



NSW State Heritage Inventory form

ITEM DETAILS						
Name of Item	Mill Hill Conservation Area					
Other Name/s Former Name/s	St. James Glebe, Hope Farm, Mill Hill Estate.					
Item type	Built					
Item group	Residential and retail buildings.					
Item category	Terraced, semi-detached and freestanding residences and retail buildings.					
Area, Group, or Collection Name	Mill Hill Conservation Area					
Street number	All addresses					
Street name						
Suburb/town	Bondi Junction				Postcode	2022
Local Government Area/s	Waverley Council					
Property description						
Location - Lat/long	Latitude				Longitude	
Location - AMG	Zone	MGA Zone 56 (GDA 94)	Easting	337,682.822296195	Northing	6,248,079.85318938
Owner	Multiple					
Current use	Mixed residential, retail, ecclesiastical, limited light industry.					
Former Use	Open land used for dairying, animal husbandry, quarrying and flour milling.					



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Statement of significance	<p>The Mill Hill Heritage Conservation Area comprises streetscapes, residential and retail structures recording the aesthetic character and qualities of late 19th and early 20th Century consolidation of Bondi Junction as a commuter suburb based upon improvements in transport and the rapid expansion of suburban Sydney between 1880 and 1915. The Mill Hill Heritage Conservation area street and subdivision patterns are derived from initial land grants of the 1830's-40's. The grants have historic association with established colonial society, early owners and settlers including Henry Hough mill operator at Hope Farm from the 1840's – 1880; the Anglican Church, initial owner of the St James Glebe to the western side of the Conservation Area; Jacob Josephson emancipist father in law of Barnett Levey builder of Waverley House (1827); Sydney retailer Samuel Peek; William Lawson (1774-1850) explorer and politician and Thomas Ware Smart (1810-1881) magistrate, grazier, business leader and politician. The grid pattern of these grants and initial streets established along the boundaries provided the basis for later subdivisions forming the existing pattern of residential and retail buildings and related outbuildings. The 19th Century subdivisions of the initial grants and the related construction - provide significant examples of late 19th and early 20th Century residential streetscapes.</p> <p>Narrow fronted deep allotments are occupied by one and two storey terrace rows of late Victorian styles interspersed with grouped and single examples of worker cottages these appearing as the earliest forms of remaining residential construction. Later semi detached and single storey attached houses of Federation style combined with retail shops featuring post supported and cantilevered awnings and ecclesiastical buildings complete the streetscapes. The compositions provide significant demonstration of the forms, styles and settings of residential development in Waverley Municipality resulting from improved transport and population demands of the late 19th and early 20th Centuries.</p>		
Level of Significance	National <input type="checkbox"/>	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	
Builder/ maker	
Physical Description	<p>The Mill Hill Conservation Area is defined in Waverley Council LEP and generally comprises areas bounded to the south by Birrell Street; to the west by York Road, York Place and St James Road; to the north by Oxford Street from St James Road east to the eastern side of Gowrie Lane extending through to Oxford street then the rear property boundary of sites fronting Oxford street as far east as Denison Street. The boundary then extends south down the centreline of Denison Street to the midpoint of the intersection with Ebley Street, thence east along the mid line of Ebley street to the rear eastern boundary of sites facing the eastern side of Newland Street . From there the boundary extends along the rear boundary of these sites south to the northern rear boundary of sites to the northern side of Walter Street continuing east across Gardiner Street and returning north along the rear boundary of properties facing Mackenzie Street . The boundary then returns along the southern boundary of properties facing Ebley Street continuing in an irregular line across Brisbane Street then along the rear boundaries of sites to the eastern side of Brisbane Street continuing south to the northern side of Birrell Street.</p> <p>The Conservation Area comprises a grid pattern streetscape dominated by close set residential development on narrow frontages. Building forms comprise one and two storey terrace groups, freestanding and attached vernacular worker housing of single storey gabled and hipped roofed forms, semi-detached, freestanding and attached Federation Style residences, shop frontages set at street corners and within housing rows with post supported and cantilevered verandas and ecclesiastical</p>

