

MOSMAN HERITAGE REVIEW

Report on Study

Paul Davies Pty Ltd
Architects Heritage Consultants

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Introduction

Paul Davies Pty Ltd has been commissioned to review 24 properties (or groups of properties) and 10 fences (over 18 separate properties) within the Mosman Council Area that have been recommended or identified over time, in a range of heritage studies and reports, for their potential to have heritage value as heritage items.

The list of places within the brief is diverse and covers a broad range of place types, reflecting the diverse range of studies from which they were drawn. The major studies from which the properties in this study were drawn are:

- Fences and Follies Study (DEM Consultants)
- Waterfront Heritage Survey (Godden Mackay Logan)
- Area specific studies of Belmont and Cabramatta Roads area, Clifton Gardens and the Glover Street Area

The first stage of the study was to undertake fieldwork and archival review of council records to gain an overview of the status of each place prior to making recommendations. The outcome of this first stage of work was that a significant number of the properties reviewed fall below the threshold for inclusion on the Mosman LEP as Heritage Items and in our opinion should not be subject to further study or analysis. These conclusions were reached by assessing each place against standard criteria for inclusion as a heritage item but more importantly by comparison with other places in the council area both listed and not listed as heritage items to enable each property to be seen relative to other similar places.

An interesting part of undertaking a heritage study is determining the 'threshold' for inclusion as a heritage item. It is also the most difficult part of a study as values are not consistent across a wide range of places and inevitably inconsistencies arise when a large range of places are examined. It is not part of this brief to re-define thresholds but to apply existing ones to the properties and features in the study. In reviewing the various properties we have adopted an approach of caution so that we have recommended for listing only those places that we assess have a clear reason for listing. We have done this for several reasons:

- 1 Most of the places currently listed in the LEP heritage schedule are very fine examples of their period or style (particularly houses which are the focus of the present study), often set in mature and well established gardens and settings. There are also other good examples of various styles, often within close proximity to the properties in this study, that are not on the heritage schedules. Most of the houses or items identified in this study are not exceptional or very fine examples even though a number of the properties are of some interest. Also a number of the study properties are altered, in some cases extensively, that reduces their potential heritage significance.
- 2 The small-scaled waterfront properties from the earlier settlement of Mosman (three in number) are very good and rare examples of the modest waterfront development that has largely disappeared in the council area. This group are under-represented in the LEP schedule.
- 3 A number of mid to late twentieth century houses are included in the study. One or two of these may have potential to be considered for listing but the list of places is very small and the rationale for their inclusion in this study is very limited as they appear to all have been identified from the water as prominent buildings. Prominence is not significance although the two may occur together. By simple comparison with adjacent

places to those nominated it is clear that equally interesting modern buildings and in some areas more interesting modern houses exist that should be represented in the heritage schedule. However, detailed assessment of whole areas is needed to determine which places have that potential heritage value, this is beyond the project brief.

- 4 We are reticent to recommend any place for listing on the heritage schedule where it may lower the current threshold as we understand that threshold from the current heritage schedule in the LEP. If we were to recommend such places it would have two effects. Firstly it would place those places nominated in an unfair position as comparable buildings are not being recommended for listing and secondly it would suggest that a further review is required to capture the range of buildings that would then fall into the new threshold. We understand that Council do not wish to do this and we would strongly recommend against such action given the extensive heritage studies that have previously been undertaken.

Two groups of buildings were identified in the study brief, one in Glover Street which the study determined should not be individual heritage items or a separate conservation area but potentially part of a broader conservation area that has already been identified and mapped and a small group of five buildings in Lower Boyle Street. One of these is presently a heritage item but the immediately adjacent buildings are of similar quality, historical interest and integrity. There are also individual buildings of similar quality and period that are not recommended as heritage items in the council area. This small group of buildings with their intact setting above a bushland foreshore reserve stand out as a group as a very fine example of early twentieth century development that remains reasonably intact in both buildings, setting and character. Even though the study brief is to look at potential heritage items it is our conclusion that this group should be a new conservation area that includes the reserve and the foreshore and the currently heritage listed boatsheds as an excellent precinct that captures the early character of the suburb. This also raises the question of how to address the one residential building within the group that is currently heritage listed. The logical action would be to de-list this building and for the buildings within the group to have equal status within the conservation area however, removing heritage items is difficult and effectively the level of protection for each building will be similar irrespective of individual or group listing. Consequently we are not recommending the de-listing of this building although if Council wished to proceed with de-listing we would support the action.

There has also been considerable concern expressed by some owners of nominated properties about the study and the potential impacts of heritage listing on their properties. While this is not unusual in a heritage study it is noted that a number of the properties being considered have been previously considered or have been subject to uncertainty resulting in owners having previously responded to council about potential heritage listing. As there have been a significant group of places which we have not recommended for heritage listing we provided an interim report on the places that we have been able to assess quickly with adequate information to come to an informed recommendation. After consultation with council officers the owners of these properties were advised that the report would recommend to Council that their property not be listed.

As a consequence, we recommend to Council that the attached schedule of places not be proceeded with in terms of heritage listing be adopted.

The balance of the properties being considered comprise two groups, those places that we consider do have sufficient heritage value to justify listing and those that should be included in a current heritage listing or within a conservation area listing. This second group comprises fences, most of which are within existing conservation areas or attached to heritage items.

We also make several other recommendations that arise from the work undertaken. These are:

- 1 A number of properties dating from the late 1930's through to the 1970/80 period were identified as potential heritage items, most of these are not recommended for listing however they form part of an extensive grouping of fine residential buildings from this period that should be considered in a separate study.

The benefits of undertaking such a study are that it would allow a proper comparative analysis of buildings rather than a random approach and should achieve the most important buildings being recommended for heritage listing. This was seen in the present study where buildings nominated for potential listing were adjacent to equally fine buildings that were not identified creating a comparative difficulty in proceeding with the nominated buildings. Several of these identified buildings may in a future study be recognised as significant but that is not possible to determine at this time. Another potential outcome of such a study could be the creation of a conservation area or areas to reflect particular important areas of development.

The consequence of this for this study is that only places from the middle to late twentieth century of very clear individual heritage significance are nominated for listing.

- 2 A number of recommendations in previous heritage studies are based around creating conservation areas and considerable work has been done identifying the relative value of buildings within those areas, however the conservation areas at this time have not been proceeded with. Some of the buildings being considered in this study have been identified in those studies as level 1 contributory buildings which we confirm in this study is a correct assessment of their heritage value. The preferred management regime for these places is within a conservation area. If Council does not proceed with creating conservation areas it may be advisable to review all of the recommendations related to level 1 buildings in the various studies to determine if any of the buildings within those proposed areas justify separate listing. Again this should be done on a comparative basis as the recommendations previously made were on the basis that a conservation area would be implemented. Many of the buildings in the current study would be more than adequately protected as contributory buildings within such areas.
- 3 There is some disparity between existing heritage listings that makes comparative assessment difficult. While most of the current listings are sound and defensible there are buildings of similar quality and character that are not listed. When comparing buildings from the current study to listed and non-listed buildings there are examples that on a comparative basis suggest both listing and not listing.
- 4 Some of the identified fences are attached to existing heritage items, we recommend they simply be noted as part of the already listed place. Other fences are included in conservation areas. We recommend that the heritage value of fences, both stone and metal and in some locations timber, along with stone retaining walls, stone kerbs and gutters, public fencing, particularly at changes in level in public areas be recognised as

a group in each conservation area with controls to ensure their long-term protection and conservation.

- 5 Two of the sites identified in this study are related to specific features of the Sydney Harbour National Park managed by DEC through NPWS. The 1996 heritage study identified a range of NPWS sites in various forms. In total twelve NPWS sites are included in the heritage schedule and cover all of the land managed by NPWS within the Council area. The principal listing is for the Sydney Harbour National Park in its totality. This is a general listing and does not address specific sites. A further five listings cover the major areas within the park such as Middle Head, Georges Head etc. These listings make reference to some of the more obvious features on those sites but the listings are not comprehensive. A further six listings cover specific sites within the above listings such as the beehive casemates, a dance hall, etc.

None of the listings contained in the LEP are comprehensive or detailed although the casemate listings are quite specific. There are extensive elements within the National Park area of considerable significance that are not recognised within these listings even though generally the whole area is listed.

This study recommends that further specific listings of items within or attached to the Sydney Harbour National Park should not be undertaken at this time as there is an implication that if specific items are listed in detail and others are not listed at all, despite the overall listing, that degrees of value are being placed on all items even though not intended. NPWS are currently reviewing much of the foreshore National Park area within Mosman for heritage values on a comparative basis.

It is recommended that consultation with NPWS be undertaken and the twelve current listings be reviewed and revised to reflect the status of the sites and their features. A likely outcome will be one overall data sheet for the Sydney Harbour National Park (within the Mosman Council boundaries) identifying the key groups of places and features with an overall statement of significance for the National Park as it is now found (in contrast to the various historic components) and that if necessary, further data sheets for each separate area (Middle Head, Georges Head, Obelisk Point, Athol Gardens, Bradleys Head and Ashton Park) be prepared that identify the important sites and their comparative value. Further detail should then be referenced to the NPWS database and material related to these sites. This is recommended as the creation of the National Park is of great significance to Mosman where the remaining military and other sites within the Park boundary have different cultural values than the creation of the Park.

In terms of this study it is recommended that the wharf remains at Cobblers Beach (which appear to be controlled by Waterways and not Council or NPWS) and the amphitheatre at Athol Bay (which is of recent origin being designed by Rick LePlastrier and Craig Burton) not be separately listed as potential heritage items even though they are both places of potential cultural significance.

SUMMARY OF RECOMMENDATIONS

The following list is a brief summary of the various recommendations that arise from the report section of this study and from the individual data sheets for properties:

- 1 The following places be included on the Mosman Heritage Schedule as new heritage items:
 - 1 Rosherville Rd
 - 3 Musgrave St – boatshed only
 - 8 Cyprian Street – boatshed and attached residence only
 - 18 Rickard Avenue
 - 40 Kardinia Avenue – fence only
 - 83 Parriwi Road
 - Parriwi Road park and foreshore area
- 2 The following fences be included on existing heritage listings within the LEP and that each listing be amended to specifically note the fence as part of the heritage listing. The wording could be amended to simply note *"The heritage listing includes the fence which is contemporary with the construction of the dwelling and which forms part of the overall heritage significance of the place and its setting."* These properties are:
 - Fence and entry gate 42 Kardinia Road
 - Fence at 63 Bradleys Head Road
 - Fence at 19 Prince Albert Street
 - Fence at 30-32 Bradleys Head Road
 - Fence at 2 Iluka Road
- 3 The following area be created as a Heritage Conservation Area within the Mosman LEP:
 - 2 – 10 Lower Boyle Street and the adjacent waterfront reserve area as mapped on the plan attached to the listing proposal.
- 4 The following clauses be added to the heritage conservation area descriptions to further recognise and protect sandstone features and fences:
 - 1 The sandstone walls, kerbs, fences and features are key elements of the character of the Mosman Council area. They collectively contribute to the heritage and urban values of their settings. While not all features are of equal heritage value, it is the range and collective value that is most important in retaining the character of the area.

No work to sandstone elements in both the public and private domain should take place without development consent. Work includes demolition, partial removal, alteration extension or any works that affect the appearance of the feature.
 - 2 Heritage fences are a very important streetscape element of the conservation area. Fences vary in style and material and include stone fences, stone and iron fences, timber fences or timber and metal fences. In a number of locations fences are a continuous feature across a number of properties reflecting a common design and construction, in other areas the use of a material such as stone links a range of properties.

Any proposed work to fences within the conservation area requires development consent. Work includes, removal, alteration, extension, painting previously unpainted surfaces or any work that changes the appearance of the fence.

