

FORMER E. S. & A. BANK
135 QUEEN STREET, BERRY

CONSERVATION MANAGEMENT PLAN ADDENDUM

LANDSCAPE

for

Shoalhaven City Council
Bridge Road, Nowra



May 2003

Ref: 0254:CMPA

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EXECUTIVE SUMMARY

Conservation Management Plan Addendum for the Former E. S. & A. Bank, Berry

The overall aim of this Conservation Management Plan Addendum is to investigate and analyse the documentary and physical evidence available to formulate a statement of cultural significance specifically related to the landscape and garden of the site, and to provide management guidelines to enable this significance to be retained in future use and development. It has been prepared for the gardens of the Former E. S. & A. Bank located at 135 Queen Street, Berry for Shoalhaven City Council as an addendum to the 1999 Conservation Management Plan prepared by Simpson Dawbin.

The main points of this study can be understood by reading the following sections.

- **Investigate Significance (Section 3.0)**

This study in brief concludes that the garden of the Former E. S. & A. Bank is in fair condition. Some of the garden's original form and configuration can be understood.

It is critical that any works at the site be documented and implemented in a way that allows for the retention in-situ of the maximum amount of existing significant fabric and plantings.

- **Assess Significance (Section 4.0)**

The garden of the Former E. S. & A. Bank has historical, aesthetic, social and technical/research significance at a local level.

- **Manage Significance (Section 5.0)**
- **Asset Management Guidelines (Section 6.0)**

This study suggests appropriate uses for the site, as well as various recommended actions which should be taken to conserve the existing site and structures.

Any present and/or future design proposals should be evaluated and reviewed in association with the conservation policies and recommendations provided in this report to ensure that the significant heritage values of the site and structures are retained and fully interpreted by the community.

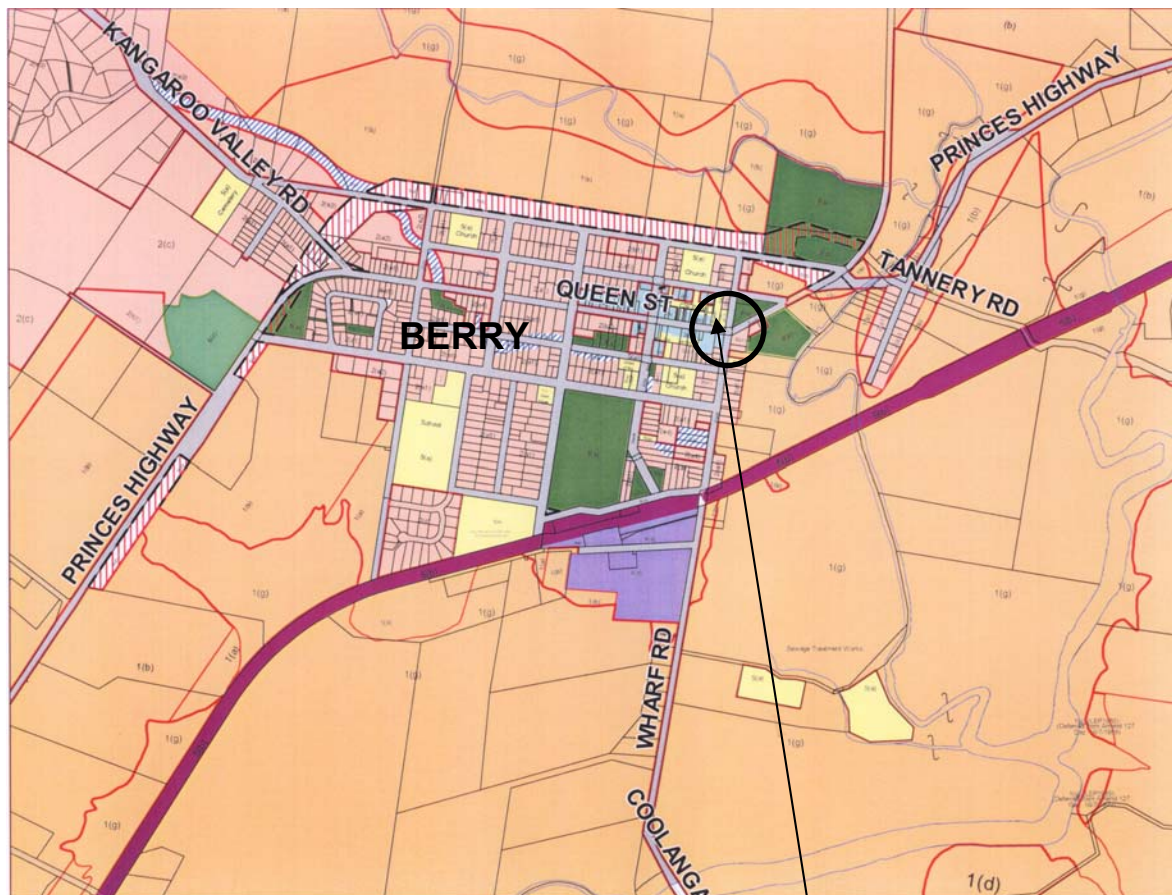
In summary, we believe that if the site is carefully developed and regular maintenance is undertaken the site can retain its heritage significance, be able to be interpreted as a former bank and bank manager's residence and play an important function in the local area.

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Subject Site



Figure No.1: Location Plan

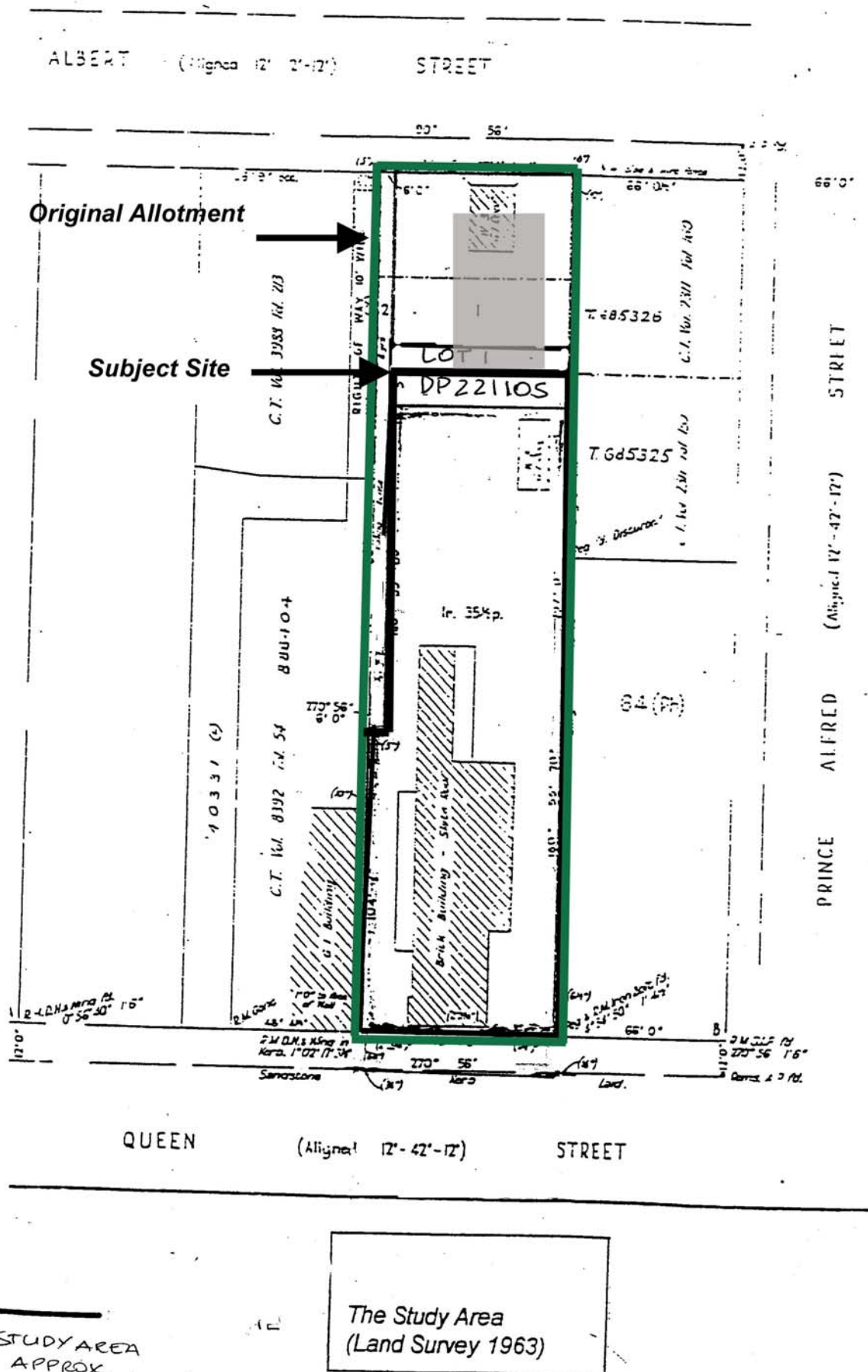


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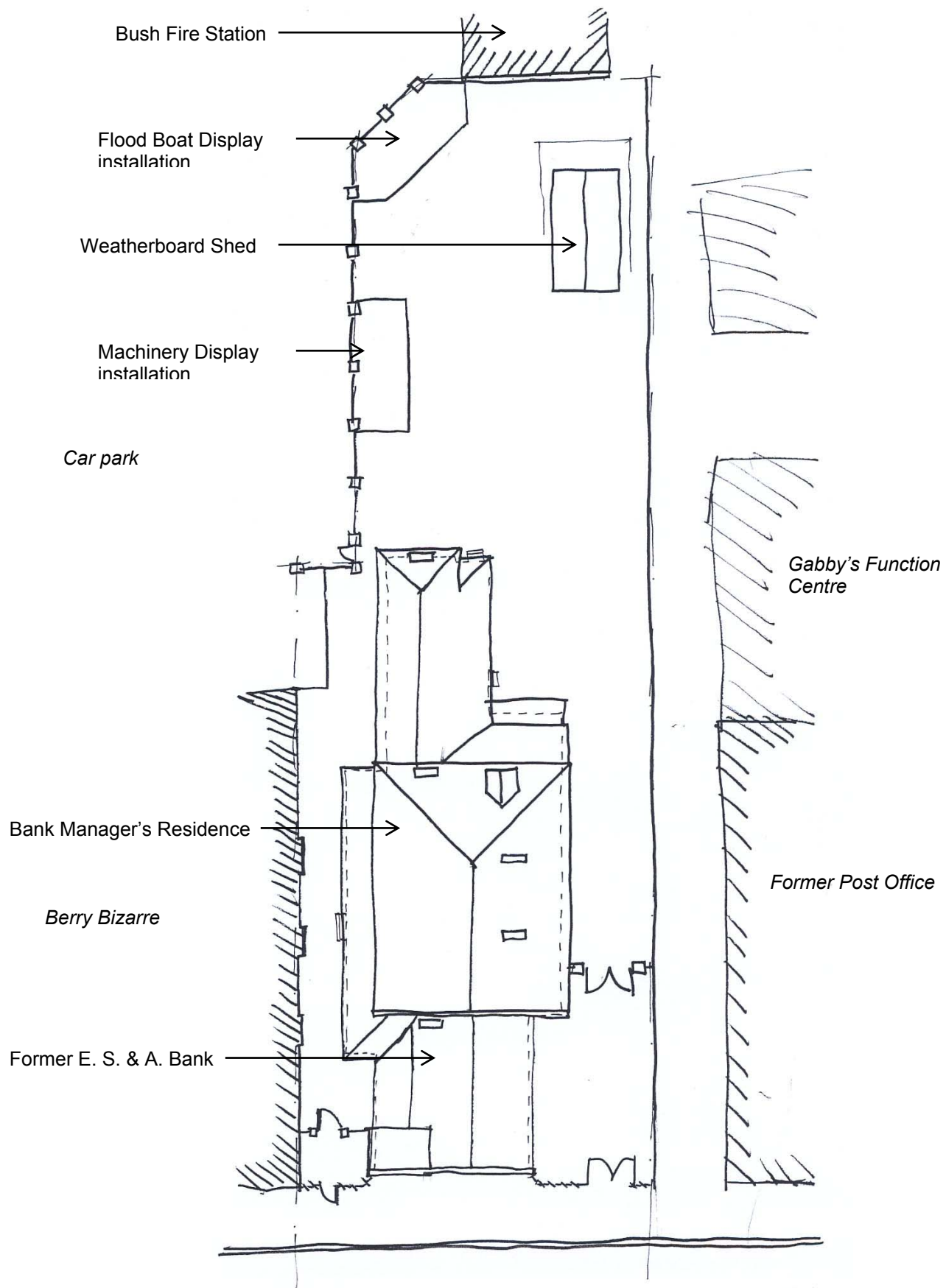


Figure No.3: Subject Site

1.0 INTRODUCTION

1.1 The Brief

This Conservation Management Plan review on the gardens and landscape of the former E. S. & A. Bank, 135 Queen Street, Berry, has been prepared for Shoalhaven City Council as an Addendum to the Conservation Management Plan prepared in 1999 by Simpson Dawbin (1999 CMP). The aim of this Conservation Management Plan Addendum is to expand upon the 1999 CMP, specifically concentrating on the landscaping of the site.

This report entails the following.

Documentary Research

- Of the site/institutions/families/people associated with the site.
- Of the development of the site over time i.e. Dates of construction and past additions/alterations.

Physical Investigation

- Description of site and its setting. (Please note the 1999 CMP includes a thorough description of the building).

Assessment of Significance

- Heritage assessment using State Heritage Inventory criteria.
- Significance ratings of site and setting.

Conservation Policy

- Conservation approach.
- Future development of the site.
- Physical conservation action recommended and other relevant issues such as use; investigation; etc.

1.2 Study Area

For the purposes of this study, the **local** area refers to the **Berry** area. The **State** refers to the state of **New South Wales**. The terms **site** and **subject site** refer to the term **place** used in the Australia ICOMOS Burra Charter.

