



Environmental Planning Committee Meeting

Monday 5 September 2022
6.30pm

Attachment 8 – Item R1



**Environmental Planning Committee
Under Separate Cover Attachment**

Meeting Agenda

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Item No. R1

Post Exhibition Report - Planning Proposal for 53 and 55 Drumalbyn Road Bellevue Hill

Attachment 8

Additional reports provided by the Applicant of DA2021/416/1

28/02/2022

To:
General Manager
Woollahra Council
536 New South Head Road
Double Bay NSW 2028

Attention: Anne White & Nick Economou
Manager, Strategic Development Manager, Development Control

Dear Anne & Nick,

RE: Comments of proposed heritage listings
53 & 55 Drumalbyn Road, Bellevue Hill



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I have been asked to review and comment on the findings of the report prepared by Robertson & Hindmarsh Pty Ltd Architects for the proposed heritage listings of these two properties. The report is 'PRELIMINARY ASSESSMENT OF HERITAGE SIGNIFICANCE 53 & 55 Drumalbyn Road, Bellevue Hill', dated 16 December 2021. My comments are informed by the history provided in the report, which I consider to be factual and reliable. I am trying to be as concise as possible and avoid quoting the report at length.

I note that Woollahra Council has undertaken two heritage surveys with a broad reach over the years¹ and neither of these has identified either of the properties as potentially significant. This is not surprising with No. 55 which is concealed from the public domain and therefore easy to overlook, but it is telling in the case of No. 53 which is prominent in the streetscape.

53 Drumalbyn Road, Bellevue Hill

The Spanish Mission style house with a contemporaneous street garage was designed by Bohringer, Taylor & Johnson Pty Ltd in 1928.

The heritage assessment of the report found the house to be locally significant under the following criteria²:

- Criterion (a): Historical significance,
- Criterion (b): Associative significance,
- Criterion (c): Aesthetic significance,
- Criterion (f): As an item demonstrating a defunct social practice, and
- Criterion (g): As a representative example of the Inter-War Mediterranean style of architecture

My comments are:

- Criterion (a): Historical significance

When assessing historical significance, a careful distinction needs to be made between what is commonplace and what is outstanding and important (ie.: historically significant). The report states that the house is significant "in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car". I disagree with this as a compelling reason for listing, as that would make every Inter-war house with a garage a potential heritage item. "Accommodation for the live-in maid" would have more historical significance, but I note that this area of the house has been

¹ Hughes Trueman & Ludlow: *Heritage Study* 1985

Howard Tanner & Associates: *Review for 2B Zones Rose bay, Bellevue Hill, Darling Point.*, 1997

² Robertson & Hindmarsh: op. cit. Section 7.7 pages 16-18



altered since construction and the maid' quarters are no longer legible as such and potential significance has been lost. While it is widely assumed that the Spanish Mission style "reflected the lifestyle of the movie stars of the West Coast of the USA" in the subject case the Spanish Mission style is limited to the façade. The interior is nondescript with no particular stylistic references and there is no evidence that it has any connection to West Coast movie star lifestyle. Compare the interior of the subject house to that of 19 Gilliver Avenue, Vaucluse, designed by Jocelyn & Gilling.



Figure 1 | Living room - 53 Drumalbyn Road.
No evidence of Spanish Mission or Inter-war Mediterranean character or fabric.

(Source: www.realestate.com.au)



Figure 2 | Entry Hall - 19 Gilliver Ave., Vaucluse
by Joceland & Gilling. A strong Spanish Mission interior. (Source: www.realestate.com.au)

The notion that the house is "significant as an example of developer-constructed housing for the upper Middle Class" falls into the same 'commonplace vs. significant' trap as mentioned above. Developer built houses were just as common in the Inter-war period as they are today. In order to single out a house for heritage listing a more compelling reason would need to be advanced.

The reasons for listing under Criterion (a) are not well founded.

- **Criterion (b): Associative significance**

I agree that Bohringer, Taylor & Johnson Pty Ltd are an important international architectural firm, best known for designing cinemas and public buildings.³ Like most architectural practices they also designed a wide range of other buildings, including single houses and flat buildings like 'Palomar'. If an architectural firm is strongly associated with a particular building type, then the question arises whether other examples of their work is made more, or less significant by that association. This question appears to have been answered by Woollahra Council, recently allowing the demolition of 'Palomar', a Spanish Mission style flat building, designed by the same architects.

The fact that the house was constructed by the developer High Standards Construction Ltd., does not represent a significant association, because the developer, albeit prolific, was not outstanding and the firm lacked the stature of a significant construction company like Ove Arup & Partners, for example.

The reasons for listing under Criterion (b) are debatable.

3 Goad, Philip: "Bohringer, Taylor & Johnson", The Encyclopedia of Australian Architecture, 2012



- *Criterion (c): Aesthetic significance*

The report is in error connecting the Inter-war Mediterranean style as it evolved in Sydney with the “much-publicised lifestyle of the rich and famous in Hollywood and the USA West Coast”. The Inter-war Mediterranean style- as practiced by Prof. Leslie Wilkinson or Waterhouse & Lake⁴ – was a more profound and serious attempt to explore local responses to climate similar to the Mediterranean than the more superficial approach of the Spanish Mission style. In any case the Spanish Mission style is only evident in the façade of the house and not in its interiors. As such it is not a prominent example of the Spanish Mission style. Furthermore, the facade was not executed as originally designed and in its stripped form it does not represent a high degree of creative achievement.

The reasons for listing under Criterion (c) are not well founded.

- *Criterion (f): As an item demonstrating a defunct social practice*

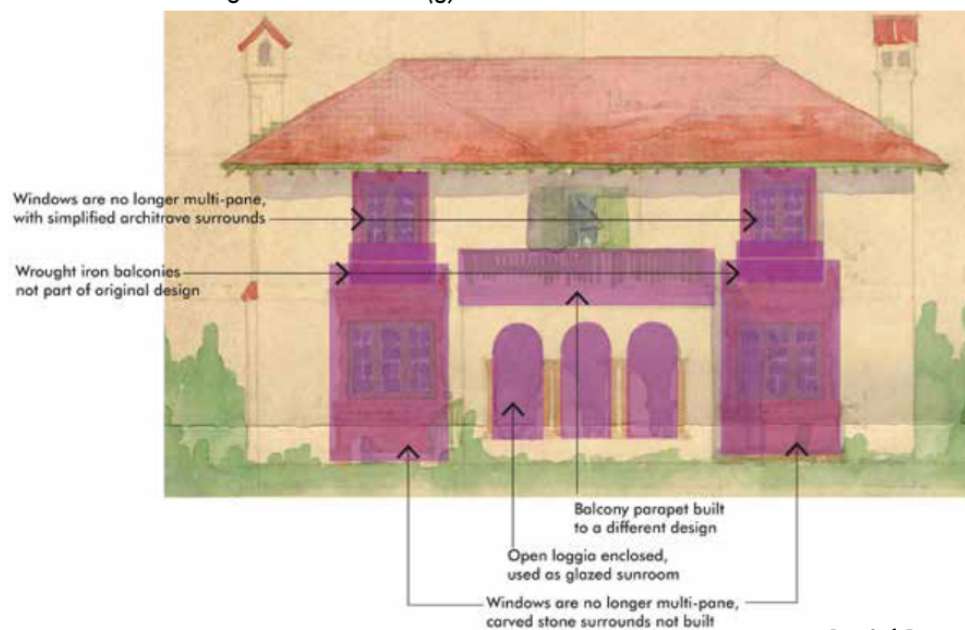
The report identifies the maid’s quarters as being of significance under this criterion, but as I have noted above, the maid’s quarters have been altered and they are no longer legible. In fact, the report goes some way in acknowledging this by referring to “original planning”. What this means is that only archival evidence exists for this social practice and physical evidence on site is lacking. When such evidence is lacking, it is unreasonable to consider heritage listing.

The reason for listing under Criterion (f) is not well founded.

- *Criterion (g): As a representative example of the Inter-War Mediterranean style of architecture*

The report identifies the building being relatively intact as the reason for satisfying this criterion, but key elements of the interior have been altered – the maid’s quarters, the kitchen, both loggias has been enclosed (the ground floor loggia is a sunroom and the first floor loggia is a rumpus room)- and the façade is not as originally designed. Considering that the façade is the only element of the house with evidence for the Spanish Mission style, the extent of its alterations as shown in purple on the diagram below show that the house is far from intact.

The reason for listing under Criterion (g) is not well founded.



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55 Drumalbyn Road, Bellevue Hill

The Inter-war Functionalist style house was designed by P. Gordon Craig & John M. Brindley in 1938.

The heritage assessment of the report found the house to be locally significant under the following criteria⁵:

- *Criterion (a): Historical significance,*
- *Criterion (c): Aesthetic significance,*
- *Criterion (f): As an item demonstrating a defunct social practice, and*
- *Criterion (g): As a rare surviving example of Inter-War Functionalist style domestic architecture.*

My comments are:

- *Criterion (a): Historical significance*

The Inter-war Functionalist style house at No. 55 is very different from the Spanish Mission style house at No. 53 yet the report advances the same reasons (even the same wording) for historical significance. This points to the same weakness in the assessment I referred to above: on this basis every Inter-war house with a garage qualifies for heritage listing. "Accommodation for the live-in maids" is also brought up again. I need to point out that the two small rooms referred to as maids' quarters are not self-contained and they have no bathroom: the occupants would have had to use the en-suite bathroom of the only bedroom of the house. This is a peculiar arrangement and while I do not know the reasons for it; it certainly does not point to the historical process of master-servant relationship. Again, in order to single out a house for heritage listing, more compelling reasons would need to be advanced.

The reasons for listing under Criterion (a) are not well founded.

- *Criterion (c): Aesthetic significance*

The exterior of the house definitely expresses aspects of the Inter-war Functionalist style, and this does have some aesthetic significance, but the internal layout is conventional consisting of a series of self-contained rooms and could equally serve as the interior to any Inter-war style house, be it English Vernacular or Neo-Georgian. I note that the hallmark of Functionalism was the interplay between internal spaces and the use of open planning.⁶ The report cites Roy Ground's house – popularly known as 'The Ship' – as the first example of Inter-war Functionalist architecture in Australia and compares it to the subject house. Now Roy Ground's house exhibits innovative planning with a long multi-functional open space in the spirit of Functionalism⁷, whereas the conventional planning of the subject house falls short. True Functionalist and International Modernist works in Woollahra are only found later with the arrival of European migrants, like Hugo Stossel and Harry Seidler.⁸ The evidence for the Inter-war Functionalist style at 55 Drumalbyn Road is superficial and limited to the exterior. The level of significance exhibited by the house is partial and does not merit listing based on this criterion.

The reasons for listing under Criterion (c) are debatable.

4 Cuffley, Peter: *Australian Houses of the 20's and 30's*, 1993

5 Robertson & Hindmarsh: op. cit. Section 8.7 pages 31-33

6 Frampton, Kenneth: *Modern Architecture 1920-1945*, GA Document 1983

7 'The Ship' 35 Rannoch Avenue MT ELIZA, <https://vhd.heritagecouncil.vic.gov.au/places/5346>

8 Hawcroft, Rebecca: *The other Moderns*, Sydney 2017



- *Criterion (f): As an item demonstrating a defunct social practice*

The peculiar arrangement of the so-called maids' quarters, where there was shared access to the only bathroom in the house, is not a good example of defunct social practices as it does not illustrate social hierarchies. In every example I came across the servant's quarters were always self-contained. The assumed presence of maids' quarters here does not satisfy this criterion.

Consideration of the house as an important early example of the Inter-war Functionalist style is not well founded, because the house only provides superficial evidence for Inter-war Functionalism through its exterior only and it does not express any evidence of spatial innovation. It does not merit listing as a true example of the Inter-war Functionalist style.

The reasons for listing under Criterion (f) are not well founded.

- *Criterion (g): As a rare surviving example of Inter-War Functionalist style domestic architecture*

The house is reasonably intact, but as the Inter-war Functionalist features are superficial, limited to the exterior, and fail to be expressed through its planning, which is the essence of Functionalism, it cannot be considered a true example of the style. Furthermore, as a building completely concealed from the public domain, its ability to serve representatively is completely curtailed.

The reason for listing under Criterion (g) is not well founded.

