



HERITAGE ASSESSMENT

**89A-89E and 91 CAMDEN STREET
and 11-19 JAMES STREET
ENMORE NSW 2042**

**18 June 2015
FINAL**

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1.0 INTRODUCTION

1.1 Introduction

This Heritage Assessment for Nos 89A-89E and 91 Camden Street and 11-19 James Street, Enmore, was prepared for Marrickville Council, by NBRS+PARTNERS Architects. As outlined in the project brief, the purpose of this Heritage Assessment is to “establish the level of significance and appropriate listing type for several potential Heritage Items and several Conservation Areas”. In examining the heritage significance of the potential heritage items Council hopes to determine the possible listing and inclusion in the *Marrickville Local Environmental Plan 2011*.

1.2 Definition of the Study Area

The site is located within a suburban block of Enmore bounded by James Street to the north, Simmons Street to the east, Camden Street to the south and Edgeware Road to the west (see Figure 1 and Figure 2). Camden Street also provides a right-of-way access to the houses with a street address of Nos 89A, 89B, 89C, 89D and 89E Camden Street.

The subject site comprises several blocks of land located within a residential block of the suburb of Enmore. The subject site is bounded by James Street to the north, Simmons Street to the east, Camden Street to the south and Edgeware Road to the west. An access road off Camden Street provides vehicular access to the properties at Nos 89A-89E Camden Street.

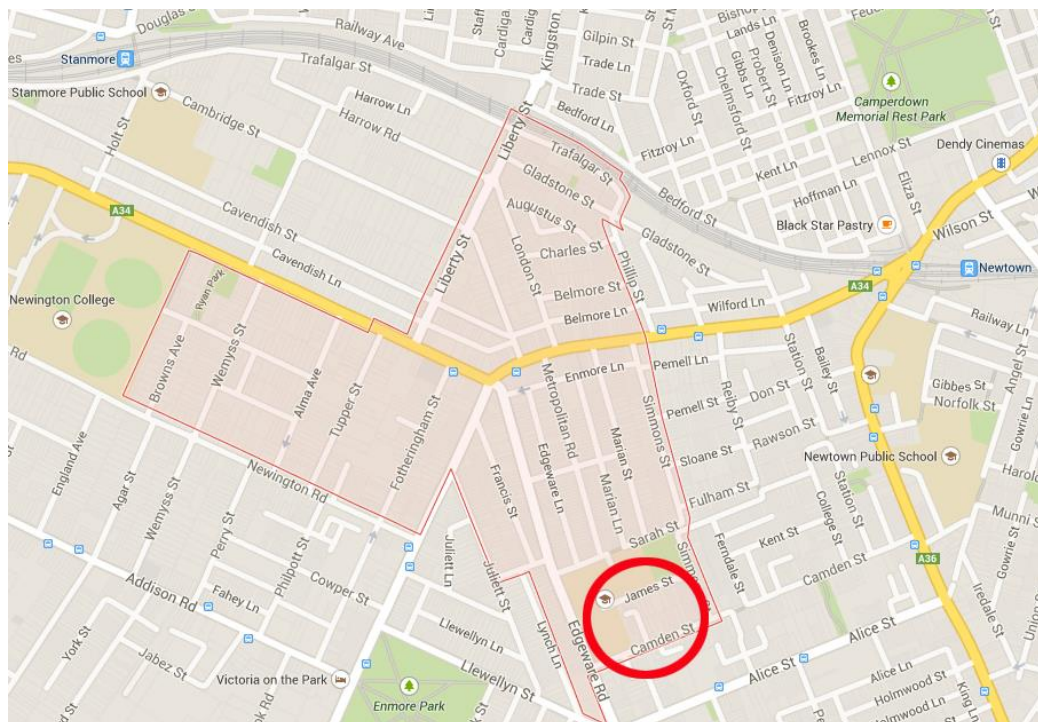


Figure 1 — Location plan showing the suburb of Enmore outlined and the subject site circled in red (Source: Google Maps)



Figure 2 — Aerial view showing the location of the subject site outlined in red (Source: Google Maps)

1.3 Study Objectives

Two groups of five cottages and one individual cottage, located at Nos 89A-89E and No 91 Camden Street and Nos 11-19 James Street, Enmore, are the subjects of this heritage assessment. The project brief identifies that Nos 89A-89E and No 91 Camden Street, Enmore, were initially assessed for potential inclusion within Marrickville LEP 2011 in June 2009 by Paul Davies Pty Ltd (see Appendix C). The draft Heritage Inventory Sheet concluded that:

The properties 89A-89E Camden Street and 91 Camden Street are of historic significance for their association with John Garsed, a colourful 19th century builder and developer, and for the manner in which the cottages at Nos 89A-89E Camden Street illustrate a distinctive pattern of resubdivision in the late 1870s. The group of associated houses are representative of 1870s development of the former Enmore House estate. The row of cottages at 89A-E Camden Street has aesthetic significance as a distinctive streetscape of diminutive houses, an unusual subdivision and for their relatively intact facades. The main house at 91 Camden Street, built 1872, is a representative Victorian Georgian style cottage.

A Peer Review Report, prepared by Tanner Architects, made the following conclusions about the subject Camden Street properties:

The terrace at 89A-E Camden Street does have some significance because it is an attractive and coherent streetscape. Intactness relates to the overall external form of the single-storey sections of 89A-E Camden Street and the disposition of window and door openings. Given the intervention that has taken place, it is unreasonable to apply a heritage listing to the entire group. Any controls considered by Council should be confined to the external form of the front (single storey sections) of the buildings as a streetscape. Owners should be encouraged to reinstate windows and doors that are appropriate to the age of the cottages where these are not original as and when these items are due for replacement.

91 Camden Street appears to have some historical significance but has been compromised because of changes that have taken place to it. Its original overall form (apart from additions) and relationship to 89A-E Camden Street make a contribution to the streetscape. It is therefore recommended that 89A-E Camden Street and 91 Camden Street should not be listed as individual heritage items in Schedule 5 of dMLEP 2010. Council should consider a further review of the properties to include 11-19 James Street as a potential heritage conservation area.

This Heritage Assessment is intended to identify any heritage values associated with the site of Nos 89A-89E and 91 Camden Street and 11-19 James Street, Enmore, in accordance with the standard assessment criteria and to determine the potential for listing as heritage items or as part of a heritage conservation area.

1.4 Methodology

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

1.5 Heritage Listing

Marrickville Local Environmental Plan 2011, Schedule 5 Environmental heritage, does not list the subject site as a heritage item (see Figure 3). However, a heritage inventory sheet identifies the site of at Nos 89A-89E and No 91 Camden Street, Enmore (see Appendix C).

The subject site is shown outside the Enmore House Estate Heritage Conservation Area, identified as “C13” and the Enmore-Newtown Heritage Conservation Area identified as “C12” (see Figure 3).

1.6 Limitations

The report is a result of analysis of available research material combined with a physical assessment of the existing building fabric and a streetscape analysis. A site inspection was made from the street with no access to the interior of the buildings.

1.7 Identification of Author

This report was researched and prepared by Lynette Gurr, Senior Heritage Consultant, at NBRS+PARTNERS. The historic overview was prepared by Léonie Masson, Historian, also of NBRS+PARTNERS.

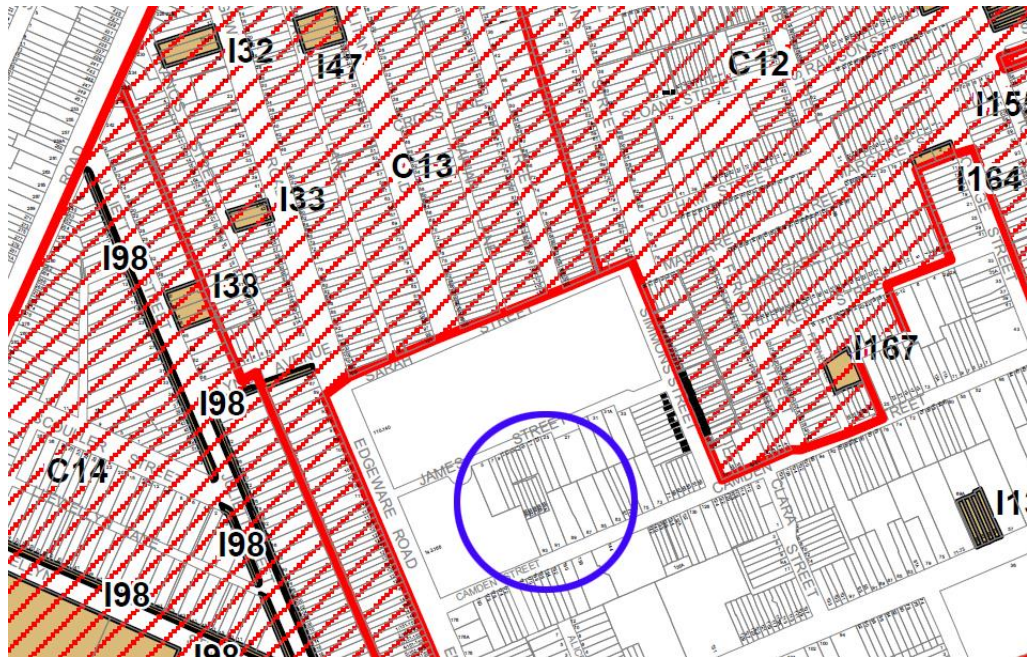


Figure 3 — Extract from the Marrickville Heritage Map showing the subject site circled in blue and located outside the Enmore House Estate Heritage Conservation Area shown hatched in red and identified as “C13” and the Enmore-Newtown Heritage Conservation Area identified as “C12” located north and east of the subject site and taking in the eastern extent of Camden Street (Source: MLEP2011, Heritage Map, Sheet HER_003)

1.8 Sources

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

- National Library of Australia – Trove databases
- Mitchell Library: State Library of NSW – Maps, Plans and Small Pictures File
- NSW Land & Property Information
- Sydney Water Archives
- Marrickville Council Archives

2.0 DOCUMENTARY EVIDENCE

2.1 Pre-European History

The Enmore area was formerly part of the land of the Cadigal band of the Eora people, who ranged across the entire area from the southern shores of Sydney Harbour to Botany Bay in the south-east and Petersham in the west. It was through the land management methods of Aboriginals that the extensive grasslands of predominantly kangaroo grass, commented upon by the early colonial diarist, Watkin Tench proved ideal breeding grounds for kangaroos.

2.2 Municipal Development

Enmore took its name from Enmore House, the estate owned by Captain Sylvester Brown from 1835 and the Josephsons from 1838 to 1883. Enmore is the name of a small millennium-old town in Somerset near Cornwall. Brown took the name of his employer's estate in British Guiana or Barbados in the West Indies.

Enmore Road was established on an alignment that was originally an Aboriginal walking track and was known in the 1850s as Josephson's Track. Following the renaming of a section of Cooks River Road as King Street in 1877, Alderman Melville proposed that Enmore Road be renamed Chelsea Street. Alderman Cozens recommended Queen Street. The name Queen Street was used from 1879 until after 1880.

Enmore Ward was created in 1862 as part of Newtown Municipality. Newtown Council held their first meeting in 1865. It was abolished in 1949 and the area was absorbed into the Sydney City Council. In 1968, the area was re-subdivided between Marrickville Council and South Sydney Council. Since 1988, Enmore has been within the Marrickville local government area.

2.3 Early European Development¹

Bailliere's Gazetteer described Enmore in 1866 as consisting of suburban residences and the farms of a few dairymen. A more densely populated suburb emerged when in 1883, Enmore House was demolished for 530 building sites. Enmore's avenues of fig trees, orchards and gardens were replaced with shops and houses. The opening of a steam tramline up Enmore Road in the 1880s led to the construction of more shops.

Enmore's transformation from an area of large villa garden estates to a suburban landscape occurred in 1910 with the demolition of Thurnby. Thurnby was built in the early 1850s for Thomas Chaplin Breillat, a prosperous merchant. Breillat was the founder of the Sydney Chamber of Commerce, manager of the Sydney Flour Company and a founding director of the Australian Joint Stock Bank. In the 1880s, Thurnby was bought by Judge William John Foster, who served several terms as New South Wales attorney-general. Foster, a militant temperance advocate, was aptly nicknamed 'Water Jug Foster' by his political opponents. Ironically, Thurnby had been the site of

¹ Chrys Meader, Enmore, Dictionary of Sydney, 2008, <http://dictionaryofsydney.org/entry/enmore>, viewed 08 January 2015.

one of the first pubs in the area. The Halfway House Inn catered for bullock teams passing along Enmore Road on their way south.