1.2.1 The Subject Site

The subject site consists of the southern part of Lot 1 DP 221105, located at 135 Queen Street, Berry (excluding the area at the rear (facing Albert Street) occupied by the Bush Fire Station).

Refer to Figure Nos.2 and 3.

The subject site is bounded by Queen Street to the south, the Fire Station on Albert Street to the north, the former Berry Post Office, Gabby's Function Centre and dwellings to the east and the Berry Bizarre and public car park to the west.

1.2.2 The Subject Building and Elements of the site

The subject building and elements of the site are the former E. S. & A. Bank and the surrounding garden and yard.

1.3 Methodology

The method follows that set out in the NSW Heritage Manual provided by the NSW Heritage Office and NSW Department of Urban Affairs and Planning and is in accordance with the ICOMOS *Burra Charter*. The method is outlined below.

Investigate the significance

- Investigate the historical context of the item and study area
- Investigate the community's understanding of the item
- Investigate the history of the item
- Investigate the fabric of the item

Assess the significance

- Summarise your knowledge of the item or study area
- Describe the previous and current uses of the item, its associations with individuals or groups and its meaning for those people
- Assess significance using the NSW heritage assessment criteria
- Check whether you can make a sound analysis of the items to support the statement of heritage significance (use the identified historical themes, and the inclusion and exclusion guidelines provided in *Heritage Assessments* as a guide)
- Determine the item's level of significance (local or state)
- Prepare a succinct statement of heritage significance
- Get feedback
- Write up all your information

Manage the significance

- Analyse the management implications of the item's level of significance
- Analyse the constraints and opportunities arising out of the item's significance (including appropriate uses)
- Analyse owner and user requirements
- Prepare conservation and management recommendations
- If any obvious options are not suitable, explain why
- Get feedback from the community
- Analyse statutory controls and their relationship to the item's significance
- Recommend a process for carrying out the conservation and management strategies

1.4 Limitations

No intervention to the fabric or elements of the site has been undertaken.

1.5 Author Identification

This report has been researched and written by:

| | |
|------------------|---|
| Lester Tropman | Director/Landscape Architect/Conservation Architect |
| John Tropman | Director/Conservation Architect |
| Sumi Thambyrajah | Architect |
| Joanne Singh | Professional Assistant |

1.6 References

This study has been based on the following documents:

Simpson Dawbin (1999) *E S & A Bank Conservation Management Plan*

Highstone, John (1982), *Victorian Gardens*

Favretti, Rudy J. and Favretti, Joy Putman (1978), *Landscapes and Gardens for Historic Buildings: A handbook for reproducing and creating authentic landscape settings*

Tropman, Lester (1991) *Australian Garden Design Elements Circa 1830 to 1900 Interpretation and Conservation Thesis*

Nottle, Trevor (1984), *The Cottage Garden Revived: Attitudes and plants essential for nineteenth century gardens*

Cuffley, Peter, (1984), *Creating Your Own Period Garden*

1.7 Acknowledgements

The authors would like to thank those listed below for their assistance.

- June Robson and Hazel King, Berry & District Historical Society
- Audrey Boyd, Terara
- Lorraine McCarthy, Property Services, Shoalhaven City Council
- John Flett, Shoalhaven City Council
- Peggy Kennedy, Manager, ANZ Bank Archives, Melbourne

2.0 INVESTIGATE SIGNIFICANCE

This section expands on the information provided in the 1999 CMP (Part 1: Investigate Significance on pages 7-31) focusing on the garden and landscape elements of the site.

2.1 Documentary Evidence – Historical Background

2.1.1 History of Victorian and Cottage Style Gardens

The garden at the former E. S. & A. Bank is a Victorian (also known as gardenesque) cottage style garden.

The Victorian Style provided for a garden of seclusion and natural beauty, a created segment of nature.¹ As the need for self-sufficiency in the garden declined, instead of primarily using the garden to grow food for the family, the Victorians started to plant gardens they could enjoy. Mostly, they planted bright, colourful and exotic species. “Shrubbery and flowering plants in general came into vogue in the Victorian garden; people began to recognise the beauty and wonder of nature and wanted a closer union with it. They wanted not only to have plants, but to see and enjoy them, and for the first time in history the average person could actually afford to do so.”² Hydrangeas, fuchsias, camellias, irises were popular choices because of their colours and/or fragrances. More “exotic” plants such as palms and dracaenas were also popular.

Victorian gardens were typically fenced, usually with wooden fences (wood was fairly cheap and abundant), or with cast iron. They were also usually quite decorative and ornate. “However, not all gardens in the Victorian Period followed the grand style...gardens of individuals of lesser means or those of workmen and craftsmen did not usually take on such ornate features as fountains and carpet bedding although simple round beds on either side of the front walk or in the centre of a side lawn might have been installed.”³ The garden beds were usually edged with terracotta, brick, stone, render, rocks, iron or timber.⁴ Garden edging was used as a decoration, for neatness, to contain the garden and to separate the garden from the surrounding area. This hard edging could also be used to border paths, the most common material used being rough rocks.

The Victorian garden was a place to take a walk or a stroll through, a place to sit and admire. Therefore, paths were essential to the Victorian garden. They could be curved or straight, made of brick or stone, they could be solid or take the form of stepping stones. The point of the path was to lead the person to a point of interest in the garden, or to connect them with another path. A path never ended in ‘the middle of nowhere’, they each had a specific purpose. The most common surfacing was pea-gravel, though bricks, slate and even cobbles were not uncommon in areas where they could be obtained cheaply and easily.⁵

Roses were by far the favourite flower of Victorian gardens. Quite often, a section of garden was dedicated to roses and screened off from the other sections of the garden. “In both the 19th and early 20th century gardens, the rose held pride of place among the flowers. Standard roses formally spaced were often underplanted or bordered with gay annuals as they are in many older gardens. Within both the formal and informal schemes, we find the rose on tripods, tall pillars, arches, or trailing along colonnades of pillars joined with chains.

A kitchen garden, also known as a cutting or picking garden, was usually located close to the house. This garden contained vegetables as well as flowers to be cut for the house. A herb garden sometimes replaced the kitchen garden, but it was usually a separate part of the garden. These gardens were usually screened off by a hedge or a fence.

¹ Highstone, John (1982), *Victorian Gardens*, pg.5.

² Highstone, Op.cit. pg.5.

³ Favretti, Rudy J. and Favretti, Joy Putman (1978), *Landscapes and Gardens for Historic Buildings: A handbook for reproducing and creating authentic landscape settings*, p.57.

⁴ Tropman, Lester (1991) *Australian Garden Design Elements Circa 1830 to 1900 Interpretation and Conservation Thesis*

⁵ Nottle, Trevor (1984), *The Cottage Garden Revived: Attitudes and plants essential for nineteenth century gardens*, pg.7.

Trees were also popular in the Victorian garden. Column cypresses, palms or light shade trees were typical of such schemes.⁶ Following the contemporary ideas expressed through the gardenesque style, the trees and shrubs were placed so that each could be admired as a carefully chosen specimen.⁷

In rural areas, a grove of trees were typically planted in the front or side gardens along the house to provide much needed shade to the house. "Shrubs often edged the boundary as well as flower borders. In the rear of the property was a garden, usually quite symmetrical in layout. Fruit trees abounded in the rear yard, and a few large shade trees were included in the front if there was room."⁸ (Please refer to the recollections of Mrs Bryan, nee Hesse, and Mrs Audrey Boyd in Section 3.1.3 below).

Cottage gardens generally contained both exotic and indigenous plants. A plant was often included in a garden because of its fragrance. Box, lavender and other garden bed edging plants were grown once the garden was established. The typical impression of a cottage garden was one full of haunting scents, packed with flowers of gaiety and fragrances with a healthy, cared-for appearance. The layout of a cottage garden was generally simple with paths and beds defined by rocks or other objects. These gardens were usually small, sheltered and full of plants of special importance or rare in the cultivation. Plants were collected over many years and were maintained with love and good garden craft. Hedges, walls and fences were used to enclose these informal and relaxed gardens.⁹

Types of flowering plants typically used in cottage style gardens include dahlias, zinnias, irises, salvias, straw flowers, poppies, roses, and bulbs including daffodils, tulips, gladioli and lilies.

2.1.2 History of the Former E. S. & A. Bank Site & Building

The majority of the following information has been extracted from the 1999 CMP prepared for the site.

The English Scottish and Australian Banking Company commenced business in Berry in 1875. The bank was originally located in a cottage adjacent to the Berry Hotel on the southern side of Queen Street.

In March 1884 the E. S. & A. Bank purchased Lot 4 Section 3 in the Township of Berry from the Berry Estate for £500 to erect a new bank building. William Wardell was commissioned to design the E. S. & A. Bank at Berry, as well as a series of distinctive bank buildings for the E. S. & A. Bank throughout New South Wales and Victoria. Wardell's design called for the gable end of the building to be finished in the form of a steeply stepped parapet reminiscent of a Highland Castle rampart (often referred to as Scottish Baroque) thus giving the E. S. & A. Bank the presentation it sought. The building was completed by October 1885.

There is no evidence to indicate Wardell had any involvement in the design or layout of the garden surrounding the bank and residence, although the internal layout of the building would have dictated and encouraged the layout of the gardens. However, Wardell's planning would have taken advantage of the views, vistas and features of the site (eg. the proximity of other buildings, the views to the mountains to the north).

The bank is located on the main street of Berry with a group of early buildings. The Post office is its eastern neighbour, and the Berry Bizarre (originally a bank and then garage) is located on the west.

The bank building contains the banking chamber and manager's office to the front, with the residence to the rear. The banking chamber was accessed directly off Queen Street. The

⁶ Cuffley, Peter, (1984), *Creating Your Own Period Garden*, pg.38.

⁷ Cuffley, op.cit, pg.40.

⁸ Favretti, et.al, op.cit. pg.62

⁹ Tropman, L., op.cit., pg.20

residence was accessed by the western side (also off Queen Street) and from the rear on Albert Street.

The Berry Branch of the E. S. & A. Bank was closed on 20th April 1942. The building was then purchased by the Berry Municipal Council in 1943. The E. S. & A. Bank then reopened the Berry Branch in 1952, leasing the building from Council. Following the merger with the ANZ Bank, the E. S. & A. Bank ceased business in Berry in 1972 although the residence was still occupied under lease.

In October 1975 the Berry & District Historical Society sub-rented the banking section of the building from the ANZ Bank with assistance from Shoalhaven Shire Council in meeting the rental costs. When the Bank's lease ended in 1978 the area of the building leased to the Berry Museum was enlarged and an outdoor display set up. In 1983 the residence portion of the building became empty and Shoalhaven City Council agreed to rent the entire building and grounds to the Berry & District Historical Society.

2.1.3 History of the E. S. & A. Bank garden

The following are recollections from former residents of the gardens surrounding the E. S. & A. Bank and residence and is largely an extract from the 1999 CMP (pg.11).

Mrs Bryan nee Hesse, whose father P.R. Hesse was Bank Manager from 1928, spent some of her childhood in the bank and recalls¹⁰:

The Coach house, stables and dunny were along the post office boundary. My father planted the back garden with fruit trees and removed overgrown ones from the narrow entrance garden.

The land extended to Albert Street and the boundary with the store next door was near the existing wall of the Bizarre and beyond the carriageway to the back of the Bizarre premises.

Douglas Frank Martin was transferred to the Berry Branch of the English Scottish & Australian Bank from the Bourke branch in 1936. His daughter, Mrs Audrey Boyd, 62 Millbank Road, Terara recalls¹¹:

The grounds were spacious and the previous manager, Mr Harold Hesse, had planted a variety of fruit trees, which were fully mature when we arrived. There were peaches, apples, plums, persimmon and some grape vines, loquat, and a mulberry tree as well as oranges and lemons. Mr Leary was employed at various times to cut the lawns with a scythe, which greatly fascinated me and he also pruned the trees at the appropriate time of year.

The garden on the western side, between the residence and what was then Stan Burt's garage, was planted with two beautiful pink and white variegated camellias and my father planted two macadamia nut trees while he was in residence.

Beside the front steps we enjoyed the perfume from a port wine magnolia and wisteria vine.

Our wonderful neighbours on the eastern side at the Post Office were Mr and Mrs Arthur Prior, and their son Colin. Mrs Prior was organist at the Presbyterian Church.

Also, on the eastern side at the rear of the house stood a large shed, which I think had been used as a stable and coach house in earlier times. Attached to this building was the outside toilet. A large privet hedge had been planted in front of this shed to screen it from the main street of Berry.

Mrs Boyd recalled a port wine magnolia on either side of the front steps, and also said that the jacaranda currently located on the eastern side of the building replaced a magnolia (*Magnolia grandiflora*).

¹⁰ Berry Museum Archives

¹¹ Berry Museum Archives

2.2 Photographic Evidence

The following photographs have been obtained from the ANZ Bank Archives in Melbourne. They demonstrate the progression of the gardens.

Our research has indicated that the date attributed to the photograph in Fig.29b in the 1999 CMP (pg.30) is incorrect. The photograph has been ascertained to be c1898 and not 1913. This can be confirmed by comparing hitching post details and garden development from the following photographs (Figure Nos. 4, 7 and 11 in this report).



