

# *Heritage Data Form*

ITEM DETAILS							
<b>Name of Item</b>	Petersham Hill HCA						
<b>Other Name/s Former Name/s</b>							
<b>Item type (if known)</b>	Heritage Conservation Area						
<b>Item group (if known)</b>	Urban Area						
<b>Item category (if known)</b>	Other urban area						
<b>Area, Group, or Collection Name</b>							
<b>Street number</b>	N/A						
<b>Street name</b>	Blairgowrie Street, Blairgowrie Lane, Fairmount Street, Rosedale Street, Channel Street, Windsor Lane, Hampstead Road and Windsor Road						
<b>Suburb/town</b>	Dulwich Hill					<b>Postcode</b>	2203
<b>Local Government Area/s</b>	Inner West						
<b>Property description</b>	Various						
<b>Location - Lat/long</b>	<b>Latitude</b>				<b>Longitude</b>		
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>			<b>Northing</b>	
<b>Owner</b>	Various						
<b>Current use</b>	Residential						
<b>Former Use</b>	Residential						
<b>Statement of significance</b>	<p>Located on Wangal Country, the Petersham Hill Heritage Conservation Area (HCA) has cultural significance at the local level for historical, associative, aesthetic and representative values.</p> <p>The HCA has historic significance as a suburban development originating in the successive subdivision by owners and investors of portions of the extensive Petersham Estate (Sydenham Farms and Virginia Water) from the 1880s. This Victorian period was characterised by rapid residential spread and population growth across Sydney. The prevailing subdivision pattern in this part of Dulwich Hill was formed by the subdivision of large estates and several villa properties such as Fairmount and Blair Gowrie, as well as land forming part of Gelding's Victoria Nursery on Old Canterbury Road. The first wave of house construction took place in the 1880s, but the pace of building stalled for a period coinciding with the 1890s depression.</p> <p>A second small wave of subdivision took place in the early 1900s when larger blocks such as the residue of Blair Gowrie Estate and Gelding's Victoria Nursery were further subdivided, leading to a final phase of residential development. There was renewed building activity in the locality on the eve and early years of Federation, and vacant lots in the earlier subdivisions were sold pre-World War I. The HCA provides an understanding of a key period of historical development in Dulwich Hill, retaining the subdivision pattern established between the 1880s and early 1900s, with much of the original housing stock.</p> <p>The Petersham Hill HCA has cultural significance for its aesthetic values. It retains a majority of its original housing stock and represents key Victorian and Federation housing styles including Victorian Italianate, Federation Queen Anne, and Arts and Crafts style houses. The area demonstrates a good</p>						

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	degree of intactness and retains typical details with the exception of some houses which have undergone modifications to joinery and materiality. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. The HCA features a number of uncommon building types for this area of Dulwich Hill including two-storey Victorian terrace rows on Rosedale, Fairmount and Channel streets. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, and timber joinery such as posts, brackets and finials.	
<b>Level of Significance</b>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION						
<b>Designer</b>	Various					
<b>Builder/ maker</b>	Various					
<b>Physical Description</b>	<p>The Petersham Hill HCA comprises the area bounded by Windsor Road to the southeast, Old Canterbury Road to the north and west, and portions of Manchester Street, Gelding Street and Hampstead road to the south. It also includes a small block of houses between Edward Lane and Channel Street, bounded to the west by Weston Street.</p> <p>The area has a predominantly late-Victorian and Federation character due to successive subdivisions of the Blair Gowrie Estate and Fairmount Estate from 1877. The subdivision pattern is representative of the key phases of historical development in the area spanning these two periods.</p> <p>Key residential typologies include Victorian Italianate, late Victorian, Federation Queen Anne, and Arts and Crafts style houses. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. There are examples of two-storey Victorian terraces on Rosedale Street and Fairmount Street. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, timber joinery such as posts, brackets and finials.</p> <p>Across the HCA most properties have a generally consistent setback with small gardens and some have original fences. The HCA is enhanced by landscaping, with manicured grass and street plantings along most streets, which complement gardens and plantings in the front gardens. Mature plantings in the front and rear gardens complement the character of the HCA.</p> <p>At 7 Gelding Street, there is a mature Jacaranda tree (<i>Jacaranda mimosifolia</i>) that is believed to be approximately 117–118 years old. The tree is believed to be a remnant of Gelding's Victoria Nursery.</p>					
<b>Physical condition and Archaeological potential</b>	The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees and hedges. The archaeological potential of the area is unknown.					
<b>Construction years</b>	<b>Start year</b>	1870s	<b>Finish year</b>	1900s	<b>Circa</b>	<input checked="" type="checkbox"/>
<b>Modifications and dates</b>	Some houses have undergone modifications to joinery and materiality. Houses along Windsor Road show a higher degree of modification and additions including garages, carports, and replacement of windows and fences.					
<b>Further comments</b>						