- 5 The above policy statements be applied to all sandstone elements across the council area in recognition that sandstone in the public domain in particular, is a key defining characteristic of the council area and requires protection. This work is outside the current brief but could be based on the material prepared for the stone elements within conservation areas. Identification and protection of stonework generally across the Council area will preserve one of the core characteristics of Mosman and the suburbs fronting the harbour without placing broader heritage controls on most of the council area.
- 6 A separate study of mid to late twentieth century housing within Mosman be undertaken to identify possible heritage items from this period which is a significant development phase in the history of Mosman.
- 7 Further consideration be given to the various recommendations to create heritage conservation areas in a number of studies commissioned by Council. If new heritage conservation areas are not to be created review of level 1 places should be undertaken to determine if any of these places are potentially heritage items.
- 8 Discussions be held with NPWS to co-ordinate heritage listings of the Sydney Harbour National Park area.

SOURCES OF INFORMATION

The background information used to assist in making assessments comprised:

- The various heritage studies prepared for council by a range of consultants.
- Council DA and building files for each of the nominated properties. These vary in information but provided important information on architects, dates of work, extent of changes and in some cases provided some historical information.
- Detailed property assessments provided on several properties by owners who engaged a heritage consultant to prepare a report on the heritage value of their property. These reports were generally well-prepared and even though were supporting a position of non-listing provided balanced views on significance.
- Local histories and publications.
- Information supplied by owners who had researched their properties.

HERITAGE SCHEDULES

Schedule 1 provides detailed information set out on data sheets for the places recommended for heritage listing on the LEP.

Schedule 2 sets out, with comments and detailed recommendations, our opinions on places recommended not to be listed and for fences that we recommend be included with existing heritage items or within heritage conservation areas.

MOSMAN HERITAGE REVIEW

SCHEDULE 1 PLACES RECOMMENDED FOR INCLUSION ON THE MOSMAN LEP HERITAGE SCHEDULE



JANUARY 2007


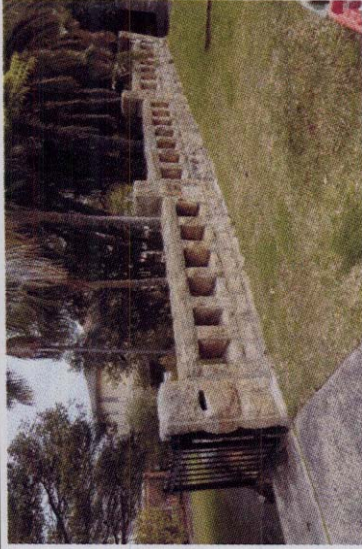
MOSMAN HERITAGE REVIEW


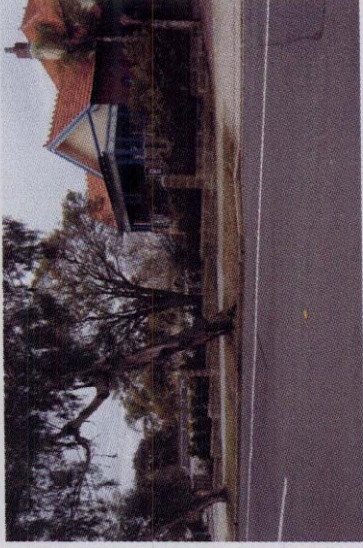
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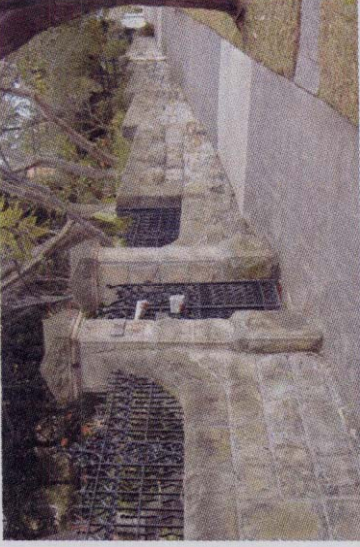
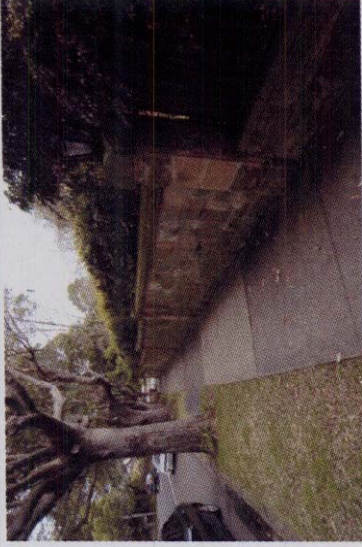
NOT RECOMMENDED FOR INCLUSION ON THE MOSMAN
LEP HERITAGE SCHEDULE

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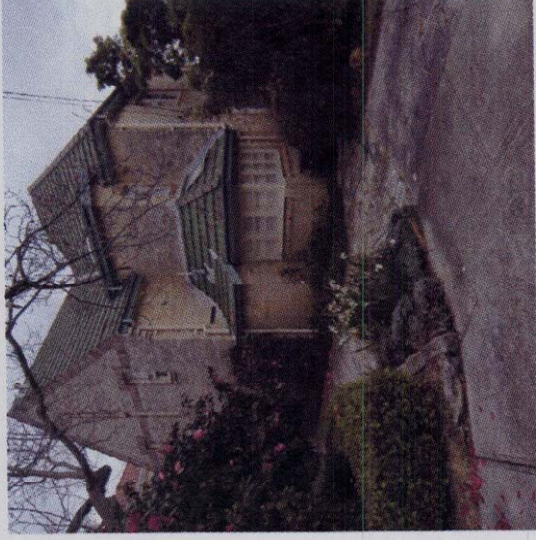
Location	Include with current listing	Not recommended for listing	Comment	
F1 7 Botanic Road		X	<p>A minor stone wall, comparatively of little heritage significance, it has been largely rebuilt as part of new development.</p> <p>The wall does not reach a threshold for separate listing nor is it part of a conservation area.</p> <p>This item was identified in the fences and follies study as a possible heritage item, the site has been re-developed and retention of the stonework appears to have been required with the wall being rebuilt.</p> <p>NO ACTION IS RECOMMENDED FOR THIS ELEMENT</p>	
F2 24 Rickard Ave		X	<p>This is a one-off built fence element from the inter-war period, it is interesting and of some local significance.</p> <p>The fence is faux timber constructed of steel tube framing with decorative concrete in the form of branches and logs. It extends across the frontage and down the drive for some distance on an elevated concrete platform. It has swing gates of the same material that are no longer operable. Two lights are affixed, they are modern replicas as the owner notes. The single entry serves three separate properties and the owner advises that in time the fence and drive will be removed and new entries provided.</p> <p>It is in very poor condition. It is constructed from a square tube steel frame with concrete poured around it in the shape of natural logs. The steel is severely rusted, most of the concrete has cracked and much is now missing. All of the fence will in a relatively short time be unusable. It is our view that the fence cannot be reasonably saved nor of sufficient heritage value to justify retention.</p> <p>While restoration is always possible, the cost would not be commensurate with the level of significance to be retained.</p> <p>This fence is not recommended for listing but strongly recommended to be properly recorded photographically with, if possible, the assistance of the owners in determining the history of the fence. This should then be archived in the local studies library.</p> <p>RECORDING ONLY IS RECOMMENDED AS A SENSIBLE OUTCOME GIVEN THE VERY POOR CONDITION OF THE ITEM.</p>	

Location	Include with current listing	Not recommended for listing	Comment	
F3 42 Kardinia Road	X		<p>The fence that extends over no 42 and the adjoining property no 40, as well as 7 and 9 Burrawong St, are clearly items of local heritage significance. The fence marks the former extent of a property that has been sub-divided to create 40 and 42 Kardinia and 7 and 9 Burrawong. The stone gates are of principal interest, however for consistency the whole of the fence over the four properties should be included in listings. As No 42 is already a heritage item the fence attached to that property should be included on its inventory sheet and separate listings created for the other three properties but limited to the fence. The fence is noted in the conservation area study of 1999.</p> <p>The fence is of outstanding heritage value in relation to other stone and brick fences throughout the area as one of the most elaborate and ornately detailed fences in the council area. Its retention, even in relation to a later house provides clear evidence of the extent of the former land holding, the use of two gates for an 'in' and an 'out' driveway and the impact of sub-division on the once grand estates of the area.</p> <p>IT IS RECOMMENDED THAT THE EXISTING INVENTORY SHEET BE AMENDED TO SPECIFICALLY INCLUDE THE FENCE</p>	
F4 32, 34 Kardinia Road		X	<p>This fence extends over Nos 32 and 34 Kardinia St and is a well-detailed but typical stone fence for the area. It has been altered to provide for driveways and there is a garage on No 32 that appears to use elements from the fence in its front façade.</p> <p>Generally this fence is consistent with many other fences in Mosman and does not stand out as distinctive or exceptional. It is however an important streetscape element along with the range of stone and iron fences that define much of the Mosman streetscape.</p> <p>The fence is noted in the conservation area study of 1999 but does not fall within a conservation area.</p> <p>IT IS RECOMMENDED THAT A GENERAL POLICY BE INCLUDED FOR THE COUNCIL AREA THAT PROVIDES PROTECTION FOR ALL STONE FENCING.</p> <p>THE FEATURE IS NOT RECOMMENDED FOR SEPARATE LISTING.</p>	

Location	Include with current listing	Not recommended for listing	Comment	
F5 44 Bradleys Head Rd		X	<p>This is a good but not exceptional stone fence within an important streetscape within a conservation area. The fence is a good example of stone fencing from the early twentieth century but is not exceptional as there are many fine stone fences of similar style and extent. Interestingly it is attached to a very fine but not listed house.</p> <p>IT IS RECOMMENDED THAT THE FENCE NOT BE MADE A SEPARATE HERITAGE ITEM EVEN THOUGH IT HAS HERITAGE VALUE AS THERE ARE MANY EQUALLY FINE FENCES THAT WOULD BE EFFECTIVELY DOWNGRADED BY LISTING ONLY A FEW EXAMPLES. IN CONTRAST IT IS RECOMMENDED THAT THE DESCRIPTION OF THE CONSERVATION AREA BE AMENDED TO SPECIFICALLY NOTE THE FEATURES OF THE STREETSAPES THAT ARE OF VALUE WHICH WOULD INCLUDE THE STONE, BRICK AND METAL FENCING PARTICULARLY RELATED TO THE CONSTRUCTION PERIOD OF THE DWELLINGS TO WHICH THEY ARE ATTACHED.</p>	
F6 63 Bradleys Head Rd	X		<p>This is a fine stone and metal fence bounding an existing heritage item within a good streetscape within a conservation area. The fence is a good example of stone and metal fencing from the early twentieth century but is not exceptional as there are many fine fences of similar style and extent. It is attached to a listed house and should be included on that listing sheet.</p> <p>IT IS RECOMMENDED THAT THE FENCE NOT BE MADE A SEPARATE HERITAGE ITEM EVEN THOUGH IT HAS HERITAGE VALUE AS THERE ARE MANY EQUALLY FINE FENCES THAT WOULD BE EFFECTIVELY DOWNGRADED BY LISTING ONLY A FEW EXAMPLES.</p> <p>IT IS RECOMMENDED THAT THE EXISTING INVENTORY SHEET BE AMENDED TO SPECIFICALLY INCLUDE THE FENCE.</p>	