Figure No.4: Photograph of the ESA Bank from 1898. (Source: ANZ Bank Archives, Melbourne)

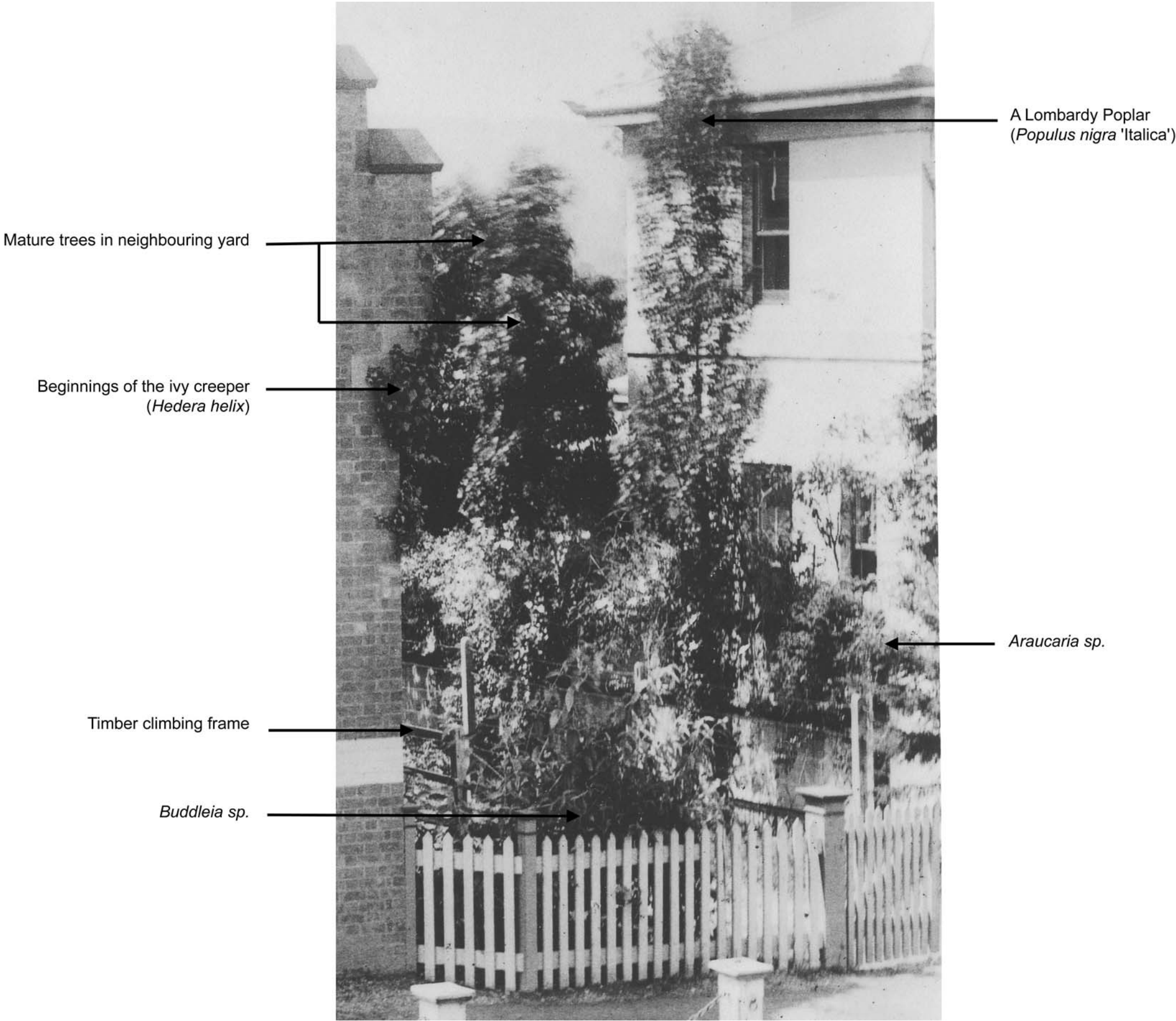


Figure No.5: Analysis of the eastern garden contents from the 1898 photograph.

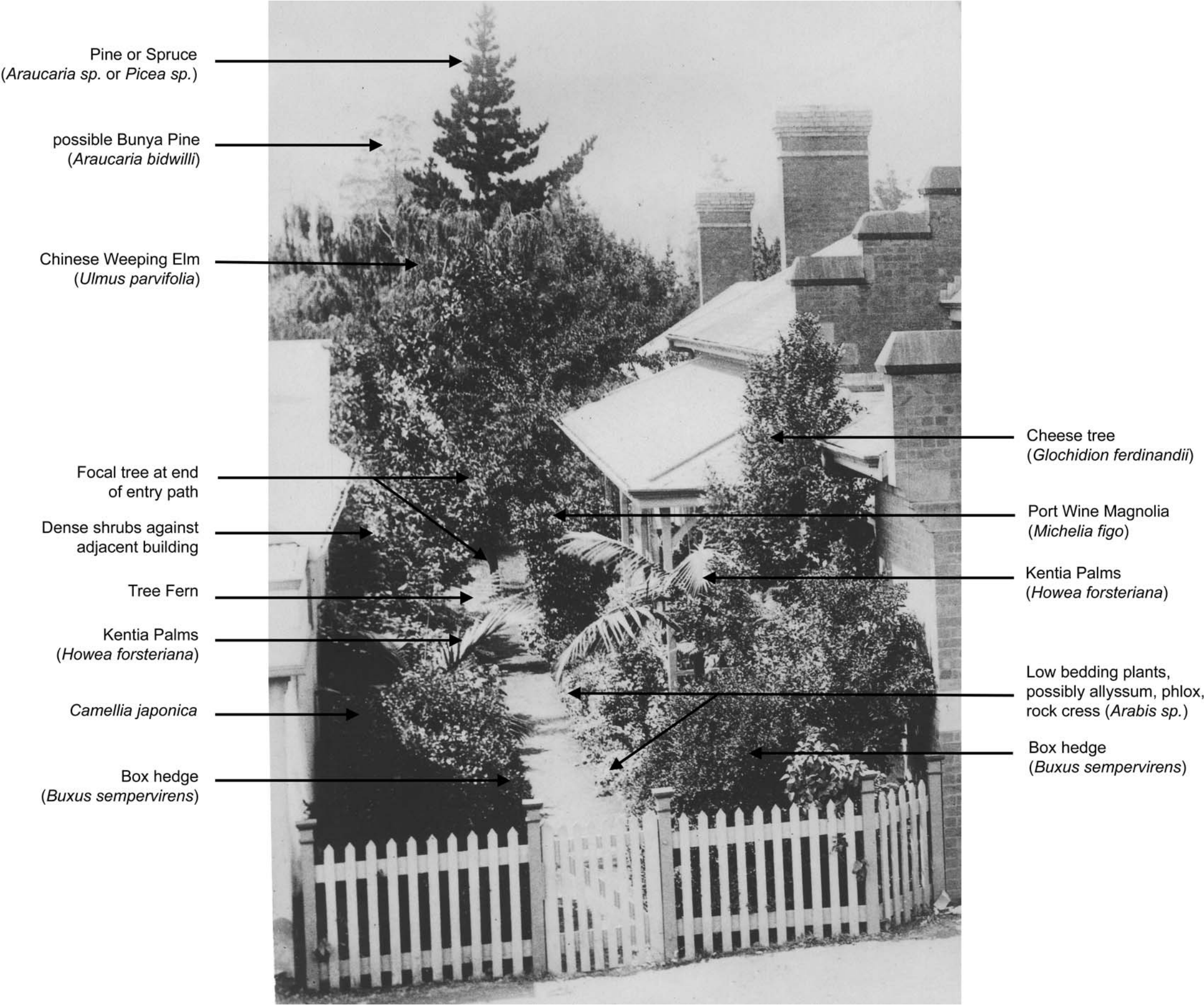


Figure No.6: Analysis of the western garden contents from the 1898 photograph.



Figure No.7: Photograph of the ESA Bank from 1913. (Source: ANZ Bank Archives, Melbourne)

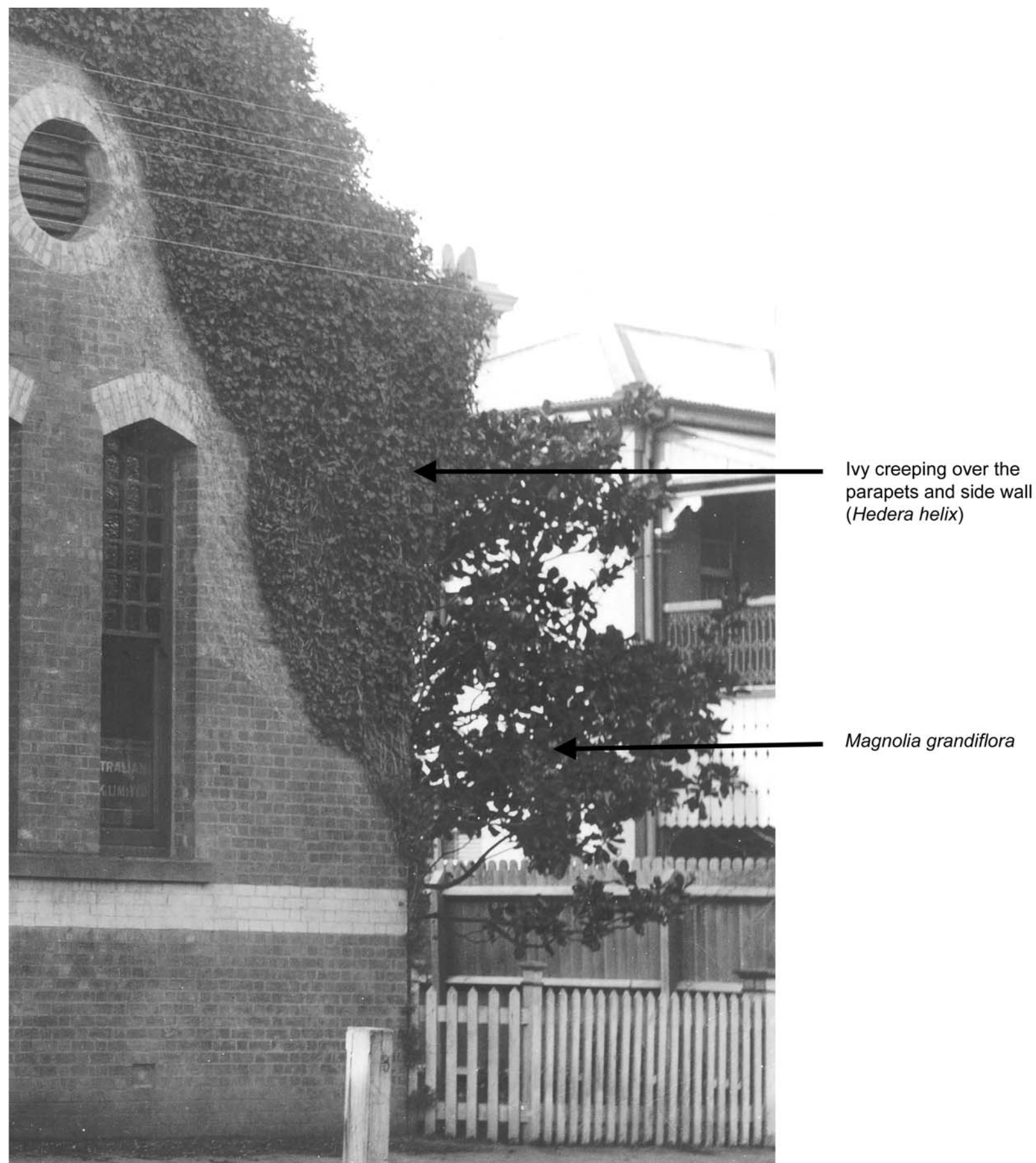


Figure No.8: Analysis of the eastern garden contents from the 1913 photograph.

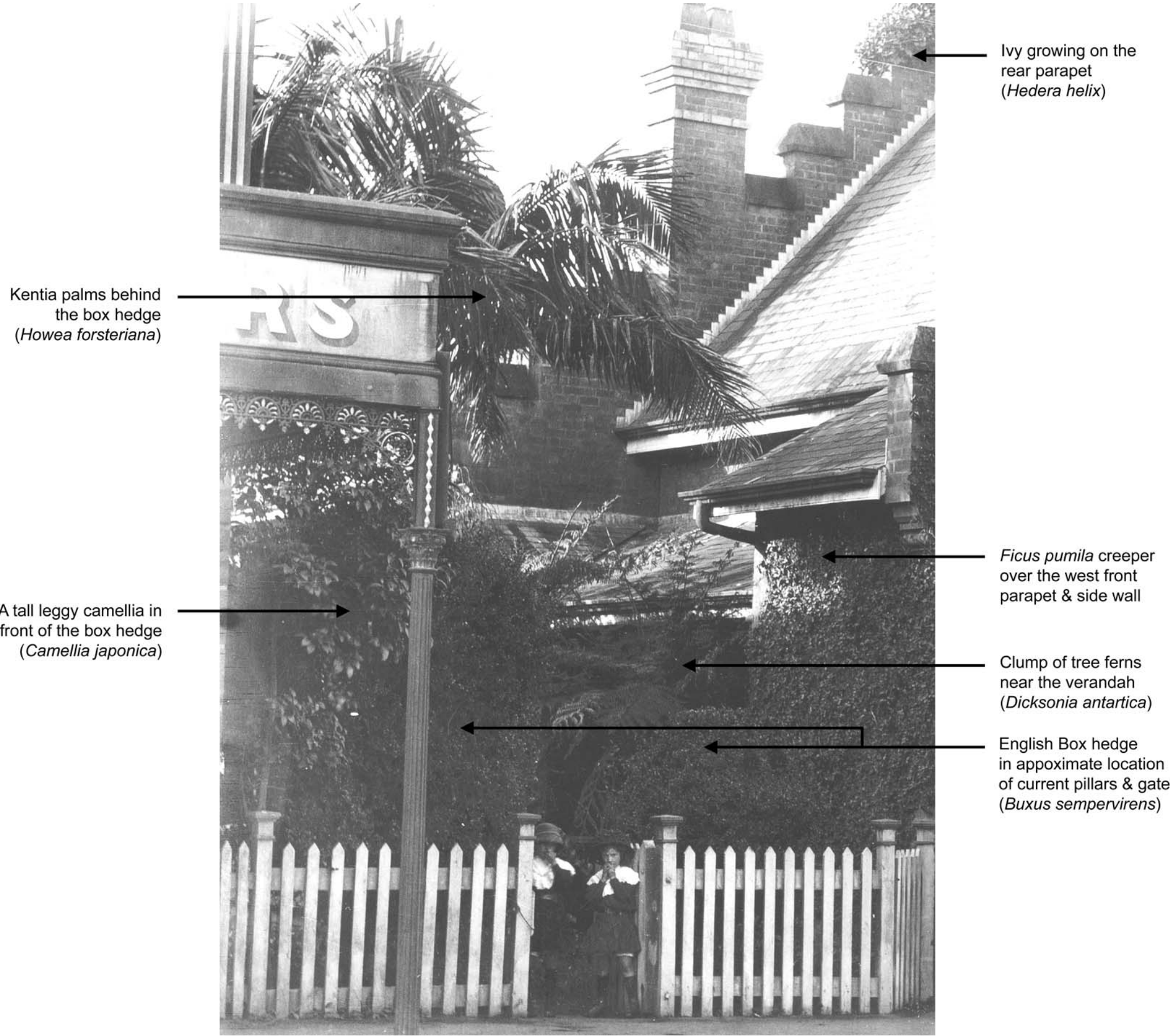


Figure No.9: Analysis of the western garden contents from the 1913 photograph.