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	<p>buildings including churches and manses, predominantly of Federation period construction and some now adapted. Substantial residences of the Federation era have been constructed in York Road to the western side of the Conservation Area overlooking Centennial Park.</p> <p>Sloping topography and the grid street pattern serve to emphasise the skyline profiles of residences with decorated parapets, chimneys, skillion roofed service wings and repetitive profiles and articulation of terrace residences at front and rear being prominent and contributory aspects of the Conservation Area. The treatment of buildings at corner sites within the grid street and the related exposure of side elevations serves to emphasise the principal period of construction from 1880-1915.</p> <p>Later infill developments include dispersed Inter War residential flat buildings mainly about Birrell Street, skillion roofed town house forms of the 1970's in Ruthven Street and St James Road and late 20th Century town house development in Hough Street.</p>				
Physical condition and Archaeological potential	<p>Residential and limited retail and other service buildings from the period 1880-1915 remain substantially intact within the Conservation area. The built fabric records the rapid development of previously largely open lands employed for dairy farming, market gardening and piggeries in addition to flour milling at Henry Hough's Mill located on a rise at the north western end of the Conservation Area. Whilst St. Barnabas Church is considered to occupy the former mill site, the potential remains for archaeological evidence of the former mill demolished in 1881 and of related farm buildings and other early structures on the original land grants including the First Wesleyan Church erected in Newland Street in 1844 and still extant in 1959.</p>				
Construction years	Start year 1840's		Finish year Ongoing		Circa <input type="checkbox"/>
Modifications and dates	<p>1840s. Farm buildings and Windmill. First Wesleyan Church – Newland Street 1844 1850's Quarries, piggeries & dairy farms. 1880's Residential subdivisions – terrace and worker cottage construction. 1890-1915 Federation semi-detached and attached residential construction and parish churches. 1902-15 Large Federation residences and tram depot to western side overlooking York Road and Centennial Park. 1960-70's Infill townhouses to Ruthven St and St James Rd. 1990's Infill townhouses Hough Street.</p>				
Further comments					

HISTORY

Historical notes	<p>During the 1830'-40's small purchase grants were created to the southern side of the Old South Head Road between the eastern extent of the Sydney Common and the larger 60 acre grant transferred to Barnet Levey in 1826 and including the site of Waverley House erected in 1827-29.</p> <p>Between Sept. 1838 and Nov. 1839 twelve land grants of between 1.2 and 2 hectares located west of Levey's Grant were advertised for sale in the Government Gazette, all being sold by January 1839. Purchasers included Jacob Josephson emancipist father in law of Barnett Levey builder of Waverley House (1827); Samuel Peek Sydney retailer; William Lawson (1774-1850) explorer and politician and Thomas Ware Smart (1810-1881) magistrate, grazier, business leader and politician. Immediately west of these a promissory grant to Henry Hough (1798-1880) made by Governor Macquarie provided the basis of a 10 acre grant to Hough made in March 1840 under the name of Hope Farm. Hough erected a windmill on his land, the mill reportedly operating by 1841-42 and mentioned in the Sydney</p>
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Morning Herald as early as 1848. [SMH 10 Mar. 1848] In 1841 lands to the west of Hope Farm were dedicated as St James Glebe. The boundaries of these grants formed the basis of the later grid street pattern remaining evident in the area.

Through the 1840's-50's little growth occurred beyond the Old South Head Road frontage, the grants being largely employed for rural purposes. The keeping of large numbers of pigs on lands near Hough's Mill was identified as a source of pollution in 1858. [SMH 2 July 1858]. Extractive quarrying also appears to have commenced, Hough identified as operating a quarry in 1846 'beyond the new military barracks' and as such most likely on his Farm. [SMH 2 Sept. 1846]. The Wesleyan Chapel erected in later Newland Street in 1844 was of stone locally quarried.