Location	Include with current listing	Not recommended for listing	Comment	
F7 19 Prince Albert St	X		<p>This is a fine stone fence bounding an existing heritage item within an important streetscape within a conservation area. The fence is a good example of stone fencing from the early twentieth century but is not exceptional as there are many fine stone fences of similar style and extent. It is however attached to a very fine listed house and should be included on that listing sheet.</p> <p>IT IS RECOMMENDED THAT THE FENCE NOT BE MADE A SEPARATE HERITAGE ITEM EVEN THOUGH IT HAS HERITAGE VALUE AS THERE ARE MANY EQUALLY FINE FENCES THAT WOULD BE EFFECTIVELY DOWNGRADED BY LISTING ONLY A FEW EXAMPLES.</p> <p>IT IS RECOMMENDED THAT THE EXISTING INVENTORY SHEET BE AMENDED TO SPECIFICALLY NOTE THE FENCE.</p>	
F8 30-32 Bradleys Head Rd	X		<p>This is a fine stone fence bounding an existing heritage item within an important streetscape within a conservation area. The fence is a very good example of stone fencing from the early twentieth century and forms one of many fine stone fences of similar style and extent in the vicinity. It is however attached to a very fine listed house and should be included on that listing sheet. It is noted that the current inventory listing only covers half of the property that is the land on which the house is situated and not the main garden and the fence fronting it.</p> <p>IT IS RECOMMENDED THAT THE FENCE NOT BE MADE A SEPARATE HERITAGE ITEM EVEN THOUGH IT HAS HERITAGE VALUE AS THERE ARE MANY EQUALLY FINE FENCES THAT WOULD BE EFFECTIVELY DOWNGRADED BY LISTING ONLY A FEW EXAMPLES.</p> <p>IT IS RECOMMENDED THAT THE EXISTING INVENTORY SHEET BE AMENDED TO SPECIFICALLY NOTE THE FENCE AND THAT THE HERITAGE LISTING BE EXTENDED TO COVER THE WHOLE PROPERTY SO THAT THE SETTING OF THE HOUSE AND FENCE IS INCLUDED WITHIN THE INVENTORY LISTING.</p>	

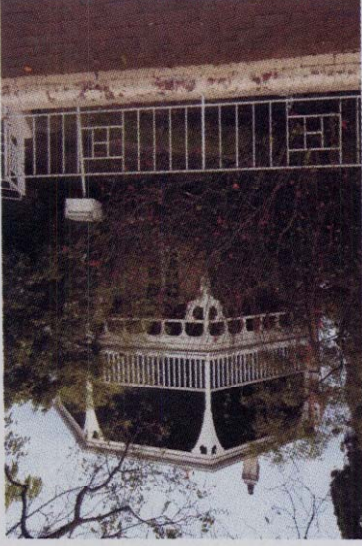
Location	Include with current listing	Not recommended for listing	Comment	
F9 50, 52, 54, 56, 58, 66 + 68 Prince Albert St		X	<p>This is a group of stone and wrought iron fences of matching design. The properties identified in the field work were nos 50, 52, 54, 56, 58, 66 and 68. No 56 was not identified in the council list but is a matching fence now covered with undergrowth, it is of equal heritage value to the other fences in the row. The fences are good examples of fencing within a streetscape that contains many fine stone and other fences. The fences are of the same construction reflecting a common design and builder and appear to be related to speculatively built housing. It is unusual to find a continuous fence form across seven related properties..</p> <p>The whole of Prince Albert Street presents as a very fine streetscape of houses, fences, kerbs, stone walls within the public domain, split roads. It is protected as part of a conservation area which provides adequate protection for the street elements.</p> <p>IT IS RECOMMENDED THAT THEY NOT BE MADE SEPARATE HERITAGE ITEMS EVEN THOUGH THEY HAVE HERITAGE VALUE AS THERE ARE MANY EQUALLY FINE FENCES THAT WOULD BE EFFECTIVELY DOWNGRADED BY LISTING ONLY A FEW EXAMPLES.</p> <p>IN CONTRAST IT IS RECOMMENDED THAT THE DESCRIPTION OF THE CONSERVATION AREA BE AMENDED TO SPECIFICALLY NOTE THE FEATURES OF THE STREETSCAPES THAT ARE OF VALUE WHICH WOULD INCLUDE THE STONE, BRICK AND METAL FENCING PARTICULARLY RELATED TO THE CONSTRUCTION PERIOD OF THE DWELLINGS TO WHICH THEY ARE ATTACHED.</p>	
F10 2 Iluka Rd	X		<p>This brick and metal fence extends across five lots that comprise a single property of grand scale. The fence is integral with the house and outbuildings in materials and style and includes gateways and driveway.</p> <p>The fence is of undoubted heritage value, particularly as part of the assemblage of the property.</p> <p>IT IS RECOMMENDED THAT THE FENCE NOT BE MADE A SEPARATE HERITAGE ITEM EVEN THOUGH IT HAS SPECIFIC HERITAGE VALUE.</p> <p>IT IS RECOMMENDED THAT THE EXISTING DATA SHEET BE AMENDED TO SPECIFICALLY INCLUDE THE FENCE.</p>	


Location	Include with current listing	Not recommended for listing	Comment	Illustrations
P1 2 Beauty Point Rd		X	<p>Built 1937 Architect unknown.</p> <p>The house is a good example of the interwar period using revival styles and forms in clearly modern designed houses. No 2 has been altered with the garage being added but otherwise the streetscape presentation remains relatively intact and the design intent clear. It forms part of a group of fine interwar buildings extending, in the immediate locality up to no 12 however it is the only building in the group nominated for listing. It is a substantial house in a corner location that gives it visual prominence.</p> <p>It is a building that could be considered for inclusion as a heritage item as in many respects it exemplifies the period and the approach to design seen in the late interwar period. However within the immediate locality the adjacent no 4 and no 12 also demonstrate the same characteristics to the same level and could also be considered for listing. Such assessment falls outside the scope of the current project. Further study of the locality is likely to suggest that a range of buildings from the Inter-war and possibly post-war periods may satisfy the requirements of listing in the LEP. Without a more comprehensive study of the Beauty Point Area (not part of this brief) it is difficult and unwise to promote one or two random listings that may or may not be places, based on a comparative study, that are proposed for listing.</p> <p>IT IS RECOMMENDED THAT AT THIS TIME THIS PROPERTY SHOULD NOT BE INCLUDED IN THE LEP HERITAGE SCHEDULE AND THAT PRIOR TO ANY LISTINGS IN THIS AREA BEING PURSUED A STUDY SHOULD BE UNDERTAKEN TO IDENTIFY SIGNIFICANT MID TO LATE TWENTIETH CENTURY RESIDENTIAL BUILDINGS WITHIN THE DEVELOPMENT OF MODERN RESIDENTIAL ARCHITECTURAL DESIGN.</p>	

Location	Include with current listing	Not recommended for listing	Comment	
P4 16 Delecta Ave		X	<p>The architect and exact date of construction for this property are not known.</p> <p>The house is one of several buildings in the street from the late 1930 to early 1950 period that incorporate a range of popular design features of the period such as corner windows, curved verandah forms, steel tube rails, white painted render finish, etc. The building is transitional from traditional forms to contemporary forms retaining a tiled pitched roof, a stone base and traditional timber double-hung windows for example. Interestingly the adjacent building at No 20 is by the prominent architects Spain and Cosh, however it is not nominated for listing and is a relatively uninteresting example of their work.</p> <p>The house is a competent but non-exceptional design that would be a contributory building of probably level 2 value if located within a conservation area.</p> <p>IT IS RECOMMENDED THAT THIS PROPERTY SHOULD NOT BE INCLUDED IN THE LEP HERITAGE SCHEDULE ON A COMPARATIVE BASIS (WITH OTHER BUILDINGS IN THE AREA) OR ON AN INDIVIDUAL ASSESSMENT AS A HERITAGE ITEM.</p> <p>IT IS ALSO RECOMMENDED THAT PRIOR TO ANY LISTINGS IN THIS AREA BEING PURSUED A CONSIDERED STUDY SHOULD BE UNDERTAKEN TO IDENTIFY SIGNIFICANT SIGNIFICANT MID TO LATE TWENTIETH CENTURY RESIDENTIAL BUILDINGS WITHIN THE DEVELOPMENT OF MODERN RESIDENTIAL ARCHITECTURAL DESIGN.</p>	
P6 42 Iluka Rd		X	<p>A late Federation Queen Anne residence on the waterfront, one of only several to remain in this street of predominantly Inter and Post war development. The building is in only fair condition. It has a garage to the street of roughly the same date as the house. The main or water façade features curved brick balcony facades on a stone base (one infilled).</p> <p>On a comparative basis the house is similar to others in Mosman and appears to be identified as a potential item on the basis of its location on the waterfront. There is very little difference between this property and other similar non-listed properties in terms of significance but there is in relation to location, setting etc. A difficulty in nominating this building for heritage listing also arises in that if this building were recommended for listing a further group of places of similar value should also be listed. This is outside the present study scope and raises issues of changing thresholds for inclusion of items.</p> <p>The GML study did not recommend listing of this building but recognised that it was a level 1 contributory building within a conservation area. It is noted that the conservation area has not been created. This study agrees with the relative assessment of this property as a contributory building rather than an individual heritage item.</p> <p>IT IS RECOMMENDED THAT THIS PROPERTY SHOULD NOT BE INCLUDED IN THE LEP HERITAGE SCHEDULE ON A COMPARATIVE BASIS (WITH OTHER BUILDINGS IN THE AREA).</p>	



Location	Include with current listing	Not recommended for listing	Comment
P8, 9, 10, 19,20,21, 29,30,31 107-123 Belmont Rd		X	<p>This group of properties was identified in a conservation area study by Cityplan that has not been enacted at this time proposing that the group be further investigated as a heritage item. They are the only buildings within that study area identified as having potential for listing where 58 places were nominated as level 1 contributory buildings. The study recommended creating a heritage conservation area, this action is supported by this study.</p> <p>The group appear to be speculatively built as they share common design features and details. They are an interesting group of buildings largely due to their common features, in other words it is their group value that has caused them to be identified rather than any individual stylistic, architectural or historic criteria. This suggests that if looked at separately they would not be considered as heritage items which in turn suggests they are best recognised as a group as part of a conservation area.</p> <p>IT IS RECOMMENDED THAT THE IDENTIFIED BUILDINGS IN THIS SUB-GROUP BE GIVEN GROUP STATUS WITHIN A CONSERVATION AREA THAT ENSURES THEIR CONSERVATION AS A GROUP WITH GUIDANCE FOR APPROPRIATE WORKS. THIS CAN BE ACHIEVED BY POLICIES WITHIN THE CONSERVATION AREA LISTING. A SEPARATE CATEGORY FOR GROUPS OF BUILDINGS COULD BE ESTABLISHED THAT ENSURES THAT THEY ARE CONSIDERED AS A GROUP IN TERMS OF ANY PROPOSED WORKS OR IMPACTS.</p> <p>ALTERNATIVELY A SMALLER CONSERVATION AREA COULD BE CREATED AROUND THESE BUILDINGS THAT WOULD PROVIDE THE SAME LEVEL OF PROTECTION.</p> <p>IT IS RECOMMENDED THAT THESE BUILDINGS NOT BE INDIVIDUALLY LISTED AND IT IS STRONGLY RECOMMENDED THAT GROUP HERITAGE ITEM LISTINGS NOT BE USED AS THEY ARE DIFFICULT TO APPLY AND MUST RELATE TO INDIVIDUAL PROPERTY BOUNDARIES AND DESCRIPTIONS WHICH WOULD REQUIRE SEPARATE LISTINGS IN ANY CASE.</p>