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HISTORY	
Historical notes	<p>The Petersham Hill HCA is located on the land of the Wangal people. The Aboriginal name for the area is Bulanaming.</p> <p>The Petersham Hill HCA is located within the 50-acre grant in December 1794 to James Bloodworth, master builder and bricklayer. He had arrived in the colony as a convict on the First Fleet and was appointed master bricklayer. He married fellow convict Sarah Bellamy and they had seven children. He died insolvent in March 1804. His landholdings at present-day Dulwich Hill were purchased in the 1820s by Dr Robert Wardell and consolidated into the Petersham Estate.</p> <p>In September 1834, Wardell was murdered by runaway convicts as he rode out. Wardell's estate was administered after his death by William Charles Wentworth, who subdivided it among Wardell's sisters, Anne Fisher, Margaret Fraser and Jane Isabella Priddle. They progressively subdivided their portions, forming the present suburbs of Marrickville, Dulwich Hill, Petersham and Lewisham.</p> <p>The area was intensively developed from 1877 when early purchasers in the Canterbury Sydenham Farms and Virginia Water subdivisions further subdivided their landholdings to take advantage of the rapid residential spread and population growth across Sydney.</p> <p>Local businessmen and merchants including Alexander McIntosh, William Charles Renwick, Captain O'Hagan and John and William Gelding were among the owners who sought to profit from their large blocks at Dulwich Hill.</p> <p>The Petersham Hill Estate HCA comprises of several subdivisions spanning the 1880s to early 1900s including:</p> <ul style="list-style-type: none"> <li>• 22 Choice Allotments, 12 February 1881;</li> <li>• Fairmount Estate, May 1882;</li> <li>• Hampstead Hill Estate, 15 November 1884;</li> <li>• Metropolitan Estate, 12 September 1885; and</li> <li>• Virginia Estate, 19 October 1901.</li> </ul> <p>In December 1880, Frederick Weston purchased Lot 2 Sec 4 of the Virginia Water Estate from James Finlayson. He promptly subdivided the land into 22 allotments fronting Windsor Road, Weston Street and Channel Street, each lot with 50-foot frontages. The lots, still in old system title, were advertised for auction sale on 12 February 1881. At the date of the sale there was a brick cottage on Lot 8 Sec 1 at the southeast corner of Windsor Road and Channel Street and a shed straddling lots 1 and 2 in Section 2.</p> <p>Fairmount House was subdivided between Old Canterbury Road and Windsor Road with two new roadways formed through the estate, Rosedale and Fairmount streets. The Fairmount Estate was advertised for auction sale on 30 April 1882 comprising 'the elegant residence and 42 good Building Sites' (Sydney Morning Herald, 29 April 1882, p 8). Fairmount House fronted Old Canterbury Road on Lot 1 while a cottage and attached shed was shown on Lot 28 and the stable straddling lots 26, 27 and 29. In December the same year 'a few choice lots' (Sydney Morning Herald, 2 December 1882, p 6) were advertised for sale by the New South Wales Property Investment Company Limited.</p> <p>The Gelding brothers also saw the potential for profit, subdividing off portions of their Victoria Nursery property in 1884. The Hampstead Hill Estate extended from Windsor Road and Old Canterbury Road, creating two sections, A and B, with allotments fronting Rosedale Street, Hampstead Road and Maddock Street straddling the nursery itself, as well as five allotments each in Windsor Road and Old Canterbury Road. The houses of John and William Gelding were shown on lots 1 and 1A in section B and a single cottage on Lot 19 in Section A. The estate was advertised for auction sale on 15 November.</p> <p>Alexander McIntosh undertook the first subdivision in late 1880, forming 30 allotments on the Blair Gowrie Estate in Old Canterbury Road, Windsor Road and along one side of Blairgowrie Street opposite his residence. The whole of the subdivision was reportedly sold at the auction sale on 4 December. The house and gardens remained intact until 1902 when an additional 25 villa lots and a cottage were advertised for auction sale fronting Old Canterbury Road, Blairgowrie Street and Benham Street. Several portions of the estate were sold at the August auction sale.</p> <p>In 1869, brothers John and William Gelding, nurserymen, purchased several blocks of land in the Virginia Water, Petersham View and Canterbury Sydenham Farms subdivisions of the Petersham Estate. They established the Victoria Nursery on the 12 acres fronting Old Canterbury Road. The Gelding brothers had originally formed J &amp; W Gelding, General Nurserymen, Seedsmen &amp; Florists in 1861, founding their first nursery at Rushcutters Bay. They also opened a retail seed and florist shop in the old George Street Market in the city centre.</p> <p>In 1869, the brothers moved their stock from the Eastern Suburbs location to a site on Old Canterbury Road comprising approximately 12 acres of 'good loamy soil' (Sydney Mail and New South Wales Advertiser, 6 May 1871, p 296). The Sydney Mail and New South Wales Advertiser account of the</p>