Figure No.10: Photograph of the ESA Bank post 1915. (Source: ANZ Bank Archives, Melbourne)

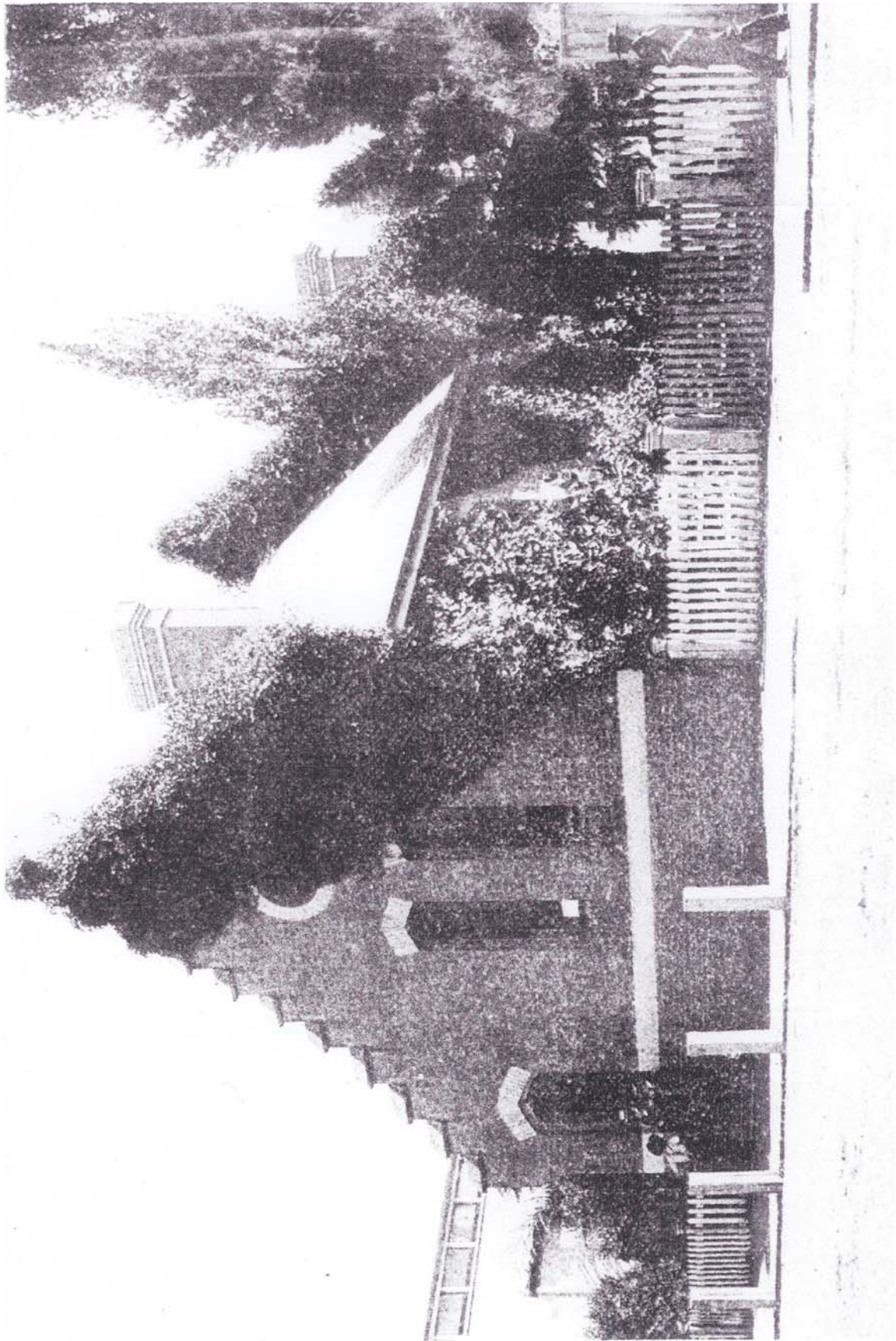


Figure No.11: This photograph appeared in an issue of the *Australian Town and Country Journal* dated 11th February 1903.

The following photographs have been obtained from Audrey Boyd's private collection. They were taken when her family were in residence at the bank (when her father was manager 1937-1942). A number of the images from the collection had been reversed when they were printed. From knowledge of the physical location of buildings visible in the photographs, we have determined which of these images had been reversed and flipped them for ease of reference. Both the original and flipped images have been included in this section.

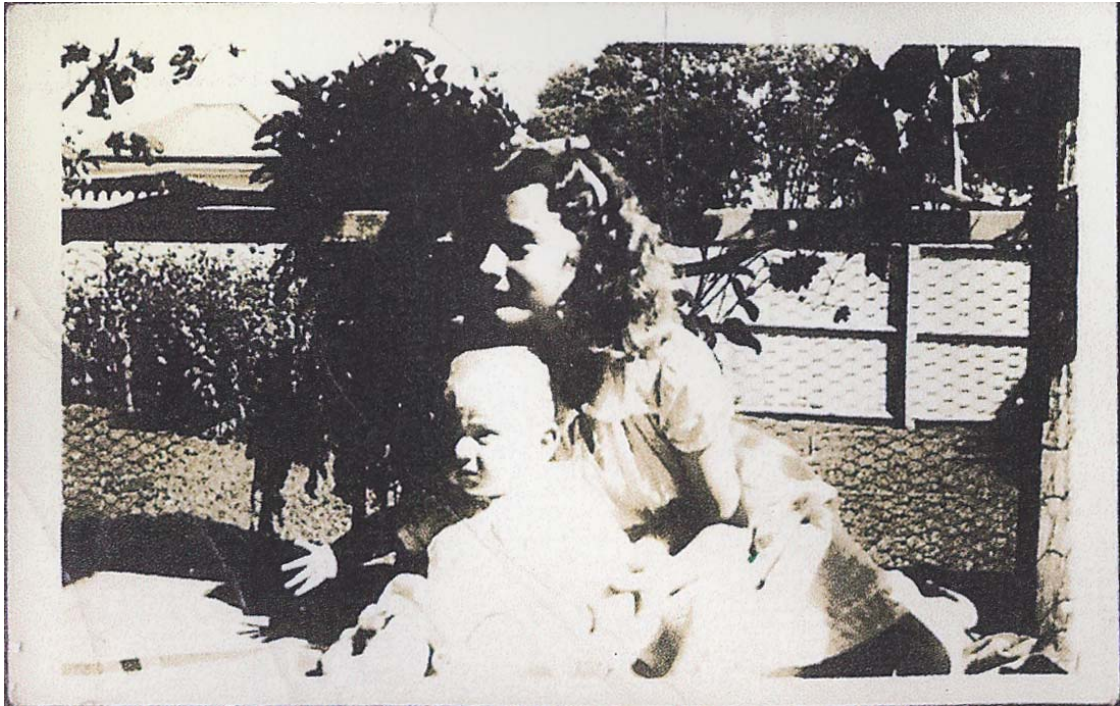


Figure No.12: Audrey Boyd and brother east garden (original form).

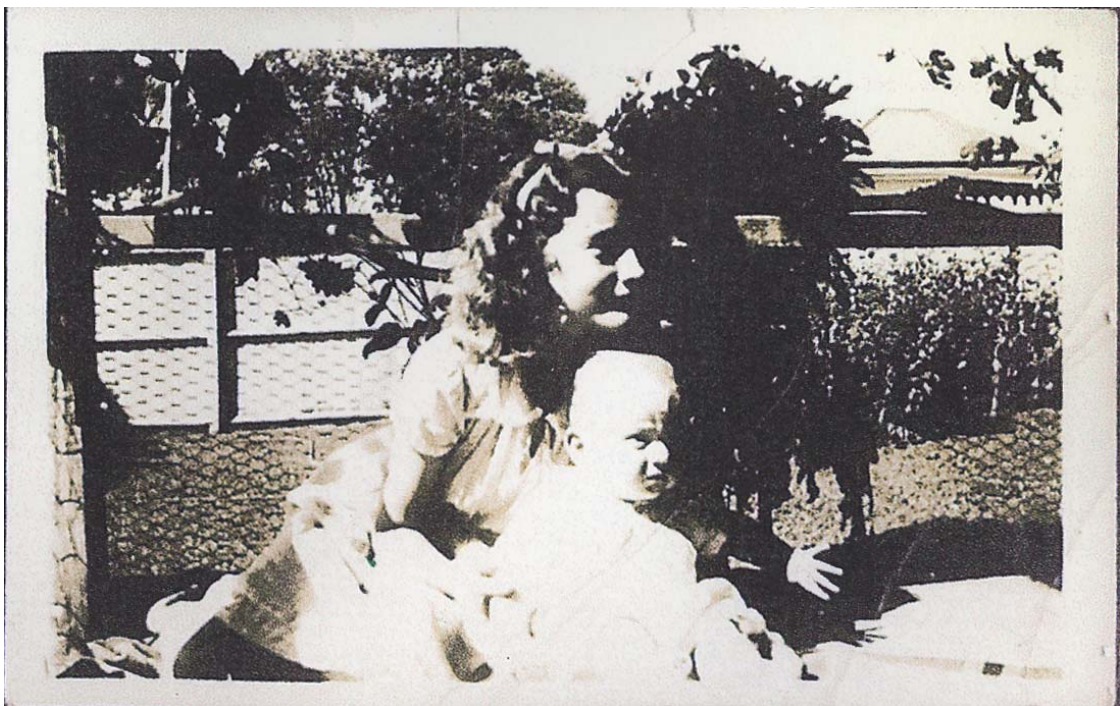


Figure No.13: Audrey Boyd and brother east garden (flipped).

We suspect this image (Figure No.12) was reversed at the time of printing (from the direction of the sun and location of visible buildings. Figure No.14 was also taken in the same location

at the same time). We suspect the photographs were taken along the eastern fence, looking south towards Queen Street (Figure Nos.13 and 14). The cottage that can be seen in the photograph probably stood behind the post office, now the site of Gabby's Function Centre.

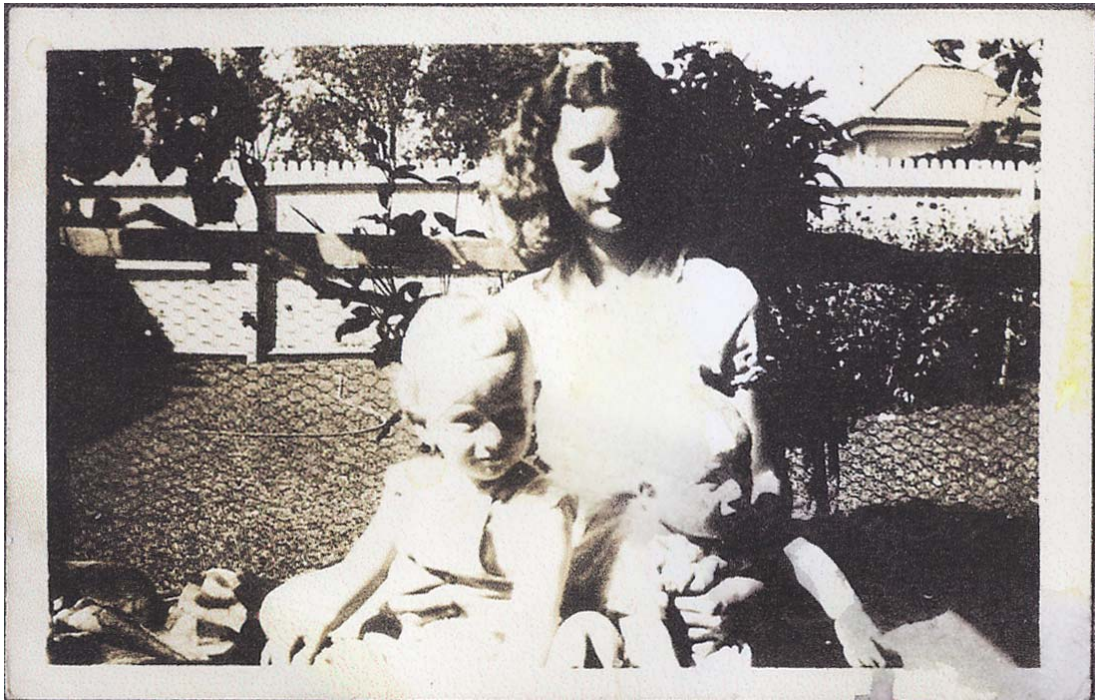


Figure No.14: Audrey Boyd and brothers, east garden.

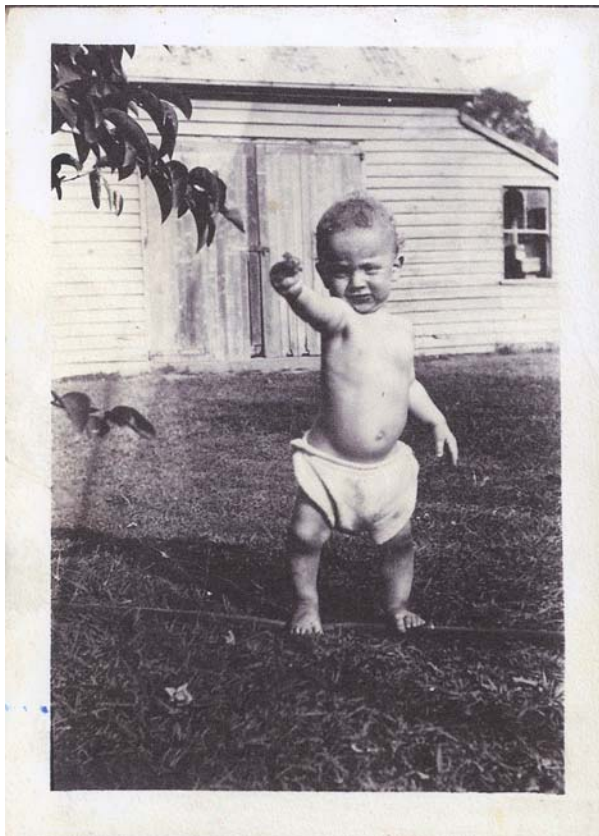


Figure No.15:
The coach house in the background of this picture has been replaced by the existing weatherboard garage.