Location	Include with current listing	Not recommended for listing	Comment	
P12 10 Mistral Ave		X	<p>This is a block of apartments dating from 1934 in a street of largely single residential buildings. The building has 3 stories and a basement and is of brick construction with restrained detailing. It is largely intact with verandahs having been infilled. The building is imposing in its location due to its mass and scale. The most striking design feature is the use of brickwork to create four engaged pilasters on the front façade, otherwise the building is of standard detail, form, massing and design for the period.</p> <p>The building is not within a conservation area but is surrounded by several very fine houses, one of which is listed as a heritage item. The building is a competent but typical example of 1930s apartment architecture. The design is uninspired, the forms are simply exaggerated house forms and the simple attempt at applied detail is successful but unimaginative. Overall the building is not a suitable example for inclusion as a heritage item where the threshold looks for outstanding or exemplary examples of the style, form or genre. The building plays a modest role in the streetscape, largely due to its imposing mass.</p> <p>The nomination form provided in support of listing the building does not support listing as all of the categories cited could apply to most buildings in the area, consequently the building does not stand out as a place of particular heritage value.</p> <p>Like many nominations for listing this one appears to arise from a threat to the building through sub-division and re-development. These are not reasons to undertake a listing unless there is a clear threat to identified and clearly set out heritage values. For this building the heritage values are minimal even though the building presents well in the streetscape. It is not appropriate to control the future of this site through heritage listing.</p> <p>THIS BUILDING IS NOT RECOMMENDED FOR HERITAGE LISTING ON THE MOSMAN LEP. THIS VIEW CONCURS WITH THAT OF MR STAAS, COUNCIL'S HERITAGE CONSULTANT. I REFER TO HIS ASSESSMENT WHICH CORRECTLY SETS OUT THE VALUE OF THE BUILDING.</p>	
P13 25 Carrington Ave		X	<p>A c.1940 house possibly altered in 1973? Approval was granted but probably not built, no architect is noted on the plans.</p> <p>In 1983 a garage was approved by J Gunnell architect and in 2003 a major upgrade by Rob Richards architect was approved and appears to have been carried out. Little of the original house appears to remain. The house is located on the waterfront and there is one heritage item in the locality that does not directly impact on this site or building.</p> <p>Original plans for the house have not been located, however the later plans for alterations indicate the original form of the house had a curved bay to the water typical of the interwar period. The house is quite large but not otherwise distinctive. Little is known about the original house but later alterations and the standard form of the original design suggest the house has limited if any heritage value. It also our opinion that the house would not be a contributory building within a conservation area if one existed in the locality</p> <p>THE BUILDING IS NOT RECOMMENDED FOR LISTING.</p>	


Location	Include with current listing	Not recommended for listing	Comment	
P14 754 Military Road		X	<p>A c 1900 house located with a conservation area extending along Military Road.</p> <p>This is a remnant Queen Anne period house, now used for commercial purposes in the main road at Mosman shopping centre. It is near several other houses, one of which is heritage listed. The listed property is a very intact and well-presented property, the other dwellings in the vicinity are good contributory buildings to the streetscape but individually are not of outstanding or special value that would elevate them from being part of a conservation area to a heritage item. It is advised that alterations have been approved to the building.</p> <p>No 754 is a typical residence in the area, has had some alterations, particularly to the rear and has been painted. Its main stylistic feature is a faceted front wing with a two storey return verandah that gives the building a pleasant and distinctive form. This form is not however exceptional and is found in a range of residential buildings from the period across the council area and in the adjacent North Sydney Council area.</p> <p>It was identified in the GML heritage study as having a level 2 contribution within the conservation area. This assessment is agreed with in this study.</p> <p>The building has streetscape value that is appropriately recognised by its identification within the precinct. Properties such as this, while good typical early twentieth housing stock that gives Mosman much of its character do not generally achieve the threshold for inclusion as a separate heritage item. It appears from overview of the places that are listed as items that while there is some disparity in the places that are listed that most are places that are of outstanding value, the rare, the unusual, the very grand, places located in key positions etc. There are many dwellings of similar heritage value to this property that are not currently listed or proposed to be listed. To include buildings such as this would require a significant review of the area, a re-assessment of thresholds and effectively a new heritage study.</p> <p>IT IS NOT RECOMMENDED TO BE LISTED IN THE LEP HERITAGE SCHEDULE AS AN INDIVIDUAL HERITAGE ITEM BUT SHOULD BE RETAINED AS A CONTRIBUTORY BUILDING WITHIN THE CONSERVATION AREA.</p> <p>WE RECOMMEND THAT THE CURRENT THRESHOLDS AND THE USE OF CONSERVATION AREAS TO PROTECT CONTRIBUTORY BUILDINGS SUCH AS THIS EXAMPLE IS A PREFERRED OUTCOME.</p>	

Location	Include with current listing	Not recommended for listing	Comment	
P15 2 Burrawong Ave		X	<p>A modified Queen Anne period house of considerable scale but limited architectural or aesthetic merit. It is in a visually commanding position at the end of the street overlooking the harbour. A history was provided from the owner prepared by Connybeare Morrison. This was in response to the GML study where the place was identified as having level 1 ranking as a contributory building within the conservation area, it was not recommended as a heritage item. The building dates from 1915 and has had a series of additions as outlined in the CM report. Most of those additions have detracted from potential heritage value.</p> <p>Based on the history and by comparison with other buildings in the locality of similar form and period I concur with the GML assessment of the place as level 1 contributory status and not as an individual heritage item. Its major attributes appear to be its scale and visibility as it is located in a prominent setting. This however does not equate to heritage significance (although it may contribute to it).</p> <p>IT IS NOT RECOMMENDED TO BE LISTED IN THE LEP HERITAGE SCHEDULE AS AN INDIVIDUAL HERITAGE ITEM</p>	
P16 4A Cyprian St		X	<p>Original plans are available for the building in Council files.</p> <p>The building is a Habitat house by Michael Dysart and Associates designed in 1972, built of face brick with split-level planning in the style of the Sydney School. It is not a very good example of the style but it is typical of the use of materials and forms. It exhibits relatively poor planning in comparison with a number of very innovative houses designed and built in this style. The design appears to be one of the many standard layouts and forms developed within the general grouping of Sydney School houses constructed by building companies such as Habitat.</p> <p>IT IS NOT RECOMMENDED TO BE LISTED IN THE LEP HERITAGE SCHEDULE AS AN INDIVIDUAL HERITAGE ITEM</p>	No photograph available

Location	Include with current listing	Not recommended for listing	Comment	
P17 8 Delecta Ave		X	<p>A 1938 residence by Crane and Scott architects in a street formed in the early 1920's with most housing dating from the c1940 and later period. Original plans for the house survive in Council files. The building retains its planned integrity.</p> <p>A report by Connybeare Morrison (CM), prepared for the owner in response to the nomination for listing, was submitted to Council. This report outlined the history of the place and made an assessment of its significance.</p> <p>The locality features a wide range of c1940 and later housing in a wide range of styles, forms, materials etc. No 8 Delecta is a competent design in terms of its presentation to the street with the use of a curved bay with roof deck, corner windows and range of fashionable design features. It is a transitional building that although using modernist elements retains a traditional tiled pitched roof. The building is austere but well-composed. The architects were not leading architects of the time.</p> <p>It is one of the more potentially interesting houses in the area, but not alone in its contribution to Inter-War and Post-War housing. Within surrounding streets a number of properties are of potential interest and in the adjacent street Beauty Point Road a number of properties from No 2 – 12 all display similar characteristics but in different styles.</p> <p>Comparatively No 8 Delecta is not an outstanding building however it is a good contributory building. In our assessment it would rate a level 1 rating if located within a conservation area but does not justify individual listing.</p> <p>The CM report notes that it has minor local significance (a finding of all the reports provided as part of the study by CM). This is an under-estimation of its heritage value but I concur that the building does not have sufficient heritage value to warrant individual listing particularly at this time without better comparative information.</p> <p>IT IS RECOMMENDED THAT AT THIS TIME THIS PROPERTY SHOULD NOT BE INCLUDED IN THE LEP HERITAGE SCHEDULE AND THAT PRIOR TO ANY LISTINGS IN THIS AREA BEING PURSUED A CONSIDERED STUDY SHOULD BE UNDERTAKEN TO IDENTIFY SIGNIFICANT MID TO LATE TWENTIETH CENTURY RESIDENTIAL BUILDINGS WITHIN THE DEVELOPMENT OF MODERN RESIDENTIAL ARCHITECTURAL DESIGN.</p>	
P24 3 Grecia Ln		X	<p>Cannot be seen from the street but there are distant views across the valley. Designed by Frank Walsh architect in 1982/3 for the Arnold family. It is a 7 level 'Sydney School' style house stepping down the hillside on a steep site some later additions by Walsh. There are a number of buildings of this general style in the Mosman area, most are site specific designs often on difficult sites and they demonstrate responses to topography that varied from earlier periods of development.</p> <p>It is a reasonable example of the style but not outstanding.</p> <p>Plans of the house are contained in Council files, but due to its locality close inspection was not possible.</p> <p>THE PROPERTY AND BUILDING ARE NOT RECOMMENDED FOR LISTING.</p>	No photograph

Location	Include with current listing	Not recommended for listing	Comment	
P25 6a Cyprian St		X	<p>This property cannot be seen from the street but can be seen from the water and from the waterfront.</p> <p>It appears, from the glimpses available of the property to be a modest house approved for construction on then vacant land in 1960. It is a house of little aspiration with a rectangular plan form and built of face brick with asbestos cement clad gable ends. The building is typical of the period and is modest and unpretentious. It is noted in the council files that only building consent was required. The house was built for Mr Oliver of 41 Parriwi Road, that property is located nearby on the corner of Cyprian Street.</p> <p>THE BUILDING OR PROPERTY IS NOT RECOMMENDED FOR LISTING ON THE MOSMAN LEP.</p>	
P26 11 Ida Ave		X	<p>This property is a contemporary residence built in 1992 to a design of Hall Bowe and Webber architects and built by Pratt Miniter Traditional Homes. The approval drawings suggest that the builders engaged the architects as the drawings bear the builders title block.</p> <p>The house is single storey and built on a large steel frame supported on steel columns. The façade is simple and suggests Interwar forms but also is modern. The house has no distinguishing features that suggests it has any heritage value. A series of earlier approvals for the site appear not to have been built.</p> <p>The house is not distinctive and is not a particularly good or outstanding modern building even though designed by significant architects. The building was identified in the waterfront heritage study, as it some distance from the water but well elevated the place may have been mistakenly identified as having potential significance.</p> <p>THE BUILDING IS NOT RECOMMENDED FOR LISTING ON THE MOSMAN LEP.</p>	

Location	Include with current listing	Not recommended for listing	Comment	
P27 24 Delecta Ave		X	<p>The original house was designed by AM Bolot architect . It was a 2 storey moderne building DA 33/41 constructed around 1941. Extensive additions to the front and the interior were approved in 1997, designed by Barry Little architect, after court action. It appears several schemes were proposed prior to a court approval being granted. The earlier house is now obscured by the additions that are interesting but eclectic. The later work includes the garaging to the street and at least some of the landscaping. The early form of the house survives in part but the overall design which appeared interesting but not outstanding has been largely obscured by the new work. The building while an attractive house has undergone significant change removing any heritage values that may have existed.</p> <p>THE PLACE IS NOT RECOMMENDED FOR LISTING ON THE MOSMAN LEP.</p>	
P28 34 Iluka Rd		X	<p>Council records indicate that an application for development was made in 1951 No 184/51 by GG Neave architect for his own house (single storey).</p> <p>A further application was made in 1956 No159/56 by GG Neave for a building with two storeys and butterfly roof (Neeve again as owner). This was possibly additions.</p> <p>The house now presents as a part one and part two level building (open area under elevated first floor to the water) with butterfly roof.</p> <p>The building has been modified in the recent past with the water elevation featuring aluminium framed windows and new wall claddings. This has significantly changed the presentation of the house. Identified in the GML study of 1999 as a level 1 contributory building but not a heritage item. Although the conservation area has not been created, the relative assessment of the property appears correct. GML identified 31 houses in Iluka Road of level 1 significance in contrast to 8 places of lower or no heritage value suggesting that the street should be protected as a conservation area and that no individual building warrants specific listing apart from those already on the LEP.</p> <p>The building is an interesting but modest Post-war international design by a moderately significant architect as his own house. The building is of interest as an example of the development of modern architecture in the area but it is not a major example and has lost part of its integrity. There are however relatively few simple modernist houses in the Council area.</p> <p>IT IS RECOMMENDED THAT THIS BUILDING DOES NOT WARRANT SEPARATE LISTING AS A HERITAGE ITEM ON THE MOSMAN LEP.</p>	