Conclusion

Assessment of cultural significance is not a simple matter as that value is relative and lies somewhere on a spectrum of interpretations and associations. In this case each house can be firmly placed in a clear strand of an Inter-war architectural tradition and as both houses were designed by well-known architectural firms some expectation of cultural significance is natural. The Robertson & Hindmarsh report has undertaken thorough research and established historical facts about the two properties but overstated their significance. Both houses are flawed examples of their styles and while they exhibit some cultural significance this is not expressed at a level where their listing would be warranted.

Regards

ZOLTAN KOVACS B. Arch (Hons)
Architect

HERITAGE ASSESSMENT

53 Drumalbyn Road, Bellevue Hill

March 2022



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1.0

INTRODUCTION

1.1 BACKGROUND

This Heritage Assessment for the existing property at 53 Drumalbyn Road, Bellevue Hill has been prepared for the property's developer, in response to the proposed heritage listing of the property.

The property owners object to the proposed listing and have commissioned this assessment to support their letter of objection being submitted to Council.

1.2 REPORT OBJECTIVES

The main objective of this report is to evaluate the heritage significance of the subject property.

1.3 REPORT STRUCTURE

The report outlines the historical development of the property, describes its physical condition and assesses its significance.

This assessment follows guidelines set out in the NSW Heritage Manual. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the determination of heritage significance.

This report is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, and the assessment of the building's significance.

1.4 SITE IDENTIFICATION

The subject site is a battle-axe located on the south side of Drumalbyn Road, Bellevue Hill. It is described by NSW Land Registry Services (LRS) as:

- Lot 3, DP 316390



Figure 1.1
Location map showing the subject site shaded in yellow.
Source: NSW LRS SIX Maps website

1.5 AUTHORSHIP

This report has been prepared by Graham Brooks, Managing Director of GBA Heritage, and Dr Shabnam Yazdani Mehr, Senior Heritage Consultant, of GBA Heritage. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.6 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

1.7 ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Traditional Custodians of the land that includes the subject site, and pay our respects to Elders past, present and emerging.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

The subject site at 53 Drumalbyn Road, Bellevue Hill is located in suburb of Woollahra. Although in the 19th century, a few local industries were established in Woollahra, the Woollahra Municipality has mainly developed as a residential locality. With the gentrification of the locality in the 1960, most of the industrial sites vanished. Land releases and development in transport contributed to the development of the individual suburbs.

The subject site is located at Bellevue Hill, which is known as one of Sydney's prestigious and wealthiest suburbs with high amenity located east of the Sydney CBD in the Municipality of Woollahra. Initially, it was called 'Vinegar Hill' by first Europeans, but it was found by Governor Macquarie vulgar and inappropriate, and re-named 'Bellevue Hill' meaning 'beautiful view' referring to the view available from the peak.

Point Piper Estate, also known as the Cooper estate, was the largest estate in Woollahra, amassed by Captain John Piper after 1816, through a combination of crown land grant and purchase, covering around 1130 acres of land including Bellevue Hill. Captain John Piper was one of the wealthiest, most influential, and well-known figures in the town. His land holdings encompassed most of the Municipality of Woollahra. However, in 1826, following the financial difficulties, John Piper sold his land to Daniel Cooper and Solomon Levy of the Lachlan & Waterloo Company, who were business partners in the 1820s and started acquiring land. In 1830s, Cooper and Levy's title to the land was confirmed.



Figure 2.1
The 1800s map, showing the approximate location of Drumalbyn Road, circled in red. The subject site was part of land originally owned by John Piper until the late 1820s.

Source: HLRV, Parish of Alexandria County of Cumberland



Figure 2.2
In c.1880 the land was subdivided and some roads were established including Victoria Road and Bellevue Road. At this time, Drumalbyn Road was not established. The approximate location of Drumalbyn Road is shown by a red circle.

Source: HLRV, Parish of Alexandria County of Cumberland, c.1880



Figure 2.3
Subdivision map of the 1880s, showing at this time, the land comprising the subject site was not subdivided. The approximate location of the subject site is outlined in red and shown by a red arrow.

Source: SLNSW, Bellevue Hill Subdivision Plan.

In 1834, Solomon Levy died. In 1844, Cooper had privately commissioned Colonial Surveyor General Thomas Mitchell to produce a plan of the Point Piper estate. Several roads to open up the land and subdivision of the estate into portions suitable for sale and lease started at this time. However, at this time the estate was viewed as inconveniently remote from the Sydney, and of interest just to those with the means to both create self-sufficient establishments and service their own transport needs. Cooper's plan to raise revenue from his land was not successful due to the economic downturn that began with the 1840s depression.

In 1847, through an agreement negotiated between Daniel Cooper and John Levy, the sole beneficiary of Cooper's late partner Solomon, who had died in 1833, the entire estate was in the possession of the Cooper family. Following the death of Cooper in 1853, the Point Piper estate was inherited by Daniel Cooper's nephew, also named Daniel Cooper. From the mid 19th century, pockets of land along the ridges of Bellevue Hill were released in piecemeal fashion by the Cooper Estate, providing the sites of the few early houses.

Housing in Bellevue Hill was largely owner-occupied, with almost stable occupation and long-term ownership.

Bellevue Hill is a hourbourside eastern suburb of Sydney, which is known as a wealthy suburb, located 5 kilometre east of the Sydney CBD. The building is located on the western side of Drumalbyn Road, surrounded by one to three storey residential buildings of variety styles and date of construction. Buildings are set well back from the main road. The subject site is a battle-axe, with a steep slope westward to Victoria Road, which is accessed via stairs on the southern end of the site and an inclinor for disability access.

2.2 EARLY OWNERSHIP AND USE OF THE SITE

The subject site is part of the 1130 acres granted to Daniel Cooper and Solomon Levy in 1830. The subject site was located in the Cooper's Bondi-Bellevue Hill Estate, the last of the land to be alienated from the Cooper estate in large-scale release. The subdivision of Cooper's Bondi-Bellevue Hill estate released in three stages between 1912 and 1919, saw the break-up of the last large portion of unalienated land in the vicinity, and in the Point Piper (Cooper) Estate.

In spite of the estate name, none of these three subdivisions did not include any part of the neighbouring suburb of Bondi, which is separated from Woollahra by the Old South Head Road boundary. The subdivision name was probably invoking as a selling point for the land, the proximity of a desired landmark, Bondi Beach, located withing walking distance of the estate.

The subdivision containing the subject site was the last subdivision which presented for auction in 1919, with unsold portions auctioned in 1921. A building covenant was attached to the sale, stating that although buyers were not required to build, when they did, all main buildings has to be a value of not less than six hundred pounds and with slate or tile roofs.

In c.1920, the land comprising the subject site was purchased by Joseph Cuthbert Kershaw. A building covenant was attached to the site, stating that:¹

Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than the value of Five hundred pounds or any pair of semi-detached main buildings of less than the value of Nine hundred pounds and shall not construct the main roof of any such building of iron and that the said Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect any advertisement hoarding on the said land.

The land was further subdivided forming the subject site.² In 1928, the subject site was sold to Alexander Algie, a gentleman of Vacluse. He transferred the land to Charles Bohringer in July 1929. In the same day, Bohringer sold the land to George John Wells, an Estate agent, and George Frederick Wells, as joint tenants.³ The land changed hands several times. From 2018, it is owned by Joy Zara Steiner.

1 HLRV, Vol 3153 Fol 236.
2 HLRV, Vol 4840 Fol 80
3 HLRV, Vol 4228 Fol 6



Figure 2.4
The third (last) subdivision of the Cooper's Bondi-Bellevue Hill Estate in 1919. At this time, the subject site was not subdivided and auctioned. The approximate location of the subject site is outlined in red, shown by a red arrow.
Source: SLNSW, Cooper's Estate Bellevue Hill-Bondi Estate, 1911.
Call number: Z/SP/B29/5.

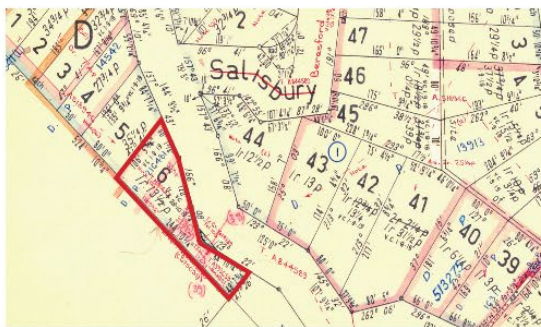


Figure 2.5
Plan of part of land, being the 3rd subdivision of Cooper's Bondi Bellevue Hill Estate, showing the land comprising the subject site subdivided at this time. The land comprising the subject site is outlined in red (Lot 6).
Source: HLRV, DP Number 9724, c. 1919.

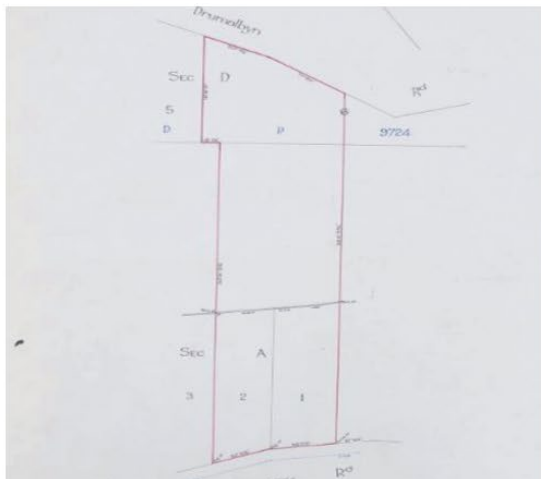


Figure 2.6
In 1921, the land comprising the subject site was in the ownership of Joseph Cuthbert Kershaw.
Source: HLRV, Vol 3153 Fol 236.

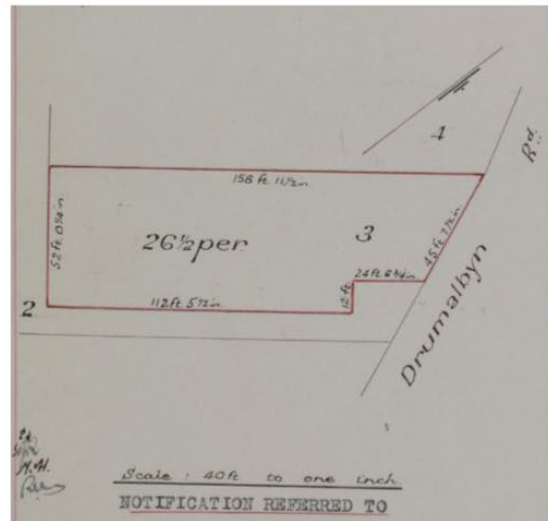


Figure 2.7
In 1928, the land was further subdivided forming the subject site. The subject site was sold to Alexander Algie.
Source: HLRV, Vol 4228 Fol 6.

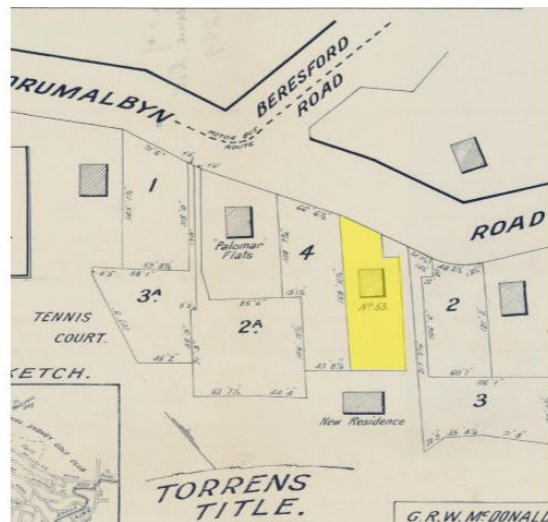


Figure 2.8
Auction map of 1937, showing the subject site in yellow. At this time, the subject building at 53 Drumalbyn Road was constructed on the site.
Source: SLNSW, Call Number SP/B29.

2.3 ARCHITECT: BOHRINGER, TAYLOR & JOHNSON

Charles Bohringer was born at Basle, Switzerland. He was a successful architect, winning several schemes in Switzerland. He was responsible for launching one of the first workingman's cottage garden settlements in Switzerland. The traditional Swiss style, as illustrated by many of Mr. Bohringer's attractive early sketches, prove it to be quite charming.

He migrated to Australia in c.1914 with little knowledge of Australia and its habits. He took up land in NSW, chiefly with the object of acquainting himself with the Australian language. When he was confident that he has sufficient knowledge to entitle him to proceed with his profession as an architect, he visited Sydney and obtained a position as draftsman in the office of Henry White, the well-known theatrical architect. Bohringer assisted Henry White in the designing of many fine theatres both in NSW and VIC.