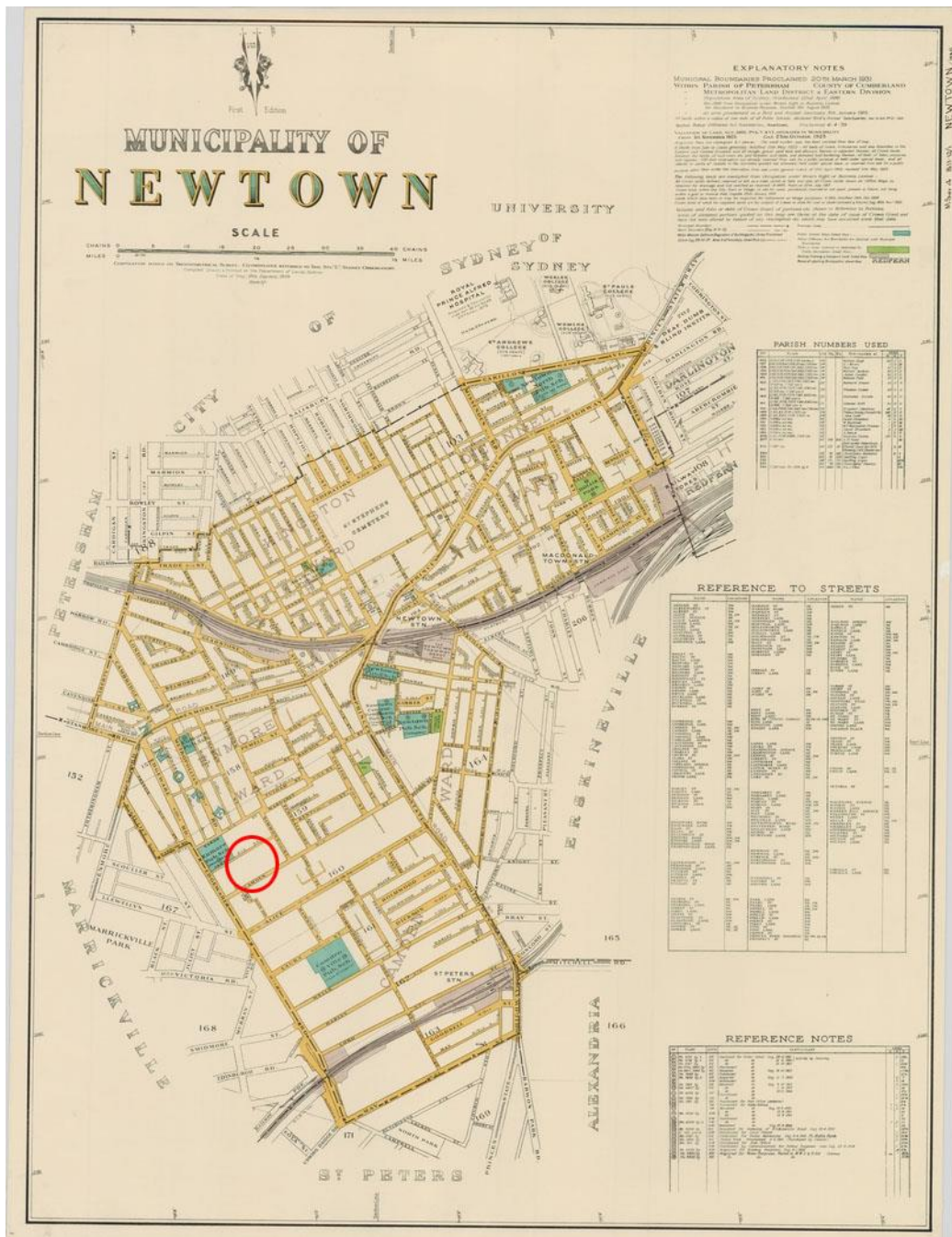


Figure 4 — Municipality of Newtown, 1917. (Source: State Library of New South Wales, Digital Order No. a1363029)

The only surviving reminder of the villa estates of Enmore is Stanmore House, located on the corner of Enmore Road and Reiby Street. It was built c1847 as a wedding present for Mary Reibey's daughter, Elizabeth Anne, who was married to Captain Joseph Long Innes. Captain Innes was an alderman of the first Sydney City Council. Shops were built in front of the property in the 1930s and

the house was converted to flats. Stanmore House was altered significantly but still retains part of its original fabric, detail and joinery. Mary Reibey's own home, Reiby House, survived until the 1960s when it was demolished to construct a block of high-rise units for low income earners.

2.4 History and Development of the Subject Site (1794-1898)

The subject site is located on Lots 7 and 16 and part of Lot 8 of Section 1 of the Village of Enmore, being part of 30 acres granted on 8 January 1794 to William Jenkins. The Village of Enmore Estate formed part of the broader Enmore Estate which comprised approximately 30 acres being part of the land grants to Paul Page and William Jenkins.

The Village of Enmore was named after Enmore House, "built in 1835 by Captain Sylvester Browne, a master mariner with the East India Company. Browne named his house after the West Indian estate of a business associate, the head of James Cavan & Co, which in turn took its name from a London suburb. Browne's son wrote several Australian classics, including "Robbery Under Arms", under the name of Rolf Boldrewood".² The property was subsequently purchased by Isaac Simmons, auctioneer. He advertised the Enmore Estate on 23 June 1840 when it was subdivided into 12 allotments, ranging in size from one acre two roods to the block containing Enmore House (Lot 1) comprising 16½ acres. Enmore House and its extensive grounds was purchased by Jacob Josephson, a jeweller.

The following year, Isaac Simmons re-subdivided the residue of the Enmore Estate as "the beautiful village of Enmore" and advertised it for sale on 12 May. This subdivision stretched from Juliet Street to Simmons Street. Enmore House and its immediate curtilage were excluded from the subdivision. The plan of subdivision (Figure 5 and Figure 6) shows the estate in seven sections of "various dimensions to meet the wishes of all classes of buyers".³

The subject site was conveyed by lease and release in August 1841 to John Davis. Hugh Carruthers was a party to this transaction. In February 1853, Isaac Simmons conveyed the land to Hugh Carruthers. The following year, it changed hands to James Foster. He owned the land until 1872 when it was sold to Joseph Davis. According to the Newtown Valuation List of 1878, J Davis is named as the owner of a wood cottage in James Street and a brick cottage in Camden Street, both houses located on the subject land. On the "Village of Enmore" subdivision plan (Figure 6), a small building is shown in James Street on Lot 7 of Section 1 (part of the study site – see circled in yellow) which is possibly the building identified in the 1878 valuation listing. This also suggests the building was built prior to ownership of the land by Davis. The brick house fronting Camden Street is not indicated on this plan.

² Fact Sheet Enmore, Marrickville Council, http://www.marrickville.nsw.gov.au/Global/marr/marrwr/marrickville/internet/resources/documents/pdfs/factsheets/enmore_e.pdf, viewed 12 May 2015.

³ Village of Enmore', *Sydney Monitor and Commercial Advertiser*, 12 May 1884, p4.

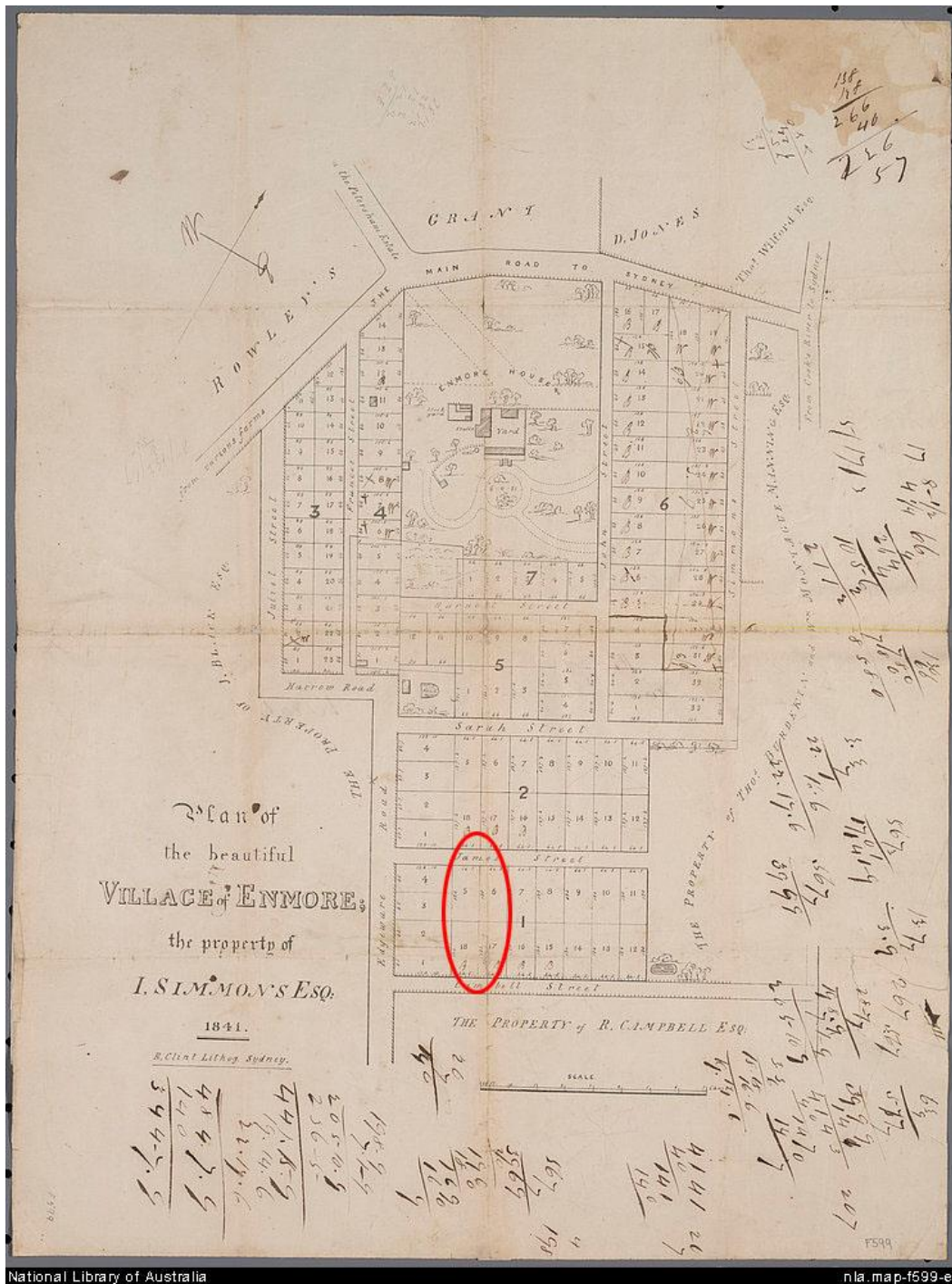


Figure 5 — Plan of the beautiful Village of Enmore, the property of I. Simmons Esq, 1841 (Source: National Library of Australia, MAP 1599)

