



**ERYLDENE  
CONSERVATION  
MANAGEMENT  
PLAN 2023**



# ERYLDENE CONSERVATION MANAGEMENT PLAN

17 McIntosh Street, Gordon



May 2023



# Contents

<b>Contents</b> .....	<b>iv</b>
<b>List of Figures</b> .....	<b>vii</b>
<b>List of Policies</b> .....	<b>viii</b>
<b>Executive Summary</b> .....	<b>ix</b>
<b>PART 1: BACKGROUND</b> .....	<b>1</b>
<b>1. Introduction</b> .....	<b>3</b>
1.1 Overview.....	3
1.2 Background .....	3
1.3 Developing Eryldene's Resilience .....	4
1.4 Conservation Documentation at Eryldene.....	6
1.5 Acknowledgments .....	7
<b>2. The Site</b> .....	<b>9</b>
<b>3. Heritage Listings</b> .....	<b>13</b>
3.1 State Heritage Register.....	13
3.2 Ku-ring-gai Local Environmental Plan 2015.....	13
3.3 Non-statutory listings.....	14
<b>4. Research Method</b> .....	<b>17</b>
<b>5. Structure of the CMP</b> .....	<b>19</b>
5.1 Abbreviations and Specialist Terms used in the CMP .....	19
<b>6. History of Eryldene</b> .....	<b>21</b>
<b>7. Evolution of Eryldene</b> .....	<b>27</b>
7.1 Pre-European .....	27
7.2 European land grants and subdivision .....	27
7.3 The evolution of the property – land acquisitions and sales.....	27
7.4 The siting of Eryldene's buildings and structures.....	29
7.5 Evolution of the garden from 1943 to 2021 – aerial photography .....	30
7.6 Historic and contemporary images of Eryldene's buildings and structures.....	32
<b>8. Description of Eryldene</b> .....	<b>41</b>
8.1 Introduction.....	41
8.2 The setting.....	41
8.3 The house.....	41
8.4 The garden .....	42
8.5 Outbuildings and structures .....	43
8.6 The collection .....	43

<b>9. The Eryldene Collection .....</b>	<b>45</b>
9.1 Introduction.....	45
9.2 Description.....	45
9.3 Vulnerabilities .....	47
9.4 Significance .....	47
9.5 Objectives for the conservation of the Eryldene Collection .....	47
9.6 Policy for the conservation of the collection .....	47
9.7 Recommended actions .....	48
<b>10. Assessment of Eryldene’s Cultural Heritage Significance .....</b>	<b>51</b>
10.1 Introduction.....	51
10.2 Statement of significance.....	51
10.3 Interpreting Eryldene’s cultural significance .....	53
<b>11. Sensitivity to Change .....</b>	<b>61</b>
11.1 Challenges.....	61
11.2 Opportunities .....	61
11.3 Climate change and sustainability planning at Eryldene .....	61
<b>PART 2: CONSERVATION POLICIES AND THEIR IMPLEMENTATION.....</b>	<b>65</b>
<b>12. Considerations in Developing Conservation Policies for Eryldene .....</b>	<b>67</b>
12.1 Introduction.....	67
12.2 Matters for consideration .....	67
12.3 Legal and statutory requirements arising from Eryldene’s significance .....	67
12.4 Other considerations arising from Eryldene’s significance .....	70
12.5 Needs of the owners, the Eryldene Trust.....	71
12.6 Use of Eryldene as a museum.....	72
12.7 Nearby residents .....	75
12.8 The library of the NSW Camellia Research Society Inc .....	75
12.9 Condition, integrity, and authenticity .....	75
12.10 Conservation challenges .....	76
12.11 Conservation Management policies .....	76
12.12 Policies for the use of Eryldene .....	79
<b>13. Policies for the Conservation of Eryldene’s Setting.....</b>	<b>83</b>
13.1 Vulnerabilities of Eryldene’s setting.....	83
13.2 Policies for Eryldene's setting .....	84
<b>14. Policies for the Conservation of the House and Garden Buildings.....</b>	<b>89</b>
14.1 Introduction.....	89
14.2 Description.....	90
14.3 Vulnerabilities of the house and garden buildings .....	90

14.4 Significance of the house and garden buildings .....	91
14.5 Objectives for the conservation of the house and garden buildings.....	91
14.6 Policies for the house and garden buildings .....	91
<b>15. Policies for the Conservation of the Garden .....</b>	<b>95</b>
15.1 Introduction.....	95
15.2 Description.....	95
15.3 Vulnerabilities of the garden .....	95
15.4 Significance of the garden .....	96
15.5 Objectives for the conservation of the garden.....	96
15.6 Policies for the garden .....	97
<b>References .....</b>	<b>108</b>
<b>Appendices .....</b>	<b>114</b>
APPENDIX A: NSW State Heritage Register Listing .....	114
APPENDIX B: Ku-ring-gai LEP 2015 Listing.....	114
APPENDIX C: Apoliu Declaration Eryldene (ISC, 2020) .....	114
APPENDIX D: Australia ICOMOS Burra Charter (2013) .....	116
APPENDIX E: Statement of Significance Eryldene (Robyn Conroy, 2021) .....	116
APPENDIX F: Eryldene Maintenance Plan (January 2023).....	125
APPENDIX G: Eryldene Maintenance Calendar.....	147
APPENDIX H: Annual Care of Camellias at Eryldene (Peter Levick) .....	149
APPENDIX I: Eryldene Heritage Act Exemptions Log.....	152

# List of Figures

Figure 1.1. Eben Gowrie Waterhouse (EGW) and Mrs Janet Waterhouse (JW) ca. 1950s and William Hardy Wilson ca. 1930s. ....	3
Figure 1.2. Extract from the Eryldene Strategic Plan 2022-3.....	6
Figure 2.1. Location of Eryldene, Gordon.....	9
Figure 2.2. Detail showing Eryldene (17 McIntosh Street, Gordon) and its neighbourhood setting.....	9
Figure 2.3. Eryldene's property boundary, 2018. ....	10
Figure 2.4. Eryldene's buildings and structures. ....	10
Figure 2.5. Plan of the House. ....	11
Figure 7.1. The evolution of Eryldene.....	28
Figure 7.2. A strong sense of geometry underlies the layout of the buildings on the property, established by WHW. ....	29
Figure 7.3. Evolution of the garden from 1943 to 2021 .....	30
Figure 7.4. The main house .....	32
Figure 7.5. The eastern garden .....	35
Figure 7.6. The rear path.....	35
Figure 7.7. The courtyard.....	36
Figure 7.8. The garden study, fountain, pigeon house and tennis courts .....	37
Figure 8.1. Interior of the house with rooms identified according to the nomenclature used by the Waterhouse family during their occupation 1914-1977.....	42
Figure 11.1. The Eryldene Environmental Sustainability Action Plan 2022. ....	62
Figure 11.2. Eryldene's Crunch Time webinar, March 2023.....	63
Figure 14.1. The house and garden buildings.....	89



# List of Policies

Policy 1. Conserve Eryldene’s Heritage significance .....	76
Policy 2. Adopt and use the CMP .....	76
Policy 3. Implement the CMP in accordance Australia ICOMOS’ Burra Charter .....	76
Policy 4. Conserve, maintain and interpret Eryldene’s significant elements, spaces, intangible values.....	77
Policy 5. Review the CMP regularly.....	77
Policy 6. Make the CMP accessible.....	77
Policy 7. Seek expert conservation advice and skills when required.....	78
Policy 8. Coordinate and prioritise the implementation of policies.....	78
Policy 9. Keep a record of changes .....	78
Policy 10. Identify and plan for risks .....	78
Policy 11. Continue the cautious approach to Eryldene’s use .....	79
Policy 12. Continue the museum use of Eryldene.....	79
Policy 13. Conserve Eryldene’s significance in public museum uses.....	79
Policy 14. Present the Waterhouse occupation of the house and garden.....	80
Policy 15. Monitor the impact of visitors on house and garden fabric.....	80
Policy 16. Minimise impacts of events on neighbours.....	81
Policy 17. Interpret the significance of Eryldene to visitors .....	81
Policy 18. Ensure that any future use is compatible with conservation .....	81
Policy 19. Manage the Eryldene Collection .....	81
Policy 20. Conserve Eryldene’s physical and legal property boundary .....	84
Policy 21. Conserve the integrity of Eryldene’s setting .....	84
Policy 22. Conserve boundary fences and gates .....	84
Policy 23. Retain and reinvigorate EGW’s boundary planting .....	85
Policy 24. Conserve the buildings and structures associated with WHW and Wilson Neave & Berry .....	91
Policy 25. Sustain regular good housekeeping practices.....	92
Policy 26. Monitor building fabric and infrastructure.....	92
Policy 27. Conserve evidence of WHW and EGW’s evolving layout .....	97
Policy 28. Conserve evidence of EGW’s Edwardian garden .....	97
Policy 29. Conserve evidence of the Chinoiserie and Japonaiserie garden elements.....	98
Policy 30. Conserve and sustain the Eryldene Camella collection .....	98
Policy 31. Identify Trust additions to the garden.....	99
Policy 32. Conserve the Waterhouse trees, shrubs and garden plantings.....	99
Policy 33. Manage and protect Eryldene’s trees .....	100
Policy 34. Monitor and manage the health of the garden.....	100
Policy 35. Pruning practice.....	101
Policy 36. Manage watering sustainably.....	102
Policy 37. Implement Environmental Sustainability Action Plan .....	102
Policy 38. Conserve garden buildings and structures .....	102
Policy 39. Maintain historic paths.....	103
Policy 40. Conserve the Eryldene garden furniture .....	104
Policy 41. Conserve the tubs.....	104
Policy 42. Protect the artworks in the garden .....	105
Policy 43. Manage the lawns sustainably .....	105

# Executive Summary

Eryldene is a unique and highly intact early 20<sup>th</sup> century house and garden designed by noted Australian architect William Hardy Wilson (WHW) with his client Eben Gowrie Waterhouse (EGW). It provides tangible and readily interpretable evidence of the aesthetically refined life and work of EGW and his family. The careful and conservative maintenance of the property by EGW and his wife Mrs Janet Waterhouse (JW) for 63 years, and by the Eryldene Trust since 1981, means that Eryldene remains remarkably intact and its spaces, fabric and collections continue to make an important contribution to its significance, the experience of visitors, and the heritage of Australia.

The physical integrity and authenticity of the property also expresses its intangible cultural values including the ongoing friendship between EGW and WHW; the way of life of an academic family in the early-mid 20<sup>th</sup> century; and the life's work of the enquiring mind of EGW over six decades and which culminated in the creation of an internationally significant collection of camellias. Changes made since the property was acquired by the Eryldene Trust have been modest and consistent with the traditional approach to conservation with minimal impact on the original fabric and setting; sustaining the evidence of Eryldene's cultural significance whilst presenting it to the community as a museum of the house and garden.

As an independent charity, the Eryldene Trust receives no ongoing funding from any government or other organisation and needs to raise the funds necessary for its conservation and public presentation through the efforts of its own volunteers in running events and in seeking donations, specific grants, and sponsorships.

The COVID-19 pandemic therefore impacted Eryldene severely, with visitation stopped, all event and venue income halted, and volunteers unable to visit, so costs were cut and maintenance had to be deferred. Ironically, the lockdowns and restrictions provided time for Eryldene to strategically plan its future, as a new group of Trustees stepped in to operate as a Board of Management during the pandemic, aided by Zoom technology. Major foundation documents for Eryldene were revised or developed during the pandemic, this CMP being key.

Although delayed, the completion of this Plan has benefitted from other Eryldene pandemic initiatives — notably the development by highly experienced volunteers of a comprehensive Maintenance Plan, a Climate Risk Register, an Environmental Sustainability Action Plan, and a Water Management Plan — that have all contributed to this CMP and refining its policies.

This CMP has been prepared using the principles and procedures of the Burra Charter, Australia ICOMOS Charter for Places of Cultural Significance (2013) and adopts its terminology of 'cultural significance'.

This CMP is presented in two parts. The first part provides background to the CMP development, Eryldene's history and evolution, a description and assessment of the cultural significance of the house and garden buildings, the collection, and the garden in its setting and its sensitivity to change.

The second part presents the conservation policies - identifying the vulnerabilities and significance of each element with relevant objectives followed by detailed policies. These are the policies that will enable the Eryldene Trust to conserve the house (including its collection) and garden buildings, the garden, and its setting.

The CMP was adopted by the Eryldene Trust in April 2023 and will be regularly reviewed.

# PART 1 : BACKGROUND





# 1. INTRODUCTION

# 1. Introduction

## 1.1 Overview

Eryldene has been described as “a place of taste, elegance and beauty”.<sup>1</sup> It represents the life and works of a socially conservative, yet intellectually progressive, couple over more than 63 years. Designed by noted architect William Hardy Wilson (WHW) in 1913 for Eben Gowrie Waterhouse (EGW) and his wife Mrs Janet Waterhouse (JW) (Figure 1.1), Eryldene engages the visitor and invites exploration through the symbiotic relationship between house and garden.

WHW’s architecture is refined Colonial Revival. WHW’s garden layout and EGW’s plantings have created a delight of limited but complementary textures and details. Here EGW honed his gardening and design skills, through which he influenced the planting and layout of suburban and institutional gardens throughout Sydney and beyond, and formed the basis of his internationally recognised horticultural scholarship, particularly in camellias.



Figure 1.1. Eben Gowrie Waterhouse (EGW) (left) and Mrs Janet Waterhouse (JW) (centre) ca. 1950s (Source: Eryldene Collection), and William Hardy Wilson (right) ca. 1930s (Source: Harold Cazneaux, PXA 703/738, State Library of NSW).

## 1.2 Background

It was the wish of EGW that on his death, the property would be acquired by the National Trust (AUS) and the garden made available for the enjoyment of all. However, family negotiations with the National Trust proved inconclusive and with the future of the home in some doubt, a private Trust of family members and local residents was formed in 1979 to raise the funds to purchase the property from the family, to then conserve and manage it ‘for the benefit of the nation’. The title deeds of the property were exchanged in 1981, and the property from then on was made open to the public through the work of the Eryldene Trust volunteers, with initial restoration work supported by grants from the Heritage Council of NSW in 1981-83.

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<sup>1</sup> Clive Lucas, quoted in *The Constant Gardener* (edited by Holly Kerr Forsyth).

Eryldene was one of the earliest historic places in NSW to be protected with a NSW Heritage Act PCO (Permanent Conservation Order No 0019) in 1979.

As an independent charity, the Eryldene Trust receives no ongoing funding from any government or other organisation and needs to raise the funds necessary for its conservation and public presentation through the efforts of its own volunteers in running events and in seeking donations, specific grants and sponsorships. Over the last forty-five years the volunteers of the Eryldene Trust have run an annual program of interpretive and community events aimed at sharing Eryldene with the public. These have included exhibitions, open air opera and jazz concerts, children's theatre, afternoon teas, garden and sculpture fairs, a Christmas Fair, and occasional venue hire for weddings and celebrations.

A Plan for Management and Conservation of Eryldene was prepared in 1988 for the house by Robert A Moore and Associates (RAM), and its analysis and policies has very successfully guided the conservation of the buildings for 35 years. An inventory of the collections was prepared by Sharon Towns in 1986 (updated by Meredith Walker in 2005) and a Report and Maintenance Schedule for the Garden was prepared by Mary Davis in 1983, although neither of these two documents included conservation policies. Meredith Walker prepared a Statement of Significance in 2011 with a focus on the collections. In 2021 the Trust received a grant from Heritage NSW to review and extend the CMP to include policies for the garden and collections in a single document, engaging heritage consultant Robyn Conroy to assist in the research and analysis.

This 2023 CMP draws on the findings and recommendations of each of the earlier documents, physical and documentary research and analysis of Robyn Conroy including discussions with volunteers, visitors to the site, and members of Eryldene's Board about the property and its cultural significance 2019-2021. Delayed by the impacts of the pandemic, the CMP was finalised in early 2023 by an experienced group of Eryldene trustees and honorary advisers and approved by the Trust in April 2023.

### **1.3 Developing Eryldene's Resilience**

The COVID-19 pandemic began to impact visitation and streams of revenue for Eryldene in mid 2020, for what was to become a period of almost three years. By September 2020, the incoming board of new trustees led by Chairperson Sheridan Burke, Treasurer Jonathan Karanikas, and Vice Chairperson Suzanne Bravery, were facing shut down of almost all Eryldene's income, as community restrictions increased. Recognising that it would be necessary to minimise expenditures, Trustees were asked to act as anchors for all Eryldene's major strategic goals, temporarily replacing contractors and site staff. Trust Board meetings transferred to Zoom technology and a wider range of Trustees from across Sydney were invited to join the board, providing skills and experience that may not have been possible in ordinary times.

Some projects could continue within social distancing requirements — the Camellia Rejuvenation Project commenced in late 2020 to undertake extensive pruning of the camellia collection and many azaleas, and to re-pot the citrus and the camellias that had not been re-potted for many years. Supported by a generous private donation this project was overseen by Trustee Helen Wallace with expert advice and contractor support, eventually continuing into 2022.

The generosity of trustees, volunteers, and donors helped with ongoing maintenance work and gardening, insurance and utility bills, etc., but as the Covid pandemic impacts continued and deepened, the Trust was forced to defer some maintenance and most project work, including this CMP, as lockdowns limited social contact and even access to the property.

By the end of 2020 it was evident that the Trust would be unable to meet the objectives of the pre-pandemic 2019 Strategic Plan, so the incoming Trust undertook a review and reassessment of Eryldene's risks and opportunities, to responsibly chart ways and means of surviving the ongoing revenue impacts and to initiate planning for recovery and renewal post pandemic. A strategic action plan was adopted in March and revised in September 2021, recognising that the financial and works impacts of the pandemic would dominate activity ahead, and the Trust began preparing a 5-year Resilience and Recovery Plan, testing different public programs and different ways of deploying a diminishing band of volunteers, whilst the Trustees continued to act as a Board of Management through 2021.

Hopeful plans were made for a calendar of events for six weekends in 2021, with Covid safety plans, social distancing, and contact tracing measures put in place, but most were cancelled as the Delta variant closed public gatherings once again, and many volunteers were again unable to even visit Eryldene. By the end of 2021, the most impactful of official Covid restrictions were over, but the impacts on visitation, venue hire, and event uptake remained severe through the first half of 2022 and continued throughout the year, though Eryldene was able to recommence events in May, noting that audiences were cautious across the museum and music sectors. The Trust has maintained a close eye on its financial situation, and the strategic planning process has been regularly updated. An Annual Action Plan for 2023 is currently in operation. Its principles are shown in Figure 1.2.

However, the pandemic, in between access restrictions, did afford Eryldene the time to complete a comprehensive Maintenance Plan (Appendix F) and develop an Annual Maintenance Calendar (Appendix G) to clearly establish the necessary preventative and regular maintenance needs ahead, recognising that after the pandemic, significant catch-up maintenance would be needed. These documents were completed in 2022 and currently guide site maintenance activities. With changes to the Heritage Act, the Eryldene Heritage Act Exemptions Log (Appendix I) was initiated by the Trust, and emergency work on the potting shed roof repairs became its first entry in 2023.

A Create NSW grant was received in 2022 to support recovery planning, which enabled Eryldene to initiate the development of an Audience Development Strategy to identify opportunities to expand its traditional visitors and develop a schools education program, as well as an Environmental Sustainability Action Plan. Eryldene had for some years been carefully assessing its water management practices, and the impacts of climate change led to a full risk analysis and development of an action plan going forward to make Eryldene more resilient for its emerging future. Eryldene has been proactively sharing its experience with similar historic gardens. The grant has enabled the Trust to refocus its endeavours and to improve and plan for Eryldene's financial resilience and future sustainability. It is within this context that this CMP will be implemented.





## ERYLDENE

<b>Vision</b>	To sustain and share the heritage and enjoyment of Eryldene.
<b>Mission</b>	To care for Eryldene.
<b>The Trust's goals for 2022-23 are:</b>	
<b>Governance</b>	GOAL 1: Stabilise Eryldene's future through diversifying audiences and income streams. GOAL 2: Develop and Implement 5 Year Renewal Plan for Eryldene post-COVID-19 (2022-2027). GOAL 3: Diversify and refresh governance and membership to implement Strategic Plan.
<b>Conservation</b>	GOAL 4: Conserve, maintain, manage, and interpret Eryldene by implementing the Strategic Plan and Conservation Management Plan (CMP). GOAL 5: Improve accessibility of Eryldene's garden, to facilitate better access for all visitors (paving, handrails, and amenities). GOAL 6: Develop a Sustainability Plan for Eryldene, improving the Trust's intergenerational resilience and sustaining the garden in climate change.
<b>Administration</b>	GOAL 7: Document and simplify administration, remote access, and financial management. GOAL 8: Update and refresh Eryldene Volunteers Program. GOAL 9: Develop weddings and venue hire business stream.
<b>Events and Public Programs</b>	GOAL 10: Update and refresh public visibility of Eryldene (website, socials). GOAL 11: Engage and diversify Eryldene audiences and visitors (youth focus). GOAL 12: Investigate Schools and educational program potential.

Figure 1.2. Extract from the Eryldene Strategic Plan 2022-3

### 1.4 Conservation Documentation at Eryldene

Since the Eryldene Trust took ownership of Eryldene in 1981, the following conservation studies have been prepared:

**1981-83: Clive Lucas Stapleton and Partners**

Restoration works to buildings and front fence, funded by NSW Heritage Council.

**1983: Mary Davis**

Report and Maintenance Schedule for the Garden at Eryldene (includes a series of five detailed plans of the garden plantings).

**1986: Sharon Towns**

Conservation of Objects/Collection Condition Report Inventory of the Contents (dated 14 April 1986). The inventory does not include fixtures, fittings or garden objects.

**1988: Robert Moore and Associates (RAM)**

A Plan for Management and Conservation for the Eryldene Trust. This applies to the buildings, but not specifically to the garden or collections.

**1991: Zeny Edwards**

A Documentation of the House, the Associated Buildings, and Contents.

**1991: Phil Waters Department of Architecture UTS**

Architectural Plans of the House and Associated Buildings.

**1990s: Peter Levick**

Annual Care of Camellias at Eryldene (Appendix H).

**2005: Meredith Walker**

Review/Update of 1986 Inventory (Sharon Towns report on Collection). This inventory includes fixtures, fittings, and garden objects.

**2011: Meredith Walker**

Statement of Significance Report (Collection).

**2020-21: Robyn Conroy**

Eryldene Conservation Management Plan review.

**2022: Eryldene Trust (Emma Bombonato, Sheridan Burke)**

Eryldene Environmental Sustainability Action Plan.

**2022: Eryldene Trust (Bruce Walker, Helen Wallace)**

Eryldene Water Management Plan (draft).

**2022: Aleema Ash Consulting**

Audience Development Report for Eryldene.

**2022-3: Eryldene Trust (Wendy Dellit, Robert Moore)**

Eryldene Maintenance Plan and Calendar.

## **1.5 Acknowledgments**

In May 2019 the Eryldene Trust was awarded a grant by the NSW Heritage Council to review and update the Conservation Management Plan. Robyn Conroy of Conroy Heritage Planning was commissioned to undertake research and analysis, with an initial briefing in November 2019. The advent of the COVID-19 pandemic directly and indirectly affected the progress of the review project so in 2022-3 the Trust undertook to complete the review of the CMP internally, building on the original Robert A Moore and Associates (RAM) 1988 Plan for the Management and Conservation of Eryldene and utilising Robyn's 2019-21 research and analysis of the evolution of Eryldene, as well as the excellent documentation resources listed above. Many of the current photos and graphics in this CMP are drawn from Robyn's research. The base for the sketch plan is the 1983 garden plan prepared by Mary Davis and the 1988 RAM Plan. The CMP section cover images are sourced from Eryldene volunteers.

This CMP was completed by a hard-working team of voluntary Trustees and Honorary Advisers led by Sheridan Burke (Chair), including Suzanne Bravery; the late Jacqui Goddard; Robert Moore (Hon Architect); Colleen Morris (Hon. Garden Adviser); Penelope Holden; Ann Toy and Helen Wallace; with input from Juliet Muras, Wendy Dellit, Margaret Pope, and Stuart Reid. The generous support and expertise of all is gratefully acknowledged, as is the core review work undertaken in 2019/20 by Robyn Conroy. This CMP has been undertaken in accordance with the principles of the Burra Charter (Appendix D), the principles espoused in Kerr's (1982) *The Conservation Plan*, and follows the Heritage Council of NSW's CMP guidelines. It has been created to support the Eryldene Trust's wholehearted commitment to conserve the property and to present and share it with the community as a house and garden museum.

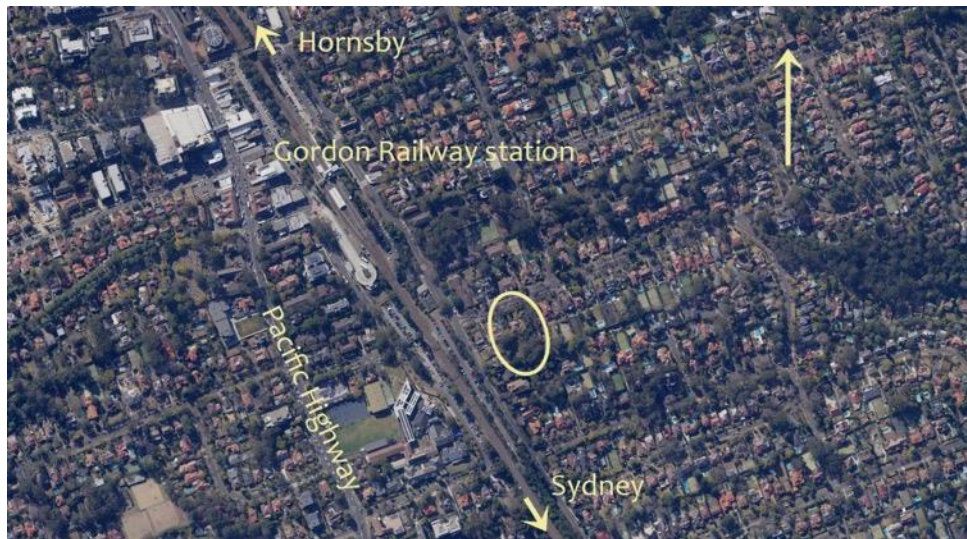


## 2. THE SITE

ERYLDENE  
POP-UP MUSIC  
11:00 AM  
ROSEMONT STRING  
QUARTET  
2:00-3:00 PM  
STRING ENSEMBLE-  
VIOLIN & CELLO  
COVID SAFETY !!!  
PLEASE REMAIN SEATED  
WHILE VIEWING THE  
PERFORMANCES

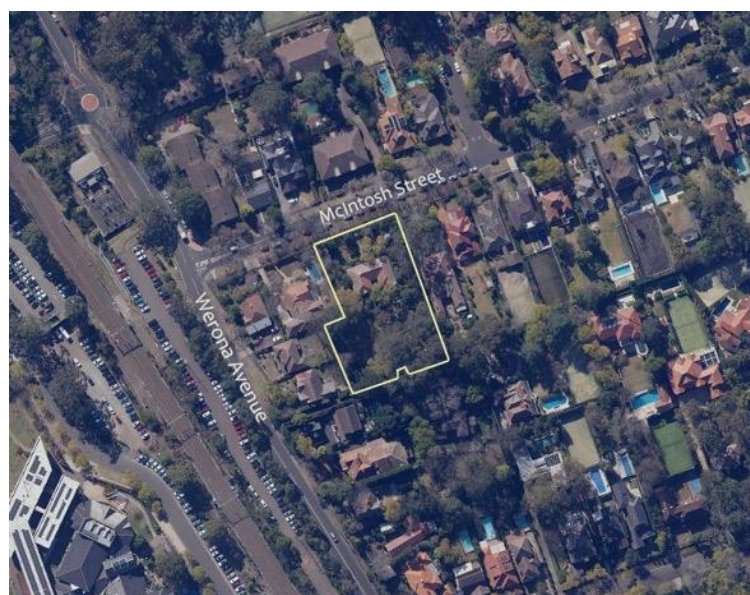
## 2. The Site

Eryldene is located at 17 McIntosh Street, Gordon, on Sydney's North Shore. It sits on a single parcel of land (Lot 1 DP34650) and has right-of-way to Werona Avenue over the driveway to the property to the south (55 Werona Avenue, Lot 11 DP10786667). McIntosh Street and Werona Avenue are residential in character with detached houses set in substantial gardens. Development on the northern side of McIntosh Street includes some medium-density development including a low-rise block of units immediately opposite Eryldene.



**Figure 2.1. Location of Eryldene, Gordon. The property is situated to the southeast of Gordon Railway Station on Sydney's north shore.**

Source: LPI SIX Maps image dated 17.08.2018 (<https://maps.six.nsw.gov.au/>).



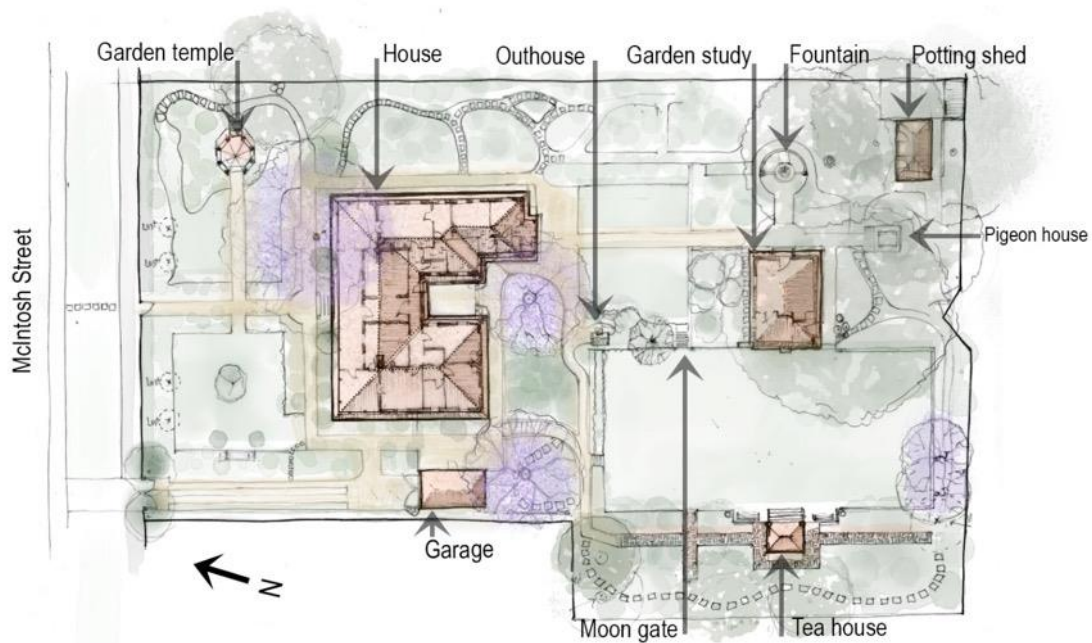
**Figure 2.2. Detail showing Eryldene (17 McIntosh Street, Gordon) and its neighbourhood setting.**

Source: LPI SIX Maps image dated 17.08.2018 (<https://maps.six.nsw.gov.au/>).

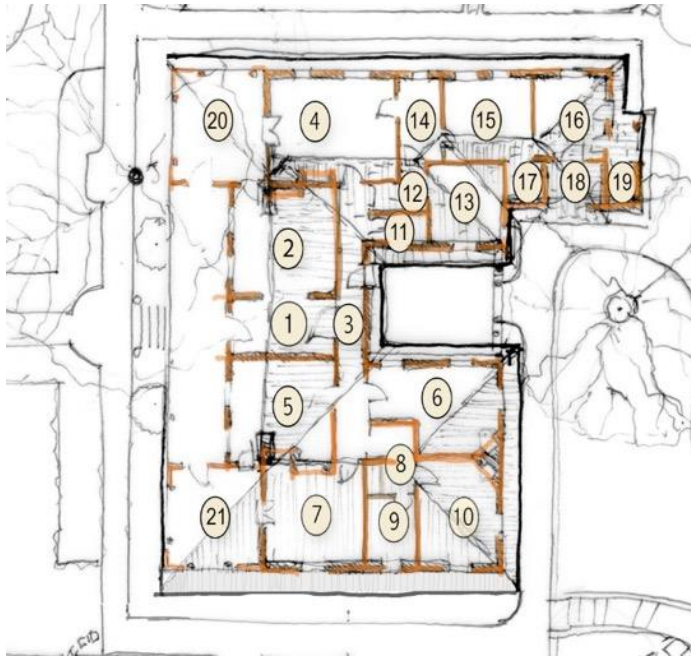


**Figure 2.3. Eryldene's property boundary, 2018.**

Source: LPI SIX Maps image dated 17.08.2018 (<https://maps.six.nsw.gov.au/>).



**Figure 2.4. Eryldene's buildings and structures. Some elements have different names over time. These are the names used in this report.**



**Figure 2.5. Plan of the House. Some rooms and spaces have different names over time. These are the names used in this report.**

- 1 Entrance hall
- 2 Drawing room
- 3 Hallway
- 4 Dining room
- 5 Main bedroom
- 6 House study (referred to as The Boudoir by the family)
- 7 'Green Room' Guest bedroom (later Eryldene gift shop, now caretaker's flat)
- 8 Linen cupboard
- 9 Bathroom
- 10 Back bedroom (now caretaker's flat)
- 11 Cloakroom (now storage and archives)
- 12 Passage
- 13 Housekeepers' room (now the office)
- 14 Servery
- 15 Kitchen
- 16 Laundry
- 17 Pantry
- 18 Back porch and door
- 19 Separate WC
- 20 Eastern loggia
- 21 Western loggia



### **3. HERITAGE LISTINGS**

## 3. Heritage Listings

Eryldene is identified as a state significant heritage item on both the NSW State Heritage Register and the Ku-ring-gai Local Environmental Plan 2015 (Item 8, first listed on 4 November 1989).

### 3.1 State Heritage Register

Eryldene was identified as a state significant heritage item in 1979 with the making of Permanent Conservation Order no. 19 on 14 December. Permanent Conservation Orders were converted to listings on the State Heritage Register on 4 February 1999, and Eryldene is now known as Item 00019 on this register.

The Statement of Significance prepared by the NSW Heritage Council (2004) reads: "Eryldene is of outstanding cultural significance being the most intact surviving example of the work of William Hardy Wilson, the prominent early twentieth century Australian architect, artist, writer and advocate of the Colonial Revival style. It comprises a residence, complementary outbuildings and garden setting, reflective of the close similarity of interests of both architect and client, Professor E G Waterhouse. The garden was developed by its owner to a remarkable individual character and was the setting for his world-renowned efforts in developing the nomenclature and hybridisation of camellias. It remains a resource for their study. The house, gardens and outbuildings are significantly intact, with some room settings retaining their original furnishings and detail (Moore et al., 1988:17). The place is also of considerable aesthetic significance for its demonstration of an exemplary example of a garden as an extension of a house, with a series of open air rooms carefully furnished with trees, shrubs and flowers, superbly proportioned garden structures (temple, garden study, teahouse/tennis pavilion, fountain, pigeon-house)".

A full copy of the State Heritage Register listing details is at Appendix A.

### 3.2 Ku-ring-gai Local Environmental Plan 2015

Eryldene was first listed as a heritage item in the Ku-ring-gai LEP gazetted on 4 November 1989. The reasons provided for its listing were:

"Historic, scientific, cultural, social, archaeological, architectural, aesthetic, rarity value, State significance. Outstanding house and garden designed by architect Hardy Wilson. Garden developed by Prof. G Waterhouse 1913 to 1970s. Camellia and Azalea collection of international significance. Fine fence and hedge to McIntosh Street. Garden Study and Tea House illustrate fusion of Eastern and Western architectural idioms." (NSW State Heritage Inventory Heritage Item Report for Eryldene, accessed 30 August 2021).

Eryldene is also within Ku-ring-gai Council's C17 (Gordon Park) Heritage Conservation area.

A full copy of the State Heritage Inventory database entry is at Appendix B.



### **3.3 Non-statutory listings**

Non-statutory listings have no legal status although they do provide an indication of the community's esteem for a place. The first recognition of Eryldene's significance came in 1976 when it was Classified by the NSW National Trust.

Eryldene was listed on the Commonwealth's Register of the National Estate from 1979 until the Register ceased in 2007.

EGW's collection of camellias has received international recognition, including most recently being one of the first places cognised under the Apoliu Declaration, the International Camellia Society's statement encouraging the conservation of ancient indigenous and historic ornamental camellia trees. Details of this listing can be found at Appendix C.





## 4. RESEARCH METHOD

## 4. Research Method

When the Eryldene Trust commissioned heritage consultant Robyn Conroy of Conroy Heritage Planning to review the group of existing conservation planning documents, it was on the eve of what would become a two-year pandemic, when public record repositories closed and consultation with community groups became increasingly difficult. The review brief was to consider the existing documents and to consult closely with the Eryldene community to develop a practical and comprehensive set of policies to manage the conservation of Eryldene ahead. Consultation workshops with the Trustees were to cover all aspects of significance -the buildings, garden and collections.

