# Raglan Street Conservation Area Photographic Survey March 2010





109 Raglan Street

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#### Introduction

#### Overview

This document provides a photographic record of buildings in The Raglan Street Heritage Conservation Area (HCA), Mosman. This comprehensive record of the streetscape and built form can be used to benchmark and compare changes in The Raglan Street Conservation Area over time.

## Statement of Significance for The Raglan Street Heritage Conservation Area

The land which comprises the Raglan Street Conservation Area is part of Mosman's oldest residential subdivision and its re-subdivision in the 1880s and 1890s demonstrates one of the most important of the suburb's speculative residential ventures. Now it is a conservation area of great significance for its stylish high quality buildings, its ample gardens and street plantings and its fine streetscape qualities.

#### **Explanatory note**

Each page of this document contains a boxed key which, for each photograph, identifies

 Street address eg: 77 Raglan Street

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: Ferrintish

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 LEP 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 commentsie: Semi-detached

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
 ie: 19 March 2010

The date the photograph was taken is indicated. Most photographs were taken on 19 and 22 March 2010, but due to obstruction by traffic or weather or other constraints some additional photographs were taken on other days.

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



Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph

Ν Recommended for individual listing

31 March 2010



Street address Building title Heritage item Y/N HCA ranking 77 Raglan Street "Ferrintish"

Ν

Recommended for individual listing

Other comments

19 March 2010 Date of photograph



Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph

Ν

Recommended for individual listing

14 May 2010



Street address
Building title
Heritage item Y/N
HCA ranking Υ 1

Other comments

Date of photograph 28 May 2010



Υ 1

Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph

19 March 2010



85 Raglan Street Street address

1- House for late 20<sup>th</sup> Century Nostaligic 3 - Fence Multiple dwelling (6) 19 March 2010

Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph

Ν



Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν 2

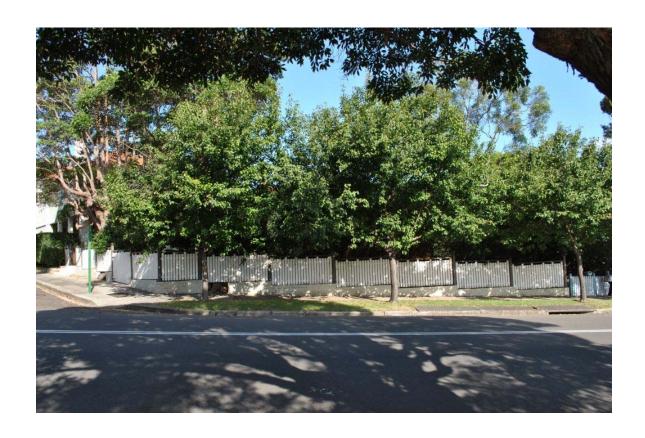
Photo 1 of 2 19 March 2010



87 Raglan Street Street address

Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν 2

Photo 2 of 2 showing house from the street 10 May 2010



"St Albans"

Building title
Heritage item Y/N
HCA ranking
Other comments Ν 2

Photo 1 of 3 showing house from Raglan Street Multiple dwelling (4) 19 March 2010

Date of photograph



"St Albans"

Building title Heritage item Y/N HCA ranking Ν 2

Photo 2 of 3 showing side elevation from Calypso Avenue looking south east; Multiple dwelling (4) Other comments

19 March 2010 Date of photograph



"St Albans"

Building title Heritage item Y/N HCA ranking Ν 2

Other comments Photo 3 of 3 showing side elevation taken from Calypso Avenue looking south east, Multiple dwelling (4)

19 March 2010 Date of photograph



Calypso Avenue

Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph

Taken from Raglan Street, looking east 19 March 2010



Building title Heritage item Y/N HCA ranking Ν

1 House 4 Fence

Other comments
Date of photograph Photo 1 of 4 Multiple dwelling (2)

19 March 2010



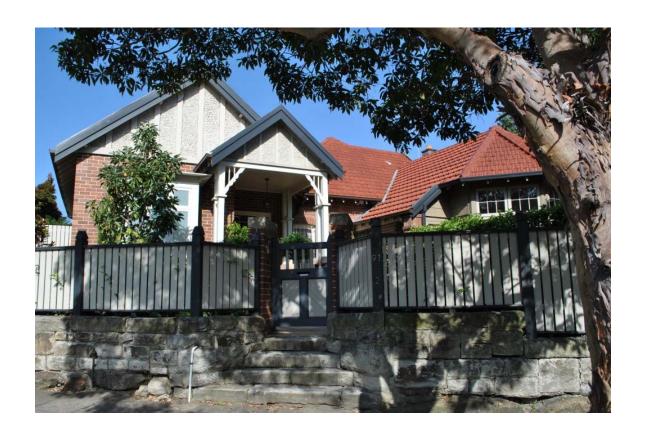
Building title Heritage item Y/N HCA ranking