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	<p>nursery on 6 May 1871 described the nursery as being laid out solely as a flower garden, including camellias, rose trees, dwarf and herbaceous plants, tall growing trees and shrubs, with oriental plant trees planted in the road boundary. There were also fruit trees, mostly a variety of stone fruit and pears. The nursery was bisected by a creek providing water to the gardens. Customers entered the gardens from Old Canterbury Road and the two brothers built homes on either side of the entrance to the nursery.</p> <p>William Gelding died in 1897, followed by his brother John in 1900. The nursery closed soon after and the land was sold in November 1903 to estate agent Charles Henry Crammond of Petersham. He subdivided lots 1A, 8, 9, 10, 11 and 11A of Section B of DP 1609 (Hampstead Hill) into at least 40 allotments (DP 4293), with the subdivision extending from Old Canterbury Road to Windsor Road, including part of Gelding Street and Manchester Street. The first sales of the lots in this estate commenced in May 1904. They were sold progressively to several individual owners. However, lots 16–23 and 24–29 in Gelding Street were sold to contractor William Robert Ibbotson.</p> <p>Lot 1 Sec 4 of Virginia Water Estate, consisting of over 5 acres of land south of Old Canterbury Road bounded to the east by Gambling Creek, to the west by Windsor Road and to the south by land owned by George Davis, was purchased in May 1885 by the Metropolitan Mutual Permanent Building and Investment Association Ltd. The land was converted to Torrens title and subdivided the same year as the Metropolitan Estate, comprising 90 allotments in Windsor Road, Old Canterbury Road and Edward Street South (now Weston Street). The auction sale was held on 12 September 1885 with only a few allotments selling on the day. Sporadic land sales in the subdivision took place over several years. In May 1901, the Australian Mutual Provident Society converted over 1 acre of land forming part of Sec 4 of the Virginia Water Estate to Torrens title. It was also originally part of adjoining land grants to husband and wife James Bloodworth and Sarah Bellamy. The society subdivided the land into 23 allotments fronting Windsor Road, Davis Street and Weston Street as the Virginia Estate. There was a brick cottage offered for sale on Lot 1 in the occupation of Mrs Monaghan. The auction was held on 19 October 1901 though sales of land in the subdivision were not registered on the land title until July 1906.</p> <p>Collectively the various estates in the HCA established the area's subdivision pattern and residential character across the Victorian and Federation periods.</p>
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<b>THEMES</b>	
<b>National historical theme</b>	4 Building settlements, towns and cities
<b>State historical theme</b>	Planning urban settlements
<b>National historical theme</b>	4 Building Settlements, Towns and Cities
<b>State historical theme</b>	Accommodation

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<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	<p>The subdivision pattern is representative of the key phases of historical land development in the area spanning the Victorian and Federation periods. The area is also historically representative of changing tastes in residential architecture, displaying a variety of Victorian Italianate, late Victorian, Federation Queen Anne, and Arts and Crafts style houses.</p> <p>The Petersham Hill HCA evidences an important historical wave of land subdivision from 1877 when early purchasers in the Petersham Estate (Canterbury Sydenham Farms or Virginia Water subdivisions) took advantage of Sydney's rapid population growth and re-subdivided. Dulwich Hill's prevailing subdivision pattern formed during this period following this phase of division of many of the larger estates and villa properties.</p> <p>Various periods of development reflect the rise and fall in market conditions and changing tastes, including house construction which took place in the 1880s, though the pace of building halted for a period coinciding with the 1890s depression. A second small wave of subdivision took place in the early 1900s and saw Federation-era housing introduced to the area.</p> <p>The Petersham Hill HCA has cultural significance at a local level under this criterion.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>Fairmount and Blairgowrie streets are named for their respective houses and subdivisions while others bear romantic garden inspired names, such as Rosemont and Rosedale, probably named by the famous nurserymen John and William Gelding of the Victoria Nursery on Old Canterbury Road. The HCA includes the site of the former Victoria Nursery, commemorated in the street name 'Gelding', and is considered to have significant associations with the Gelding brothers. An old Jacaranda retained on Gelding Street is believed to be a remnant planting from the nursery.</p> <p>The Petersham Hill HCA is considered to have cultural significance at a local level under this criterion.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The Petersham Hill HCA has cultural significance for its aesthetic values. The area originates from two subdivisions in the late Victorian era, the Blair Gowrie Estate and Fairmount Estate. It maintains the general subdivision pattern and its historic character is reflected in the late Victorian and Federation housing stock.</p> <p>The area has a high degree of intactness and, with the exception of a small number of modified properties, most dwellings retain a high degree of characteristic detailing and original fabric. The houses are generally single-storey brick cottages with consistent shallow setbacks from the street. The HCA includes several fine Victorian and Federation dwellings with decorative mouldings and timber detailing. Common elements include hipped and gabled roofs, bullnose verandahs, decorative window mouldings, Marseilles tiles, and timber joinery such as posts, brackets and finials. The HCA also includes a variety of two-storey Victorian terraces on Rosedale, Fairmount and Channel streets, many of which demonstrate a high degree of integrity and retain original fabric and finishes including timber-framed windows, and parapets, balustrades and fascias. Although later infill properties have disrupted the integrity of the HCA, they generally do not detract from the presentation of the remnant housing, or the overall character of the area.</p> <p>The Petersham Hill HCA reaches the threshold for cultural significance at a local level.</p>
<b>Social significance</b> SHR criteria (d)	<p>A detailed social values assessment has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Petersham Hill HCA is unlikely to meet the threshold of significance under this criterion.</p>
<b>Technical/Research significance</b> SHR criteria (e)	<p>The historical archaeological potential of the Petersham Hill HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Dulwich Hill.</p> <p>The Petersham Hill HCA has not been assessed under this criterion.</p>