The lengthy COVID-19 lockdowns in 2020 and 2021 necessitated a revision of the original concept of how the review would be undertaken. Fortunately, prior to lockdowns extensive inspections of the garden were made by Robyn in company with Eryldene's garden manager Helen Wallace; NSW Camellia Research Society representative Juliet Muras; Eryldene's garden adviser Colleen Morris; and long-term trustee Penelope Holden; each of whom provided invaluable assistance and input. Consultation with the Trust's Hon Architect and author of the 1988 Plan, Robert Moore, regarding the practical management and conservation history of the house and garden structures was also initiated.

Robyn was also able to undertake internet-based research into the history of the property, including an extensive search of Land Titles to develop a complete chronology of the property. The COVID-19 pandemic fortuitously also provided the chance to document and analyse the house and garden in different seasons, and many of the photographs and plans in the CMP were provided by Robyn. However, due to a range of extenuating circumstances and delays triggered by the pandemic, and the full scope of the original commission could not be completed. Robyn's excellent research, analysis – in particular section 7, the evolution of Eryldene and section 8, Description. The base for the sketch plans throughout was developed by Robyn from the 1983 garden plans developed by Mary Davis, the plans in the RAM 1988 Plan, and historic aerial photography. Except where attributed otherwise, most photographs and plans are by Robyn Conroy.

A working group of experienced and highly qualified Trustees took on the task to finalise the revision of the CMP in 2022, reflecting on the research undertaken by Robyn, the documents listed in Section 1.5 and following standard Burra Charter principles and Kerr's (1982) *The Conservation Plan*.

As part of its recovery planning, the Eryldene Trust commissioned the development of an Audience Development Strategy in 2022, and as part of its response to climate change, prepared an Environmental Sustainability Action Plan for 2022-23. The relevant aspects of these studies have also been incorporated into the new CMP. The development of a comprehensive Maintenance Plan was undertaken in parallel with the finalisation of the CMP by the working group, which has also informed its policies and priorities.



## 5. STRUCTURE OF THE CMP

## 5. Structure of the CMP

This CMP is in two parts:

Part 1: the background and context for the CMP, including site description, history, evolution and a review of Eryldene's statement of cultural significance.

Part 2: the conservation policies, including for the implementation of the CMP; for the conservation of Eryldene's setting; for the house and garden outbuildings; the collections; and for the garden as a whole.

### 5.1 Abbreviations and Specialist Terms used in the CMP

**ARCS** Australia Camellia Research Society (now Camellias Australia)

**Burra Charter:** [The Australia ICOMOS Charter for Places of Cultural Significance, 2013](#) (Appendix D).

**Collections:** include objects in the house, garden, and garden study, but do not include the library of the NSW Camellia Research Society Inc (formerly the ARCS); and the horticultural collection in the garden.

**CMP:** Conservation Management Plan.

**Curtilage:** The area included in the statutory heritage listings of the property under the Heritage Act and the Ku-ring-gai Local Environmental Plan 2015. This corresponds to the current legal property boundary in the [State Heritage Register](#) (Appendix A).

**Cultural significance/cultural heritage significance:** the terms used by the Burra Charter to describe the importance and values of the property.

**EGW:** Eben Gowrie Waterhouse (Professor)

**Eryldene:** The property known as Eryldene. Includes the house, outbuildings, structures, garden, and collections (see Figure 2.3).

**Heritage significance:** the term used by the NSW Heritage Act and Ku-ring-gai Local Environmental Plan 2015 to describe the importance and values of the property.

**JW:** Janet Waterhouse (wife of EBH; mother of Gordon, Douglas and Evan; and Ikebana devotee).

**KLEP2015:** Ku-ring-gai Local Environmental Plan 2015.

**Outbuildings:** include the garden study, potting shed, tea house, temple, garage, pigeon house, and outhouse.

**RAM** Robert Allan Moore, Eryldene Hon Architect, author of 1988 Plan for the Conservation and Management of Eryldene.

**Setting:** the property in the context of the surrounding area, including nearby properties, the streetscapes of McIntosh Street and Werona Avenue (see Figure 2.2).

**Structures:** include the western trellis, screen, arch, moon gate, and fountain.

**WHW:** William Hardy Wilson, architect of Eryldene.

**WN&B:** Wilson Neave and Berry, architects.



## 6. HISTORY OF ERYLDENE

## 6. History of Eryldene

The 1988 Plan for Management and Conservation by Robert Moore and Associates, and the 2011 Statement of Significance by Meredith Walker each included a detailed history of Eryldene and its association with EGW and WHW. The following summary is extracted from the 1988 RAM Plan:

*A definitive history of Eryldene, as opposed to a biography of its owners and “co-authors”, has yet to be written. This summary, prepared for the purposes of this report, draws upon all the relevant publications that could be assembled as indexed in the Appendices for the [1988] report.*

### *(i) The House*

*Eryldene was designed by W. Hardy Wilson in 1913 for Eben Gowrie and Janet Frew Waterhouse. The house was named after the family home of Janet Waterhouse in Kilmarnock, Scotland in which she and E.G.W were married on 1 October 1912. The builder was Rudolph G. Ochs, and completed in 1914, the house cost 1,760 pounds.*

*Wilson had travelled in Europe and America from 1903-1910 and was influenced by the revival of Georgian and American Colonial architecture. He was particularly impressed by the work of the American firm, McKim, Mead and White. On his return to Sydney he began a partnership with Stacey Arthur Neave, with whom he had been travelling, and after an initially slow response, the practice began to build up under the patronage of a few well-known intellectuals of the day.*

*E.G. Waterhouse was, at the time Eryldene was built, a lecturer in languages at the Teacher’s College, Sydney. He was to become Professor of German at Sydney University from 1924 to 1945 and to enjoy a long and distinguished career in this field. Professor Waterhouse also achieved world-wide renown for his work in the propagation and hybridization of camellias.*

*Eryldene was built on almost an acre of land purchased by the Waterhouses shortly after their first son was born. E.G. Waterhouse engaged W. Hardy Wilson because he had been impressed by Wilson’s work, and by the man himself. Sharing a similar philosophical outlook, the two became firm friends. Waterhouse was a strong supporter of the Georgian Revival architects of his time – Wilkinson and John D. Moore in addition to Wilson being numbered amongst his friends. For ‘Eryldene’, the Georgian Revival theme was encouraged by Waterhouse through his purchase of a brass door knocker, which he reputedly instructed Wilson to “design his house around”. That the Professor had influence on the design of his house is supported by his reported rejection of the gables favoured by Wilson in other homes to his design at the time, in favour of the simple hipped roof form now presented to the street.*

*Wilson was to become dissatisfied with architecture and spend [spent] more of his time in travelling, sketching, writing and collecting. He withdrew from the practice of Wilson Neave and Berry, as the firm had become, in 1927, and his close continuing relationship with Eryldene was not to be repeated in other commissions, an indication, perhaps, of his special relationship with Waterhouse, and their shared developing interest in the East.*



*It had been the wish of Professor Waterhouse that on his death, the property be acquired by the National Trust and the gardens be made available for the enjoyment of all. After his passing in 1977, negotiations between his family and the National Trust proved inconclusive, and with the future of the house in some doubt a Private Trust comprising family members and concerned local residents was established to acquire and manage the property [in 1979]. The Eryldene Trust assumed ownership in [1981]. The Land Title record of the acquisition is dated [1981].*

*In the latter years of the Professor's life, increasing costs made maintenance of both house and garden difficult to meet, and on acquisition the Trust faced substantial costs in both areas. With financial assistance from the Heritage Council of New South Wales, conservation work for both the house and outbuildings and the garden was professionally planned and administered. Architects Clive Lucas and Partners in 1981-3 supervised maintenance, repair and reconstruction works, effected with regard for the cultural significance of the property and its mellow character, enriched by the passing years. Minor adaptation was also effected to accommodate a resident custodian, improve security and facilitate the planned exhibition use of the house. Services were also repaired and extended as thought necessary or useful for the new role of the house.*

*(ii) The Outbuildings and Garden Structures*

*By 1921 the Waterhouses had a family of four children. To facilitate the Professor's work at home, Wilson was commissioned to design a garden retreat for the Professor's use. The interior, with fitted glass-fronted bookcases, was designed by Wilson's partner, John L. Berry. A fountain and pigeon-house completed the setting.*

*In 1922 Wilson had travelled to China and was greatly impressed with Chinese culture, particularly its art and architecture. He became preoccupied with the marrying of East and West – a theme that was to be the focus of much of his writings and drawings in later years. In 1924 the Waterhouses commissioned Wilson to design a tea house as an adjunct to the tennis court. This was to be Wilson's first, and only, built work exploring his theme of East and West together, and again must be seen as a reflection of the coincidence of views and interest of client and architect.*

*Completing the 'garden room' of the tennis court, the spare tubular steel Moon Gate was designed by Keith Harris.*

*Also found within the rear garden are an external garden toilet (1913) and a potting shed, the latter away to the South-East corner. To the west of the house, linked by a delicate arbour-screen forming yet another small courtyard, is a single car garage.*

*(iii) The Garden*

*It was Hardy Wilson's practice to conceive house and garden together as a related whole, the planting selected through his scholarly perspective of Australian Colonial architecture, to complement his interpretation. The Professor shared this view, and when Eryldene was occupied on Good Friday, 1914, the garden had been carefully laid out if not planted. A contemporary photograph shows a bare lawn, dissected by the present path layout, with string in use to establish the beds.*

*Later photographs and essays document the subsequent development of the garden, in accordance with the Professor's interests, into the distinctly individual place it was to become. In February 1926 "The Home" magazine published Prof. Waterhouse's article discussing "Gardening as an Interpretative Art". Eryldene's development was formative at this stage with herbs, roses, shrubs, potted and tubbed plants and remnant native trees providing the horticultural elements. Architectural elements at this early stage included paths, steps, bed edging, retaining walls, rows of potted manicured plants and the carefully considered use of plant material as borders.*

*Developed to create particular 'rooms' and vistas, and with regard to the views from within the various rooms of the house, the garden has evolved from its original basic form while the plantings themselves have changed and evolved as the interests of its owners similarly changed and evolved.*

*The influence of Chinese and later Japanese design ideas led to a change in the garden's emphasis on plant material and spatial design. Interest in the arrangement of flowers, plants and shrubs became very important to the spatial connections between the house rooms (though windows and doors) and garden rooms, framed by plants with focal features.*

*The interest in the camellia species, and its cultivars, which was to lead the Professor into world renown, both for the collection he and Janet were to develop and for his knowledge of their nomenclature and hybridisation, reportedly began as 'Eryldene' itself was building. Acquiring twelve advanced plants with some difficulty (on account of their rareness through being [un]fashionable, the Professor gave six to Wilson and retained six for E. The garden as it now survives, with the prospect of an ongoing ambassadorial role for the camellia species, is evidence of a remarkable life-long commitment to the pursuit of knowledge and cultural development as well as horticultural.*

#### *(iv) The Contents [Collection]*

*As the architect of Eryldene travelled extensively and collected art and antiquities in accord with his interest, so did his clients. In 1923, when Wilson sold his collection of art and furniture with the intention of living in England, the Waterhouses purchased items which were to assume prominent positions in Eryldene – curtains which Wilson had acquired at country-house sales in England; Chinese tomb-figures of horses and poultry; and other items of pottery. Thus the influence of Wilson is seen not only in the design of the house, but in many of its surviving contents – though this should be seen as further evidence of the coincidence in philosophy and interests of architect and client, rather than a client's submissive pursuit of a 'mentor-advisor'.*

*'Eryldene' was to become uniquely embellished, over five decades, through the wide-ranging, energetic interests of its owners and their commitment to the arts as a prominent, indispensable part of life. Eryldene was not filled with the splendid and ostentatious, but rather the subtle, the timeless, and the craft objects – linked by a reverence for the enhancement that time, passing, brings. Architects, painters and poets were friends and frequent visitors to Eryldene, and works by some of them, and others who attracted the Professor's eye for a good draughtsman, continue to grace the rooms of the house – Wilson, Adrian Feint and Paul Jones. Harold Cazneau, regarded with increasing respect as a significant early 20<sup>th</sup> century photographer,*

*recorded scenes of family life and entertainment at Eryldene which illustrate that character which the house and its gardens were to achieve so early in their 'consolidation', and to retain thereafter.*

With the Professor's death in 1977, occupation by family members and caretaker friends occurred until the transfer of ownership to the Trust in 1981, and certain contents of the house were given to the family from the estate. Other items had already been presented to family members in the Professor's closing years. During the conservation work carried out by Clive Lucas 1981-83, he was asked to identify which contents were essential to remain in the house/garden study to allow the significance of the place to be interpreted. As a result, the principal rooms, namely the Drawing Room, Dining Room, and the Garden Study, retain their essential furnishings and fittings and remain almost intact. In 1986 an inventory of Eryldene's contents was prepared by Sharon Towns.

Since 2013 and the centenary of the beginnings of Eryldene, family members have returned items which they could no longer use and which they wished to be rehoused in their familiar places at Eryldene: the cedar wardrobe, demi moon tables, Georgian columned table in the house study, chests of drawers etc., all of which, with input from Ian Waterhouse about their place in the house, have assisted in telling the story of a functioning family home from 1914 to 1977. In the house study, EGW's books have been returned, all having been removed in the 1980s at the request of the Trust so the room could be used as a space for art exhibitions.

Eryldene and the visiting public have benefitted in regaining the original furnishings, in their original context, evidence of the house as a family home, and a distinctive one at that. The bathroom retains its fittings and fixtures. The kitchen and laundry have had minor modifications associated with adaptation for public visitation and museum use undertaken by architect Clive Lucas from 1981-1983.





## 7. EVOLUTION OF ERYLDENE

## 7. Evolution of Eryldene

The following chronology of Eryldene's development provides an overview of its evolution and was prepared by Robyn Conroy in 2021.

### 7.1 Pre-European

Eryldene is located close to the main ridgeline north of the harbour and is within the area of the Darramuragal people, or the Darug.<sup>2</sup> This area was originally covered in dense, tall forest. Any evidence of the use of the land on which Eryldene is situated that may have existed when EGW purchased the property is likely to have been removed, buried or lost in the active gardening practices of the past 100 years. Whilst there are no identified landscape elements in the immediate vicinity of the property such as rock overhangs or platforms, this was occupied country. As yet no consultation regarding significance with indigenous communities has been undertaken by Eryldene.

### 7.2 European land grants and subdivision

The history of land transactions that comprise Eryldene is complex. Most of the land on which Eryldene was built was part of the 40 acres granted by the Crown to Michael Ansell in 1823,<sup>3</sup> with the southernmost 8ft of the garden behind the garden study and potting shed and the area near the back gate being part of the 1821 Crown Grant of 70 acres made to William Foster.<sup>4</sup>

Thirty-nine of Michael Ansell's 40 acres were in the ownership of Hannah McIntosh by 1891, with approximately one acre owned by Mrs Eliza Edwards who lived near Lane Cove Road (the Pacific Highway) on the western side of the railway line.<sup>5</sup> Eliza Edward's land extended across the railway line to include the land now occupied by Eryldene's tennis court. Hannah McIntosh's estate was subdivided and advertised for auction on 29 February 1896 as the Gordon Park Subdivision (DP3257). Lot 3 in section 3 of this subdivision remained unsold until 1901 when it was included in a clearance sale of the residue of the estate. It was finally purchased on 22 June 1901 by Patrick John Stephen, a Wesleyan Minister of West Maitland. Stephen did not develop the land and sold it to EGW eleven years later on 6 June 1913.<sup>6,7</sup>

### 7.3 The evolution of the property – land acquisitions and sales

The property has evolved considerably since the original purchase by EGW in 1913 (see Figure 7.1).<sup>8</sup>

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<sup>2</sup> See <https://www.krg.nsw.gov.au/Council/History/Aboriginal-heritage> (accessed 13 August 2021).

<sup>3</sup> Granted 30 June 1823 (Portion 423 in the Parish of Gordon).

<sup>4</sup> Granted 5 April 1821 (Portion 424 in the Parish of Gordon).

<sup>5</sup> LTO v1006 Folio 21; PA7837 not available and PA10336.

<sup>6</sup> Williams, H. S., Knapp, E. J. H., McCarron, Stewart & Co (1896). Gordon Park subdivision, at railway station, Miss McIntosh's estate: for auction sale on the ground, Saturday, 29th Feb., 1896, at 3 o'clock. Richardson & Wrench Ltd., auctioneers. <https://nla.gov.au/nla.obj-230193229>

<sup>7</sup> LTO Vol 1006 Folio 21 and v1372 f183.

<sup>8</sup> Compiled from the records held by the NSW Land Titles Office.



Figure 7.1. The evolution of Eryldene. The red outline shows the current boundary.

1. 1913 (June): EGW's original purchase of Lot 3, Section 3 in D3267.
2. 1913 (December): a triangle 12ft wide at the McIntosh Street frontage was added, tapering to a point near where the steps to the tennis court are today. This placed the house more evenly on the block when viewed from McIntosh Street. The house, temple, and formal paths were completed by April 1914. The paths had a pebbled surface, which was replaced by flagstones by 1921.
3. 1920 (July): Eryldene's site area almost doubled when EGW purchased a large lot to the rear on the west, facing Werona Avenue. This provided space for the tennis court and an orchard to its west.<sup>9</sup> The tennis court, garden study, fountain, and the potting shed were laid out by WHW in response to the new boundaries and were built in 1921, followed by the pigeon house in 1922. The tea house was not built until 1927.
4. 1920 (July): EGW also purchased the driveway to the south of the tennis court and orchard. The vendor retained right-of-way.<sup>10</sup>
5. 1933 (January): EGW purchased an additional 8ft along the south-eastern edge of the garden and sold the southern driveway. The right-of-way over this driveway had been transferred to EGW by 1935.<sup>11</sup>
6. 1933: EGW also re-subdivided and sold the orchard area behind the tea house as two lots facing Werona Avenue.<sup>12</sup>
7. 1935: EGW widened the McIntosh Street frontage by a further 5ft and squared its shape to provide space for the driveway and garage (1936). This established the 137ft (41.7m) frontage of Eryldene today.

<sup>9</sup> LTO Vol 1751 Folio 36.

<sup>10</sup> LTO PA10336; Vol 1237 Folio 18; and Vol 1701 Folio 24.

<sup>11</sup> LTO Vol 4574 Folio 14; Vol 4480 Folio 216; Vol 4703 Folio 57; Vol 4931 Folio 225.

<sup>12</sup> LTO Vol 4708-57; 4757 Folio 153.

The individual lots were consolidated as Lot 1 DP34650 and purchased by the Eryldene Trust (registered 22 June 1981).<sup>13</sup> The small area of land in the niche near Eryldene's back gate remains unregistered Crown Land.<sup>14</sup>

#### 7.4 The siting of Eryldene's buildings and structures

Eryldene's layout was planned with care by WHW geometrically aligning the buildings, garden elements, and structures in visually pleasing relationships and linking them by direct paths. A principal line can be seen extending from the front gate, through the front door, and then the courtyard to terminate at the centre of the ridge of the garden study's roof. Secondary lines place the garden shed at the rear corner relative to the temple in the front garden; the door to the courtyard to the garden study, and the outhouse relative to one of the inside study's windows. The second phase of Eryldene's development occurred after EGW purchased the additional land to the south-west in 1920. The placement of the tennis court, garden study, fountain, pigeon house, garden shed, and tea house suggest that they were likely planned as a single composition although the final element, the tea house, was not completed until 1927. The buildings and elements within this group relate to each other, for example the principal cross-axis aligning the fountain wall, the garden study, the sculpture on its western wall, and the centre of the tea house. The centre of the garden shed aligns with the temple in the front garden and its hipped roof is in line with the hip of the garden study. The western corners of the tennis court align with the hips of the garden study, interpreted through subtle details such as changes in the angles and materials of the paths near the north-western corner of the court. The tea house is placed between lines extending from the minor hips of the eastern wing of the house, a detail that enhances the quality of views over the roof when sitting in the tea house or on the steps.

This related structure was then developed by EGW using his distinctive planting of hedges, trees, camellias, azaleas, and a wealth of other plantings to enclose the property and to protect the intimate outdoor garden 'rooms' from visual and environmental intrusion from the outside world. The garage was positioned in a practical manner near the western boundary (which had been re-aligned to provide space) with its rear wall in a line with the rear of the house and avoiding extensive excavation of the slope up to the level of the tennis court.

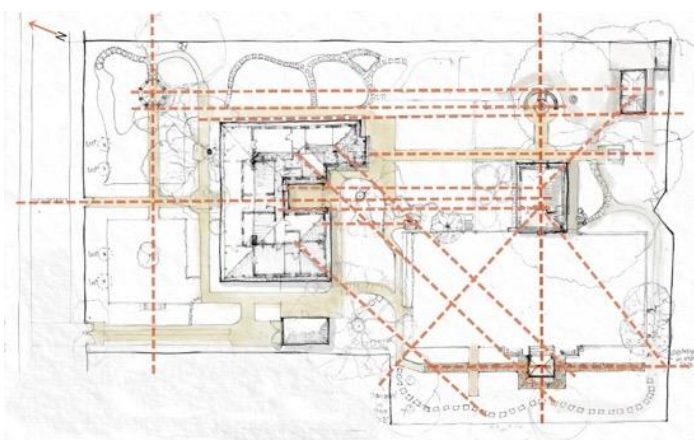


Figure 7.2. A strong sense of geometry underlies the layout of the buildings on the property, established by WHW.

<sup>13</sup> LTO 4708-99.

<sup>14</sup> NSW Land and Registry Services – Plan enquiry for Lot 424 DP753031.



## 7.5 Evolution of the garden from 1943 to 2021 – aerial photography

The series of aerial photographs taken of the area between 1943 and 2021 provide a useful overview of the growth and large-scale changes to the garden and spaces over this time, particularly in providing information about changes in the parts of the garden not included in the historic photographs (see Figure 7.3). The following images are sourced from the [Land and Property Information \(LPI\) online records of Historic Imagery](#).<sup>15</sup> Additional photographs are included in the set, although some are poor quality and of limited use.

Figure 7.3. Evolution of the garden from 1943 to 2021



**Figure 7.3a.** 1943. The garden study is screened from the back lawn by planting and the angophora extends over the rear of the garden study. The jacaranda near the eastern loggia and the two on the embankment are well-established. The garden on the eastern side of the house is not overgrown: the path can be seen clearly.



**Figure 7.3b.** 1965: Areas of shrubs have been added to the rear of the house, the embankment area, and the eastern boundary near the back lawn. Shaped plantings have been added and some of the vegetation to the south of the garden study appears to have been cleared.



**Figure 7.3c.** 1970: Trees throughout the property have grown considerably.

<sup>15</sup> The Land and Property Information (LPI) records are available at <https://portal.spatial.nsw.gov.au/>



**Figure 7.3d.** 1978: Trees along the eastern boundary have been removed or trimmed. The eastern side path is again visible and most of the plants in this area are modest in size. The edges of the tennis court are not as clearly marked. The olive tree in the front garden has been heavily pruned.



**Figure 7.3e.** 1986: Trees are re-establishing. The angophora in the back garden extends over almost half of the garden study.



**Figure 7.3f.** 2019 – Taken on the last Monday in November 2019 in the period between the Christmas Fair and the major storm of that year. The pattern of wear on the grass of the tennis court from the stalls is clearly visible. The roof of the garden study is entirely beneath the canopy of the angophora. (Google Maps 2019).

## 7.6 Historic and contemporary images of Eryldene's buildings and structures

Figure 7.4. The main house

**Figure 7.4a.** The vision: a watercolour of Eryldene by WHW, n.d., ca.1913-14. The structure in the foreground is the temple, placed near today's driveway gates. The front garden features hydrangeas in garden beds and the backdrop of eucalypts almost encircles the house.



**Figure 7.4b.** Eryldene in 1913, under construction. (Photographer unknown, Eryldene Collection).



Figure 7.4c. 2021.





**Figure 7.4d.** 1913. (Photographer unknown, Eryldene Collection, Image ERY1913006.jpg).



**Figure 7.4e.** June 2020.



**Figure 7.4f.** 1914. (Photographer unknown, Eryldene Collection, Image ERY1914004.jpg).



**Figure 7.4g.** September 2019.



**Figure 7.4h** Erylden's iconic gate and fence (Sheridan Burke).

**Figure 7.5. The eastern garden**



**Figure 7.5a.** Looking through the eastern garden toward the trees at the rear of the property in 1922. Note sweet alyssum and backdrop 'hedge' that Ian Waterhouse remembered attracted blue wrens. (Harold Cazneaux, copy in Eryldene collection, Image ERY1922006.jpg).



**Figure 7.5b.** Looking through the eastern garden towards the trees at the rear of the property in September 2019. Note infill between pavers, growth of shrubs, and particularly the camellias now well above the gutter line.

**Figure 7.6. The rear path**



**Figure 7.6a.** The path leading from the garage across the rear of the house to the rear porch and entrance to the kitchen. This 1922 Cazneaux photograph shows the embankment planted with hydrangeas and the jacaranda approximately 2m in height. (Harold Cazneaux, copy in Eryldene collection, Image ERY1923003.jpg).



**Figure 7.6b.** The same view in 2021.

**Figure 7.7. The courtyard**



**Figure 7.7a.** The courtyard viewed from the back door to the hallway. (Harold Cazneaux, copy in Eryldene collection, Image ERY1920s010.jpg).

**Figure 7.7b.** March 2023. (Sheridan Burke).



**Figure 7.7c.** The courtyard viewed from near the back door ca. 1923. (Harold Cazneaux, copy in Eryldene collection, Image ERY1920s009.jpg).

**Figure 7.7d.** June 2020. (Sheridan Burke).



**Figure 7.7e.** The rear of the eastern wing in the 1920s. (Harold Cazneaux, copy in Eryldene Collection, Image ERY1920s002.jpg).



**Figure 7.7f.** The rear of the eastern wing in 2023. (Sheridan Burke).

**Figure 7.8. The garden study, fountain, pigeon house and tennis courts**



**Figure 7.8a.** The garden study from the rear of the house in 1923. The angophora behind the tea house is not visible, suggesting that it had been coppiced by this time. (Cazneaux, Exterior view of Eryldene house, garden path. Gordon, New South Wales, ca.1930 [picture] [sic]. Copy in National Library of Australia, accessed online at <https://nla.gov.au:443/tarkine-beta/nla.obj-147890266> (27 June 2020). Note: the attributed date of 1930 is not accurate. This image was published in the 1923 article 'Eryldene, Gordon, New South Wales. The Residence of Mr & Mrs E.G. Waterhouse. House and Garden designed by Wilson, Neave and Berry' in *The Home* magazine, June 1 1923, p.28.



**Figure 7.8b.** The same view a century later in March 2023. Note the orange tree now hides the roof of the garden study and the scale of the angophora dwarfs the garden study. (Sheridan Burke).





**Figure 7.8c.** Eastern elevation of the garden study in 1923. (Cazneaux, copy in Eryldene collection; also NLA obj-147890100-1).



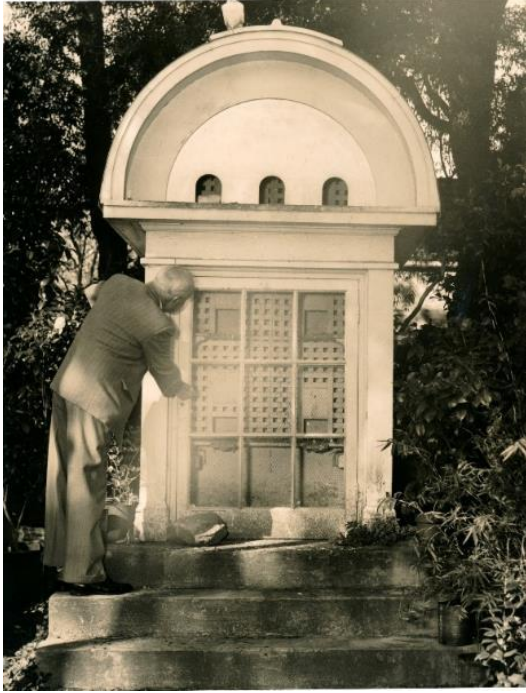
**Figure 7.8d.** Eastern elevation in 2023. Note cumquats have replaced oleanders in the tubs beside the door. (Sheridan Burke).



**Figure 7.8e.** The walled fountain in 1923 soon after its completion. The medallion at the centre of the rear wall aligns through the garden study with a matching medallion on the rear wall of the tea house. (Cazneaux, copy in Eryldene collection, Image ERY1923014.jpg).



**Figure 7.8f.** The fountain in September 2015.



**Figure 7.8g.** EGW in front of the pigeon house ca.1940s. (Cazneaux, copy in Eryldene Collection, Image ERY1940s002.jpg).



**Figure 7.8h.** The pigeon house in 2019 after conservation work, including a new timber shingle roof and re-gilding of the tympanum.



**Figure 7.8i.** The Waterhouse boys playing on the tennis court ca.1920s. Note the immature growth of the virginia creeper on the garden study wall and the original timber frame and square gate to the tennis court boundary (where the moon gate is now) suggests a date between 1921 and the 1930s. The dark foliage behind the garden study may be re-growth of the coppiced angophora, which has now grown to imposing height and canopy (see next page). (Cazneaux, copy in Eryldene Collection). This image was used to illustrate the article 'Tennis courts for the Private House may be Pleasantly Handled to Serve a Decorative Purpose' in *The Home* magazine (2 January 1928).



# 8. DESCRIPTION OF ERYLDENE

## 8. Description of Eryldene

### 8.1 Introduction

Eryldene today comprises a single parcel of land (Lot 1 DP34650) of just under an acre on the southern side of McIntosh Street, Gordon. It is identified within the street by its white picket fence, which covers the full frontage of the double allotment. Eryldene exhibits a complex interrelationship between its garden, its buildings, and its collection of furnishings, photographs, and records.

### 8.2 The setting

The streetscape surrounding Eryldene is residential in character with houses dating from the 1890s to the late 20<sup>th</sup> century and all are set in well-vegetated gardens. The four London plane street trees evenly placed on both sides of McIntosh Street have been severely cut for electricity wires on the southern side.

The property is notable because of the size and height of its remnant forest trees at the back of the property, and the one large angophora on the eastern boundary in the front garden. Their canopies are visible along Werona Avenue and McIntosh Street. Within the garden there are a number of mature jacarandas. The site is enclosed by perimeter planting, mostly camellias, acers, and hedges, underplanted by smaller camellias, azaleas, and the strappy iris and plumbago.

Entry is through a white picket gate and a flagstone path leads directly to the front door of the house via a set of stone steps. The house is sited on the building line shared by the adjoining earlier houses.

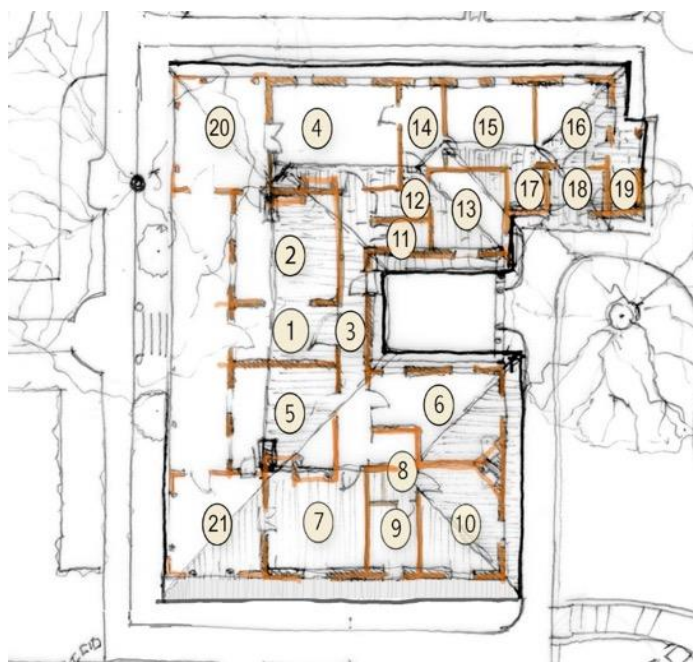
### 8.3 The house

Eryldene is a refined Colonial Revival bungalow with elements of both the Georgian and American styles. It was designed by William Hardy Wilson in 1913 and completed in April 1914. The builder was Rudolph Ochs.

The house sits across the property on a low base of rock-faced sandstone laid in semi-random-coursing, approximately 1m high to the McIntosh Street elevation and level with the ground, which rises gently, at the rear. The façade to McIntosh Street is symmetrical about the front door and steps, with a long verandah bracketed by the loggias set at the outer corners. The roof is clad in terracotta shingles. Its low ridge sits across the property and the single plane of the hipped form extends in an unbroken line over the verandah and loggias and terminates at the pair of squat chimneys at each end. It is supported by a row of beechwood columns.

The plan is u-shaped around a rear courtyard, with the public rooms of the house to the east of the entrance hall and the private rooms to the west (see Figure 8.1). The courtyard is finished to the south with six iron columns from Lyons Terrace, which was being demolished in 1913 when Eryldene was being built. The sides of the courtyard are formed by the wings that extend to the rear from the main roof: the western wing with the bedroom, bathroom, and house study; and the eastern wing including the utility and housekeepers' room.

The walls of the house are rendered brick painted an off white. The front verandah and the loggias are of timber, painted to match the rendered brick walls of the house. The loggias are open with canvas awnings to provide protection to all except the western opening, which is glazed. Doors are mostly half-glazed above the rail with mullions to match the sash windows. The front door is a Georgian-style panelled leaf with leadlight side and transom lights. Windows are multi-paned double-hung sashes with timber joinery and fine detailing. They are set into simple reveals with low-profile brick arches and moulded sills. The windows to the main rooms are protected by louvred shutters with original brackets and stays, all painted a light dove-grey. The windows opening to the courtyard and those to the utility rooms on the outer elevations are smaller and are without shutters. Casement-opening flyscreens have been fitted to the bathroom, kitchen, servery, and laundry windows. Interiors are simply finished. Remnants of the gas light fittings have been retained in the hallway.



- 1 Entrance hall
- 2 Drawing room
- 3 Hallway
- 4 Dining room
- 5 Main bedroom
- 6 House study (referred to as The Boudoir by the family)
- 7 'Green Room' Guest bedroom (later Eryldene gift shop, now caretaker's flat)
- 8 Linen cupboard
- 9 Bathroom
- 10 Back bedroom (now caretaker's flat)
- 11 Cloakroom (now storage and archives)
- 12 Passage
- 13 Housekeepers' room (now the office)
- 14 Servery
- 15 Kitchen
- 16 Laundry
- 17 Pantry
- 18 Back porch and door
- 19 Separate WC
- 20 Eastern loggia
- 21 Western loggia

**Figure 8.1. Interior of the house with rooms identified according to the nomenclature used by the Waterhouse family during their occupation 1914-1977.**

#### 8.4 The garden

Designed in the Edwardian style of linked outdoor 'rooms' or spaces, the garden surrounds the house and provides the setting for the various outbuildings and structures with which WHW and EGW embellished their canvas. It is embraced by perimeter plantings that give privacy to the grassed spaces within, and a place for family and children to enjoy. The perimeter planting and the garden beds around the house include the personal collection of camellias of EGW – camellias which he admired, camellias which he propagated and named for family and friends, and with

the other complementary plantings have produced a garden of international recognition. Through his scholarship and systematic nomenclature of the camellia, Eryldene has been called the home of the Camellia in Australia.

The garden plantings also include unusual and rare azaleas, early citrus, and other rare plants that caught the eye of the Professor. The plants and garden layout were documented by Mary Davis in her 1983 'Garden Conservation Plan'.

### **8.5 Outbuildings and structures**

**The garden study:** is situated at the rear of the property, facing east to the walled fountain. Its western wall abuts the edge of the grass tennis court. The building is rectangular in shape with a hipped roof clad in terracotta shingles featuring a squat chimney. It is built as the house on sandstone foundations, with rendered brick walls painted off white, and multi-paned windows and shutters painted Ming blue with original catches and stays. Inside, the study itself is square, with symmetrically placed windows, fire place, and front door. The space is encircled with waist high Chinese Chippendale style bookcases designed by John Berry.

**The walled fountain:** is elliptical in shape, within which sits a round stone basin and simple single water spout. The walls are of dressed sandstone on top of which sit three kylims – mythical Chinese beasts renowned for their protective skills. The fountain repeats WHW's design for the war memorial at Newington, his old school, and was reportedly suggested to him by EGW following his memory of a fountain he had seen in Charlottenburg Gardens, Germany, in 1907.

**The pigeon house:** is in Georgian style, built of rendered brick with a timber shingled roof and a gold leaf tympanium.

**The potting shed:** adjoining the pigeon house, it is of rendered brick and thick terracotta shingles. It retains its early shelving and is in use by the gardening team. It completes this collection of garden buildings of 1921/1922.

**The tea house and flanking flag poles:** the tea house was built as a tennis pavilion in 1927/1928 and embodies WHW's vision of a future Australian architecture that would combine elements of classical and oriental architecture. It has an oriental upturning roof of terracotta shingles, held up by four vermilion painted columns with gold leaf doric entablature. The corner eaves are supported by elephant heads and dragon tongues. The two flagpoles are also painted vermilion and with gold leaf tops. The ensemble fulfils WHW's vision of a 'delightful pavilion'.

**Garage and arched lattice:** to the west of the house is a single car garage built in the 1930s of the same rendered brick. It is connected to the house with a Georgian style timber lattice, forming a small courtyard between the house, garage, and lattice.