Location	Include with current listing	Not recommended for listing	Comment	
P32 17 Medusa St		X	<p>Beauty Point Public School occupies a site between the rear alignments of houses in Medusa and Ida Streets. The school is almost completely made up of demountable buildings with approximately 20 separate structures on the site. They appear to date from several phases of demountable construction, 5 have pitched roofs, the balance have generally flat roofs.</p> <p>The buildings are non-distinctive, standard, not arranged to any significant layout and do not appear to have any other value. The site is elevated on a platform and visible for some distance. They are not exceptional and they do not demonstrate particular heritage values.</p> <p>The buildings have also undergone alteration to accommodate their use with verandah infills and various changes that are typical of School building programs.</p> <p>The site was identified in the waterfront heritage survey where the large site would have stood out and where the viewer might expect to find structures of heritage interest.</p> <p>THE SITE AND BUILDINGS ARE NOT RECOMMENDED FOR LISTING IN THE MOSMAN LEP.</p>	
28 Hopetoun Ave		X	<p>The land identified as part of this potential listing comprises four separate titles. 28 Hopetoun Ave (Lot 1 DP 332665) is separate from the other lots and contains a new dwelling building that was still under construction at the time of inspection. The building occupies most of the site and there are no cultural heritage values apparent. This part of the site is not recommended to be included on the Mosman Heritage Schedule.</p> <p>THE SITE AND BUILDINGS ARE NOT RECOMMENDED FOR LISTING IN THE MOSMAN LEP.</p>	
1 Rosherville Rd		X	<p>The land identified as part of this potential listing comprises four separate titles. 1 Rosherville is separate from the other land known as 28 Hopetoun Ave that is discussed above.</p> <p>This land comprises lots 6, 7 and A. Lot 7 contains a large house set within an expansive garden (that is also currently being completed). The dwelling has been substantially altered in the last 10 years with the earlier house also being of relatively modern origin. The building does not have cultural heritage value. The grounds, which also cover lot 6, while interesting are very recent and also do not have cultural heritage value that warrants listing in the Mosman heritage schedule.</p> <p>The third lot, lot A, contains an early timber two storey dwelling located on the waterfront that pre-dates the adjacent residence referred to above. It appears to have considerable heritage value as set out in the Schedule 1 of this report that recommends a number of properties for inclusion on the Mosman heritage schedule.</p> <p>THE SITE AND BUILDINGS ON LOTS 6 AND 7 ARE NOT RECOMMENDED FOR LISTING, HOWEVER THE BUILDING AND LANDSCAPE ON LOT A IS RECOMMENDED FOR INCLUSION ON THE MOSMAN HERITAGE SCHEDULE AS A PLACE OF LOCAL SIGNIFICANCE REFER TO SCHEDULE 1 RECOMMENDATIONS).</p>	

Location	Include with current listing	Not recommended for listing	Comment
1 Kirkoswold Ave		X	<p>Known as Merdjayoun, 1 Kirkoswold is a strange property that appears to contain an earlier building, probably post-war in origin, which now forms part of a relatively modern building. Close inspection is not possible without accessing the property and the dwelling is set well back behind a tennis court and is elevated on the southern edge behind other residences making viewing difficult. Photographs in council files for the addition of a swimming pool reveal that while the curved forms of the harbour elevation may derive from an earlier period of construction that the detail is modern with aluminium framed windows and doors and clean contemporary finishes. The rear elevation is also modern in form and composition, varying from the curved form of the southern section of the building. The building is located above a sandstone retaining wall, also indicating that some part of the building may be older, however this is not uncommon in Mosman where major retaining, cutting and filling is re-used with successive building programs.</p> <p>Council files indicate that the land was sub-divided in 2002 removing a large garden area from the lot to the east. It appears that the land was considerably larger in the past with No 3 also forming part of the lot.</p> <p>The property was identified in the waterfront heritage survey and would have stood out with its prominent position on the hillside. The curved forms would also suggest a property of possible heritage interest.</p> <p>In its current form the property is large, imposing, particularly from the Harbour, but does not retain or have particular heritage value that can be recognised. It is possible that the whole building is relatively recent, only closer inspection would allow that to be determined.</p> <p>In its current form while a substantial house and property it does not have cultural heritage significance.</p> <p>THE SITE OR BUILDINGS ARE NOT RECOMMENDED FOR LISTING IN THE MOSMAN LEP.</p>
61 Parrwi Rd		X	<p>This property is located well below road level and above the rock escarpment to the harbour. The house is in the Arts and Crafts style with a steep pitched cruciform roof with rooms built into the roof oriented to the harbour. A separate roof covers an upper level verandah. The ground floor has had at least some alterations (viewed in Council files) that have affected the waterfront elevation but not the overall form of the house. The building appears large from the water, but has a relatively modest plan for its scale. It is well sited in relation to the harbour and is not seen from the road. A garage is located fronting Parrwi Road, it is not a significant structure.</p> <p>The building was identified in the waterfront heritage survey and within the setting of Parrwi Road is one of the remaining earlier buildings fronting the harbour. This is however its most distinguishing feature in terms of heritage value. The building is a good example of the Arts and Crafts style but is not outstanding, it would equate to a level 1 contributory building if it were located within a conservation area, however a conservation area is not appropriate within this locality. The building retains a fair level of intactness but has had alterations that affect its</p>

				<p>detail. It is our assessment that the building despite its setting and location does not reach the threshold for inclusion as a heritage item.</p> <p>THE SITE OR BUILDINGS ARE NOT RECOMMENDED FOR LISTING IN THE MOSMAN LEP.</p>	
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MOSMAN HERITAGE REVIEW

SCHEDULE OF PLACES RECOMMENDED FOR INCLUSION ON THE MOSMAN LEP HERITAGE SCHEDULE

JANUARY 2007

1 ROSHERVILLE RD MOSMAN

DATE c1890-1910

IDENTIFICATION Lot A DP375335

HISTORY The history of the dwelling has not been determined and there is no information in council records that has been discovered. It appears to date from the c1900 period and relates to the early waterfront development of the suburb. It also appears to have been a residence rather than a boathouse and to have been added to over time. Its rustic form and use of materials suggests it was either a secondary building on a larger estate or a modest waterfront cottage. In either case the building relates to the early residential development of the area and the relationship of early buildings to the waters edge, to reclaiming parts of the waterfront as levelled garden or lawn areas with sea walls, etc. All of this is now rare as controls strictly govern the use of the waterfront, erection of buildings and provision for public access.

DESCRIPTION This small house is one of several structures located near to Rosherville Beach area and directly fronting Middle Harbour that relate to the early development of the suburb and the use of the waterfront. Located on a small lot below substantial new development on the lots behind (in the same ownership) the small timber, stone and fibro cottage sits just above high water level on a levelled rock platform oriented to the north with views along the beachfront. The structure appears to be timber framed, clad with a combination of materials but principally fibro sheeting, has both open and infilled verandahs with simple detailing commensurate with a small-scale waterfront building and is partially built on a rock outcrop that is the focus of the central part of the ground floor. It features a rough stone chimney and two small outbuildings to the east, these have gabled roof forms and are clad in fibro sheeting. The interior was not inspected but is likely to have some alterations. The place is typical of the collections of buildings that accrued around small waterfront cottages as accommodation needs changed over time. The whole is contained within a stone fence separating it from the rock platform adjacent. It also appears that the building may have been built in two stages with one part having an angled façade following the boundary alignment. This gives the building a distinctive form with its irregular roof form. It is not clear if it was used for boat storage but there is no current evidence on the exterior to suggest the use. Like other similar buildings it is built to the rock face behind on a levelled platform and relates to the water rather than the street or the land behind it.

The property fronts Rosherville Rd and Armitage Lane however access is not apparent from either with neither road being formed adjacent to the land.

CONDITION The buildings and landscape are well maintained and occupied.

THEMES

Federation period
Residential Expansion
Recreation

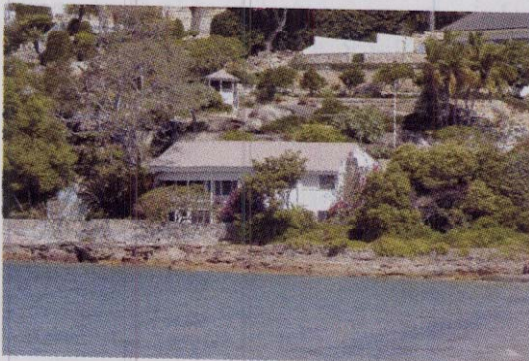
SIGNIFICANCE

The place is significant at local level as a remnant of the waterfront development that took place from the late 1800s through to the first world war period featuring both modest and more elaborate structures that sometimes contained boatsheds but were built to take advantage of the water. These are some of the most modest structures in the council area and many have been removed over time along with many early boatsheds. The buildings that survive, including this building and its setting and landscape features are a now relatively rare example of early twentieth century waterfront development in the Mosman area.

SOURCES

Mosman Heritage Review GML 1996 – photographs and general history
Council Files

PICTURES



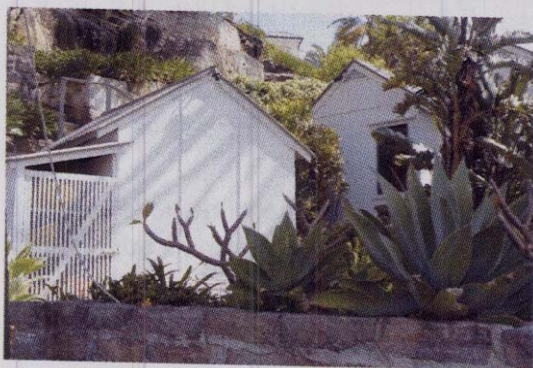
1

The property viewed from the northern side of Rosherville Beach set against the rock outcrop behind showing the stone wall that separates it from the waterfront and which defines the reclaimed lawn area that characterised developments from this period..



2

Detail of the splayed end of the building with the stone chimney to the right showing fibro cladding and enclosed front verandah at this end. The use of louvre windows, a later addition, is typical of modest waterfront buildings. Although altered over time the building appears to retain much of its integrity including being built over a large protruding rock outcrop.



3

The two outbuildings to the east with fibro cladding and simple gabled forms. Note the rock face beyond and enclosing stone wall in the foreground. All of the built elements have heritage value as part of the grouping on the site.

3 MUSGRAVE ST MOSMAN

NAME Chinese style boatshed

DATE c1913

IDENTIFICATION Lot 0 SP12130

HISTORY The boatshed appears to be one of two on the harbour of similar design. NSW Maritime have advised that the Musgrave St boatshed was in existence in 1913 and from its appearance it was probably constructed near to that date. The other example at Point Piper (SHI) is dated to 1933 and may have been based on the design of this shed.

The SHI listing for the Point Piper example notes that the building design derived from the fashion for oriental architecture and the work of Hardy Wilson and others. This boatshed predates the Point Piper shed by 20 years but is clearly influenced in the same way by the late Victorian fashion for the East and oriental design. This makes the shed a very rare and early example of this in Sydney and in particular on the Harbour.

Little else is known about the structure however it appears to be quite intact.

DESCRIPTION The building is of timber construction with rusticated weatherboard cladding to the lower wall section and fibro sheeting with cover battens to the upper walls. This is typical of the later Federation period where the timberwork was used to prevent wall damage. The roof is upswept simulating Chinese roof design and the building has a raised lantern section with matching roof, exposed eaves and rafters. The roof is malthoid over timber. Fenestration is simple with two windows on each side and a pair of doors leading onto a small cantilevered landing that is of recent origin. The building sits on stone piers and does not have sliprails. A stone seawall abuts the western edge, the whole structure appears to be located below high water mark and is leased from Waterways. The building appears to be in its original form and detail with possibly the double doors being a replacement set for timber framed doors.

