



## **Keston Avenue HCA Photographic Survey December 2008**

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## Introduction

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### Overview

This document provides a photographic record of buildings in the Keston Avenue Heritage Conservation Area (HCA), Mosman. The comprehensive record of the Keston Avenue streetscape and built form provided by the photographic survey will assist in informing the review of existing planning and development controls as part of Council's local environmental plan (LEP) and Development Control Plan (DCP) review and plan making project.

The photographic record also provides an historical record of the streetscape to be used to benchmark and compare changes in the built form over time.

### Statement of Significance for Keston Avenue

The modest street ensemble, which makes up the Keston Avenue Conservation Area, is one of the least-disturbed by intrusive modifications. It has an interesting range of period domestic architecture including varieties of semi-detached housing. It is nevertheless a sensitive area where, mainly because of the gentle scale and lack of pretentiousness of the architecture, modifications can easily damage (and have already begun to affect) the heritage significance of the place.

### Explanatory note

This document is divided into two parts –

Part A – Southern side of Keston Avenue No.s 1-29 and 4 Gladstone Avenue

Part B – Northern side of Keston Avenue No.s 2-28 Keston Ave and 6 Gladstone Ave

Each page contains a boxed key which, for each photograph, identifies –

- Street address  
*eg. 6 Keston Avenue, Mosman*  
The street address for an individual building is identified in addition to the corner street if applicable. Streets, laneways and passages are also shown
- Building title  
*eg: Burnleigh*  
The building title is identified from building façade signage
- Heritage item Y/N  
*eg: N*  
Items of heritage significance are identified in Schedule 2 of the Mosman Local Environmental Plan 1998 and Schedule 5 of the Draft Mosman Local Environmental Plan 2008.
- HCA Ranking  
*eg: 2*  
The HCA Ranking (based on a scale of 1 to 4) has been identified from the Mosman Heritage Review 1996 (Godden Mackay Pty Ltd). A key to the conservation area ranking is provided below.

- Other comments  
*eg: Semi-detached dwelling*  
 Other comments provide additional information of interest. For example, may state that the building is semi-detached or part of a series of photos taken to catch some detail otherwise not shown in one photograph
- Date of photograph  
*eg: 30 December 2008*  
 The date the photograph was taken is indicated. Most photographs were taken on 29 and 30 December 2008, due to obstruction by traffic or weather or other constraints some additional photographs were taken in May 2009

### Extract from the Mosman Heritage Review 1996

The following is an extract from the Mosman Heritage Review 1996 (Godden Mackay Pty Ltd), pages 91-92 of the main report. It is a key to the conservation area rankings (based on a ranking scale of 1 to 4) for each building identified in this photographic survey.

Ranking	Description	Objectives of development control
*	A building recommended for individual heritage listing in the heritage schedule	Maintain heritage characteristics and streetscape intactness
1	A building with a high degree of intactness which contributes to the character of the area in the terms given in the definition of a Conservation Area	Maintain heritage characteristics and streetscape intactness
2	A building which contributes to the character of the area but whose significance has been reduced by loss of original materials or detail (e.g. roofs, chimneys, fences), unsympathetic additions (e.g. verandah infill) or inappropriate decorative treatment (e.g. painting of face brickwork).	Reconstruct original features by removing unsympathetic additions or using more appropriate decorative treatment
3	A building whose impact on the heritage character of the area is neutral	Maintain benign impact
4	A building which has an adverse impact upon the area because of its scale, design, assertiveness, materials or the like, or because its original qualities have been mutilated or removed	Encourage the ultimate replacement of the building with one less assertive, or amelioration of its adverse impact by sympathetic alterations, plantings, more appropriate colour scheme or other treatment

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**Part A -  
Southern side of Keston Avenue Nos 1-29 and 4  
Gladstone Avenue**



Street address	1-3 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1- 1, 3- 2 (house) 4 (fence)
Other comments	Photo 1 of 4 Semi-detached dwellings
Date of photograph	29 December 2008



Street address	1 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 2 of 4 Semi-detached dwelling
Date of photograph	29 December 2008



Street address	3 Keston Avenue, with roof of 1 showing above tree top
Building title	
Heritage item Y/N	No
HCA ranking	2 House 4 Fence
Other comments	Photo 3 of 4 Semi-detached dwelling
Date of photograph	29 December 2008



Street address	3 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2 House 4 Fence
Other comments	Photo 4 of 4 Semi-detached dwelling
Date of photograph	29 December 2008



Street address	5 - 7 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	5 – 1, 7 - 2
Other comments	Photo 1 of 3 Semi-detached dwellings
Date of photograph	29 December 2008



Street address	5 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 2 of 3 Semi-detached dwelling
Date of photograph	29 December 2008



Street address	7 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 3 of 3 Semi-detached dwelling
Date of photograph	9 May 2009



Street address	9 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2 House 4 Fence
Other comments	
Date of photograph	29 December 2008