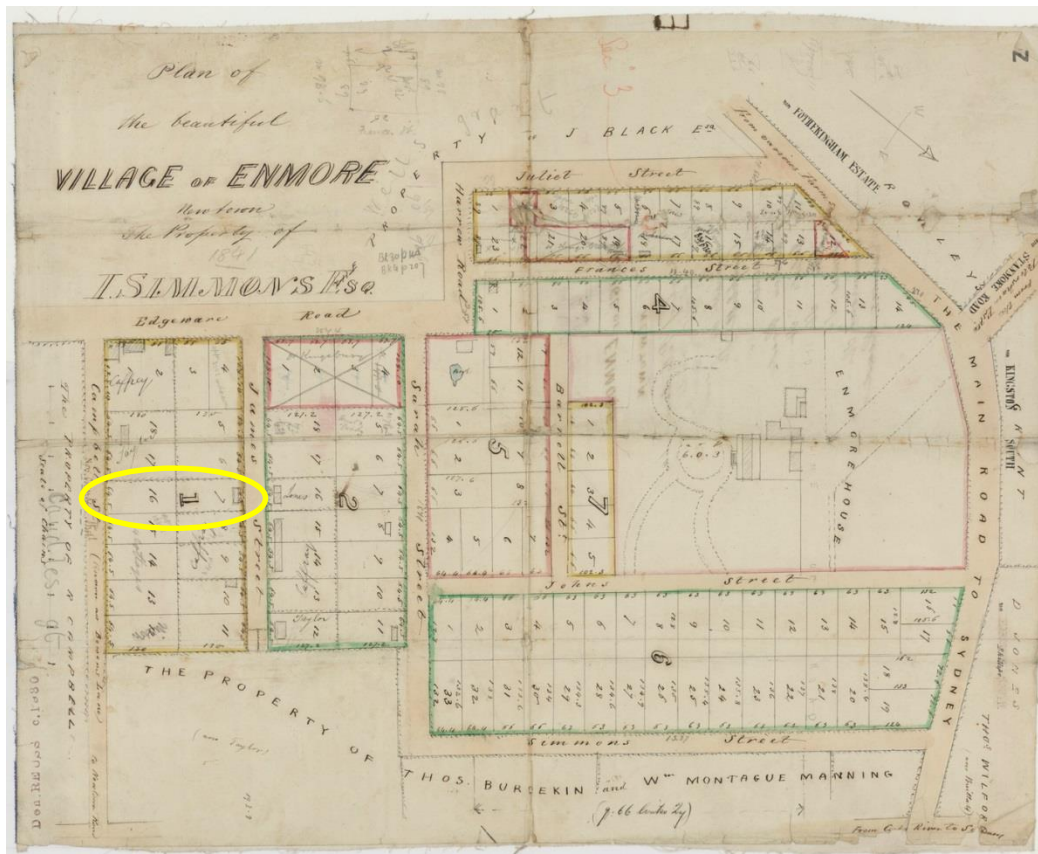


Figure 6 — Plan of the beautiful Village of Enmore the property of I Simmons Esq, 1841. (Source: State Library of New South Wales, Digital Order No. c01784001)

In March 1880, the land changed hands to John Garsed. Accordingly, the wood cottage in James Street and brick cottage in Camden Street are listed in the ownership of John Garsed in the 1880 Newtown Valuation List. The following year, five vacant cottages plus the (brick) cottage in the occupation of Neil Johnson are listed in Camden Street in the ownership of Garsed, as are five vacant cottages in James Street. Apart from 91 Camden Street, 89A-89E Camden Street and 11-19 James Street were accordingly built by Garsed in 1880/81.

Garsed conveyed the property in 1884 to Henry James Philpott with Edward Agnew as a party to the transaction. In 1892, Philpott raised a mortgage from the English, Scottish and Australasian Chartered Bank. Figure 8 comprises a detail survey of the study site in 1892 showing the footprint of the buildings. At this date, the property included a second house on Camden Street adjoining No. 91 to the west (not shaded yellow on the aforementioned plan). The small laneway providing access to the five houses behind 91 Camden Street was later known as Short Street.

2.5 John Garsed, Property Developer and Builder (1810?-91)

John Garsed (1810?-1891), merchant, property developer and builder, arrived in Sydney on the “Louisa”. He was first in business in a tobacconist shop on Brickfield Hill and later established a brickworks at Newtown near St George’s Hall. He subsequently diversified into property development and building and was responsible for commissioning the construction of several houses at Glebe, and the Vauxhall Hotel near Parramatta. He was also the proprietor of the “Newtown Snuff Mills” and in partnership with Morkill as storekeepers in Sydney and Sofala (partnership was dissolved in early 1852). Garsed purchased a substantial portion of the Bexley Estate which he proceeded to subdivide in the 1850s.

In 1858, he was declared insolvent and his estate sequestered. The following year, he was charged and convicted of fraudulent insolvency and served three years in Darlinghurst Gaol. He was also found guilty of perjury in 1859. In both instances he appealed the charges. Following his bankruptcy and conviction, Mort and Co advertised the auction sale of several parcels of land, cottages and an Inn and Flour Mill in the Town of Dundee, in the insolvent estate of Garsed.

In 1875, the same year his wife Emma died, he successfully applied to be released from sequestration on payment to his creditors. He returned to business as a developer and builder. The following year, the Legislative Assembly dealt with three petitions seeking remission of Garsed’s sentence of 10 January 1862. A select committee was formed in 1877 to investigate the case which found in 1879 that the verdict of guilty was correct.

Garsed married for a second time in 1881 to Lavinia Dunstan. He died on 16 August 1891 at his residence in Henry Street, Leichhardt.

2.6 Site History (1898-Present)

In 1898, the English, Scottish and Australasian Chartered Bank exercised power of sale to Elizabeth Hoskisson. David Joseph Monk was party to this conveyance. In March 1901, Hoskisson sold the property to Monk. According to the 1901 Census, the occupants of the subject houses were as follows:

Street	Householder	Males	Females
91 Camden Street	May, Emma	7	2
91 Camden Street	May, Alice	3	2
1 Short Street	Williams, Henry	3	4
2 Short Street	Rogers, Eliza		1
3 Short Street	Martin, Grace		2
4 Short Street	Hardie, Jane		1
5 Short Street	Crinstone, Alfred	4	3

Street	Householder	Males	Females
11 James Street	Prior, Leonard	1	2
13 James Street	Connolly, Peter	1	2
15 James Street	Grant, Mrs	1	1
17 James Street	Uninhabited		
19 James Street	Grant, Stephen	2	2

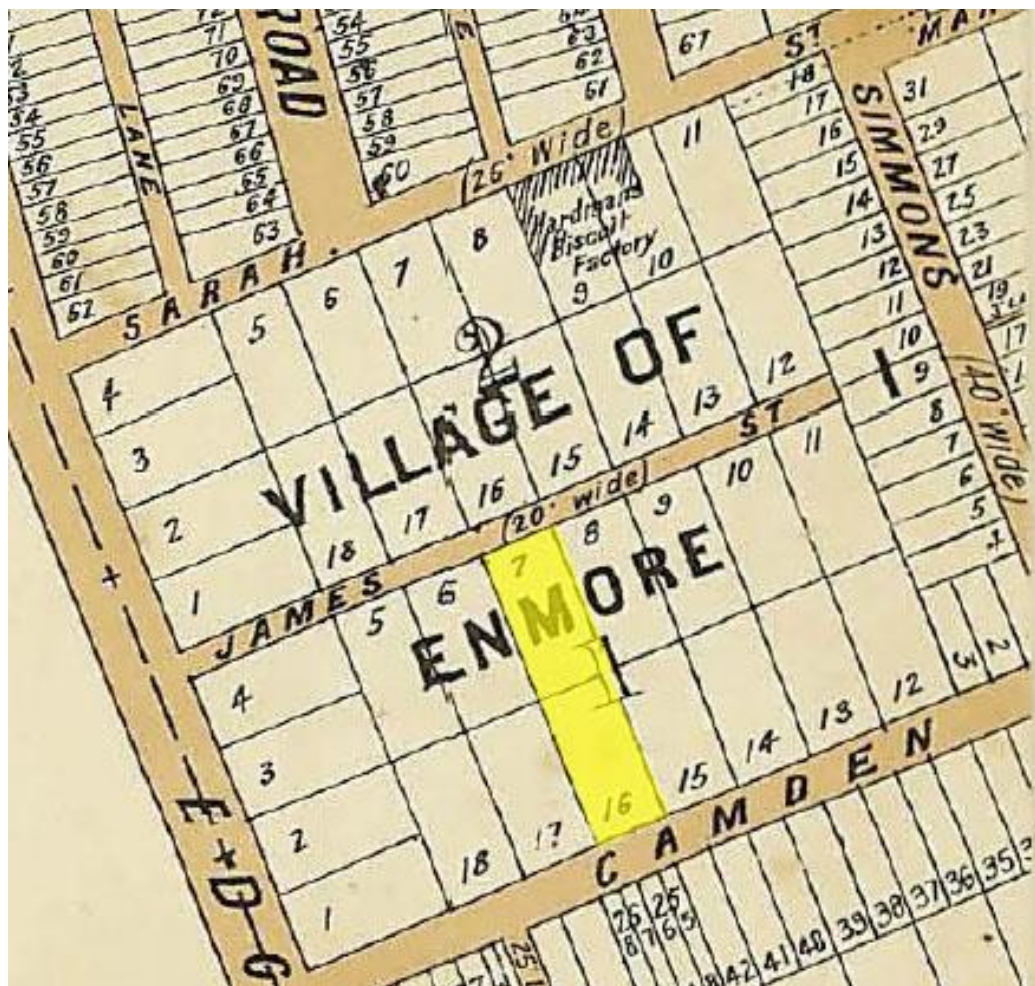


Figure 7 — Detail from Map of the Municipalities of The Glebe, Camperdown, Newtown, Macdonaldtown & Darlington, Parishes of Petersham and Alexandria, 1886 / Higinbotham and Robinson. Lots 7 and 16 of Section 1 of the Village of Enmore shaded yellow thereon. (Source: City of Sydney Archives, Historical Atlas of Sydney)

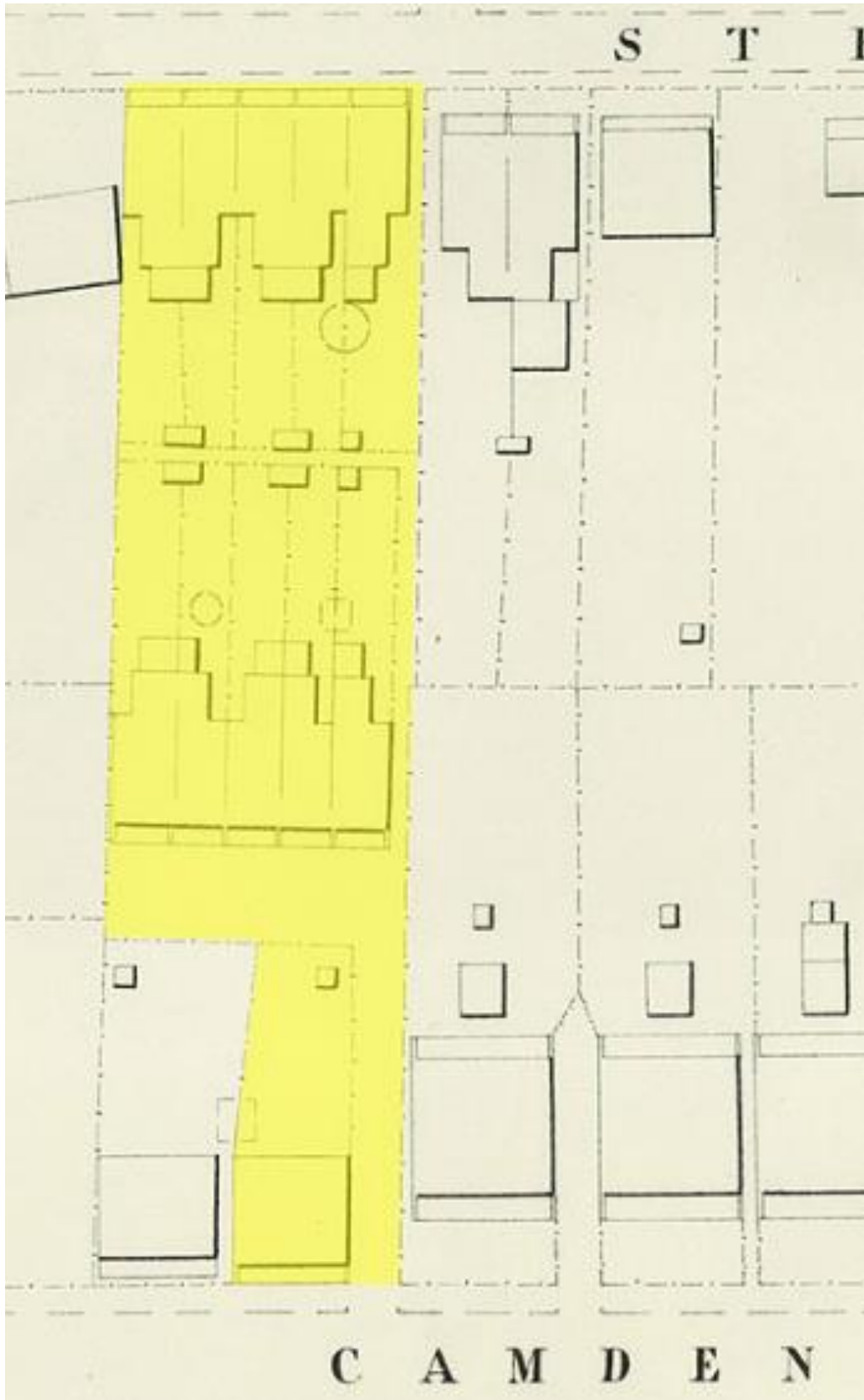


Figure 8 — Extract from Detail Survey Newtown Sheet 23, 1892, showing study site shaded yellow (Source: State Library of New South Wales, Digital Order No. a1367277)

David Joseph Monk of Woollahra converted the 1 rood and 22½ perches of land to Torrens title in 1902.⁴ The following year, he transferred the property to Thomas John Curtis of Redfern, clergyman.⁵ Monk repurchased the property in December 1906. Monk was a vinegar manufacturer who died at Kenilworth Lodge, Wallis Street, Woollahra on 13 September 1914. Following his death, probate of his estate valued at £111,392, of which £102,970 represented real estate in Sydney and suburbs, was granted to his widow, Margaret Maria Monk. In his will, Monk bequeathed to his wife the whole of his personal and real estate and stated he had every confidence that his wife would make suitable provision for his five children”.⁶ The will was contested by his two children from his first marriage who claimed “that the testator at the time of executing the will was not of sound mind, memory and understanding”⁷. The Court rejected the claim. The study site passed by transmission to Margaret Maria Monk in November 1915 (registered in August 1916).⁸ She simultaneously conveyed the property to her unmarried daughter Boadicea Monk.