Figure No.16: This picture was taken in the rear yard looking south. The privet hedge that divided the yard can be seen behind the boys along the western fence, as well as a vegetable garden.



Figure No.17: Privet hedge dividing the property.



Figure No.18:
Audrey Boyd and her brothers along the eastern fence. The rear of the post office building can be seen in the background.



Figure No.19:
This photograph was taken looking north. The coach house can be seen on the right of the picture (eastern side of yard) and the orchard in the background.

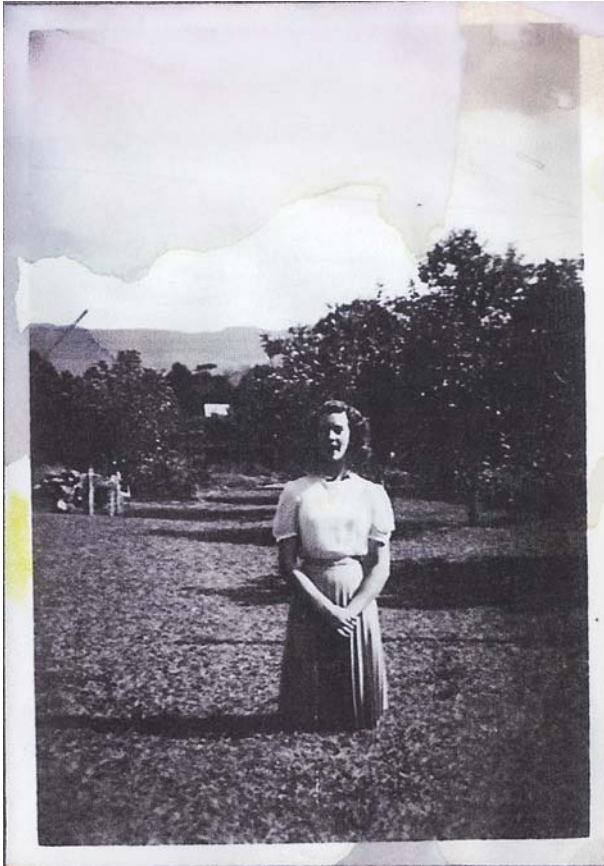


Figure No.20:
Orchard (original).



Figure No.21 (flipped):
We suspect that Figure No.20 was reversed
when developed and was taken in the same
position as Figure No.19 because of the
position of the woodpile (situated next to the
coach house on the eastern side of the
property) and the mountains in the distance.

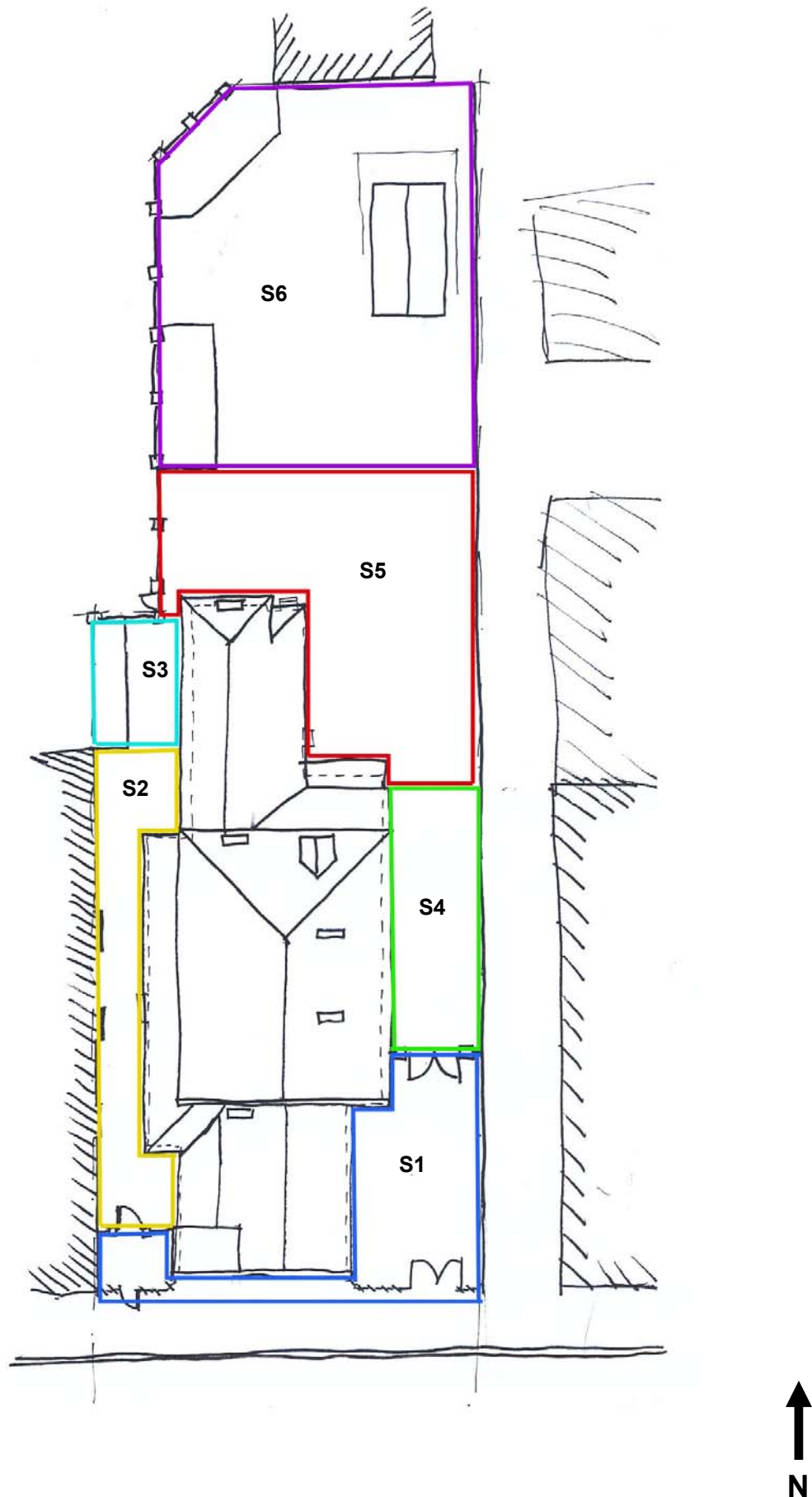


Figure No.22: Subject Site.

2.3 Physical Evidence

This section deals specifically with the contents of the garden on the subject site. The physical fabric of the former E. S. & A. Bank has been dealt with in the 1999 CMP. No alterations to the fabric appear to have taken place since the 1999 report was prepared. The physical evidence of the subject site was investigated through non-intrusive observation.

Please refer to Figure No.31 for a detailed plan of the site and size and location of plants and trees.

The site contains the following distinguishable areas: Presentation Garden (S1), Front Cottage Garden (S2), Side Gardens (west and east S3 & S4), Rear Utility Garden (S5), and Rear Orchard (S6). Refer to Figure No.22.

2.3.1 The Subject Site

The subject site contains the former E. S. & A. Bank and residence, a 1950s weatherboard shed (which appears to be built on the foundations of the early coach house and stable) to the rear of the property in line with the driveway from Queen Street, a flood boat display installation, and an open shed containing old farm machinery. The Fire Station to the rear of the site (fronting Albert Street) does not form part of this study.

2.3.2 Streetscape

The building façade faces directly onto the street pavement and is slightly set back from the front boundary. The site is located in the central commercial precinct of Berry, towards the east end of the block between Alexandra Street and Prince Alfred Street. The former E. S. & A. Bank completed an important grouping of Victorian buildings comprising the Old Post Office, the Commercial Bank (now Bunyip Inn) and the Hotel Berry located at the entrance of the town of Berry from the north. The only single storey structure in the group, the E. S. & A. Bank with its unusual brick façade has been a prominent feature in the streetscape since the 1880s. The garden area to each side of the building has also contributed to the streetscape providing balance to the otherwise largely built up precinct.

2.3.3 Boundary Treatments

The front boundary is fenced by a picket fence with a single wire mesh gate on the western entrance and double wire mesh gates on the eastern entrance replacing the original picket gates. A timber paling fence runs along the eastern boundary. A tall brick pillar and palisade fence is located along part of the western boundary with two gates located on the western side of the bank, and one on the eastern side. Part of this western boundary has a brick feature wall against which the machinery display installation is located. A second brick wall was also constructed at the northwest corner against which the flood boat display installation is located. This fence and pillars were constructed as part of a Bicentenary Project after 1988.

2.3.4 Presentation Garden (S1)

The presentation garden (S1) runs from the picket fence on the street boundary, north to the brick pillar and palisade fence & gates (Bicentenary Project construction) on both the eastern and western sides of the building, and also includes the space in front of the bank building. These gardens provide a civic presentation to Queen Street.

The eastern section of this garden contains a jacaranda (*Jacaranda mimosifolia*) and a camphor laurel (*Cinnamomum camphora*). The area is grassed and also contains the start of the grassed driveway leading to the weatherboard shed to the rear of the property. The driveway and shed probably date from the 1950s. The entrance to the shed would originally have been from the rear of the property, off Albert Street. Old photographs show this area to

be heavily planted with a gravel drive. Plantings here included old fashioned zinnias and a magnolia tree.

The western portion of this garden contains a Cocos palm (*Arecastrum romanzoffianum*) to the west of the entry gate, as well as a planting of hydrangeas (*Hydrangea macrophylla*) underplanted with herbs and annuals to the east of the entry gate. A concrete path leads from the gate to the end of the verandah.

This western section of the garden formed the formal pedestrian entry to the private residence at the rear of the bank building. As the entry door was located towards the middle of the building down this narrow side garden, this section of the garden provided a transition between the important and busy public face of the building and the quieter and private needs of the manager's family.



Figure No.23:
Entrance to the
residence on the
western side of
the former E. S.
& A. Bank.



Figure No.24:
Eastern
entrance to the
former E. S. &
A. Bank.

2.3.5 Front Cottage Garden (S2)

This garden (S2) to the west of the building faces the front entrance and verandah to the residence. This garden is a mature cottage style garden full of colourful bedding plants. The bedding plants are generally low and reveal the white painted corrugated façade of the adjacent building to the west of the site. It contains a number of older plants such as camellias (*Camellia japonica*), a fuchsia (*Fuchsia magellanica*), a dragon tree plant (*Dracaena sp.*) and a port wine magnolia (*Michelia figo* – *Magnolia fuscata*). (Refer to detailed plan for plant identification). These plants are likely to be survivors of some of the earlier plantings in the garden.

This garden is long and narrow with a straight concrete path leading from the front gate to the edge of the verandah at the northern end of the building. A metal fence is located either side of the path at the front steps to the residence. The section of the garden to the north of this fence is overgrown with over mature specimens. The section of the garden to the south of the fence is sparse with isolated beds of colourful annuals, beds of ferns and 2 specimens of *Camellia japonica*.



Figure No.25:
General view of cottage garden from
brick pillar and metal gate.

2.3.6 Side Gardens (S3 & S4)

The side garden on the eastern side (S4) of the residence is a grassed area with a potato vine (*Solanum jasminoides*) growing along the eastern fence.



Figure No.26:
Side garden on eastern side of residence
with Potato Vine.

The side garden on the western side (S3) of the residence is grassed with a concrete slab covering a drainage pit which is not on land owned by the Bank. However, it is within the immediate visual curtilage of the Bank grounds. A temporary wire mesh fence runs from the neighbouring building to the brick pillar on this side.



Figure No.27:
Western side
garden of
residence.

2.3.7 Rear Utility Garden (S5)

This section of garden (S5) is an expanse of clipped lawn and contains the remains of a well and a small garden bed off the eastern verandah. There is a concrete path leading towards the driveway from the verandah and another leading from the laundry presumably to the location of the clothes line.



Figure No.28:
Part of rear
utility garden.
The remains of
the well have
been discovered
on the northern
side of the path.

2.3.8 Rear Garden (Orchard) (S6)

The rear garden (S6) is a large grassed area containing the flood boat display installation, an open shed containing old farm machinery, and a 1950s weatherboard garage, as well as the Bush Fire Station to the rear of the property fronting Albert Street (not part of this study). Only a small number of plants are in this area – some ferns along the fire station wall and a canna along the side fence.

The land here slopes sharply from the front of the weatherboard garage to the rear of the property where the fire station is located. The rear garden formerly extended to Albert Street. The visual extension of this rear garden is obstructed by the buildings located here. Previously the land was open to Albert Street and planted with fruit trees.

The western boundary has been narrowed by the location of brick and iron palisade fence (Bicentenary Project works) substantially inside this boundary.

The 1950's weatherboard garage is built on the foundations of earlier buildings, possibly the earlier stable/ coach house. Evidence of at least one earlier building is noticeable as the existing garage is smaller than the former building or buildings at this location.



Figure No.29:
Rear garden
looking north-
west.



Figure No.30:
Machinery
display
installation.