Street address	11 Keston Avenue
Building title	Kiama
Heritage item Y/N	Yes
HCA ranking	1
Other comments	
Date of photograph	29 December 2008



Street address	13 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	3 House 4 Fence
Other comments	
Date of photograph	29 December 2008



Street address	15 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 1 of 2
Date of photograph	29 December 2008



Street address	15 Keston Avenue over fence
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 2 of 2
Date of photograph	29 December 2008



Street address	17 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	
Date of photograph	29 December 2008



Street address	19 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 1 of 2
Date of photograph	29 December 2008



Street address	19 Keston Avenue over fence
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 2 of 2
Date of photograph	29 December 2008



Street address	21 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	
Date of photograph	29 December 2008



Street address	23 - 25 Keston Avenue
Building title	
Heritage item Y/N	Yes
HCA ranking	
Other comments	Photo 1 of 3 Semi-detached dwellings
Date of photograph	29 December 2008



Street address	23 Keston Avenue
Building title	
Heritage item Y/N	Yes as a group with No. 25
HCA ranking	Recommended for individual listing
Other comments	Photo 2 of 3 Semi-detached dwelling
Date of photograph	29 December 2008



Street address	25 Keston Avenue
Building title	
Heritage item Y/N	Yes as a group with No. 23
HCA ranking	Recommended for individual listing
Other comments	Photo 3 of 3 Semi-detached dwelling
Date of photograph	29 December 2008



Street address	27 - 29 Keston Avenue
Building title	
Heritage item Y/N	Yes
HCA ranking	
Other comments	Photo 1 of 4 Semi-detached dwellings
Date of photograph	29 December 2008



Street address	27 Keston Avenue
Building title	
Heritage item Y/N	Yes as a group with No. 29
HCA ranking	Recommended for individual listing
Other comments	Photo 2 of 4 Semi-detached dwelling
Date of photograph	29 December 2008



Street address	29 Keston Avenue
Building title	
Heritage item Y/N	Yes as a group with No. 27
HCA ranking	Recommended for individual listing
Other comments	Photo 3 of 4 Semi-detached dwelling
Date of photograph	29 December 2008



Street address	29 Keston Avenue side buildings
Building title	
Heritage item Y/N	Yes
HCA ranking	
Other comments	Photo 4 of 4
Date of photograph	29 December 2008



Street address	Rear of 4 Gladstone Avenue taken from Lang Street
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 1 of 4
Date of photograph	29 December 2008



Street address	4 Gladstone Avenue taken from Lang Street
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 2 of 4
Date of photograph	29 December 2009



Street address	4 Gladstone Avenue taken from Gladstone Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 3 of 4
Date of photograph	29 December 2008



Street address	4 Gladstone Avenue taken from Gladstone Avenue, standing further back
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 4 of 4
Date of photograph	8 May 2009

**Part B -  
Northern side of Keston Avenue No.s 2-28 and 6  
Gladstone Avenue**



Street address	2 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	
Date of photograph	30 December 2008



Street address	4 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	
Date of photograph	30 December 2008



Street address	6-8 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	
Other comments	Photo 1 of 4 Semi-detached dwellings
Date of photograph	30 December 2008



Street address	6 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 2 of 4 Semi-detached dwelling
Date of photograph	30 December 2008



Street address	6 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	Photo 3 of 4 Semi-detached dwelling
Date of photograph	30 December 2008



Street address	8 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 4 of 4 Semi-detached dwelling
Date of photograph	30 December 2008



Street address	10 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	
Date of photograph	30 December 2008



Street address	12 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	3
Other comments	
Date of photograph	30 December 2008