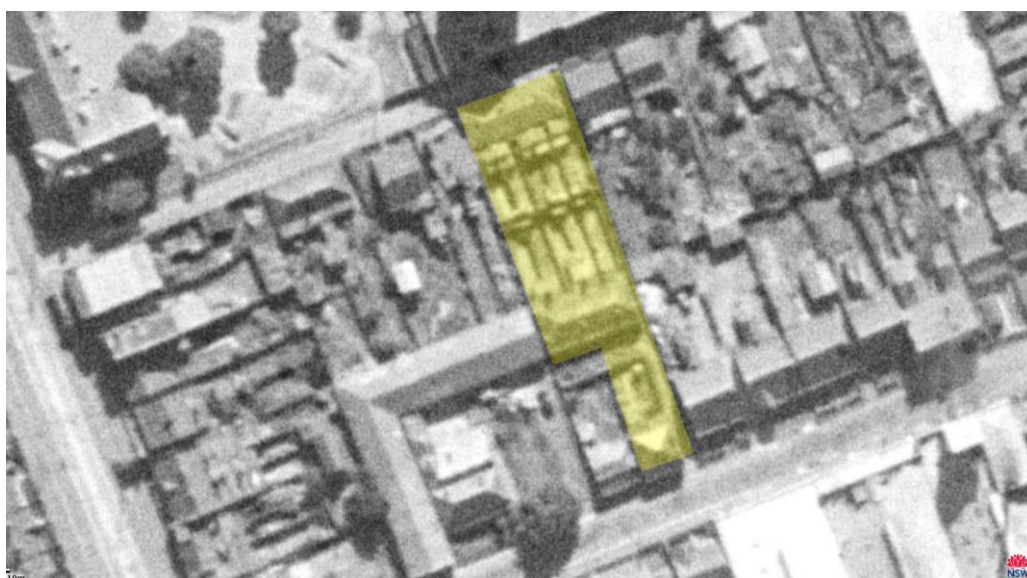


Figure 9 — Detail from 1943 aerial survey of subject site shaded yellow. (Source: NSW Land & Property Information, SIX Maps)

⁴ Primary Application 12081, NSW Land & Property Information.

⁵ Certificate of Title Vol 1436 Fol 60, NSW Land & Property Information.

⁶ “Probate Court...late Mr D.K. Monk’s Estate Application for Revocation of Probate”, *Sydney Morning Herald*, 11 May 1915, p5.

⁷ “Contested will, Monk V. Monk, revocation of probate asked for”, *Evening News*, 10 May 1915, p6.

⁸ *Ibid.*

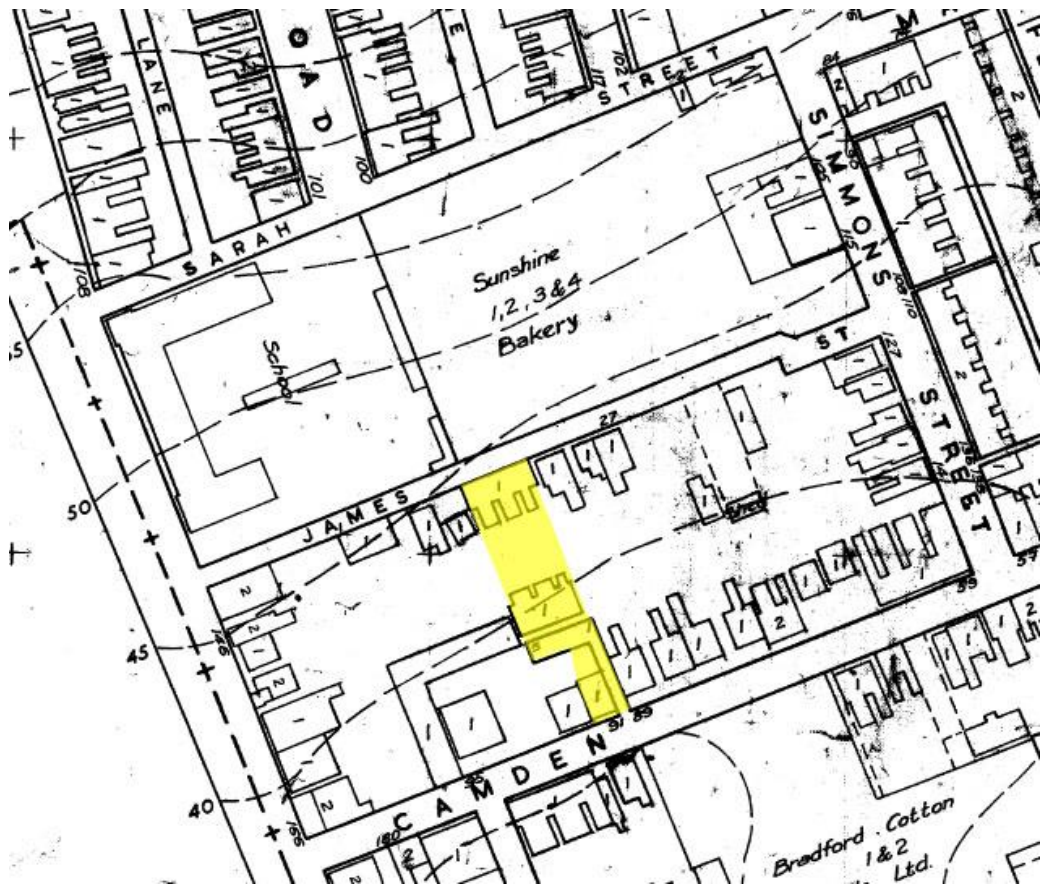


Figure 10 — Detail from City of Sydney Council Civic Survey, ca1938-50 showing subject site shaded yellow. (Source: City of Sydney Archives, Historical Atlas of Sydney)



Figure 11 — Detail from City Building Surveyors's Detail Sheets, Sheet 18, ca1956 showing subject site. (Source: City of Sydney Archives, Historical Atlas of Sydney)

The property passed by transmission in 1930 to Stanley Fremantle Mort of Vacluse, following the death of his wife, Boadicea Mort (née Monk). He continued to let the houses to a succession of tenants until August 1962 when he sold the property to Cumberland Properties Pty Limited.⁹ That company promptly conveyed same two months later to Oldfirm Pty Limited. The land was subdivided in 1963 as Deposited Plan 216009 (Figure 12, Figure 13 and Figure 14) forming 12 separate allotments corresponding to each and every house within the boundaries of the study site. Lot 11 no longer forms part of the study site.

Since that date the 11 separate properties in Camden and James Streets have been bought and sold on multiple occasions.

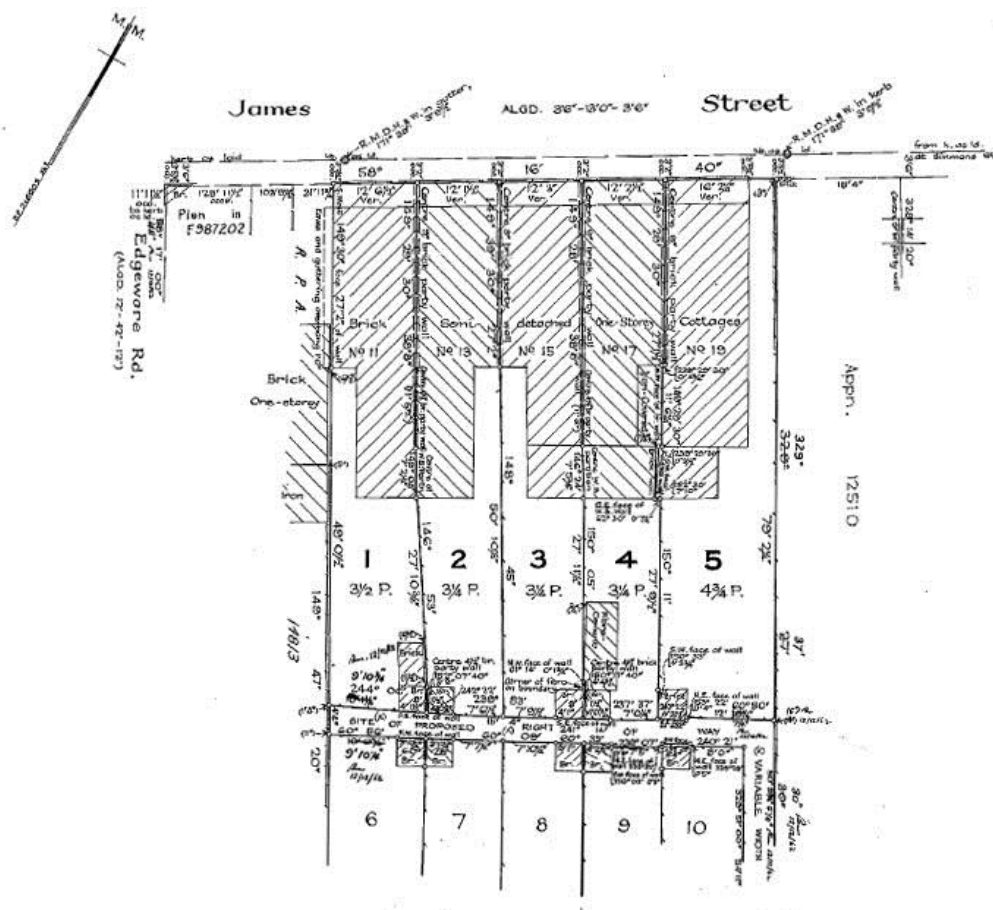


Figure 12 — DP 216009, Plan of subdivision of the land in Certificate of Title Vol 1436 Fol 60, 1963. Lots 1-5 corresponding to 11 to 19 James Street. (Source: NSW Land & Property Information)

⁹ Certificate of Title Vol 1436 Fol 60, NSW Land & Property Information.