Bohringer later started practice on his own count at offices in T. And G. Building, Elizabeth Street, Sydney, where he secured most of the work in connection with theatre construction, and his progress made rapid strides thereafter. Bohringer's knowledge of theatre construction and economies in this class of architecture was well-known throughout Australia and was illustrated in the construction of the Regeent-Gardiner, and Merri Theatre, North Fitzroy, Victoria, which are two fine specimens of work constructed with the minimum capital expenditure.⁴

Charles Bohringer was described as one of the Sydney's well-known theatre architects.⁵ As reported in the Cumberland Argus and Fruitgrowers Advocate newspaper:⁶

Mr. Bohringer was educated at the Primary School, Basle; Gymnasium School, Basle; Technical High School, Stuttgart; Academy Milan: Kunstler Schule, Munich; Ecole des Beaux Arts, Paris; and he holds Diplomas University Zurich.

After qualifying as an architect, he began business on his own account at Basle in 1912, and later at Berne, Switzerland, for two years. In 1914, he came to Australia, where he has been practising ever since.

Mr. Bohringer has designed and supervised the construction of more than 200 theatres, ranging from £1000 To £500,000 in cost. Some of his principal buildings include Ambassadors Theatre, Perth, Regent Theatre, Perth, State Theatre, Melbourne, Civic Theatre, Auckland, New Zealand, and numerous theatres for Hoyts Theatres Ltd.

The latest works in theatres include the Mayfair and Embassy Theatres, Sydney, the Kinema Theatre, Mosman, Arcadia Theatre, Chatswood, Southern Cross Theatre, Neutral Bay and Double Bay Theatre. He has also a great number of modern blocks of flats and high-class residences to his credit.

Mr. Bohringer has had a great commercial training and is now associated with many companies.

Ron Marton Taylor had a diploma in architecture from Melbourne. He was well-known throughout the theatre world of Victoria, through his association with the Victorian Board of Health, where he held the position of Building Surveyor for many years. He had a thorough knowledge of constructional work with few equals in the profession of architecture. Theatres designed by Taylor were Horsham, Gardenvale and several country theatres.⁴

Frank Johnson's career was connected with many building ventures and numerous buildings in the suburbs of Melbourne, including flats, shops and dwellings.⁴

In 1925, Charles Bohringer with Ron Marton Taylor and Frank Norman Johnson formed Bohringer, Taylor & Johnson. Taylor's thorough knowledge of Board of Health regulations made him an acquisition to his firm and in conjunction with Mr. Bohringer many fine theatres were designed throughout the suburbs and country of both NSW and VIC. Johnson's practical knowledge was of considerable help to Messers Bohringer and Taylor in the compiling of designs for their various works. Johnson's assistance in choice of sites was considered invaluable.⁴

The following information related to the Bohringer, Taylor & Johnson is sourced from The Encyclopedia of Australian Architecture:⁷

⁴ Trove: Everyone magazine, 1926, p.35-36

⁵ Building; the magazine for the architect, builder, property owner and merchant, 1931

⁶ Trove: Cumberland Argus and Fruitgrowers Advocate, 1936

⁷ Goad, & Willis, J. (2012). The encyclopedia of Australian architecture. Cambridge University Press.

Known primarily for its design of cinemas, the firm of Bohringer, Taylor & Johnson appears to have been one formed through necessity, to cope with the boom in picture-theatre building across Australia in the late 1920s. Earlier in the decade, Charles Bohringer (1891-1962) was responsible for the creation of new 'picture theatres' in NSW through the conversion of existing stage theatres or construction of new buildings, including the Clovelly Theatre (1923), Six Ways Theatre, Bondi Beach (1923), Theatre Royal, Newcastle (1924) and Homebush Theatre (1925).

By 1925, Bohringer with Ron(ald) Morton Taylor (1896-?) and Frank Norman Johnson (c1888-1967) formed the partnership of Bohringer Taylor & Johnson. Henceforth, the practice's activities ranged across Australia, completing the following cinemas: Regent Theatre, Perth (1927, remodelling), Ambassadors Theatre, Perth (1928), Burnley Theatre, Burnley, Vic. (1928), The State (later the Rapallo, then The Forum), Flinders Street, Melbourne (1928) and in New Zealand, the magnificent Civic Theatre, Auckland (1929). It was during this period of intense activity that Bohringer, Taylor & Johnson designed two of the three significant 'atmospheric' picture theatres and built in Australia for locally owned Union Theatres under the influence of the company's managing director, Stuart Doyle: Ambassadors in Perth and the State in Melbourne. The third of these [atmospheric] cinemas, the Capitol in Sydney, NSW (1927) was designed by Henry White but was the interior transformation of an existing theatre by R.H. Brodrick.

By 1934, and after a brief lull in cinema building caused by the Depression, the partnership had ceased, though two of the partners continued to design cinemas. Bohringer shifted from restrained interiors in the style of Robert Adam and flamboyant exotic styles to Art Deco and the Moderne, completing makeovers of the Mayfair Theatre, Sydney (1932-4), Embassy Theatre, Sydney (1934), Enmore Theatre, Newtown, NSW (1936, remodelling), The Century, George Street, Sydney (1938, remodelling) and returning to the Royal in Newcastle, NSW (1938).

Bohringer, Taylor & Johnson were mainly cinema/theatre designers, as one of the Australian architectural practices specialised in this area. Apart from designing theatres, they were also involved in the design and construction of some large flat jobs in very prominent locations in Melbourne and Sydney. They were also specialised in hotel work. They applied different architectural styles such as Classical Revival, Spanish Mission, Stripped Classical, and Art Deco.

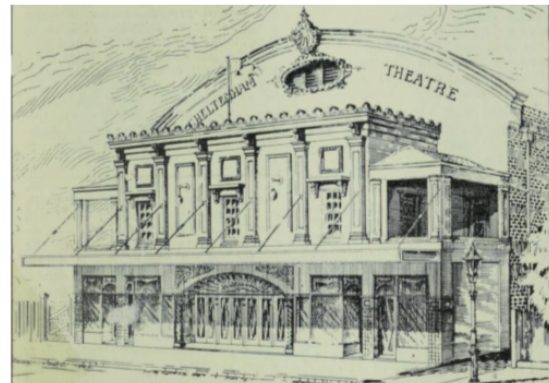


Figure 2.9
Cheltenham Theatre, Victoria.
Source: Trove, Everyones Magazine, 1926.



Figure 2.10
Hamilton Theatre, Victoria. The building displays main features of the Spanish Mission style.
Source: Trove, Everyones Magazine, 1926.

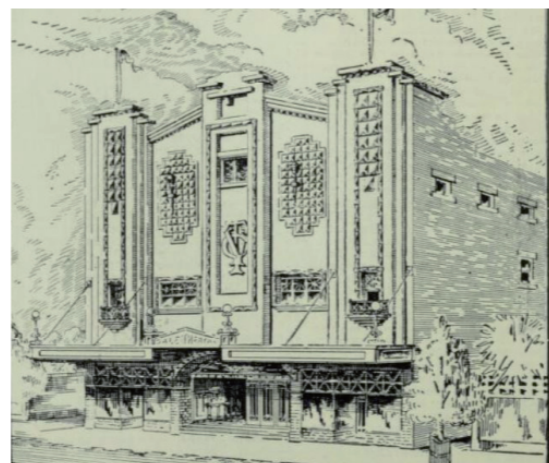


Figure 2.11
Sale Theatre, Victoria.
Source: Trove, Everyones Magazine, 1926.

2.4 SPANISH MISSION ARCHITECTURE STYLE

Spanish Mission architecture style which dates back to the days of Spanish colonisation, gained recognition in California in the early 20th century, known as 'Mission Revival Style', inspired by the distinctive architecture of California's Spanish Missions. Addison Mizner popularised the style in Florida during the early 1920s.

While many Hollywood movie stars lived in luxurious mission revival mansions, it gained popularity in Australia during the 1920s and 1930s, via motion pictures and magazines. Spanish Mission style was seen as an attractive option when considering the design of a house, cinema, or even a service station. A pictorial guide to identifying Australian Architecture described the main architectural features of the style as follows:⁸

rounded-headed arches (preferably in group of three) supported on plain, heavy piers or on twisted Baroque columns; some ornamental wrought iron, painted black; half-round roof tiles (at least in prominent locations); cream-painted stucco applied to brick walls with carefully practised roughness to stimulate peon-built adobe masonry; any if possible, a little splash of colourful ceramic tile ornament in, say, orange and emerald green.

Many architects such as as Allan Edgecliff Stafford, Emil Sodersten, and Professor Leslie Wilkinson were big fans of Spanish Mission style, as it was considered suitable to Sydney's semi-Mediterranean climate. This style began to appear in the wealthier suburbs, one of which was Elizabeth Bay.

In 1914, the facade design of Tivoli theatre in Brisbane, was an adoption of Spanish Mission, which was one of the early examples of the style.

Bellevue Hill was regarded as home to some of Sydney's most lavish Spanish Mission Homes, where some of Sydney's prominent architects of the 1920s designed homes for the city's rich and famous. Northern suburbs also embraced the style, as one of the inter-war residential styles for clients to select from.

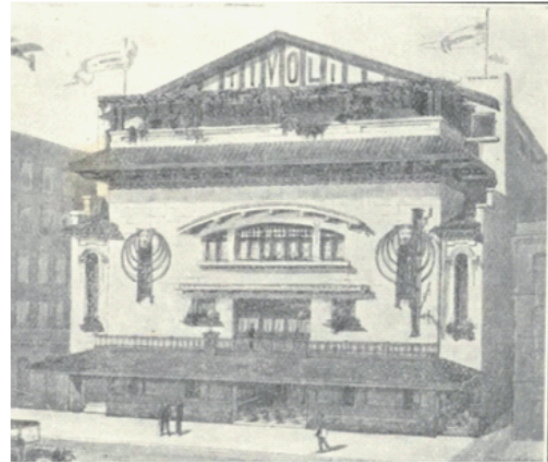


Figure 2.12
The design of Tivoli Theatre in Brisbane was an adoption of Spanish Mission style.

Source: *The Salon Architecture & Engineering*, 1914

⁸ Apperly, Richard. & Reynolds, Peter L. & Irving, Robert. & Mitchell, Solomon. (1989). *A pictorial guide to identifying Australian architecture : styles and terms from 1788 to the present*. Sydney : Angus & Robertson.

2.5 SPANISH MISSION STYLE IN AUSTRALIA

The following buildings are examples of Spanish Mission architecture style, designed and constructed in Australia in the 1920s and 1930s, some of which are heritage listed.

2.5.1 STRATHVIEW AND WENTWORTH

50 & 50A Wentworth Road, Burwood, NSW
Architect: unknown
Year of construction: 1920

These two-storey buildings were constructed in 1920, in the Spanish Mission style, displaying the main features of the style including round-headed arched openings to the balcony, twisted columns, cream-painted brick wall. No 50 has decorative parapet. These buildings were probably early examples of the style constructed in NSW.

The NSW Heritage Database provides the following information for the building, Database No. 1250021:

Statement of Significance

50 and 50A Wentworth Road, Burwood have historic and aesthetic significance as good examples of c.1920s flat buildings designed in the Inter-War Spanish Mission style. Despite a modification to No.50A the buildings retain their original form, character and detailing including arched openings to the balcony, a twisted column, corbelled brickwork detailing, curved parapet and timber frame double hung windows with small panes have tiled hoods over and corbelled brick detail to the sills. The pair forms an attractive focal point for the vista along Everton Road.



Figure 2.13

Two storey Spanish Mission style building at 50 Wentworth Road. Note the first floor level infilled arches.

Source: <https://www.domain.com.au/property-profile/50-wentworth-road-burwood-nsw-2134>



Figure 2.14

Two storey Spanish Mission style building at 50A Wentworth Road.

Source: <https://www.realestate.com.au/property/unit-1-50a-wentworth-rd-burwood-nsw-2134>

2.5.2 GREYHOLM

South Yarra, VIC
Architect: Frank Stapley
Year of construction: c.1923

The building was the residence of Mr Allen Tye. It was described in the Australian Home Builder magazine as follows:⁹

It is on the crest of a hill that overlooks the Botanic Gardens and commands a wide view of Melbourne and the country. Before commencing to build, Mr and Mrs Tye had travelled extensively and formed very definite idea of the style of house they wanted; they favored the Spanish Mission style, and instructed their architect, Mr Frank Stapley, F.R.V.I.A., accordingly. The house and the layout of the outbuildings seem to fit the site perfectly.