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<b>Rarity</b> SHR criteria (f)	<p>The HCA is a largely intact collection of late Victorian and Federation dwellings. They do not represent rare examples of housing typologies in Dulwich Hill nor are they collectively exceptional examples of their type as there are similar examples in the surrounding areas. There are some uncommon typologies for this area of Dulwich Hill, such as intact Victorian terraces, as well as fine examples of Victorian and Federation housing. However, as a whole the HCA is not considered to be rare.</p> <p>The Petersham Hill HCA does not meet the threshold under the criterion.</p>
<b>Representativeness</b> SHR criteria (g)	<p>The Petersham Hill HCA represents the subdivision of portions of the Victoria Nursery, Blair Gowrie and Fairmount estates in the 1880s and early 1900s, mirroring the development of former grand estates across the Victorian and Federation periods throughout the district. The HCA retains the original street alignment, allotment plan and boundaries established between the 1880s and 1904. The area contains a good collection of examples of Victorian terraces, Victorian Italianate cottages and Federation brick cottages. These dwellings demonstrate the use of popular architectural styles and preferred building materials through retention of the housing stock with typical elements such as iron lace, sheet metal, bullnose verandah roofs, Marseille tiles, decorative rendered mouldings, timber joinery and gable elements. There is also a consistent setback with small gardens and some original fences to properties. The HCA provides an understanding of the residential development of the Dulwich Hill area at the turn of the century.</p> <p>The Petersham Hill HCA has cultural significance at a local level under this criterion.</p>
<b>Integrity</b>	<p>The area has a high degree of intactness and retains typical details, with the exception of some individual houses which have undergone modifications to joinery and materiality.</p>

## HERITAGE LISTINGS

<b>Heritage listing/s</b>	

## INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Map	Higinbotham and Robinson	Municipality of Petersham, showing subdivisions, re-subdivisions, estates, reserves, public buildings, etc.	1887	State Library of NSW
Subdivision Plan	Gibbs, Shallard & Co	30 choice building sites Blair Gowrie Estate Summer Hill	c.1880s	State Library of NSW
Subdivision Plan	JM Castle	Blair Gowrie Estate	1902	State Library of NSW
Subdivision Plan	J Haydon Cardew	Virginia Estate Petersham	1901	State Library of NSW
Map	WH Reuss	Plan of Virginia Water Petersham Railway Station	1862	State Library of NSW
Subdivision Plan	Reuss & Nott	Metropolitan Estate near Summer Hill Station	1885	State Library of NSW
Subdivision Plan	Gibbs, Shallard & Co	['Fairmount Estate']	1882	State Library of NSW
Subdivision Plan	unknown	Fairmount	1882	State Library of NSW



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Subdivision Plan	Gibbs, Shallard & Co	Hampstead Hill Estate Summer Hill	1884	State Library of NSW
Subdivision Plan	CE Whittle	Plan of Subdivision of land in CT Vol 4463 Fols 172 & 173, DP 19606	1941	NSW Land Registry Services
Subdivision Plan	Unknown	[Hampstead Hill Estate]	1884	State Library of NSW
Subdivision Plan	Roberts, Harris and Weston	22 choice allotments Petersham near Summer Hill Station	1881	State Library of NSW
Newspaper Article	<i>Sydney Morning Herald</i>	Advertising	29 April 1882	Trove, National Library of Australia
Newspaper Article	<i>Sydney Morning Herald</i>	Advertising	8 December 1882	Trove, National Library of Australia
Newspaper Article	<i>Sydney Morning Herald</i>	Property Sales	11 December 1880	Trove, National Library of Australia
Newspaper Article	<i>Sydney Mail and New South Wales Advertiser</i>	Victoria Nursery	6 May 1871	Trove, National Library of Australia
Newspaper Article	<i>Sydney Mail and New South Wales Advertiser</i>	Nurseries of the colony; Messrs J and W Gelding's Nursery	23 July 1887	Trove, National Library of Australia

## RECOMMENDATIONS

<b>Recommendations</b>	<p>The Petersham Hill HCA should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan</i>.</p> <p>The heritage significance and historic character of the Petersham Hill HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern. The late Victorian and early Federation character and typologies should be retained.</p> <p>A detailed character statement and development controls specific to the Petersham Hill HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, remnant mature nursery trees, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p>
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## SOURCE OF THIS INFORMATION