The structure is very simple and relies on the decorative oriental design elements for its form and charm.

CONDITION Good to fair, requires painting and minor works.

THEMES Federation period

Recreation

SIGNIFICANCE The boatshed is a rare surviving example of the fashion for oriental architecture often seen in follies attached to grand houses. It is rare as one of two such boatsheds on Sydney Harbour and is the earlier and possibly most intact of the two examples. The structure is on a prominent headland giving it landmark status in the Harbour. It makes an important aesthetic contribution to Sydney Harbour and demonstrates an increasingly rare element – the private boatshed –

fronting the harbour and located below high water mark. It is one of the few such structures in the Mosman area and one of the finest small boatsheds on the harbour.

SOURCES

NSW Waterways correspondence

R Staas advice

NSW Heritage Office SHI datasheets

PICTURES

8 CYPRIAN STREET

DATE c1900

IDENTIFICATION Lot 3, DP 212628

HISTORY The property was formed by subdivision from a large lot prior to the creation of Cyprian Street. It formed part of 49 Parriwi Rd which include what are now 49a, Parriwi, 8 and 8a Cyprian and it appears 6 and 6a Cyprian St. The subdivision took place in the late 1950's a series of modern houses were constructed on the lots. Access to the Cyprian St addresses was via battle axe driveways.

No 8 Cyprian was developed in 1959 with a new modernist dwelling of notable design (now very altered) but already contained a fine Federation boatshed with dwelling on the upper level. The Federation building, which appears to have had various small additions was clearly built as a boatshed with attached facilities and appears not to have been a separate residence but rather a folly. It still retains that function in relation to the newer house behind it.

Alterations have removed any potential heritage value from the 1959 house but the boathouse and residence have considerable heritage potential.

DESCRIPTION

The building is one of two on the site, the other building is a modern house that has undergone substantial redevelopment. The house was added behind a lower building to the site around 1959 by Douglas B Snelling had stone base and vertical cedar cladding, interesting modern house but has had major additions in 1970 and 1972 by Fombertaux, Rice Hanly PL architects. The earlier house may have had some significance as a good modernist house, but most of the external form of that building is now altered. This house appears to have been identified in the 2003 waterfront study but is not of significance.

The waterfront house predates other development on the site and probably predates the sub-division of the battle-axe blocks in Cyprian Street. The house is built right on the water's edge and the lower section is a boatshed with slip rails into the harbour with a timber slatted gate set above high tide level. Sitting above this is an eclectic and well designed early Federation, late Victorian timber house with a tiled roof and a cantilevered timber verandah over the water. The detailing on the main façade and verandah is fine with curved valence of shaped timber forming the verandah front and the use of timber shingles for walling in combination with boarding and rendered brickwork. The building features various bays and projections in an asymmetrical arrangement all built against the rock face behind. In 1997 council approved a modern addition to the rear and within the roof area by H2O workshop that has been built and earlier plans were approved for a scheme by S McNulty but these appear not to have been built. The 1997 works have not detracted from the heritage value of the building and are subtly and skilfully executed retaining the interesting and significant waterfront

setting of the house. A modest dormer window has also been added to the main roof.

Interestingly the house appears to be built across the property boundary (refer to council aerial images) and onto the rock platform coming under the jurisdiction of the NSW Maritime Authority. The aerial plan also shows the orientation of the building to the east towards the view across the harbour.

Overall the main presentation of the house to the water retains its integrity form and detail.

CONDITION

The building has recently been refitted and conserved with a rear addition and the whole structure is in good condition.

SIGNIFICANCE

The building is of considerable heritage significance at a local level as a very fine surviving element from the early development of the suburb related to the waterfront nature of the suburb and the provision of boatsheds as recreational structures, often with accommodation, as an adjunct to a larger house. Relatively few of these structures remain in the council area where there is a combined function of boathouse and accommodation, while a number of modest buildings survive that provide for either of those uses. Similar structures remain elsewhere in the harbour from a similar period of construction notably at Balmain and several at Drummoyne but most have been removed.

The building represents larger scaled property holdings along the waterfront, the early character of the harbour, fine attention to detail and design and a carefully constructed structure. The building has considerable aesthetic and landmark value for its dominant position on the waterfront with its striking white colour scheme set directly above the rocky foreshore.

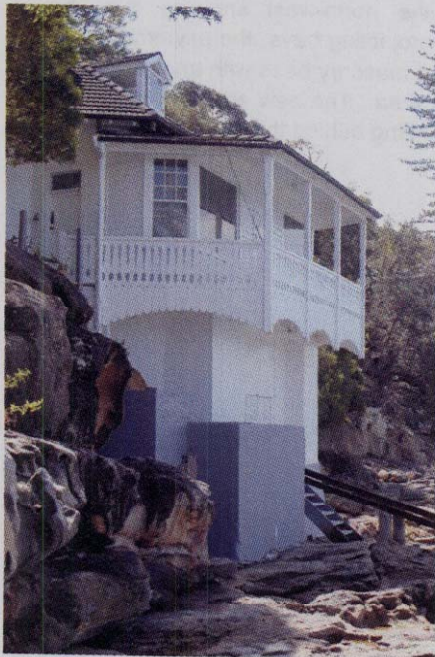
THEMES

Federation period
Residential Expansion
Recreation

SOURCES

Mosman Heritage Review GML 1996 – photographs and general history
Council Development and Building files

PICTURES



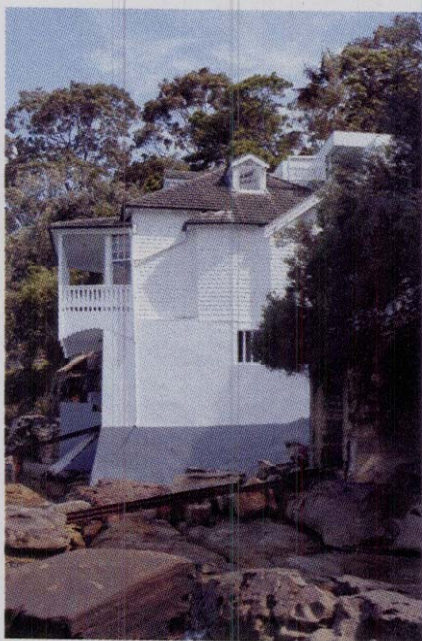
1

The boatshed and residence from the south-east showing the finely detailed verandah, bay windows and the boatshed and slipway below.



2

Detail of boatshed door with slatted timber gates with slipway rails.



3

Building from the north-west showing the shingle cladding to the projecting bays, the asymmetrical form and the rendered masonry base with unglazed opening to the boatshed area. The new additions can be seen on the top right sitting behind the main roof form.

83 PARRIWI RD

NAME	Ferguson's Boatshed
DATE	Possibly 1880 for the earliest section, expanded around 1903-1910, various development phases from that time
IDENTIFICATION	Lot 1164 DP820301
HISTORY	<p>The history of the site has been briefly set out by the current lessee of the building with a series of historic photographs that support the general development of the site.</p> <p>It appears that a small early boatshed was erected around 1880 at the end of the sand spit possibly related to providing access to the northern shore. The building was timber framed and clad with a corrugated iron roof, this form of construction has been retained throughout the building's life. By 1900 the spit had been formalised with tram tracks and access road terminating near the boat shed which was enlarged around 1903 as Riddles boatshed. The building expanded and by the 1920s occupied much of the current floor plate on the site but as a single storey building. It contained the boatshed and luncheon rooms taking advantage of the location and the wait for the ferry crossing. Changes appear to have taken place in the 1940-50 period where the building had a partial upper floor added (for residential uses) and major upgrade of finishes and details took place with recladding, new openings, windows and doors. Further changes took place with the most recent works reinstating a restaurant on the water side of the building with redevelopment of the south-eastern corner.</p>
DESCRIPTION	<p>The building as it is now found is largely reclad and redeveloped but sections of the earlier building remain both in structure and in external form. It is difficult to ascertain how much of the early fabric remains but it is obvious from comparison with early photographs that the external form of the western part of the building which comprised the two earlier sections of the place remains even though cladding, verandah and openings have changed. Visual inspection also suggests that the basic framing of the western portion of the building retains much of its early form. In contrast the eastern end of the building and the upper floor do not reveal any relationship to the early fabric.</p> <p>Of interest and easily discerned on the building are the two gabled roof forms to the west, at 90 degrees to each other and one having an asymmetrical gable end. This is the most distinctive feature of the building and is the only remaining building feature of the early Spit. It is noted that seawalls and other elements remain from a similar time.</p> <p>The building was identified in the 2003 waterfront heritage survey as a place of potential significance.</p>
CONDITION	The building is in fair to good condition and has been recently upgraded with new fitout.
SIGNIFICANCE	The building, in part, has local significance as a key element of the development of the Spit, for containing some of the earliest built

elements of the area, for its continuous use as a boatshed and related uses such as tea rooms, for the visual external form of the western wings of the building with their distinctive gabled forms that relate to the c1903-1910 period of construction and for the links to the development of transport from Mosman to the Manly area.

Later changes, later fabric, the eastern portion of the building and the upper floor are not significant elements of the place but do demonstrate ongoing use.

THEMES

Federation period

Recreation

Transport

SOURCES

Mosman Heritage Review GML 1996 – photographs and general history

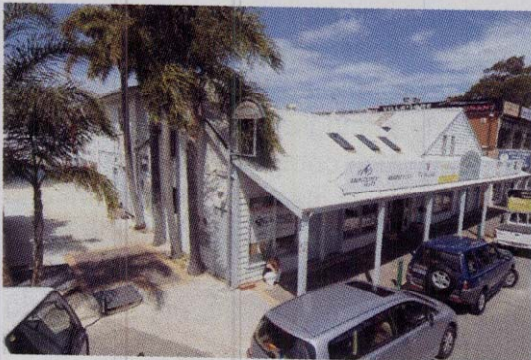
Historic Photographs provided by lessee

PICTURES



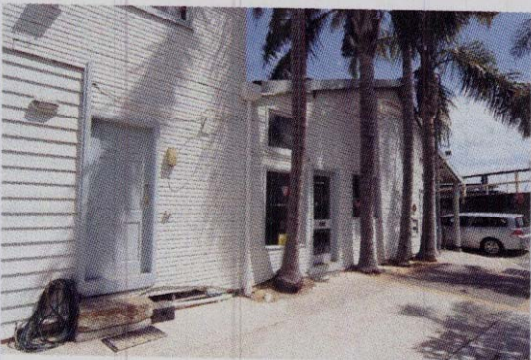
1

The western elevation showing the strong gabled form of the main boatshed element, internal framing is retained for the western end of this structure noting that when built the roof form continued to the east. The verandah form is seen on early photographs but the detail and construction is modern.



2

The second gable wing on the western elevation with its asymmetrical form, cladding and openings have changed but the overall form has been retained.



3

The left hand section of the building in this photograph may contain some construction from the c1900 period but has largely been rebuilt with an upper floor and has limited heritage significance.



4

The eastern elevation was rebuilt in the 1940-50 period and has had extensive modifications in the recent past to provide for a new restaurant and facilities. Apart from ongoing use this part of the site has limited heritage significance.

40 KARDINIA AVENUE

DATE 1900C

IDENTIFICATION Lot 1 DP 220552

HISTORY The history of the property Clifton Manor from which this lot was sub-divided is not recorded in the SHI listing for the place. Clifton Manor is however noted as a large Queen Anne period house that was set in extensive grounds of which no 40 Kardinia St formed part. Sub-divided around the 1960 period into four lots, Clifton Manor lost most of its grandeur. This was further diminished by poor additions and changes to the building. The fence however has remained as a striking example of stone fencing and indicating the former extent of the property. No 40 has been developed several times since its excision from no 42 and is not a property of heritage interest apart from the section of fence and gate relating to no 42.