### **8.6 The collection**

This comprises garden and household furniture, artefacts and paintings, rugs, family memorabilia, an archive of photographs (+ 2000), correspondence, and records that support the interpretation of Eryldene and augment the understanding of the philosophy behind its creation. They are stored at Eryldene. The collection is augmented from time to time by the return of Eryldene items from family members. It is a closed collection and accepts only that material which is known to have been used at Eryldene during the Waterhouse occupation, or material which provides evidence of that occupation. It is stored at Eryldene. The horticultural collection includes rare and significant plants, which are identified in the Eryldene Camellia Register.



## 9. THE ERYLDENE COLLECTION

## 9. The Eryldene Collection

### 9.1 Introduction

Eryldene's is a closed collection and accepts only that material which is known to have been used at Eryldene during the Waterhouse occupation or material which provides evidence of that occupation.

A collections Acquisition Policy was prepared by Eryldene's then manager, Julie Hood and Joanna Nicholas of the Historic Houses Trust in 2000. An Acquisitions file is maintained and updated. It has yet to be digitised. An inventory of the collection was prepared by Sharon Towns in 1986, updated by Meredith Walker in 2005. These reports are all held in the Eryldene archives. In 2011 Meredith Walker prepared a Statement of Significance of the Eryldene Collection for the National Library of Australia.

The care and conservation of the collection is carried out by Eryldene volunteers guided by the Waterhouse Family practices and reflecting upon principles of the Museum Guides Housekeeping Manual, prepared by Suzanne Bravery for the Historic Houses Trust in 1993.

### 9.2 Description

The Eryldene Collection falls into three parts and a small props collection:

**1. The collection of house and garden furnishings:** Eryldene is a closed collection and accepts only that material which is known to have been used at Eryldene during the Waterhouse occupation, or material which provides evidence of that occupation. It is stored at Eryldene. The collection is augmented from time to time by the return of Eryldene items from family members

**2. Rugs, artefacts, artworks, books, and family memorabilia:** created specifically for use at Eryldene or chosen by EGW and Mrs Waterhouse during their 63 years of occupancy, or given to them by friends or international dignitaries to embellish their home. There is an extensive collection of textiles including early curtains used at Eryldene and purchased in London by WHW; antique Chinese embroidery and silks; ikebana vases belonging to Mrs Waterhouse; works of art; garden benches, seats and stools; water bowls and garden tubs; and plants including the camellias chosen by EGW or propagated by him. This part of the collection includes over 1000 books, ranging from the Professor's language teaching texts housed in the garden study, and the personal library of literature, poetry, art, horticulture, and some children's books housed in the house study. The collection also includes personal items belonging to EGW and JW such as honours; and there is a small number of household objects, china, silver, and linen used in their daily life.

Apart from one deep shelf in the former cloakroom (now referred to as the archives room) there is no one place where the collection can be stored. This part of the collection is housed in various cupboards and drawers through the domestic spaces of the house and where possible, in the rooms in which they would have been used: linen and china are stored in the dining room sideboard and linen presses; tea equipment is displayed on the traymobile or stored in its drawer in the dining room;



and clothes and bed linen in the wardrobe in the main bedroom. As far as possible the collection's textiles are stored in archival boxes and materials.

The collection is mostly catalogued, building on the initial work of Sharon Towns and Meredith Walker in analogue form, and kept in the archives room. This is an ongoing process, depending on the availability of volunteers, interns, and specific grants. An Accession List fully documents all contributions to the collection. The original, much repaired WHW designed garden furniture (a bench and two chairs) was reproduced in 2009/10 and the originals are stored on permanent loan in Penrith. One chair remains in the temple at Eryldene.

**3. The photographic collection of over 2000 photographs:** this collection fall into two groups:

**Evolution of Eryldene from 1913-1977:** this group includes a collection of photographs by such luminaries as Harold Cazneaux, Emile Hoppe, and Max Dupain; family photograph albums and early photos featuring the house and garden; as well as countless snaps taken by the family and friends and those taken for journals and newspaper articles.

**1981-present:** this group shows aspects of Eryldene and fundraising events since 1981 when the Trust was established.

The photographs pre-1977 were catalogued and digitised by Julie Bligh through a grant from the NLA. These are stored in large black archival boxes in the house study. Other special collections of photographs, such as those by Cazneaux, are stored in archival boxes in the dining room sideboard.

The archival collection records were archived by Warwick Hirst, a retired archivist from the State Library, over a period of three years, from 2014-2017. They fall into two groups but are presently housed together in the former cloakroom, now referred to as the archives room.

All the original material related to the Waterhouse family and their occupation of Eryldene – personal records and correspondence, awards, numerous oral histories describing daily operations, diaries, media clippings and journal articles, and other material describing Eryldene – are also stored in the archives room.

Corporate records about the formation of the Trust and Foundation minutes etc are maintained in the Eryldene archives, and copies of the minutes, are held at the Kuring-gai Local History Library up to 2007.

**4. Eryldene museum props:** the Trust's operational effects, garden tools, office equipment and furniture, china and linen, tables and chairs, and ikebana vases used for the operation of Eryldene for administrative purposes and fundraising events are housed at Eryldene (in the kitchen, servery, garage, and laundry) but do not form part of its collection. In this category are four pieces of furnishings – the hall runner, the oil painting portrait of EGW, a bedspread, and the dining room carpet – acquired by the Eryldene Trust for interpretive purposes, but not part of the collection.

**5. NSW Camellia Research Society Inc. library:** the collection of the NSW Camellia Research Society Inc (formerly ACRS), housed in the rear room of the

garden study, does not form part of the Eryldene Collection. In recent times NSWCRS members have deposited records and collections and access to the room is now impeded. This material requires review, rationalisation, and regular pest inspection.

### **9.3 Vulnerabilities**

The key vulnerabilities of the collection are as follows:

- Inventory of the Eryldene collection is not yet completed.
- Agents of deterioration including light and water damage, humidity, bushfire smoke, mould, airborne dust, and pest intrusion need to be managed, and the impacts of climate change closely monitored.
- The current lack of priority assessment of the collection means that there may be conservation risks or damage to collection components that are as yet not known to be vulnerable.
- There are also risks to the site through vandalism, theft, and accidental damage.
- The NSW Camellia Society library ad hoc storage presents risks of potential pest infestation and mould damage impacting the garden study.
- The lack of digitised records is a risk if analogue records are damaged or lost.

### **9.4 Significance**

The collection is the connecting tissue which holds together the significance of Eryldene. In their choice of furnishings and artworks, in their correspondence and records, and in the 2000+ photographs, EGW and JW give us a comprehensive understanding of their evolving taste and connoisseurship, and how that influenced the decoration and furnishings at Eryldene. Sustaining the integrity and authenticity of the place into the future will rely heavily on the evidence provided in the collection: it gives clarity to the past and allows present day managers to avoid the latest in interior decorative 'style' or housekeeping methods and retains its authenticity. Through the collection we can begin to comprehensively understand the depth, complexity, and evolution of the creativity of the owners (and later custodians) of Eryldene. The horticultural collection includes a range of rare plants and the Professor's own cultivars, several of which are internationally recognised in the Apilou Declaration (Appendix C).

### **9.5 Objectives for the conservation of the Eryldene Collection**

To conserve, sustain, and interpret Eryldene's collection through managing agents of deterioration and risk, taking preventive action, initiating ongoing cataloguing and conservation projects, and continuing good housekeeping management.

### **9.6 Policy for the conservation of the collection**

Policy 19 (see Section 12) details the management of the Eryldene collection as follows:

- *Action 19.1 Conserve the Eryldene collection through best practice within the practical scope of this small, volunteer-managed historic place, including digitising collections records and acquisition lists.*
- *Action 19.2 Acquire only that material known to have been in use at Eryldene during the Waterhouse occupation other than relevant photographic or documentary material.*

- *Action 19.3 Interpret and share the stories of the Eryldene collection.*
- *Action 19.4 Develop and implement a Disaster Preparedness Plan to prepare for potential disasters and plan recovery action for contents and collections.*

### 9.7 Recommended actions

The following actions are recommended to support the implementation of these policies. **Priorities are shown in bold.**

- **Implement regular pest inspections (once every two years) of the interiors of the house, garden study, tea house, and garage (where the collection is stored) and take remedial action as necessary.**
- **Update the Collection Acquisition Policy (Hood/Nicholas, 2000) confirming Eryldene's status as a closed collection, and to more adequately reflect Eryldene's strategic objectives.**
- **Maintain and digitise the Eryldene Acquisitions file.**
- **Develop and implement a Collection Management Plan for the property.**
- **Identify and prioritise conservation works to the collection and identify likely sources of funding for each project.**
- **Develop and implement a Disaster Preparedness Plan to prepare for potential disasters and plan recovery action for the collection.**
- **Continue to maintain, augment, and catalogue the collection.**
- **Prepare an Eryldene Housekeeping Manual to assist in maintaining best practice housekeeping within the parameters of volunteer commitment.**
- Continue to engage with visitors about conservation: the importance of the evidence of wear and tear, and the difference between conservation and renovation (such as is demonstrated on the chairs in the drawing room and house study).
- Seek grant funding to complete and digitise the Eryldene catalogue.
- Maintain and continue to add to the photographic collection since 1977 as a record of subtle changes over time and of work done by the Trust. Augment the collection of original photographs when any become available from family and friends.
- Continue to maintain and augment the archival records as material becomes available.
- Continue to record Waterhouse family knowledge on the collections and housekeeping practices where remembered by the grandchildren, and ensure they are connected through to the Eryldene Housekeeping Manual.
- Retain and augment where information becomes available a list of furnishings and memorabilia once at Eryldene and now in family ownerships elsewhere in Australia.
- Identify with the NSW Camellia Research Society Inc effective ways to manage its records and library resources in the garden study.





**10. ASSESSMENT OF  
ERYLDENE'S CULTURAL  
HERITAGE SIGNIFICANCE**

# 10. Assessment of Eryldene's Cultural Heritage Significance

## 10.1 Introduction

The Australia ICOMOS Burra Charter intends and provides that Statements of Significance are central to the preparation of CMPs and should be revised at regular intervals. Several statements of significance have been prepared for Eryldene since 1983. Their purpose and level of detail has varied widely, as has their scope. Some focused on the house, most on the garden, and one on the collection. Few have been prepared using the formal criteria that usually informs new heritage listings, and specifically, the NSW State Heritage Listing Criteria. While acknowledging their various qualifications, each statement has been useful to this current assessment. Those Statements contained in the earlier CMPs, and the formal listings on the NSW State Heritage Register and the Ku-ring-gai LEP2015, are held by the Trust and readily accessible.

The following Statement of Significance recognises the most important values identified in the earlier assessments and presents them firstly as a summary, and then as a formal Statement of Significance. Conservation decisions need to take the significance of the property as a whole into account. They also need to be made with an awareness of those elements that make an important contribution to this significance and those that do not. In the case of Eryldene, almost all fabric is associated with EGW and contributes to its significance.

Eryldene satisfies the NSW State Heritage Listing Criteria and the [Eryldene State Heritage Register entry](#) provides extensive relevant detail. This was reviewed in 2021 as part of the research in developing this CMP by heritage consultant Robin Conroy (Appendix E).

## 10.2 Statement of significance

### 10.2.1 Summary of Eryldene's cultural significance

Eryldene is a unique and highly intact early 20<sup>th</sup> century house and garden designed by the influential Australian architect William Hardy Wilson (1881-1955) (WHW). It provides tangible and interpretable evidence of the aesthetically refined life and work of the commissioning owner, Professor Eben Gowrie Waterhouse (EGW) and his family. The careful and conservative maintenance of the property by Waterhouse and his wife Janet for 63 years, and then by the Eryldene Trust since 1981, means that Eryldene is largely intact and its spaces, fabric, and collection continue to make integral contributions to its significance. The physical integrity and honest authenticity of the property expresses its intangible cultural values including the ongoing friendship between EGW and WHW; the way of life of an academic family in the early-mid 20<sup>th</sup> century, and the life's work of the enquiring mind of EGW over six decades and which culminated in the creation of an internationally significant collection of camellias. Changes made since the property was acquired by the Eryldene Trust have been modest, reversible, and consistent with the traditional approach to conservation with minimal impact on the original fabric, setting or the evidence of Eryldene's cultural significance, including modest infrastructure necessary for presenting it to the community as a museum of the house and garden.

### 10.2.2 Statement of Significance

Eryldene occupies land once covered by native forest, home to the Darramuragal or Darug people for thousands of years. Two angophora and three grey ironbark trees provide evidence of the original vegetated character of the property.

Eryldene's significance is embodied in its setting and in the fabric of the house, associated outbuildings and structures, in the garden, and in its collection (including its archives). It is a sophisticated and highly intact early 20<sup>th</sup> century house and garden that presents the life and work of historically significant scholar, connoisseur, and horticulturalist Eben Gowrie Waterhouse (EGW).

The house was completed with the temple in 1914, and later outbuildings are also important examples of the work of significant early 20<sup>th</sup> century Australian architect William Hardy Wilson (WHW). His architectural interests, theories, skills, and attention to detail are all demonstrated through the design of the house and outbuildings. The property also demonstrates the sophisticated interweaving of the house and its setting to create a series of superbly proportioned open-air rooms, each associated with the adjacent spaces of the house and linked by formally aligned paths. The garden is significant as the creation of Professor Waterhouse, a polymath who was noted for his contribution to linguistics, fine art, landscape design, and horticulture. The long-standing friendship between these two creative thinkers of the early 20<sup>th</sup> century enriched and shaped the evolution of Eryldene as a highly significant cultural landscape.

The careful and conservative maintenance of the property by Professor Waterhouse and his wife Janet Waterhouse for 63 years, and then by the Eryldene Trust since 1981, means that the whole is remarkably intact and almost all spaces, fabric, and the collection are contributory to its significance.

Eryldene represents a unique blend of east and west architectural idioms. The collection associated with the property provides evidence of both Professor and Mrs Waterhouse's family life and engagement with Eastern art and culture and their growing appreciation of beauty and perfection through harmonious asymmetry, which was then manifested by the Professor in the garden and by JW in the Japanese art form of Ikebana. They shared this journey with WHW, and the 1927 tea house represents the culmination of WHW's theories and synthesis of the aesthetic concepts of eastern and western cultures.

The garden at Eryldene provides tangible evidence of Professor Waterhouse's contribution to the theory and practice of suburban landscape design at both professional and domestic levels. It was used by him to illustrate his many articles and talks on the subject throughout his life, and these articles, and the photographs, provide a rich opportunity to understand the evolution of both EGW's thinking and fabric of the garden since 1913, when the earliest photos were taken of the property when under construction.

The camellias at Eryldene provide invaluable physical evidence of EGW's internationally recognised horticultural research and experimentation and his promotion of the species in the last four decades of his life. They form a substantially intact horticultural collection and demonstrate outstanding potential to further

contribute to research into the species. This potential is enhanced by the survival of Professor Waterhouse's personal horticultural library and research papers at Eryldene.

The Eryldene collection is the connecting tissue which holds together the significance of Eryldene. In their choice of furnishings and artworks, in their correspondence and records, and in the 2000+ photographs, EGW and JW give us a comprehensive understanding of their evolving taste and connoisseurship, and how that influenced the decoration and furnishings at Eryldene. Sustaining the significance of Eryldene into the future will rely heavily on the evidence provided in the collection: it gives clarity to the past and allows present day managers to avoid the latest in interior decorative 'style' or housekeeping methods and retains its authenticity. Through the collection we can begin to comprehensively understand the depth, complexity, and evolution of the creativity of the owners (and later custodians) of Eryldene. The horticultural collection includes a range of rare plants and the Professor's own camellia cultivars, several of which are internationally recognised in the Apilou Declaration (Appendix C).

Eryldene, arguably more than any other house museum in Australia, is an example of a place that represents and presents sophisticated conservative cultural attitudes to design, decoration, and family use of early 20<sup>th</sup> century suburban houses and gardens. Understandings of these attitudes are demonstrated through the fabric of the property and enhanced by the oral and documentary records and the collection of art, most of which is held or displayed on the property, that encompass all aspects of Professor and Mrs Waterhouse's cultural interests and family life. The scope and depth of the collection, its archives, and the oral history records provide outstanding opportunities for research and for continued interpretation.

The property has attracted admiration since its early years when it was used by Professor Waterhouse to illustrate his articles and talks. Eryldene's recognition for its superb aesthetic qualities and as the spiritual home of the camellia has endowed the property with landmark significance to the community. The esteem in which Eryldene continues to be held is demonstrated by the purchase of the property from the Waterhouse family through public donations and community grants; the ongoing and extensive contributions made by volunteers to the conservation of the house and the garden through active maintenance and through the presentation and interpretation of the property at open days; the willingness of esteemed conservation architects to provide pro-bono professional advice; Eryldene's conservation and interpretation by the Trust for more than 40 years; and through the enduring community interest in the property whenever it is open to the public.

Eryldene is an Australian work of art that evolved from the collaboration of two men over a period of twenty-three years, and completed by Professor Waterhouse until his death. It was created for one family, lived in by one family, and was curated as an artistic work: beautiful, creative, and executed with skill, by the Waterhouse family. Its integrity and authenticity is remarkable, having been cared for in the same tradition by its only other owner, the Eryldene Trust.

### **10.3 Interpreting Eryldene's cultural significance**

Eryldene's cultural significance is demonstrated by both physical and intangible cultural values that can be interpreted through the fabric of the house and garden.



Many are found throughout the property, such as the rich physical and visual textures, shadow-play on buildings and paths, the hierarchy of planting to the perimeter, and the multiple views and vistas. Each space of the garden, and each building, contributes in harmony to Eryldene's significance.

#### 10.3.1 The contribution of the setting

Eryldene's setting is of exceptional importance to the property's cultural values. It provides the historical and aesthetic context for understanding the significance of the property. The boundary planting of hedges, trees, and clusters of flowering shrubs provides evidence of the garden 'walls' created by EGW to screen his 'outdoor rooms' from the street. The relationship between the house and its garden provides evidence of WHW and EGW's collaborative relationship in designing a property of outstanding beauty.

The wider setting surrounding Eryldene also makes an important contribution to its cultural values through the modest scale of neighbouring houses and apartments, their mature gardens visible over Eryldene's gardens and hedges, and the streetscape of McIntosh Street with its wide green verge and spreading trees along the frontage of the property. This setting is both inward and outward-looking in quality, encompassing framed views toward the property from the public domain of McIntosh Street and Werona Avenue, and outward from within Eryldene's boundary.

#### 10.3.2 The contribution of the house and garden buildings

The buildings of Eryldene make an exceptional contribution to its cultural significance. They are individually and collectively superb examples of the work of WHW. The house and the tea house in particular are recognised as amongst his finest domestic projects. The level of Eryldene's integrity and authenticity is outstanding. The house and outbuildings associated with WHW are substantially intact to their original construction, with only minor conservation works carried out over the years. No additions or significant alterations have been made to any of the structures. Additionally, no intrusive additions have been made to the place over its life, such that the only negative or detracting accretion is the small metal garden shed in the south-east corner of the property.

The axial and geometrical principles used by WHW to design E-ryldene's setting are also intact and can still be interpreted throughout the property. The buildings also provide important evidence of the ways in which the Waterhouse family occupied the place and how they interacted with it.

#### 10.3.3 The contribution of the collection

Eryldene's movable objects, archives, and records make an exceptional contribution to Eryldene's cultural significance. They form an evolved collection that provides cultural, physical, social, and intellectual evidence of the Waterhouse family's occupation over their 63 years of residence and the work of the Eryldene Trust since 1981. EGW was known as a collector of Asian ceramics and artworks from the 1920s and many pieces remain at Eryldene and form part of its collection. The collection of photographs and archival records held at Eryldene provide important evidence of the evolution and use of the property by the Waterhouse family. The collection of original furniture and soft furnishings also provide important evidence of the use of the house

and of EGW and WHW's shared interest in antiques, many pieces being acquired from, or in collaboration with, WHW.

The collection of tubbed camellias makes a central contribution to the cultural significance of Eryldene, providing evidence of EGW's ongoing involvement with collecting and researching the genus, and his use of the tubs to both accommodate and facilitate the relocation of individual plants within the garden according to their horticultural requirements.

#### 10.3.4 The contribution of the front garden

The front garden exemplifies the garden design practice and principles of EGW and WHW as evidenced in EGW's writings and lectures. Of particular contributory value are:

- The Edwardian character of the garden, with masses of soft flowering plants bordering the paths and in the garden beds, with an overlay of camellias.
- The axial layout and balance visible between the gate, path, and front door; and the temple, olive tree, and the garden benches (one original chair, the others are reproductions to match the originals which are in storage).
- The careful proportionality of spaces between structures and planted garden 'walls' overlaid with a carefully selected palette of plant material.
- The privacy afforded by the densely planted boundary that obscures the garden from the public and allowing its use as a domestic space in extension from the rooms under the roof: a high African olive hedge behind the timber fence (reconstructed in 2015/6) allows glimpses and entices exploration.
- The unfolding of the view over the house and garden when entering the property under the arch of the African olive hedge.
- The shrubs of varying heights and density filling the space between hedge and lawn.
- The sculptured asymmetry of the jacaranda near the eastern loggia is particularly distinctive. Retained and carefully shaped by EGW as a seedling, it is now a large tree and contrasts with the disciplined geometry of the house and paths; its tracery links house to soil and marks this garden as a work of art (compare with the jacaranda in the geometrically precise space of the Quadrangle at Sydney University, planted by EGW in 1928, and its clone planted in 2017).
- The temple is significant for its association with WHW as both a characteristic garden element in his work, that is also a pivot point in the overall geometry of Eryldene's design and layout. It is also significant for its inclusion of salvaged columns from the demolished 1841 Lyons Terrace in Liverpool Street, Sydney, which are also featured in the courtyard.

This space has retained many plants associated with the earliest phase of the garden such as:

- The African olive hedge including the arch over the front gate.
- The jacaranda.
- The surviving and replacement camellias from Waterhouse's original purchase of twelve plants (six planted at Eryldene).
- *Bauhinia corymbosa* (front elevation near western loggia).
- Azores jasmine (lattice arch and temple).

Garden elements such as the large terracotta tubs placed on each side of the garden bench are early fabric, acquired by EGW before 1928.

The original visual contrast of the vertical shapes of poplars and Callitris behind the hedge are presently absent due to storm damage, disease, and changing garden conditions impacted by the mature street trees.

#### 10.3.5 The contribution of the eastern (side) garden

This is the principal garden room that demonstrates a strong sensory connection with the house. Its informal character contrasts with the more structured composition of other outdoor rooms in the garden. It is an intimate space that invites exploration with its stepping stone pathways. It is planted densely with EGW's camellias, azaleas, trees, and shrubs including an *Acer palmatum dissectum* (weeping standard). The latter provides evidence of his admiration of trees with dense, interesting tracery.

#### 10.3.6 The contribution of the garden study buildings group

The garden study group (fountain, pigeon house, and garden study) makes an outstanding contribution to Eryldene's significance for the evidence that it provides of the work of WHW, and supported by EGW. This part of the garden enjoys complex and multi-dimensional views between the buildings and garden elements such as the large picturesque canopy of the angophora adjacent to the garden study, and the jacarandas that enhance the views over the roof of the house, particularly when in flower. The elements were geometrically placed including the tennis court area. This re-oriented the spatial emphasis of the rear garden area to an east-west space and WHW emphasised this by placing the group (and the tea house on the tennis court) across the space. The fountain, garden study, and the tea house are composed as a group, with the pigeon house added at the termination of the view from the back door and path.

The garden study is a fine representative example of WHW's Colonial Revival style with considered overall symmetry and perfect proportions. Views to the garden study today are enhanced by the large angophora with spreading canopy that overhangs its roof. It has been surmised that this tree had been cut to the ground by EGW and has re-grown with a triple-trunk. Its complex tracery of branches is a characteristic of the species.

Planting within the group mostly continues to provide evidence of the planting palette patterns favoured by EGW at the time and promoted in his publications and talks. The paving and planting between the garden study and the fountain feature in many of these lectures. The need to provide a separate study space in the garden provides evidence of EGW's need for a quiet academic retreat within the family home.

#### 10.3.7 The contribution of the back lawn area

The back lawn is the primary space in the garden where domestic use can be interpreted through the fabric. It includes one of the clothesline posts (the structure is recorded in photographs), and the outhouse (WC). It is open in character with an area of lawn divided by a flagstone path that leads to the garden study. This is the only path in the garden that does not have a planted border. This path continues between the garden study and fountain to terminate at the eye-catching pigeon house and links the important garden study group with the house. It also affords the highly significant views

through the moon gate to the tea house with its pair of flanking flag poles on the tennis court.

The grassed area is open in character and provides the foreground of the high-quality views of the garden study framed by the angophora and ironbark trees at the rear of the garden. When looking back towards the house, the area also allows the pleasing composition of the roofscape at the rear of the house to be appreciated (from the garden study and moon gate).

#### 10.3.8 The contribution of the tennis court and tea house area

The tennis court comprises the largest open space within Eryldene's garden. The tea house was the final architectural work of WHW and is the manifestation of his and EGW's shared admiration of Asian aesthetics and WHW's alacrity for the synthesis of eastern and western architecture. While WHW designed many buildings to be built in his fused Western/Eastern style – such as those for the unrealised town of Celestium at Kurrajong – the tea house was the only one ever built.

The tea house also provides evidence of the early stages of the garden's transition away from the Edwardian aesthetic to its later layers of experimentation with camellias. Together with its pair of flag poles, the tea house provides the source and termination of some of the most evocative views within Eryldene, including the view through the moon gate. The placement of the tea house by WHW responded to the underlying geometry of the property. It aligns clearly with the ridge of the garden study.

Terracotta paths are only found around the tea house. They distinguish this space by retaining the formal symmetry of the path system and introducing a richly coloured and textured element to this area. The planting around the tea house contains many early camellias and other species that are signature in the work of EGW.

#### 10.3.9 The contribution of the courtyards and paving around the perimeter of the house

The paths around the perimeter of the house were laid out by WHW as part of his design of the property. WHW's specification was for a loose pebbled surface. EGW found this impractical and laid sandstone flagstone paving throughout the property. This is the only known physical evidence of EGW replacing any of WHW's fabric.

The courtyards are intimate, structured spaces, and each makes an important contribution to Eryldene's significance. The central courtyard provides evidence of WHW's attention to the subtleties of scale, form, proportion, and detailing. It was designed as an intimate 'outdoor room', a passage to link the family spaces of the house with the rear garden areas. Views of the garden are enhanced by being framed by the pairs of fluted cast iron columns – also salvaged from Lyons Terrace – and the roofed, connecting beam above them with its delicate coping of shingle tiles, which subtly defines the courtyard.

EGW used the space as a focus for the display of particularly interesting or seasonal tubbed plants, accessed from the main cross hall of the house and looked on from the sash windows of both the hall and the former house study (superseded by the later garden study). The courtyard near the garage is further defined by WHW's arched timber lattice screen connecting the house and garage. Damaged in the 2019 storm, the screen was removed for craftsman repair and then repainted after reinstatement.

The rare Azorean Jasmine it supported is responding spectacularly after storm damage in 2019 and necessary pruning.

#### 10.3.10 The contribution of the embankment and meditation garden

The embankment terminates views from the rear-facing rooms of the house in a simple composition established before the tennis court area was added to Eryldene in the 1920s. Flagstones stood on end retain the soil above the ramped pathways now accessing the tennis court. Later water-pipe handrails have been installed by the Trust, facilitating visitor access to the court.

The pair of jacarandas are significant cultural plantings within Eryldene's garden. They are mature with intricate canopies and together they provide the immediate backdrop for views over Eryldene from the front garden and more distantly from McIntosh Street. They are also prominent in the internal views from the rear garden area including the tennis court/ tea house.

The small area at the western end of the embankment, known as the meditation garden, provides evidence of EGW's active interest in Asian cultural practices, although it is now only minimally apparent through remnant paving and planting. A ceramic water bowl and figurine of the Buddha have been taken inside for safekeeping, in view of their age, fragility, and vulnerability.

#### 10.3.11 The contribution of the garage and driveway

The driveway and garage provide evidence of the final phase in Eryldene's development, when the garage was built beside the house. Designed by Keith Harris of WHW's firm it is an intact, representative example of a very modest Inter-War domestic garage, separate from the house it serves – but related in its detail, materials, and textures. The studied simplicity of its carpentry and joinery elements belies its humble purpose. Land was purchased and added to Eryldene's curtilage by EGW specifically for its construction.

The driveway, with its long side plantings of shrubs, access openings to the front garden, and long flagstone wheel-tracks, is a strong structural element of the front garden. The hedge planting along its eastern side minimises its impact upon the front garden lawns and when rain water storage tanks were dug into the ground under the driveway, the flagstones were carefully taken up and reinstated after the tanks were buried. The flagstones are distinguished from others in Eryldene's paths and paved areas by being laid in soil, without mortar pointing.

Planting to the garage and lattice entry screen is limited to the Azorean jasmine climbing up the screen, and the strikingly coloured bougainvillea extended across and onto the front of the garage roof. The jasmine is recovering from recent storm damage, while the bougainvillea, invading and damaging the garage roof, requires pruning and possibly independent support of the building. Used as storage, the garage is not presently accessible except through its side arched door.

#### 10.3.12 The contribution of the garden service area

The garden service area supports the functioning and maintenance of Eryldene's garden and in the later years of his life, EGW's practical work and research into the hybridisation of the camellia. Its role and function are crucial in the ongoing care of the

garden, but its fabric is utilitarian, and constructed of metal framing and shade cloth, does not contribute to the significance of Eryldene.

However, the potting shed is significant for its association with WHW, being designed and sited by him according to the underlying geometry of the property as a whole. Adopting a shingle tile hipped roof set upon rendered masonry walls with joinery doors, the form and materials of the potting shed relate it to the house, while it demonstrates a more utilitarian level of finish reflecting its purpose. Its interior houses various periods of timber shelving and electrical equipment related to the garden's water management system.

The roof of the shed has sustained extensive termite damage in 2022 and at the time of writing is about to be carefully repaired by removing the shingles, reconstructing the rafters, plates and battens, and reinstating the shingles.

Planting in this area is dominated by various large trees with camellia and azalea underplanting. Possibly remnants of the original bush that covered the area, these trees shade the working area and add to the diversity and interest of the garden's planting and character.

#### 10.3.13 Elements that do not contribute to Eryldene's significance

Eryldene's cultural significance is so clearly associated with almost all of its fabric that the only elements that do not contribute to Eryldene's significance are limited to elements that have been introduced since 1977. These include:

- Species of plants not used by EGW.
- The mortar added to the spaces between the flagstone paving throughout the garden to reduce decay and improve visitor safety and access.
- The pipe handrails and introduced steps between the upper path on the embankment and the tennis court.
- The steel garden storage shed.
- The fabric of the shade house.

The flagstone paving and paths can be seen in early photographs to have been sharp edged and close fitted with tight joints. Over time the flagstones have eroded through embedment in the soil and exposure to weather and watering, and their surfaces are now generally more rounded and joints open. The roots of trees have also made sections of paths uneven and increasingly unsafe. This has led to treatment of their uneven surfaces by mortar filling of the joints, and when this process commenced is uncertain. The raising and relaying of areas was commenced many years ago by the Trust, which has continued this approach and progressively addressed the settled and uneven areas, to match their evolved condition.

The pipe handrails to the embankment ramps are simple painted steel water pipe, installed in the early years of the Trust's management, and similar to the metalwork earlier used in building the moon gate, by architect Keith Harris. It is envisaged that a similar approach may be taken in locations where intervention may be necessary in future to sustain visitor access.



# 11. SENSITIVITY TO CHANGE

# 11. Sensitivity to Change

Eryldene is a complex historic house and garden set within a well-defined property boundary in a leafy residential streetscape. There are few spaces within the property that can be considered to have potential for major change without impacting on the cultural significance of the property.

## 11.1 Challenges

The current visitor use of the original outdoor toilets at Eryldene is quaint but of relatively poor standard, and involves continual wear and tear on original fabric. The provision of contemporary standard accessible toilets is much needed for house museum operations, school visits, etc.

On open days, teas are served from the kitchen to the verandah and loggias or to the tennis court (which is a more labour-intensive and riskier process). An outside accessible space to act as a modest café with coffee machine and finger food was the most frequent suggestion made by visitors during a survey conducted as part of the CMP review.

Interpretation and exhibition spaces are not available within the house, given its Waterhouse furnishing and the provision of caretaker accommodation, essential for property security.

## 11.2 Opportunities

The shade house at the rear of the property is a replacement of the original timber shade house used by EGW. It was in a dilapidated condition when the Trust took over in 1981 and has been changed over time to improve its functionality. This back corner could accommodate additional service activities, such as amenities or storage.

The garage also has the potential for adaptation: its interior is presently used for storage, mostly tables and chairs for open days. It could be used more efficiently for museum storage, office use, or adapted for the provision of accessible amenities, modest interpretation, schools programs or for a café for open days.

## 11.3 Climate change and sustainability planning at Eryldene

Recognising the need to respond to changing climatic conditions to proactively conserve Eryldene's heritage values, in 2022 the Trust initiated the development of an Environmental Sustainability Action Plan (see Figure 11.1). The practical management and conservation of the buildings, garden, and Eryldene events and open days, have been increasingly impacted by longer periods of drought and intense periods of rainfall and storms in recent years. The practical operations and resources of Eryldene as a historic house and garden open to the public had also been severely impacted by closure during the COVID-19 pandemic in 2020-2022.

The cumulative and growing risks to the garden plantings became evident during the water shortages of the 2017-2019 drought, and the Trust initiated the preparation of a Water Management Plan to analyse and reform water usage on site. Adaptation of watering and irrigation practices began, but quickly three successive La Nina years



followed in 2020-2022 and attention re-focused on augmenting drainage and roof repairs.

Research into local climate variations and risks led to the drafting of a Climate Risks Register for Eryldene, which was finalised over 2022, and a Sustainable Event Check List, as part of the Trust's resolution to adopt a low carbon approach to all our activities. Reflecting broadly on the 2019 *Futures of Our Past* report by ICOMOS, the Trust determined that it had a role to play in sharing and interpreting its modest climate action initiatives to adapt, mitigate, and manage such impacts.

The final [Environmental Sustainability Action Plan](#) was adopted by the Trust in October 2022 and has guided the Trust's 2023 strategic planning about increasing the garden's resilience to climate change. We will be reviewing progress annually as we implement the plan through assessing the sustainability of events, venue hire, and day-to-day operations.

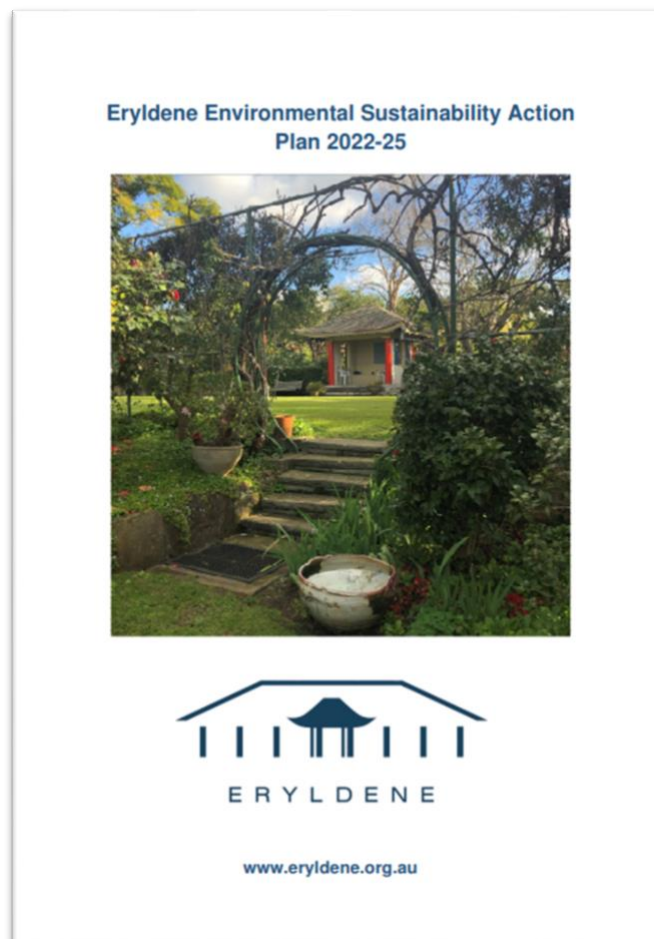


Figure 11.1. The Eryldene Environmental Sustainability Action Plan 2022 will be reviewed annually.

