

Tahmoor Park Estate was established in the 1920s and was deliberately marketed towards middle class agricultural families from the Sydney area. Early advertisements promoted the area's climate and soils and recommended the establishment of orchards and market gardens on the allotments. "Yeovil" and the surrounding property on Lot 223, DP 10669 are highly representative of the type of development promoted by the creators of the estate.

"Yeovil" provides evidence for the type of house and farm established by the earliest suburban residents of the Tahmoor Park Estate. Constructed in 1926 by the builder and owner of the estate, Edwin Samuel Phippard, the house contains features representative of rural residential living in the period, including productive gardens and pasture. Many of these features, particularly the agricultural features, have been lost on other 1920s properties in the Tahmoor Park Estate development. The house was first owned and lived in by Gordon Charles Totterdell, a farmer from a Sydney family who produced produce, meat and eggs for the Sydney market.

The Wollondilly Heritage Study Volume I identified the area as a potential cultural landscape associated with agricultural diversification (JRC Planning Services 1993:49). The study area contains a moderate degree of elements associated with a cultural landscape of this type including a paddock dominated by pasture grasses and a remnant Shale Hills Woodland (Cumberland Plain Woodland). Agricultural fencing, a large fibro farm shed, vegetable garden and productive fruit trees all serve as evidence of the study area's agricultural past. The owner and resident, Gordon Totterdell, also raised beef cattle on the property and nearby holdings, and managed a poultry farm.

This type of cultural landscape is heavily promoted by the Wollondilly Shire Council and the Wollondilly Tourism Association, who depict such landscapes on local visitor guides, tourism web sites and advertisements. Tahmoor's rural landscape, harvest foods and heritage are important in defining the local community to outsiders and indicate an important local cultural identity based on rural residential living.

The cultural landscape at Lot 223, DP 10669 is an uncommon local combination of rural residential landscape and 1920s weatherboard cottage in a rapidly spreading, post-war suburban housing development.

5.7 STATEMENT OF HERITAGE SIGNIFICANCE

Lot 223, DP 10669 is a place of important local heritage significance. The site provides a high degree of evidence for a number of historical phases in Wollondilly's local history including the building and settlement of the Tahmoor Park estate and the development of the local and regional economy through agricultural diversification.

The weatherboard cottage, "Yeovil" has a high local association with one of the creators of the Tahmoor Park Estate, Edwin Samuel Phippard. The house was built by Phippard for his nephew, Gordon Charles Totterdell, as a family home for Gordon, his parents and his sister.

"Yeovil", is a 1926 Federation Bungalow style cottage, and has a high degree of aesthetic value. It exemplifies a distinctive, though transitional, architectural style associated with the period. Its fabric contains a high degree of intactness and material integrity.

"Yeovil" is an important reference type for the Federation Bungalow style of architecture. It was designed by a prominent architectural firm, W. Kenwood and Son, and constructed by an important builder, Edwin Samuel Phippard. The simplicity of the weatherboard cottage contrasts with the more elaborate buildings constructed by Phippard, such as the Queen Victoria Building in Sydney; however, his practices of using premium building materials and skilled craftsman during the build remained the same for this construction. The retention of important documents such as the architectural plans, draft builder's specifications and final builder's specifications give this site a high degree of research significance. Original furniture, furnishings and other items of movable heritage have been preserved by a neighbour and further contribute towards the research potential of the study area.

Lot 223, DP 10669 has a high degree of rarity in the local area. Most 1920s dwellings constructed as part of the Tahmoor Park estate have been demolished or altered. "Yeovil" has a high degree of intactness and material integrity, contains original garden and landscape features and is the only weatherboard Federation Bungalow style home in the area. A large number of movable heritage items associated with the property have been identified.

Lot 223, DP 10669 has an exceptional degree of representativeness as an example of the type of suburban housing originally developed as part of the Tahmoor Park Estate. As the only known house in the estate constructed by the estate's developer, Edwin Samuel Phippard, the house is especially important for understanding the process of suburbanisation that occurred in the area in the 1920s. The house's first owner, Gordon Charles Totterdell was typical of the residents who settled the estate, creating a small orchard and market garden, and using his land to raise beef cattle and poultry. As such, the site is an outstanding example of rural residential living at Tahmoor Park Estate during the inter-war period.

6.0 RECOMMENDATIONS TO THE CONSENT AUTHORITY

6.1 INTRODUCTION

The following recommendations are based on the results of the heritage assessment, which has determined that Lot 223, DP 10669 is of local heritage significance.

6.2 RECOMMENDATIONS

Recommendation 1 – Statutory listing on the LEP

The house, "Yeovil" located at Lot 223, DP 10669, Tahmoor Road, Tahmoor has been identified as a site of important local significance meeting the following criteria under the *NSW Heritage Act 1977*: **A, B, C, E, F, G.**

As a result of its significant local heritage values, it is recommended that the property be added to the Heritage Schedule of the *Wollondilly Local Environment Plan*.