Following the 1859 establishment of Waverley Municipality, Council on 6 Sept. 1859 formally named the road running by Hough's Mill as Denison Street, the second road past Hough's Mill running south from Old South Head Road to the Old Wesleyan Chapel (1844) as Newland Street and the road running east / west crossing the Coogee Road and extending as far west as Fitzgerald's north west corner as Birrell Street. Whilst there was a degree of self aggrandisement in roads being named after members of the then Council, the process confirmed the existence of basic roadways between the estates and the existence of some, if scattered, buildings.

Settlement remained concentrated along Old South Head Road, now Oxford Street and Bronte Road through the 1870's. Early attempts at subdivision include the St James Glebe Estate in 1848 but sales for residential development were limited prior to the 1870's. Illustrations of Hough's Mill painted by artist Sam Elyard in 1868 and 1873 show fenced paddocks with low scrub, few trees and bark or metal roofed farm buildings alongside the poorly formed Old South Head Road. Attempts at subdivision for suburban and villa allotments are closely related to the establishment of regular horse drawn omnibus services in the 1870's and more significantly horse and later steam powered tram services from 1881 onwards.

Subdivisions of the 1870's included the Dobson Estate between Birrell and Brisbane Streets and Bronte Road in 1871 and the whole of TH Smart's lands between Bronte Road, Oxford, Denison and Ebley Streets as the Erith Estate in December 1872.

Sales initially provided limited construction. Peeks Grant between Newland, Gardiner, Ebley and Birrell Streets was subdivided into 12 lots in 1879 and later re-subdivided into 20 lots. On 28th October 1880 the Maitland Mercury announced that Henry Hough senior, 82 years old, died at his residence Hope Mills Waverley, the father of Henry J Hough of this town (Maitland) miller. [Maitland Mercury 30 Oct 1880].

At the time of his death Hough's Mill was the last operating windmill in the Sydney area, the mill being demolished the following year and Hope Farm subdivided into 180 allotments sold as the Mill Hill Estate including the new routes of Mill Hill, Hough and Hope Streets.

Typical of the speculative land boom of the period 1875-1889 the entire estate was purchased at auction by George Hill Jnr. of Sydney in February 1881 and resold the following month to prominent lawyer Sir George Wigram Allen and Michael Chapman The Estate was again auctioned in May 1881 sales proceeding for individual lots over the decade.

Subdivision sales provided sites for construction of later Victorian two storey and single story speculative terraces over much of the former grants. The change to electrification of tram services and the consolidation of the Tea Gardens as Bondi Junction provided further emphasis for infill of the remaining open sites by semi-detached and attached residences during the Federation period. By the outbreak of World War One Hough's Hope Farm, the St James Glebe and the former 12 small purchase grants to the east were occupied by close set housing, corner stores and to the northern and