The Mission style is essentially simple and severe, and when carried out faithfully in every detail as at "Greyholm" the result is both charming and reposeful. Owing to the fall of the ground, a retaining wall had to be built in front to carry the garden and lawns. It forms the front fence, and is set back from the street line with a grass plot open to the street - a novel and effective feature. This dwarf wall and the semi-circular terrace forming a raised lawn in front of the building is pierced with arched openings in harmony with the building. They provide a perfect setting to the house, which is well set back from the road.

The main features of the Spanish Mission style were evident in the building through arched loggia and pergola, round-headed columns supported on plain heavy columns, hipped roof with half-round terracotta tiles, gabled chimney top, and light tone painted brick walls.



Figure 2.15
Greyholm in VIC.
Source: *The Australian Home Builder*, 1923.

9 Trove: *The Australian Home Builder*, 1923

2.5.3 RESIDENCE IN KOORYONG

Kooyong, VIC
Architect: A. W. Plaisted
Year of construction: c.1925

The building was designed and constructed in Spanish Mission style, demonstrating the main features of the style including exterior walls of cement stucco or parge effect painted in white, cream, and amber colors with splashed of mulberry, windows painted dull blue or sage green, timbers are touched with chrome yellow or Chinese red, the barges are painted an emerald green, and pitch roof with half-rounded terracotta tiles.



Figure 2.16
The parged or roughly trowelled cement provides a unique decorative effect which is a striking feature of Mission style exterior.
Source: *The Australian Home Builder*, 1925.



Figure 2.17
Entrance detail showing effective result from simple Mission treatment.
Source: *The Australian Home Builder*, 1925.

2.5.4 DOCTOR'S TOWN HOUSE

Conterbury, VIC
Architect: A. W. Plaisted
Year of construction: 1925

The building was described as a pleasant adaptation of Spanish design to requirements of home for suburban medical man. The building was characterised by its plain arches, deep alcoves, latticed windows, wrought iron gates, porticos and mullioned windows grouped in pleasing variety. The building was further described as situated on a pleasant hillside, with ample sunlight, it is a conspicuous and beautiful example of recent domestic architecture.¹⁰



Figure 2.18
Doctor's Town House in VIC.
Source: *The Australian Home Builder*, 1925.

2.5.5 A DELIGHTFUL TASMANIAN RESIDENCE

Rupert Avenue, Hobart
Architect: A. Lauriston Crisp
Year of construction: c. 1926

The building was the residence of Mrs E. Bidencepe, which was designed in Spanish Mission style. The main features of the style were evident through its cream-colored brick walls, hipped roof with half-round variegated brown tiled, and round-headed arches supported on plain columns, and loggia.

The building was described as having its well-defined architectural features, so that it is a pleasure to look upon it from every viewpoint.¹¹



Figure 2.19
View of the front elevation of Mrs E. Bidencepe's residence in Hobart.
Source: *The Australian Home Beautiful*, 1926.



Figure 2.20
Looking to the arched loggia.
Source: *The Australian Home Beautiful*, 1926.

¹⁰ The Australian Home Builder, 1925

¹¹ The Australian Home Beautiful, 1926

2.5.6 HOUSE "BOOMERANG" INCLUDING INTERIOR AND GARDEN

42 Billyard Avenue, Elizabeth Bay, NSW

Architect: Neville Hampson Architect (house); Max Shelley (and possibly Hampson & A.J. Doust) garden grounds

Year of construction: 1926 - 28

The house was designed in Spanish Mission style for Frank Albert, sheet music/harmonica millionaire. The building displays strong and main features/attributes of the style including cream-painted brick walls, round-headed arches supported on both plain and twisted Baroque columns, ornamental wrought iron, arched loggia, and hipped roof with half-round terracotta tiles. The house is claimed to be the first example of the Spanish Mission style in NSW, designed by English architect, Neville Hampson, and is regarded as one of the most opulently Spanish Mission houses in Australia.

The NSW Heritage Database provides the following information for the building, Database No. 2420156:

Statement of Significance

One of the most opulent Spanish Mission style houses in Australia (Apperly, Irving & Reynolds, 1989, Boomerang has historic, aesthetic and social significance as an exemplary example of large scale Spanish Mission/ Hollywood Spanish mansion and garden in an urban setting, in relatively intact condition, demonstrating the lifestyle possible of wealthy merchants of the 1920s, and the kind of social milieu possible and popular among that class at the time. It has technical and research significance as a rare intact example of the landscape design of Max Shelley, a garden designer active in 1920s Sydney and South Australia from the 1930s onward, and as a rare example of domestic architecture of Neville Hampson in Sydney. Boomerang has added historic significance as it incorporates landscape remnants of the former Macleay Elizabeth Bay estate garden, namely remnant trees from the grounds of the Macleay's Linnean Society of NSW Hall (1885).



Figure 2.21
Boomerang at Elizabeth Bay
Source: www.realestate.com.au



Figure 2.22
Boomerang and its garden at Elizabeth Bay
Source: www.realestate.com.au

2.5.7 PINEHILL - THE HOME OF THE PRIME MINISTER

Frankston, VIC

Architect: R. B. Hamilton, Melbourne; Prevost, Synnot and Rewald, Sydney

Year of construction: c.1927

The house was designed in Spanish Mission style for the Prime Minister and Mrs S. M. Bruce. It was described in the *Australian Home Beautiful* magazine as follows:¹²

Almost starting in contrast to its rural surroundings, it nevertheless fits into the picture perfectly. The buff-pink walls, the shutters and doors of vivid blue, and the surrounding roof of vari-coloured tiles make a harmonious and pleasing splash amid the green on wilderness.

Of quasi-Spanish design, the exterior conveys the impression of dignified simplicity that characterises the whole house. At either side of the front courtyard, two lily ponds provide a distinctive and delightful touch.

Crossing the Colored flagstones to the piazza, the entrance halls is gained through a heavy wood door which leads directly into the large lounge. The walls of this are panelled in Queensland maple, with heavy wooden ceiling rafters, and dark woodwork makes a rich setting for the coloring of the rugs, curtains, cushions, etc., which furnish the room. An attractive wooden staircase leads from the lounge to the floor above.

The building displayed the main features of the style including round-headed arches supported on plain, heavy piers, hipped roof with half-round roof tiles, and painted brick walls.



Figure 2.23
Pinehill in Frankston, VIC
Source: *The Australian home beautiful*, 1927.



Figure 2.24
The home of the Prime Minister, Pinehill.
Source: *The Australian home beautiful*, 1927.

¹² Trove; *The Australian home beautiful: a journal for the home builder*, 1927

2.5.8 THE NEW RESIDENCE OF MR P. C. SPENDER

Turramurra, NSW

Architect: Prevost, Synott and Ruwald

Year of construction: c.1927

The house was regarded as "Modified Spanish" building by Mr Ruwald. The design was described in the Australian Home Beautiful magazine as follows:¹³

It is doubtful which is the more charming, the Spanish element in the design, or its "modifications".

The house fits well into the North Shore landscape, with its variegated greenery, soft contours and misty distances. Its rough finished cream walls, bright green shutters and small paned windows are sufficiently simple - Rustic even - In effect to tone with their surroundings, but it is a sophisticated simplicity, a deliberate rusticity proper to a truly modern home. It consists of two wings, one two-storied, in the angle of which is enclosed a wide open piazza or terrace, paved with stine flags, and painted a bright green. Cool shaded loggias hidden under severely plain arches of Spanish style are provided at the end of each win, opening into simple cream-toned rooms.

Although the building was described as a modified Spanish style, it displayed main features of the style.



Figure 2.25
Residence of Mr P. C. Spender at Turramurra.
Source: *The Australian Home Beautiful*, 1927

2.5.9 RESIDENCE OF MR F. WERNER

Toorak, VIC

Architect: Messrs Barlow and Hawkins

Year of construction: 1927

The building, designed in Spanish Mission, was described as a Spanish home for an Australian couple. The following information is sourced from the Australian Home Beautiful:¹⁴

Singularly free from complexities of treatment, and with a simplicity that holds a charm far greater than that achieved by artificial means, this type of structure fits into the landscape, and proclaims itself st home. Color and texture of materials enter largely into the success of this particular example. Exterior walls are finished in pale buff parget plaster roughly trowelled: shutters are dark green; the roof of Cordova tiles. A deep loggia - Connecting by means of French doors with reception and principal bedroom - Shelters the front elevation and affords architectural relief. The main entrance - occurring

in the western facade - Opens to a delightful little lounge hall, of which more anon.



Figure 2.26
Residence of Mr F. Werner. Note the roughly trowelled pargeting of the walls, hooded chimneys, the slender rope columns, and arched insets of herring-bone work.
Source: *The Australian Home Beautiful*, 1927

¹³ The Australian Home Beautiful, 1927

¹⁴ The Australian Home Beautiful, April 1927

2.5.10 PALOMAR

49 Drumalbyn Road, Bellevue Hill
Architect: Bohringer, Taylor & Johnson
Year of construction: 1928

The building known as "Palomar Flats" was a three storey rendered brick residential flats designed in the Spanish Mission style in 1928. The building displayed strong/main features of the style through its painted stucco on the facade, arched entry portico, round-headed columns supported on twisted Baroque columns, arched window openings, decorative parapet, and ornamental wrought iron. The demolition of the building was approved by Woollahra Council in c.2016 in order to give way for the construction of a new residential flat building.

This considerably larger residential flat building had more detailed application of the Spanish Mission style elements.



Figure 2.27
The front elevation of Palomar
Source: *Heritage Assessment and Heritage Impact Statement for Alterations and Additions to 49 Drumalbyn Road, 2015*

2.5.11 HOUSE - ALCOORINGA

27 Victoria Road, Bellevue Hill
Architect: CH Mackellar
Year of construction: 1929

The house known as "Alcooringa" was designed as two-storey structure in the Spanish Mission style. The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2711471:

Statement of Significance

The original design for 'Alcooringa', at 27 Victoria Road, Bellevue Hill, was a highly decorative version of the Inter War 'Spanish Mission' style. It appears to have been inspired by the architecture of Julia Morgan at San Simeon, the home of Randolph Hearst in California, USA. The house is one of the most elaborate examples of the style in New South Wales and as such contains some rarity value. The building retains a moderate degree of historical associational significance as a built example of the work of the architect C.H. Mackellar.

The high aesthetic significance of the building lies in the roof form, joinery detailing and decorative treatment of the external finishes. This building demonstrates a high level of technical significance for its ability to demonstrate the manner of construction and detailing in an Inter War Spanish Mission residence.

'Alcooringa' demonstrates a moderate level of social significance through its listing by a special interest group.

The building has undergone alterations and additions mainly during the early 1980s; however, its original architectural features of the style have remained unchanged. The building is regarded as one of the best examples of Spanish Mission.



Figure 2.28
Alcooringa in Bellevue Hill, 1929
Source: www.realestate.com.au

2.5.12 HOUSE

53 Drumalbyn Road, Bellevue Hill
Architect: Bohringer, Taylor & Johnson
Year of construction: 1929

The building at 53 Drumalbyn Road is a two-storey structure, designed and constructed in the Spanish Mission style. The building displays some features of the style including cream painted stucco on brick walls, round-headed arches supported on twisted Baroque columns, arched loggia, ornamental wrought iron, and hipped roof with half-round terracotta tiles.



Figure 2.29
Residence at 53 Drumalbyn Road, Bellevue Hill.
Source: GBA Heritage, 2022

2.5.13 INTER-WAR SPANISH MISSION STYLE FLAT BUILDING

7 Edward Street, Bondi
Architect: Unknown
Year of construction: 1915 - 1945

The building is a three storey residential flat building designed in the Spanish Mission style, displaying the main features of the style including paired window arches separated by columns, decorative parapet, light tone painted stucco on brick walls, and ornamental wrought iron.

The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2620135:

Statement of Significance

Good example of an Inter-War Spanish Mission style flat building. Typical of an Inter-War Spanish Mission style flat building. Typical of this area and part of a good group. (See separate form). Local significance.



Figure 2.30
Spanish Mission style flat building in Bondi
Source: www.realestate.com.au

2.5.14 VILLA D'ESTE (HOUSE)

3 Northview Road, Palm Beach
Architect: Fred Verrills
Year of construction: 1933

The house is a two storey building located on a slightly elevated site, designed in Spanish Mission style, displaying the main features of the style including light tone stucco on the brick walls, round-headed arch supported on twisted Baroque columns, arched loggia, ornamental wrought iron, decorative sunrise motifs, gabled chimney stack, and decorative parapet.