As part of its events program, in March 2023, Eryldene hosted a global webinar entitled *CRUNCH time: Climate Resilience Understanding New Challenges for Heritage Gardens*, which shared climate experiences of similar gardens with audiences nationwide and across the USA and UK (see Figure 11.2). A collaborative working group of representatives from the National Trust (NSW) and the Australian Garden History Society (AGHS) worked with Eryldene to develop the program with an outstanding

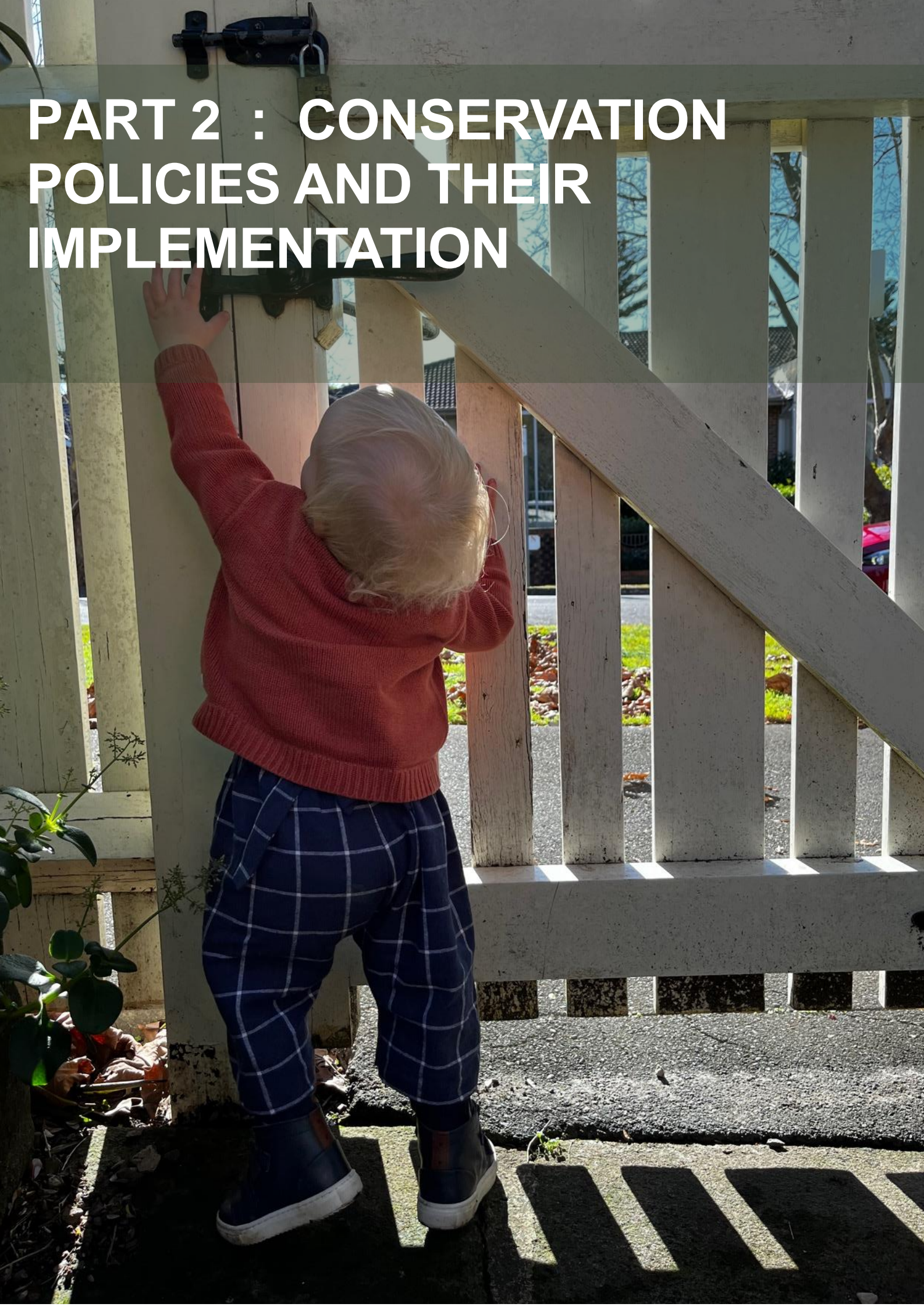
group of speakers. The webinar demonstrated that there was much we shared in common globally and there are opportunities to develop linkages with the UK National Trust, English Heritage, and gardens like Filoli and Descanso in California. The webinar underscored the importance of engaging with issues of climate change in conservation management planning for historic gardens.

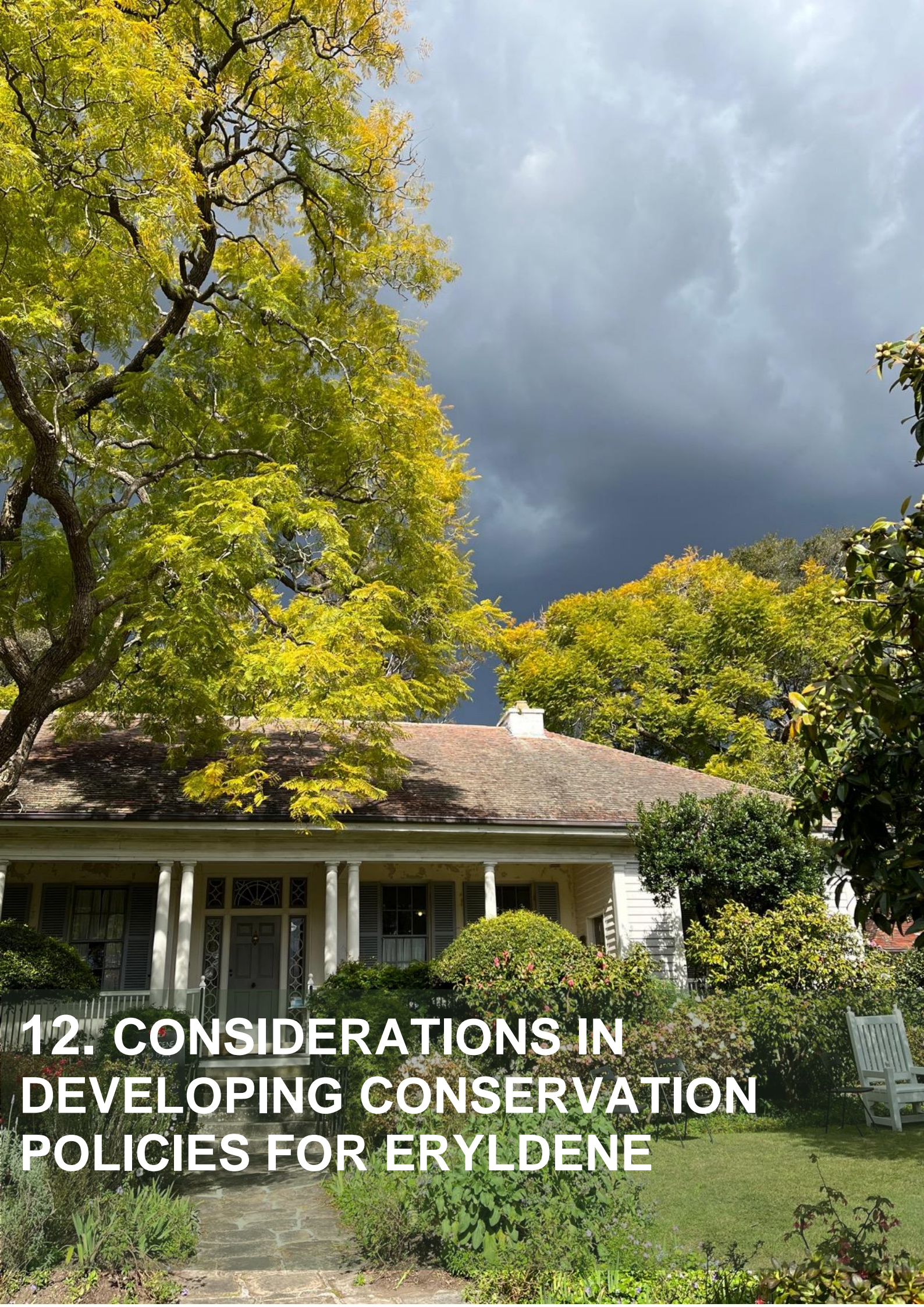


Figure 11.2. Eryldene’s Crunch Time webinar, March 2023, engaged audiences across Australia and in the UK and USA regarding the experiences of historic gardens with changing climate action and the need to include policies and actions in CMPs.



# PART 2 : CONSERVATION POLICIES AND THEIR IMPLEMENTATION





**12. CONSIDERATIONS IN  
DEVELOPING CONSERVATION  
POLICIES FOR ERYLDENE**

# 12. Considerations in Developing Conservation Policies for Eryldene

## 12.1 Introduction

The aim of any conservation policy is to guide the future care and development of a place within the constraints of its significance. As James Semple Kerr wrote in his introduction to *The Conservation Plan* (2013, p. 2), “the objective of a conservation plan is to set out how that aim may best be achieved. In doing so it seeks to relate the proposed conservation action to the procurable resources.” This reference to procurable resources is particularly pertinent to policies for Eryldene and its ownership by the Eryldene Trust as an independent community trust that receives no ongoing funding from any government or other organisation.

## 12.2 Matters for consideration

All policy development occurs within the legal and procedural constraints in which it will be implemented. For Eryldene these include the legal and philosophical requirement to retain Eryldene’s cultural significance; the practical challenges arising from its physical condition; the resources that can be brought to the tasks of conservation, the legal, financial, and social needs of the Eryldene Trust as owners; and the statutory obligations arising from its heritage listing and community expectations about house museums open to the public.

## 12.3 Legal and statutory requirements arising from Eryldene’s significance

These are:

- The NSW Heritage Act, listed on the state heritage register.
- The Ku-ring-gai LEP 15 and DCP as a listed heritage item.
- The Building Code of Australia as a residential building and as a public house and garden.

The listings of the property on the State Heritage Register and Ku-ring-gai Council’s Local Environmental Plan generate statutory obligations to manage ongoing conservation of the property, including buildings, garden, and the collection. The heritage significance of the property must not be unreasonably diminished.

### 12.3.1 NSW Heritage Act 1977

Eryldene’s cultural significance is recognised formally in its listing on the NSW State Heritage Register (Item 000019, Gazetted 4 February 1999). This means that Eryldene is subject to the provisions of the NSW Heritage Act 1977, which includes the need to maintain specified minimum standards of maintenance and repair. Consent from the Heritage Council is required for any work unless it is covered by a site-specific or general Standard Exemption specified by the NSW Heritage Council, the latest being gazetted 17 June 2022.

The site-specific exemptions applying to Eryldene are:

- 1) *Venue hire of the garden, lawn court, teahouse, verandah and loggias for events deemed by Eryldene Trust’s Director to be appropriate and compatible with the significance and fabric of Eryldene house, outbuildings and gardens (in accordance with Eryldene Trust’s guidelines: Venue Hire Agreement and Protocol for Use);*
- 2) *Staging of concerts/performances in garden, lawn court, teahouse, verandah, loggias and dining room;*

3) *Staging of garden/Christmas fairs in the garden, lawn court, teahouse, verandah, loggias and in the following three non-principal rooms deemed appropriate for public programs and temporary use (in accordance with Moore & Tropman Conservation Management Plan, 1988)*

*a) Second bedroom*

*b) Internal study (following removal and storage of rugs, books and moveable items)*

*c) Main bedroom (following removal and storage of bed, carpet square and moveable items)*

4) *Staging of meetings/receptions on verandah, loggias, in dining room and in internal non-principal rooms deemed appropriate for public programs and temporary use (in accordance with Moore & Tropman Conservation Management Plan, 1988 [sic]) or subsequent conservation management plan endorsed by the Heritage Council;*

5) *Use of second bedroom as Eryldene Trust's gift shop; and*

6) *Use of kitchen and laundry in association with venue hire, open weekends, tours and Trust events.*<sup>16</sup>

General, or standard, exemptions that apply to most properties listed on the State Heritage Register are limited to low-impact works such as minor maintenance; cleaning; repairs and alterations to non-significant fabric; alteration to non-significant buildings; the repair or replacement of non-significant services (mechanical, electrical, and plumbing); changes to non-significant telecommunications infrastructure; fire safety detection and alarm systems; minor excavation associated with maintenance; some painting; restoration of significant fabric; temporary structures; minor weeding, planting, pruning and tree surgery; interpretation and wayfinding signs; filming; the temporary relocation of moveable heritage items; compliance with minimum standards for maintenance and repair and orders; and work associated with emergency situations and lifesaving.<sup>17</sup> These exemptions are amended periodically and should be checked for the current version should action be proposed. Eryldene maintains a works register under the self reporting exemptions regulations.

Section 119 of the Act requires owners of items listed on the Register to achieve minimum standards of maintenance and repair for weatherproofing, fire protection, security, and essential maintenance.

Section 140 of the Act requires that any works or activities that may disturb non-Aboriginal archaeological relics must have approval in the form of an excavation permit under Section 140 of the Heritage Act. There are no known relics of any type on the property.

The latest general Standard Exemption specified by the NSW Heritage Council, the gazetted 17 June 2022, has altered the reporting mechanisms for certain works, requiring an Exemptions Log to be maintained by Eryldene, which is found at Appendix I.

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<sup>16</sup> Schedule C of the Site-Specific exemptions for Eryldene issued under section 57(2) of the Heritage Act 1977 by the Minister for Heritage, The Hon Robyn Parker, MP, 2013.

<sup>17</sup> The circumstances and requirements for each are set out in the "Standard exemptions for engaging in or carrying out activities/works otherwise prohibited by section 57(1) of the Heritage Act 1977".

### 12.3.2 Ku-ring-gai Local Environmental Plan 2015 and DCP, the NSW Environmental Planning and Assessment Act 1979

Compliance with the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) and the NSW Environmental Planning and Assessment Act 1979 (EPA Act 1979) is a statutory obligation.

Eryldene is zoned R2 (low density residential) under KLEP2015. The residential use has continued through the ongoing occupation of the property by the tenant. The museum use was approved in 1991 and is considered an “existing use” under KLEP 2015’s parent legislation, the EPA Act 1979. The existing use status allows the museum activities to continue subject to certain provisions on future alterations, extensions, and expansion or intensification of the use. At the time of writing, existing use rights lapse if the use ceases for more than 12 months (or for three years if the lapse occurred between March 2020 and March 2022).<sup>18</sup>

Eryldene is also included in the schedule of local heritage items on KLEP 2015 as (item) 8, “Eryldene, dwelling house” with a curtilage extending over the whole of the property. It is also within the C7 Heritage Conservation Area (HCA), which includes the entire property and surrounding early-mid 20<sup>th</sup> century residential properties with established gardens.

Through Clause 5.10 of KLEP 2015 development consent is required for almost all work to the exterior of the house and garden unless it is specified as “exempt development” under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2018 or if Council agrees in writing that the work is minor in nature or maintenance. Council is empowered to request a Statement of Heritage Impact or a full Conservation Management Plan for an Item or property within a Conservation Area before deciding whether to grant consent. Development would also be subject to the Ku-ring-gai Development Control Plan, which provides detailed controls that variously apply to all properties.

Any change that requires consent under both the Heritage Act and KLEP 2015 would be “integrated development” under Division 4.8 of the Environmental Planning and Assessment Act 1979 if lodged with Council first.

The C7 Heritage Conservation Area (HCA) does not include the properties adjacent to Eryldene’s rear boundary. These properties may be developed under the minimum standards set out in NSW State Environmental Planning Policy (Exempt and Complying Development Codes). These provisions allow two storey development set close to a boundary. Compliance with this SEPP does not require consideration of impacts on nearby heritage items. The potential impacts of CDC consents have potentially significant implications for the management of planting of Eryldene’s boundaries, particularly in the southern and side gardens.

### 12.3.3 Building Codes

Any new work or work to existing buildings, must comply with the Building Code of Australia and relevant Australian Standards.<sup>19</sup> Access and facilities for people with

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<sup>18</sup> Section 4.66, Division 4.11, of the Environmental Planning and Assessment Act 1979, as at 4 June 2021.

<sup>19</sup> Environmental Planning and Assessment Regulation.



disabilities may be mandated. Depending on the use, scale, and type of proposed new work, Council can require an existing building to be upgraded. If so, 'performance based' solutions can be an effective way of conserving significant fabric. Where conflict might occur, resolution must always fall on the side of conservation.

Outdoor areas (including paths and garden stairs) are not subject to the building codes although consideration should be given to ways in which access to the garden for people with disabilities can be improved without altering significant fabric.

## **12.4 Other considerations arising from Eryldene's significance**

### **12.4.1 The Australia ICOMOS Burra Charter**

This plan has been prepared in accordance with the requirements of the Burra Charter, the Australia International Council of Monuments and Sites (ICOMOS) [Charter for the Conservation of Places of Cultural Significance](#). The Charter sets out conservation principles, processes, and practices. Conservation is defined in the Charter as all the processes of looking after a place to retain its cultural significance (Article 1: Definitions). It emphasises the importance of respecting the existing fabric, use, associations, and meanings of the place and where change is needed to be cautious and change as much as necessary but as little as possible. Change also should not distort the physical or other evidence of the place, nor should it be based on conjecture (Article 3: Cautious approach). It should be respectful and honest.

### **12.4.2 Register of the National Estate**

Eryldene was listed under two entries (Eryldene and Garden (Item 2845) and Eryldene Garden (Item 2847)) as a historic place on the (former) [Australian Heritage Commission's Register of the National Estate](#) in 1980. The Register was a list of more than 13,000 places of heritage significance across Australia of local, state, and national significance. It was closed in 2007 and does not have any statutory impact.

### **12.4.3 Register of the NSW National Trust**

Eryldene (including the house and garden) was classified by the National Trust on 5 May 1976 as "an outstanding example of the work of William Hardy Wilson, the early twentieth century architect, artist and author. It was built for the present owner in 1913 and remains complete with garden and garden buildings, all in their original condition" (Listing Record). However, the Trust is an active member of the National Trust and undertakes joint activities.

Eryldene's classification by the NSW National Trust recognises the esteem with which it is held by the community. It was also influential in the early heritage listing on the State Heritage Register. It does not generate any statutory obligations for the Eryldene Trust or the conservation management process.

### **12.4.4 International Camellia Society**

Eryldene's camellias have been recognised as internationally significant historic ornamental camellia trees under the 2019 International Camellia Society's Apolliu Declaration (Appendix C) as "international living sentinels within garden and other landscapes, marking the passage of hundreds of years of human horticultural and

garden history.”<sup>20</sup> The Society’s recognition is not a statutory constraint, although it is cited in Eryldene’s Inventory Sheet in the NSW State Heritage Register and Inventory, and is a matter for consideration in decision-making. The NSW Camellia Research Society library is located in the garden study at Eryldene.

### **12.5 Needs of the owners, the Eryldene Trust**

Eryldene is owned by the Eryldene Trust, a not-for-profit body formed for the purpose of purchasing, conserving, and presenting the property to the public. The Memorandum and Articles of its Association requires it to conserve the property and to present it to the community. The Trust and its Board are committed to the continuation of Eryldene’s conservation through its use as a house and garden museum. In this, they recognise the need to continue to attract visitors and community engagement in an increasingly competitive and culturally diversified environment. The Trust is supported by the Eryldene Foundation, established in 1991 to raise funds for the long-term future of the house and garden. It is administered by an elected board and provides funds for major maintenance projects. The Trust board comprises up to 12 members and meets monthly, with a garden council and events committee supporting relevant programs and events.

The Trust’s work in conserving, managing, and presenting Eryldene to the public is heavily constrained by limited funds. It depends on visitor revenue and grants to resource the implementation of its policies and on the goodwill of the community, most particularly unpaid volunteers, to implement them. The Trust’s approach to conservation has been necessarily and deliberately conservative, consistent with the Waterhouse’s demonstrated approach to maintenance and upgrading as well as being consistent with the conservation principles of the Burra Charter.

Eryldene’s survival depends on the work of volunteers. Board members of the Trust and Foundation are all volunteers. An enthusiastic group of gardening volunteers carry out work in the garden on a weekly basis and others undertake regular housekeeping and the presentation of the property at open days. However, during the COVID-19 pandemic, many volunteers were unable to attend the site, and post-pandemic it is evident that community patterns of volunteering have changed.

The Trust is supported with advice from its honorary experts. Architect Robert Moore has guided the conservation works at Eryldene since 1988, and his role as Hon Architect was formalised in 2008. Julian Bickersteth was invited to be Hon Conservator in 2018 to advise on the house collection, and garden historian Colleen Morris was appointed Hon Garden Adviser in 2021. Their advice includes identifying and supervising any skilled contractors engaged for particular conservation works.

The Trust also employs a selective range of specialist contractors for specific maintenance and repair projects and a part time horticulturalist and garden maintenance person.

Eryldene’s resource constraints will impact the implementation of the CMP, which means that prioritising works is a reality that requires balancing and regular review.

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<sup>20</sup> See <https://internationalcamellia.org/committee-for-historic-camellia-conservation> (accessed 30 June 2021).

## **12.6 Use of Eryldene as a museum**

### **12.6.1 The need for ongoing use**

The 1981 Articles of Association for the establishment of the Eryldene Trust included objectives to raise necessary funds for maintenance. Early uses were exhibition-based, gallery style openings by external groups and organisations. The 1988 Plan's pragmatic analysis of the negative impact these activities were having on the fabric of the house recommended that the intent of the Articles of Association would be better served by making the house and garden the primary exhibit, with occasional smaller-scale targeted exhibitions related to the history of Eryldene and the lives of Janet and EG Waterhouse. The Trust Board committed to these revised uses and sought to attract more diverse and returning visitors on a regular basis via monthly open weekends and special events; however, they were not sufficient to meet the maintenance costs of the property and a regular annual subvention from the Foundation is necessary.

As part of the strategic planning process undertaken by the Trust during the COVID-19 pandemic, a fresh look at the audiences and uses of Eryldene was undertaken by the Trust, informed by an Audience Development Strategy commissioned in 2022. Its recommendations identify the potential of family audiences, and a range of children's programs and school education visits are now being implemented, together with an emphasis on sustainability and managing the garden through climate change.

### **12.6.2 Eryldene's museum activities**

Eryldene's significance is unique and clearly expressed through its buildings, garden, collection, spaces, and setting:

- Eryldene is remarkably intact and most of the cultural values of its buildings need relatively modest interpretation to be appreciated by most visitors. The significance of the horticultural collection, however, does require more explanation and interpretation.
- The house is set within an attractive garden which is of outstanding horticultural value and includes individually significant secondary buildings and structures.
- The property is presented to the community with a sense of dignity, transparency, and care that invites respectful exploration and engagement.
- The complexity of the property and its multiple layers of significance present diverse opportunities for engagement with the place according to individual interests.
- The seasonal displays and contrasts between flowering and the quieter seasons reward repeat visits throughout the year for the garden enthusiast.
- It offers excellent opportunity for close study of the architectural and landscape design work of noted Australian architect William Hardy Wilson (WHW).
- It offers excellent opportunity for close study of the life, creative imagination, scholarly discipline, and scientific rigour of polymath Eben Gowrie Waterhouse (EBW).
- It offers excellent opportunity for horticultural research into the internationally significant collection of camellias and has the potential to attract horticultural scholars.
- It offers opportunity to understand and interpret the day-to-day family and social life of the socially conservative yet intellectually sophisticated Waterhouse family for most of the 20<sup>th</sup> century.

- It offers an opportunity to consider the sustainability of historic gardens facing climate change and house museums with changing demographic support. The lessons and experience of Eryldene may apply in other similar domestic heritage contexts

### 12.6.3 Visitor needs

The expectations of museum visitors have evolved over the last 40 years and the policy framework needs to respond to this. At the time of writing, 2023, the garden is open monthly and during special events with both guided tours and unguided interpretation available (a compact yet comprehensive brochure is provided when entering the property). The house is also opened for inspection with small groups of visitors guided by Eryldene volunteers through the stories and details of the place. Groups are kept small and closely managed to prevent damage to interiors and contents.

As a result of the Audience Development Strategy 2022, recommendations for a range of family and child friendly activities are currently being trialled. A zine entitled Eryldene for Kids about the garden and principles of sustainability has been produced, which invites children to explore the garden, its plants, and insects.

### 12.6.4 Visitor safety

Eryldene's winding garden paths of historic flagstones and bricks are worn and uneven, and in some places impacted by tree roots, causing uneven surfaces. A rolling program of paving repairs is underway; however, access to parts of the garden is limited in places. Some paths, such as the path at the back of the garden study, have been made unsafe by the roots of the giant angophora, and are closed to visitors. Similarly, the terracotta flagged paths beside the tea house are closed. For safety, light bamboo barriers are erected when the garden is open.

The house itself is accessed up a flight of eight stone steps to the front verandah and the front door. House tours begin here. Wheelchair and limited access to the house is through a door from the back courtyard, where there are two shallow steps to the threshold and a movable ramp.

Eryldene is considering how to improve access for people with limited mobility, whether that be personal support (walking arm in arm), walking stick, crutches, a wheeled walker or wheelchair; or those with young children in strollers or prams; to as much as the garden as possible without causing unacceptable damage to the cultural significance of the garden.

### 12.6.5 Visitor facilities

The serving of afternoon tea to visitors on the front veranda, back lawn, or tennis court has been a mainstay of the visitor experience and is still enjoyed by many, although the refreshment requires extensive input and time from the volunteers who unpack, set up, prepare, serve, clean up, disassemble, and pack away the food and furniture. Other visitors consider fully fitted café facilities essential to any type of cultural outing. There are two original lavatories on site: one in the 1914 gentleman's outhouse, and the other in a 1934 extension at the back of the house, used by ladies. Neither were designed to be accessible for wheelchairs.

#### 12.6.6 Interpretation for visitors

Expectations for interpretation strategies at house museums have also become increasingly sophisticated since Eryldene was established as a house museum. Existing interpretation at Eryldene is largely oral via guided tours or paper-based in self-guided delivery, which is sympathetic to the fragility and vulnerability of the fabric of both house and garden. Visitors are provided with a simple three-fold handout on A4 paper with a concise introduction to the property and its cultural values, or a small booklet with additional information for those interested. The print quality is high and they are used by visitors as they move around the property. The Eryldene for Kids zine is available for visiting children, focusing on the garden. Physical devices and signage to aid interpretation are not provided apart from basic wayfaring, with the maps in the brochures providing navigation and information about the main elements. The existing oral interpretation is simple and provides a sound introduction to the property and its significance for those who engage with a tour. The house interior is only available for small-group volunteer guided tours, to protect the original fabric.

A range of seasonal interpretative events are included in a calendar produced annually, ranging from Ikebana and painting classes, concerts and afternoon teas to webinars about the sustainability of historic gardens. In 2023 Eryldene began a program of Open Garden Fridays with guided tours by the volunteer gardeners, which have become increasingly popular with community and garden groups.

Two of Eryldene's particular areas of significance, the garden (with a focus on its planning and the horticultural significance of EGW and his camellias); and the architecture of Eryldene (exploring WHW's architecture and the outdoor rooms, etc) have particular potential for further development with Eryldene's traditional audiences.

Options to incorporate technologies such as audio-tours of the garden; story telling; and wellbeing could also be explored by the Trust to develop a more nuanced interpretation program that develops and reveals connections between visitors and the place/objects/ideas/people of the place to improve total visitor experience.

During the pandemic, the Trust, assisted by volunteer Clare Moore undertook a major rebuilding of the website and initiated a program of social media engagement with a focus on younger and family audiences in addition to traditional audiences. The website has grown to include digital booking for Eryldene's events, membership, a modest retail facility, and a range of resources interpreting the history of the site. Social media and the website functionality have proven to be essential tools in marketing Eryldene to a wider public and are also key tools for its interpretation.

#### 12.6.7 Storage and other needs of the museum

The day-to-day needs associated with the museum use must be considered. The current approach to the storage of equipment associated with open days such as chairs, tables, and umbrellas is simple: these are stacked into the garage and available spaces and set up by the volunteers on open days. Afternoon teas are also carried from the kitchen to the visitors sitting at folding tables and chairs on the verandah, back lawn, and/or depending on the event, to the tennis court. These measures are simple and have served reasonably well, but they rely on volunteers being able to safely carry the furniture and do extensive setting-up and pack-down on open days. These demands on the time and energy of volunteers needs careful consideration.

### **12.7 Nearby residents**

Eryldene is situated within a residential area. The scale and character of this area contributes to its setting. The museum use has minor impacts on the surrounding area through the generation of traffic for events. Additional parking is available at the council car park near the railway. Traffic and parking issues from income generating activities such as venue hire, fairs or Twilight Jazz are carefully monitored to avoid impacting neighbourhood amenity. At all events, a curfew of 8pm is strictly observed and amplified music is not permitted.

### **12.8 The library of the NSW Camellia Research Society Inc**

One of the requirements of the Memorandum of Association that established the Eryldene Trust was that it fosters the interests of the NSW Branch of the Australian Camellia Research Society (now NSW Camellia Research Society Inc) and provides for the housing of the Society's library at Eryldene. This occupies the back room of the garden study and is managed by the NSWCRS. Parts of the libraries of other gardeners associated with the early years of the Society are stored there, but the NSWCRS collection is not fully catalogued. It is a working library with access by appointment; however, boxes of donated material that have been stored in the area make current access to the area difficult.

The library area also houses EGW's gardening books, which provide evidence of his evolving interest and knowledge in garden design and planning and his later focus on the camellia. The EGW collection includes EGW's personal camellia research and publications, including some of international significance, and his correspondence with camellia experts across the world, and is an important element of the Eryldene Collection.<sup>21</sup>

### **12.9 Condition, integrity, and authenticity**

Eryldene is a remarkably intact place. Its boundaries and all major structural elements (house, outbuildings, and garden) were in place by 1936 with minor modifications associated with its adaptation for public visitation and museum use undertaken by the Trust, commissioning architect Clive Lucas from 1981-1983.

The condition and integrity of the garden requires particular consideration. It is densely planted and some of the camellias in its highly significant collection are suffering from crowding, competition, and changing climatic conditions. An extensive rejuvenation, pruning and repotting and pruning program was completed from 2021 to 2022 and a maintenance plan for the garden is in preparation. A register of the Eryldene Camellias is nearly complete at the time of writing.

Garden policy considerations include the interface between garden and built elements, such as the large trees overhanging the house and the garden study, that are annually monitored by arborists, in addition to the potential impact of watering systems and irrigation regimes on nearby built fabric, which are managed by the gardeners and the Eryldene Water Management Plan 2022.

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<sup>21</sup> Richard Clough (2011). Australian Camellia Research Society Library: Significance. (Unpublished note held in Eryldene's collection).

## 12.10 Conservation challenges

Eryldene is a complex place and useful conservation policies will consider a range of threats that could affect its integrity and significance. Consultation with trustees, volunteers, and advisers identified a range of challenges and opportunities. These include:

Intrinsic threats and risks:

- The ageing of built and other fabric including plumbing and wiring.
- The senescence of the early plantings.

Environmental threats:

- Damage to the roof from increased storm frequency water and wind damage to the fabric.
- The effects of climate change, including changing pest infestations in the garden.
- The effects of watering plants in times of drought on footings of adjacent buildings.
- The potential for insect damage to the fabric of furnishings, the collection, garden, and buildings.
- The potential for unsympathetic development in the vicinity of the property.

Threats associated with the museum use:

- Wear and damage to fabric caused by foot traffic, touching of surfaces, etc.
- Theft or damage of artefacts and/or plants whether intentional or accidental.
- Risk of injury or damage to visitors, such as uneven paths.

Social and economic threats:

- The physical, economic, and social impacts of extended closure due to the COVID-19 pandemic.
- Changing patterns of visitation and interest in house and garden museums, particularly by younger people.
- Reduction of community volunteer numbers and engagement.
- Changing composition and interests of local communities.

## 12.11 Conservation Management policies

### **Policy 1. Conserve Eryldene's Heritage significance**

- *Action 1.1 Conserve the exceptional significance of Eryldene as a historic house and garden.*

### **Policy 2. Adopt and use the CMP**

- *Action 2.1 This CMP should be adopted by the Eryldene Trust and used by the Eryldene Board, volunteers, and other relevant decision-makers to guide the conservation of the property.*
- *Action 2.2 The aims and policies outlined in this CMP are applicable to the property irrespective of ownership.*

### **Policy 3. Implement the CMP in accordance Australia ICOMOS' Burra Charter**

- *Action 3.1 Conserve the property in accordance with the best practice principles of the Australia ICOMOS' Burra Charter ([Charter for the Conservation of Places of Cultural Significance](#)).*

#### **Policy 4. Conserve, maintain and interpret Eryldene's significant elements, spaces, intangible values**

The statement of significance for Eryldene summarises the significance of the buildings, plantings and collections of Eryldene, its spaces and intangible values, which must be conserve, maintained and interpreted. Decisions about the addition or replacement of smaller items intended to assist visitors such as signage, safety aids, and interpretation must ensure all actions are reversible and have little or no impact on significant fabric, spaces, or the underlying significance of the property. The few elements within the property that make little or no contribution to Eryldene's significance may be removed. This includes plants and species introduced since 1977 that were not used by EGW and the metal garden shed in the south-eastern corner of the property. Adaptation of other elements such as the garage to support public visitation will require careful analysis and use of reversible design principles.

- *Action 4.1 Conserve significant fabric, spaces and elements.*
- *Action 4.2 Use traditional materials and methods in repair or replacement of any element that contributes to Eryldene's cultural significance wherever possible.*
- *Action 4.3 Mark new work in an identifiable but visually subtle, unobtrusive manner.*
- *Action 4.4 Fabric (garden and built) added since 1977 may generally be removed and/or replaced in accordance with the policies in this CMP.*
- *Action 4.5 Brief volunteers and workers about Eryldene's significance and the ways in which their roles need to fit within this.*
- *Action 4.6 Should a new structure be required, its siting, scale, and design must not adversely impact the cultural significance of the property.*
- *Action 4.7 Investigate the(reversible) adaptation of the garage for visitor amenities and storage.*

#### **Policy 5. Review the CMP regularly**

Regular review should assess the efficacy of policies and address any new issues that may have arisen, or if significant work is needed. Should an element-specific study be undertaken for any reason, it should be annexed to the current CMP and incorporated into the next revision.

- *Action 5.1 Review the CMP at least every ten years to address any new conservation challenges.*

#### **Policy 6. Make the CMP accessible**

- *Action 6.1 Provide copies of the CMP accessible to all members of the Eryldene Trust and Foundation and provide electronic access to members and the broader community.*
- *Action 6.2 Explain the policies, the actions required to implement them, and the manuals for housekeeping and garden care (as appropriate) to each volunteer.*
- *Action 6.3 Update the format of electronic copies of the CMP as required to maintain the accessibility of the document.*



### **Policy 7. Seek expert conservation advice and skills when required**

- *Action 7.1 Retain a body of external experts willing to act in an honorary capacity from whom relevant specialist advice can be sought when required.*
- *Action 7.2 Engage only suitably qualified and experienced professionals with a demonstrated skill in the traditional techniques when work is required.*
- *Action 7.3 Maintain a list of tradespeople whose work at Eryldene has demonstrated respect for its conservation objectives and their specialist skills and capacity.*
- *Action 7.4 Brief tradespeople about the significance of Eryldene and the fabric that they are to work on. Ensure they have the opportunity to seek advice when necessary from the relevant honorary advisor.*

### **Policy 8. Coordinate and prioritise the implementation of policies**

- *Action 8.1 Implement the policies and actions in this CMP in a co-ordinated manner according to the resources available.*
- *Action 8.2 Maintain a list of priority works and projects for ready reference when opportunities for targeted grant funds become available. Update this list annually.*
- *Action 8.3 Avoid ad hoc decision-making beyond the scope of the CMP. Always be guided by the principles of the Burra Charter.*

### **Policy 9. Keep a record of changes**

This is an essential part of the conservation management process and an important resource for future years, particularly when those who have living knowledge of EGW's home and garden, and the early changes made by the Eryldene Trust, are no longer involved. Plans, photographs, reports, and correspondence from the past have proved essential in making the right decisions about retaining the integrity and authenticity of Eryldene. This is an ongoing process for the future to ensure Eryldene remains the creation of EGW and WHW.

- *Action 9.1 Make the digitised historic photographs of the property held in Eryldene's collection accessible to volunteers.*
- *Action 9.2 Investigate compiling copies of the photographs of the garden for regular reference by garden volunteers. Seek a grant to fund the work.*
- *Action 9.3 Keep a record of works done to the house and garden as per Heritage Act exemption requirements(Appendix I). Photograph the work and add to the archive.*
- *Action 9.4 Maintain existing and archive any future measured drawings of the house, garden structures, and garden layout.*
- *Action 9.5 Digital records of the property should be updated as technology evolves to ensure that their contents will continue to be readable.*

### **Policy 10. Identify and plan for risks**

The events of recent years confirm that the identification and management of risks to Eryldene are an important part of the conservation planning process: climate change, significant droughts, violent storms, and the COVID-19 pandemic have each had a significant impact on early fabric and necessitated disaster recovery actions and resilience building.

- *Action 10.1 Prepare and implement an Eryldene Disaster Preparedness Plan*
- *Action 10.2 Prepare a Risk Assessment and Mitigation Plan to identify:*

- *Current and likely future risks to the property and its setting (physical, environmental, cultural and human).*
- *The circumstances under which each is likely to occur.*
- *Potential consequences on built and garden fabric.*
- *Strategies to prevent/mitigate impacts that are consistent with Eryldene’s cultural values.*
- *Strategies to aid in recovery from significant events.*
- *Action 10.3 Provide regular training for staff, volunteers, and board members about the minimisation of risks and actions required in case of emergency.*
- *Action 10.4 Keep the Emergency Response List (and disaster preparedness plan when available) readily accessible for use in emergency and advise staff, board members, and volunteers of its location.*

## **12.12 Policies for the use of Eryldene**

### **Policy 11. Continue the cautious approach to Eryldene’s use**

The care of Eryldene by EGW and JW and the Eryldene Trust has been achieved with remarkably little impact on the authenticity and integrity of the place. Initial plans to use the house and garden study for art exhibitions and antique fairs were quickly seen as inappropriate due to adverse impacts on the collection’s fabric and perception of its authenticity. Museum outreach activities have been limited to guided tours, and the continued use of traditional housekeeping and garden maintenance regimes have kept the original fabric and patina. This cautious approach should be continued.