	<p>eastern periphery by ornate shop fronts to Oxford Street and Bronte Road.</p> <p>In 1902 at the western end of the former Estates an extensive tram depot was constructed on part of Centennial Park adjacent to the former St James Glebe. The saw tooth roofed structure detailed in Federation style was opened to service electric trams. Smaller Federation style buildings fronted Oxford Street screening much of the depot from the street. Three years later an Auction of 18th March 1905 sold peripheral lands about the eastern extent of Centennial and Queens Parks as residential sites.</p> <p>The Centennial Park Celebration Act of 1887 provided for sale of the outer areas of the former common as gentleman's houses in order to finance construction and landscaping of the parklands. Lots sold included those to west of St James Road fronting Daley Road (now York Road). Covenants ensured the construction of substantial brick and slate or tile roofed houses forming a backdrop to the parklands. By the outbreak of World War One the only remaining open space within the former purchase grants was a parcel of land set aside as a primary school site by the State Government in Ebley Street, the site later named Clementson Park.</p>
THEMES	
National historical theme	<p>4 Building settlements, towns and cities.</p> <p>9 Marking the phases of life.</p>
State historical theme	<p>Towns, suburbs and villages-activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages; Land tenure-activities and processes for identifying forms of ownership and occupancy of land and water; Accommodation-activities associated with the provision of accommodation, and particular types of accommodation.</p> <p>Persons - activities of, and associations with, identifiable individuals, families and communal groups.</p>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Mill Hill Conservation Area records the process of town consolidation resulting from improved transport to Sydney associated with the land booms of the late 19 th and early 20 th Centuries. The resulting close settlement of existing early 19 th Century purchase grants.
Historical association significance SHR criteria (b)	The street pattern is associated with the early purchase grants made to settlers and absentee speculators in the 1830's-40's, the conservation area being named after Henry Hough's Windmill Mill located on Hough's Hope Farm toward the western end of the Conservation Area within the area later bounded by Mill Hill, Hough and Denison Streets. Other early owners of the grants include Jacob Josephson emancipist father in law of Barnett Levey builder of Waverley House (1827); Samuel Peek Sydney retailer; William Lawson (1774-1850) explorer and politician and Thomas Ware Smart (1810-1881) magistrate, grazier, business leader and politician.
Aesthetic significance SHR criteria (c)	The Conservation Area demonstrates the aesthetic styles of late Victorian and Federation Architecture applied to densely settled housing estates. The resulting streetscapes of close set free standing worker housing, speculative terrace rows, single storey semi-detached residences, larger free standing residences, corner stores with cantilevered balconies and rare street awnings to shop fronts set with terrace frontages together with ecclesiastical buildings of the Federation era contribute to the aesthetic significance. Detailing including notable skylines of decorative chimneys, parapets and hipped and gabled roof forms, repetitive profiles of rear service wings, palisade fencing and landscaped entries including tessellated and glazed tile and stone paths and steps all contribute to the character and aesthetic value of the Conservation Area and related streetscapes. Street frontages

	reflect the natural topography utilising stepped terraces, limited stone retaining walls to street frontages, grassed berms to cross slopes and supplementary street planting.
Social significance SHR criteria (d)	The Conservation Area provides a significant demonstration of the building forms, setting and living conditions of metropolitan Sydney of the late 19 th and early 20 th Centuries.
Technical/Research significance SHR criteria (e)	The Conservation Area demonstrates the trade skills, material quality and construction techniques of residential housing of suburban Sydney of the later 19 th and early 20 th Centuries. The Conservation Area also demonstrates the evolving pattern of town planning and land subdivision in Waverley Municipality from the time of initial purchase grants (1830's) to the Inter War period of the 20 th Century.
Rarity SHR criteria (f)	The Conservation Area is rare in Waverly Municipality combining a core area of later 19 th Century residential consolidation with subsequent Federation era residential construction that was to spread extensively into surrounding areas. Comparison may be made with other tram route suburbs of the later 19 th Century including nearby Paddington, central Newtown and Surry Hills.
Representativeness SHR criteria (g)	The Conservation Area is highly representative of the forms, streetscapes, aesthetic qualities and details of late 19 th and early 20 th Century suburban settlement in metropolitan Sydney serviced by improved tram transport of the period and fuelled by population growth and economic boom conditions.
Integrity	Despite later alterations and the growth of adjacent areas as a contemporary business centre the Conservation Area remains substantially intact and cohesive in scale, form and setting.

HERITAGE LISTINGS

Heritage listing/s	Waverley Local Environmental Plan 1996 (Amendment No. 33)
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Heritage Study	Perumal Murphy	Waverley Heritage Study	1990	Waverley Council
Council research	Colin Brady	Na	2012	Council files and Local History Library
Book	B T Dowd (ed.) for Council of the Municipality of Waverley	The History of the Waverley Municipality		Waverley Council library
Newspaper	Fairfax Press	Press Sydney Morning Herald 1840-1955	1840-1955	Trove National Library of Australia
Civil Records	NSW Government	Registry of Assisted Passengers to NSW from 1828. Registry of Births, Deaths and Marriages	1828 - 1950	Ancestry.Com
Municipal Directories	Sands	Sands Directory of Sydney and Suburbs	1850-1933	Waverley Library and on line.
Picture Files	n.a	Various artists	1840-1950	Mitchell Library NSW