Recommendation 2 – Conservation management plan

A conservation management plan for the house should be developed by a qualified professional. Further impacts to the house, even for preservation purposes, should be preceded by a Heritage Impact Statement prepared by a qualified professional and approved by Wollondilly Shire Council.

Recommendation 3 – Further assessment of movable heritage items

Several movable items associated with the house and Totterdell family were identified in the course of this investigation. These items include (but are not limited to) the architect's original plans for the house, draft and final copies of Edwin Samuel Phippard's building specifications, vintage 1920s and 1930s furniture from the house and the original "Yeovil" nameplate. These items have been lovingly cared for and preserved by a neighbour, Una Roslyn Greco, of 80 Tahmoor Road.

Mrs Greco has a strong personal connection to the family and the items, and has spent some years researching the Totterdell family. She is supportive of this heritage investigation and may be willing to further contribute to the history of the property.

It would be desirable to investigate the items of movable heritage in Mrs Greco's collection and make an archival quality record of the architect's plans and builder's notes; lest these items be lost or damaged in the future. This is a rare opportunity to preserve original building records associated with a house of this type.

A photographic inventory of items such as furniture and furnishings could be helpful should the house be restored to its inter-war condition at a later stage. The architect's plans and builder's specifications would be vital to any future restoration or conservation works on the property and contribute towards the property's heritage significance.



Figure 65: Examples of vintage furniture and other movable heritage items from "Yeovil"
These items are now owned by Una Greco

Recommendation 4 – Stop work provision

The house at Lot 223, DP 10669 is a site of local historical significance.

Should any historic objects or places be identified at this location, all work must stop in the vicinity of the find and the following parties notified:

- Heritage Branch, Office of Environment and Heritage
- Wollondilly Shire Council
- The land owner/s
- A qualified archaeologist