The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2270099:

Statement of Significance

Villa D'este at 3 Northview Road in Palm Beach, was built in 1933 to the design of Fred Verrills as a holiday house, has historic and aesthetic significance as a rare and intact example of Spanish Mission House typical of the early Pittwater subdivisions.

It features characteristic elements of the Spanish Mission style, including: the asymmetrical facade, shaped gable facade, barley-twist columns, semi-circular arches, rendered brick walls, decorative sunrise motif, wrought-iron door hardware, gabled chimney stack, arched veranda, timber shutters, front steps, timber pergola, stucco finish and decorative parapet.

The weekender was designed by Fred Verrills and is representative of the popularity within Pittwater of holiday houses. The house is associated with the development of the Northern Beaches as a holiday destination.

Villa d 'Este has aesthetic value due to the stucco Spanish Mission style of the house which was built in 1933. The listing includes the interiors of the house; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.



Figure 2.31
Villa D'este in Palm Beach.
Source: www.realestate.com.au

2.5.15 SANTA BARBARA RESIDENTIAL FLATS

7 Longworth Avenue, Point Piper
Architect: Bohringer, Taylor & Johnson
Year of construction: c.1935

The building was designed in the Spanish Mission. The main features of the style are evident in the building's exterior through its white tone stucco on the brick walls, round-headed arches supported on both plain and twisted Baroque columns, decorative parapet, arched loggias, and twisted columns. The building is on the list of Register of Significant buildings in NSW by the Australian Institute of Architects.



Figure 2.32
Santa Barbara residential flats in Point Piper
Source: www.realestate.com.au

2.5.16 HOUSE AND INTERIORS

5-7 Trahlee Road, Bellevue Hill
Architect: Leslie Wilkinson
Year of construction: 1936

The building is designed in the Spanish Mission style. It is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2711449:

Statement of Significance

The house at 5-7 Trahlee Road, Bellevue Hill is architecturally significant as an example of the work of the influential architect, Professor Leslie Wilkinson. It displays many characteristics of Wilkinson's work and it is part of an important group of houses and body of work carried out by Wilkinson in Woollahra between 1923 and 1971, including new houses and alterations and additions. Commissioned by Mr. and Mrs. George Beresford Grant and erected c.1936, it is one of a number of dwellings designed by Wilkinson erected in the municipality during the 1920s-1930s. As such, it is a refined example of a large house with Georgian/Mediterranean stylistic concepts that were the hallmarks of his career.

Wilkinson was one of the most influential architects of the Inter War period in Australia, in particular in his approach to domestic architecture and its response to the climate. Typical features of the Inter-War Mediterranean Style with aesthetic significance include: asymmetrical forms with informal massing; cement rendered walls, round arches over openings and loggias; vertically proportioned multi-paned timber sash windows with louvered shutters; loggias; and hipped tiled roofs. As for many Wilkinson dwellings, this dwelling lies within a garden setting. The high stone retaining wall contributes to the streetscape. The setting is enhanced by the site's location opposite the Wilkinson-designed residential

flat building, Silchester, at No. 4 Trahlee Road.

The site is likely to be held in regard by the people of Woollahra and others interested in history and architecture, which is indicated by its local listing as a heritage item. It is relatively rare as a surviving example of Leslie Wilkinson's residential work.



Figure 2.33
Residential flat buildings designed by Leslie Wilkinson.
Source: <https://www.raywhite.com/nsw/bellevue-hill/1895840/>

2.5.17 SPANISH MISSION STYLE RESIDENTIAL FLAT BUILDING

117 Carrington Road, Coogee
Architect: Unknown
Year of construction: 1940

The building is regarded as a very good example of the 1940s Spanish Mission style. It is a three storey symmetrical building with Spanish Mission features evident in decorative brick with barley twist timber columns on windows, and decorative parapet. The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2310141:

Statement of Significance

The subject site provides positive contributory significance. It has some historical, aesthetic and representative values. The site forms part of a significant period of historical development in the area. The overall built form and presentation of the site makes contribution to the wider area.



Figure 2.34
Residential flat buildings in Coogee
Source: www.realestate.com.au

2.6 COMPARATIVE ANALYSIS

All identified Spanish Mission style buildings were mainly constructed in the 1920s and 1930s, most of which demonstrate strong and main features/attributes of the style. Most of identified buildings, especially private houses, were located on an ample landscaped garden.

Some of the identified buildings have undergone extensive alterations or renovations; however, the main or strong features/attributes of the style are still visible, in which their original form and architectural presentation have substantially remained intact. Some of them are regarded as early, or excellent examples of the style. In comparison with identified Spanish Mission style buildings which are mainly in large scale, the subject site can be regarded as a small and modest/simple example of the style which underwent additions to meet its users' needs.

Most identified buildings are visible from the public domain, enabling their appreciation and interpretation, and contributing to their streetscape. However, the subject building is partially visible from the public domain, thus has no strong contribution to the locality and the streetscape.

In comparison with other Spanish Mission style buildings designed and constructed by Bohringer, Taylor & Johnson, one of which was located at 49 Drumalbyn Road, the subject building is regarded as a more restrained example of the style which has undergone extensive changes internally and externally.

2.7 INITIAL CONSTRUCTION OF THE BUILDING - C.1929

The existing building was designed in c.1928 for G. J. Wells and J. F. Wells by Bohringer, Taylor & Johnson who were well-known for design of cinema/theatre throughout Australia. The building was designed in the Spanish Mission style which came to Australia in the 1920s and 1930s and became popular in houses and apartments. The architectural drawings were approved by Council in 1929.

The building was a symmetrical two storey three bedrooms house. The entrance to the building was via an arched loggia. The living area was in the front with dining room and living room. An internal staircase leaded up to the upper floor level. At the back of the house, kitchen was located in the centre with breakfast room and Maid's room located on its either side. Kitchen had an access to the backyard. A laundry on the south-west corner of the building was accessed from the backyard.

On the upper level, there were three bedrooms and a bathroom. One piazza was located over the entry loggia on the front side of the building and one was located on the south-west corner of the building behind the first bedroom.

The following information, sourced from Primary Heritage Assessment report prepared by Robertson and Hindmarsh provides a useful general description of the building.¹⁵ However, the description is largely based on the publicly available photographs of the building mainly from real estate website. A detailed site inspection undertaken by GBA Heritage in January 2022 revealed changes to the building over time.

The house constructed at 53 Drumalbyn Road is two-storey house with highly-figured render walls, low-pitched terracotta tile roof and timber windows and doors. The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a curvilinear parapet that is varied in height and contains a central curved element that could have been designed to contain an acroterion. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage. The Ground Floor comprises the living rooms of the house (Stair Hall, Living, Dining, Study/Sitting, Kitchen/Family, Bathroom and externally accessible Laundry) and the First Floor contains the four Bedrooms and Bathroom.

¹⁵ Preliminary Assessment of Heritage Significance for 53&55 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh in December 2021.



Figure 2.35
Architectural drawing showing front elevation of the existing building, 1929
Source: Woollahra Council



Figure 2.36
Architectural drawing showing back (west) elevation of the existing building, 1929
Source: Woollahra Council



Figure 2.37
Architectural drawing showing southern elevation of the existing building, 1929
Source: Woollahra Council

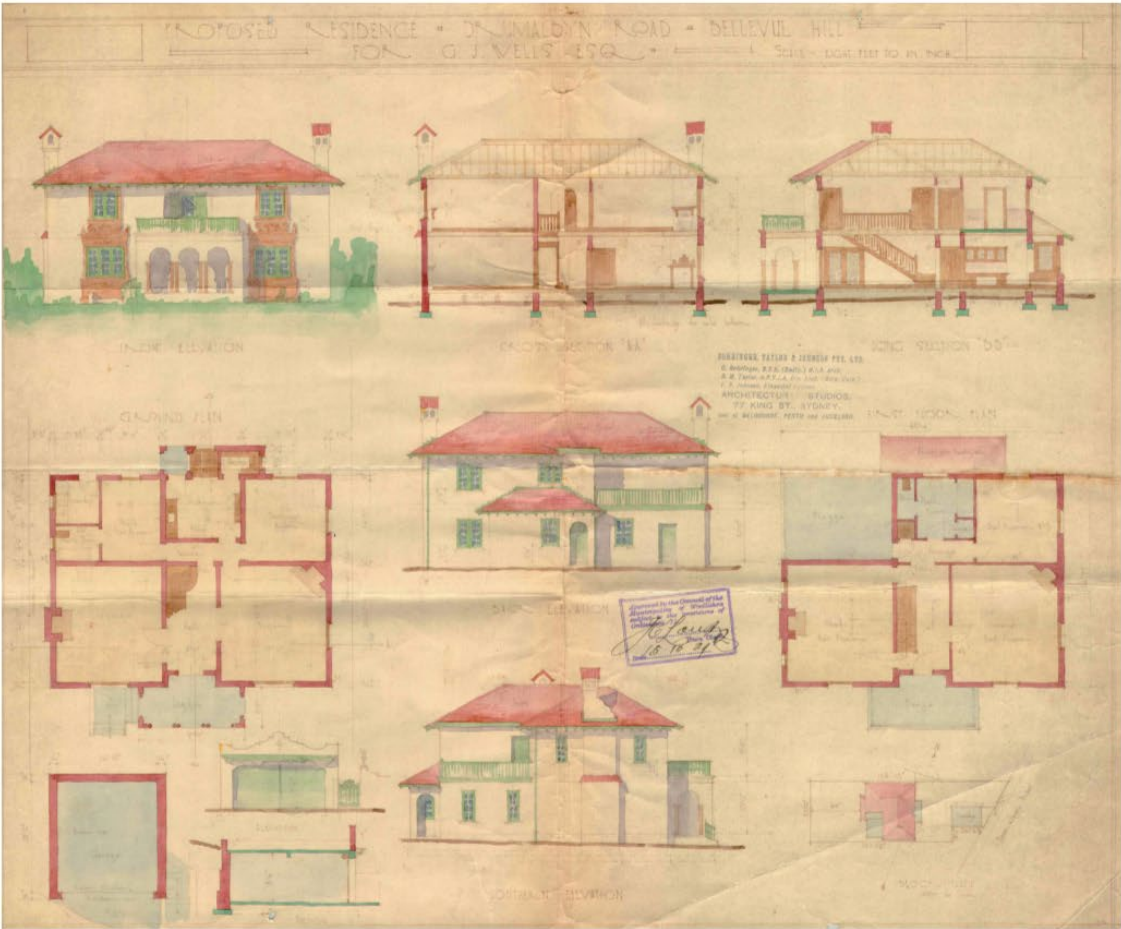


Figure 2.38
Approved architectural drawings in 1929 for the existing building at 53 Drumalbyn Road, designed by Bohringer, Taylor & Johnson.
Source: Woollahra Council

2.8 SUBSEQUENT MAJOR PHASES OF DEVELOPMENT

A detailed site inspection undertaken by GBA Heritage in January 2022 revealed changes to the building over time.

The building underwent alterations and additions over time. A Building Application in 1958 (93/58) was lodged by John Holt Hardy, the owner of the building, for the alterations to the building. The alterations were designed by R. S. Hamilton and were mainly to the kitchen. It was proposed to enlarge the kitchen by converting the ground floor Maid's room at the back of the house to the kitchen, and providing drainage for washing machine in the laundry. Although the proposed alterations to the building were approved in 1958, they did not proceed. However, later on a wall between the Maid's room and kitchen was demolished and the Maid's room changed to a family room. The exact date of these changes is unknown.

In 1960, a Building Application was approved for the construction of an electric inclinator. The architectural drawings were prepared by H. B. Gerrett Architect; however, it was not undertaken.

Another Building Application (783/60) was lodged in 1960 for the construction of additions to the building, which was approved by Council. There are no architectural drawings for this application. It appears that at this time the piazza on the south-west corner of the building was enclosed, providing an extra bedroom on the upper floor level, connected to the balcony via a semi-circular corridor.

The building underwent further alterations. The front piazza balustrade that appears to have been ornamental wrought iron, changed to a decorative solid balustrade. Two balconies were constructed for two bedrooms on the upper floor level on either side of the building. Probably at this time, some window frames were changed, and security screens were installed for the lower level floor windows. The arched loggia was enclosed by glass. The exact date of these changes is unknown.