2.3.9 Contents of the garden

Below is a table containing a list of the plants currently in the garden, as well as their approximate size and age, and their condition. Refer to the Figure XXX for a plan showing the plant locations

| Plant name/species | Location | No. | Height (m) | Width (m) | Condition G=Good F=Fair P=Poor | Age E=Early L=Later R=Recent | Remarks |
|--|--|---------------------------------|------------|-----------|---|---------------------------------------|---|
| Abelia | Western garden | 27 | 2 | 3-4 | G | L-R | Plant associated with Victorian period gardens. Too large for small cottage garden |
| Blue salvia <i>Salvia sp.</i> | Western garden | 11, 13 | 1.5 | 2 | G | R | Plant associated with Victorian period gardens. Rampant and Inappropriately located. |
| Brunsfelsia <i>Brunsfelsia calycina</i> | Western garden | 24 | 2 | 2 | F-G | R | Plant associated with Victorian period gardens. Too large for small cottage garden |
| Butterfly plant <i>Gaura lindheimeri</i> | Western garden in front of verandah steps | 10 | 0.6 | 1 | G | R | In keeping with cottage garden character |
| Camellia (1) <i>Camellia japonica</i> | Western garden on western side of gate (opposite camellia 2) | 6 | 3-4 | 2 | F-G | E | Evidence of old root stock and grafting. |
| Camellia (2) <i>Camellia japonica</i> | Western garden in front of verandah | 7 | 2-3 | 3 | F-G | L | Possibly planted as a memorial |
| Camellia (3) <i>Camellia japonica</i> | Western garden towards northern end of verandah | 20 | 3-4 | 3 | G | E | Evidence of old root stock |
| Camphor laurel <i>Cinnamomum camphora</i> | Eastern garden along the side fence | 33 | 8-9 | 6 | F-G | L | Large specimen. Potential invasiveness of root system is of concern. Recommend removal. |
| Cannas <i>Canna indica</i> | Throughout western garden | 12, 18, 21, 25, 26, | 1.5 | 1 | P-F | L-R | Plant associated with Victorian period gardens. However specimens are over mature and inappropriately placed. |
| Cocos palm <i>Arecastrum romanzorflum</i> | Inside front fence in western garden | 4 | 5 | 4 | G | R | Inappropriate species of palm. Recommend removal |

| Plant name/species (Cont'd) | Location | No. | Height (m) | Width (m) | Condition G=Good F=Fair P=Poor | Age E=Early L=Later R=Recent | Remarks |
|---|---|------------|---------------|--------------|---|---------------------------------------|---|
| Cordyline <i>Cordyline australis</i> | Corner of eastern verandah | 30 | 3 | 2 | G | E | Old specimen – large basal trunk |
| Dragon tree <i>Dracaena sp.</i> | Western garden (near concrete slab) | 28 | 2 | 2 | F-G | R | Plant associated with Victorian period gardens |
| Ferns <i>Adiantum aethiopicum</i> <i>Nephrolepis exaltata</i> <i>Microsorium sp.</i> | Along western and eastern verandah, and fire station wall | 8,9 | 0.5 | 1-2 | P-F | E-R | The ferns located along the western verandah are likely to be understory survivors below the maturing canopy. Ferns in other locations have become weedy from inappropriate location and control and require removal. |
| Fuchsia <i>Fuchsia magellanica</i> | Western garden | 15 | 2-3 | 3-4 | G | L-R | Plant associated with Victorian period gardens. Requires heavy pruning and continued maintenance to encourage denser growth. |
| Geraniums <i>Pelargonium spp</i> | Western garden | 23, 29 | 0.5 | 1.5 | P-F | R | Plant associated with Victorian period gardens |
| Hydrangeas <i>Hydrangea macrophylla</i> | Western garden | 1,2, 19 | 1.5-2.5 | 1.5-2.5 | G | L | Plant associated with Victorian period gardens |
| Iris | Western garden next to Port Wine Magnolia | 16 | 0.5 | 1.5 | G | L-R | Plant associated with Victorian period gardens |
| Jacaranda <i>Jacaranda mimosifolia</i> | Eastern garden along building | 34 | 8-9 | 4-5 | P-F | L | Large tree deformed due to inappropriate pruning. Proximity to the eastern façade of building is of concern. Recommend removal. |
| Pineapple sage <i>Salvia sp.</i> | Western garden | 22 | 0.5-1 | 2 | G | R | Inappropriately located |
| Port -wine magnolia <i>Michelia figo (Magnolia fuscata)</i> | At front steps of western verandah | 14 | 3-4 | 3-4 | G | E | Evidence of old root stock. Requires heavy pruning to facilitate access along the entry path. |
| Potato vine <i>Solanum jasminoides</i> | Eastern garden, along boundary fence | 32 | 2-3 | 10 | G | R | Inappropriately located. |

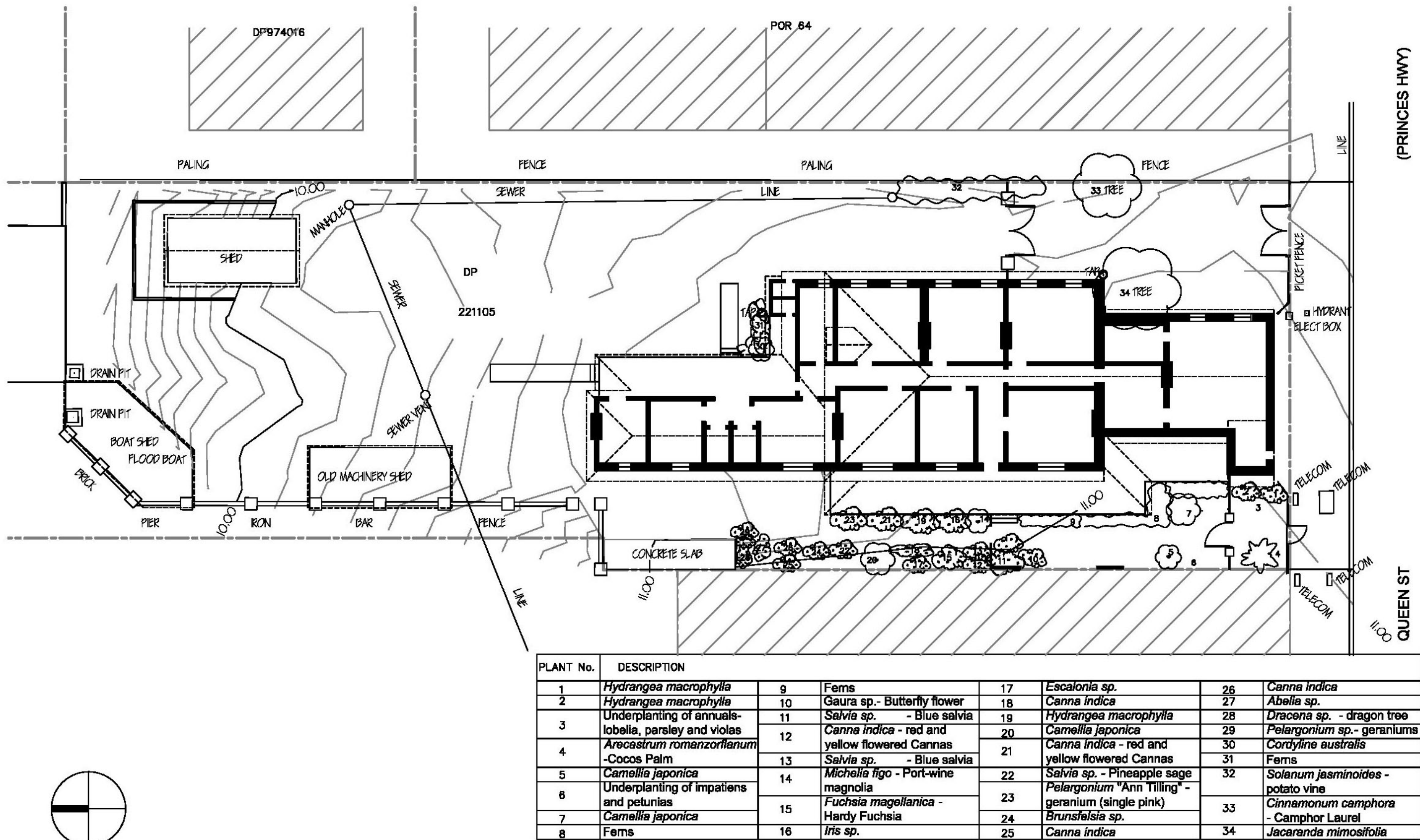


Figure No.31: Plan of the subject site showing location of the existing vegetation and site features. Refer to the plant numbers and table above for details of individual plantings.

3.0 ANALYSIS OF EVIDENCE

A relatively large amount of documentary evidence has been discovered relating to the Former E. S. & A. Bank, Berry. The recollections of residents of the bank, as recounted in section 3.1, as well as the photographs from c1898, 1903 and 1913 and those from Audrey Boyd's personal collection, indicate how the gardens around the residence have changed and evolved over time and reflected the tastes of those that were in residence at the time. The care and maintenance of the gardens would have largely depended on the interest of the bank manager and their family in residence at the time.

Physical evidence suggests that little of the early configuration or plantings of the garden have been retained. Many plants have been removed or replaced. Many of the plants to the rear of the property (e.g. the orchard) would have been removed with the construction of the fire station fronting Albert Street. However, some of that which remains in the garden, e.g. the remains of the well, allows clear confirmation of the documentary evidence of the site. The subject building has not been dramatically altered since its construction in 1885.

Below is a detailed analysis of the various areas of the garden, based on the information detailed in the documentary and physical evidence.

3.1 Presentation Garden (S1)

Much of the evidence on this area of the garden comes from the early black-and-white photos taken following the construction of the bank and its occupancy. Refer to Figure Nos. 5–8.

This area of the garden acted as the formal interface between the public and the residents of the building. This includes the presentation façade of the banking chambers including the section of pavement and kerbing in front of it, formerly with hitching posts for the convenience of the clients of the bank. Also included were the formal entry gardens on either side of the façade which signalled the presence and consequence of the residence to the rear of the narrow site.

As evidenced in the photos, the early garden to the west of the façade was laid out for its potential at maturity. Shrubs and foliage trees were planted and nurtured to act both as a backdrop for the severe façade as well as to provide much needed privacy for the residents. The low shrubs and palms of the late 1890s, matured to provide a tall canopy and dense screening (1903 & 1913 photos) along the front boundary. It is important to note that as the canopy matured, the garden at ground level became more simplified with a few dense screening shrubs, a carpet of ferns and a few bedding plants providing floral interest.

On the east, the situation was reversed. The early population of trees, i.e. poplars and an Araucaria, with its complement of climbing frames for flowers, gave way to a lone magnolia. Anecdotal evidence suggests that this eventually gave way as well due to its spreading canopy and was at some point replaced by the jacaranda and camphor laurel that now stand here. The dramatic changes on this side of the presentation garden may be attributed to differing interests of successive residents in occupancy. Also significant later was the establishment of a driveway on this side of the building probably in the 1940s-1950s.

The façade of the banking chambers remains strictly unadorned. Its public face is signalled by the hitching posts at the kerb, indicating the public nature of the building here. As is appropriate to a financial institution of some standing, the bank front is sober and bare of garden decoration. Another advantage was the uninterrupted or unobstructed presentation to the main street of Berry. Early in the 20th Century, heavy growths of ivy (*Hedera helix*), and at some stage *Ficus pumila*, began to creep over the distinctive street parapet of the bank. The creepers were soon removed either due to their destructive character, or due to their concealing of the façade.

3.2 Front Cottage Garden (S2)

Photographic evidence and anecdotal histories obtained, suggest that beyond the privacy screen of the presentation garden, the 'front' garden to the house was a profusion of flowering shrubs and bedding plants i.e. a typical Victorian cottage garden. The narrow side garden which provided the formal pedestrian entry to the residence at the rear, developed into a 'formal front' garden with densely planted garden beds between the verandah and the adjacent building on the western boundary, divided by a narrow path leading to the entry.

Plant material here is largely derived from the recollections of past occupants of the residence and includes camellias, port wine magnolias and macadamia trees. Again, the specimens making up this area of the garden flourished from the enthusiasm and interest of the residents of the time.

3.3 West Side Garden (S3)

Little evidence can be found of this section of the garden. The c1898 photo suggests a lone tree in the midst of an area of lawn terminating the entry path at the verandah. As this side of the house very quickly changes from the cottage gardens of the front entry to the service yards of the rear, it is likely that the areas of lawn became larger with widely interspersed trees, and with more utilitarian areas of the garden e.g. nursery, shade house being located in this area.

3.4 East Side Garden (S4)

The early photographs of this side of the house suggest intense shrubbery extending down the side of the house. There is little later evidence to be found. The Audrey Boyd photographs and recollections suggest a later open corridor down the side of the house requiring the need for screening of the rear garden from Queen Street.

In any case, this area was likely to have been a private area of garden for the use of the family in residence with access from the back kitchen entrance. It was probably used by the younger children of the house being an area within proximity to the house and reasonably confined. The Audrey Boyd photographs suggest an area of lawn bordered by flowering plants with low fencing suggestive of fowl runs or stock pens.

With the advent of the motorcar, this side garden was largely given over to a driveway to the shed/garage in the rear. Any plantings here would have to have been confined against the house or the boundary. The evidence of large trees, both past and present, suggest that framing and screening of views was attempted along this side of the garden, particularly as viewed from Queen Street.

3.5 Rear Utility Garden (S5)

This area of the garden was the 'working' area of the garden. Paths were laid to utilitarian features, i.e. the north path from the laundry to drying lines, and east path from kitchen to the well and driveway.

This working garden was separated from the outbuildings at the back of the property by a hedge. While the utility yard contained such serviceable items as the water pump and clothes line, it remained as the private 'back yard' for the residents. It would have been serviceable but pretty in outlook from the house providing vistas through to the mountains in the distance.

3.6 Rear Garden – Orchard (S6)

The garden beyond the hedge separating the rear utility garden from the outbuildings developed as an orchard. Succeeding bank managers nurtured a collection of fruit and nut trees. Much of this would have been lost (if still remaining at that time) with the construction of the Bush Fire Station at the rear of the property.

The orchard provided a verdant outlook from the house down the slope towards the heavily treed Albert Street, with the mountains forming a charming backdrop to the whole. It was also extensive and this was clearly appreciated as there would have been an open approach from Albert Street. The former vehicular entrance to the property was from Albert Street, and with the coach house being located in the present position of the garage shed, there would have been an open vista down the slope. This is not evident today due to the extensive development to the rear and around the property.