- *Action 11.1 Decisions about Eryldene’s use and management should be made using the cautious approach to change advocated in the Burra Charter (2013, p. 2) to “do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained”.*
- *Action 11.2 Continue to maintain the property using housekeeping practices sympathetic to the significance of the fabric.*

### **Policy 12. Continue the museum use of Eryldene**

The museum use is compatible with the terms of the establishment of the Eryldene Trust. It has entailed minimal change, and has added a new layer of significance to the property over this time, reflecting the exemplary conservation outcomes achieved by the Trust, its community volunteers, and visitors. Any other use that might be proposed over time will need to be assessed for its impacts on Eryldene’s cultural significance before it can be supported.

- *Action 12.1 Continue to conserve, maintain and present Eryldene as a historic house and garden museum, including house, garden, the collection, and archives, while implementing sustainability initiatives.*
- *Action 12.2 The return of Eryldene to residential use or adaptation for commercial ventures would require careful analysis and review of this conservation management plan.*

### **Policy 13. Conserve Eryldene’s significance in public museum uses.**

The significance of the house and garden mean there is limited scope for new permanent structures to provide visitor comforts, storage, administration or interpretative facilities. The adaptation of spaces such as the garage, or modest structures in the rear (south-eastern) corner of the property could be investigated.

#### **Policy 14. Present the Waterhouse occupation of the house and garden.**

The house retains the aesthetic principles and patina of the Waterhouse family occupation. The garden is not a show garden and should not be presented as such. It was, and remains, a family garden, underpinned by the Professor's specialist interests.

- *Action 14.1 Embrace and explain Eryldene's origins and patina in the presentation of the property to visitors in on line material, brochures and tours.*
- *Action 14.2 Recognising the inevitability of change in any garden, the Trust endorses the principle that the mellowing of built and garden fabric and the natural growth of plants is integral to Eryldene's significance, and that patina, not to be confused with deterioration, provides evidence of this.*
- *Action 14.3 Do not manicure the gardens beyond the required and sensible horticultural maintenance practices (e.g., the limited hand-clipping of some plants to the extent visible in the historic photographs of the garden).*
- *Action 14.4 Highlight the importance of using traditional techniques and products, and the reasons that they were used, in the orientation and training of volunteers.*

#### **Policy 15. Monitor the impact of visitors on house and garden fabric**

The property needs to be safe and practical to visit for all, including elderly visitors and families with young children. The layout of rooms and fragility of much of the fabric in the house means that visitors need to be carefully managed as they move through the spaces. Access to the house at present is limited to open days and volunteers guide small groups with interpretation adapted to their needs and responses. No overt signs or labels are used. Historic photos and room detailed cards are available to the tour guides, discreetly stored in drawers.

At present movements through the garden are generally free of limitations unless works are ongoing, safety considerations are paramount, or visitors choose to join a guided tour. The path system is direct and well-used. Mature tree roots have caused unevenness and require management to ensure safe use. Some paths are narrow and difficult to navigate with a stroller, rollator or wheelchair. Major open days are a very important source of income but careful management of visitors and commercial interests are necessary to meet Eryldene's conservation objectives.

- *Action 15.1 Continue to allow access to the house via closely guided small-group tours with oral interpretation.*
- *Action 15.2 Encourage visitors to join guided tours of the garden.*
- *Action 15.3 Develop and offer a wider range of garden and house tours to interest a range of ages and abilities, especially families.*
- *Action 15.4 Inspect fabric of house and garden after venue hire and major events to identify any maintenance or risk changes.*
- *Action 15.5 Modify or cease the use or activity in the area(s) affected if patterns of adverse impacts are identified and cannot be effectively mitigated.*
- *Action 15.6 Implement additional physical crowd-control measures on major open days to prevent damage to the fabric of the buildings and garden.*

#### **Policy 16. Minimise impacts of events on neighbours**

- *Action 16.1 Continue to manage respectfully the impact of the museum and support events on the residential amenity of neighbours, through curfews on events and management of music amplification, etc.*

#### **Policy 17. Interpret the significance of Eryldene to visitors**

Expectations both professional and public for interpretation strategies have become increasingly sophisticated.

- *Action 17.1 Prepare an interpretation plan to facilitate community and visitor understanding of the cultural values and the conservation management objectives of the place.*
- *Action 17.3 Investigate a range of contemporary communication methods that will respect the significance of Eryldene and the intactness of its fabric.*
- *Action 17.4 Seek grant assistance for preparing supplementary brochures and/or electronic downloads (e.g., an app) covering the horticultural and/or architectural significance of the property for promotion to visitors and relevant special-interest groups.*

#### **Policy 18. Ensure that any future use is compatible with conservation**

Any future use should not compromise the cultural significance of the property. A return to residential use by a single family with careful adaptation of the fabric of house or garden may be needed should the museum use cease. This would require sensitive adaptation reflective of the principles of the CMP. A new CMP would be needed to consider the design implications of such a change of use.

- *Action 18.1 The policies of this CMP are applicable to any future use of the property and under any ownership.*

#### **Policy 19. Manage the Eryldene Collection**

Section 9 of the CMP details the objective and principles of sustaining and conserving the Eryldene collection.

- *Action 19.1 Conserve the Eryldene collection through best practice within the practical scope of this small, volunteer-managed historic place.*
- *Action 19.2 Acquire only that material known to have been in use at Eryldene during the Waterhouse occupation other than relevant photographic or documentary material.*
- *Action 19.3 Interpret and share the stories of the Eryldene collection.*
- *Action 19.4 Develop and implement a Disaster Preparedness Plan to prepare for potential disasters and plan recovery action for contents and collections.*



# 13. POLICIES FOR THE CONSERVATION OF ERYLDENE'S SETTING

## 13. Policies for the Conservation of Eryldene's Setting

*"Begin by taking your new house as the central feature ... The garden exists for the house .... and is rarely fully expressed unless fittingly enclosed .... Surrounding hedges are the beautifully textured walls which enclose that most delightful of open air rooms which is our garden. Hedges should attain a certain height and should never be subordinated to the fence .... A suitable line of trees, spaced at intervals and grown behind the hedge and in conjunction with it will prove a source of an ending delight. And ... room for flowering shrubs behind the hedge and tree row...." (EGW).*

Eryldene's setting, which includes the boundary planting, fences, and its relationship with the streetscapes of McIntosh Street and Werona Avenue, contributes to its cultural significance.

### 13.1 Vulnerabilities of Eryldene's setting

**Nearby redevelopment:** The houses immediately adjacent are sympathetic to Eryldene in their scale, form, siting, and planting; however, Eryldene's setting is vulnerable to redevelopment on adjoining properties. Any proposed development of unsympathetic scale, form, fabric or location that impacts the setting of Eryldene or that removes existing landscaping on adjacent properties near Eryldene's boundary could have an adverse impact on the integrity and privacy of EGW's garden 'rooms' and the aesthetic qualities of Eryldene's setting, and thus on its significance.

**Mature trees:** The remnant native forest trees – angophora and ironbarks – within Eryldene and adjacent properties are susceptible to damage from storms, and branch drop is a threat to Eryldene's visitors and roofs. The mature London plane street trees in McIntosh Avenue have suffered from poor pruning over the years and the growing conditions for the garden plantings along the McIntosh Street boundary have changed with the enlarging canopy of the street trees. When the street trees are replaced, careful consideration will be needed to ensure an appropriate replacement street planting for Eryldene and views to it from the public domain.

**Boundary planting:** The efficacy of the boundary planting to define the Eryldene garden and as a privacy measure has declined over time, and needs reinvigorating. Eryldene's setting is significant for the historic, aesthetic, and spatial evidence that it provides of the importance that EGW placed on the garden as a private extension of the home, with 'outdoor rooms' surrounded by 'walls' of vegetation and protected from environmental nuisances and overlooking by dense boundary planting. EGW wrote widely in his early publications on the desirability of this practice and planting continues to define Eryldene's historic and aesthetic setting when viewed from McIntosh Street. The enclosing character of the mature perimeter planting of Eryldene's garden means that views outward from within the property are limited.

## 13.2 Policies for Eryldene's setting

### **Policy 20. Conserve Eryldene's physical and legal property boundary**

Eryldene's property boundaries have been augmented and redefined a number of times up until 1936. The state and locally listed curtilage of the property is Lot 1 DP34650. The curtilage includes all the elements, structures, and plantings that contribute to Eryldene's cultural significance, and is to be conserved and sustained.

### **Policy 21. Conserve the integrity of Eryldene's setting**

Eryldene's visual setting extends beyond the property boundary to include the streetscapes on either side of McIntosh Street and to a more distant extent, parts of Werona Avenue. Council has identified a small Heritage Conservation Area (HCA) (C17) that includes Eryldene's immediate neighbours to the east and west (on the same side of Macintosh Street) and south (in part along Werona Avenue), which provides for heritage controls on development. This area is zoned Residential R2 low density development. However, the land in McIntosh Street opposite Eryldene is zoned R4 High Density Residential and several house blocks have already been re-developed as apartments. Future development in this area of McIntosh Street could adversely impact Eryldene, although for any development in the vicinity of a State Heritage Register listed property and opposite a HCA, a thorough assessment of heritage impacts would be expected and supported.

Eryldene's roof forms and mature trees are also visible from Werona Avenue as the backdrop to views over and between the houses. Any taller or bulkier development or loss of trees on properties nearby in Werona Avenue or Forsyth Street has the potential to impact on the setting of Eryldene and to intrude on significant views over the rear garden area to the tea house and garden study. Adjacent development needs to be sympathetic in its scale, setbacks, materials, and plantings. However, the State Government 'complying development' controls could facilitate unsympathetic development via CDC consent that is not subject to council assessment.

- *Action 21.1 The Trust should be alert to any proposed development within Eryldene's setting and make appropriate representations to Council about the impact of that development on Eryldene's significance. If required seek assistance from the NSW Heritage Council in support for such representations.*

### **Policy 22. Conserve boundary fences and gates**

Eryldene's boundaries are marked by fences and reinforced by dense boundary planting, which helps to form the 'outdoor room' spaces of the garden. Timber fences have a variable life and need to be replaced periodically. Eryldene's existing fences need to be maintained to prolong their longevity. Any repair or replacement of the front fence and gates (to McIntosh Street) should maintain the original design (recently documented) and reconstructed fence.

Repair or replace the strung-wire side boundary fences to tie in with enhanced boundary planting for privacy where required. An alternative for the side boundaries would be a traditional timber hardwood paling fence (as can be seen in the early photographs of the front garden).

Masonry, metal panel or brush fencing is not appropriate for any of Eryldene's fences. The evidence of historic photographs should be used where available and/or traditional early 20<sup>th</sup> century fencing materials and technologies are to be used if repair

or replacement of fences is required. If possible, use traditional Australian hardwood paling fences to repair or replace the original timber paling boundary fences when required. The fence should be 1800mm high. Note that such fences can be susceptible to termite damage and suitable regular inspection and treatment should be employed.

The Maintenance Plan for Eryldene includes a cyclical painting and repair regime for the front fence and gates, protecting its fabric in addition to maintaining detail and the colour scheme. Sponsorship may assist in maintaining this iconic, defining element of Eryldene.

- *Action 22.1 Any repair or replacement of the front fence or gates to McIntosh Street is to be a reconstruction of the original following the dimensioned drawings prepared by Robert Moore in 2014 (held in Eryldene archives) and built using traditional carpentry and joinery techniques.*
- *Action 22.2 The “Eryldene” nameplate on the front gate must be carefully conserved. Inspect annually for deterioration and repair with minimal impact on its original fabric or paint. If re-painting is required, do so by hand to match the existing letterforms and spacing.*
- *Action 22.3 Repair or replace the strung-wire side boundary fences when required or replace with 1800mm high hardwood paling fences (without top rails).*
- *Action 22.4 Inspect all fences annually for soundness and repair/repaint as required.*

### **Policy 23. Retain and reinvigorate EGW’s boundary planting**

One of the most important attributes of Eryldene’s setting is that it was planned by EGW to surround the garden and provide an intimate, private space for its use and enjoyment by the family. The property was enclosed by a carefully selected and maintained hierarchy of planting to provide a formal structure to the McIntosh Street boundary with more informal, yet still effective, planted enclosure of the side and rear garden spaces. EGW used photographs of these plantings to illustrate his talks and articles about garden design, and the integrity and sense of place engendered by his theories remains palpable.

Much of the boundary planting associated with EGW has survived, including the African olive hedge and many camellias, including one of the six original specimens planted in the 1920s. Tubbed camellias and azaleas were introduced over time to augment boundary planting, which could be fertilised and watered for maximum effect. Other early boundary plantings were replaced by EGW for aesthetic or horticultural reasons. In the 1950s/60s EGW replaced his vertical planting of poplars along the front fence with four *Callitris columellaris*, two on either side of the pedestrian gate. Over the last twenty years, as growing conditions changed and more recently in the 2019 storm, the last of the *Callitris* was lost. The Eryldene Trust, in compliance with the Heritage Council’s requirements, aims to maintain the boundary planting in accordance with EGW’s principles of vertical elements within a shrub enclosing boundary and to replace or interpret the *Callitris*. The Trust also recognises that changed plantings and growing conditions along the front boundary fence area may require selection of a different species, and in the meantime interprets their location and form on the western side, including a tubbed specimen grown from the original plant.

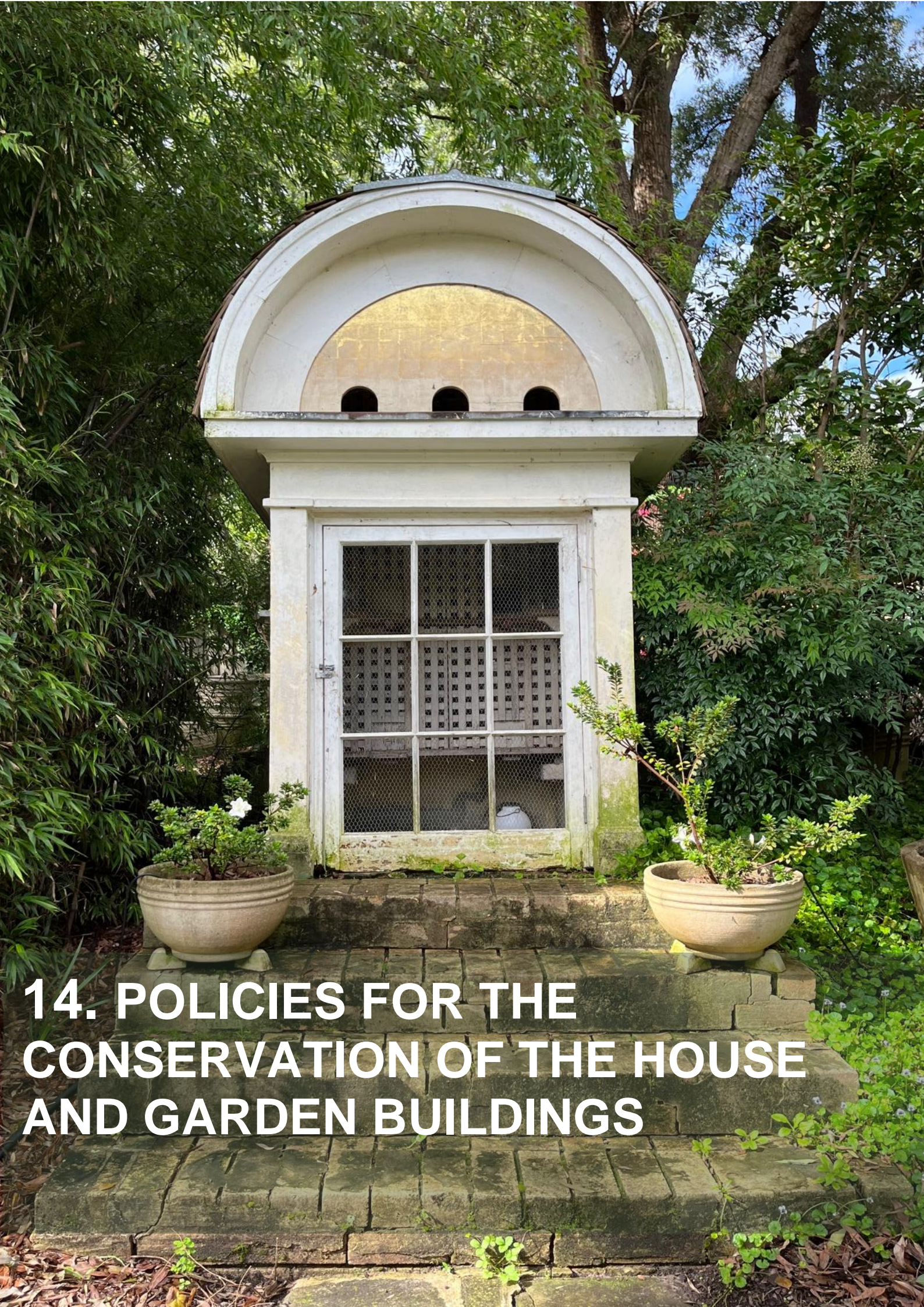


The historic and aesthetic presence of the front boundary planting to McIntosh Street makes an exceptional contribution to the significance of the property. The arch of the African olive over the front gate establishes an intimacy to the entrance, which once inside widens to take in the beauty of Eryldene's architectural and garden composition – the essential symmetry of the house overlaid with composed asymmetry and rich textures of the garden.

EGW treated the 'walls' to the side and rear boundaries in a less formal manner, with trees such as Lilli pillis and Acer together with camellias and flowering shrubs grown to head height and only tidied where necessary. In places this screen planting has now thinned and relies on tubbed camellias and the wire fencing (early photos show that these fences were originally timber hardwood paling). The planting along the boundary needs to be reinvigorated and enhanced to reconstruct the sense of physical and visual enclosure achieved by EGW.

- *Action 23.1 Retain boundary planting in accordance with EGW's practices and re-plant as required to re-establish its distinctive aesthetic and practical qualities where horticulturally possible.*
- *Action 23.2 Retain and reinstate EGW's hierarchy of planting to the front boundary, including the:*
  - *Thick hedge planting to head-height (c.1800mm), with African olive sitting behind the front fence.*
  - *Investigate replanting or interpreting four tall, columnar trees on the McIntosh Street frontage to provide vertical contrast with the horizontality of the hedge and building beyond (two on each side of the pedestrian entry gate as shown in the GCP plans by Mary Davis, 1983).*
  - *Massed camellia and azaleas and other shrubs to the inner face of the hedge and between the trees – placed informally and clipped only to encourage flowering.*
  - *Additional tubs of camellias, azaleas, and other varieties such as fuchsias (shower of stars) were placed by EGW to increase the density of the boundary planting and could be emulated if growing conditions permit.*
- *Action 23.3 Planting to the side and rear boundaries to retain and where necessary reinstate EGW's sense of enclosure of the setting, including:*
  - *Simple fences of the nominated materials.*
  - *Clusters of informal shrub planting around the boundaries kept to at least 1.8m high; and top-prune to encourage density and flowering at eye-level. This is not a continuous hedge (other than along the driveway).*
  - *Native forest trees (Grey Ironbark and Angophora) and planted trees including Lilli pillis and jacarandas in informal groups. All plantings must have regard to their proximity to and likely impacts upon significant elements of the property.*
  - *Massed camellia and azaleas and other shrubs to the inner face of the informal boundary planting and between the trees – placed informally and clipped only to encourage flowering.*
  - *Additional tubs of camellias and azaleas adding to the density of the boundary planting.*





**14. POLICIES FOR THE  
CONSERVATION OF THE HOUSE  
AND GARDEN BUILDINGS**

## 14. Policies for the Conservation of the House and Garden Buildings

### 14.1 Introduction

The house has been maintained by the Eryldene Trust since its acquisition, when it was found to be badly in need of repair. Conservation works were carried out by Clive Lucas in 1981-1983/1984. In addition to extensive conservation works, roof repair, and underpinning in sections, the schedule of works also included modest alterations to the kitchen cupboards and sink, and laundry fitout. This allowed the property to operate a small café to raise funds on open days. In addition, the bathroom hot water heater was changed from gas-fuelled to electrically operated, and the caretaker took up residence in the back bedroom and bathroom, with shared use of the kitchen.

The 1988 Plan recommended that the buildings should simply be kept in good repair through responsible maintenance conservation practices. This Burra Charter principle of “as much as is necessary and as little as possible” has formed the basis for all maintenance and change by the Trust since this time.

Eryldene’s character today is one of a mellow and well-loved family home that has continued to follow the path set by JW and EGW. A cautious approach has been taken to its care and maintenance based on the use of traditional housekeeping practices. The works have reflected the capacities and resources available to the Trust. Changes to the fabric have been limited to those necessitated by damage or deterioration that, if not addressed, would have threatened the integrity of the fabric and to improving access. This has included addressing the issues that arose through a lack of attention to maintenance in the later years of family ownership and early years of the Trust’s custodianship, such as use of incompatible paints.

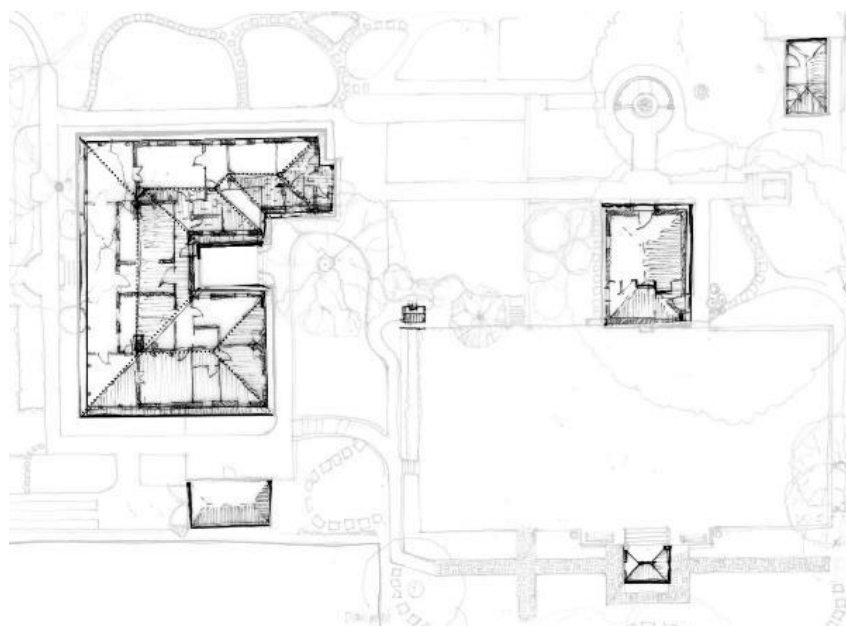


Figure 14.1. The house and garden buildings.

## 14.2 Description

Refer to Sections 2 and 7 for a detailed description of the evolution of existing fabric.

## 14.3 Vulnerabilities of the house and garden buildings

The key vulnerabilities are as follows:

- All outbuildings and structures within the garden contribute to Eryldene's significance and their loss or alteration will affect this significance. The exceptions to this are the metal gardener's shed in the south-eastern corner of the property and later handrails.
- Deterioration of fabric due to natural ageing is an ongoing issue, which has been exacerbated during the COVID-19 pandemic when preventative maintenance was not possible during lockdown, and post-pandemic catch up maintenance has been assessed as significant.
- Vulnerability of buildings to the impacts of climate change is increasingly apparent, and include drought (contraction of soils and the need for the increased watering of plants potentially impacting on footings and masonry walls); intense rain events and storm/wind impacts (increased frequency and intensity of storm events on roof, walls, drainage, etc as well as event cancellations).
- The large surface area of the northern roof plane is drained by only two downpipes, one at each end. This original design intent places considerable stress on the drainage system during heavy rain and storms. Although gutters are regularly cleaned, the now mature trees above the roofs add leaf litter that can intensify the impact of sudden heavy rain.
- Damage or deterioration of the roofs, chimneys, and roof drainage systems, causing water penetration and/or intensified weathering of exposed elements, are an ongoing concern.
- Damage to the roof, chimneys, and guttering/downpipes from falling branches, either as a result of storms or the habit of tree species in the vicinity of the roofs, is a constant concern and must be closely monitored.
- Vegetation that gains a foothold in the chimneys or between shingles upon the roof must be removed as soon as possible.
- Impacts of changes in sub-soil moisture levels may be causing cracking to walls. A pattern of cracking to external walls in recent years may be the result of recent severe droughts. It is noted that the passive water diffusion pipes close to the camellias near the footings of the external walls are no longer used, but may have contributed to or caused differential settlement in the past.
- The house and garden study in particular are vulnerable to the effects of closure during humid seasons when lack of air movement facilitates the growth of mould on walls and ceilings, and potential pest infestations.
- The tall trees are happy habitats for white ants, and infestations have recently damaged outbuildings. Regular pest inspections and immediate remedial work is essential. Emergency works were necessary on the potting shed roof and teahouse seat due to unseen white ant activities.
- Potential for accidental and/or deliberate damage to building fabric from visitors is a risk.
- Vulnerability to theft or malicious damage is at increased risk if the house is unoccupied for extended periods between tenants.

- The uneven nature of the random sandstone paving is vulnerable to damage from tree roots and erosion, as well as pressure for improved visitor accessibility.
- The collection management policy is currently under review, and cataloguing is partially completed. The absence of an employed curator means that this work depends on interns, grants, and volunteers and is therefore intermittent and slow.

#### **14.4 Significance of the house and garden buildings**

The house and garden buildings are of exceptional significance. Their form, fabric, and detailing are substantially intact and they continue to demonstrate the architectural visions of WHW and his practice partners, and the attitudes to home and way of life of the Waterhouse family.

#### **14.5 Objectives for the conservation of the house and garden buildings**

The key objectives are as follows:

- To conserve the architectural evidence associated with WHW and his partners.
- To protect the evidence of WHW and EGW's integration of house and garden, and the visual and spatial relationship between the buildings, garden spaces, and structures.
- To sustain and conserve Eryldene as an exceptionally significant historic garden.
- To ensure that each of the buildings is maintained in a sound and watertight condition, consistent with the conservation and maintenance practices followed by the Waterhouse family and the Trust.
- Utilise conservation works as interpretation opportunities for visitors, explaining the reasons and methods being used during tours and open days.

#### **14.6 Policies for the house and garden buildings**

##### **Policy 24. Conserve the buildings and structures associated with WHW and Wilson Neave & Berry**

All buildings and important early structures at Eryldene were designed by WHW and his firm of Wilson Neave & Berry (WN&B). They have remained substantially intact and represent an important collection of the firm's work. The conservation of these buildings and structures is central to sustaining Eryldene's cultural significance.

- *Action 24.1 Retain the form, fabric, and details of any building or structure associated with WHW or his firm of WN&B, and avoid or minimise changes.*
- *Action 24.2 Where replacement of deteriorated fabric is needed, replace like with like.*
- *Action 24.3 Where some change is needed for the sustainability of Eryldene, ensure that this change is minimal and respects the existing form and fabric and is reversible as far as possible.*
- *Action 24.4 Conserve the evidence of patina reflecting a house occupied for 63 years by a single family with minimal upgrading or alteration of fabric.*

**(Refer also to Policy 7 for actions relating to the need to seek expert advice when repair or major maintenance work is proposed).**

## **Policy 25. Sustain regular good housekeeping practices**

The Eryldene Trust has maintained the buildings and structures at Eryldene by replicating the building, repair, and painting methods of the Waterhouse family in the early decades of the 20<sup>th</sup> century. This has retained the patina and character of the house and has played an important role in the conservation of Eryldene’s cultural values. The approach of maintaining the fabric as clean and in good repair and addressing threats to the soundness of the buildings as they arise **whilst avoiding unnecessary change** is a sound conservation approach and consistent with one of the central tenets of the Burra Charter (2013, p.2) “to do as much as necessary to care for the place but otherwise change it as little as possible”. It should continue to underpin the management of Eryldene.

- *Action 25.1 Prepare an Eryldene Housekeeping Manual to include lists of housekeeping duties for each room and care of the collection consistent with those used in a family home in the first half of the 20th century.*
- *Action 25.2 Conserve patina but avoid deterioration to buildings or interiors: maintain and keep clean, but not pristine.*
- *Action 25.3 Retain all particular evidence of the history of the use of the house, including the gummed tape on the window glass by which the blackout material was held during WW2.*
- *Action 25.4 Ventilate the buildings regularly, particularly during any long periods when Eryldene is closed to the public. Continue the practice of boosting air flow with fans and dehumidifiers. Maintain the ventilation fans installed under the garden study.*

## **Policy 26. Monitor building fabric and infrastructure**

All fabric needs to be inspected regularly for deterioration or damage. The Eryldene Maintenance Plan (Appendix F) details the type and frequency of preventative and catch up maintenance work. The inspection of elements that are difficult to access or require special expertise (such as the roof framing and shingles) may need to be bi-annual due to the risk profile/cost of repair. Additional inspections may be necessary after storms or other events that may have caused damage.

- *Action 26.1 Implement the Eryldene Maintenance Plan to ensure cyclical inspection and maintenance of buildings and infrastructure. This may include:*
  - *Photographing elements to provide a base-line record for future comparison, with regular repeat photography of elements and areas to keep and update the record.*
  - *Regular inspection of all elements to record change and any new issues.*
  - *Annual pest inspections of the buildings, garden, and collection.*
  - *A priority list of maintenance tasks to feed into possible grant applications.*
- *Action 26.2 Elements that should be included in the Eryldene Maintenance Plan are:*

**Roof, roof drainage and chimneys:** retaining a weathertight roof with adequate drainage to cope with the increasing severity of storm events is of the highest priority.

- *Assess roof shingles for cracking/shifting of tiles and any loose fixings; this should be supported by viewing of the roof spaces above ceiling level, for detection of damage or water entry.*
- *Assess downpipes and gutters for blockage or damage (e.g., impact damage or deterioration of jointing and fixing).*
- *Assess chimneys for weathertightness, including flashings, pots, and stacks.*

- *Assess the plumb (verticality) of the chimney stack near the south-western corner of the house.*

**Walls (exterior and interior, including ceilings and linings):** recent cycles of drought and heavy storms with the need for changes to watering regimes have likely contributed to the changes to cracking of internal and external walls. Damage to the roof in the past has penetrated to interior finishes.

- *Check walls for evidence of water damage; new or increased cracking, separation of elements, etc.*
- *Check painted surfaces for deterioration, including the separation of paint layers. Note that some damage, for example water stains in the drawing room ceiling, have been treated but remain visible, although the cause has been addressed.*
- *Check walls and ceilings for mould and mildew, particularly during wet periods and/or after the house has been closed for a prolonged period.*

**Windows and doors (exterior and interior):** the integrity of windows and doors is essential to the weatherproofing of the building. They are also key elements of significant architectural detail. Check for any deterioration or damage and repair.

- *Check glazing, putty (interior and exterior), sash movement, cords and weights, hinges, locks and catches, framing, and paint finishes.*
- *Check shutters, hinges, framing, balusters, slats, hardware, and paint finishes.*

**Verandah and loggias:** the verandah and loggias provide the interface between the house and front garden and are particularly important in the presentation of Eryldene to the public street.

- *Assess all timber elements including the floorboards*
- *Continue to professionally monitor the level (transverse tilt) of the front steps until intervention is considered necessary due to movement or insecurity.*

The following issues were noted as priorities during the site survey in 2019 and are included in the Maintenance Plan:

- *Investigate the cause of water damage to the eastern facade above the dining room windows.*
- *Investigate ways of improving the drainage of rainwater from the northern plane of the roof without altering the McIntosh Street elevation of the house.*
- *Remove ferns and other vegetation growing from the chimneys.*
- *Investigate the cause of cracking in chimneys of house study /back bedroom.*
- *Safely stack salvaged original tiles recovered from the roof of the garden study for repairs to the house roof.*
- *Investigate the cracks to external walls, (garden study and side/rear walls of the potting shed) and prepare remedial works schedule.*
- *Repaint fabric as required to ensure maintenance of the soundness and operability of windows and doors and protection of masonry surfaces. Exterior painting can be prolonged by regular washing down.*
- *Use the original paint colour schemes and traditional paints and preparation techniques as appropriate for the sub-layers. Painters should be experienced in traditional techniques and be willing to take the care required.*
- *Reinstate annual pest inspections for house, garden, and collections*
- *Reinstate annual arborist assessment of trees.*





**15. POLICIES FOR THE  
CONSERVATION OF THE GARDEN**

## 15. Policies for the Conservation of the Garden

*“Begin by taking your new house as the central feature ... The garden exists for the house .... and is rarely fully expressed unless fittingly enclosed .... Surrounding hedges are the beautifully textured walls which enclose that most delightful of open air rooms which is our garden. Hedges should attain a certain height and should never be subordinated to the fence .... A suitable line of trees, spaced at intervals and grown behind the hedge and in conjunction with it will prove a source of unending delight. And ... room for flowering shrubs behind the hedge and tree row....”* (EGW).

### 15.1 Introduction

The policies for the garden cover the conservation of the elements associated with Eryldene’s evolution; general principles for the conservation of its structures, plantings, furnishings, and the spaces between; and policies specific to each of the spaces within the garden.

### 15.2 Description

Eryldene’s garden is a visually complex and textured place. It was segmented into a series of spaces by WHW in the form of paths, laid out at the time or soon after construction of the house and temple, the boundaries then planted with hedges, shrubs, and floppy plants in the Edwardian manner by EGW, creating his ‘garden rooms’. These ‘rooms’ remain linked physically, yet separated by their distinctive planting, creating a sense of discovery that unfolds when moving through the garden.

The garden also contains buildings and structures of intrinsic cultural significance including the temple, the garden study group (the study, the fountain, and the pigeon house in a formal composition), and the tennis court and tea house, WHW’s final architectural work — representing the culmination of his intellectual synthesis of east and west.

### 15.3 Vulnerabilities of the garden

The key vulnerabilities are as follows:

- The garden is vulnerable to senescence of its plantings.
- Incremental change to the integrity and authenticity of EGW’s garden through the introduction of plants that are not consistent with EGW’s carefully selected plantings, as recorded in the Mary Davis 1983 plans and EGW’s diaries.
- The planting throughout the garden is vulnerable to damage associated with climate change, including the regular burning of foliage, impacts of drought, and changing pest management issues.
- The location of the property near the line of the main ridge of the North Shore and the maturity of its trees makes the garden vulnerable to damage from storms. Loss of trees on adjoining properties, which at present provide a degree of protection to Eryldene’s trees, are similarly vulnerable to high winds.
- Eryldene is managed as a public museum, open to visitors and used for events and celebrations in the garden, and is subject to wear and tear and the intrusion of infrastructure.
- Climate change is recognised as a major threat to the garden and its plantings.

#### **15.4 Significance of the garden**

Eryldene's garden is of high cultural significance. It provides evidence of WHW and EGW's collaboration in the early design and planting and its gradual transformation from an artistic garden into a horticulturalist's garden as EGW's interests evolved from those of a keen amateur in 1914 to an internationally recognised camellia expert. It is also highly significant as the model used by EGW as he promulgated his philosophies to the general public through publications and lectures. The effectiveness of his promotion of the aesthetics of garden design became the model for the large suburban gardens of Sydney's North Shore and Northern Line in particular. The garden is also significant for its collection of rare plants.

#### **15.5 Objectives for the conservation of the garden**

Eryldene's garden contains living and structural evidence of the growth of EGW's understanding and knowledge of garden design and horticultural practice over a period of 63 years. Each layer associated with WHW and EGW makes an exceptional contribution to Eryldene's cultural significance. The final layer associated with the recent decades of being open to the public makes a strong contribution because, whilst some of EGW's plantings have been lost, and new ones introduced, the overall effort of the Trust has been to retain the legacy of EGW, supported initially by the role of EGW's youngest son, Ian Waterhouse, and EGW's protégé John Pearman on the volunteer Garden Council until 2013 and 2017, respectively. Trustee Peter Levick prepared the Annual Care of Camellias at Eryldene guidance in the 1990s, which informs the program of management throughout the year (Appendix H).

The key objectives for the conservation of the garden are as follows:

- To conserve the historic garden in accordance with the vision established through the collaboration and friendship between WHW and EGW; including EGW's early implementation of a romanticised cottage garden, his later scholarly interests in Asian arts and architecture, his pruning for artistic effect and the use of tubbed plantings, and his passion for camellia hybridisation which expanded after his retirement. Each phase of EGW's garden evolution has left important evidence.
- To recognise and conserve the value of the interrelationships between the garden, its spaces, buildings, and EGW's horticultural collections.
- To manage the garden as a museum open to the public by the Trust. This has not always reflected EGW's vision as the garden has matured. These policies seek to address this issue.
- To manage climate change impacts on the garden and horticultural collections.