Regarding the alterations to the building, the following information is sourced from the Primary Heritage Assessment report prepared by Robertson and Hindmarsh:¹⁶

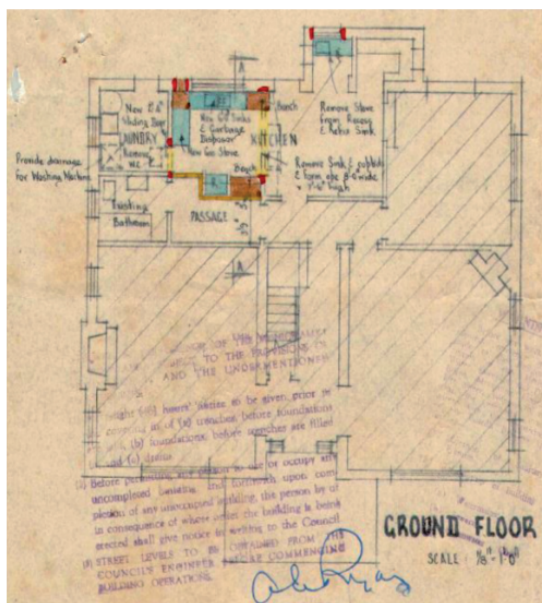


Figure 2.39
Proposed alterations to the building in 1958 designed by R. S. Hamilton.
Source: Woollahra Council

Comparison with the original plans indicate that the original open loggia in front of the entrance has been enclosed with glazing and the rear open First Floor "piazza" (an interwar term originating in the USA indicating an unroofed terrace or deck) has been built over to create the fourth bedroom. The open balustrades of the rear piazza and the small one at the front over the loggia that are drawn on the plans appear to have been altered during construction to solid balustrades with engaged piers, and highly figured rendered panels punctuated by three terracotta pipe central triangular decorative motifs. Likewise, the rendered exterior architraves around the First Floor front Bedroom windows appear to have not been carried out but Juliet balconies with wrought iron balustrades have been constructed in lieu.

¹⁶ Preliminary Assessment of Heritage Significance for 53&55 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh in December 2021.

The author of the Applicant's Demolition Report appears not to have been on the site of 53 Drumalbyn Road as all the exterior photos of the house have been taken from the stairs leading to 55 Drumalbyn Road. As a result, it is not possible to ascertain if the Baroque window surrounds around the two front Ground Floor windows were built as shown on the drawings.

From the original architectural drawings and recent site inspection, the front upper floor balconies were constructed later. The Baroque window surrounds around the two front Ground floor windows were not built as originally designed. It appears that most of window-frames changed over time.

The Kitchen was originally fully enclosed and the current Family Room was the original Maid's Room which connected directly to the Bathroom at the east end of the house.

The following architectural drawings are sourced from Realestate website. Changes to the building are highlighted in yellow.

2.9 CONDITION AND INTEGRITY

The building is in good condition internally and externally. However, it has undergone extensive changes over time.

Upon a detailed inspection of the building undertaken by GBA Heritage in January 2022, the following alterations to the original building were observed.

- Enclosing the front porch/balcony.
- Enclosing the rear (west) balcony, providing an extra bedroom.
- Providing an access to the rear balcony from the new bedroom via the construction of a semi-circular addition to the bedroom, that also provides a bridge access to upper level of the rear garden.
- Internal changes to the kitchen at the rear of the building.
- Changes in openings and window frames
- Construction of balconies for the bedrooms on the upper floor level
- Construction of decorative solid balustrade for the upper floor balcony.
- Construction of a balcony at the rear of the building.

The following photos taken by GBA Heritage in 2022 show the internal and external condition of the building.

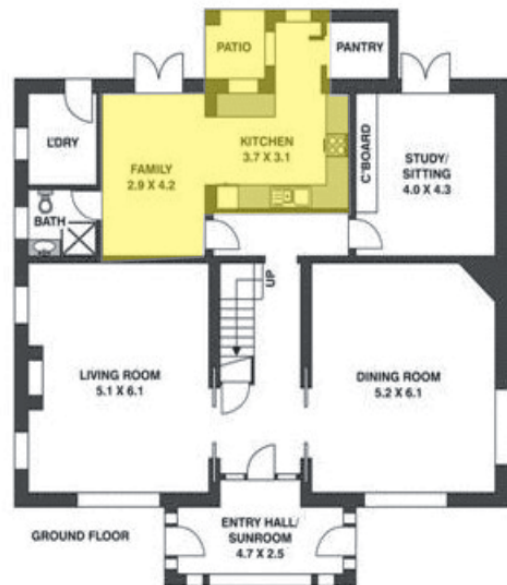


Figure 2.40
Changes to the existing building at 53 Drumalbyn Road, Lower level floor.
Source: www.realestate.com.au

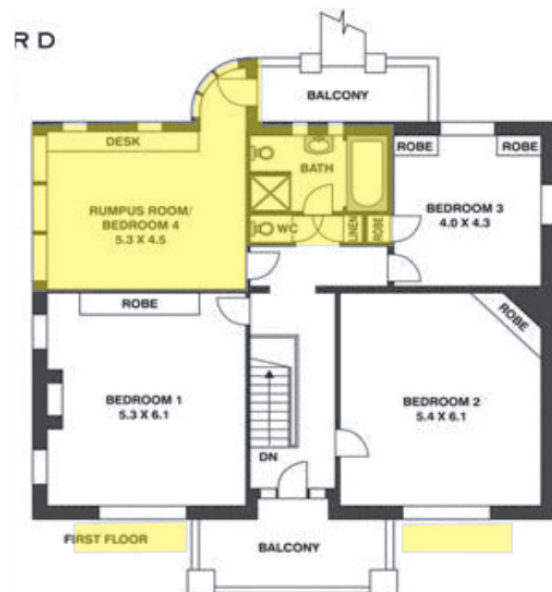


Figure 2.41
Changes to the existing building at 53 Drumalbyn Road, upper floor level.
Source: www.realestate.com.au



Figure 2.42
Looking to the front (main) facade of the building. Note the enclosed arched loggia, new balconies for two bedrooms on either side of the building, decorative solid balustrade for the upper floor balcony, new window frames, and security screens on the lower level floor windows.



Figure 2.43
View of the upper floor balcony (originally called piazza) showing the solid decorative balustrade which was constructed later on. Note the increase the height of balustrade by the installation of steel balustrade.



Figure 2.44
Original arched loggia in front of the building, which is currently enclosed.



Figure 2.45
Looking to the front facade of the building. Note changes in the window frames in comparison with the original plans, security screen, new balcony for the upper floor balcony with wrought iron balustrade.



Figure 2.46
Looking to the rear (west) side of the building, showing changes to the original building.



Figure 2.47
Looking to the rear (west) side of the building. Note the construction of the balcony at the rear of the building. Window frames appear to have been changed.



Figure 2.48
Looking to the rear (west) side of the building. Note the enclosed original piazza and its change to a bedroom. A semi-circular addition is connecting the bedroom to the balcony. A bridge is connecting the balcony to the upper garden.



Figure 2.49
The original patio that has undergone changes. The original door from the kitchen to this space has been closed and converted to a window.

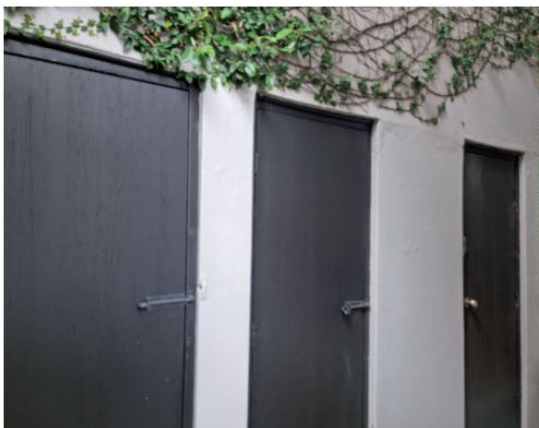


Figure 2.50
Storage area on the south-west corner of the subject site, that appears to have been constructed later on.



Figure 2.51
Looking to the south side of the building, showing all changes to the building including the enclosed balcony on the upper floor level.



Figure 2.52
View of the main lobby and living room.



Figure 2.53
View of the living room.



Figure 2.54
View of the main lobby, living room and staircase leading up to the upper floor level.



Figure 2.55
View to the dining room on the lower floor level.



Figure 2.56
View of the study room which was originally breakfast room. Note changes to the building. A window to the backyard was changed to a door.



Figure 2.57
View of the kitchen which was originally kitchen but underwent major alterations and enlarged.



Figure 2.58
View of the existing family room which was originally Maid's room.



Figure 2.59
View of the staircase leading up to the upper floor level.



Figure 2.60
View of the bedroom (original second bedroom) on the upper floor level.



Figure 2.61
View of the bedroom (original first bedroom) on the upper floor level.



Figure 2.62
View of the bedroom on the north-west corner of the building.

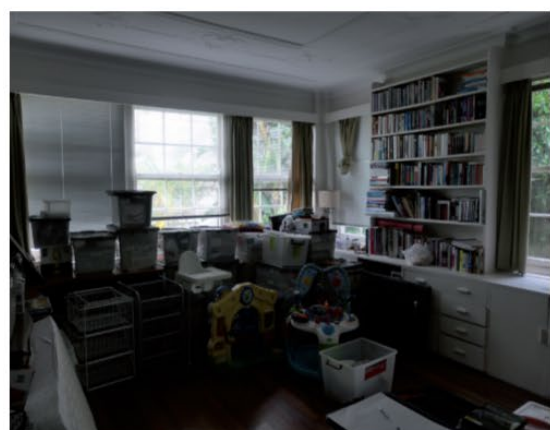


Figure 2.63
View of the new bedroom on the south-west corner of the building.



Figure 2.64
View of the semi-circular way connecting the bedroom to the upper floor level balcony at the back of the building.



Figure 2.65
View of the upper floor level bathroom, which has undergone changes.

3.0

ASSESSMENT OF CULTURAL SIGNIFICANCE

3.1 INTRODUCTION

Heritage, or “cultural” value, is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

The NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) evaluation criteria for potential LEP heritage listing set a high threshold for entry. Terminology such as “important”, “special” and “strong” establish the need for a property to be more than just average in its heritage values if it is to be listed.

3.2 ANALYSIS OF CULTURAL SIGNIFICANCE

The following commentary discusses how each of the criteria established by the NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) relate to the subject site. It concludes that the subject property does not have sufficient heritage significance to warrant LEP listing.

Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, p.2

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

Comment

Erected in 1929, the current house was part of the first post war decade of subdivision and development on the eastern slopes of Bellevue Hill.

Having been part of the 1,130 acres granted to Daniel Cooper and Solomon Levy by the Crown in 1830, the 1919 subdivision that created the overall combined site of 53 and 55, was further subdivided in 1927 to form the battle axe style land comprising the subject site on the street frontage of Drumalbyn Road, and No. 55 on the upper slopes at the back of the subject site.

The subdivision and development of the Bellevue Hill - Bondi estate resulted in the transition of Bellevue Hill from a sparsely settled area for members of the colonial gentry into a middle-class suburb with a comparatively modest housing stock.

Given the numbers of Inter-war houses in Woollahra and specifically in Bellevue Hill, the subject building does not show evidence of a significant human activity or significant activity of historical phase in Woollahra.

Based on the above research, the house at 53 Drumalbyn Road cannot be regarded as being “important” to the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

Comment

The subject site was first sold to Alexander Algie, gentleman of Vacluse and then, in 1929 transferred to Charles Bohringer, a Swiss-born Architect, before being immediately transferred to George Frederick Wells and George John Wells, as tenants in common. Ownership of the house changed several times over time, most of whom were company directors.

The house is associated with the well established firm of Bohringer, Taylor & Johnson who were famous for the design of cinema/theatres throughout Australia, many of them which still remain. However, the identity of the particular design partner has not been established. The architectural partnership formed by Charles Bohringer, Ron Marton Taylor and Frank Norman Johnson, (1925) had built a solid reputation in both Melbourne and Sydney for the design of a large number of cinemas and theatres across the country, many in the Spanish Mission style such as Cheltenham Theatre and Hamilton Theatre. 1926 was one of their most active years, when they designed several theatres/cinemas in Victoria.