4.0 ASSESS SIGNIFICANCE

4.1 NSW Heritage Assessment Criteria

This assessment of cultural significance for the Former E. S. & A. Bank, Berry has been based on the following criteria and guidelines contained in the NSW Heritage Manual produced by the NSW Heritage Office and NSW Department of Urban Affairs and Planning.

State significance means significance to the people of NSW.

Local significance means significance within the local government area.

An item will be considered to be of state (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets **one or more** of the following criteria.

- Criterion (a) -** an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural and natural history of the local area);
- Criterion (b) -** an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural and natural history of the local area);
- Criterion (c) -** an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- Criterion (d) -** an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- Criterion (e) -** an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (f) -** an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- 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.(or a class of the local area's
 - cultural or natural places; or
 - cultural or natural environments.)

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register

4.2 Statement of Heritage Significance

Please note the following statement of significance pertains to the landscaping and garden of the subject site only. Please refer to the 1999 Conservation Management Plan for a Statement of Significance of the Former E. S. & A. Bank.

The garden of the Former E. S. & A. Bank has historical, aesthetic, social and technical/research significance at a local level.

| | Significance | Criteria |
|-------|---|-------------------|
| 4.2.1 | The garden of the Former E. S. & A. Bank contains a typical array of plants from its era of development, as well as evidence of changes and additions throughout later periods. | (c) |
| 4.2.2 | The garden is a representative example of a "country bank" residence garden that retains evidence of its original detailing/layout despite its reduction in size and the removal of some elements. | (c) |
| 4.2.3 | The site was used as a bank and bank manager's residence and garden from 1885 to 1949, and then from 1950 to 1972. It is one of the few remaining examples of a turn-of-the-century bank with attached residence and gardens. | (a) (e) (f) |
| 4.2.4 | The site has been used by the Berry & District Historical Society since 1975. | (a) |
| 4.2.5 | A number of original plantings remain in their original configuration. | (a) |
| 4.2.6 | The garden contains some fine examples of particular plant specimens – cordyline, camellias, port wine magnolia. | (a) |
| 4.2.7 | The garden has positively contributed to the streetscape of Berry since the construction of the bank and residence. | (c) |
| 4.2.8 | The building and garden continue to be used by the community. The building is occupied by the Berry & District Historical Society who utilise the indoor and outdoor spaces for their displays. | (c) |
| 4.2.9 | The former E. S. & A. Bank and its garden have landmark qualities in the Berry township relating to its prominent siting along Queen Street next door to the Post Office at the entrance to the township. The bank and its garden are both significant elements in the streetscape. | (c) |

4.3 Nature of Significance

4.3.1 Historical Significance

The site was purchased from the Berry Estate specifically for the purpose of establishing a bank and bank manager's residence and was used as such from 1885 to 1949 and 1950 to 1972. It is a rare and representative example of a country bank and attached residence with a fair degree of its grounds/property intact.

The Former E. S. & A. Bank residence garden contains a typical array of plants from the Victorian period with some mature plants still extant, allowing for clear interpretation of the garden. These plants include the variegated camellias (*Camellia japonica*), port wine magnolia (*Michelia figo* [*Magnolia fuscata*]), cordyline (*Cordyline australis*), iris, fuchsia (*Fuchsia magellanica*), hydrangeas, dracaena and cannas (*Canna indica*).

4.3.2 Aesthetic Significance

The garden has positively contributed to the streetscape since the bank and residence was built in 1885. It is an important landscape element in a built up streetscape.

The gardens retain evidence of the original layout of the gardens of the property, which were unique in catering to the needs of a private residence located behind a public building.

The original layout of the garden was typical for such a building of the time. The formal presentation garden (western side) led to the main entrance of the residence, the house garden was to the rear of the residence (not visible from the street), and the orchard and coach house were to the rear of the property, hidden from Queen Street by a privet hedge that divided the property. The gardens on the eastern and western sides of the bank and residence enhanced the streetscape aesthetically because they were visible from the street.

While there is a substantial loss and/or change in plant material, the garden retains elements of its original layout and the intent of the landscaping around the building can be clearly understood. The garden retains good integrity and fair-good intactness.

4.3.3 Social Significance

The building has social significance to the community as a former bank and to the former residents of the building as a bank manager's residence.

The building and grounds remain significant to the Shoalhaven community through their use by the Berry & District Historical Society since 1975.

4.3.4 Technical/Research Significance

The former E. S. & A. Bank and grounds are significant to the state of New South Wales as a rare example of a late Victorian Gothic country bank building and attached residence constructed in a small township.

4.4 Items of Significance

Following are individual elements located on the subject site which are considered to be of heritage significance:

- Former E. S. & A. Bank building with attached residence
- Remains of underground cistern
- The garage shed and its base/surrounding foundations
- Plant material including:
 - Camellia (*Camellia japonica*) (Note, this only pertains to the camellia marked as no.5 in Figure No.31).
 - Cordyline (*Cordyline australis*)
 - Port Wine Magnolia (*Michelia figo* [*Magnolia fuscata*])

4.5 Heritage Assessment Matrix

| Value | Representative | Rare |
|--------------------|-----------------------|--------------|
| Historical | Local | |
| Aesthetic | Local | |
| Social | Local | |
| Technical/Research | Local | Local |

4.6 Definition of Curtilage

The original boundary of the E. S. & A. Bank property (running from Queen Street to Albert Street) is the historic curtilage for the subject building and garden.

However, the curtilage of the bank and attached residence and grounds has been greatly reduced by the construction of the Fire Station in the rear yard of the residence. The fire station impacts on the physical and visual curtilage of the bank, attached residence and grounds by its location, size and unsympathetic building material.

The physical curtilage of the bank has been further reduced by the location of the brick pillar and palisade fence inside the western boundary of the subject site.

The original allotment of the subject site forms an appropriate curtilage to the building and grounds. This curtilage also extends visually to the mountains to the north. This curtilage has largely been encroached upon by the inappropriate development to the rear and side of the building.

The immediate curtilage is now defined by the façade of the fire station at the rear of the property and the boundary treatments applied to the grounds surrounding the bank building. There is potential for the original historic curtilage to be restored along the western boundary by removal of inappropriate boundary treatments. The extended visual curtilage to the mountains to the north still exists. However, this has also been encroached upon by development in this area. This is shown in Figure No.32

The subject building, situated at the entrance to the town of Berry, is also a part of the larger Berry township precinct. Consideration of proposals for development in the surrounding area should take into account the significance of the subject site, especially its formal presentation to Queen Street and the views & vistas still present from the rear gardens.

Also refer to Figure 33 which indicates the important extended connections that relate to the subject site.

Historical curtilage – possibility of extension of immediate curtilage to this original boundary with removal of inappropriate boundary treatments along western boundary

Immediate curtilage

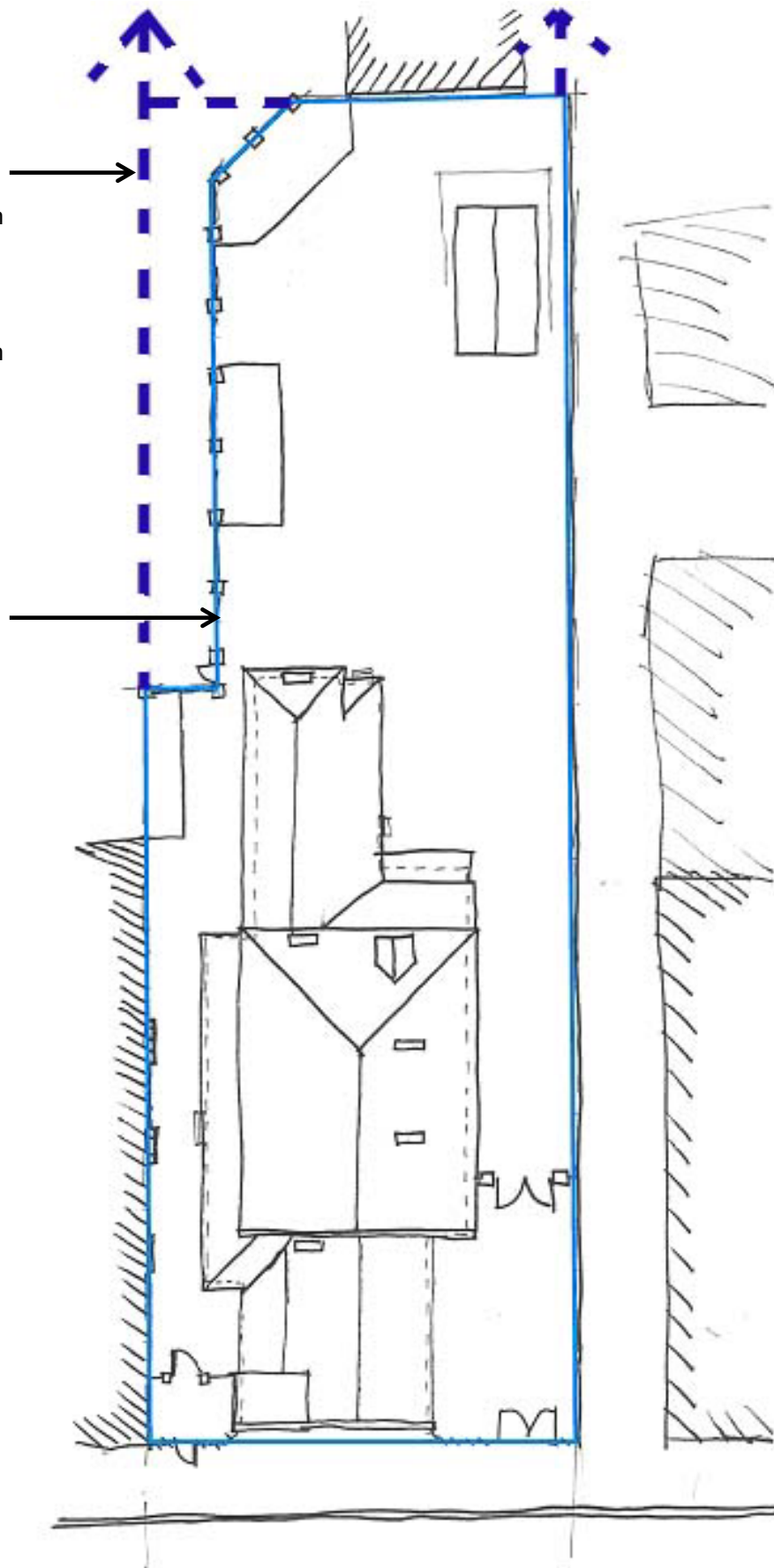


Figure No.32: Immediate curtilage of the Former E. S. & A. Bank.

4.7 Grading of Significance

Considering the physical and documentary evidence gathered, the Statement of Significance and various constraints, requirements and opportunities, the grading of significance is possible.

This grading of significance has been based on the NSW Heritage Manual provided by the NSW Heritage Office and NSW Department of Urban Affairs and Planning.

Exceptional significance (Fulfil criteria for local or State listing)

Rare or outstanding item of local or State significance.
High degree of intactness.
Item can be interpreted relatively easily.

High Significance (Fulfil Criteria for Local or State Listing)

High degree of original fabric.
Demonstrates a key element of the item's significance.
Alterations do not detract from significance.

Moderate Significance (Fulfil Criteria for Local or State Listing)

Altered or modified elements.
Elements with little heritage value, but which contribute to the overall significance of the item.

Little Significance (Does not fulfil Criteria for Local or State Listing)

Alterations detract from significance.
Difficult to interpret.

Intrusive (Does not fulfil criteria for local or State listing)

Damaging to the item's heritage significance.

4.7.1 Subject Site

The zones of significance are indicated on the site plan and are rated according to intactness from the highest level, one (1) down to the lowest, five (5).

4.7.1.1 EXCEPTIONAL SIGNIFICANCE (CATEGORY 1)

4.7.1.2 HIGH SIGNIFICANCE (CATEGORY 2)

4.7.1.3 MODERATE SIGNIFICANCE (CATEGORY 3)

4.7.1.4 LITTLE SIGNIFICANCE (CATEGORY 4)

4.7.1.5 INTRUSIVE (CATEGORY 5)

Refer to Figure No.33.