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RECOMMENDATIONS

Recommendations	<p>A Heritage Impact Report is to accompany applications for works at sites within the Conservation Area.</p> <p>Conservation Management Guidelines are to be provided where works are proposed to structures of 19th century origins.</p> <p>All demolitions are to be accompanied by a photographic archival record.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	Waverley Heritage Study	Year of study or report	1990
Item number in study or report			
Author of study or report	Perumal Murphy Pty Ltd 1990 / Colin Brady 2013		
Inspected by	Rosanne Paskin		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Rosanne Paskin & Colin Brady	Date	Sep 2012; Jan 2013

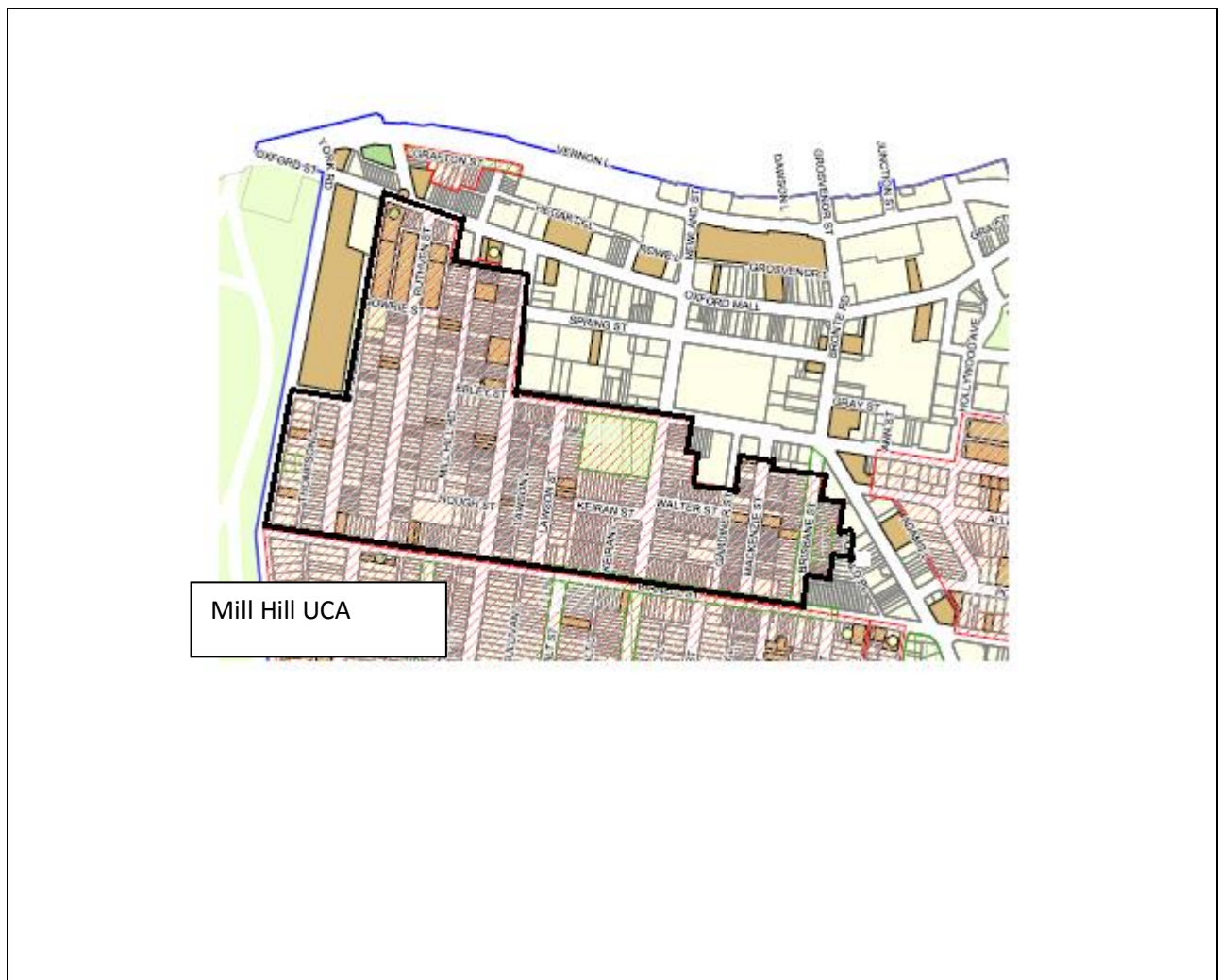


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Image caption	Mill Hill Heritage Conservation Area				
Image year	2014	Image by	Waverley Council	Image copyright holder	Waverley Council