<b>Name of study or report</b>	Inner West Residential Heritage Study	<b>Year of study or report</b>	2023
<b>Item number in study or report</b>			
<b>Author of study or report</b>	GML Heritage Pty Ltd		
<b>Inspected by</b>	GML Heritage Pty Ltd		
<b>NSW Heritage Manual guidelines used?</b>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>This form completed by</b>	GML Heritage Pty Ltd	<b>Date</b>	April 2023

## *Heritage Data Form*

**IMAGES - 1 per page**

<b>Image caption</b>	Map of the Petersham Hill HCA boundary.				
<b>Image year</b>	2023	<b>Image by</b>	Inner West Council	<b>Image copyright holder</b>	Inner West Council





# Heritage Data Form

**IMAGES - 1 per page**

Image caption	Aerial photograph of the Petersham Hill HCA boundary.				
Image year	2023	Image by	Nearmap with GML overlay	Image copyright holder	Nearmap





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**IMAGES - 1 per page**

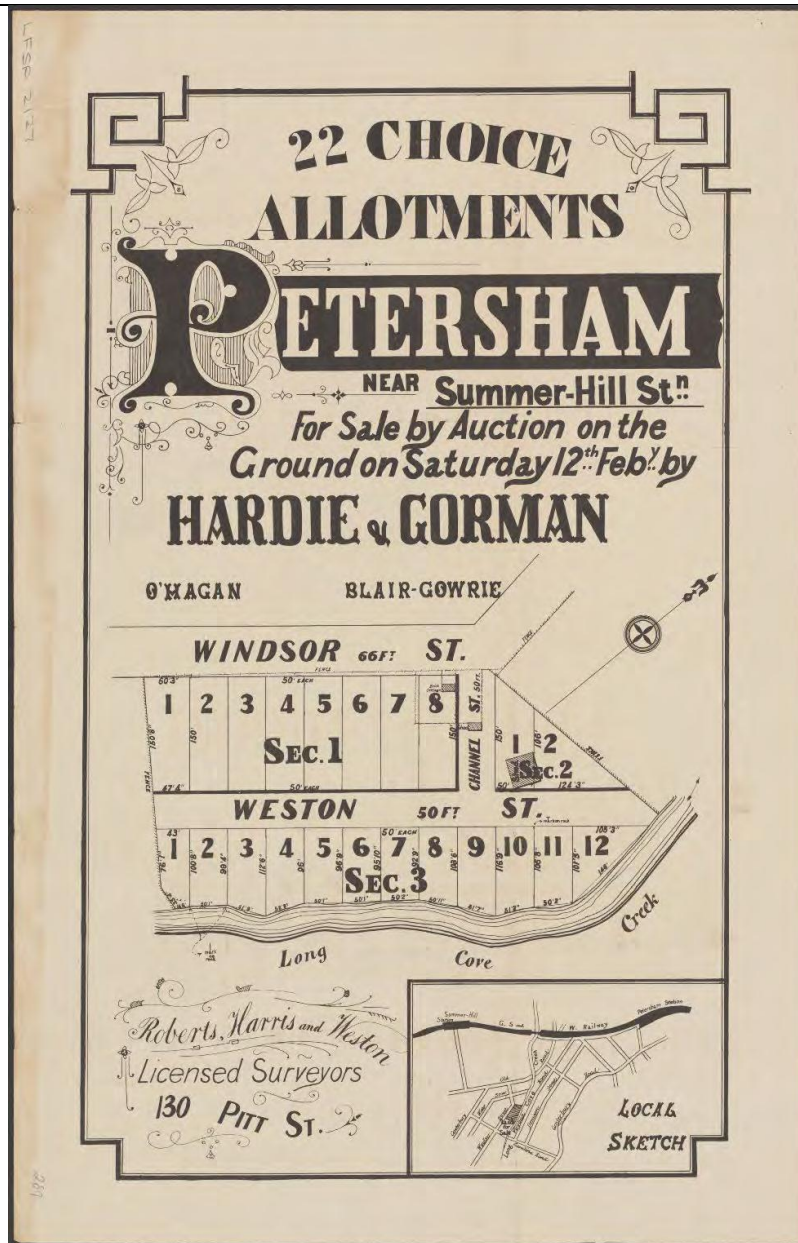
Image caption	Aerial photograph of the Petersham Hill HCA boundary.				
Image year	1943	Image by	SIX Maps with GML overlay	Image copyright holder	SIX Maps