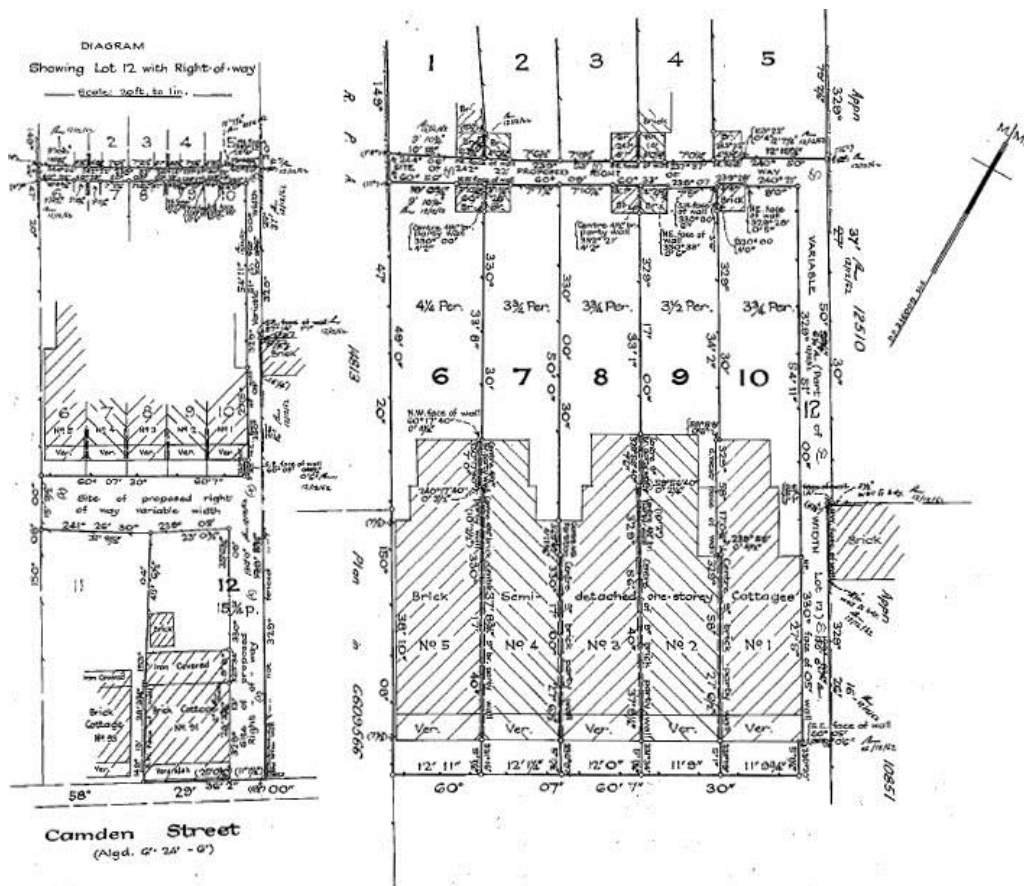


Figure 13 — DP 216009, Plan of subdivision of the land in Certificate of Title Vol 1436 Fol 60, 1963. Lots 6-10 corresponding to 5-1 Short Street. (Source: NSW Land & Property Information)

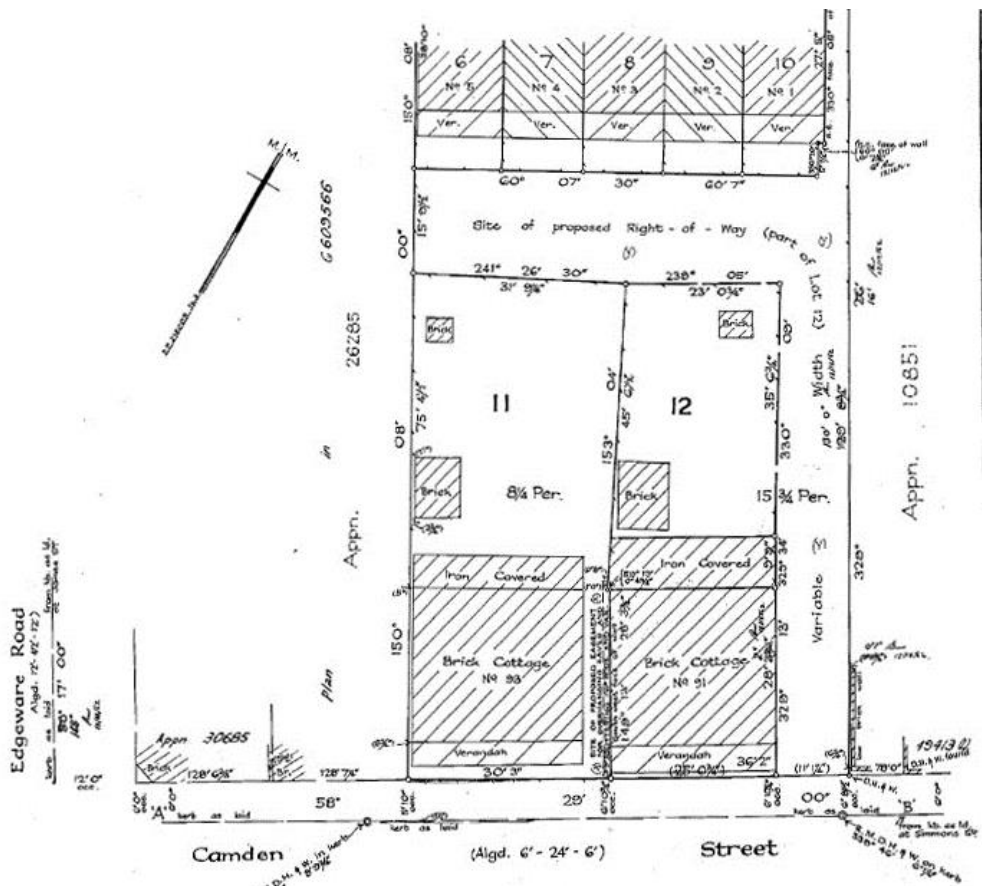


Figure 14 — DP 216009, Plan of subdivision of the land in Certificate of Title Vol 1436 Fol 60, 1963, Lots 11 and 12 corresponding to 93 and 91 Camden Street. (Source: NSW Land & Property Information)

3.0 PHYSICAL EVIDENCE

3.1 Generally

The subject site comprises a group of dwellings including a single-storey, free-standing residence located on an individual site at No 91 Camden Street, a group of five single-storey attached terraces forming a row and located at Nos 89A, 89B, 89C, 89D and 89E Camden Street and a row of single-storey attached terraces located at Nos 11, 13, 15, 17 and 19 James Street. The group is located within a suburban block of Enmore bounded by James Street to the north, Simmons Street to the east, Camden Street to the south and Edgeware Road to the west. A small access route runs in a north-south direction off Camden Street and is also known as Camden Street. Sydney TAFE Design Centre Enmore is located west and northwest of the subject site.

3.2 Camden Street – Setting and Physical Context

Camden Street generally comprises single-storey and two-storey Victorian terraces and freestanding housing stock. Many have additions to the rear, while others are infill residential development. Both Camden and James Streets are narrow vehicular roads. Residential development in Camden Street is generally masonry, either rendered or facebrick with terracotta, corrugated metal or slate roofs.



Figure 15 — A variety of residential development types are found along Camden Street and are associated with the Victorian and Federation eras (Source: NBRS+PARTNERS, May 2015)



Figure 16 — Rear addition under construction to a single-storey Victorian residence on the corner of Camden and Princes Street in close proximity to the subject site (Source: NBRS+PARTNERS, May 2015)

3.3 Nos 89A-89E and 91 Camden Street

The following figures and captions describe the Victorian period dwellings located at 89A-89E and 91 Camden Street.



Figure 17 — View from Camden Street showing the symmetrical south elevation of No 91 Camden Street typical of the Victorian Georgian style of residence. The freestanding cottage, raised above the street level, constructed in rendered masonry with hipped slate roof and timber-framed double-hung sash windows with 4-panes per sash. The south elevation is obscured by native plantings and shrubs (Source: NBRS+PARTNERS, May 2015)



Figure 18 — View north along Camden Street showing No 91 Camden Street, located to the left (west) the right-of-way. No 91 Camden Street is rendered brick with slate roof and timber-framed windows. The south elevation, built close to the boundary line with the street is obscured by shrubs. Historic drawings described a verandah located on the street-facing elevation. This has since been removed. A native tree is planted within the nature strip (Source: NBRSPARTNERS, May 2015)



Figure 19 — View south along the vehicular lane (known as Camden Street) showing the east elevation of No 91 Camden Street, a property within the subject group. No 91 Camden Street is rendered brick with slate roof, shows a rear addition timber clad on the north elevation and skillion roof (Source: NBRSPARTNERS, May 2015)



Figure 20 — View north from the vehicular lane (known as Camden Street) showing the south elevation of the row of single-storey attached Victorian style cottages – from left to right - Nos 89E, 89D, 89C, 89B and 89A. The cottages are painted face brick with corrugated metal hipped roof with intact rendered chimneys. Set back from the boundary, the cottages have small front gardens and picket fences. An extension is evident at the rear of No 89A Camden Street (Source: NBRSPARTNERS, May 2015)



Figure 21 — South elevation of attached cottages – from left to right - Nos 89E and 89D. The timber framed double-hung sash windows on both cottages are 6-panes per sash. The doors have fanlights over. The verandah floor finish is painted concrete (Source: NBRSPARTNERS, May 2015)



Figure 22 — South elevation of attached cottages – from left to right - Nos 89C and 89B. The timber framed double-hung sash windows on both cottages are 6-panes per sash. The later addition doors have fanlights over. The verandah floor is finished with later addition tiles (Source: NBRS+PARTNERS, May 2015)



Figure 23 — South elevation of attached Victorian style cottages – from left to right - Nos 89C, 89B and 89A. The timber framed double-hung sash windows at No 89A are 1-pane per sash. The verandah floor and paving to No 89A are finished with later addition terracotta tiles and glazed gable additions are evident at the rear of the cottage (Source: NBRS+PARTNERS, May 2015)



Figure 24 — View of the row of attached cottages Nos 89E, 89D, 89C, 89B and 89A Camden Street looking northeast from the carpark at Sydney TAFE Design Centre Enmore. A two-storey addition is evident at the rear of cottage No 89E (Source: NBRSPARTNERS, May 2015)



Figure 25 — View looking northeast from the carpark at Sydney TAFE Design Centre Enmore showing the two-storey addition at the rear of cottage No 89E Camden Street (Source: NBRSPARTNERS, May 2015)

3.4 Nos 11-19 James Street

The following photographs and captions describe the row of single-storey cottages located at Nos 11-19 James Street, Enmore.



Figure 26 — View looking west along James Street to the row of five, single-storey Victorian style attached cottages that comprise Nos 11, 13, 15, 17 and 19 James Street. The north elevations of the cottages are masonry with painted render finished in imitation ashlar. The hipped roof is corrugated metal. Only two of five cottages have intact brick chimneys with terracotta pots. Note the two-storey addition located at the rear of No 11 James Street (Source: NBRSPARTNERS, May 2015)



Figure 27 — View to north elevation of Nos 11 and 13 James Street showing masonry painted and rendered, hipped roof in corrugated metal and intact brick chimneys with terracotta pots, timber-framed double-hung sash windows with six panes per sash and front door with fanlight over. The verandah aligns with the street and has a timber palisade fence and gate (Source: NBRSPARTNERS, May 2015)



Figure 28 — View looking east along James Street to the north elevation of (from left to right) Nos 11, 13, and 15 James Street showing masonry painted and rendered, hipped roof in corrugated metal and chimneys missing from cottage Nos 15 and 17 James Street (Source: NBRS+PARTNERS, May 2015)



Figure 29 — View looking east along James Street to the north elevation of (from left to right) Nos 11, 13, 15, 17 and 19 James Street showing masonry painted and rendered, hipped roof in corrugated metal and chimneys missing from cottage Nos 15, 17 and 19 James Street. No 19 James Street has an infilled verandah and the metal roof is corroded. The west elevation of No 19 James Street is painted face brick (Source: NBRS+PARTNERS, May 2015)



Figure 30 — View looking east along James Street showing the street context of an Inter-War painted face-brick building housing the 1st Sydney Scout Group, adjoining the group on the east. A three-storey, mid-20th century face-brick flat building is evident in the distance and to the east of the subject row of single-storey terraces (Source: NBRSPARTNERS, May 2015)



Figure 31 — View looking west along James Street showing the street context of the early-twentieth century painted face-brick building with signage on the parapet “1st Sydney Scout Group”, adjoining the subject group. A three-storey, mid-20th century face-brick flat building is evident is located at the eastern end of James Street. The pedestrian entry to the carpark of the Sydney TAFE Design Centre Enmore is located at the eastern end of James Street (Source: NBRSPARTNERS, May 2015)

3.5 Enmore House Estate Heritage Conservation Area

The following Statement of Significance is taken from the inventory sheet prepared by the Heritage Branch for the “Enmore House Estate Heritage Conservation Area - “C13” (Database sheet 2030505):

The Enmore House Estate Heritage Conservation Area is of historical significance as the development of the 1883 subdivision of the last remaining grounds and former site of Enmore House, which was demolished at that time. The strong aesthetic values of the Enmore House Estate Heritage Conservation Area are derived from the strict discipline of the terrace house form and the regularity of the streetscapes it creates and reinforces by the street pattern. It is representative of the principal characteristics of the development of the Marrickville Council area from an early Estate to a suburban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs. The Area also provides valuable evidence of the range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair and terrace house.