Bohringer, Taylor & Johnson worked with many different architectural styles such as Classical Revival, Spanish Mission, Stripped Classical, and Art Deco. The firm's expertise was not limited to the design of cinemas/theatres. They were also involved in the design of houses, residential flat buildings, factories and public buildings. They designed several Spanish Mission style residential flats including "Palomar" at 49 Drumalbyn Road (which is currently being redeveloped), and "Santa Barbara" in Point Piper. Palomar was constructed a year earlier than the subject site and exhibited the main or strong features/attributes of the style.

Given the small scale of the existing house when compared with very large output across Australia such as cinemas, theatres, and residential flat buildings, this house is not a significant part of the architectural legacy.

The subject property does not meet the threshold for entry to Schedule 5 of Woollahra LEP 2014 under this criteria.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

Comment

The house was designed in the Spanish Mission style which was part of the American cultural influence that came to Australia in the 1920s, and gained popularity mainly after 1925.

Despite its associations with an architectural firm that was well-known in the application of the Interwar Spanish Mission style to a variety of building types, the subject building is arranged as a simple two storey cube with a central arcaded motif, symmetrically arranged on its main façade. In comparison with original design, the house has undergone extensive changes internally and externally.

Unlike the philosophical design leadership of Prof Leslie Wilkinson, with his promotion of the arcaded enclosure of landscaped gardens and/or secondary wings, the excavated platform for the house was not sufficiently large to permit such a flowing composition. It can be reasonably speculated that with the firm's extensive body of theatre/cinemas and residential flat buildings, it was satisfied to simply apply Spanish Mission architectural elements to a fairly standard cubic composition.

Based on the above research, the demonstration of the Spanish Mission style adopted by Bohringer, Taylor & Johnson for the house at 53 Drumalbyn Road cannot be regarded as being aesthetically important or innovative in the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

Comment

The house has no known social significance in the local area. The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When an item has the potential to yield new or further substantial scientific and/or archaeological information. When it is an important benchmark or reference site or type or provides evidence of past human cultures that is unavailable elsewhere.

Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

Comment

The subject house is unlikely to have any special research capacity. It is located on an excavated platform part way up the steeply sloping site, indicating that there is unlikely to be any archaeological potential. Accordingly, the building does not meet the threshold for listing under this criterion.

An Aboriginal Heritage study completed for the subject site, concluded that there was no Aboriginal Heritage significance for the subject site.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

Comment

The subject building is not rare within the collection of Interwar Spanish Mission houses in Woollahra and elsewhere in Sydney.

Given a number of examples of the Spanish Mission style, the subject building does not display a rare or uncommon features of Woollahra's cultural history. Accordingly, the subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

Comment

While the subject house presents as an example of the Interwar Spanish Mission style, with its distinctive the semi-circular arched bay entry porch, and painted cement render, it cannot be regarded as being at the important end of the numerous and representative collection of this style of residential design that are spread across the wealthier suburbs in Interwar Sydney. The simple design of the building in the Spanish Mission style in comparison with other buildings constructed at the same time, shows the building is not a fine example of its type and has principal characteristics of the style.

In comparison with the original approved architectural drawings, it appears that the building underwent extensive external and internal changes, while many features were added later to the building including upper floor balconies to bedrooms on either side of the building with ornamental wrought iron balustrade, and decorative solid balustrade to the upper floor balcony (piazza).

Given other Spanish Mission style buildings, the design of the subject building is not representative of the style in Woollahra. Accordingly, the representation of the Spanish Mission style adopted for the house at 53 Drumalbyn Road cannot be regarded as being important or representative in the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

3.3 INTEGRITY AND INTACTNESS

Following a site inspection undertaken in January 2022, the building is in good condition internally and externally. The building has undergone a number of extensive alterations and additions, while some features were added to the building later.

3.4 MEETING THE PRIMARY OBJECTIVE OF HERITAGE LISTING

One of the primary objectives of heritage listing historic properties within any local government area is to preserve important examples of buildings that can demonstrate the historic development of the area.

The subject building at 53 Drumalbyn Road is not one of the fine, intact, or rare examples of the Spanish Mission Style designed in the 1920s by Bohringer, Taylor & Johnson. In a comparison with other works of the firm, the existing house is regarded as a small scale simple example of the design. The subject building at 53 Drumalbyn Road has been continuously occupied since its construction and has experienced many alterations and additions, changing architectural features to the original simple design of the house.

We do not find the house to be of sufficient importance, in the development of the local area, to meet the fundamental objective of heritage listing.

3.5 CONCLUSION

The subject building at 53 Drumalbyn Road, Bellevue Hill does not demonstrate sufficient local significance to be included in Schedule 5 of the *Woollahra Local Environment Plan 2014*.

4.0

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HERITAGE ASSESSMENT

55 Drumalbyn Road, Bellevue Hill

March 2022



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1.0

INTRODUCTION

1.1 BACKGROUND

This Heritage Assessment for the existing property at 55 Drumalbyn Road, Bellevue Hill has been prepared for the property's developer, in response to the proposed heritage listing of the property.

The property owners object to the proposed listing and have commissioned this assessment to support their letter of objection being submitted to Council.

1.2 REPORT OBJECTIVES

The main objective of this report is to evaluate the heritage significance of the subject property.

1.3 REPORT STRUCTURE

The report outlines the historical development of the property, describes its physical condition and assesses its significance.

This assessment follows guidelines set out in the NSW Heritage Manual. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the determination of heritage significance.

This report is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, and the assessment of the building's significance.

1.4 SITE IDENTIFICATION

The subject site is a battle-axe located on the south side of Drumalbyn Road, Bellevue Hill. It is described by NSW Land Registry Services (LRS) as:

- Lot B, DP 186880
- Lot 1, DP 135110



Figure 1.1
Location map showing the subject site shaded in yellow.
Source: NSW LRS SIX Maps website

1.5 AUTHORSHIP

This report has been prepared by Graham Brooks, Managing Director of GBA Heritage, and Dr Shabnam Yazdani Mehr, Senior Heritage Consultant, of GBA Heritage. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.6 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

1.7 ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Traditional Custodians of the land that includes the subject site, and pay our respects to Elders past, present and emerging.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

The subject site at 55 Drumalbyn Road, Bellevue Hill is located in Woollahra. Although in the 19th century, a few local industries were established in Woollahra, the Woollahra Municipality has mainly developed as a residential locality. With the gentrification of the locality in the 1960, most of the industrial sites vanished. Land releases and development in transport contributed to the development of the individual suburbs.

The subject site is located at Bellevue Hill, which is known as one of Sydney's prestigious and wealthiest suburbs with high amenity located east of the Sydney CBD in the Municipality of Woollahra. Initially, it was called 'Vinegar Hill' by first Europeans, but it was found by Governor Macquarie vulgar and inappropriate, and re-named 'Bellevue Hill' meaning 'beautiful view' referring to the view available from the peak.

Point Piper Estate, also known as the Cooper estate, was the largest estate in Woollahra, amassed by Captain John Piper after 1816, through a combination of crown land grant and purchase, covering around 1130 acres of land including Bellevue Hill. Captain John Piper was one of the wealthiest, most influential, and well-known figures in the town. His land holdings encompassed most of the Municipality of Woollahra. However, in 1826, following the financial difficulties, John Piper sold his land to Daniel Cooper and Solomon Levy of the Lachlan & Waterloo Company, who were business partners in the 1820s and started acquiring land. In 1830s, Cooper and Levy's title to the land was confirmed.



Figure 2.1
The 1800s map, showing the approximate location of Drumalbyn Road, circled in red. The subject site was part of land originally owned by John Piper until the late 1820s.

Source: HLRV, Parish of Alexandria County of Cumberland



Figure 2.2
In c.1880 the land was subdivided and some roads were established including Victoria Road and Bellevue Road. At this time, Drumalbyn Road was not established. The approximate location of Drumalbyn Road is shown by a red circle.

Source: HLRV, Parish of Alexandria County of Cumberland, c.1880



Figure 2.3
Subdivision map of the 1880s, showing at this time, the land comprising the subject site was not subdivided. The approximate location of the subject site is outlined in red and shown by a red arrow.

Source: SLNSW, Bellevue Hill Subdivision Plan.

In 1834, Solomon Levy died. In 1844, Cooper had privately commissioned Colonial Surveyor General Thomas Mitchell to produce a plan of the Point Piper estate. Several roads to open up the land and subdivision of the estate into portions suitable for sale and lease started at this time. However, at this time the estate was viewed as inconveniently remote from the Sydney, and of interest just to those with the means to both create self-sufficient establishments and service their own transport needs. Cooper's plan to raise revenue from his land was not successful due to the economic downturn that began with the 1840s depression.

In 1847, through an agreement negotiated between Daniel Cooper and John Levy, the sole beneficiary of Cooper's late partner Solomon, who had died in 1834, the entire estate was in the possession of the Cooper family. Following the death of Cooper in 1853, the Point Piper estate was inherited by Daniel Cooper's nephew, also named Daniel Cooper. From the mid 19th century, pockets of land along the ridges of Bellevue Hill were released in piecemeal fashion by the Cooper Estate, providing the sites of the few early houses.

Housing in Bellevue Hill was largely owner-occupied, with almost stable occupation and long-term ownership.

Bellevue Hill is a hourbourside eastern suburb of Sydney, which is known as a wealthy suburb, located 5 kilometre east of the Sydney CBD. The building is located on the western side of Drumalbyn Road, surrounded by one to three storey residential buildings of variety styles and date of construction. Buildings are set well back from the main road. The subject site is a battle-axe, with a steep slope westward to Victoria Road, which is accessed via stairs on the southern end of the site and an inclinor for disability access.

2.2 EARLY OWNERSHIP AND USE OF THE SITE

The subject site is part of the 1130 acres granted to Daniel Cooper and Solomon Levy in 1830. The subject site was located in the Cooper's Bondi-Bellevue Hill Estate, the last of the land to be alienated from the Cooper estate in large-scale release. The subdivision of Cooper's Bondi-Bellevue Hill estate released in three stages between 1912 and 1919, saw the break-up of the last large portion of unalienated land in the vicinity, and in the Point Piper (Cooper) Estate.

In spite of the estate name, none of these three subdivisions include any part of the neighbouring suburb of Bondi, which is separated from Woollahra by the Old South Head Road boundary. The subdivision name was probably invoking as a selling point for the land, the proximity of a desired landmark, Bondi Beach, located withing walking distance of the estate.

The subdivision containing the subject site was the last subdivision which presented for auction in 1919, with unsold portions auctioned in 1921. A building covenant was attached to the sale, stating that although buyers were not required to build, when they did, all main buildings has to be a value of not less than six hundred pounds and with slate or tile roofs.

In c.1920, the land comprising the subject site was purchased by Joseph Cuthbert Kershaw. A building covenant was attached to the site, stating that:¹

Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than the value of Five hundred pounds or any pair of semi-detached main buildings of less than the value of Nine hundred pounds and shall not construct the main roof of any such building of iron and that the said Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect any advertisement hoarding on the said land.

The land was further subdivided forming the subject site.² The subject site remained in the ownership of Kershaw until 1936, when it was transferred to Alfred Kiel Jones, Company Director in Sydney, by the English Scottish and Australian Bank Limited (mortgage exercising power of sale), after a foreclosure of a mortgage. Jones remained the owner of the subject site until 1938. The land changed hands several times and in 1943, it was sold to Leslie George Cole, theatrical entrepreneur and Gladys Pretoria Cole.

It appears that the subject site remained undeveloped until 1938 when the existing building was constructed on the site.

The subject site handed over several times. In 1943, the subject site was sold to Leslie George Cole, theatrical entrepreneur. It transferred several times and in 2014 it was in the possession of Katie Molnar.

1 HLRV, Vol 3153 Fol 236.
2 HLRV, Vol 4840 Fol 80



Figure 2.4
The third (last) subdivision of the Cooper's Bondi-Bellevue Hill Estate in 1919. At this time, the subject site was not subdivided and auctioned. The approximate location of the subject site is outlined in red, shown by a red arrow.
Source: SLNSW, Cooper's Estate Bellevue Hill-Bondi Estate, 1911.
Call number: Z/SP/B29/5.