## 15.6 Policies for the garden

### Policy 27. Conserve evidence of WHW and EGW's evolving layout

The siting and design of the house, temple, main paths, and fence was prepared and laid out by WHW in 1913/1914. Later garden elements and further paths and the tennis court were added to in the 1920s by WHW with the garden study (involving also the work of John Berry), potting shed, garden fountain, and pigeon house in 1921-1923, followed by the tea house in 1927 when more land was acquired. Characterised by formal symmetry, the paths connect the spaces of the garden and use axial geometric principles to place the house, temple, garden study, tea house, and other structures within the property (see

Figure 7.2).

- *Action 27.1 Protect WHW and EGW's evolving layout of the garden. This includes the different garden spaces and the proportions of those spaces, the built elements, and their materials. Keep the distinctive character of each space around the garden.*

### Policy 28. Conserve evidence of EGW's Edwardian garden

Garden planting schemes including the establishment of the 'outdoor rooms' through the planting of their perimeters, the making of garden beds with a distinctive purpose for each space, and the addition of WHW's garden furniture and tubs, was the work of EGW. Initially, planting was generally Edwardian in character with a profusion of soft, flowering shrubs in a harmonious colour palette with white flowers such as alyssum and candytuft to 'bring out' the other colours of the garden as the seasons changed, with blues in early summer, green in summer, pale pinks and yellows in autumn, and deep pinks, reds, and whites in winter.

Rich textural interest emerged through the careful selection and editing of plants as EGW experimented to find a palette that suited his personal aesthetic preferences. The garden study, fountain, and pigeon house were also added during the early phase of Eryldene's development using WHW's formal geometry. This layer is most closely associated with EGW's early teachings and publications promoting his principles of suburban garden design.

- *Action 28.1 Protect the evidence of the Edwardian character of EGW's garden through its layout and planting. Use the Eryldene collection of historic photographs for information of earlier planting schemes. Refer to the lists of plants used by EGW in the early garden for new (non-camellia) planting (see EGW's Garden Planting Notes of 1914-1917 (G13 Eryldene archives) with consideration of the Mary Davis 1983 plans which indicate what survived.*
- *Action 28.2 Retain the 'garden walls' of hedges, trees, and massed flowering shrubs around the perimeter of the property. The African olive hedge with informal shrub boundary planting behind, interspersed with vertical elements, formerly (poplars/Callitris), exemplifies EGW's principles for creating a garden, and must be retained.*

- *Action 28.3 Increase the density of boundary planting where it has thinned, particularly to the sides and rear. The informal boundary hedge layer should be maintained circa 2m tall. Hedging/plantings to the side and rear boundaries should not be manicured. It may be hand-trimmed to encourage denser growth.*
- *Action 28.4 If any of the trees are lost or need to be removed due to damage, a replacement of the same species should be planted in the vicinity.*
- *Action 28.5 The reproduction timber garden furniture designed by WHW for the garden are the most important embellishments to the front garden and must be conserved. The bench seat should remain in its current position with the terracotta tubs on each side. The chairs may be moved around the front garden. The original chair should be kept under the shelter of the temple except on open days, or removed for conservation.*
- *Action 28.6 Maintain the paths of stepping stones that wind through the planted areas.*

### **Policy 29. Conserve evidence of the Chinoiserie and Japonaiserie garden elements**

EGW's growing interest in the aesthetic principles of Asian cultures saw the introduction of Chinoiserie and Japonaiserie garden elements such as the kylins, sculptural elements, ceramic float bowls, drum stools, and scholar stones throughout the garden. Two of the spaces within the garden that are particularly associated with this layer are the tea house and small area to its north known as the 'meditation garden'.

- *Action 29.1 Protect and conserve the kylins, sculpture, ceramic float bowls, drum stools, and special stones. Keep them in the garden if possible, considering their conservation needs.*
- *Action 29.2 Retain the 'hidden' character of the meditation garden and the Japanese camellia varieties concentrated in this space and its bamboo fencing. These were mostly added after 1977 to aid in the interpretation of this space of its use by EGW for meditation.*
- *Action 29.3 Protect the tea house and its terracotta paths as the most significant structural evidence of WHW's vision for a synthesis of east and west and EGW's patronage of his ideas. It remains the iconic element of Eryldene's garden.*

### **Policy 30. Conserve and sustain the Eryldene Camellia collection**

The camellia collection is of exceptional significance to Eryldene and should continue to be managed as such. Camellias were planted in the early garden as one of many plants admired by EGW. His interest grew with a scholar's passion and he became an internationally recognised expert on their nomenclature and breeding, with the garden containing over 700 camellias both in ground and tubbed by the time of his death in 1977, despite him realising that there were too many in tubs and starting to reduce their number. The tubs place particular demands on the maintenance of the garden yet are significant to the property as a whole for their association with EGW. They also provide a degree of flexibility not available to in-ground plantings because they can be moved using appropriate equipment. The camellias are currently being catalogued in the Eryldene Camellia Register and a Maintenance Plan is in development for the garden reflecting Peter Levick's Annual Care of Camellias at Eryldene guidance (Appendix H).

- *Action 30.1 Manage the camellias using horticultural best practice methods (as per the Water Management Plan, which includes ongoing examination of the watering needs of the established camellias and their ability to respond to climate change).*
- *Action 30.2 Retain specimens of all camellias identified in the 1983 Mary Davis Garden Survey Plans (recorded on the Eryldene Camellia Register).*
- *Action 30.3 Continue the program of identifying and documenting all camellias in the Eryldene Camellia Register (underway at the time of writing). Extend to include the Azalea collection when resources are available.*
- *Action 30.4 Repeat the program of rejuvenating and re-potting the collection cyclically (approximately every ten years, last completed 2022).*
- *Action 30.5 The health of the camellias should be monitored closely and action taken promptly to prevent loss or damage.*
- *Action 30.6 Follow EGW's pruning practices and keep the garden and its shrubs and smaller trees down at a scale comfortable of human enjoyment as referred to by R Clough including keeping healthy flowering at eye level for the enjoyment of visitors.*
- *Action 30.7 Manage/stop watering camellias near the walls of buildings as this has the potential to affect the structure of buildings. Sink holes near building foundations are now capped and must not be used.*
- *Action 30.8 Place tubs in in the positions indicated in the 1983 Mary Davis garden survey plans where this is possible unless there is a sound horticultural reason for not doing so.*

### **Policy 31. Identify Trust additions to the garden**

Some changes were made to the paths in the garden as part of its adaptation to open Eryldene to the public, including the creation of graded steps joining the tennis court at its northern end. Alterations made between 1977 and 1983 are shown on the 1983 Mary Davis Garden Survey Plans and more recent changes need to be marked on an updated plan and list.

- *Action 31.1 Update the 1983 Mary Davis Garden Survey Plans by adding an overlay to show changes since 1983.*
- *Action 31.2 Plants introduced for weed control (such as liriopse) and edging should be removed or reduced to the areas indicated in 1983 Mary Davis Garden Survey Plans. Mondo grass should be removed.*
- *Action 31.3 Any future change to the garden must comply with the CMP and be reversible (able to be removed and the garden reinstated).*

### **Policy 32. Conserve the Waterhouse trees, shrubs and garden plantings**

The limited vegetative palette of the garden plants, their range of scale and placement throughout the garden, and their shapes and textures are all important in the composition of the garden. To identify the elements associated with EGW and JW, and WHW, refer to Sheets 1-4 of the 1983 Mary Davis Garden Survey Plans. Changes made between 1977 (the year of EGW's death) and 1983 are shown in Sheet 5.

- *Action 32.1 All plants associated with EGW (as shown on the 1983 Mary Davis Garden Survey Plans) should be conserved unless there is a sound cultural heritage reason to do otherwise.*
- *Action 32.2 Original camellias and azaleas shown in tubs should generally remain in tubs. They may be moved to a more appropriate position if required,*

*including to create space for in-ground planting to the boundary. If the original has senesced it should be replaced with the same cultivar.*

- *Action 32.3 Specialist advice should be sought annually from a suitably qualified and experienced arborist about conserving and managing the trees.*

### **Policy 33. Manage and protect Eryldene's trees**

EGW valued trees with distinctive forms and complex tracery for their contribution to the garden in views and for the shadows they throw over buildings and garden spaces. Eryldene's garden features many large trees of both native and exotic origin that make an important contribution to the cultural values of the property. Most are mature with spreading canopies that now overhang important buildings and structures and have the potential to pose an ongoing risk to buildings and humans below.

The four Callitris along the front boundary have all been lost to deterioration or storm damage and have been removed. Mature camellias on the Eastern side of the gate now preclude the replanting there. A replacement Callitris grown from seed of the last surviving tree will be planted as soon as it is ready on the western side in accord with the Heritage Council's approval to remove the last of the trees damaged by storms.

- *Action 33.1 Engage an arborist to assess the trees and identify particular risks to fabric and user safety, both under usual lifespan and habit expectations and hardiness for damage or loss during storm events and options for reducing risk and retaining the tree/s affected.*
- *Action 33.2 Any decision made about the management of a tree is to be made in the context of the likely impact of each option on significant built and garden fabric.*
- *Action 33.3 Where conditions will allow, likely on the western side of the gate, replant the Callitris pair in their original positions, if investigation of growing conditions indicates that these locations are suitable.*
- *Action 33.4 Consider a program of succession planting for all tree/s and commence propagation if appropriate.*

### **Policy 34. Monitor and manage the health of the garden**

Plants are monitored constantly by the Garden Council and garden volunteers and action taken when issues are noted. A Garden Maintenance Plan that includes a schedule for inspection, review, and action on a regular basis will direct volunteer work programs. Proactive knowledge of the likely viable lifespan of particularly significant and/or vulnerable plants will assist in the making of decisions about their conservation.

- *Action 34.1 Monitor the health of the soil and all plants (including trees) on an ongoing basis.*
- *Action 34.2 Inspect the entire garden quarterly with the Hon Garden adviser in a methodical manner and identify any issues that need to be addressed.*
- *Action 34.3 Prepare a Garden Maintenance Plan for the conservation and management of the soil and garden plants to include:*
  - *Expected lifespan in the current location.*
  - *Recommendations for sustaining the health of plants.*
  - *Identification of significant plants that should be replaced at the end of their life and whether succession planting should be commenced; either because the plant is nearing the end of its expected life; or where a replacement plant will take a considerable time to establish.*

- *Action 34.4 The detailed recommendations for the care of plants described in the 1983 Mary Davis Garden Survey Plans remain valid and should be used. Contemporary versions of some products may need to be sourced.*
- *Action 34.5 Seek expert horticultural opinion and heritage advice where necessary, particularly before taking an irreversible action to a significant plant or garden element.*

### **Policy 35. Pruning practice**

The garden at Eryldene was established as a very private family garden and was not presented as a 'showpiece' garden for public display. It was made available to the public through EGW's illustrated articles and talks. The collections of early photographs reveal that most shrubs were allowed to grow naturally with minimal shaping to encourage density and flowering and where necessary to control height. In later years some shaping of volume can be seen to the plants along the front verandah.

- *Action 35.1 Manage the garden, don't over-manicure it. Use the early photos of the garden as a guide. Explain this approach in inducting garden volunteers and in the interpretation of the property to visitors.*
- *Action 35.2 Manage the size and shape of plants in accordance with the needs of the species and its setting in the garden.*
- *Action 35.3 Do not prune or lop to an extent that may de-stabilise the plant or tree.*
- *Action 35.4 Azaleas should be allowed to grow without shaping (although pruning of canes is appropriate). The exception is loose cloud shaping of the azaleas on the south end of the tennis court.*
- *Action 35.5 The bamboo on either side of the front steps was shaped as an oval volume, not columnar.*
- *Action 35.6 Prune the white wisteria after flowering and during summer to preserve its domed shape.*
- *Action 35.7 Prune the boundary hedges to a manageable height to open the crown and promote denser growth in the lower boughs where privacy is required.*
- *Action 35.8 Encourage ground cover such as white alyssum and native violets in less-trafficked areas to spill over the edges of paths.*
- *Action 35.9 Prune the camellias and azaleas after flowering to encourage future flowering.*
- *Action 35.10 Prune the bougainvillea on the roof of the garage immediately after flowering to reduce its weight on the roof of the garage and to encourage future flowering. To support the bougainvillea independently of the garage roof, a minimal steel frame should be constructed to span over the garage doors and be concealed by the plant.*
- *Action 35.11 Monitor pests and mites regularly and treat appropriately.*
- *Action 35.12 Monitor site annually for white ants and undertake remedial action as required.*
- *Action 35.13 Monitor site regularly for rabbits, rats, and possums and undertake remedial action as required.*



### **Policy 36. Manage watering sustainably**

It is essential that Eryldene now implement the Water Management Plan 2022 and regularly review it, in accordance with the Eryldene Environmental Sustainability Policy. This will be undertaken by the Garden Council and form a component of its reporting to the Trust. It includes organising the maintenance and annual inspection of the irrigation system and pump for the tanks under the driveway. It is also necessary to maintain the timber stands and hardwood posts for taps.

*Action 36.1 Implement the Water Management Plan 2022 to ensure sustainable watering for the needs of the camellias and other significant plants whilst minimising the potential for damage to buildings or original paving.*

### **Policy 37. Implement Environmental Sustainability Action Plan**

It is essential that Eryldene now implement the Environmental Sustainability Action Plan (ESAP) and regularly review it. This will be undertaken by the Garden Council and form a component of its reporting to the Trust.

- *Action 37.1 Implement the Environmental Sustainability Action Plan (ESAP).*
- *Action 37.2 Induct Eryldene volunteers in accordance with the ESAP, the CMP, and the Garden Maintenance Plan.*
- *Action 37.3 Add Garden Maintenance Plan summary to the Eryldene Handbook.*

### **Policy 38. Conserve garden buildings and structures**

The collection of outbuildings and structures associated with Eryldene's garden makes an exceptional contribution to the cultural significance of the property (see Section 14 for more detail). They were designed and sited by WHW and his partners Stacey Neave, John Berry, and R. Keith Harris between 1913 and 1936 to complete the garden and facilitate its use by the family.

The garden structures include both sculptural and functional elements. Sculptural elements include the temple, the pigeon house, the fountain and the moon gate between the back lawn and the tennis court. The more functional significant structures include the timber lattice arch separating the front and rear gardens, the remains of the clothes-line post, and the surviving part of the netting around the tennis court.

The only structure that is not part of this group is the small prefabricated metal garden shed in the south-eastern corner of the garden, which was added after 1983 to provide storage for garden supplies. It is a functional structure of negligible individual or contributory heritage value.

- *Action 38.1 Inspect fabric regularly (at least annually, plus after major storm events) for damage or deterioration including roof damage; leaks; guttering and downpipes; cracking or spalling to walls; integrity of windows and doors; and any other damage.*
- *Action 38.2 Record each elevation and detail photographically to allow comparison over time.*
- *Action 38.3 Repair damage to the roof, guttering, and any evidence of water ingress promptly (refer to house maintenance policies).*
- *Action 38.4 Do not over-clean or 'dress up' buildings and structures. Retain a level of finish appropriate to its purpose (for example, the garden study and tea*

*house should be presented to a similar level of polish as the house; the garden sheds should be neat but functional).*

- *Action 38.5 Any changes made to the interior are to be minor in scope and reversible. They must respect the values of the building and its original purpose.*
- *Action 38.6 Undertake an assessment of the trees on the property and identify particular risks to fabric and user safety, both under usual lifespan and habit expectations and hardiness for damage or loss during storm events and options for reducing risk and retaining the tree/s affected.*
- *Action 38.7 Do not build or add structures between the:*
  - *Temple (front garden) and the potting shed.*
  - *Paved area near the rear door and the pigeon house.*
  - *The alignment of the fountain, garden study, and the tea house.*
  - *Central courtyard to the centre of the ridge of the garden study.*
- *Action 38.8 Repair the timber lattice arch near the garage in accordance with the principles of the Burra Charter. Repair if possible. Replace to match if not repairable. Conserve the lemon-scented jasmine (*Jasminum azoricum*) and manage it to be supported ON AN arch frame with garden twine ties (but not allowed to grow through the latticework and cause damage). Add this to the Garden Maintenance Plan.*
- *Action 38.9 The prefabricated steel garden shed may be removed without impact on the cultural values of the garden. Any replacement structure should be more sympathetic to these values.*

### **Policy 39. Maintain historic paths**

The original paths were laid out by WHW during or immediately after construction of the house and temple. They were aligned formally, and divided the grounds into segments from which the 'garden rooms' were formed. Initially gravel, and changed to unjointed sandstone flagstones by the Professor, soft lime mortar jointing was inserted after purchase by the Eryldene Trust to even the surfaces in anticipation of the museum use and it is now failing. The jointing is aesthetically prominent and has changed the character of the path from a randomly laid flagstone with planting in the joints, to a crazy paved path with expressed mortar joints. This treatment is inconsistent with the published opinions of EGW about the preferred character of a path, but essential for visitor safety.

When originally cut and laid, the paving stones had crisp abutting edges and fine joints. Over time with wear, the edges have eroded and rounded off, widening the gaps between stones and creating trip hazards. The paving stones have also lost secure bedding and in places been moved by tree roots underneath them. This will be an ongoing problem as trees mature and water erodes the path bedding, with temporary closures and repaving necessary.

The narrow paths added with the tea house play an important role in establishing and directing intimate views to, from, and through the structure. These paths are laid in terracotta paving blocks and are very weathered, the southern end no longer being safe to traverse. A program to lift, re-bed, and re-lay uneven pavers is proposed.

In contrast to the above earlier paths, EGW added random stepping stones, sometimes in concrete and sometimes sandstone slabs, to give access to the outer edges of the garden. These are generally in good condition.

- *Action 39.1 Maintain all paths and paved areas.*
- *Action 39.2 Lift and re-bed individual stones as required to retain level access (ongoing).*
- *Action 39.3 Investigate the possibility of turning and re-bedding the terracotta pavers to provide safe passage.*
- *Action 39.4 Replace as necessary loose or dislodged jointing.*
- *Action 39.5 Allow scented ground-cover such as strawberry, sweet alyssum, native violets or other shade/sun tolerant (as appropriate to the position of the path) to grow in the spaces between the flagstones and stepping stones to prevent erosion.*

#### **Policy 40. Conserve the Eryldene garden furniture**

The garden furniture includes benches, seats, glazed drum stools, and flower/water bowls. The garden furniture is evidence of WHW and EGW's vision of the garden as a series of 'outdoor rooms' for everyday use by the family. In the front garden it included the white painted timber bench seat and pair of armchairs designed by WHW for the garden and seen in many of the early photographs (see also Policy 28, Action 28.5). These were reconstructed in 2009/10 by Ben Stoner. The original bench and one armchair are stored on permanent loan in Penrith and one original armchair remains in the temple.

Furnishing of the back lawn and tennis court areas appears in the early photos. It shows a standard park bench on either side of the tea house, sometimes moved to the back garden, and a glazed Asian drum stool in the tea house. Other photographs show cane chairs and house furniture used in the garden for guests and special events. The current pair of park seats were purchased by the Trust in 2009 and are regarded as props.

- *Action 40.1 Keep all original garden furniture and maintain it carefully.*
- *Action 40.2 Continue current practices of storing the original garden chair in the temple and relocate when large numbers of visitors are anticipated. Move carefully, place sign re: its fragility, and continue to string between the arms to discourage use. Wipe legs when returning to the temple. Leave under cover in the temple if the weather is inclement.*
- *Action 40.3 Do not add garden furniture other than temporary seating and tables required for open days and events. Store most of these away from public view when not in active use. Avoid latest fashion in temporary garden furniture, which could upstage the appearance of Eryldene.*
- *Action 40.4 Inspect each piece regularly (at least annually) for signs of damage or deterioration to timber and paint (the chairs and garden seats); and the glazed drum stools for any damage. Include undersides in inspections.*
- *Action 40.5 Protect and conserve the original garden chair in the front garden.*
- *Action 40.6 Repair using traditional methods as soon as deterioration is noticed. Do not use modern materials such as 'bog' or silicon in repairs. Repaint to match.*

#### **Policy 41. Conserve the tubs**

The many tubs in the garden provide important evidence of EGW's acknowledgement of Italian gardening and of his practical research and experimentation with camellias. At the time of his death (1977) there were an estimated 700-1000 in the garden of which approximately 300 remain. They were used because they could be relocated to

control the environment for the camellias and to create seasonal displays in the central courtyard. Following EGW's death many were moved to the side boundaries to reinstate the earlier screening of the front eastern garden, and some surplus were sold to assist the finances of the Trust in the 1990s.

All except four of the original tubs are of concrete and are understood to have been manufactured in Eastwood. The four tubs made of terracotta were made by Sherwoods of Merrylands, who also manufactured the roof shingles. They were whitewashed originally and were allowed to weather naturally by EGW.

Over time, some tubs have deteriorated and been lost, some have settled unevenly on the garden beds, and need to be re-bedded and levelled. Other pots in terracotta and plastic have been introduced in recent years.

- *Action 41.1 Keep all sound tubs associated with EGW (i.e., those in the garden at the time of EGW's death in 1977, as shown in the 1983 Mary Davis Garden Survey Plans).*
- *Action 41.2 Keep the four original terracotta tubs (two in the front garden either side of the garden bench; and two near the door to the study) and allow to weather naturally. Do not repaint.*
- *Action 41.3 Re-seat leaning tubs on a level compacted base.*
- *Action 41.4 Retire tubs and pots introduced since 1977.*
- *Action 41.5 Review historic photographic evidence to reinstate the courtyard tubs.*

#### **Policy 42. Protect the artworks in the garden**

The artwork in the garden includes the kylins, the statue of the boy and cat on the western wall of the garden study, the weathered Scholar stones, the ceramic float bowls, and the glazed drum stools (which are also furniture). Each was chosen by EGW and provides important evidence of his interest in Asian art and artefacts. These original artefacts (not copies) add authenticity to interpreting the garden, but are also vulnerable to weathering, damage (when moving or on open days), and theft. Some of the most vulnerable pieces are stored in the house and reinstated in the garden on open days when they can play an important role in interpreting the evolution of the garden and EGW's philosophies to visitors.

- *Action 42.1 Prepare a catalogue of garden elements and artworks.*
- *Action 42.2 Conserve each artefact to professional standards. When an element is removed for safekeeping between public events ensure they are packed and carried securely and stored safely. Check annually for damage and seek advice from a specialist ceramic conservator if damage is noted.*
- *Action 42.3 If resources are available consider custom-made storage and carry boxes to aid volunteers when moving the artefacts to and from display.*
- *Action 42.4 Consider using targeted security measures for particularly valuable elements.*

#### **Policy 43. Manage the lawns sustainably**

The existing lawns should be maintained, regularly fertilised, and conserved in shape and location, with generally soft edges to garden beds. Lawns will generally not be irrigated and change to more drought tolerant lawn grass is favoured. This is already happening on the tennis court, changing to buffalo (Sir Walter).





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# APPENDICES

# Appendices

## **APPENDIX A: NSW State Heritage Register Listing**

See <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045350> for the full listing.

## **APPENDIX B: Ku-ring-gai LEP 2015 Listing**

See <https://www.krg.nsw.gov.au/Planning-and-development/Planning-policies-and-guidelines/Ku-ring-gai-Local-Environmental-Plan-2015> for the full listing.

## **APPENDIX C: Apoliu Declaration 2020 (International Camellia Society) and Certification of Eryldene's Significant Historic Ornamental Camellia Tree Collection**

**An International Declaration by the International Camellia Society (ICS) for Conservation of Ancient and Historic Camellia Trees**

See <https://internationalcamellia.org/public/downloads/FNugA/Final-Apoliu-Declaration-2020.pdf> for the full declaration.

**Certification of Eryldene's Significant Historic Ornamental Camellia Tree Collection by the International Camellia Society, 2020**



This is to certify that  
**The International Camellia Society**  
recognizes

**Collection of 8 camellia specimens at Eryldene,  
Gordon, NSW, developed and planted by  
Founding ICS President E.G. Waterhouse**

Collection includes original specimens of *Camellia japonica* 'Janet Waterhouse' (1952),  
*C.japonica* 'Robin'(1952), *C.x williamsii* 'Lady Gowrie' (1952),  
*C.x williamsii* 'Margaret Waterhouse' (1955), *C.x williamsii* 'Charles Colbert' (1959),  
one potted specimen of *C.x williamsii* 'Lady's Maid' (1962), and two specimens of  
*C.sasanqua* 'Mignonne' (1979);

Significant horticultural collection representing the pioneering horticultural work of an  
ICS Founder (and the Founding President);

Significant horticultural collection also linked to the revival of camellia interest in  
Australia during the mid-20<sup>th</sup> Century; and  
Contribution to mid- 20<sup>th</sup> Century NSW garden heritage.

No. AU0002-0006-C-20200304  
as a

**Significant Historic Ornamental  
Camellia Tree Collection**

and applauds your commitment to providing continuous conservation

PRESIDENT Gwen Kaijira

CHAIR of COMMITTEE for HISTORIC  
CAMELLIA  
CONSERVATION Dr. Stephen Walsh

DATE 1st AUGUST 2020



## **APPENDIX D: Australia ICOMOS Burra Charter for Places of Cultural Significance (2013)**

See <https://australia.icomos.org/publications/burra-charter-practice-notes/>.

## **APPENDIX E: Statement of Significance Eryldene**

Prepared by Robyn Conroy 2021

The NSW Heritage Criteria provide a template for the assessment of heritage significance in NSW. Places can be significant to the local community only, or both the local community and the State of NSW as a whole (state significance). Eryldene has been assessed as being significant at the State Level. Some of Eryldene's heritage values are likely to also be of National (the built and landscape design aspects) and potentially international (the camellia-related values) significance although these have not been assessed in any detail for this CMP.

The following Assessment of Significance responds to the NSW Heritage Criteria and the process identified in its publication *Assessing Heritage Significance* (2001). The structure of these criteria and the complex nature of Eryldene's significance mean that many of its heritage values apply to more than one criterion and are necessarily repeated. Many of these values have been articulated in previous assessments of Eryldene's significance prepared for earlier CMPs or other purposes. A place only needs to satisfy one criterion in order to be considered significant. Eryldene satisfies all six criteria for significance at the state level.

### **CRITERION (A)**

#### **AN ITEM IS IMPORTANT IN THE COURSE, OR PATTERN, OF NSW'S CULTURAL OR NATURAL HISTORY**

Inclusion guidelines satisfied:

- Eryldene shows evidence of a significant human activity
- It is associated with a significant activity or historical phase
- It maintains and shows the continuity of a historical process or activity

Eryldene is of historic significance to New South Wales because it is a substantially intact cultural landscape that provides rare and important evidence of its use and evolution by significant academic, horticulturalist, and patron of the arts, EGW and his family, for an unbroken period of 63 years.

Eryldene is also of historic significance to the state as a masterful design that provides evidence of the emergence of new and internationally-inspired architectural ideas to challenge the traditional reliance on English aesthetics in Australian domestic architecture.

The 1914 house 'Eryldene' is an outstanding example of noted early 20<sup>th</sup> century architect William Hardy Wilson's synthesis of the traditions of classical simplicity, American Colonial form and Australian Georgian detailing in a modest domestic scale. The 1927 tea house, also designed by Hardy Wilson, is the only physical manifestation of his dream of fusing the east and west in architecture. Eryldene is also significant as an intact collection of the buildings of Hardy Wilson and his partners Stacey Neave and John L. Berry, which included the house, the temple (1914), garden study (1921),

walled fountain (1921), garden tool shed (1921), pigeon house (1922), the tea house (1927) and garage (1936). The only structure not associated with Wilson, Neave or Berry is the prefabricated steel lawn locker shed in the south-eastern corner of the garden which makes no contribution to the heritage significance of Eryldene.

The garden at Eryldene is also significant for the role that it has played in the development of horticulture and landscape design in New South Wales. It was first described in an article in 'The Home' magazine in June, 1923. This and later articles, talks and essays written by EGW were intended for both popular and professional audiences and played a pivotal role in influencing trends in domestic landscape design in the 20<sup>th</sup> century. The garden was also the location of EGW's historically significant horticultural research into the camellia. Professor Waterhouse was the leader of the group of people responsible for the reawakening of interest in Camellias. The garden contains most of EGW's collection including specimens of rare early camellias and the varieties bred and named by him.

Eryldene and its collections of antiques, European and Asian artworks, furnishings, and textiles are a rare, surviving creative expression that has attracted attention and admiration from its early years. It has featured in numerous mass-media and professional magazines, books, journals and talks from the early 1920s until the present day and represents an important formative influence on the course of domestic decoration, philosophical exploration and garden design in 20<sup>th</sup> century Australia.

#### CRITERION (B)

AN ITEM IS SIGNIFICANT FOR ITS STRONG OR SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN NSW'S CULTURAL OR NATURAL HISTORY

Inclusion guidelines satisfied:

- Eryldene shows evidence of a significant human occupation
- It is associated with a significant event, person or group of persons

Eryldene is significant for its strong association with the creativity of important early 20<sup>th</sup> Century Australian architect, writer and collector, William Hardy Wilson. Hardy Wilson and EGW enjoyed a long and close friendship and professional relationship for more than 23 years when Hardy Wilson retired to Tasmania. More so than any other surviving work by Hardy Wilson, 'Eryldene' displays the evolution of his architectural design theories. The first building on the property, the 1914 house (designed 1913), is one of his finest and most intact domestic designs. The 1927 tea house was his final commissioned work and represents the culmination of his innovative fusion of Eastern and Western architectural philosophies.

Eryldene is also indivisibly associated with its commissioning owner, Professor E.G. Waterhouse, a polymath with distinguished careers in linguistics, arts, and horticulture and a lively interest in a wide range of intellectual and cultural pursuits that can be interpreted through the fabric and spaces of Eryldene. The creator of Eryldene's garden, Professor Waterhouse was the leader of the group of people responsible for the reawakening of interest in Camellias. He worked tirelessly for their recognition and appreciation, rescuing many old cultivars by growing them in his garden, collecting varieties from local and international sources, identifying new varieties and making a significant contribution to the nomenclature of old and new varieties. He also promoted their use through his publications and establishment, with his sons, specialist camellia



nurseries at St Ives and later Kurrajong. Professor Waterhouse was also the leader and inspirer of the group that formed the International Camellia Society, and the garden at Eryldene is significant to NSW for the evidence that it provides of his achievements as a horticulturalist.

The long-standing friendship between Wilson and Waterhouse, two locally prominent and creative thinkers of the early 20<sup>th</sup> century period in Australia enriched and shaped the evolution of 'Eryldene' and its significance as a cultural landscape. Their shared interests in art, antiques, aesthetics, design, cultures and garden design remain legible in the buildings, garden, and collections of Eryldene.

Eryldene is also significant for its association with significant Australian photographers Harold Cazneax in the 1920s and 1930s, and Max Dupain in the 1970s, when each was commissioned to record Eryldene and its garden through artistic photography. Cazneax's images were particularly evocative and were used by EGW to illustrate his popular articles and lectures on garden design for many years. These images now provide invaluable information about Eryldene's early planting and layout during the period when EGW was developing his ideas about garden design.

#### CRITERION (C)

AN ITEM IS IMPORTANT IN DEMONSTRATING AESTHETIC CHARACTERISTICS AND/OR A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT IN NSW.

Inclusion guidelines satisfied:

- Eryldene shows creative and technical innovation and achievement
- Eryldene is the inspiration for creative and technical innovation and achievements
- Eryldene is aesthetically distinctive
- Eryldene has landmark qualities
- Eryldene exemplifies a particular taste and style.

Eryldene is a physical and conceptual landmark as one of William Hardy Wilson's best, most intact and readily accessible collections of buildings; as the 'spiritual home of the Camellia' in Australia; and as a place of refinement and beauty that continues to be appreciated by visitors from throughout Sydney and regional areas of NSW.

Eryldene's substantially intact interior spaces and collections of original furniture, furnishings, textiles and artworks contribute to understandings of the property as place that expresses the taste and style of a socially conservative and intellectually progressive couple of the early-mid 20<sup>th</sup> century. The interior decoration and fittings are substantially intact throughout and the restrained evidence of its use by the Waterhouse family is evocative.

Described by the former Director of the Historic Houses Trust of NSW Peter Watts as "the most exquisite place in Australia",<sup>22</sup> Eryldene represents the successful fusion of garden and architecture. It is one of the first Australian houses designed to fit within a planned garden setting to create vistas and visual effects of textures and patterns. The integrated design is one of simplicity, symmetry and balance. The long, low building nestles comfortably in its created landscape and the dappled shadows of overhanging

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<sup>22</sup> Quoted in the 2011 Conservation Management Plan for Eryldene.

branches reflected on white walls contrast with the vibrant colours of the surrounding garden. Eryldene and its associated buildings now represent the only surviving, unaltered examples of the built work of William Hardy Wilson. His design principles — to revive the colonial tradition of classic simplicity using Georgian-period details based on British, American and Australian precedents, and to fuse Eastern and Western architectural styles in the manner explored in Eryldene's Tea House, are singularly represented and realised at Eryldene.<sup>23</sup>

The elegance of Eryldene's composition can be attributed to the shared aesthetic sensibilities of owner EGW and architect WHW. They both moved in artistic circles and had met at an art exhibition where Hardy Wilson had hung a selection of his drawings - forming a friendship over their common interests and tastes. Their shared appreciation of fine art was to find ongoing expression at Eryldene through EGW's collection of European antiques and Asian sculpture, paintings and textiles, some of which he acquired from Hardy Wilson; and later as Trustee of the Art Gallery of NSW from 1938-1958. They also shared an interest in garden design. WHW's design for Eryldene included establishing the geometry that organised the buildings within the space and the structure of the garden as a series of 'outdoor rooms' connective physically and/or visually to the main rooms of the house. EGW's screening of these rooms from the street and adjoining properties using carefully layered planting continues to define Eryldene's character and presentation to McIntosh Street.

Eryldene has inspired creative achievement since the 1920s. Its bungalow style and Georgian period detailing, with the use of weatherboard and shingle tile roofing, were at first considered intrusive by neighbours and Ku-ring-gai residents. It was considered to be crude in the context of the locally common domestic architecture in the area at the time – during the supremacy of the Edwardian Federation style. Hardy Wilson's symmetry, use of textured finishes (usually via brickwork) and sophisticated (but not simple) neo-Georgian detailing were soon copied and adapted by other architects and builders, being popularised as the Inter-War Georgian Revival style.

The garden at Eryldene demonstrates notable aesthetic qualities and has inspired both creative and technical growth and achievement since the 1920s. It was established originally as a setting for the house and its 'garden rooms' with their perimeter screening of hedges, columnar trees and massed beds of flowering shrubs including camellias and azaleas surrounding the relatively limited areas of grassed lawn. Paths were (and remain) formally aligned to reinforce the symmetry of the property's site plan and bordered with soft-leaved 'floppy' plants and varieties with pleasant scents. Small flowering ground cover such as Alyssum and strawberries were allowed to grow into the space between the flagstones of the paths. The garden rooms contained outdoor furniture designed by Hardy Wilson and placed to direct the eye around the garden. Decorative elements included the temple in the front garden, and a walled fountain and semi-gilded pigeon house placed to terminate view-lines in the back garden. This sensual garden design with emphasis on the aesthetic potential of sensitive planting was the one EGW promoted in his highly influential articles in popular magazines such as *The Home* and *Home Beautiful* as well as building and architectural publications, most illustrated by Cazneaux's evocative images of the property.

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<sup>23</sup> Zeny Edwards 1994 extracts from *The Tea House at Eryldene* (Title TBC).

Eryldene is also a place of technical inspiration. The garden provides unique physical evidence of EGW's 'second career' as a horticulturalist after retirement from the University of Sydney. His interest in the camellia had been aroused in the 1920s and developed into a passion to prevent the loss of the species from Australian gardens after observing its fall from fashion at the turn of the 20<sup>th</sup> century and the loss of rare and historic varieties through the subdivision of old gardens for suburban development. The many hundreds of varieties of camellias acquired, bred and/or named by the Professor remain at Eryldene including in-ground and tubbed. The tubs provide evidence of EGW's pragmatic approach to controlling environmental conditions and reducing root competition. The collection includes very rare specimens EGW sourced from historic gardens, ensuring their survival. The horticultural significance of the collection is informed by the survival of the Professor's research papers, publications and library of camellia references now retained in the ante-room to the garden study and used as the library for NSW Camellia Research Society I library (formerly the Australian Camellia Research Society established by EGW). EGW is now recognised internationally with resurrecting the camellia in Australian gardens, both private and community. By the time of EGW's death in 1977 the camellia was one of the most popular species in gardens across Sydney. The unique values of Eryldene's garden and its availability for public inspection for more than 40 years under the Eryldene Trust's ownership have also been an important influence on the development of landscape architecture as an independent professional discipline in Australia.

#### CRITERION (D)

AN ITEM HAS STRONG OR SPECIAL ASSOCIATION WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP IN NSW FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS

Inclusion guidelines satisfied:

- Eryldene is important for its association with an identifiable group
- It is important to a community's sense of place

Eryldene's presence in the streetscape is modest, the house and most of the garden hidden from casual view by the tall hedge. Its reputation in the community as a place of excellence imparts the property's status as a notional and physical landmark: as knowledge of 'Eryldene' has grown, it has become a special place for the community that knows the place, its meanings and its significance. It is also valued by those who engage more lightly and appreciate it as a place of tranquillity, refinement and beauty.