The Enmore House Estate Heritage Conservation Area is located to the south of Enmore Road (and west of HCA 12 - Enmore Heritage Conservation Area). Dwellings in the conservation area have been described as:

The southern end of Edgeware Road is lined by modest single fronted Federation cottages with long, narrow hipped roofs and a small gable to the street elevation. Many have been rendered or have had their verandah infilled but their overall form and contribution to the rhythm of the streetscape remains positive. Many have retained their original iron palisade front fences.

The group of houses are an aesthetically distinctive group of attached dwellings. Short runs of single-storey terraces reads as a cohesive group due to the attached character and consistency of roof forms with a dominant main ridgeline parallel to the street. Their group value is also enhanced by the many surviving examples of iron palisade fences.



Figure 32 — Row of single-storey cottages on Edgeware Road that form part of the Enmore House Estate Heritage Conservation Area – “C13” (Source: NBRS+PARTNERS, May 2015)

3.6 Victorian Georgia Style (dating from 1840 to 1890)

No 91 Camden Street Enmore is designed in the Victorian Georgian style, between 1848 and 1880. The following description of the style is adapted from the "A Pictorial Guide to Identifying Australian Architecture"¹⁰: The Victorian Georgian style was a conservative style, often with unsophisticated details. Characteristics of Victorian Georgian style include a gentleness of scale, simple rectangular and prismatic shapes and symmetrical facades. Often, brickwork originally exposed was painted later. Window sashes with small panes often had horned stiles and chimneys were sometimes moulded. Doors were usually of six panels, but the four panel door became popular. Walls were load bearing, with timber floor and roof construction.

¹⁰ Richard Apperly, Robert Irving and Peter Reynolds, "A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present", Angus & Robertson, North Ryde, 1989, pp42-45.

4.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

4.1 Basis of Cultural Heritage Assessment

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

Evaluation Criteria

Heritage significance, cultural significance and cultural value are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document or illustrate aspects that achieve a new recognition of importance.

Determining cultural value is the basis of all planning for places of historic value. Determination of significance permits informed decisions or future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

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

4.2 Assessment of Cultural Significance

4.2.1 Criterion (a) Historical Evolution

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

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none">Shows evidence of a significant human activity.Is associated with a significant activity or historical phase.Maintains or shows continuity of a historical process or activity.	<ul style="list-style-type: none">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.

- The subject site, comprising eleven properties, forms part of the Village of Enmore Estate owned by Isaac Simmons and subdivided as lots dating from the 1840s. Between 1840 and 1880 the property comprised two allotments. The Victorian Georgian brick residence with slate roof located at No 91 Camden Street was constructed between 1841 and 1878 and is the earliest remains of this residential group. The subject lots were further subdivided in the 1880s when the two rows of five terraces (located at 11-19 James Street and 89A-89E Camden Street) were constructed as speculative residential development while owned by John Garsed.
- The group of residential buildings provides a chronology of subdivision patterns in the Village of Enmore Estate and the residential typologies that evolved in the suburb of Enmore throughout the second half of the nineteenth century to provide for a greater density of living as the population of the inner Sydney suburbs increased.

Nos 89A-89E and 91 Camden Street and Nos 11-19 James Street, Enmore, fulfils the criterion for historical evolution.

4.2.2 Criterion (b) Historical Associations

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

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> • Shows evidence of a significant human occupation. • Is associated with a significant event, person, or group of persons. 	<ul style="list-style-type: none"> • 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.

- Historical research has identified John Garsed was the builder of the two rows of cottages at Nos 89A-89E Camden Street and Nos 11-19 James Street, Enmore.
- The two rows of Victorian single-storey cottages located at Nos 89A-89E Camden Street and Nos 11-19 James Street, Enmore, together with the single-storey, free-standing Victorian cottage at No 91 Camden Street, Enmore, have associations with John Garsed, a notorious builder and developer living in Sydney in the second-half of the nineteenth century.
- Garsed built a number of speculative residential developments throughout Sydney and owned Nos 89A-89E and 91 Camden Street and Nos 11-19 James Street, Enmore between 1880 and 1884. Historic documents show Garsed owned, and possibly built, five other properties on Camden Street during the 1880s.

Nos 89A-89E and 91 Camden Street and Nos 11-19 James Street, Enmore, fulfils the criterion for historical associations.

4.2.3 Criterion (c) Aesthetic Values

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

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> • Shows or is associated with, creative or 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. 	<ul style="list-style-type: none"> • 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.

- The two rows of Victorian single-storey attached cottages located at Nos 89A-89E Camden Street and Nos 11-19 James Street, Enmore, are good examples of a Victorian style row houses built in the 1880s to accommodate the expanding population in the suburb of Enmore. Generally, the original fabric and features of the principal elevations of the terrace rows are retained.
- While some features have been lost, including the chimneys to cottages at Nos 15, 17 and 19 James Street and additions may mar some of the original facades (in particular, the infilled verandah to No 19 James Street) the original form and character of the housing groups has been retained. The additions at the rear of some of the row housing does not diminish the significance of the group.
- The single-storey, free-standing Victorian Georgian cottage at No 91 Camden Street, Enmore, has retained much of the original fabric and character of its style including hipped slate roof, timber-framed sash-windows with six-panes per sash and general building form. The cottages demonstrates the distinctive aesthetic attributes of the Victorian Georgian form and composition. Conservation works are required and investigation as to the location of the original verandah to the Camden Street elevation.
- The site layout of the terrace group at Nos 89A-89E Camden Street, together with its right-of-way leading to the rear of No 91 Camden Street, is unusual within the local area and has a unique streetscape quality associated with speculative development in the Victorian era.
- The interiors were not investigated to determine the extent of original internal fabric.

Nos 89A-89E and 91 Camden Street and Nos 11-19 James Street, Enmore, fulfils the criterion for aesthetic values.

4.2.4 Criterion (d) Social Value

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

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> Is important for its associations with an identifiable group. Is important to a community's sense of place. 	<ul style="list-style-type: none"> Is only important to the community for amenity reasons. Is retained only in preference to a proposed alternative.

- The two rows of Victorian single-storey attached cottages located at Nos 89A-89E Camden Street and Nos 11-19 James Street, Enmore, together with the single storey Victorian cottage at No 91 Camden Street, are not listed as heritage items on the *Marrickville LEP 2011*, or located within a conservation area. Heritage consultants have identified the properties have potential heritage significance and concern about the future of the places, including the possibility of demolition. To ascertain the special value a place might have to people at local community level requires community involvement. To date, no community group has stated the place is held in esteem for its cultural values and sense of identity. This indicates the property has limited potential for social values.

Nos 89A-89E and 91 Camden Street and Nos 11-19 James Street, Enmore, does not fulfil the criterion for social values.

4.2.5 Criterion (e) Technical / Research Value

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

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> Has the potential to yield new or further substantial scientific and/or archaeological information. Is an important benchmark or reference site or type. Provides evidence of past human cultures that is unavailable. 	<ul style="list-style-type: none"> Has little archaeological 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.

- The two rows of Victorian single-storey attached cottages located at Nos 89A-89E Camden Street and Nos 11-19 James Street, Enmore, are good examples of a Victorian style row houses built in the 1880s. However, they are unlikely to provide any additional information about cottages designed in the Victorian period in Marrickville.
- Early development on the subject site included a timber cottage built on the site of the five attached cottages on James Street. Given the extent of development associated with the construction of the row of terraces there is unlikely to be archaeological remnants / potential on the site.

Nos 89A-89E and 91 Camden Street and Nos 11-19 James Street, Enmore, does not fulfil the criterion for technical / research value.

4.2.6 Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> • Provides evidence of a defunct custom, way of life or process, • Demonstrates a process, custom or other 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. 	<ul style="list-style-type: none"> • Is not rare. • Is numerous but under threat.

- There are examples of groups of single-storey row houses in the late Victorian style residential development in the Enmore area.

The group comprising Nos 89A-89E and 91 Camden Street and Nos 11-19 James Street, Enmore, does not fulfil the criterion for rarity.

4.2.7 Criterion (g) Representativeness

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.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> • Is a fine example of its type. • Has the principal characteristics of an important class or group • 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 representative because of its setting, condition or type. • Is outstanding because of its integrity or the esteem in which it is held. 	<ul style="list-style-type: none"> • Is a poor example of its type. • Does not include or has lost the range of characteristics of a type. • Does not represent well the characteristics that make up a significant variation of a type.

- There are a number of groups of single-storey Victorian row houses in the Marrickville local government area built as a speculative group. The two rows of single-storey terraces, located at Nos 89A-89E and Nos 11-19 James Street, Enmore, are good intact example of that style or type,

differ from each other and have substantially retained the principal exterior characteristics of that style.

- The free-standing cottage at No 91 Camden Street, Enmore, is unlikely to provide any additional information about single-storey cottages designed in the Victorian style in the Marrickville local government area. However, retained as part of a group that includes the two single-storey Victorian row houses located at Nos 89A-89E and Nos 11-19 James Street, Enmore, the group has increased significance.

The group comprising Nos 89A-89E and 91 Camden Street and Nos 11-19 James Street, Enmore, fulfils the criterion for representativeness.

4.3 Statement of Cultural Heritage Significance

The eleven-property group of Victorian period dwellings at Nos 89A-89E and 91 Camden Street, and Nos 11-19 James Street, Enmore has historic significance associated with the subdivision of the Enmore Estate and residential development in Enmore between 1840s and 1880s. No 91 Camden Street, a Victorian Georgian brick cottage with slate roof, dates to the earlier development phase, while the two rows of five single-storey terraces at Nos 11-19 James Street and Nos 89A-89E Camden Street, were constructed as speculative residential development around 1880-81. John Garsed, a notorious builder and developer in Sydney in the late-nineteenth century was owner and developer of the group. Collectively, the eleven Victorian properties of cottage and row houses, set within narrow streets and laneway, retain the form, features and characteristics of modest housing types in Enmore in the second half of the 19th century. The group has an unusual streetscape quality that reflect the subdivision phases. The residential group conserves its cultural significance as a group of modest dwellings within a small conservation area.

5.0 RECOMMENDATIONS

1. The group of cottages have historic significance in their own right and retained substantially intact principal elevations and building form. However, the degree of alterations at the rear of many of the properties they do not reach the threshold for heritage listing as an intact group. In the light of this, we would not recommend the group of cottages in Enmore comprising Nos 89A, 89B, 89C, 89D, 89E and 91 Camden Street and Nos 11, 13, 15, 17 and 19 James Street be listed as a heritage items either individually or as a group.
2. Although the subject site formed part of the original Enmore Village Estate, the subject group of cottages is isolated from the existing “Enmore House Estate Heritage Conservation Area” and the Enmore-Newtown Heritage Conservation Area. The subject group of cottages would be considered contributory elements within either of the heritage conservation areas. Properties on the southern side of Camden Street and to the east of the subject site were also excluded from the conservation area and may be considered contributory elements within the conservation area. However, their isolation from both heritage items makes it difficult to include them in either of the two conservation areas.
3. The group of cottages comprising eleven properties, would comprise a small conservation area. However, a review of the Marrickville Council LEP 2011 Heritage Maps shows there are some conservation areas comparable in size to the subject site. They are as follows:
 - C22 - Morgan Street Heritage Conservation Area
 - C26 – Lewisham Estate Heritage Conservation Area
 - C32 - Collins Street Heritage Conservation Area

In the light of this, we would recommend Council list the subject site, comprising Nos 89A-89E and 91 Camden Street (including the right-of-way) and Nos 11-19 James Street, Enmore, as a heritage conservation area. Council Controls should be confined to the external form of the front (single-storey sections) of the buildings as a streetscape.

4. Should the opportunity present, detailed analysis and assessment should be undertaken at the time of any future changes to the interior of each cottage in order to ascertain the relative heritage significance.
5. Should any renovations to the cottages be proposed, it is recommended consideration be given to removing, replacing or altering any unsympathetic, unoriginal components from each cottage. This is particularly relevant to No 19 James Street.