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IMAGES – 1 per page

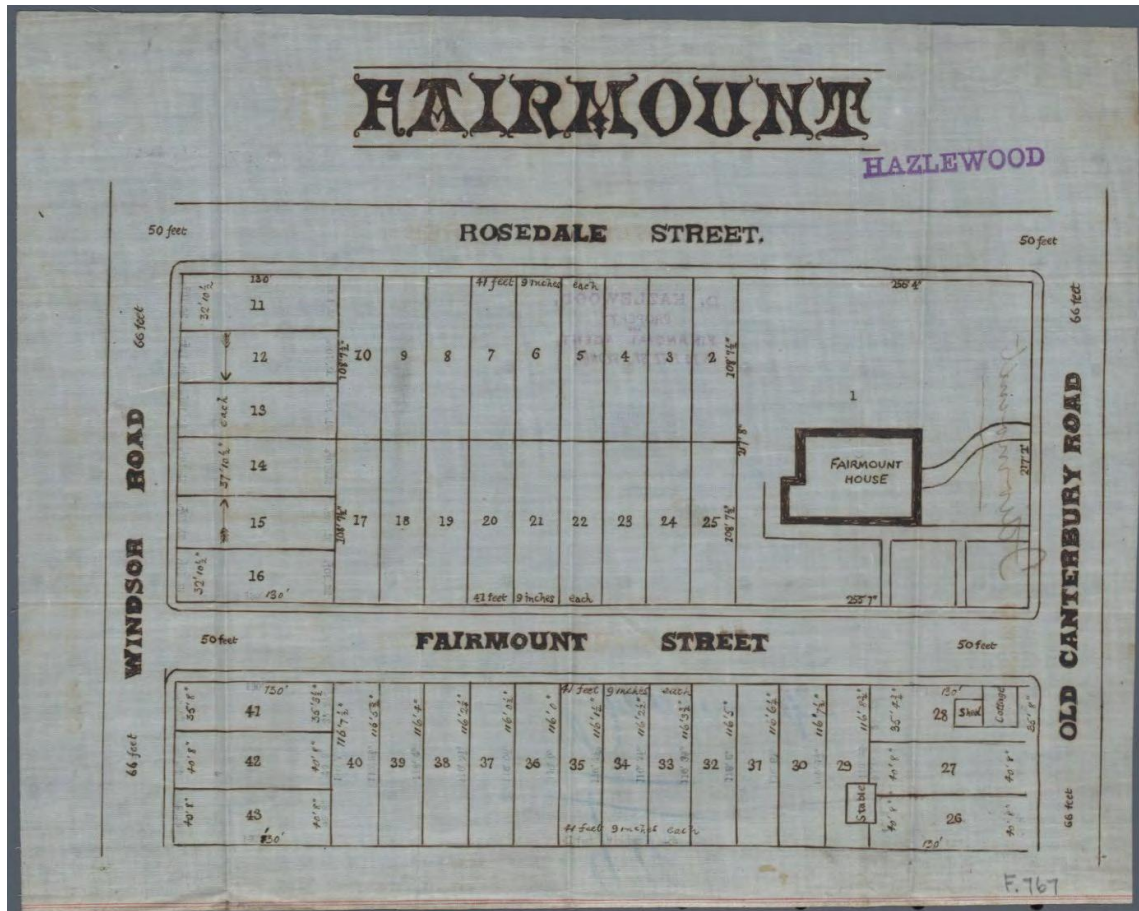
Image caption	22 Choice Allotments, Petersham.				
Image year	1881	Image by		Image copyright holder	Out of copyright



# Heritage Data Form

IMAGES - 1 per page

Image caption	Fairmount Estate.				
Image year	1882	Image by		Image copyright holder	Out of copyright

