



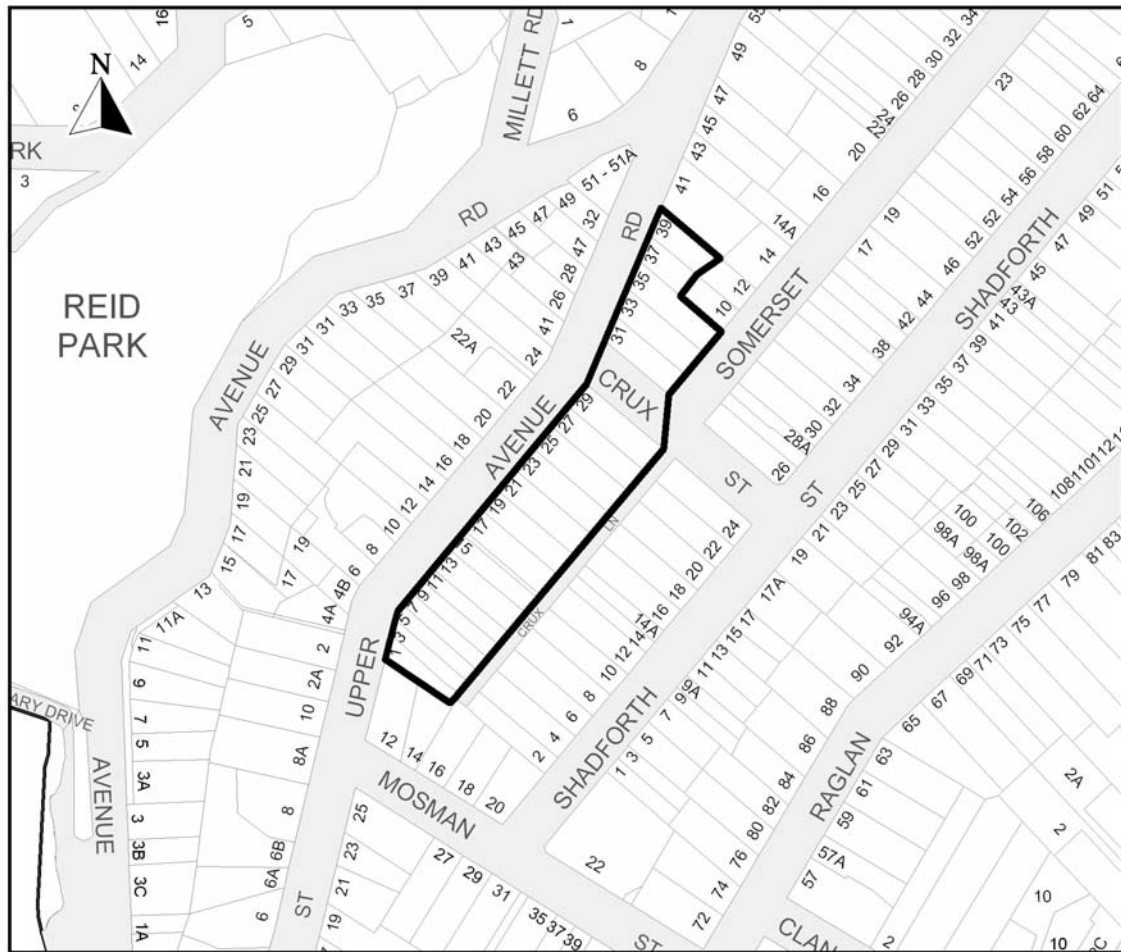
Upper Avenue Road Conservation Area Photographic Survey June 2010

Mosman
COUNCIL

Index of Photographs

Upper Avenue Road Map	1
1-3 Upper Avenue Road	4-6
5 Upper Avenue Road	7
7 Upper Avenue Road	8
9 Upper Avenue Road	9-10
11 Upper Avenue Road	11
13 Upper Avenue Road	12
15 Upper Avenue Road	13-14
17 Upper Avenue Road	15
19 Upper Avenue Road	16-17
21 Upper Avenue Road	18-20
23 Upper Avenue Road	21-22
25 Upper Avenue Road	23
27 Upper Avenue Road	24
29 Upper Avenue Road	25-28
Crux Street unmade road reserve	29-30
31 Upper Avenue Road	31-32
33 Upper Avenue Road	33
35 Upper Avenue Road	34
37 Upper Avenue Road	35
39 Upper Avenue Road	36-37

Upper Avenue Road HCA



Introduction

Overview

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

Statement of Significance for The Upper Avenue Road Heritage Conservation Area

The Upper Avenue Road Conservation Area is a rare example of an area without major interference by added street front garages, carports and privacy walls. It is a pleasing ensemble of mostly modest dwellings demonstrating very interesting variations of Federation styles as applied to unpretentious architecture.