6.0 APPENDICES

Appendix A — Land Titles Information

Crown Grant	8 January 1794	William Jenkins 30 acres Parish of Petersham	
Deed No 129 Bk 1	16-17 August 1841	Lease and release	Isaac Simmons/John Davis/Hugh Carruthers
Deed No 490 Bk 25	28 February 1853	Conveyance	Isaac Simmons to Hugh Carruthers
Deed No 818 Bk 32	6 July 1854	Appointment and release	Hugh Carruthers to James Foster
Deed No 813 Bk 56	26 August 1872	Conveyance	James Foster to Joseph Davis
Deed No 472 Bk 202	31 March 1880	Conveyance	Joseph Davis to John Garsed
Deed No 648 Bk 289	16 May 1884	Conveyance	John Garsed to Henry James Philpotts
Deed No 794 BN 289	17 May 1884	Mortgage	Henry James Philpotts to Francis Woodward
Deed No 339 Bk 490	22 March 1892	Assignment of Mortgage	Francis Woodward to The English Scottish and Australian Chartered Bank
Deed No 5 Bk 636	30 December 1898	Conveyance	The English Scottish and Australian Chartered Bank to Elizabeth Hoskisson
Deed No 973 Bk 682	7 March 1901	Conveyance	Elizabeth Hoskisson to David Joseph Monk
Primary Application 12081	26 November 1901	David Joseph Monk of Woollahra, gentleman Lots 7, 16 Sec 1 Village of Enmore	

Certificate of Title Vol 1436 Fol 60	David Joseph Monk of Woollahra, gentleman, 5 December 1902 1 rood 22 ½ perches, being Lots 7 & 16 and part of Lot 8 of Section A of the Village of Enmore	
	1903	Transfer 364149, David Joseph Monk to Thomas John Curtis of Redfern, clergyman
	1906	Transfer 449613, Thomas John Curtis to David Joseph Monk of Woollahra, gentleman
	1915	Application by Transmission A210431, Margaret Maria Monk of Woollahra, widow
	1915	Transfer A210432, Margaret Maria Monk to Boadicea Monk of Woollahra, spinster
	1930	Application by Transmission B928388, Stanley Fremantle Mort of Vaucluse, civil engineer
	1962	Transfer J146102, Cumberland Properties Pty Limited
Deed cancelled as to whole, new Certificate of Title issued for Lots in DP216409 (Lots 1-12) – Vol 9386 Fols 87-98		

Appendix B — Newtown Valuation Listings

CSA023549	60202	Newtown	Emmore	1878	50	A	1985	off Camden Street	Thomas Donihue	J Banker	Brick cottage	E16
CSA023549	60202	Newtown	Emmore	1878	50	A	1986	off Camden Street	Leon Barker	J Banker	Wood cottage	E10
CSA023549	60202	Newtown	Emmore	1878	50	A	1987	off Camden Street	Michael Haley	J Banker	Brick cottage	E18
CSA023549	60202	Newtown	Emmore	1878	50	A	1988	Camden Street		Coughnessy	Land 27 Sec 1	E8
CSA023549	60202	Newtown	Emmore	1878	50	A	1990	Camden Street	Richard Scott	Richard Scott	Brick house & shop & 6 rooms	E42
CSA023549	60202	Newtown	Emmore	1878	51	A	1981	Camden Street	Rosewood Marston	Leon Thomas Weale	Brick cottage	E46
CSA023549	60202	Newtown	Emmore	1878	51	A	1981	Camden Street	Nancy Johnson	J Davies	Brick cottage	E19
CSA023549	60202	Newtown	Emmore	1878	51	A	1982	Camden Street	Edith Ellen Berry	Eliza Lither	Brick cottage 3 rooms	E38
CSA023549	60202	Newtown	Emmore	1878	51	A	1982	Camden Street	James J Byrne	Eliza Lither	Brick cottage 3 rooms	E35
CSA023549	60202	Newtown	Emmore	1878	51	A	1984	Camden Street	Valent	Eliza Lither	Brick cottage 3 rooms	E35
CSA023549	60202	Newtown	Emmore	1878	51	A	1984	Camden Street	Eliza Lither	Eliza Lither	Wood cottage	E35
CSA023549	60202	Newtown	Emmore	1878	51	A	1984	Camden Street	Caroline Humphreys	J King	Wood cottage	E28
CSA023549	60202	Newtown	Emmore	1878	51	A	1989	Camden Street	A Wineburn	J King	Brick cottage	E28
CSA023549	60202	Newtown	Emmore	1878	51	A	1989	Camden Street	John Coates	J P Wright	Unfinished land 9 alicr	E30
CSA023549	60202	Newtown	Emmore	1878	51	A	1990	Camden Street	Hannah Palmer	John Coates	Brick cottage & grounds	E38
CSA023549	60202	Newtown	Emmore	1878	51	A	2001	James Street	William Mills	Joseph Pattison	Wood cottage 4 rooms	E18
CSA023549	60202	Newtown	Emmore	1878	51	A	2002	James Street	Robert Ellis	Joseph Pattison	Wood cottage	E18
CSA023549	60202	Newtown	Emmore	1878	51	A	2003	James Street	David Galway	David Galway	Wood cottage	E11
CSA023549	60202	Newtown	Emmore	1878	51	A	2004	James Street	John Harris	J Davies	Wood cottage	E11
CSA023549	60202	Newtown	Emmore	1878	51	A	2005	James Street	William Ericsson	J Fletcher	Wood cottage	E18
CSA023549	60202	Newtown	Emmore	1878	51	A	2006	James Street	K Gally	K Gally	Wood cottage 4 rooms	E11
CSA023549	60202	Newtown	Emmore	1878	52	A	2007	James Street	James Colley	A Douglas	Brick cottage	E12
CSA023549	60202	Newtown	Emmore	1878	52	A	2008	James Street	Joseph Ratcliffe	J C Glue	Brick cottage	E14
CSA023549	60202	Newtown	Emmore	1878	52	A	2009	James Street	James Street	J C Glue	Land Fenced	E2
CSA023549	60202	Newtown	Emmore	1878	52	A	2010	James Street	Mary Carr	J Davonport	Wood Cottage	E11
CSA023549	60202	Newtown	Emmore	1878	52	A	2011	James Street	Thomas Field	J Davonport	Wood Cottage	E11
CSA023549	60202	Newtown	Emmore	1878	52	A	2012	James Street	James Fletcher	J Davonport	Wood Cottage	E11
CSA023549	60202	Newtown	Emmore	1878	52	A	2013	James Street	Louisa Erickson	J Davonport	Wood Cottage	E17
CSA023549	60202	Newtown	Emmore	1878	52	A	2014	James Street	John Byrne	J Davonport	Wood Cottage	E18
CSA023549	60202	Newtown	Emmore	1878	52	A	2015	James Street	Francis Porter	John Byrnes	Wood Cottage	E18
CSA023549	60202	Newtown	Emmore	1878	52	A	2016	James Street	Edward Carr	John Byrnes	Wood Cottage	E11
CSA023549	60202	Newtown	Emmore	1878	52	A	2016a	College Street			Brick house	E23
CSA023549	60202	Newtown	Emmore	1878	52	A	2016b	College Street			Land Unleaded	E3
CSA023549	60202	Newtown	Emmore	1878	52	A	2017	off College Street	Mrs Keogh	Mrs Keogh	Wood cottage & Land 52	E35
CSA023549	60202	Newtown	Emmore	1878	52	A	2018	off College Street	John Bligs	John Bligs	Wood cottage 6 rooms Land 50ft	E35
CSA023549	60202	Newtown	Emmore	1878	52	A	2019	College Street	Charles Clarke	P O A Muldromo	Wood cottage 4 rooms	E14
CSA023549	60202	Newtown	Emmore	1878	52	A	2020	College Street	Mrs Webster	Mrs Webster	Wood cottage 3 rooms	E14
CSA023549	60202	Newtown	Emmore	1878	52	A	2021	College Street	Robert Anderson	Robert Anderson	Brick house 3 rooms	E35
CSA023549	60202	Newtown	Emmore	1878	52	A	2021	College Street		Gary	Wood cottage 3 rooms not finished	E14
CSA023549	60202	Newtown	Emmore	1878	52	A	2022	College Street		Mrs Brown	Land	E3
CSA023549	60202	Newtown	Emmore	1878	78	A	2023	College Street	Charles Bamford	Simon Bateman	Brick Cottage, 5 rooms	25/102
CSA023549	60202	Newtown	Emmore	1878	78	A	2024	College Street	H J Handel	H J Handel	Wood Cottage	19/102
CSA023549	60202	Newtown	Emmore	1878	78	A	2024	College Street	John Frank Dicks	John F Dicks	Brick Cottage, 5 rooms	E23
CSA023549	60202	Newtown	Emmore	1878	78	A	2026	College Street	Fred W Layt	J F Goodsell	Wood House 6 rooms & Kit & Shop	E36
CSA023549	60202	Newtown	Emmore	1878	78	A	2027	College Street	Charles Jones	Chris Jones	Wood Cottage	E37
CSA023549	60202	Newtown	Emmore	1878	78	A	2028	College Street			Wood Cottage unfinished	E2
CSA023549	60202	Newtown	Emmore	1878	78	A	2029	College Street	High Thornton	Simon Bateman	Wood Cottage	11/17/2
CSA023549	60202	Newtown	Emmore	1878	78	A	2030	College Street	George Eaton	High Thornton	Wood Cottage	9/5/
CSA023549	60202	Newtown	Emmore	1878	78	A	2031	College Street		Mitchell	Land Allot 23 Sec C	E12
CSA023549	60202	Newtown	Emmore	1878	78	A	2033	College Street	Joseph Smith	Joseph Smith	Wood Cottage	E2
CSA023549	60202	Newtown	Emmore	1878	78	A	2034	College Street		Wentley	Land Allot 6 Sec C	E2
CSA023549	60202	Newtown	Emmore	1878	78	A	2035	College Street		Crowley	Land Allot 7 & 8 Sec C	E2
CSA023549	60202	Newtown	Emmore	1878	78	A	2036	College Street		West	Land Allot 9 Sec B	E2
CSA023549	60202	Newtown	Emmore	1878	78	A	2037	College Street	William Byatt	William Byatt	Wood Cottage	E2
CSA023549	60202	Newtown	Emmore	1878	78	A	2037	College Street			Land	9/5/