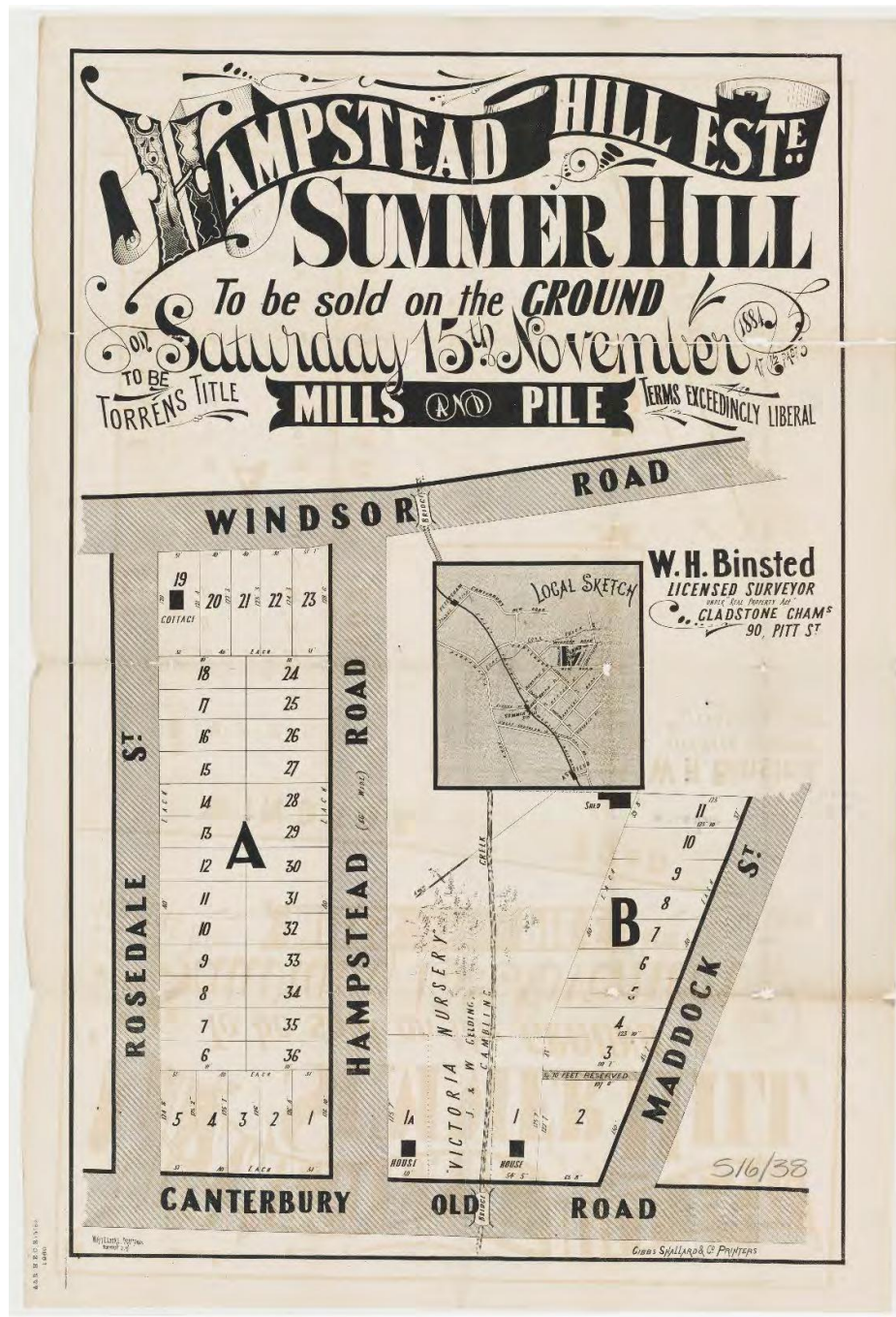




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Image caption	Hampstead Hill Estate.				
Image year	1884	Image by		Image copyright holder	Out of copyright

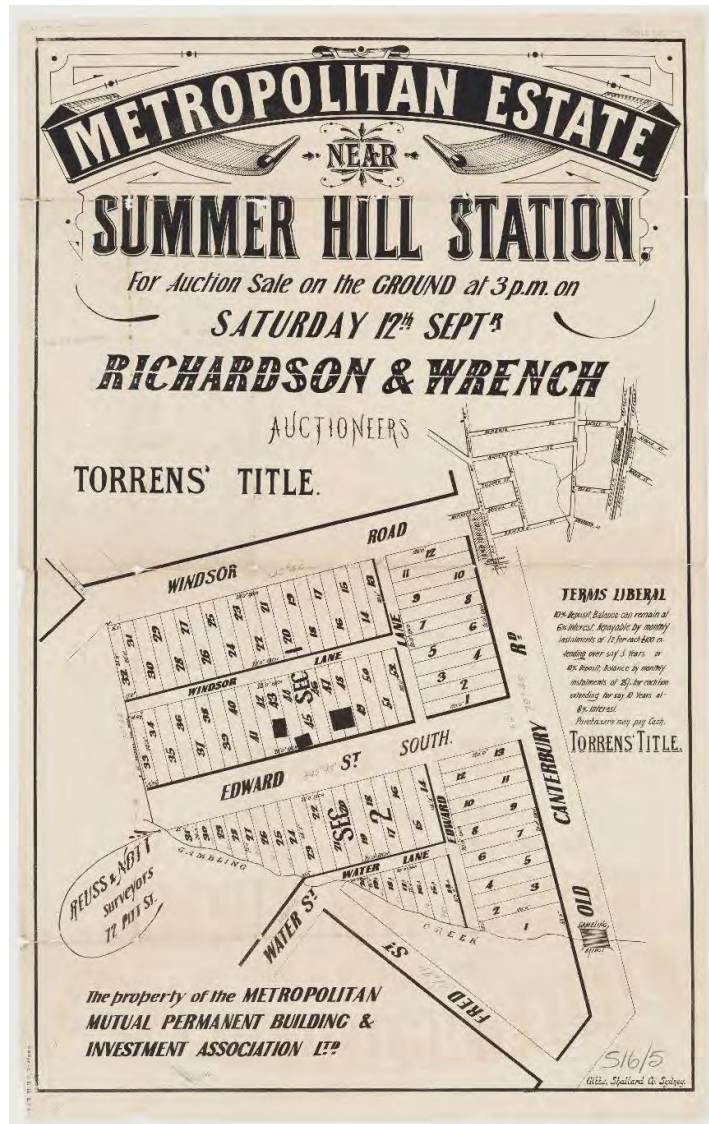




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Image caption	Metropolitan Estate.				
Image year	1885	Image by		Image copyright holder	Out of copyright