DESCRIPTION A fine sandstone fence and wrought iron gates that are part of a substantial fence extending from No 40 across the frontage of no 42 (Clifton Manor) with a matching set of gates located on the corner of Kardinia Road and Burrawang Avenue. Through sub-division of Clifton Manor the section of fence and gates fronting No 40 was separated by title from Clifton Manor. The heritage listing of Clifton Manor, which includes the fence and gates attached to that property does not include the fence to No 40 which is an integral and important part of the setting of the Manor, even though no longer part of the property.

The fence and gates are very substantial and ornate, well beyond the typical use of sandstone and metalwork in fences in the council area. The stonework is rusticated coursed sandstone with dressed margins and the gate posts are capped with dressed capping stones surmounted by stone balls. The ironwork is ornate, wrought and comprises vehicular gates and pedestrian gates. A later gate has been added to one side to access the basement carpark.

The proposed listing extends only to the fence and does not cover the house or landscaping on the site.

CONDITION Good

SIGNIFICANCE The gate and fence is one of the major examples of fencing in the council area and is integrally linked to the adjacent Clifton Manor with its matching gate and fencing. Despite sub-division the complete fence related to 40 and 42 indicates the extent of the Clifton Manor grounds and the pattern of circulation with two sets of entry gates. The structure indicates the importance of the property when built and the substantial grounds that were a focal point of the area.

The fence is of outstanding heritage value in relation to other stone and brick fences throughout the area as one of the most elaborate and ornately detailed fences in the council area. Its retention, even in relation to a later house provides clear evidence of the extent of the former land holding, the use of two gates for an 'in' and an 'out'

driveway and the impact of sub-division on the once grand estates of the area. It is noted that only the main gates and piers are of significance with later additions to the side of the structure to allow for vehicular entry to the sunken garage area.

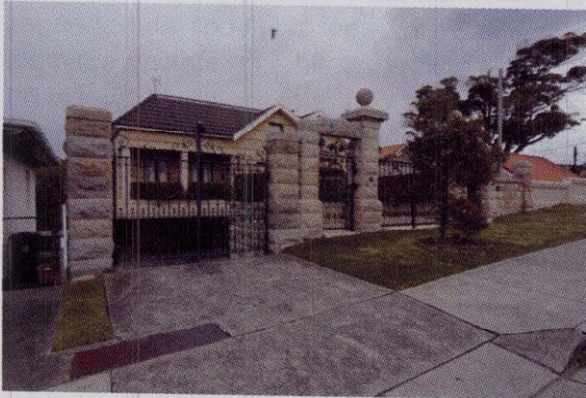
SOURCES

Council Development and Building files

Identifying Australian Architecture, Apperly Irving Reynolds

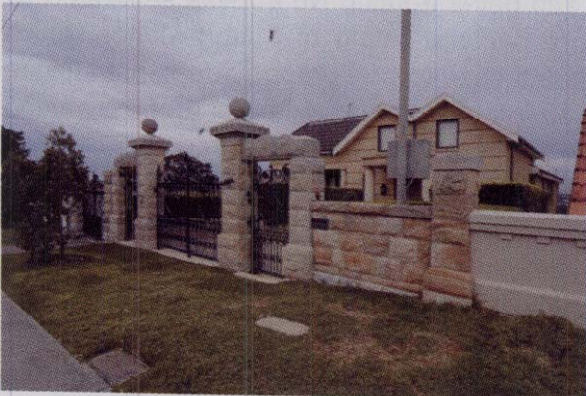
Council heritage data base

PICTURES



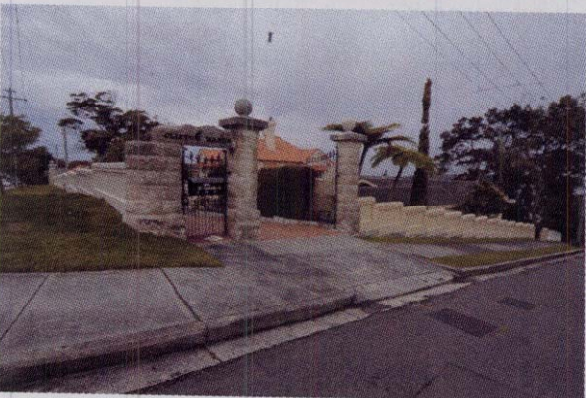
1

Gates at no 40 showing recent gates to left of picture with original pedestrian and main gate in centre.



2

Main gates with recent stone infill to right replacing the brick fence on the far right that once connected the gates to the fence of No 40.



3

The matching gates on the adjacent no 42 with the gates of no 40 in the distance on the left of the photo.

18 RICKARD AVENUE

DATE 1970

IDENTIFICATION Lot B DP 413009

HISTORY A 'Sydney School' House (Sydney Regional as described by Apperly et al) designed by R Kerr of Kerr and Smith architects for his own residence on a battle-axe lot created by the sub-division of a very deep lot fronting Rickard Avenue.

The place has had several minor additions and modifications designed by Kerr all within the style of the original building.

DESCRIPTION The land fronts a waterfront reserve (100' wide) with views across Little Sirius Cove. The house is built near the reserve in an elevated position to take advantage of the views to the bay and harbour beyond. The alignment of the lot provides a long southern boundary to the reserve orienting to the water.

The building is of dark clinker face brick, is designed in several attached pavilions, uses split levels and a combination of simple steep mono-pitch roof forms and gabled roof forms. Some of the design elements include the use of curved brick elements, one containing a circular stair, entry bridge, the use of voids and interconnected spaces, free-standing fireplace, extensive areas of glass and high level glazing separating the roof from the structure.

The building is part of a tradition established in the mid 1960s in Sydney by architects such as Allen and Jack and Anchor Mortlock and Murray who broke away from traditional housing forms into a more organic approach. This house typifies the style in its harbourside setting responding to a steep slope and rock outcrops, the use of textural finishes, a relaxed and informal plan but one that is carefully designed and planned, the use of split levels, relationship to natural bushland, the dominant use of skillion forms, concrete tiled roofs, use of sawn timber and exposed finishes. Perhaps one of the finest examples of the style is situated in Mosman in Bullecourt Avenue designed by Ken Woolley, however there are relatively few other good examples in the council area.

The style flourished with its adoption by project builders but there is a relatively small collection of good architect designed houses in the style.

CONDITION Good

SIGNIFICANCE 18 Rickard Avenue is a very good example of the Sydney School style of dwelling from the late 1960-1970 period that demonstrates the key characteristics of the style in a well-designed building carefully sited in a good waterfront setting. It is one of a relatively few good examples of the style located in the Mosman area and represents an important phase of residential development in Sydney.

SOURCES Council Development and building files

Identifying Australian Architecture, Apperly Irving Reynolds

PICTURES



1 Front of house and pool from reserve. Later changes include the pool and the addition of glass balustrades.



2 Detail of steep roof form, clinker brick and the use of dark stained timber.

PARRAWI RD/ELERY PARK

NAME SPIT RESERVE REMAINS OF BRIDGE, SANDSTONE SEAWALL AND FERRY LANDING

DATE c1900-1925

HISTORY	Ferry crossing and tramway	c1900	tram line to Spit opened seawalls and ramp built
	1 st Spit Bridge	1924	concrete road works
	2 nd Spit Bridge	1958	

The site appears to contain elements from three stages of crossing the spit linking to the northern shore. The spit was a sand spit projecting well into the harbour and was a natural place to make a crossing to the northern shore due to the relatively narrow width of the waterway and the easy access from the south. Early crossings were by boat from the sand spit but with the provision of regular public transport in the form of trams terminating at the spit around 1900 the crossing became more important and more formalised. The early works related to crossing are the stone walls and ramped stone flagged landing which appear to date to the 1900 period.

Adjacent to this the first bridge was constructed (providing for continuing ferry access during construction) but only small concrete roadworks appear to survive from that period.

The second and current bridge was constructed adjacent to the first bridge and over the ferry landing, this remains as the current bridge.

DESCRIPTION

The site contains a range of elements that are inter-related but appear to date from different phases of the development of the spit. The first element is a ramped stone flagged landing ramp with timber beams laid into the water probably to accommodate a vehicular ferry. This would date the element to ferry crossings and prior to the first bridge and probably to the construction of the tramway to the Spit which opened in 1900. This element is related to a curved sandstone abutment wall to the west (there was probably a matching wall to the east removed for the bridge construction) that provides protection from tidal action to the ramped area. The wall extends in a generous curve to the west and then south extending for some distance until it returns into a slipway at the nearby boatyard. The wall height is relatively constant noting that some stones have become dislodged. There are several timber posts set into the sand that relate to the structures but which are of more modern date.

It appears that the wall extends back onto the sand spit beyond the influence of tidal action and was designed to stabilise the point preventing erosion and providing a stable setting for first the ferry crossing and later the first bridge. Several photos including one dated to the 1920 period shows the current extent of this wall.

	<p>Recently the area has been re-designed and there is now a concrete seawall over much of the sandstone wall raising its level considerably (it is subject to flooding) and an interpretive section where stone flags have been laid to provide access around the former wall and waterfront.</p> <p>The last element of the area is the remains of a concrete abutment, noted in the SHI data sheet as relating to the first bridge. When recorded in 1996 this appeared as a damaged concrete deck and wall with eroded areas around it. It has been rebuilt since with a new concrete wall extending the road and parking above and covering the face of the former concrete wall. A small section of the old abutment can be seen facing the water behind the stone seawall.</p> <p>The wall is located on the road reserve and on land owned by waterways and leased by Macquarie Leisure Operation.</p>
CONDITION	<p>Considering the age and location the remaining elements are in good condition. The wall is sound and has been maintained. The rampway and timber elements survive in good condition and provide clear evidence of use. The wall despite its concrete topping is in sound working order and appears to be well founded and constructed.</p>
SIGNIFICANCE	<p>The various stone, concrete and timber elements provide evidence of successive layers of transport infrastructure from the earliest crossing of the Spit to recent recreational uses. The location of the elements indicates the need to locate the newer crossing (both bridges) adjacent to the former crossing to allow continued use while construction was underway, thus the ramp is adjacent to the first bridge and the second bridge is built over the ramp and adjacent to the first bridge.</p> <p>Demonstrates construction techniques in sea walls and ramps from the Federation period and from the early development of the area.</p> <p>Provides evidence of the importance of the Spit crossing to the development of the northern districts beyond with potential for interpretation and incorporation into the parklands adjacent.</p>
THEMES	<p>Transport</p> <p>Recreation</p>
SOURCES	<p>Mosman Heritage Review GML 1996 – photographs and general history</p> <p>The North Sydney Lines DR Keenan 1987</p>

PICTURES



1

A remaining section of the stone flagged ramp with timber inserts for ferry landings. Note the curved sandstone abutment wall, a matching wall located to the east and removed as part of the bridge construction can be seen in early photographs of the landing.



2

Section of curved stone seawall extending to the south with recent concrete roadworks, note the stepping stones and handrail as part of interpretation of the area.



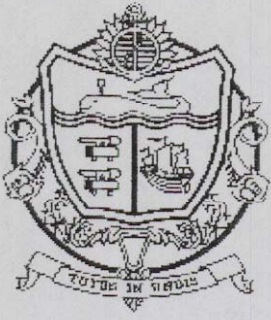
3

The seawall with the c1925 concrete works that appear to relate to the first bridge approach. The stone wall curves into the distance and returns to a slipway beyond the jetty in the distance.



4

The curved stone abutment and landing area.