1 House 4 Fence

Other comments Photo 2 of 4 Multiple dwelling (2)

Ν

Date of photograph 10 May 2010



Building title
Heritage item Y/N
HCA ranking

1 House 4 Fence

Other comments
Date of photograph Photo 3 of 4 Multiple dwelling (2)

Ν

19 March 2010



Building title Heritage item Y/N HCA ranking

Ν

1 House 4 Fence

Photo 4 of 4 showing Calypso Avenue elevation, taken from Calypso Avenue looking north east Other comments

19 March 2010 Date of photograph



Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν 2

Photo 1 of 2 19 March 2010



93 Raglan Street Street address

Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν 2

Photo 2 of 2 19 March 2010



Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν 2

Semi-detached 19 March 2010



97 Raglan Street "Bingarra" N

Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Semi-detached 19 March 2010



99 Raglan Street Street address

Ν

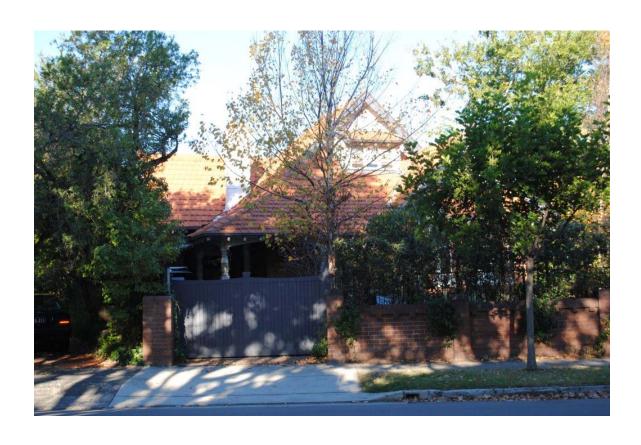
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph 2 House 4 Fence Photo 1 of 2 10 May 2010



Ν

2 House 4 Fence

Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Photo 2 0f 2 10 May 2010



Street address 101 Raglan Street
Building title
Heritage item Y/N N
HCA ranking 1
Other comments
Date of photograph 10 May 2010



103 Raglan Street Street address

Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν

Photo 1 of 2 showing view from street 19 March 2010



103 Raglan Street Street address

Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Ν

Photo 2 of 2 as seen from gates of 105 Raglan St 19 March 2010



Recommended for individual listing

Ν

Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Photo 1 of 2 19 March 2010



Ν

Recommended for individual listing

Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph Photo 2 of 2 19 March 2010

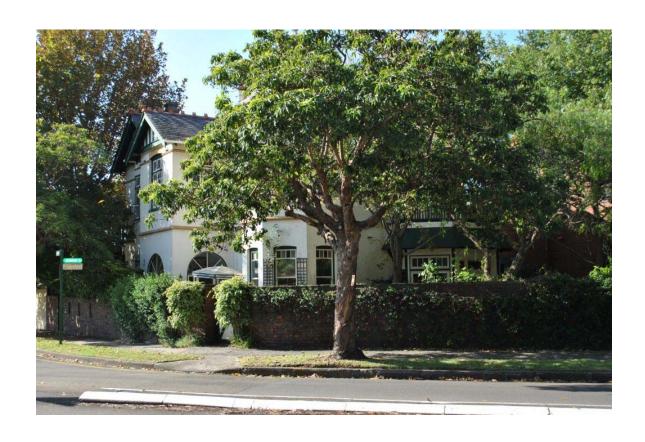


Street address
Building title
Heritage item Y/N
HCA ranking
Other comments
Date of photograph 107 Raglan Street

Ν

Recommended for individual heritage listing

19 March 2010



Street address 109 Raglan Street, on corner of Raglan and Queen Streets

Building title Heritage item Y/N HCA ranking

1 House 4 Fence

Υ

Other comments Photo 1 of 2 Multiple dwelling (2) One (1) dwelling is known as

36 Queen Street

Date of photograph 19 March 2010



Street address 109 Raglan Street, on corner of Raglan and Queen Street

Building title Heritage item Y/N

HCA ranking 1 House 4 Fence

Υ

Photo 2 of 2 showing Queen Street elevation. Multiple dwelling (2). One (1) dwelling is known as 36 Queen Street Other comments

19 March 2010 Date of photograph