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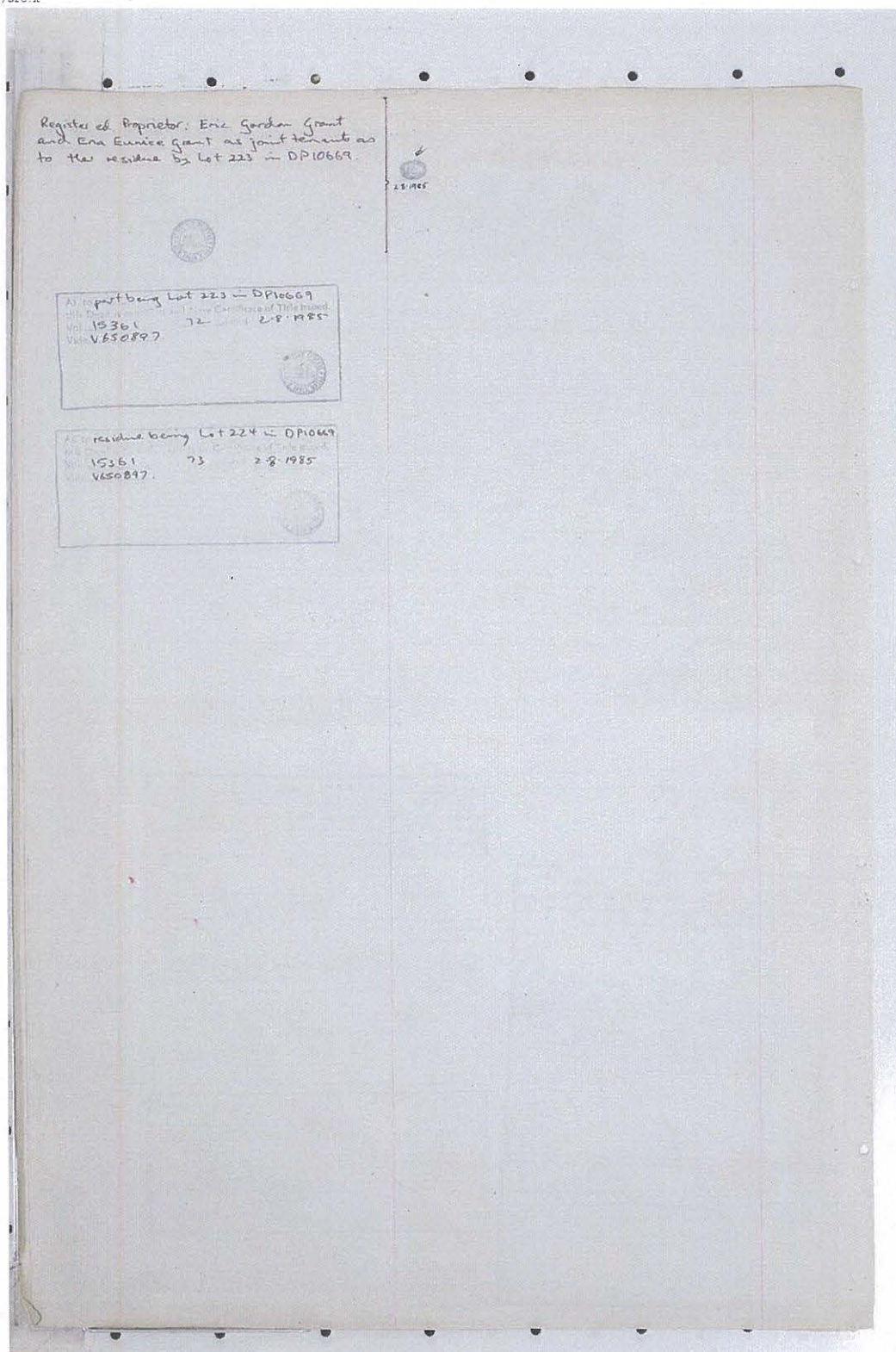
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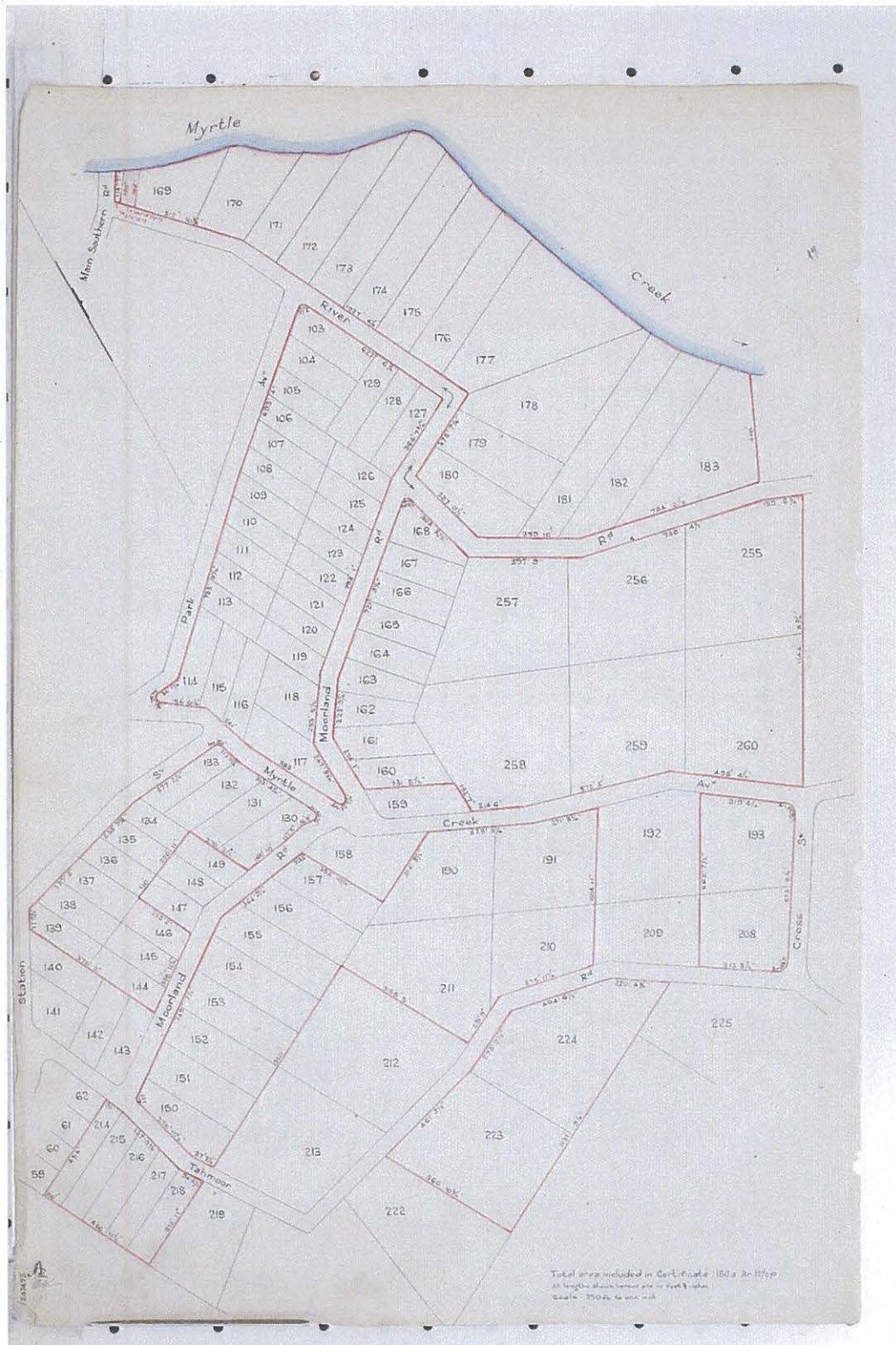
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