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Image caption	Mill Hill Conservation Area Aerial image 1943				
Image year	1943	Image by	Mapping NSW Six Maps	Image copyright holder	Mapping NSW



Mill Hill Conservation Area Aerial image 1943



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Image caption	Mill Hill Heritage Conservation Area 2013				
Image year	2013	Image by	Mapping NSW Six Maps	Image copyright holder	Mapping NSW



Mill Hill Heritage Conservation Area 2013 [Six Maps]



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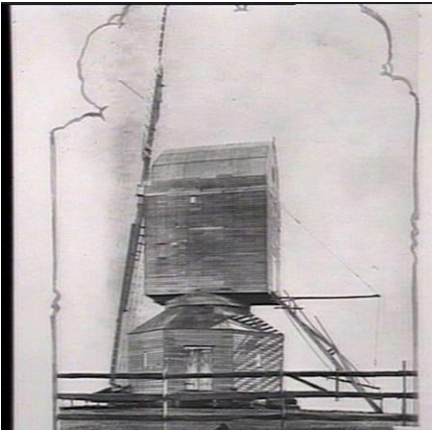
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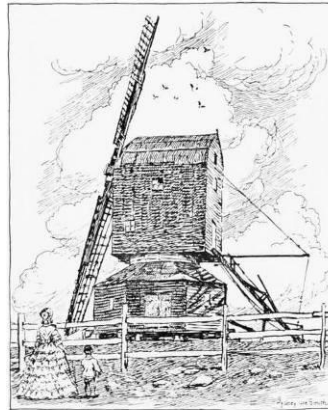
Image caption	Wind Mill Old South Head Road Sydney 1873 S Elyard. 1 Painting titled Wind Mill Old South Head Road Sydney 1873 by artist Sam Elyard. 2 Photograph held in Government Printing Office Collection, State Archives. 3 Sketch by Sydney Ure Smith in C.H. Bertie's Stories of Old Sydney (1912)				
Image year	1873	Image by	Sam Elyard	Image copyright holder	Mitchell Library



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Images Of Hough's Mill

- 1 Painting titled Wind Mill Old South Head Road Sydney 1873 by artist Sam Elyard.
2 Photograph held in Government Printing Office Collection, State Archives.
3 Sketch by Sydney Ure Smith in C.H. Bertie's Stories of Old Sydney (1912)



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Image caption	Waverley Tram Depot 1955				
Image year	1955	Image by	Unknown	Image copyright holder	Not credited





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Image caption	Oxford Street entry to Waverley Tram Depot 1957				
Image year	1957	Image by	Unknown	Image copyright holder	Image in Public Domain



The Oxford street entry to Waverley Depot in 1957



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Image caption	Birrell Street looking west with Federation single storey row houses to north side of street .				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Brisbane Street looking North				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Restored Federation Style attached residence Birrell Street				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Former corner store with residence above – corner of Newland and Kieran Streets.				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Former Church adapted to residential apartments - corner of Ebley and Denison Streets.				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Parapet to former grocers store, Mill Hill Road				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Restored Federation Style Terrace Mill Hill Road				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Federation Anglo Dutch and Queen Anne Style semi detached housing - Ruthven Street .				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	<i>Rothesay</i> in York Road – transitional Late Victorian/Federation Style residence overlooking Centennial Park .				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Federation Style semi detached houses in Birrell Street facing south.				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady





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Image caption	Adapted Federation Style corner store at Birrell and Ruthven Streets				
Image year	2015	Image by	Colin Brady	Image copyright holder	Colin Brady