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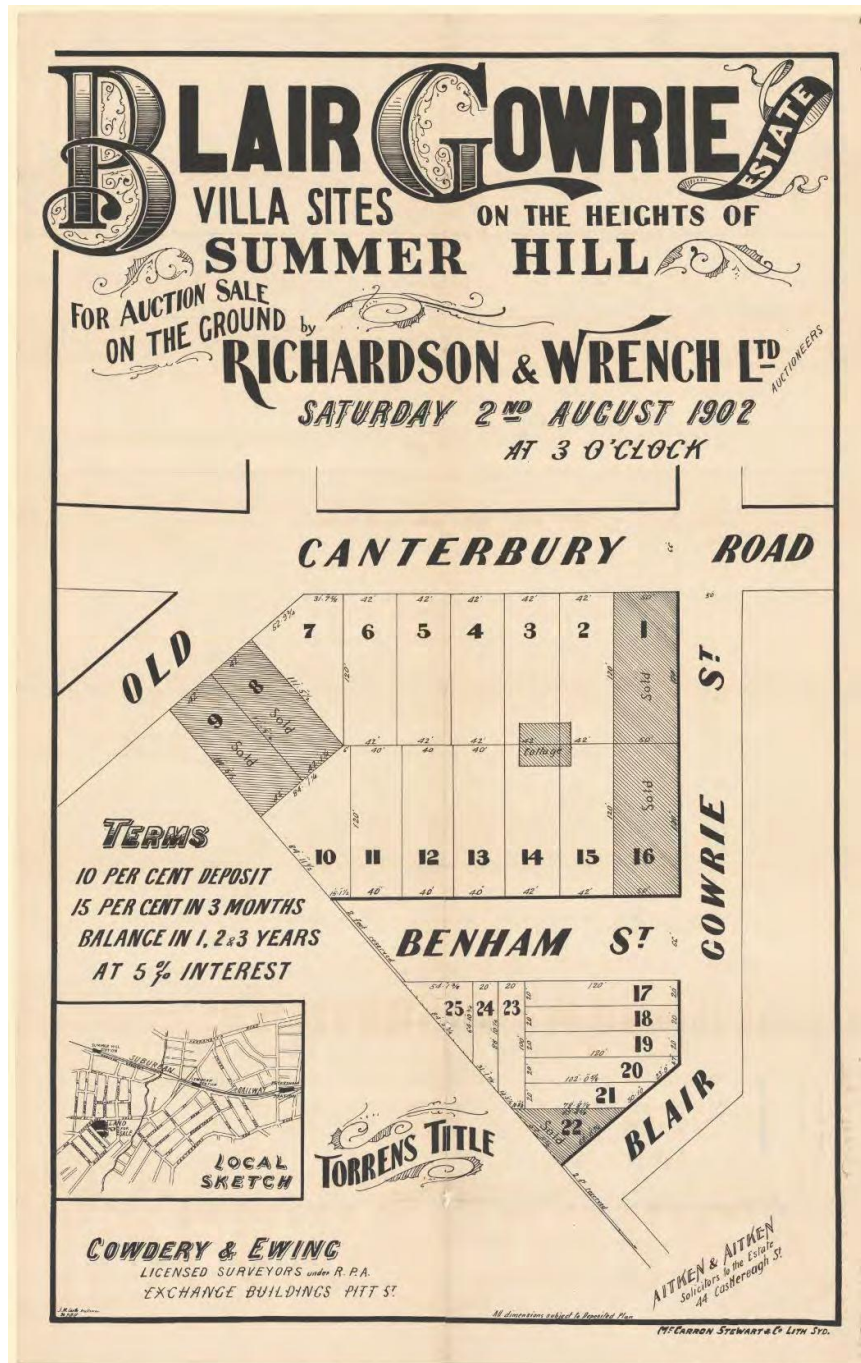
<b>Image caption</b>	Virginia Estate.				
<b>Image year</b>	1901	<b>Image by</b>		<b>Image copyright holder</b>	Out of copyright



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Image caption	Blair Gowrie Estate.				
Image year	1902	Image by		Image copyright holder	Out of copyright





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**IMAGES - 1 per page**

<b>Image caption</b>	Detail of a typical Victorian dwelling with characteristic details, such as mouldings and pilasters, and a landscaped garden enclosed by a palisade fence at Rosedale Street.				
<b>Image year</b>	2023	<b>Image by</b>	GML Heritage	<b>Image copyright holder</b>	GML Heritage



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**IMAGES - 1 per page**

Image caption	A series of Victorian terraces on Channel Street.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage





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**IMAGES - 1 per page**

<b>Image caption</b>	Typical view of Federation housing with original detailing, and street tree plantings, along Abergeldie Street.				
<b>Image year</b>	2021	<b>Image by</b>	GML Heritage	<b>Image copyright holder</b>	GML Heritage



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**IMAGES - 1 per page**

Image caption	View along Gelding Street, showing typical housing types.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

