

Item name: Clevedon - second house

Location: 2034 Gresford Road East Gresford 2311

Dungog

Address: 2034 Gresford Road

Planning: Hunter & Central Coast

Suburb/nearest town: East Gresford 2311

Local govt area: Dungog

Parish:

State: NSW

County:

Other/former names:

Area/group/complex:

Group ID:

Aboriginal area:

Curtilage/boundary:

Item type: Built

Group: Residential buildings (private) **Category:** Homestead building

Owner: Private - Individual

Admin codes:

Code 2:

Code 3:

Current use:

Former uses:

Assessed significance: Local

Endorsed significance:

Statement of significance: The land on which Clevedon stands is a record of the European settlement of this area from 1836 and the early settler George Townshend. It is also a record of the McCormick's family use of the land who purchased the land from Townshend in the late 1830s. The existing Clevedon house is later evidence of the residence of the land by the McCormick family and was built in 1898 for the grandson of James McCormick, Edward James Sarsfield. The stages of development of the land are recorded by the existence of the first house built on this land, probably by Townshend, which is a ruin. The second house is not extant, though there is the archaeological potential for the site and foundations to be researched.

The existing Clevedon House records the later use of the building as the Gresford Hospital from 1929-53 and 1956-84 with an interruption to its hospital use during WWII. The later timber addition was built for this purpose. The reversion of the hospital as a residence in 1984 and current use as a bed and breakfast record the later uses of Clevedon.

Clevedon is a refined example of a late Victorian house dating from 1898 with some elements of the Queen Anne style popular with domestic architecture. The decorative elements include plaster frieze and turned timber which indicate a transitional style building. The symmetrical front façade, twin gables and the designed detail to each gable show an understanding of architectural design and proportion. It is therefore likely to have been designed by an architect.

The former hospital use of this building is likely to contribute to its social importance and value in the community of Gresford.

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Historical notes of provenance: The land was purchased by George Townshend in 1836. James McCormick bought the land on which the Clevedon homestead is now sited from George Townshend. James migrated from Ireland in 1833 with his wife Ellen and 3 year old daughter Mary. In 1862 Mary married Edward W. Doyle and had two children Joseph and Edward James Sarsfield. Clevedon house was built in 1898 for Mary McCormick's son, Edward James Sarsfield after his marriage in 1895 to Lillian Kathleen Robertson.

The property owned by James McCormick has in the course of its history included three houses. According to current owners there is no remaining evidence of the first house. The second house, built by Townshend is a ruin and located to the south-east of the main house and in proximity to the Allyn River. It was altered with the removal of the upper storey and rebuilt at Trevallyn as a part of a house now known as "The Harboursage"

Gresford Hospital was destroyed in a fire in the 1920s and the community opened Clevedon for use as a hospital. During WWII, the hospital did not function and the house was rented out to as a residence. Apart from this interruption in its operating, the hospital functioned from 1929-53 and then from 1956-84. A timber framed addition was built to the south of the house for use as an operating theatre, laundry, bedrooms, pan room and men's toilet. The original dining room was used as the men's ward and the two front rooms on the north as the women's ward. Later records at Maitland Hospital record that the doctor was paid to attend to 16 patients. In the 1960s Maitland Hospital took over the operation of the hospital. The hospital was closed in 1984 and was purchased by Mrs O'Laughlin and restored for residential use and then rented until 1995. Gavin Buchanan then purchased the house and applied for a Bed and Breakfast licence, though he did not commence this use. Belinda and Ellis Richards purchased the house in 1997 and began to operate Clevedon as a Bed and Breakfast. The current Clevedon is located on 82 acres and includes a vineyard, orchard and gardens and adjoins the Allyn River. New buildings adjacent to the house have been built by the Ellis's and these include Bed and Breakfast accommodation and tea rooms and shop.

| | | | |
|----------------|-----------------------|--------------------|--------------------|
| Themes: | National theme | State theme | Local theme |
| | 4. Settlement | Land tenure | |
| | 3. Economy | Health | |

Designer: John Wilshire Pender?- more research required to determine the architect.