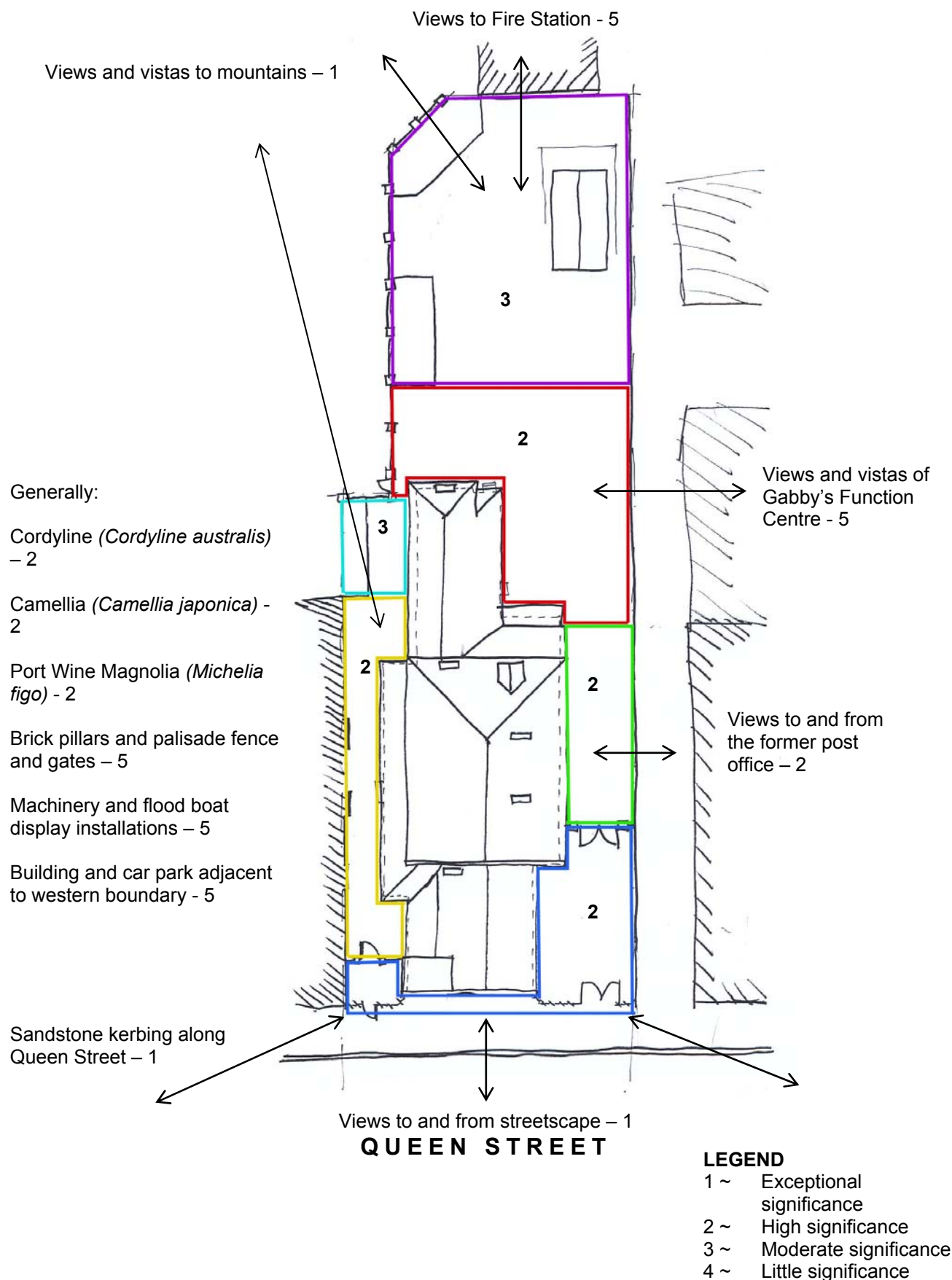


Figure No.33: Levels of Significance – Subject Site

5 ~ Intrusive

5.0 MANAGE SIGNIFICANCE

5.1 Constraints and Opportunities

This section outlines the main constraints and opportunities which need to be addressed in the conservation management policy for the subject site and building.

5.1.1 Physical constraints and requirements arising from the statement of significance

- 5.1.1.1 No activity should be allowed that will confuse the fact that the Former E. S. & A. Bank constitutes an important component of the development of the Berry township.
- 5.1.1.2 The subject site's early planning, detailing and design features which identify it as a bank and bank manager's residence and garden should be conserved.
- 5.1.1.3 The subject site including the ESA Bank building and residence, its garage/shed and its gardens should be conserved as an example of a late nineteenth century Victorian Gothic bank and bank manager's residence and garden. No additions or alterations should be allowed which compromise this significance.
- 5.1.1.4 Any new building, services, landscaping or activities in the vicinity of the ESA Bank site should have regard to the setting and design of the property and to the scale, style and character of the bank and adjacent development.
- 5.1.1.5 Significant landscape elements and plantings should be retained and conserved. For significant landscape elements and plantings refer to Section 4.4 of this report. Plant stock may be relocated as appropriate if the existing location is found to be unsuitable.
- 5.1.1.6 The landscaping of the property should be reinstated to the character of the gardens associated with the banking period of the building (1885-1949).
- 5.1.1.7 Significant fabric should be retained in-situ and conserved. This includes but is not limited to the 1950s shed built on the foundations of possibly the former stable and carriage house.
- 5.1.1.8 No activity should take place which could destroy a potential archaeological resource. This applies to the areas below and in the vicinity of the subject site. This includes, but is not limited to, the underground cistern and the foundations of the former coach house.
- 5.1.1.9 The subject site and building should be used for community purposes.

5.1.2 Opportunities and constraints arising from ownership and use

5.1.2.1 Ownership

The site is owned by Shoalhaven City Council and is leased to the Berry & District Historical Society.

The subject site is zoned Special Uses 5(a) – Museum. Thus, under the Local Government Act 1993, the site has a number of requirements, guidelines and constraints which apply to it. The objectives of the zones are as follows:

Special Uses 5(a)

The objectives are to identify land for certain community facilities and services including areas for off-street parking in private ownership.

5.1.2.2 Uses

The building is currently used by the Berry & District Historical Society as a museum. The rear portion of the yard contains some museum displays.

5.1.3 Opportunities and constraints arising from physical condition

Future landscaping works should take into account the documentary and physical evidence uncovered during the research of this report. The Landscape Concept Plan contained in the 2003 *Former E. S. & A. Bank Design and Documentation Works* report prepared by Tropman & Tropman Architects should be implemented. Current and future uses of the building should also be taken into account.

5.2 Opportunities

The gardens of the subject site are currently being underutilised. Reinstatement of the garden should be considered to encourage increased visitation and use of the garden by the public.

The opportunity to reinforce existing significant vistas especially to the mountains at the rear and to the southern façade of the ESA building from Queen Street should be a part of any proposal for future development.

The opportunity to create a link between public spaces on either side of the site exists in the rear yard of the property. This will result in increased visitation to the site.

Possible future uses of the garden that could encourage increased use of the site are listed below.

- **Historical Exhibit**
The opportunity exists for the garden to become an exhibit in itself and form a part of the Berry Museum.
- **Café**
There is the potential to locate a café in the garden, to the rear of the site. The café could be limited to serving tea and coffee and scones with a small number of tables and chairs or garden benches located in the garden. Alternatively, there could be a self-serve system set up on a table, possibly on the rear verandah, where visitors help themselves and take their purchase into the garden.
- **Lunch Time Retreat**
The garden could be used as a peaceful, beautiful place for people to come and sit during their lunch break.

6.0 ASSET MANAGEMENT GUIDELINES

The following is a conservation policy (Asset Management Guidelines) arising out of the Statement of Significance, the Physical Condition and other constraints (refer to Section 5.0). An approach should be chosen for the subject site that allows as many as possible of these conservation policies to be implemented.

The implementation of this policy will allow the clear interpretation of the significance of the site and the most appropriate way of caring for the significant fabric.

Please note this conservation policy relates specifically to the landscaping of the site. Please refer to the 1999 CMP for policies relating to the Former E. S. & A. Bank.

6.1 Definitions

Following are definitions of conservation terms as used in the Burra Charter.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
(For the purposes of this report the *place* is to be known as the study area).

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric means all the physical material of the *place* including components, fixtures, contents and objects,

Conservation means all the process of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the *cultural significance* of a *place*. Such use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

6.2 Conservation procedures at the site

6.2.1 Burra Charter Conservation Methodology

Generally, treat the site as being of cultural heritage significance, and consequently guide works and activities at the site by the provisions of the Australia ICOMOS Burra Charter.

6.2.2 Management of the Site

Manage the site in a way which allows the maximum of this policy to be implemented and followed.

The policies outlined in this document should be adopted as the guide to future planning and work at the site.

6.2.3 Conservation Team

Personnel skilled in disciplines of conservation practice, including professionals, skilled landscape, building and engineering trades, etc should be engaged as appropriate to advise or implement conservation works at the site.

Personnel involved in the documentation and implementation of works at the site should be recorded for future reference.

6.2.4 Systematic Record

Carry out, catalogue and archive systematic surveys of the site, before, during and after any works in accordance with NSW Heritage Office and NSW Department of Urban Affairs and Planning Guidelines.

Any new information that comes to light during and after works at the site shall be recorded in a report, a copy of which shall be held at the archive of the site.

6.2.5 Archive of the Site

Assemble, catalogue and make readily available to the public for inspections, copies of all known historical drawings, pictorial documents and written records relating to the site in a permanent archive of the site.

6.2.6 Review this Conservation Management Plan

This Conservation Management Plan should be revised after major works have been carried out at the site and otherwise at regular intervals, firstly five (5) years from its adoption.

6.2.7 Documentation of Conservation Works

Any proposed works to heritage items shall be documented in a way that allows scrutiny by others before they are executed and can be retained for posterity. The documentary or physical evidence upon which conservation decisions are made for each part of the element should be cited. A copy of the documentation, including schedules and drawings, should be held at the archive of the site.

6.2.8 Archaeological Finds

Assemble, catalogue and safely house all archaeological finds that have been or are in the future removed from the site.

6.2.9 Interpretation

The subject site and building should be easily interpreted as being a bank and bank manager's residence. The long standing use of the subject building by the Berry & District Historical Society should form an integral part of the interpretation of the subject site. Any landscaping features such as fencing and pathways should also be interpretive, reflecting features and layouts of the site.

6.2.10 Community Involvement

The local community should be given the opportunity to participate in and contribute to decisions which are made about the use and management of the site.

6.2.11 Funding

Shoalhaven City Council may be eligible for grant funding to assist them to meet the costs of conservation at the site. Possible sources of funding include:

- NSW Heritage Office program
- Local Council grants
- Department of Land and Water Conservation

It should be noted that competition for the Heritage Office funding is very strong and the NSW Heritage Office prefers that the site is run at a revenue neutral (or profit) for Council rather than relying on grants.

6.3 Subject Site

6.3.1 The views and vistas to and from the mountains to the north and the subject site should be retained.

6.3.2 The relationship between the former E. S. & A. Bank and Queen Street should be maintained. No development or planting along the footpath or kerb should be allowed in the area in front of the subject site.

6.3.3 Retain asphalt pavement treatments to the front of the ESA Bank building.

6.3.4 Retain and conserve sandstone kerbing to Queen Street.

6.3.5 Reinstate hitching posts along the kerbing of Queen Street in front of the ESA Bank building as evidenced in early photographs.

6.3.6 Any development in the vicinity of the subject site should be carefully considered to ensure that it does not negatively impact on the significance of the subject site.

6.3.7 Any development (eg. sheds, enclosures, paths, fences, harbours) within the subject site should remain in the character of the former E. S. & A. Bank building and residence, i.e. late Victorian.

6.3.8 In the event of any disturbance having to take place, a suitable heritage consultant or archaeologist should be engaged to assess, record and monitor the works

6.3.9 All sub-surface areas below and adjacent to the site should be considered to have archaeological potential, particularly the foundations of the existing garage and the area off the eastern verandah (underground cistern).

6.3.10 The design for the garden should be accessible to and encourage greater use of the site by the public.

6.3.11 The design for the garden should clearly interpret the various garden areas and elements identified in this report as being attributed to the occupancy of the site during the banking period of the building.

6.3.12 The remaining area belonging to the former E. S. & A. Bank and residence should be reinstated to reflect the mature gardens that developed through the banking period of the property (1895-1943). This is to be considered using documentary evidence (especially photographic evidence) which chart the progress of the maturing gardens. Refer to Figure Nos. 4-21. Also refer to the 2003 *Former E. S. & A. Bank Design and Documentation Works* report prepared by Tropman & Tropman Architects.

- 6.3.13 Elements intrusive to the desired character of the garden should be removed. If this is not practicable, the design for the gardens should reduce the visual impact of these intrusive elements on the garden.
- 6.3.14 All fencing at boundaries should be constructed of timber, timber paling along side and rear boundary, and timber picket fence and gates along front boundary.
- 6.3.15 Remove the wire mesh entrance and driveway gates and reinstate picket gates.
- 6.3.16 Reconstruct picket fence along south boundary to match the higher fence seen in early photographs.
- 6.3.17 Remove the wire mesh fence from either side of the path in the western garden (at front steps to residence).
- 6.3.18 The brick pillar and palisade fence is an intrusive element and should be removed. If this is not practicable, it should be disguised wherever possible by plantings.
- 6.3.19 Any security fencing or gates located within the subject site boundaries should be of an open nature, i.e. palisade fencing.
- 6.3.20 The freestanding signs for the museum (at the fences on the eastern and western sides) are intrusive elements and should be removed. A smaller sign could be attached to the fence and should be no higher than the fence.
- 6.3.21 The driveway from Queen Street to the existing garage in the rear should be retained. The driveway should be gravelled within the civil presentation garden on the eastern side of the building. The remainder of the driveway should remain as an open area of lawn.
- 6.3.22 The two display installations, the machinery shed and flood boat display, are intrusive elements and should be removed. If this is not practicable, the installations should be enclosed in a suitable manner to resemble outbuildings appropriate to the style of the garden and residence.
- 6.3.23 Retain and conserve early and significant plantings and remove intrusive plantings. Significant plantings to be retained in-situ include the following (refer to Section 4.4):
- Camellia (*Camellia japonica*) (Note, this only pertains to the camellia marked no.5 in Figure No.31).
 - Cordyline (*Cordyline australis*)
 - Port Wine Magnolia (*Michelia figo* [*Magnolia fuscata*])
- Plantings that may be removed include, but are not limited to, the following:
- Cocos palm (*Arecastrum romanzoflanum*)
 - Camphor laurel (*Cinnamomum camphora*)
 - Jacaranda (*Jacaranda mimosifolia*)
- 6.3.24 Plant material considered to be appropriate to the banking period of the site may be retained and/or relocated as appropriate in the design of the garden. These include
- Hydrangeas (*Hydrangea macrophylla*)
 - Fuchsia (*Fuchsia magellanica*)
 - Geraniums (*Pelargonium sp.*)
 - Cannas (*Canna indica*)
 - Iris (*Iris sp.*)
 - Ferns (Note, this only pertains to the ferns adjacent to the western verandah).

- 6.3.25 Regular maintenance of the plantings on the site should be undertaken as required. This should take the form of a regular inspection (no longer than every six months) by an arborist and pruning as required.
- 6.3.26 Investigate the area north of the path on the eastern side of the residence (off verandah) for evidence of the underground cistern and recreate pump, etc.
- 6.3.27 The subject site should continue to be used for community purposes in keeping with the historical use of the site.
- 6.3.28 The landscape concept plan contained in the 2003 *Design and Documentation Works* report prepared by Tropman & Tropman Architects for the site should be adopted and implemented as soon as possible.