The property has attracted admiration and been considered special since its early years when it was used by Professor Waterhouse to illustrate his articles and talks. The recognition of Eryldene's superb aesthetic qualities and as the spiritual home of the camellia has endowed the property with landmark importance to the community. There are many professional and other special interest groups for whom Eryldene has particular resonance, including architects, landscape architects, artists, horticulturalists, garden-lovers, camellia specialists and Ikebana artists.

Evidence of Eryldene's importance to the community's sense of place is demonstrated through the funding of the purchase of the property through public donation and its management as a house and garden museum for 40 years with regular and well-attended open days and special events.

As described by Eryldene Trustee Penelope Holden,  
*“Eryldene is also well known in the local community and is often referred to by the Ku-ring-gai Councillors as ‘the jewel in the crown of Ku-ring-gai’.*

*Eryldene is also supported within the broader Sydney community by the Camellia Research Society, Museums and Galleries Australia, the Historic Houses Trust, the National Trust, the Garden History Society, Australian Furniture History Society, and it is affiliated with the Royal Australian Historical Society, the 20th Century Society and the Australian Institute of Architects.*

*Eryldene is one of a small number of house museums not owned by government nor by the National Trust. The esteem in which ‘Eryldene’ continues to be held is demonstrated by the establishment of a Community Trust to raise funds to purchase the property from the Waterhouse family through public donations and community grants. Local residents provided thousands of small donations to this fund. The majority of the members of the Friends of Eryldene, who support the ongoing operation of the museum and conservation works annually through their donations, come from the Ku-ring-gai community. There is assistance in kind from the Ravenswood School for Girls.*

*Many of the camellias propagated by Professor Waterhouse at Eryldene were named for friends and associates in the local community. Their descendants continue to visit their named camellia, and some support it through Eryldene’s ‘adopt a camellia’ programme. Many of the old gardens in Kuring-gai contain camellias given as cuttings by Waterhouse to friends and neighbours.”<sup>24</sup>*

The importance of Eryldene to the local community and special-interest groups is also expressed through the continued willingness of the community to volunteer their services and expertise to help maintain the property and to prepare and present house and garden to visitors on open days and at special events. It is also evident in the willingness of esteemed conservation and landscape architects and other specialists to provide pro-bono professional advice.

#### CRITERION (E)

AN ITEM HAS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF NSW’S CULTURAL OR NATURAL HISTORY

Inclusion guidelines satisfied:

- It has the potential to yield new or further substantial scientific and/or archaeological information
- It is an important benchmark of reference site or type

The camellia collection and garden at ‘Eryldene’ remains living, evolving evidence of the Professor’s contribution to the nomenclature and hybridisation of Camellias. It is a unique reference library of living specimens; a repository for rare camellia species and cultivars; and a vital resource of nomenclature and research data.

The photographic collection combined with the other archives retained within the original place are an outstanding resource for further research into the morphology of the garden; the work of significant photographers such as Cazneaux and Max Dupain, and the understanding of domestic environments in the first half of the 20<sup>th</sup> century in particular.

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<sup>24</sup> Penelope Holden quoted in the 2011 Conservation Management Plan.

Eryldene's importance as a resource for research will increase as living memories of this era decline.

Eryldene is also a significant resource for wider cultural and artistic investigation, including as a reference for comparison with other intact properties of the period that reflect differing philosophies and understandings of home, including Tulkian, also at Gordon.

#### CRITERION (F)

#### AN ITEM POSSESSES UNCOMMON, RARE OR ENDANGERED ASPECTS OF NSW'S CULTURAL OR NATURAL HISTORY

Inclusion guidelines satisfied:

- Eryldene provides evidence of a defunct custom, way of life or process
- It demonstrates a process, custom or other human activity that is in danger of being lost
- It shows unusually accurate evidence of a significant human activity
- Eryldene is the only example of its type
- It demonstrates designs of techniques of exceptional interest
- It shows rare evidence of a significant human activity important to a community

Eryldene and its collections are outstanding as a rare, surviving creative expression that has attracted attention and admiration from its early years and continuing to the present. It is the only example of its type in NSW. There is no other house in Sydney that has attracted the same or continuous attention in books, journals and other publications. Eryldene is a cynosure of domestic design in Sydney in the first half of the 20th century. Its structures, garden and movable collections together embody the sophisticated, conservative cultural tastes and attitudes emerging in the second decade, coming to prominence between the wars, and continuing as a theme in domestic design in the 1940s-1980s.

The house is a unique example of the work of William Hardy Wilson and is uncommonly intact, as is the garden in which it sits. The garden includes an intact collection of Hardy Wilson's outbuildings and structures, including some such as the 1936 garage that were designed by his partners in a style consistent with Hardy Wilson's.

The garden surrounding the house contains very rare early cultivars of camellia rescued from now-lost 19th century gardens and a unique collection of camellias bred, named and collected by Professor E.G. Waterhouse over a period of more than 60 years. The garden also retains the fabric associated with its design as a series of 'outdoor rooms' protected from the views of passers-by, and includes rare pieces of garden furniture designed by Hardy Wilson for EGW. The concept of enclosing the front garden space in particular by planting and using it as living space was, and remains, rare in a detached suburban setting.

Eryldene is also important because it evokes the characteristics of the lifestyle of a socially conservative, yet intellectually progressive, family that lived differently and more fully than most Australians, in time, scale and perspective.

The design of the house and garden and the character of the movable collections, begun through friendship and collaboration with [or begun under the influence of] the

artist, architect and visionary William Hardy Wilson, found further fulfillment through Wilson's and Waterhouse's continuing exploration of Eastern art and culture and Waterhouse's collection of Asian sculpture, ceramics and textiles which include rare pieces. The later garden reveals the men's shared development of interest in Eastern philosophies, culminating in Hardy Wilson's distinctive tea house overlooking the tennis court at Eryldene. This small pavilion is the only built manifestation of his vision of the synthesis of the aesthetic and philosophical ideals of East and West.

Eryldene is also a rare example of a house museum in community ownership. This role provides evidence of the importance of the way of life it evokes, and the inspirational quality of the garden, to both the local community of Ku-ring-gai and the wider community of NSW.

At all levels, 'Eryldene' is a rarity: a sophisticated, designed entity, aimed at and achieving a distinctive harmony of beauty and utility, that could not be sustained, or submitted to, by most.

#### CRITERION (G)

AN ITEM IS IMPORTANT IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF A CLASS OF NSW'S:

- cultural or natural places; or
- cultural or natural environments.

Inclusion guidelines satisfied:

- Eryldene is a fine example of its type
- It has the principal characteristics of an important class or group of items
- It has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity
- It is a significant variation to a class of items
- It is outstanding because of its setting, condition or size
- It is outstanding because of its integrity and because of the esteem in which it is held

Eryldene is an important suburban cultural landscape that demonstrates the principal characteristics of innovative pre-WW1 domestic architecture and of a garden esteemed for its aesthetic, historic and scientific qualities.

The owner of the property for 63 years, EGW, and his friend and mentor, architect William Hardy Wilson, were idealists driven by the pursuit of aesthetic perfection and intellectual curiosity. This philosophical inquiry has created and continues to define Eryldene. The property provides rich and complex evidence of the way of life of a socially conservative academic yet intellectually sophisticated family.

Eryldene is an outstanding and substantially intact example of an Australian Colonial Revival bungalow designed by important architect William Hardy Wilson. The simple, symmetrical form and massing of the house and its neo-Georgian detailing are characteristic of his domestic style and represent a significant variation to the Federation Queen Anne and similarly ornate styles that dominated suburban architecture at this time. Eryldene's tea house differs stylistically from the house and other buildings on the site. It is also a significant variation to structures associated with other suburban properties of the period. Designed in 1927, it is of outstanding

significance as the sole realised example of the idealised fusion of Asian and occidental aesthetic philosophies that dominated the final years of William Hardy Wilson's career.

Eryldene's garden is an outstanding and highly-esteemed example of a mature suburban garden. It is also a significant variation from most gardens of the period. The garden contains many hundreds of in-ground and tubbed camellias that dominate the garden beds and spill into adjoining spaces. The variety and density of the camellias and the library of camellia-related research material in the garden study confirm EGW's use of Eryldene's garden as a place of serious horticulture as well as beauty.

These characteristics contrast with the evidence that the house provides of its generally conservative management and the family's lifestyle. The house and outbuildings are intact with minimal change to form, detailing or décor for the 63 years with the exception of periodic touching-up of paintwork in similar colours when absolutely necessary. Although it was designed by an esteemed architect using distinctive form and detailing, Eryldene is also a representative example of a family home on Sydney's North Shore and includes features that are characteristic of many houses in the area in this period. The lot is large (almost 1 acre/0.4 hectares) and the house reads as a substantial one as a result of the width of both the site and building. It is dignified and not ostentatious, and its large and mature garden provides an attractive setting as well as space for a lawn tennis court, a common feature in the area at the time. The boys slept in the open loggias at each end of the front verandah, a practice common at the time for its perceived health benefits. Intact evidence of this detail is rare, most sleep-outs now being demolished or enclosed.

The collections provide evidence of daily life at Eryldene such as details of dinner parties hosted at Eryldene, including guests, the menu and comments where necessary. Most of the collection is dedicated to fine arts and academic research and provides evidence of EGW and Hardy Wilson's shared interest in the philosophies and aesthetics of Asia, particularly China and Japan, throughout their long friendship. The collections of papers, publications and research on the camellia reveal much about the daily life of an academic, even after his nominal retirement.

## APPENDIX F: Eryldene Maintenance Plan (January 2023)



### Introduction to 2022/23 Maintenance Plan

This maintenance plan has been prepared following comprehensive review of the history of Eryldene's past maintenance practices and concerns about the delay of regular preventive maintenance work in recent years. To create this plan, comprehensive inspections were undertaken by trustee Wendy Delitt and Hon Architect Robert Moore with assistance and advice from trustees Helen Wallace (garden), Ann Toy (collections), Bruce Walker (infrastructure), recently retired trustee Penny Holden (house) and Sheridan Burke. The objective of this plan is to equip the current and future Trusts to strategically plan for its maintenance responsibilities.

The Plan is in two sections. Section 1 summarises the regular preventative maintenance work necessary to conserve and sustain this state heritage listed house, garden and collection.

Section 2 is a program of catch up maintenance (emergency and corrective works) that has been initiated and budgeted for by the Trust for 2022/23 which includes urgent repairs to white ant damaged areas and detailed investigation of the masonry facade paint work prior to re-painting. The essential research and preparation of specifications for these works is underway, recognising the delays which current post pandemic material and trades shortages may create. Additional advice requirements (eg Heritage structural engineer) have also been identified. An annual program of arborist care and pest prevention inspections has also been instituted, together with a biannual program of detailed inspections of buildings elements by the Hon Architects and Trustees responsible for maintenance and conservation, to regularly review and prioritise work.

The plan will be reviewed annually by the Trust.

This plan is supported by the *Eryldene Maintenance Calendar*, which operationally schedules the annual maintenance activities monthly and includes tradesmen contact details.

It represents the current phase of documentation of the *Eryldene Maintenance History* (Excel), which includes dates and scope of work and costs undertaken from 2019 – 2022.

Note: Bi-annual means twice within a year and Biennial means every two years

### Section 1 – Preventative Maintenance (Ongoing Inspections and work)

- 1.1 Building Elements : House, Garden Study, Chinese Tea House, Garage, Potting Shed, Out House, Pigeon House, Temple
- 1.2 Garden Structure Elements : Walled Fountain: Paths, Steps & Retaining walls; Fences: Clothes line and support frames; Signage.
- 1.3 Garden Elements: Irrigation system; Water tanks and pump; Taps; Machinery and Equipment; Soil, Mulch & fertiliser.



1.4 The Collection Elements: Paintings, Furniture, Books, Decorative Art, Rugs

**Section 2 – Emergency and Corrective Maintenance (Capital Works for the 1-10 years)**

2.1 The Building Elements:

The House  
The Garden Study  
The Chinese Tea House  
The Potting Shed  
The Garage  
The Out House  
The Pigeon House  
The Temple

2.2 Garden Structures:

Walled Fountain  
Paths, Steps and Retaining walls  
Fences  
Clothes Line, Signage, Garden Seating

2.3 Garden Operational Elements:

Irrigation system  
Water Tank, pumps & Tt-ps  
Soil, Mulch & Fertilizer  
Machinery & Equipment

2.4 The Collection:

Paintings  
Furniture  
Decorative Art  
Books  
Rugs

## SECTION 1: PREVENTATIVE MAINTENANCE

T= Trustee, S = Specialist Trades person, V= Volunteer G = Garden Council HA = Heritage Architect  
HSE = Heritage Structural Engineer

### 1.1 Building Elements: House, Garden Study, Tea House, Garage, Potting Shed, Out House, Pigeon House, Temple

Component	Fabric	Inspection/monitoring/Repair	Timing	Who
Roof	Terracotta Shingle Roofing to: House, Garden Study, Tea House, Garage, Potting Shed & Temple.	Visually check roof on a regular basis for loose or missing shingles or cracks, especially after storms or if there is water entry into the building.	As required	T, V
		Bi-annual inspection by qualified heritage roofer familiar with terracotta shingles to check over roof, from inside and outside, to keep roof in a secure and watertight condition. Check fixings; shingles; vulnerable sections adjacent to valley and box gutters; edges and trafficable areas; ridge-capping and joints. <i>Note: A longer interval may be allowed if a major repair work program has been carried out and/or if recommended by the previous roofer inspection report.</i>	Bi-annual	S
	Timber Shingle Roofing to Pigeon House	Visually check roof on a regular basis for loose or missing shingles or termite damage and respond, especially after storms or if any water entry into the building.	Bi-annual	S, T
	Lead Flashings to: All roofs	Visually check exposed areas of flashings from the ground for rust, lifting or torn areas, etc especially after storms or where water is entering into the building.	Bi-annual	T
		Bi-annual inspection by qualified roofer to check condition of all flashings.	Bi-annual	S, T
	Chimney stacks to: House and Garden Study	Visually check chimney stacks and pots from the ground for cracks or missing pots, especially after storms or where water entry into the building has occurred. Remove any vegetation etc.	Annual	T
		Bi-annual inspection by qualified roofer to check condition of haunching	Bi-annual	S+T
		Prepare and paint rendered chimney stacks	5-10 years	S
		Check chimney flues every year and sweep as required.	Annual	S
	Roof Drainage	Copper Gutters & Downpipes & Rainheads to: all roofs	Regularly check and clean gutters especially when the Jacaranda flowers and leaves drop.	5 times a year
Check fixings and falls of all gutters – particularly where there is evidence of water collecting in or over-flowing from the gutters – to ensure that all water is carried away by the downpipes.				
Gullies at ground level to all roofs with downpipes		Check all drains and clear out leaf and soil buildup that block grates during times of rain. Check the area around drainage lines does not get excessively wet (from possibly leaking pipes). Check over and trim back plant growth from drainage outlets and ensure tree roots do not clog drainage lines. Prune and/or relocate plantings as necessary to keep drainage clear.	As required	GC
		Below Ground Stormwater	Regularly test water flow using dye or hose pipe test Note: old terracotta pipes with cement joints are prone to blockage due to tree roots and may be damaged by rodding,	
	Jet Clean	As required		
Surface & Ground Water Drainage	Ground levels at base of all walls to all buildings	Check the ground level around the whole of the perimeter of the house and clear all areas where soil or other debris such as building materials or debris, garden plants and/or mulch, (etc) are located against the walls above the level of the bottom of adjacent sub-floor vents.	Bi-annual	GC
		Check watering system to ensure sprays do not soak house walls.	Weekly	

Component	Fabric	Inspection/monitoring/Repair	Timing	Who
	Subfloor ventilation to: House & Garden Study	Check all subfloor vents to ensure they are clear of the ground and other obstructions and that ground water does not drain through them under the building	Bi-annual	T, GC
<b>External Walls &amp; Features</b>	Ceilings to: Verandah & Loggias	Regular visual inspection of ceilings for damp patches - especially after heavy rainfall or high winds. Repair – consult heritage architect to confirm scope of work and arrange specialist contractors to undertake repairs.	Monthly	T, V
	Rendered Walls and Stone Basecourse to: House, Garden Study, Tea House, Garage & Potting Shed.	Regular visual inspections of the masonry should be carried out as part of the routine maintenance of the site to ensure that deterioration is identified as soon as possible as well as potential contributors to deterioration. Regular visual checks from the ground of external masonry, particularly tops of walls and above windows and doors. Binoculars will assist inspections. Check for mould during times of high humidity. Remove mould using approved method. Check for algae at base of stone walls during times of heavy rain. Apply biocide as directed on bottle. Repair – consult heritage architect to confirm scope of work and arrange specialist contractors to undertake repairs.	Bi-annual	T HA
	Timber weatherboards & Joinery (balustrades, posts) to: Loggias & front verandah	Regular visual checks from the ground of external timberwork, particularly tops of walls and above windows and doors. Binoculars will assist inspections. Treat for mould/algae- using diluted vinegar and water Repair – consult heritage architect to confirm scope of work and arrange specialist contractors to undertake repairs.	Bi-annual	T HA
	Windows & Doors & Shutters to: House, Garden study, Tea House, Garage & Potting Shed	Regular visual checks from inside and outside the building, including particularly heads and sills, ensure that any problems (including broken glass) are identified as soon as possible as well as potential contributors to deterioration (such as water entry). Potential problem areas that should be monitored and made good/repared as necessary include the following: - warping/dropping of doors (preventing closure) particularly where exposed to the weather; - break down of painted surfaces, particularly where exposed to the weather; - damage of original doors and/or door hardware (locks, knobs, hinges, etc);	Bi-annual	T
	Cast Iron columns to: Rear courtyard The Temple	Regular visual checks from the ground Clean in spring and autumn	Bi-annual	T, V
	Paintwork generally	Clean in spring and autumn- using diluted vinegar and water Paint to match existing – consult Heritage Architect Repair – consult heritage architect to confirm scope of work and arrange specialist contractors to undertake repairs.	Bi-annual 5 – 10 years As required	T, V HA, S HA
	Stone sills & thresholds to: House, Garden study, Tea House, Garage & Potting Shed	Regularly check for potential sources of rising and/or falling damp (eg from leaking roofing, poor drainage, leaking taps/outlets installed adjacent to the wall, over-watering of gardens, etc) where stone shows evidence of dampness. Repair – consult heritage architect to confirm scope of work and arrange specialist contractors to undertake repairs.	Bi-annual	T, GC HA
	Structural Issues to:	Regular visual check of features identified in base-line report prepared by Heritage Structural Engineer*.	Bi-annual	T

Component	Fabric	Inspection/monitoring/Repair	Timing	Who
	All buildings & structures	Notify Heritage Structural Engineer if problems associated with and/or adjacent to structural framing elements are identified. Key areas of concern include water penetration into roof framing/timber work, open joints in stonework, particularly where these are exposed to the weather, movement of masonry, stone or timber elements, particularly after heavy rain/winds or damage, from trees. Repair damaged fabric as instructed by Heritage Architect and Heritage Structural Engineer as required. * Note: a structural survey of Eryldene by a Heritage Structural Engineer is required to create a base line understanding of any structural faults. In particular, the impact of the jacaranda tree on the front verandah and steps, and cracks in walls.	As required	T, HA, HSE
Internal Features	Ceilings: Lime plaster on timber laths, Fibrous plaster panels fixed to battens,	Visually check ceilings for new flaking paint, cracks, mould, discolouration often caused by roof leaks or condensation due to hot water usage or during periods of high humidity.	Monthly	T, V
		Clean – using diluted vinegar and water	Bi-annual	T, V
		Repair – consult heritage architect to confirm scope of work and arrange specialist contractors to undertake repairs.	As required	T, HA
	Walls: Lime plaster on soft brickwork, Wall Tiles	Visually check the base of walls where evidence of rising damp may be evident in salt deposits or discolouration of the surface Visually check for falling damp at top of walls – often caused by roof leaks or condensation due to hot water useage Visually check for new flaking paint, cracks, mould Visually check tile grout in bathroom and kitchen Make sure anyone using interiors knows not to stick notices on walls.	Monthly	T, V
		Clean plaster walls using diluted vinegar and water	Bi-annual	T, V
		Repair – consult heritage architect to confirm scope of work and arrange specialist contractors to undertake repairs.	As required	T, HA
	Floors: Solid timber Tiles Concrete Stone	Visually check for deterioration of timber from wet rot and/or pest attack – generally in the vicinity of external walls, sources of water (downpipes, taps, etc) and/or where sub-floor ventilation is blocked. Check inside built-in cupboards and cabinets below sinks. Visually check ceramic tiles in bathroom and fireplace hearths for open joints or being loose. Visually check concrete floor in Laundry, outside laundry, & garage for cracks and damp patches Visually check stone slabs in Tea House for open joints or hollow sound.	Bi-annual	T
		Repair – consult heritage architect to confirm scope of work and arrange specialist contractors to undertake repairs.	As required	T, S, HA
	Joinery: Skirtings & Architraves Picture rails	Visually check skirtings, architraves and picture rails for mould, flaking paint.	Monthly	T
		Clean – using diluted vinegar and water	Bi-annual	TV
		Repair – consult heritage architect to confirm scope of work and arrange specialist contractors to undertake repairs.	As required	T/HA
	Subfloor area	Inspect & and clear out vents	Bi-annual	TGC
		Service underfloor fans	2 yearly	S
		Record humidity levels	Quarterly	T
		Regular inspection of all timbers resting on stonework – more frequent than normal - as timbers do not have ant caps for protection against termite activity.	Bi-annual	T
Regular check timber props under kitchen.		Bi-annual	T	
Roof space area	Heritage Structural Engineer to inspect timber roof structure	As required	T/S	

Component	Fabric	Inspection/monitoring/Repair	Timing	Who
		Monitor timber battens in roof affected by delignification. Extent of repair (if any) to be discussed with roofer.	Annual	T
		Record humidity levels	Quarterly	T
Utilities	Electricity supply -	Inspect & test switchboards to ensure adequate supply is provided, annual safety check, thermo imaging Note Exhibition switch board in tenants linen cupboard is to be dsicconnected, as no longer in use.	Annual	S
		Tag appliances to ensure all are in working order	Every 2 yrs	S
		Check hot water heater outside laundry door	Annual	S
	Telephone -	Supplier tbc		
	Internet -	Supplier tbc		
		Upgrade or repair as required		
	Water supply – Sydney Water	Check water usage every quarter to see if there are any irregularities Regularly check for running water in toilets and drips from taps	Quarterly Monthly	T V
		Repair by quailfied plumber with heritage experience.	As required	S
	Gas supply -	Check gas supply to kitchen stove –	As required	T
		Repair by quailfied plumber with heritage experience.	As required	S
Sewerage lines – Sydney Water	Note: old terracotta pipes with cement joints are prone to blockage due to tree roots and may be damaged by jet rodding. Check if waste pipes in kitchen and bathrooms empty easily, arrange jetting of pipes as required . Repair by quailfied plumber with heritage experience. (Or Sydney Water if blockage is due to their work)	Annual As required	TS	
Other	Pest management	Inspection of house and garden to be undertaken every year	Annual	S
		Treatment - as required	As required	S
	Fire extinguishers	Wormald Inspect & test every 6 months	Bi-annual	S
	Security	Inspect window and door locks	Annual	T
		Repair locks as needed	As required	S
	Humidity	Maintain dehumidifiers – clean filters regularly.	Weekly	T
		Inspect & check dehumidifiers in House & Garden Study	Biennial	S
	Special Clean	COVID Clean AS NEEDED	As required	S
		Cleaner prior to weddings	As required	S
		Cleaner prior to events	As required	S

## 1.2 Garden Elements: Walled Fountain: Paths: Steps & Retaining wall:, Fences: Clothes line and plant support frames; Signage

Component	Fabric	Inspection	Timing	
	Walled Fountain	Inspect		
		Repair		
	Paths & Steps	Inspect		
		Repair		
	Retaining walls	Inspect		
		Repair		

	Tennis Court			
		Repair soggy areas in front of tea house steps		
		Allow Buffulo grass to spead and take over as it is more drought tolerant.		
	Timber paling fences	Inspect		
		Repair as required		
		Replace in ??? years time		
	Clothes Line	Reconstruct & maintain		
	Garden Chairs & benches	Inspect & clean bi-annually		
		Repair		
		Repaint		
	Front Sign	Replacement needed		
	Garden signage	Signage review 2022		

### 1.3 Garden: Irrigation system; Water tank; Taps; Machinery and Equipment; Soil, Mulch & fertiliser

Component	Fabric	Inspection	Timing	
	Irrigation system	Inspect/service		GC
		Repair Pump		S
		Repair Sensor		S
		Repair electrical		S
	Water tanks & taps	Inspect taps – replace washers as required		T, S
	Aborist	Annual Inspection	Annual	GC
		Trim/remediation		
	Horticultural Advice	Fortnightly visits and advice		
				S, GC
	Soil Conditioning & Mulching	Inspect		GC
		Supply		
	Re-Potting	Inspect		G
	Tree Pruning	Inspect		

Component	Fabric	Inspection	Timing	
		Prune		
	Mowing Edges & Hedges	Fortnightly visits		G
				S
	Lawn Mowing	Inspect		S
		Treat areas for weed infestation, pests as required		V
	Tennis court	Inspect for weed infestation, pests as required		V
	Garden beds	Inspect. mulch		V
	Pest Control	Inspect for mites in season, petal blight, possum deterrant		V
		Treatment		S
	Tools & Equipment	Service or sharpen any tools?		V

#### 1.4 The Collection : Pictures, Furniture, Books, Decorative Art, Rugs and Textiles

Component	Fabric	Inspection	Timing	
	Collection Management	Annual inventory inspection and conservation, storage and security program development	Annual	TSV
	Pictures	Regular dusting and clean of glass, check frames and backs of works, rotate pictures on display if required. Bi-annual inspection for damage and conservation needs	Bi-annual	TSV
	Furniture	Regular dusting and cleaning, quarterly conservation check	Quarterly	TSV
	Books	Regular dusting, bi-annual conservation check	Bi-annual	TSV
	Decorative Art	Regular dusting, bi-annual conservation check.	Bi-annual	TSV
	Rugs & Other Textiles	Regular vaccuming, quarterly conservation check	Quarterly	TSV
	Artefacts	Bi-annual inspection and conservation check	Bi-annual	TSV
	Letters	Bi-annual inventory and conservation check	Bi-annual	TSV
	Archival collection	Bi-annual inventory and conservation check	Bi-annual	TSV

## SECTION 2: EMERGENCY AND CORRECTIVE MAINTENANCE WORK 2022/23

### Code for Timing

E = Emergency Maintenance Repairs

C = Corrective Maintenance Repairs

### Notes within schedules

*Notes have been added in italics to describe the current condition of the fabric, where appropriate.*

The repairs are listed immediately below these.

## 2.1 BUILDING ELEMENTS

T= Trustee, S = Specialist Trades person, V= Volunteer GC = Garden Council HA = Heritage Architect  
HSE = Heritage Structural Engineer

### 2.1.1 THE HOUSE

Component	Fabric	Maintenance Work	Timing	
Roof	Shingle Tile Roofing	A detailed inspection of the roof from inside and out is to be undertaken asap. Refix/replace shingle tiles identified by recent inspection	E E	T, S
	Flashings	Upgrading lead flashings in the longer term where appropriate (eg using traditional lead detailing to replace more modern materials).	C	S
	Chimney Stacks	<i>Note: Chimney stacks impacted by plant growth and cracking</i> Carefully remove plants and investigate cause of cracking asap. Allow for repairing chimney stack as part of roof repairs. Repair chimney pots and haunching as required.	E	S
		Check there are lids to chimney pots to prevent water entry If not, add lids and stop use of fireplaces	E	S
	Fascia boards	Repair fungal decayed timber to most fascia boards, including scotia moulds just under gutters, prepare and paint.	C	S
	Exposed rafters & battens	Prepare and repaint.	C	S
Roof Drainage	Gutters, Downpipes & Rain heads	<i>Note: Certain copper downpipes and gutters were recently repaired. However, there are further leaks including: dented gutter with incorrect fall at front of house; open joint at NW corner; poor lap joint over window to west Loggia; leak at stop end to SE gutter adjacent to column in courtyard.</i>		
		Gutters and downpipes are to be cleared asap.	E	S
		Any leaks or poorly installed gutters (that do not fall correctly) are to be identified and repaired by a suitably qualified plumber.	E	S
		Check water catchment area of roof and number/location of DPs required. If additional DPs are required then discuss options for their location with heritage architect. Allow for two new DPs towards front of house.	E	T,HA
		Vine on east elevation to be carefully trimmed to allow inspection of DP.	E	GC
		Trim tree branches that overhang gutters – discuss with garden team and consider arborist report.	E	GC
	Gullies at ground	<i>Note: Gullies at rear of house are often blocked due to leaf litter and soil washing into low lying grate.</i> Provide a temporary tile barrier around each low lying gully to mitigate blockages asap.	E	GC
		Allow to either raise gully or lower garden bed.	E	T,GC
Stormwater lines	If drain is blocked further down the line, allow for gentle jetting, taking care that old terracotta pipes are easily damaged.	E	T, S	
	Allow for CCTV inspection to confirm extent of damage/repair required and location of all lines.	C	T, S	



Component	Fabric	Maintenance Work	Timing	
		Allow for replacement of old terracotta pipes with PVC in the future (5-10 years?) – extent to be confirmed.	C	T, GC, S
	Stormwater tanks:	See Garden structures		
<b>Surface &amp; Ground Water Drainage</b>	Ground levels at base of wall:	Lower garden beds against walls where necessary to allow adequate subfloor clearance for ventilation	E	T, GC
		Clear plantings that have a substantial spread that block ventilation of the wall and/or has large or invasive roots.	E	T, GC
		Ensure ground falls away from the base of the building where possible to stop water ponding.	E	T, GC
		Consider replacing large plants against the base of the house with low water-need plants.	C	T, GC
		Investigate need for Agricultural drains to be installed at rear of house where the surrounding paving levels in the courtyard are high against the masonry walls	C	T, GC
	Subfloor ventilation	<i>Note: Subfloor area was recently inspected, and additional air vents are required to improve ventilation.</i> Allow for new vents, located and sized to fit in with the existing layout and character of (early) openings and be fitted with appropriate reproduction grilles. Installation and detailing in stonework should be carried out by an appropriately experienced mason.	C	T, S
<b>External ceilings &amp; eave soffits</b>	Fibrous plaster & battens to Verandah and Loggias and eaves at front of house	<b>Front Façade Ceilings project:</b> Ceiling of verandah and loggias to be consolidated prior to any re-decoration Front verandah ceiling and eave soffit to be cleaned and painted. Loggia ceiling to be washed down. Allow for repair of water damaged sections of eave soffit above east shutters (due to overflowing gutter). Allow for structural repairs to timber framing of eastern eave (due to extended water penetration.) Repair fungal decayed timbers, in particular the scotia mould to the fascia boards and trim to west loggia (tbc).	E	T, S, HSE,
<b>External Walls &amp; Features</b>	Rendered brickwork walls	<b>Front Façade Painting project:</b> Carefully remove defective paint layer, using approved method, from Verandah and Loggia walls, repair cracks to walls near windows and doors as required, apply approved limewash.	E	T, S
		<i>Note: Currently there are about 20 openings that have cracks either at head or sill or both.</i> Repair cracks in various locations around the house, as directed by Heritage structural engineer.	E/C	T, HSE
		Allow for re-applying limewash to all external walls every 5-10 years	C	T, S
	Timber weatherboard walls	<i>Note: The external face of weatherboard walls to the West Loggia was painted in 2021</i> <b>Front Façade Painting project:</b> Prepare and paint remaining weather boards to both Loggias, inside and out.	E	T, S
	Stone sills, thresholds & base course	<b>Front Façade Painting project:</b> : Carefully remove defective paint layer, using approved method, from Verandah and Loggia stone sills and apply approved limewash . Threshold to be left unpainted.	E	T, S
<i>Note: Basecourse is generally damp and green algae is present due to ground levels holding water. This is particularly severe in courtyard.</i> Treat algae on stone basecourse with biocide. Following treatment, repoint areas of stonework to base of wall, as instructed by Heritage architect. Repair leaking drainpipes (from Kitchen) before repairs to stonework are undertaken.		C	T, HA, S	
	Windows & Doors & Shutters	<i>Note: Glazed doors &amp; windows were painted in 1982, Shutters to East Loggia were repainted in 2021. The window to west Loggia was painted in 2021. Shutters to dining room windows currently being painted 2022.</i>	E	T, S

Component	Fabric	Maintenance Work	Timing		
		<b>Front Façade painting project:</b> Prepare and paint timber windows, doors and shutters. Allow for investigation into original colour scheme.			
		Prepare and paint remainder of windows, doors and shutters to the approved sequence.	C	T, S	
	Joinery – balustrades & posts, lattice	<i>Note: The balustrade to both loggias was painted in 2022.</i> <b>Front Façade painting project:</b> repaint posts to verandah.	E	T, S	
	Cast Iron columns	Clean, treat rust and paint columns in courtyard.	C	T, S	
	Structural issues	<i>Note: there are cracks above and below most windows, cracks at corners, cracks to arch over laundry door..... These should be repaired once the cause of movement has been established and controlled</i> Prepare baseline condition report identifying key components to be checked, nature of defects to look for and frequency and priorities for works. To be prepared in collaboration with heritage structural engineer.	E	T, HSE	
<b>External floors</b>	Timber verandah & Loggias	Repair or treat underside of floorboards to verandah affected by white wood rot – method and extent to be confirmed.	C	T, S	
		Repair rotten timber floor and fascia below east shutters (due to excessive water from overflowing gutter just above.)	C	T,S	
<b>Internal Components</b>	Ceilings	<i>Note: Main Bedroom &amp; Dining Room ceilings were consolidated in 2007</i>	E	T, V	
		<i>Note: Drawing Room, Hall &amp; Cross Hall ceilings were consolidated in 2020</i>			
		Treat mould on all ceilings, using water and diluted vinegar			
			Prepare and paint ceilings to: Servery, House keepers room (office), Rear Hall, Kitchen, Laundry	C	T,S
	Walls	Investigate cause of damp between bathroom and Green Room (west sitting room)	E	T,	
		Treat mould on all walls, using water and diluted vinegar.	E	T,V	
		Prepare and Paint walls to: Green room (started in 2021), Servery, House keepers room (office), Rear Hall, Kitchen, Laundry.	C	T,S	
	Floors	Investigate timber floor under kitchen – (there are soft patches under the lino)	E	T	
		Monitor lino for any failure and need to replace as required.	C	T	
		Investigate loose tiles in tenants bathroom floor. Allow to repair large gap in tile joint near basin.	C	T, S	
		Allow to investigate possible leaks in bathroom floor that may be causing damp in wall.	E	T	
		Investigate loose tiles to kitchen hearth. Allow to repair/conserv existing tiles.	E	T,S	
		Allow to fill cracks and repaint laundry concrete floor.	C	T,S	
	Joinery	<i>Note: Intrusive plumbing design and leaking laundry tap have caused damage to window sill in laundry.</i> Prior to repairs to laundry sill, paint and seal the boards that currently protect the window sill asap.	E	T, S	
		Allow to replace timber sill board and treat frame for rot. Reinststate sill profile to match existing.	E	T, S	
Modify cabinetry that laundry tubs fit into – as designed by Heritage Architect		C	T, HA, S		
Subfloor	Remove all debris from underfloor area to prevent termite activity.	E	T, V		
Roof space	Check roof timbers affected by old termite damage. Extent of repair (if any) to be discussed with builder.	E	T, S		
	Install insulation following consolidation of ceilings Scope TBD	C	T, S		
<b>Utilities</b>	Electricity supply -	Upgrade of switchboard outside laundry door to be implemented late 2022	E	T,S	
			E	T, S	

Component	Fabric	Maintenance Work	Timing	
		Renew pull switch in kitchen and pull chord in bathroom lobby, reattach pull switch in west loggia.		
	Telephoe -	Future adaptation	C	T
	Internet -	Future adaptation	C	T
	Water supply -	<i>Note: Leaking tap in laundry recently repaired 2022.</i> Allow to re-configure surface mounted pipes and replace taps to suit proposed new laundry tub arrangement, with the aim of keeping existing fixtures & fittings where possible.	C	T, HA, S
		Excessive water usage to be investigated – possible leak at old water meter	E	T, S
	Gas supply -	Investigate possible leak at gas meter (East side of house)	E	S
	Sewerage lines -	Repair broken waste pipes: from kitchen sink and laundry.	E	S
<b>Other</b>	Pest management	<b>Termite barrier project:</b> Allow for the installation of termite baits around the perimeter of the house and the on-going monitoring required for such a system of protection.	C	S
	Fire protection	Fire extinguishers are due to be replaced on roling basis every 5 years. Contract with Wormald		
	Security	Install barrel bolts to sash windows – allowing them to be fixed open for ventilation (tennants rooms first?)	C	S
	Humidity Control	Obtain more dehumidifiers and fans so all rooms have some form of assistance in reducing humidity levels.	E	T