Builder:

| | | |
|---------------------------|-----------------------------|------------------|
| Year started: 1898 | Year completed: 1898 | Circa: No |
|---------------------------|-----------------------------|------------------|

Physical description: The homestead is constructed in brick in colonial bond with rendered details including a low plinth, sills, chimneys and gable ends. A verandah is located on the north, east and west elevations with turned timber posts valance and timber floor. The north elevation of the house which is the front entrance is symmetrically designed with twin gables around a centrally placed front door. The gables on the front facade are highly decorated and the gable on the west is simplified. The front gables include a plaster frieze (Greek key pattern) elliptical vents and carved timber louvres and rendered label mould with expressed keystone. The central door is a doorcase with 4 paneled door and double hung windows. The roof is clad with colorbond and lead flashings intact and new high front colorbond gutters. An addition to south for hospital use is timber framed with rebated weatherboard cladding and window hoods to east windows.

A recent outbuilding includes machinery shed clad in metal sheet zincalume and water tank. The driveway entrance is tree lined with a carriage loop at termination. Gardens are recently planted as earlier photographs show a more open area. The fence has been reconstructed based on historic photographs and is a timber post and rail with wire.

Physical condition level:

Physical condition: House and garden in good condition and well maintained.

Archaeological potential level:

Archaeological potential Detail:

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Modification dates: Addition likely to have been for the opening of the hospital in 1929.
Additions for the Bed and Breakfast built during the Ellis's ownership since 1997.**Recommended
management:**

| Management: | Management category | Management name |
|--------------------|----------------------------|------------------------|
|--------------------|----------------------------|------------------------|

Further comments:

Criteria a): The land on which Clevedon stands is a record of the European settlement of this area from 1836 and the early settler George Townshend. It s also a record of the McCormick's family use of the land who purchased the land from Townshend in the late 1830s. The existing Clevedon House is a later record of the residence of the land by the McCormick family and was built in 1898 for the grandson of James McCormick, Edward James Sarsfield. Three houses, including Clevedon were built on this land, the second which is not extant and the first which is in a dilapidated state. The stages of development of the land are recorded by the existence of the first house probably built for Townshend which is a ruin. The second house is not extant.

The existing Clevedon house records the later use of the building as the Gresford Hospital from 1929-53 and 1956-84 with an interruption in operation as a hospital during WWII. The later timber addition was built for this purpose. The reversion of the hospital as a residence in 1984 and current use as a bed and breakfast record the later uses of Clevedon.

Criteria b): The house and property is associated with the McCormick family who were early settlers in the Gresford area with their ownership of the land dating from the late 1830 .

Criteria c): A refined example of a small Victorian house with some elements of the Queen Anne style popular with domestic architecture. Some elements show an understanding of architectural design and proportion with the symmetrical front façade, twin gables and the designed detail to each gable. It is therefore likely to have been designed by an architect and the current owner thinks it may be the work of J.W. Pender, though it was not found in the Pender archive. The decorative elements include plaster frieze and turned timber which indicate a transitional building between styles.

Criteria d): The former hospital use of this building is likely to contribute to its social importance and value in the community of Gresford.

Criteria e): The dilapidated house located on the adjoining property and the site of the first house has the potential to reveal further information on the history of this place.

Criteria f):
[Rarity]

Criteria g):
[Representative]

Intactness/Integrity: The house retains its integrity externally and displays layers of use as a residence and hospital. The introduction of new materials is reversible. The interior of the house was not inspected.

| References: | Author | Title | Year |
|--------------------|----------------------------|----------------------------|-------------|
| | Belinda and Ellis Richards | | 2013 |
| | Belinda and Ellis Richards | Clevedon pamphlet, undated | |

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| Studies: | Author | Title | Number | Year |
|----------|-------------------------|------------------------------|--------|------|
| | Perumal, Wrathall & Mur | Dungog Heritage Study | R27 | 1986 |
| | Carste Studio | Dungog Heritage Study Review | 3 | 2013 |

| Parcels: | Parcel code | Lot number | Section number | Plan code | Plan number |
|----------|-------------|------------|----------------|-----------|-------------|
|----------|-------------|------------|----------------|-----------|-------------|

Latitude:

Longitude:

Location validity:

Spatial accuracy:

Map name:

Map scale:

AMG zone:

Easting:

Northing:

Listing: Name

Title
Heritage study

Number **ListingDate**

Data entry: Data first entered: 21/01/2013

Data updated: 20/11/2013

Status: Partial

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Image:



Caption: Clevedon

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Image by: Carste Studio

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