CSA023554	602/07	Newtown	Enmore	1882	47	A	918	Camden Street	Thomas Walter	Camden Street	Garsen Jno	House	E24
CSA023554	602/07	Newtown	Enmore	1882	47	A	919	Camden Street	Manchior A	Camden Street	Garsen Jno	House	E24
CSA023554	602/07	Newtown	Enmore	1882	47	A	920	Camden Street	Scottford John	Camden Street	Anderson R	House	E26
CSA023554	602/07	Newtown	Enmore	1882	47	A	921	Camden Street	Anderson Robt	Camden Street	Anderson R	House	E26
CSA023554	602/07	Newtown	Enmore	1882	47	A	922	Camden Street	Migniel Daniel	Camden Street	Peacock Geo	House	E27
CSA023554	602/07	Newtown	Enmore	1882	47	A	923	Camden Street	Morton G W	Camden Street	Morton G W	House	E34
CSA023554	602/07	Newtown	Enmore	1882	47	A	924	Camden Street	Sherran Thos	Camden Street	Silvanhan T	House	E28
CSA023554	602/07	Newtown	Enmore	1882	47	A	925	Camden Street	Coates John	Camden Street	Coates Jno	House & Grounds	E28
CSA023554	602/07	Newtown	Enmore	1882	47	A	926	Camden Street	Loxell J	Camden Street	Keys Wm	House	E18
CSA023554	602/07	Newtown	Enmore	1882	47	A	927	Camden Street	Roberts J J	Camden Street	Keys Wm	House	E18
CSA023554	602/07	Newtown	Enmore	1882	47	A	928	Camden Street	McCann Daniel	Camden Street	Dorobee	House	E24
CSA023554	602/07	Newtown	Enmore	1882	47	A	929	Camden Street	Johns Mrs	Camden Street	James Rev	House	E24
CSA023554	602/07	Newtown	Enmore	1882	47	A	930	Camden Street	Morval Jas	Camden Street	James Rev	House	E24
CSA023554	602/07	Newtown	Enmore	1882	47	A	931	Camden Street	Adams Adam	Camden Street	Adams F	House	E26
CSA023554	602/07	Newtown	Enmore	1882	47	A	932	Camden Street	Alford F	Camden Street	Adams F	House	E26
CSA023554	602/07	Newtown	Enmore	1882	47	A	933	Camden Street	Alford F	Camden Street	Adams F	House	E26
CSA023554	602/07	Newtown	Enmore	1882	47	A	934	Camden Street	Curtis Henry	Camden Street	Perry J	House	E15
CSA023554	602/07	Newtown	Enmore	1882	48	A	935	Camden Street	Humphrey Catherine	Camden Street	King Thos	House	E28
CSA023554	602/07	Newtown	Enmore	1882	48	A	936	Camden Street	London Mrs E	Camden Street	King Thos	House	E28
CSA023554	602/07	Newtown	Enmore	1882	48	A	937	Camden Street	Laurance A E	Camden Street	London Mrs	House	E32
CSA023554	602/07	Newtown	Enmore	1882	48	A	938	Camden Street	Rowe and Smith	Camden Street	London Mrs	House	E32
CSA023554	602/07	Newtown	Enmore	1882	48	A	940	Camden Street	Alford John	Camden Street	London Mrs	House	E32
CSA023554	602/07	Newtown	Enmore	1882	48	A	941	Camden Street	Hidgison John	Camden Street	Garsen Jno	House	E16
CSA023554	602/07	Newtown	Enmore	1882	48	A	942	Camden Street		Camden Street	Garsen Jno	House	E16
CSA023554	602/07	Newtown	Enmore	1882	48	A	943	Camden Street		Camden Street	Garsen Jno	House	E16
CSA023554	602/07	Newtown	Enmore	1882	48	A	944	Camden Street		Camden Street	Garsen Jno	House	E16
CSA023554	602/07	Newtown	Enmore	1882	48	A	945	Camden Street		Camden Street	Garsen Jno	House	E16
CSA023554	602/07	Newtown	Enmore	1882	48	A	946	Camden Street		Camden Street	Garsen Jno	House	E16
CSA023554	602/07	Newtown	Enmore	1882	48	A	947	Camden Street		Camden Street	Garsen Jno	House	E16
CSA023554	602/07	Newtown	Enmore	1882	48	A	948	Camden Street	Johnson Veli	Camden Street	Sarsal Jno	House	E16
CSA023554	602/07	Newtown	Enmore	1882	48	A	949	Camden Street	Nagle J T	Camden Street	Nagle J T	House	E29
CSA023554	602/07	Newtown	Enmore	1882	48	A	950	Camden Street	Stacy Michael	Camden Street	Nagle J T	House	E29
CSA023554	602/07	Newtown	Enmore	1882	48	A	951	Camden Street	Wills William	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	952	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	953	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	954	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	955	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	956	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	957	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	958	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	959	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	960	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	961	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	962	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	963	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	964	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	965	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	966	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	967	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	968	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	969	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	970	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	971	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	972	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	973	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	974	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	975	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	976	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	977	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	978	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	979	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14
CSA023554	602/07	Newtown	Enmore	1882	48	A	980	Camden Street	Paterson Mrs	Camden Street	Paterson Mrs	House	E14

Appendix C — Local Heritage Inventory Listing Sheets

The following heritage inventory sheet from the Heritage Branch, NSW Office of Environment and Heritage – Heritage Inventory (Database No 2030295), identifies the subject site:

- “Garsed’s House and Garsed’s Cottages”, 89A-E, 91 Camden Street, Enmore



[Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Garsed's House and Garsed's Cottages

Item details

Name of item: Garsed's House and Garsed's Cottages
Type of item: Built
Group/Collection: Residential buildings (private)
Category: Cottage
Primary address: 89A-E, 91 Camden Street, Enmore, NSW 2042
Local govt. area: Marrickville

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
89A-E, 91 Camden Street	Enmore	Marrickville			Primary Address
Short Street	Enmore	Marrickville			Alternate Address

Statement of significance:

89A-89E Camden Street and 91 Camden Street are of historical significance for their association with John Garsed, a colourful 19th century builder and developer, and for the manner in which the cottages at Nos. 89A-89E Camden Street illustrate a distinctive pattern of resubdivision in the late 1870s. The group of associated houses are representative of 1870s development of the former Enmore House estate. The row of cottages at 89A-E Camden Street has aesthetic significance as a distinctive streetscape of diminutive houses, an unusual subdivision and for their relatively intact facades. The main house at 91 Camden Street, built 1872, is a representative Victorian Georgian style cottage.

Date significance updated: 10 Jan 12

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

Description

Builder/Maker: John Garsed (row of cottages at 89A-E Camden Street)

Construction years: 1860-1884

Physical description: No. 91 Camden Street is a Victorian Georgian style single storey freestanding cottage of rendered masonry with a hipped slate clad roof and symmetrical façade. The cottage has a centrally placed timber panelled front door with fanlight above, flanked by timber-framed multi-paned double-hung windows. The house is finished in imitation ashlar render, is bald-faced (ie. has no front veranah), and is set close to the street alignment on Camden Street, with a few steps to the front door from the street footpath.

To the rear of the cottage at No. 91 Camden Street, accessed via a driveway on the east side of the cottage, is a group of five diminutive single storey Victorian Georgian

style terrace houses known as Nos. 89A to 89E Camden Street. The houses are of painted brickwork with a hipped corrugated steel roof. The terraces have a skillion verandah roof which is an extension of the main roof form at a slightly lower pitch. .

The row of five cottages at 89A to 89E Camden Street are modest and simple in detailing, each with a timber-panelled front door with fanlight above and a single six-paned timber-framed double-hung window to the façade. Each terrace has painted brick fin walls which extend out to the front edge of the verandahs. The fin walls feature blind arches on their inner edges, facing into the front verandahs. Each house has a small front yard bounded by a timber picket fence.

Physical condition and/or Archaeological potential: The buildings appear to be in reasonable condition.

Date condition updated: 23 Jul 98

Modifications and dates: Nos. 89A-89E Camden Street: The roof cladding and windows appear to have been replaced and security grilles have been added.

The cottage facing Camden Street has had its roof cladding replaced and windows appear to have been replaced, security grilles have been added. Security grilles to windows.

Further information: Draft
No mention in the 2001 Tropman and Tropman Heritage Study Review was made of premises 11 - 19 James Street which form a group of five single storey brick terraces with a hip roofline similar to premises 89A - 89E Camden Street, having the same history and built at the same time.
This row is in slightly poorer condition to that of 89A - 89B Camden Street, with the veranda of 11 James Street enclosed. The row of cottages at 11 - 19 James Street should also be considered for inclusion in the proposed group listing.

Current use: Residential

History

Historical notes: The original owners of the land within the Marrickville Council area were the Cadigal and Wangal clans of the coastal Eora people. They spoke Eora, which may have been a dialect of the Dharug (Darug) language, though sources differ on this point. With the establishment of the penal colony at Sydney Cove in 1788 the dispossession of the original inhabitants was begun. In 1789 a smallpox plague decimated the Aboriginal population, though descendants of the Cadigal and Wangal people still reside within the Sydney metropolitan area.
On 8 January 1794 Paul Page, William Jenkins and James Jenkins were each granted 30 acres in the area south of what is now Enmore Road. By 1835 Jenkins' grant was owned by Captain Sylvester Browne (best known as the father of novelist T.A. Browne, "Rolf Boldrewood") and John Verge designed a house that looked out to Botany Bay. Browne moved to Victoria and in June 1838 the villa, called "Enmore House", was advertised for lease. In June 1840 the entire estate, by now 40 acres, was advertised for sale. The purchaser appears to have been Isaac Simmons. Simmons subdivided part of the property as the "Beautiful Village of Enmore" in about 1841. This stretched from Juliet Street to Simmons Street. In the vicinity of what is now Metropolitan Road was "Enmore House" itself, which retained 9 acres of grounds. Campbell Street (now Camden Street) was the southern boundary of the subdivision. In August 1841 Jacob Josephson (an emancipist who had been transported in 1818) bought "Enmore House" and its grounds from Simmons. On Jacob Josephson's death in

1845, his son Joshua Josephson, a businessman, politician and later solicitor-general and judge inherited the house. In about 1872 John Garsed, a tobacconist, moved into a house in Camden Street. It seems likely that Garsed had the house (now 91 Camden Street) built for him. In 1858 Garsed had become insolvent while "carrying on an extensive business as a master-builder and house-owner" and in 1859 was "committed to take his trial on a charge of fraudulent insolvency." (The Moreton Bay Courier 12 January 1859, p. 59) Garsed was found guilty and was imprisoned in Darlinghurst Gaol until at least 1862, when his wife petitioned for his release. By 1867 Garsed was living at 151 Darlinghurst Road, Darlinghurst. He was the subject of a NSW Parliament committee (Mr John Garsed Committee No.10, 1878).

By 1879 Garsed was operating as a fuel merchant on the corner of Enmore Road and Station Street. Between 1879 and 1881 he had two groups, of five terraces each, built on his property. Five of the houses faced James Street (11-19 James Street), while the other five faced a new street built behind 91 and 93 Camden Street (89A-89E Camden Street). The new street was named Short Street from about 1891, possibly for the obvious reason that it was very short. Collectively these terraces were known as "Garsed's Cottages". The professions of occupants of Garsed's Cottages shown in Sand's Directories for the period 1882 to 1892 included bootmakers, a storeman, fitter, carpenter, architect, accountant, journalist, compositor, painter, engine driver and a tobacconist, reflecting the variety of working class renters in the area at the time.

Garsed sold the properties to Mr Philpott by 1889. Subsequent owners included Francis Woodward, Mr Linden and, from about 1899, David Monk. They remained in the ownership of the Monk family until at least 1920. By 1932 they had been sold to S.F. Mort who owned them until at least 1948.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-

Assessment of significance

SHR Criteria a)
[Historical significance] 89A-89E Camden Street and 91 Camden Street are of historical significance for their association with John Garsed, a colourful 19th century builder and developer, and for the manner in which the cottages at Nos. 89A-89E Camden Street illustrate a distinctive pattern of resubdivision in the late 1870s. The group of associated houses are representative of 1870s development of the former Enmore House estate.

SHR Criteria c)
[Aesthetic significance] The row of cottages at 89A-E Camden Street has aesthetic significance as a distinctive streetscape of diminutive houses, an unusual subdivision and for their relatively intact facades. The main house at 91 Camden Street, built 1872, is a representative Victorian Georgian style cottage.

SHR Criteria g)
[Representativeness] The group of associated houses are representative of 1870s development of the former Enmore House estate.

Integrity/Intactness:The buildings are reasonably intact and as a group retain their integrity.

Terraces 89A - 89E Camden Street form a group of five single storey brick houses with a galvanised iron hip roofline and belcast verandas and are estimated to have been constructed between 1880 and 1884. These houses are in a reasonable

condition and as a group retain some integrity. The integrity has been compromised to some extent by the brick work enclosing the front veranda of No 89E and the top of the rear additions of No 89A being seen from the right of way access leading off Camden Street.

The integrity is confined to the front of the group of terraces as unsympathetic addition have been added to the rear of No 89A, No 89C and No 89D. The rooftop of No 89A can be seen from the right of way leading off Camden Street, while the rear additions of No 89C can be seen from Edgeware Road and the TAFE car park.

Assessment criteria: Items are assessed against the [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

The buildings shall be retained and conserved. A Heritage Impact Statement or a Conservation Management Plan, may be required to accompany any development application for major works to the buildings. There shall be no alterations to the façades of the buildings other than repairs or reinstatement of original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved where present. Any additions and alterations should be confined to the rear in areas of less significance, should not be visually prominent or overwhelm the existing buildings, and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Marrickville LEP 2011	I30	12 Dec 11	2011/645	
Within a conservation area on an LEP	within draft cons. area Marrickville LEP 2001				
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Marrickville Heritage Study Review	1997	2030295	Tropman & Tropman Architects	1997-1999	Yes
Review of Potential Heritage Items for Marrickville Council	2009		Paul Davies Pty Ltd		Yes

References, internet links & images

Type	Author	Year	Title	Internet Links
Written		2005		

Francis Planning and
Environment
Consultants

Statement of Heritage
Impact and
Assessment, April

Note: internet links may be to web pages, documents or images.



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Data source

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Name: Local Government

Database number: 2030295

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