### 2.1.2 THE GARDEN STUDY

Component	Fabric	Maintenance Work	Timing	
<b>Roof</b>	Shingle Tile Roofing:	<i>Note: Roof was replaced in 2009 by Combined Roofing. Tiles have been salvaged and stored along back fence.</i> Heritage roofer to inspect roof from inside and out asap as there is evidence of water penetration on ceiling and broken shingles on west face of roof .	E	S
	Lead Flashings:	Heritage roofer to inspect all flashings asap as there is evidence of water penetration on ceiling.	E	S
	Chimney Stacks:	Heritage roofer to inspect chimneys asap as there is evidence of cracking and plant growth on chimney stack. Allow to paint rendered stack every 5 -10 years	E	S
	Fascia boards	Allow to repair, prepare and paint fascia boards and moulding	C	S
	Eave Soffits:	Treat mould with diluted vinegar	E	S
		Allow to repair, prepare and paint fibrous plaster & timber batten soffits	C	S
<b>Roof Drainage</b>	Gutters & Downpipes:	<i>Note: Gutter &amp; downpipes along south elevation recently repaired.</i> Falls of gutter to be checked and adjusted to prevent overflows.	E	S
	Gullies at ground	Gully by side/back door overflows after rain due to leaf and soil buildup. Clean out gully asap and install temporary tile barrier. Allow to modify gully so it does not fill up and DP discharges directly into grate.	E	GC
	Stormwater lines:	If line is still blocked then allow to Jet-clean stormwater lines, noting old terracotta pipes are easily damaged.	E	T, S
<b>Surface &amp; Ground Water Drainage</b>	Ground levels at base of wall:	Check level of garden bed along south wall to expose vents and reduce levels where possible	E	GC
		Wall damp due to blocked gully at SW corner. Unblock and investigate extent of damp inside.	E	
		Threshold of rear door to Garden Study impacted by Angophora tree roots creating trip hazard and ingress of surface water. Modification of paving needs further discussion.	C	
		<b>Access project:</b> Allow for the repair/modification of the path to the side entry door to the Garden Study impacted by Angophera roots.	C	
	Subfloor ventilation	Lower garden bed level locally along south wall to expose vents.	C	S

Component	Fabric	Maintenance Work	Timing	
	Stone steps to entry door	See Garden Structures – steps and paths		
External Walls	Walls: Rendered brickwork	Treat mould Lime wash as necessary	E C	V
	Stone sills, thresholds & base course	Repoint as required.	C	S
	Windows & Doors & Shutters	<i>Note: Timber shutters due to be repainted 2022</i> Allow to repair as required all window sills, windows and doors, prepare and paint.	E	S
Internal Elements	Ceilings	Treat mould on all ceilings, using approved method Investigate cracks in ceiling and evidence of water ingress. (Has been consolidated) Once roof leak is repaired, allow to repair cracks in ceiling and paint.	E E C	S
	Walls	Treat mould on all walls, using approved method	E	V
	Floors	Treat mould on all floor, using approved method	E	V
	Joinery	Old termite mud trails and pinhole borers found in bathroom cabinet – no apparent damage but needs further investigation.	E	VS
	Subfloor	The ducting used for subfloor fans is obstructing access for inspections. Allow to widen openings in subfloor walls if possible.	C	S
	Roof space	Allow to investigate possible water damage to roof structure due to water penetration. Repair as required.	E	S
Utilities	Electricity supply -	<i>Switchboard being replaced late 2022</i> Fix power point	E	S
	Telephone -	N/A		
	Internet -	N/A		
	Water supply –	Check for drips from taps and bath.	E	T
	Gas supply -	None		
	Sewerage lines –	Check line using CCTV	C	S
Other	Pest management	<b>Termite barrier project:</b> Allow for the installation of termite baits around the perimeter of the Garden Study and the on-going monitoring required for such a system of protection.	C	S
	Fire protection	Fire extinguishers are due to be replaced (every 5 years)	C	S
	Security	Install barrel bolts to sash windows – allowing them to be fixed open for ventilation	C	S
	Humidity Control	Obtain more dehumidifiers and fans so all rooms have some form of assistance in reducing humidity levels.	E	V

### 2.1.3 TEA HOUSE

Component	Fabric	Maintenance Work	Timing	
Roof	Shingle Tile Roofing:	Investigate with Roofer how to enable access into roof space for inspection	E	S
	Lead Flashings:	Check flashings under ridge & hips at same time.	E	S
	Exposed rafters, Fascia & Eave Soffits	Repaint decorative rafters , eaves soffit and fascia board as required	C	S
Roof Drainage	Gutters & Downpipes:	None		
	Gullies at ground	None		
	Stormwater lines:	None		

Component	Fabric	Maintenance Work	Timing		
Surface & Ground Water Drainage	Ground levels at base of wall:	Existing paving & ground levels at the sides and rear are unchanged. Refer to Garden Structures section for work to paths. Point up gap between steps and Tea House floor/footing (this is getting wider).		T	
	Ground levels at base of stone steps	<i>Note: The Tea House does not have any gutters so the rain falls off the roof on all four sides and immediately over the steps. The grass at the base of the steps is excessively wet during heavy rain.</i> Investigate options for draining this area of lawn – possibly use an agriculture drain to divert water away into garden.	E	GC	
External Ceiling, Walls & Floor	Ceiling:	Clean to remove mould Investigate how to enable access into roof space for inspection	E	V	
	Walls:	Re-apply limewash as required.	E	S	
	Stone base course	Repoint as required		S	
	Structural issues:	<i>Note: Stone steps are parting away from wall – this may be due to poor drainage of tennis lawn at base of steps.</i> Seek advice from Heritage Structural Engineer regarding the stabilising of the steps	E	S	
	Shutters	Repair, Prepare and Paint shutters and frame as required	C	S	
	Joinery – built-in bench, Columns, Flag poles		<i>Note: The timber frame and floor within the built-in bench (&amp; tennis net store) has old, but severe, termite damage, but the cedar outer panels are in good order and appear stable. Volunteers have been asked not to sit on bench.</i> Carefully renew (nothing is left) the timber framing and floorboards – to be undertaken by a suitably qualified heritage carpenter.	E	S
			Gold leaf at top of column to be completed.	C	S
Prepare and paint Red columns as needed.			C	S	
		Prepare and paint Flag poles as needed	C	S	
Internal Elements	Roof space	Check timber roof and ceiling structure when access hatch is provided.	E	S	
Utilities	Electricity supply -	Power point and light switch located near bench on north wall	C	TS	
	Telephone -	N/A			
	Internet -	N/A			
	Water supply -	N/A			
	Gas supply -	N/A			
	Sewerage lines -	N/A			
Other	Pest management	Included in annual termite inspection			
	Fire protection	Check source of water if impacted by fire?			
	Security	N/A			
	Humidity Control	N/A			

### 2.1.4 POTTING SHED

Component	Fabric	Maintenance Work	Timing	
Roof	Shingle Tile Roofing:	<i>Note: Shingle tiles are about to fall in where timber frame has failed due to termite activity and ingress of rain.</i> <b>Potting Shed Project:</b> Shingle tiles to be carefully dismantled and set aside for reuse. Timber roof frame repaired/renewed by suitably qualified heritage carpenter. If there are not enough salvaged tiles, then new tiles will need to be sourced. Where possible, reinstate salvaged tiles, aiming to prioritize the north and west roof planes, then the east and finally the south roof plane.	E	S
	Lead Flashings:	<b>Potting Shed Project:</b> Salvage lead and reuse if possible. Allow for replacing lead flashings (under ridge and hips)	E	S

Component	Fabric	Maintenance Work	Timing	
Roof structures	Chimney Stacks:	none		
	Fascia boards	<b>Potting Shed Project:</b> Small fascia & scotia moulding fixed to end of rafters. Repair as required and reinstate as part of roof works.	E	S
Roof Drainage	Gutters & Downpipes:	none		
	Gullies at ground	None.		
	Stormwater lines:	none		
Surface & Ground Water Drainage	Ground levels at base of wall:	<i>Note: The Potting Shed does not have any gutters, so the rain falls off the roof on all four sides and immediately over the two doors leading into the shed. Small bunds have been built across the front of each door to prevent the rainwater entering the shed. However, during recent high rain fall, these bunds have caused the rain from the leaking roof to be retained inside the shed.</i> <b>Potting Shed Project:</b> Allow for the installation of an open drain (using cut terracotta pipes) to capture the roof water and direct it away into the garden. An agriculture drain may be required north and east sides of the shed	E	SVT GC
		<b>Potting Shed Project:</b> Check ground levels in relation to internal floor level and allow to modify external ground levels away from walls. This includes the removal of the brick bunds in front of each door.	E	
		<b>Potting Shed Project:</b> The ground level along the west wall needs be lowered in a similar manner to that along the south wall to reduce damp and termite attack. Change to access of composting area to be resolved with gardeners.	C	GC
External Walls	Walls: Rendered brickwork	<i>Note: Lack of gutters results with base of wall being splashed when it rains.</i> <b>Potting Shed Project:</b> Treat algae on wall base with biocide.	E	VG
		<b>Potting Shed Project:</b> Apply limewash to all walls after repairs and ground modifications have been completed..	C	S
	Stone sills, thresholds	None – everything is brick tbc		
	Windows & Doors	<i>Note: door frames act as lintels and have been damaged by termite activity.</i> <b>Potting Shed Project:</b> Boarded doors to be recorded, set aside, overhauled and reinstated into new door frames as part of building repair works	E	S
		<i>Note: window frame acts as lintel – needs to be checked for termite damage.</i> <b>Potting Shed Project:</b> Repair window sill, prepare and paint	E	S
	Joinery	none		
	Structural issues:	<i>Note: Timber roof frame, timber lined ceiling &amp; door frames have all been damaged by termite activity.</i> <b>Potting Shed Project:</b> Repair/replace timber roof structure, boarded ceiling and door frames by a suitably qualified builder.	E	S
<i>Note: Corners of shed have old cracks</i> <b>Potting Shed Project:</b> Allow for repairs to cracks in brickwork as instructed by Heritage Structural Engineer		E	HSE	
Internal Elements	Ceilings	<b>Potting Shed Project:</b> V-jointed T&G boarded ceiling to be replaced (termite damage) as part of re-roofing work.	E	S
	Walls	<b>Potting Shed Project:</b> Brush down and re-apply lime wash	E	S
	Floors	<b>Potting Shed Project:</b> Floor finish to be confirmed (no access atm.) Allow to repoint brick floor OR Allow to repair cracks in concrete floor and repaint.	E	S
	Joinery	<b>Potting Shed Project:</b> Record then replace shelves damaged by termite activity.	E	
	Subfloor	None		

Component	Fabric	Maintenance Work	Timing	
	Roof space	<b>Potting Shed Project:</b> New ceiling to have access hatch to match existing.	E	
Utilities	Electricity supply -	<b>Potting Shed Project:</b> Maintain special power supply for pump machinery, Light, Power points?	E	SG
	Telephone -	None		
	Internet -	None		
	Water supply -	None		
	Gas supply -	None		
	Sewerage lines -	None		
Other	Pest management	TBC	C	
	Fire protection	CHECK Source of water if electrical fire?	E	GT
	Security	Retain existing locks and key	E	
	Humidity Control	Install fans in ceiling void - tbc		
	Equipment	Pumping equipment will need to be maintained during the roof repair works Pumps to be serviced annually	E C	

### 2.1.5 GARAGE

Component	Fabric	Maintenance Work	Timing	
Roof	Shingle Tile Roofing:	<i>Note: Climbing plant Bougainvillea (significant to Eryldene) has lifted tiles and caused water penetration of roof structure and ceiling at NW corner of garage.</i> Heritage roofer to inspect roof from inside and out asap. Allow for refixing slipped shingles or replacing broken shingles using salvaged shingle tiles (stored on site - need to check they match), after climbing plant has been trimmed and support frame installed.	E	S
	Flashings:	Heritage roofer to inspect flashings asap	E	S
Roof structures	Chimney Stacks:	None		
Roof Drainage	Gutters & Downpipes:	<i>Note: Gutters have been removed from north west corner to suit growth of climbing plant.</i> Reinstate the missing sections of gutter at NW corner (only after frame for climbing plant has been installed) and ensure gutters fall to downpipes. Refer to Garden Structure Section for details of climbing frame. North DP needs to be modified at base to ensure it discharges directly into gully.	E	S
	Gullies at ground	<i>Note: Gullies are blocked with leaf litter &amp; soil runoff from higher garden beds.</i> Clear out gullies asap.	E	GC
		Investigate source of soil runoff (appears to come through stone retaining wall or garden beds) and modify walls/paving to retain soil.	E	T, GC
	Stormwater lines:	Allow for jetting drains as required. SEE ABOVE RE JETTING	E/C	S
	Stormwater tanks:	See Garden operational structures		
Roof Joinery	Fascia boards	Repair fungal decayed timber to most fascia boards, including scotia moulds just under gutters, prepare and paint. Part of gutter work.	E	S
	Exposed rafters & battens	Prepare and repaint.	E	
Surface & Ground	Ground levels at base of wall:			

Component	Fabric	Maintenance Work	Timing	
Water Drainage				
External Walls	Walls: Rendered brickwork	<i>Note: West wall of garage is retaining approximately 1m high garden bed.</i> If garden bed is to be retained, investigate methods of water proofing wall externally. Allow to waterproof wall from outside.	C C	GTS
		Allow to carefully clean down walls where muddy splashes have occurred. Treat with biocide.	E	V
		Repaint limewash as required	C	S
	Stone sills & thresholds	Repaint limewash as required		
	Structural issues:	Subject to inspection		
	Doors & windows	Prepare and paint all garage doors and windows. Allow for adjusting/re-hanging large double doors to make it easier to open.	E/C E	S
Internal Elements	Roof space	Allow for structural repairs to roof structure affected by water damage.	E	S
	Ceilings	Replace sections of boarded ceiling damaged by water penetration. Prepare and paint.	E	S
	Walls	Inspect all walls to establish extent of damp penetration west and south walls (that means emptying garage – in spring?.)	E	T
		Further discussion is required regarding what is stored in the garage. All storage to be kept clear from external walls and floor and ensure area is well ventilated. Allow for using fans to move air.	E	T
	Floors	Repair cracks in concrete floor. Prepare and paint concrete floor	C C	S
	Joinery	Check timber shelving for damp/termite activity		S
	Subfloor	None		
Utilities	Electricity supply -	Allow for additional power points – to match existing.	C	S
Other	Pest management	Remove floor boards stored along west side of garage – termite mitigation. Consider lowering ground level along west wall – termite mitigation.	E C	S
	Fire protection	Install smoke detector		
	Security			
	Humidity Control			

### 2.1.6 THE OUT HOUSE (MENS WC; to be inspected)

Elements	Item	Maintenance Work	Timing	
Roof	Shingle tiles			
	Lead flashings	Check flashings asap. Repair/replace as required		
Roof Drainage	Gutters			
Roof Joinery	Fascia boards?			
Surface & Ground Water Drainage	Ground levels at base of wall:			
External Walls	Cast iron Columns on stone base			
	Structural issues			



Internal Elements	Underside of roof			
Utilities	Electricity supply -	Tbc		
Other	Pest management	Tbc		
	Fire protection	Tbc		
	Security	Tbc		

### 2.1.7 THE PIGEON HOUSE (to be inspected)

Elements	Item	Maintenance Work	Timing	
Roof	Timber shingles	Check over roof asap and repair as required to make water tight. Check for termites To extend the life of the timber shingles - allow install a canopy over the roof. To be designed by heritage architect.	E C	ST
	Lead flashing	Check asap.	E	
Roof Drainage	Gutters	None - drains onto garden		
Roof Joinery	Fascia boards	tbc		
	Curved gable	Repair as required, prepare and paint	C	
Surface & Ground Water Drainage	Ground levels at base of wall:	tbc		
	Bricksteps	tbc		
External Walls	Walls:	tbc		
	Rendered brickwork			
	Stone thresholds	tbc		
	Structural issues	tbc		
Internal Elements	Ceilings	tbc		
	Walls	tbc		
	Floors	tbc		
	Joinery	tbc		
	Subfloor	tbc		
	Roof space	tbc		
Utilities	Electricity supply -	tbc		
Other	Pest management	tbc		
	Fire protection	tbc		
	Security	tbc		

### 2.1.8 THE TEMPLE

Elements	Item	Maintenance Work	Timing	
Roof	Shingle tiles	<i>Note: tiles have slipped and/broken, water penetration affecting timber structure.</i> Check roof asap. Refix / replace shingles as required Allow to replace shingle roof as required	E C	S
	Lead flashings	Check flashings asap. Repair/replace as required	E	S
Roof Drainage	Gutters	None- drains onto garden then onto paved area, often creating small paddling pool		S
Roof Joinery	Fascia boards?			
Surface & Ground Water Drainage	Ground levels at base of wall:	<i>Note: Garden bed built up around paved area. During rain, soil runs off garden bed onto paving creating slipping hazard.</i> Allow to lower garden beds or install barrier around edge of stone base to stop soil runoff Carefully modify joints between paving stones to assist with surface drainage.	C	GC
External Walls	Cast iron Columns on stone base	Treat for rust, prepare and paint Repoint stonework.	C C	SS

	Structural issues	Investigate timber beams below water penetration. Allow for repairs to timber beam. Seek Heritage structural engineer advice.	E	S
Internal Elements	Underside of roof	Prepare and paint timber roof structure – exposed rafter and battens. Underside of shingle tiles left exposed.	C	S
Utilities	Electricity supply -	Tbc		
Other	Pest management	Tbc		
	Fire protection	Tbc		
	Security	Tbc		

## **2.2 GARDEN STRUCTURES**

### **2.2.1 WALLED FOUNTAIN**

Component	Fabric	Maintenance Work	Timing	
Surface & Ground Water Drainage	Ground levels at base of wall:	Modify garden beds to reduce surface water washing soil onto area. Allow to repoint paving		GC S
Walls	Rendered brickwork	Check for cracks and rising damp		TGS
Pond		Pump is not working properly. Needs to be overhauled. Check lining of pond for leaks and repair as required.		GC S
Steps	Stone	Repoint		
Structural issues		Tbc		
Utilities	Electricity supply -	Tbc		
	Water supply -	Tbc		
Other	Pest management	Tbc		
	Fire protection	Tbc		
	Security	Tbc		

### **2.2.2 PATHS STEPS AND RETAINING WALLS**

Component	Fabric	Maintenance Work	Timing	
Paths	Stone Paving	<i>Note: a program of repointing and stabilizing stone paths, to reduce trip hazards and replace broken stones/slabs, has been progressing over the 2022– progress has been slow due to unusually wet weather.</i> <b>Path paving Project:</b> Repoint, in approved lime-based mortar, areas identified by heritage architect. Refer to the schedule and diagram dated Feb 2021 & March 2022.	E	TS
		<b>Tennis Court Access project:</b> Build new stone paved garden path, with steel handrail, along north side of Garden Study. Path to provide easier access to court from main pathway to garden study, rather than using the Moon Gate steps.	E	T, GC, S
		<b>Garden Study Access project:</b> Modify paving levels outside Garden Study side door. This area has been impacted by Angpphera roots and needs discussion with the garden team.	C	T, GC, S
Steps	Tea House steps	Access project - investigate.	C	GVS
	Moongate steps	Access project - investigate	C	GVS
	Garden study steps	Access project - invetsigate	C	GVS

Component	Fabric	Maintenance Work	Timing	
	Front steps	Note As much as is necessary and as little as possible. Update Jasper Swan report	C	
	Steps from rear of house up to tennis court	N/A		
Walls	Stone retaining walls	<b>Paving Project:</b> Rebuild retaining walls collapsing, onto paths, due to excessive water penetration and root growth. Refer to the schedule and diagram dated Feb 2021 & March 2022.- Ongoing.	E	GVS
Structural issues	Tea House steps			
Utilities	Electricity supply -	tbc		
	Water supply -	tbc		
Other	Pest management	tbc		

### 2.2.3 FENCES

Component	Fabric	Maintenance Work	Timing	
Surface & Ground Water Drainage	Ground levels at base of fences:	Remove plant growth and debris from under all timber fences – ensuring there is a 100mm clearance – to reduce termite attack.	E	
Fences	Timber paling rear fence	<i>Note: rear timber fence behind potting shed is leaning into neighbours garden</i> Remove ivy and check section of rear fence for rot or impact of tree roots. Allow to replace timber posts with steel posts, reuse existing palings.	C	
	Timber paling gate	In good order.		
	Cyclone fence at rear	<i>Note: Cyclone fence was installed following storm damage. Cyclone fence damaged in 2019 following another storm where huge Lillipilli fell. Large limbs still remain in garden – considered a termite risk.</i> Replace all cyclone fence with new timber paling fence. This will be done as part of grinding down stump and removing large logs left in garden.	C	
	Timber front fence	Prepare and paint – 2023	E	
	Timber front gate	Prepare and paint - 2023	E	
	Structural issues	Check base of all posts for rot. Replace with steel posts as required.		
	Utilities	Electricity supply -		
Water supply -				
Other	Pest management			
	Fire protection			
	Security			

### 2.2.4 CLOTHES LINE, SIGNAGE, GARDEN SEATING

Component	Fabric	Maintenance Work	Timing	
Surface & Ground Water Drainage	Ground levels at base of posts and frames:	Ensure ground levels are maintained around new posts.		

Component	Fabric	Maintenance Work	Timing	
Clothes line	Post and lines	Fabricate and install new timber clothes line, based on historic evidence - designed by heritage architect	C	ST
Sign posts	Post and panels	Fabricate and install new timber sign in front garden – designed by heritage architect. (mens shed?)	C	ST
		Fabricate and deliver new mobile timber signs to be placed around garden on open days – designed by heritage architect. (mens shed?)	C	
Support frames for plants	Posts and support frame	Fabricate steel frames to support Boganvillea and Jasmin vines in front of garage. Discuss with garden team. (mens shed?)	E	ST
	Structural issues	Allow for new concrete footings and special flat plate fixings (no stirrups) to all new posts – as detailed by heritage architect.		
Utilities	Electricity supply -			
	Water supply -			
Other	Pest management			
	Fire protection			
	Security			

## **2.3 GARDEN OPERATIONAL ELEMENTS**

### **2.3.1 GARDEN**

Component	Fabric	Work	Timing	
Water	Irrigation system	Investigate Install aerial spray system along east side of front garden		
	Water tanks & taps	Install new tap at north east corner of house – connected to existing supply pipes from Water Tank		
	Pumps			
Plants	Aborist	Annual Inspection		-
		Trim/surgery as necessary		
	Lawn Mowing, edging and hedging	fortnightly		
	Horticultural Advice	fortnightly		
		Report		
Soil	Soil Conditioning & Mulching	annual program		

## **2.4 THE COLLECTION**

### **2.4.1 THE COLLECTION**

Component	Fabric	Work	Timing	
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	Conservation, Storage and Security program development	Inspection, obtain quotations for necessary conservation work, source supplies of archival and storage materials, document the collection photographically, complete the collection catalogue and digitalise this record. Investigate upgrading of security for the collection.	E	TSV
	Pictures	Dusting, cleaning glass, checking backs of works, rotating works on display if required, seeking quotes for conservation work -treating mould, cleaning painted surfaces, providing new mounts, frame repairs, etc as required	C	TV
	Furniture	Dusting, Cleaning, conservation check, seeking quotes for conservation work	C	TV
	Books	Dusting, conservation check, seeking advice and quotes for conservation work		TV
	Decorative Arts	Cleaning, conservation check, seeking quotes for conservation work	C	TV
	Rugs and other textiles	Cleaning, conservation check, seek quotes as required for conservation work, pest control and archival storage	C	TV
	Artefacts	Dusting, cleaning, conservation check, seeking quotes for conservation work	C	TV
	Letters	Inventory stocktake, conservation check	C	TV
	Archival collection	Inventory stocktake, conservation check	C	TV
	Insurance assessment	Update insurance evaluation assessment of the Collection	E	TV

## APPENDIX G: Eryldene Maintenance Calendar

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
<p>Clean Gutters and Downpipes</p> <p>Annual Termite Inspection by specialist</p>	<p>Replace cockroach baits</p> <p>Clean Out Pigeon House</p>	<p>Clean Gutters and Downpipes</p> <p>Bi-annual check of Fire Extinguishers by specialist</p> <p>Bi-annual Inspection of roofs and rainwater goods by specialist</p> <p>Bi-annual Inspection of buildings &amp; garden features</p> <p>Tidy up house for open Fridays</p> <p><b>Tidy up House for Jazz</b></p>	<p>Clean outside walls in readiness for Mothers Day - Council to assist.</p> <p>Inspect below ground stormwater pipes and sewer pipes.</p> <p>WORKING BEE – House with volunteers</p> <p>Tidy up house for open Fridays</p>	<p>Clean Gutters and Downpipes</p> <p>Replace cockroach baits</p> <p>Tidy up house for open Fridays</p> <p><b>Tidy up House for Mothers Day</b></p>	<p>Tidy up house for open Fridays</p>
<p>Check garden sprays</p> <p>Check paths and garden walls</p> <p>Check drains and gross pollutant trap</p> <p>Annual check of pumps</p>	<p>Check garden sprays</p> <p>Check paths and garden walls</p> <p>Check drains and gross pollutant trap</p>	<p>Check garden sprays</p> <p>Check paths and garden walls</p> <p>Check drains and gross pollutant trap</p> <p>Open Garden Friday</p> <p><b>Tidy up Garden for Jazz</b></p>	<p>Check garden sprays</p> <p>Check paths and garden walls</p> <p>Check drains and gross pollutant trap</p> <p>Open Garden Friday</p> <p>WORKING BEE – Garden with volunteers</p>	<p>Check garden sprays</p> <p>Check paths and garden walls</p> <p>Check drains and gross pollutant trap</p> <p>Open Garden Friday</p> <p><b>Tidy up garden for Mothers Day</b></p>	<p>Check garden sprays</p> <p>Check paths and garden walls</p> <p>Check drains and gross pollutant trap</p> <p>Open Garden Friday</p>
<p>Regular vacuum and dust</p>	<p>Regular vacuum and dust</p> <p>Annual Pest Inspection of Collection by specialist</p>	<p>Regular vacuum and dust</p>	<p>Regular vacuum and dust</p> <p>AUTUMN CLEAN with volunteers</p>	<p>Regular vacuum and dust</p> <p><b>Tidy up collection for Mothers Day</b></p>	<p>Regular vacuum and dust</p> <p>Mould inspection of collection</p>

JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<p>Tidy up house for open Fridays</p> <p><b>Tidy up House for Camelia Show</b></p>	<p>Clean Gutters and Downpipes</p> <p>Replace cockroach baits</p> <p>Annual tagging of all appliances and power points in house and garden by specialist</p> <p>Tidy up house for open Fridays</p>	<p>Bi-annual check of Fire Extinguishers by specialist</p> <p>Annual scanning of switchboards in House and Garden Study by specialist</p> <p>Bi-annual inspection of buildings &amp; garden features</p> <p>Bi-annual Inspection of roofs and rainwater goods by specialist</p> <p>Tidy up house for open Fridays</p>	<p>WORKING BEE – with volunteers</p> <p>Tidy up house for open Fridays</p>	<p>Clean Gutters and Downpipes</p> <p>Replace cockroach baits</p> <p>Tidy up house for open Fridays</p> <p><b>Tidy up House for Christmas Fair</b></p>	
<p>Check garden sprays</p> <p>Check paths and garden wall</p> <p>Check drains and gross pollutant trap</p> <p>Open Garden Friday</p> <p><b>Tidy up Garden for Camelia Show</b></p>	<p>Check garden sprays</p> <p>Check paths and garden wall</p> <p>Check drains and gross pollutant trap</p> <p>Open Garden Friday</p>	<p>Check garden sprays</p> <p>Check paths and garden walls</p> <p>Check drains and gross pollutant trap</p> <p>Open Garden Friday</p>	<p>Check garden sprays</p> <p>Check paths and garden walls</p> <p>Check drains and gross pollutant trap</p> <p>WORKING BEE – with volunteers</p>	<p>Check garden sprays</p> <p>Check paths and garden wall</p> <p>Check drains and gross pollutant trap</p> <p><b>Tidy up garden for Christmas Fair</b></p>	<p>Check garden sprays</p> <p>Check paths and garden walls</p> <p>Check drains and gross pollutant trap</p>
<p>Regular vacuum and dust</p> <p>Mid year pest inspection</p> <p><b>Tidy up Collection for Camelia Show</b></p>	<p>Regular vacuum and dust</p>	<p>Regular vacuum and dust</p>	<p>Regular vacuum and dust</p> <p>SPRING CLEAN – with volunteers</p>	<p>Regular vacuum and dust</p> <p><b>Tidy up Collection for Christmas Fair</b></p>	<p>Regular vacuum and dust</p>

## APPENDIX H: Annual Care of Camellias at Eryldene (Peter Levick)



ERYLDENE

### January

The main task is the maintenance of adequate soil moisture; this is achieved by deep watering, using the created deep watering holes and ensuring adequate mulching of relevant areas.

Pruning should be limited to tipping and cutting back any over exuberant new growth. Heavy pruning should never be done during the hottest part of the year.

The container automatic watering system should be checked both for deliverance of water and proper drainage from the container.

### February

Summer temperatures will still require the attention to soil moisture, however, established camellias are quite deep rooted and will survive drought conditions surprisingly well, on the other hand, they really do respond to water and fertiliser. Hard conditions can make a plant more susceptible to fungus attack and insects, e.g. borers. Regular inspections can help control damage if detected early.

Another pest that may be detected at this time is the "leaf rib mite"; this causes a greying discolouring of the upper surface of the leaf, spreading out from the leaf's central vein. It is more common in dry times. A control measure is the regular 'spraying of the leaves with water. Affected leaves should be removed and disposed of ' in the garbage, not the green bin.

### March

March, April and May are the best months for repotting tubbed camellias or for planting out into the garden. When planting out into the garden the plant, as regards water, should be treated as though it was still in a container for at least twelve months as it takes quite a long time for roots to spread out into the surrounding soil. The hole for planting out should be at least four times the diameter of the container from which the plant will come and should incorporate a large amount of compost and aged animal manure if available. It should not be planted lower than the existing soil level in the container.

### April

Although established camellias have proved themselves surprisingly drought resistant, they produce much better flowers if well watered throughout the months of March, April, and May. Blooming will also be enhanced by the application of a light dressing of fertiliser which has a high proportion of potassium sulphate (potash); this can be applied as dry material or as a soluble formulation which can also be applied to the foliage as well as to the root area. In the case of dry fertiliser, this should be applied to moist soil and afterwards watered in well.

### May

The sasanquas will usually finish their blooming season during this month, and pruning where required can commence for those bushes with no unopened buds. The main



pruning of Eryldene's sasanquas is along the driveway to the garage, this will create a hedge-like appearance facing the drive, but each bush should be allowed to present its own growth characteristic habit, even if the heights of some need to be reduced.

### **June**

The flowering season of the japonicas will be at its peak during this month; spent blooms should be allowed to remain on the beds below the bushes as this is a form of natural mulching and is, of course, what occurs in nature. In Australia we are fortunate that camellia flower blight is not present; in those of the world areas where the disease is present, allowing spent blooms to lie on the ground encourages the spread of the disease. Some camellias do not fully drop spent blooms and, if labour is available, smaller plants in prominent positions should be cleaned manually. If the weather has been dry adequate soil moisture will help ensure quality blooms.

### **July**

By now most sasanquas will have finished blooming and, where it is necessary or desirable should be pruned. In particular, the sasanquas forming a hedge on the western side of the driveway should be cut back to provide clearance for vehicles and pedestrians on the path. However, as many sasanquas have different growth habits they may be allowed to show their individual height characteristic.

The major annual fertilising of sasanquas should have been done by early July. Picking of japonica blooms during the season can be a minor form of pruning.

### **August**

This is the month when all the other camellias should receive their major annual feeding. Apart from aged animal manure, the moist effective fertiliser is the pelletised slow release form such as Osmocote Exact; the 12 to 13 month type will provide more nutriment in the warmer months whilst growing and a smaller amount in the colder months when the bush is flowering.

Camellia japonicas that have finished flowering can be pruned if it is considered necessary. August westerly winds have a very drying effect on the garden so that particular attention must be paid to watering and the irrigation system. These winds often extend into September.

### **September**

Most japonicas will finish their blooming this month and this is the best time for pruning if it is deemed necessary. A few camellias can be given a "haircut", i.e. overall cutting back of last year's growth, as it suits their growth habit, but most need to have an open appearance. In America they say that after pruning "a bird could fly through it"; the problem is, should the bird be a Blue Wren or a Wedgetail Eagle?

Thrips can also blow in on a westerly wind and suck the underside of the leaves. Two spotted mites can also cause a dusty browning of the leaf underside; if severe they can be controlled with a miticide, Kelthane.

### **October**

The camellias should be making good spring growth by now and a watch needs to be kept for infestations of aphids and caterpillars; with very large plants spraying can be

impracticable, but smaller bushes can be cleared of these pests. The presence of ants and the curling of new foliage are an indicator of aphids. Various scale insects may be present: white wax scale, tea scale, and soft scale (pulvinaria). Control with soluble oil (Pestoil) to which can be added maldison; spraying should preferably be done on a cool cloudy day early in summer. This is the latest time for repotting camellias and those that are done now will need special care through the summer.

### **November**

Trimming of excessive new growth on sasanquas should occur no later than this month as cutting later will remove flower buds. Vigorous new growth of japonicas can be cut until the end of December without affecting the development of buds. Mulching where appropriate should be done to prepare for the summer; we are told that it is undesirable to mulch up to the trunk, but I do not know how nature achieves this.

### **December**

This is the time when control of scale insects should be happening; soluble oil should be used on a cool cloudy day as described in October. Deep watering should be done at least every two weeks, and the drippers in the pots should have their flow increased. Checking pot moisture with a meter can be helpful in detecting how water is being distributed throughout the medium. Where water appears not be being absorbed, application of a granular wetting medium will overcome the problem.

### **General, At All Times**

Plants should be constantly observed for any fungus infections, insect attack, and general lack of vigour. A good indication of camellia health is a well developed growth bud beside a flower bud. Tubs should be inspected regularly for invading or escaping roots.

## APPENDIX I: Eryldene Heritage Act Exemptions Log



### Standard Exemption Record Keeping Form

This form is to assist owners and managers when recording the use of standard exemptions under section 57(2) of the *Heritage Act 1977*. Use the form each time a standard exemption is used. Retain copies of completed forms and all relevant information for your records and to demonstrate compliance with the general conditions of use for the standard exemptions.

Use of the standard exemptions is self-assessed. In completing this form you acknowledge that this record is not for assessment purposes and does not represent an endorsement of the Heritage Council for the work or use of exemptions. This form may be requested as part of an audit or compliance investigation. This information cannot be relied on as a defence to prosecution.

#### 16. Affected heritage item

Name of State Heritage Register item/IHO item:	Eryldene
Insert name as it appears in the State Heritage Inventory or interim heritage order	
Street address of heritage item:	17 McIntosh Street, Gordon

Local government area: Ku-ring-gai Council

State Heritage Register/ interim heritage order reference number:	0019
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#### 17. Activity/works

##### Description of works:

Include at a minimum what the activity/work is, how it will be carried out, what parts of the item it affects, what materials will be used.

Emergency repair of potting shed roof damaged by termite activity. The existing terracotta shingle tiles will be carefully removed by an experienced heritage roofer and set aside. The timber roof frame repaired by an experienced heritage carpenter, keeping as much original fabric as possible. The shingle tiles will then be reinstated, supplemented by second hand tiles to replace the damaged ones. The work is about to commence in April 2023 after delays due to COVID.

Standard Exemption: 2: Repairs to non-significant fabric

Statement of Significance Referred to: State Heritage Register

If not the State Heritage Register, record the document title, author and date:

Document Title	Author	Date

Was professional advice required to use the Standard Exemption? Yes:  No:

Was professional advice sought to use the Standard Exemption (even if it was not required by the relevant standards)? Yes:  No:

If yes to either of the above questions on professional advice, complete the table below (add additional rows if required):

Name of company/ person who advised	Date of advice	Title of any document containing the advice

Cost works: of \$ 12,320 Start date:  Click or tap to enter a date. Completion date:  Click or tap to enter a date.

Were any inspections undertaken? Yes:  No:

If yes, complete below (add additional rows if required):

Date of inspection	Who inspected (name and organisation)	Purpose of inspection	Inspection findings

### Challenges encountered and/or change of plans

Describe here the challenge or change and how you managed it. Remember: any change of plans that would not comply with the Standard Exemption require approval under the *Heritage Act 1977* before activity/works can be undertaken.

To be completed when work commences.

### Heritage impact

Summarise how the activity/ work will change the heritage item. What elements of the item will be affected? Are those elements significant or non-significant? How will those elements change? Is the change permanent or temporary and will the change be reversible? Does the change to those elements affect their significance and/or the item's overall significance? Remember: there must be no impact to the item's overall significance to work under a Standard Exemption.

The proposed repair work will have little impact on the historic significance of the potting shed as the existing tiles will be reused and the timber will be repaired using similar timber to the existing. Where second hand tiles are used, they will be located on faces of the roof obscured from public view.

### Heritage controls:

What measures were put in place to minimise or avoid impact from the activity/ work to significant elements, fabric, values and the item's overall heritage significance?

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### Contact details (person completing is form)

Name	Wendy Dellit
Organisation/role	Eryldene Trustee
Postal address:	
Email:	w.dellit@gmail.com

Phone number:	0415 262 281
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Name of heritage item owner (if not the contact who completed this form)	The Eryldene Trust
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**Attachments**

List the names of any other documents or files that form part of the exemption record in addition to this form.

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