

Raglan Street Conservation Area Photographic Survey March 2010

Mosman
COUNCIL



109 Raglan Street

Index of Photographs

75 Raglan Street	3
77 Raglan Street	4
79 Raglan Street	5
81 Raglan Street	6
83 Raglan Street	7
85 Raglan Street	8
87 Raglan Street	9-10
89 Raglan Street	11-13
Calypso Avenue	14
91 Raglan Street	15-18
93 Raglan Street	19-20
95 Raglan Street	21
97 Raglan Street	22
99 Raglan Street	23-24
101 Raglan Street	25
103 Raglan Street	26-27
105 Raglan Street	28-29
107 Raglan Street	30
109 Raglan Street	31-32

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: Ferrintosh
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 comments
ie: 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 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



Street address	75 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	Recommended for individual listing
Other comments	
Date of photograph	31 March 2010



Street address	77 Raglan Street
Building title	"Ferrintosh"
Heritage item Y/N	N
HCA ranking	Recommended for individual listing
Other comments	
Date of photograph	19 March 2010



Street address	79 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	Recommended for individual listing
Other comments	
Date of photograph	14 May 2010



Street address	81 Raglan Street
Building title	
Heritage item Y/N	Y
HCA ranking	1
Other comments	
Date of photograph	28 May 2010



Street address	83 Raglan Street
Building title	
Heritage item Y/N	Y
HCA ranking	1
Other comments	
Date of photograph	19 March 2010



Street address	85 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	1- House for late 20 th Century Nostalgic 3 - Fence
Other comments	Multiple dwelling (6)
Date of photograph	19 March 2010



Street address	87 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 2
Date of photograph	19 March 2010



Street address	87 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 2 showing house from the street
Date of photograph	10 May 2010



Street address	89 Raglan Street, on corner with Calypso Avenue
Building title	"St Albans"
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 3 showing house from Raglan Street Multiple dwelling (4)
Date of photograph	19 March 2010



Street address	89 Raglan Street, on corner with Calypso Avenue
Building title	"St Albans"
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 3 showing side elevation from Calypso Avenue looking south east; Multiple dwelling (4)
Date of photograph	19 March 2010



Street address	89 Raglan Street, on corner with Calypso Avenue
Building title	"St Albans"
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 3 of 3 showing side elevation taken from Calypso Avenue looking south east, Multiple dwelling (4)
Date of photograph	19 March 2010



Street address	Calypso Avenue
Building title	
Heritage item Y/N	
HCA ranking	
Other comments	Taken from Raglan Street, looking east
Date of photograph	19 March 2010



Street address	91 Raglan Street, on corner of Calypso Avenue
Building title	
Heritage item Y/N	N
HCA ranking	1 House 4 Fence
Other comments	Photo 1 of 4 Multiple dwelling (2)
Date of photograph	19 March 2010



Street address	91 Raglan Street, on corner of Calypso Avenue
Building title	
Heritage item Y/N	N
HCA ranking	1 House 4 Fence
Other comments	Photo 2 of 4 Multiple dwelling (2)
Date of photograph	10 May 2010



Street address	91 Raglan Street, on corner of Calypso Avenue
Building title	
Heritage item Y/N	N
HCA ranking	1 House 4 Fence
Other comments	Photo 3 of 4 Multiple dwelling (2)
Date of photograph	19 March 2010



Street address	91 Raglan Street, on corner of Calypso Avenue
Building title	
Heritage item Y/N	N
HCA ranking	1 House 4 Fence
Other comments	Photo 4 of 4 showing Calypso Avenue elevation, taken from Calypso Avenue looking north east
Date of photograph	19 March 2010



Street address	93 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 2
Date of photograph	19 March 2010



Street address	93 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 2
Date of photograph	19 March 2010



Street address	95 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Semi-detached
Date of photograph	19 March 2010



Street address	97 Raglan Street
Building title	"Bingarra"
Heritage item Y/N	N
HCA ranking	1
Other comments	Semi-detached
Date of photograph	19 March 2010



Street address	99 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	Photo 1 of 2
Date of photograph	10 May 2010



Street address	99 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	Photo 2 of 2
Date of photograph	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



Street address	103 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 2 showing view from street
Date of photograph	19 March 2010



Street address	103 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 2 as seen from gates of 105 Raglan St
Date of photograph	19 March 2010



Street address	105 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	Recommended for individual listing
Other comments	Photo 1 of 2
Date of photograph	19 March 2010



Street address	105 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	Recommended for individual listing
Other comments	Photo 2 of 2
Date of photograph	19 March 2010



Street address	107 Raglan Street
Building title	
Heritage item Y/N	N
HCA ranking	Recommended for individual heritage listing
Other comments	
Date of photograph	19 March 2010



Street address	109 Raglan Street, on corner of Raglan and Queen Streets
Building title	
Heritage item Y/N	Y
HCA ranking	1 House 4 Fence
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	Y
HCA ranking	1 House 4 Fence
Other comments	Photo 2 of 2 showing Queen Street elevation. Multiple dwelling (2). One (1) dwelling is known as 36 Queen Street
Date of photograph	19 March 2010