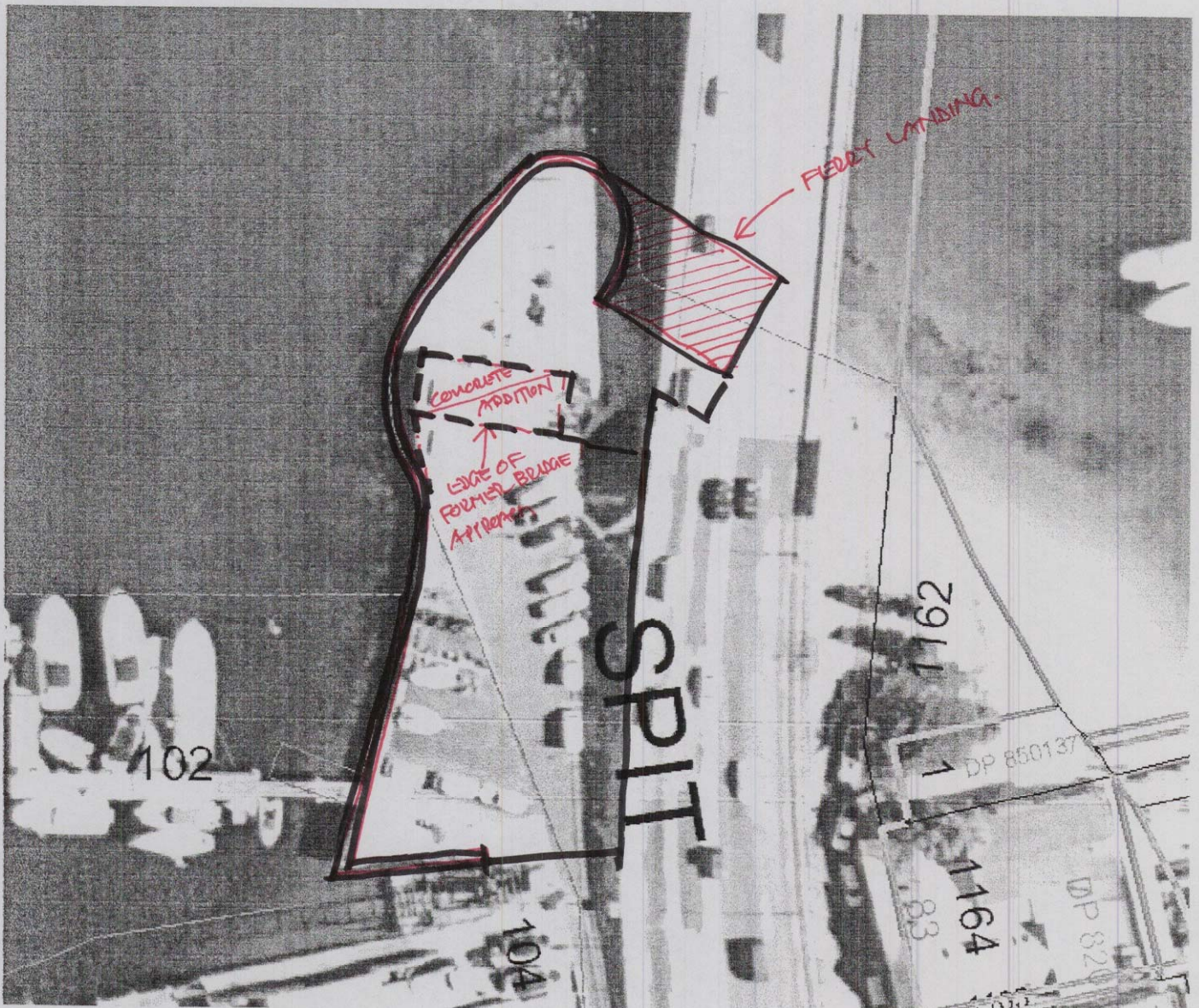
Officer : **MaxineB**

Recipient :

Date : 27/04/2006

Time : 2:57 PM

Zoom : 130.311



2-10 LOWER BOYLE ST

BACKGROUND

These five properties form a cohesive group of residences from the Federation period set on a prominent headland with their major orientation to the water and away from the street overlooking Mosman Bay and the Harbour and located above a heavily bushed reserve. Immediately below is a heritage listed boatshed and wharf area and around the bay are two significant heritage sites, the Barn and Monterey. A large park and wharf complex (a heritage item on the LEP) is located directly opposite the group on the eastern side of the bay providing sweeping views of these houses and the headland area.

The study brief identified four of the five properties as potential heritage items, one, No 6 is already a heritage item. Each of the properties has undergone some alteration and additions and have retained to various degrees their heritage values as individual properties. However it is the collective value of the group that appears to have the greatest value particularly when seen within the context of the bay, the foreshore reserve and the adjacent heritage items.

For individual listing, in terms of comparative value difficulties however arise as similar buildings such as No 1 Royalist Rd are not listed or nominated where No 9 Mosman St is a listed item. There is very little difference between any of these properties on a comparative basis. The Lower Boyle St group are distinctive through their location and setting and as a group.

Consequently this review recommends the creation of a new heritage conservation area as mapped that includes these five properties.

DATE

c1900

IDENTIFICATION

- | | |
|----|----------------------|
| 2 | Lot 18 DP 2638 |
| 4 | Lot 17 Sec E DP 2638 |
| 6 | Lot 16 Sec E DP 2638 |
| 8 | Lot 15 Sec E DP 2638 |
| 10 | Lot 14 Sec E DP 2638 |

Reserve

Boyle St road reserve (unformed)

DESCRIPTION

General

The area within the proposed precinct contains 5 prominent Federation period houses of varied design and style with a common orientation to the south and slightly east with views to the bay and harbour. Each building stands out within the generously treed landscape setting and from the prominent viewing location opposite at the wharf in Mosman Street or from the streets above such as Badham Avenue the five buildings with their individual and distinctive forms dominate the viewscape with the boatsheds in the foreground. The buildings to the west and to the north-east are not visible due to changes in lot orientation and the extent of tree cover. This effectively isolates this

group visually and gives them a prominence not seen in other foreshore locations.

A 1900 sub-division plan indicates that all of the buildings in this group were constructed by that date. They have all had some alteration with infilling of verandahs, addition of decks overlooking the water and in the case of no 10 an effective reconstruction with new roof form, upper level built into the roof and generally altered external appearance.

The group also typify the best of residential development from the early years of the twentieth century. They exhibit a range of styles, date from a common sub-division of a larger lot and utilise their elevated position to maximum advantage. The group also contrast with the more modest housing behind in the conservation area established around Orlando Street. It is also of note that the group exhibit relatively little change overall and mostly sensitive adaptation retaining heritage values. The most changed dwelling is No 10 with its altered roof form and water façade, but despite this it retains its scale and setting as part of the group. As noted the boatsheds along the foreshore are presently included as heritage items providing a good context for the group.

No 2

No 2 is an interesting stone house with complex roof form and several infills retaining much of its integrity and fabric. It features a mansard roof form with the walls of the upper storey clad in timber shingles set over the rusticated stone base. It has a lifted 'flap' roof to the water with a central small gable element and a now enclosed verandah extending along its length. It has a projecting gabled bay to the west, a slate roof and robust detailing. The building is set further down the slope than the adjoining buidligns but achieves visual prominence as the first house in the street giving it visibility across the bay.

On a comparative basis it could be listed in relation to No 6 and is a good example, however precinct listing would adequately protect its heritage value.

No 4

No 4 is very similar in form and style to the already listed No 6 and is in overall similar condition. Additions and alterations were undertaken in 1995 designed by Robert Moor architect which largely involved additions to the street elevation in the form of a new wing with garage and changes to the main façade by enlarging windows and doors and extending the ground floor verandahs. The work was carefully undertaken in the style of the existing building and is now hardly discernible from the original work. Consequently the building retains its traditional appearance if not its original detail and makes a strong contribution to this group of five buildings with its two storey form.

With creation of a precinct the heritage values of the place are appropriately protected by that listing and separate listing as a heritage item is not recommended.

No 6

No 6 is currently a heritage item.

It is the most dominant of the built forms in the group occupying a central position and an elevated location.

No 8

No 8 has had considerable alteration particularly to the rear, facing the street, but also seen in infilling of the verandah areas. Most of the main façade appearance could be recovered. It is a building that in isolation may not be listed but in relation to the adjacent buildings is contributory to the grouping. The owner has written identifying changes that confirm the initial visual observations of the property. The place when viewed across the bay retains its form and much of its external detail and is an important element within the group. It is not a building that would justify individual listing.

No 10

No 10 had a range of minor additions recorded in council files with a major addition in 1989 in the form of a gatehouse and garage with associated landscaping fronting Lower Boyle Street designed by Stephen Mellor architect and then a major addition to the house in 1998/9 designed by Bill McMahon architects that replaced the roof structure with a new raised roof with an upper floor built into the roof space. The appearance of the property from both the street and the water is substantially changed, however the building forms an important part of the grouping of five structures and retains contributory value. It is not a building that would justify individual listing.

Reserve

The reserve links each of these properties to the waterfront and extends around the bay to each side providing a heavily bushed area above which these houses sit. The separation of development from the water is distinctive and even though foreshore reserves exist around the council area and in the adjacent North Sydney Council headlands, in this location it presents as a dramatic separation between water and housing. Only at the northern end of Little Sirius Cove is a similar situation with housing separated so clearly from the waterfront. The establishment of waterfront reserves is a key characteristic of a number of the northern headlands in the harbour and is a core element in providing the character of the council area.

CONDITION

The properties are in good to excellent condition and have had various works and conservation undertaken.

THEMES

Residential Development

Federation

Recreation

SIGNIFICANCE

The precinct is of significance as an excellent and largely intact grouping of Federation period residential buildings on a common subdivision oriented to the water and set above a densely vegetated natural reserve. In combination with the waterfront structures noted as heritage items the precinct provides a rare glimpse of the pattern of development

that predominated around 1900 and which has remained until the present day. The strong relationship of these buildings to view and water, the location of the buildings in relation to a split level street to accommodate the steep terrain, their principal orientation to the water rather than the street and the grouping on a prominent and highly visible headland combine to create an unusual and increasingly rare precinct around the Mosman waterfront. Even though several buildings have undergone some adaptation their overall form contributes to the setting.

SOURCES

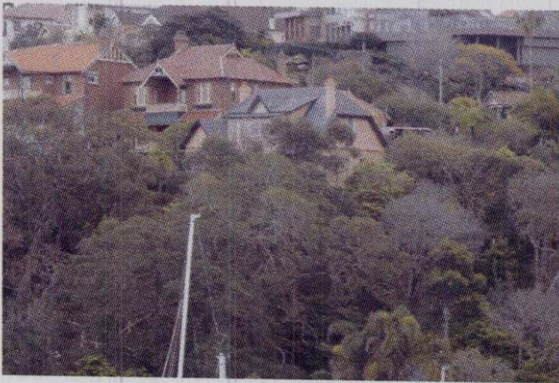
Mosman Heritage Review GML 1996 – photographs and general history
Council development and building files

PICTURES



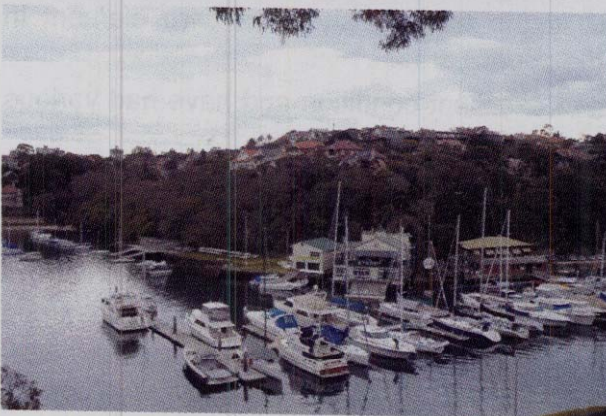
1

View of five houses, nos 2-10 Lower Boyle Street and their immediate setting. Note the separation of the buildings from the residential development behind.



2

Detail of Nos 2, 4 and 6 set behind the tree cover of the reserve.



3

Broad view of the bay with the extent of the reserve to the west and the boatsheds in the foreground.

Photograph taken from Badham Avenue.



4

Detail of Nos 6, 8 and 10.