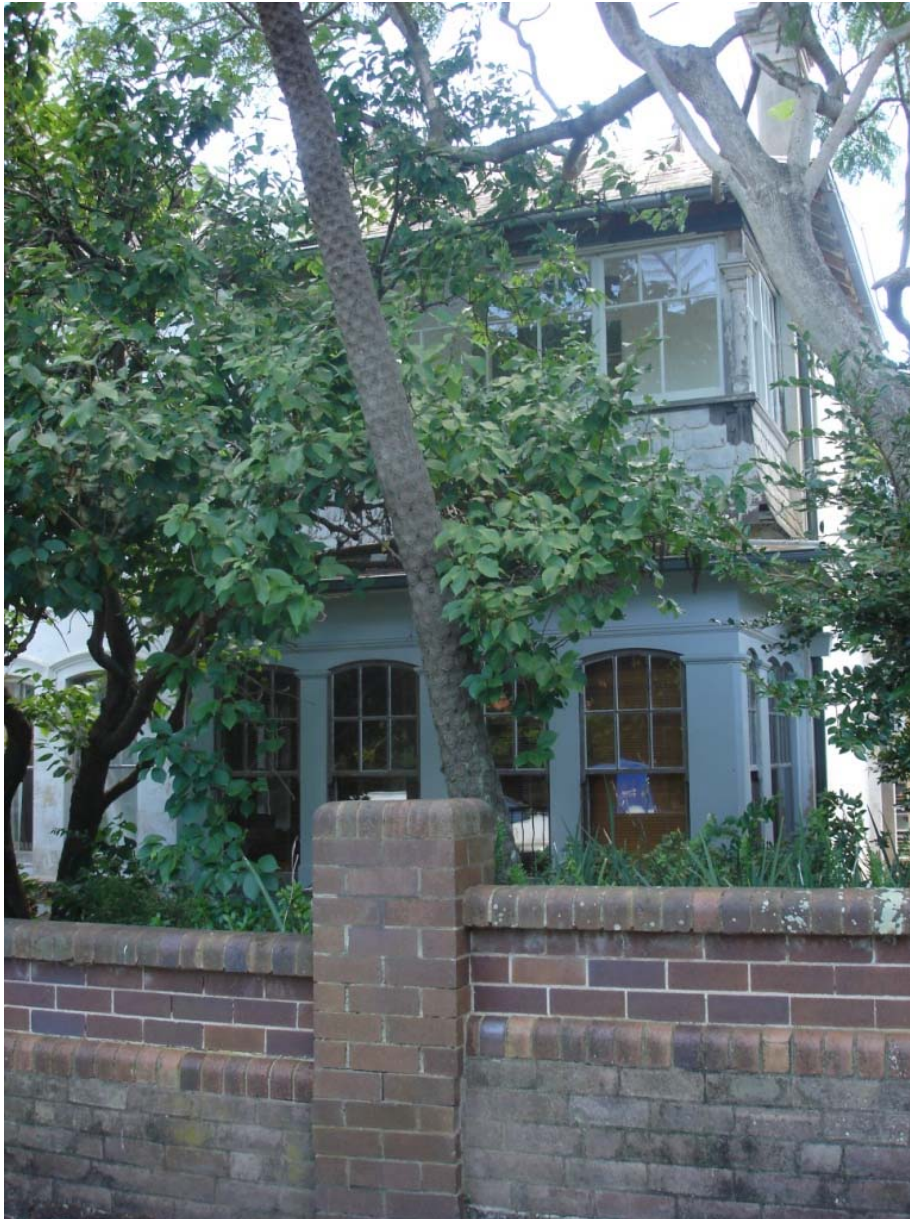
Street address	14 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	
Date of photograph	30 December 2008



Street address	16 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 1 of 3
Date of photograph	30 December 2008



Street address	16 Keston Avenue front gate
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 2 of 3
Date of photograph	30 December 2008



Street address	16 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 3 of 3
Date of photograph	30 December 2008



Street address	18 - 20 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	
Other comments	Photo 1 of 4 Semi-detached dwellings
Date of photograph	30 December 2008



Street address	18 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2 House 4 Fence
Other comments	Photo 2 of 4 Semi-detached dwelling
Date of photograph	30 December 2008



Street address	18 Keston Avenue over fence
Building title	
Heritage item Y/N	No
HCA ranking	2 House 4 Fence
Other comments	Photo 3 of 4 Semi-detached dwelling
Date of photograph	30 December 2008



Street address	20 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 4 of 4 Semi-detached dwelling
Date of photograph	30 December 2008



Street address	22 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	1
Other comments	
Date of photograph	30 December 2008



Street address	24 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	
Date of photograph	30 December 2008



Street address	26 - 28 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	
Other comments	Photo 1 of 4 Semi-detached dwellings
Date of photograph	30 December 2008



Street address	26 Keston Avenue, over fence
Building title	
Heritage item Y/N	No
HCA ranking	Not ranked
Other comments	Photo 2 of 4 Semi-detached dwelling
Date of photograph	30 December 2008



Street address	28 Keston Avenue
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 3 of 4 Semi-detached dwelling
Date of photograph	30 December 2008



Street address	28 Keston Avenue over fence
Building title	
Heritage item Y/N	No
HCA ranking	2
Other comments	Photo 4 of 4 Semi-detached dwelling
Date of photograph	9 May 2009



Street address	Keston Lane
Building title	
Heritage item Y/N	
HCA ranking	
Other comments	
Date of photograph	30 December 2008



Street address	6 Gladstone Avenue - driveway
Building title	Astor Flats
Heritage item Y/N	Yes
HCA ranking	
Other comments	Photo 1 of 4 Multiple dwellings
Date of photograph	30 December 2008



Street address	6 Gladstone Avenue – corner Gladstone Avenue
Building title	Astor Flats
Heritage item Y/N	Yes
HCA ranking	
Other comments	Photo 2 of 4
Date of photograph	30 December 2008



Street address	6 Gladstone Avenue – corner Gladstone Avenue
Building title	Astor Flats
Heritage item Y/N	Yes
HCA ranking	
Other comments	Photo 3 of 4
Date of photograph	30 December 2008



Street address	6 Gladstone Avenue from Gladstone Avenue
Building title	Astor Flats
Heritage item Y/N	Yes
HCA ranking	
Other comments	Photo 4 of 4
Date of photograph	29 December 2008