Explanatory note

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

- Street address
eg: 29 Upper Avenue Road
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:
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: 1
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: 11 June 2010
 The date the photograph was taken is indicated. Due to obstruction by traffic, weather or other constraints photographs were taken on various days through June and July 2010.

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	1-3 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2/1
Other comments	Photo 1 of 3 Semi-detached
Date of photograph	11 June 2010



Street address	1 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 3 Semi-detached
Date of photograph	30 June 2010



Street address	3 Upper Avenue Road
Building title	Merrels
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 3 of 3 Semi-detached
Date of photograph	30 June 2010



Street address	5 Upper Avenue Road
Building title	Keithville
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	11 June 2010



Street address	7 Upper Avenue Road
Building title	Wyangi
Heritage item Y/N	N
HCA ranking	1
Other comments	
Date of photograph	11 June 2010



Street address	9 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	Photo 1 of 2
Date of photograph	21 May 2010



Street address	9 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2 House 4 Fence
Other comments	Photo 2 of 2
Date of photograph	30 June 2010



Street address	11 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	
Date of photograph	11 June 2010



Street address	13 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 2
Date of photograph	21 May 2010



Street address	15 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 2
Date of photograph	6 July 2010



Street address	15 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 2
Date of photograph	21 May 2010



Street address	17 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	
Date of photograph	11 June 2010



Street address	19 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1 House 4 Fence
Other comments	Photo 1 of 2
Date of photograph	6 July 2010



Street address	19 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1 House 4 Fence
Other comments	Photo 2 of 2
Date of photograph	6 July 2010



Street address	21 Upper Avenue Road
Building title	Raywood
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 3
Date of photograph	30 June 2010



Street address	21 Upper Avenue Road
Building title	Raywood
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 3
Date of photograph	30 June 2010



Street address	21 Upper Avenue Road
Building title	Raywood
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 3 of 3
Date of photograph	21 May 2010



Street address	23 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 1 of 2
Date of photograph	6 July 2010



Street address	23 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	Photo 2 of 2
Date of photograph	6 July 2010



Street address	25 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	21 May 2010



Street address	27 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	
Date of photograph	21 July 2010



Street address	29 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 4
Date of photograph	21 May 2010



Street address	29 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 4
Date of photograph	30 June 2010



Street address	29 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 3 of 4
Date of photograph	11 June 2010



Street address	29 Upper Avenue Road, showing side elevation to Crux Street unmade road reserve
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 4 of 4
Date of photograph	11 June 2010



Street address	Crux Street unmade road reserve, looking south east
Building title	
Heritage item Y/N	Y
HCA ranking	
Other comments	Photo 1 of 2
Date of photograph	11 June 2010



Street address	Crux Street unmade road reserve and Council retaining wall looking south east
Building title	
Heritage item Y/N	Y
HCA ranking	
Other comments	Photo 2 of 2
Date of photograph	21 May 2010



Street address	31 Upper Avenue Road, showing side elevation to Crux Street unmade road reserve
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 1 of 2
Date of photograph	11 June 2010



Street address	31 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	2
Other comments	Photo 2 of 2
Date of photograph	11 June 2010



Street address	33 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	
Date of photograph	6 July 2010



Street address	35 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	
Date of photograph	30 July 2010



Street address	37 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	1
Other comments	
Date of photograph	30 July 2010



Street address	39 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	Not ranked
Other comments	Photo 1 of 2
Date of photograph	6 July 2010



Street address	39 Upper Avenue Road
Building title	
Heritage item Y/N	N
HCA ranking	Not ranked
Other comments	Photo 2 of 2
Date of photograph	30 July 2010