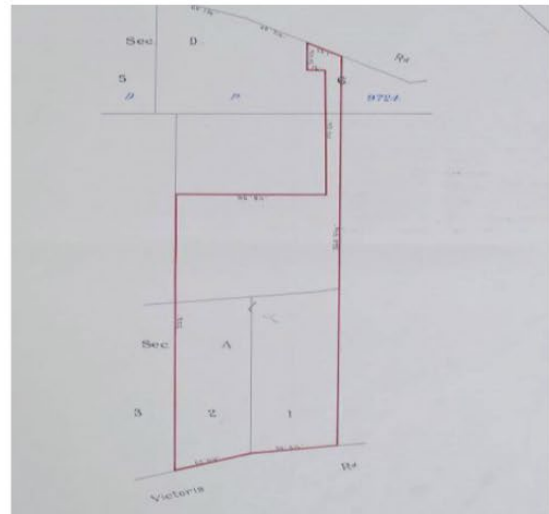


Figure 2.7
In 1927, the land was subdivided and a portion comprising the subject site remained in the possession of Kershaw.
Source: HLRV, Vol 3971 Fol 69.

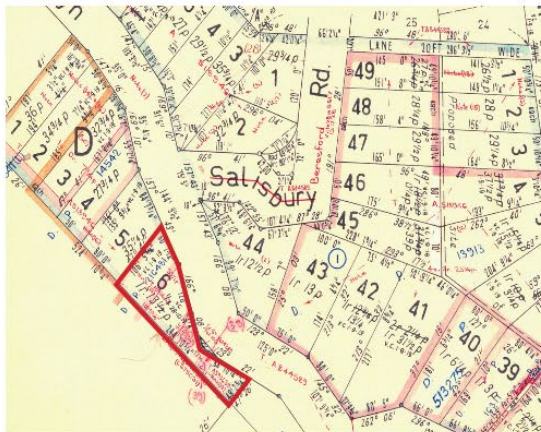


Figure 2.5
Plan of part of land, being the 3rd subdivision of Cooper's Bondi Bellevue Hill Estate, showing the land comprising the subject site was subdivided at this time. The land comprising the subject site is outlined in red (Lot 6).
Source: HLRV, DP Number 9724, c.1919.

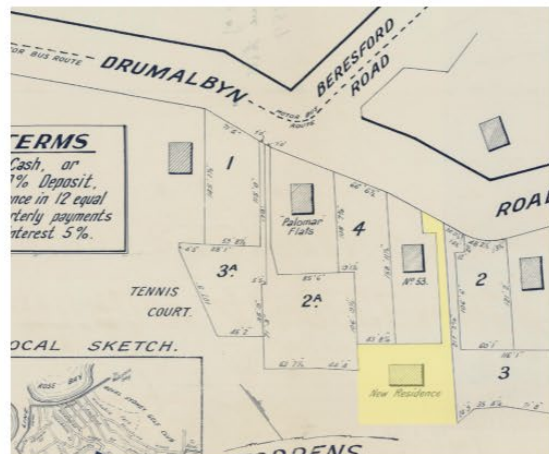


Figure 2.8
Auction map of 1937, showing the subject site, shaded in yellow. At this time, the subject building at 55 Drumalbyn Road was labelled 'New Residence', showing its recent construction.
Source: SLNSW, Call Number: SP/B29

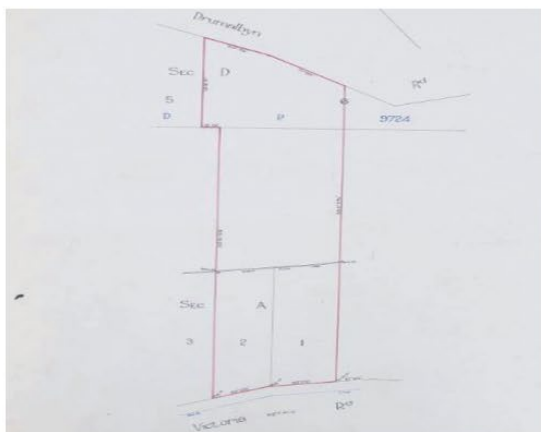


Figure 2.6
In 1921, the land comprising the subject site was in the ownership of Joseph Cuthbert Kershaw.
Source: HLRV, Vol 3153 Fol 236.

2.3 ARCHITECT: P. CRAIG AND JOHN M. BRINDLEY

Percy Gordon Craig was born in 1886 in Bathurst. He started his career as an architect from 1913 at Katoomba, Blue Mountain, known as Craig & Craig. He designed cottages in Hornsby, Blue Mountains, and Coogee. In c.1919, Craig moved to Sydney and established his practice at Pitt Street. He became a registered architect in 1924. He was involved in designing cottages, private residences, offices, and hotels. Some of his well-known designs were Canterbury Baths, Orion Theatre, and Harbord Hotel. Although he was involved in the design of many projects, William House, a mixed residential and commercial building at William Street, seems to be the only heritage listed building designed by him.

As it can be seen from his projects, Craig mainly applied the conventional architecture style of the time.

John Miller Brindley completed his architectural studies in 1934 at the Sydney Technical College, and became a registered architect in 1936. At this time, P. Craig and John M. Brindley started their partnership which lasted until probably the beginning of the WWII. Their office was located at 17 Castlereagh Street, Sydney.

'Ian Lodge', residence of Mr. E. Miller at Rose Bay was designed by P. Craig and John M. Brindley in 1936, which appears to be one of the early residential works done by them as partners. The building was designed in the Inter-war Old English architecture style.

Given that John M. Brindley was a young, newly graduate architect, he was very familiar with the Modern, Functionalist/Cubist architecture style which emerged in Europe mainly in the 1920s, and gained recognition in Australia during the 1930s. Accordingly, it appears that in the design of the building at 55 Drumalbyn Road, Brindley had the major design role.

After the Second World War, in late 1945, John M. Brindley worked for the brewing firm of Tooth & Co. and then he teamed up with Wilfred Allan Davey in 1947. Davey and Brindley were involved and completed several industrial projects, shops, flats, and residential buildings, most of which were designed in the Modern architecture style, which became a dominant style mainly after WWII. Some of their projects were highlighted in magazines and newspapers of the time.



Figure 2.9
York Motors, William Street, Darlinghurst, designed by Percy Gordon Craig in 1925.
Source: Preliminary Heritage Assessment Report, 2021



Figure 2.10
Mr. E. Miller's Residence at Rose Bay, known as "Ian Lodge", designed in 1936 in Inter-war Old English architecture style by P. Craig and John M. Miller in partnership. This house appears to be one of their first project in partnership.
Source: Trove, Building Magazine, November 1936.

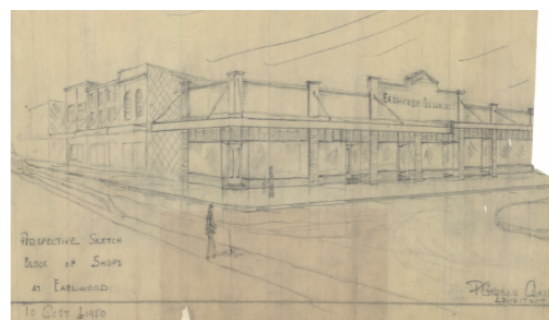


Figure 2.11
Block of shops at Earlwood designed by P. Craig in c.1950, showing Craig's traditional approach in architecture, and he was not practicing 'Modern' architecture style.
Source: SLNSW

In 1956, Bruce Arthur Vickery joined Davey & Brindley, and the firm became Davey, Brindley & Vickery.

Brindley was also active with RAlA and lectured in architectural practice for some years at the University of New South Wales. In 1986, Brindley retired from practice.



Figure 2.12
The proposed Departmental Store for Samoa, designed by Brindley and Davey, demonstrating features of Modern architecture style.
Source: *Trove, Building and Engineering Magazine*, December 1946.



Figure 2.13
Lakemba Baby Health Centre designed by Brindley and Davey in 1949, displaying features of Modern architecture style.
Source: *Trove, Decoration and glass magazine*, January-February 1949.

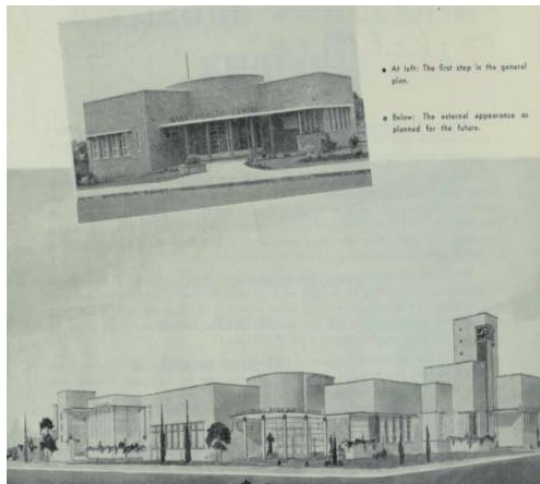


Figure 2.14
Punchbowl Health Centre designed by Davey and Brindley, displaying modern architecture style.
Source: *Trove, Decoration and glass magazine*, January-February 1948.



Figure 2.15
Northbridge House designed by Brindley in 1949.
Source: *Trove, Decoration and glass magazine*, January-February 1949.

2.4 MODERN/FUNCTIONALIST ARCHITECTURE STYLE

The Inter-war Functionalist/Cubist architecture style had its background in European modernism of the 1920s and 1930s, when the Modern Movement rejected the historical styles. The style was influenced by Le Corbusier, Eric cMendelsson, W M Dudock, Ludwings Mies van der Rohe, Walter Gropius, and Ernst May. Influential European exhibitions such as the International Exhibition of Decorative Arts in Paris in 1925, the 1927 Stuttgart Weissenhof Siedlung and the 1931 Berlin Building Exhibition, both coordinated by Mies van der Rohe, combined to consolidate the new architecture across Europe.

Le Corbusier played an important role in the development of modern architecture in the early 1920s century, and had an influence on young architects such as Sydney Ancher.

The Fagus Factory designed by Walter Gropius and Adolf Meyer in Alfeld an der Leine in 1911, can be considered as the earliest examples of 'Functionalist/ Cubist' architecture style, and came to be one of the premier examples of architectural 'Modernism' during the 1920s.

In England and Australia, the less radical brick work of architect Willem Dudock, gained a solid following during the 1930s. Australia was slow to embrace these ideas of Modern Movement, while the young, well-travelled architects produced streamlined, horizontal architecture, more often in the design of factories, schools, and hospitals. The modern architecture style came to Australia mainly in the 1930s. However, it gained recognition and acceptance mainly during the 1950s primarily for their radical, flat-roofed, glass-walled private houses.

The characteristics of Modern Movement architecture include geometric cubistic forms that looked as though they could have been machine-made, a preference of "skeletal" forms framed system rather than monolithic masonry that enable open planning, a fully resolved architecture where buildings were meant to be seen as a free-standing object, asymmetry rather than symmetry, and clear expression of function. Ornament was dispensed with and the appearance of surfaces and sun shading devices were thought sufficient to provide visual interest, although murals sometimes formed coherent decorative schemes.



Figure 2.16
The Fagus factory designed by Gropius and Meyer in 1911 in modern architecture style.
Source: <https://www.archdaily.com/612249/ad-classics-fagus-factory-walter-gropius-adolf-meyer>



Figure 2.17
Michaelson Country House at shores of Elbe in Hamburg designed by Karl Schneider in 1923-24.
Source: <https://www.outdooractive.com/en/poi/hamburg/michaelson-country-house/32178896/>



Figure 2.18
Oud Weissenhof Stuttgart, designed by J. J. P. Oud, constructed in 1927.
Source: http://www.greatbuildings.com/buildings/Weissenhof_Row_Houses.html

The main features/attributes of the style were:

- Asymmetrical architectural massing
- Simple Geometrical Shapes
- Columns not emphasised or located behind glass
- Long horizontal spandrel and/or balconies
- Slim, metal framed window glazing
- Ribbon windows
- Corner windows
- Roof concealed behind parapet
- Cantilevered balcony or hood
- Long, thin string courses, often as continuation of terrace or window hoods
- Stairs expressed by vertical windows or towers
- Semicircular windows and rounded corners

Sir Roy Burman Grounds is regarded as a leader of Modernist architecture in Australia. He studied architecture at the University of Melbourne Architectural Atelier. He worked in London and United States for a while. Having worked in Europe and the US, Grounds became well familiar with the modern architecture style before returning to Australia in 1932. His earlier work incorporated the Modern movement. Sunshine Home at Upper Beaconsfield, Wildfield was designed by Grounds in 1933 is referred to as an early example of Modern (Functionalist) building in Australia. The building displayed main features of the style including a long flat roof, rectilinear composition of white painted brick, with red and cream brick details, and corner windows.

Grounds' own residence, known as 'The Ship', located at 35 Rannoch Avenue, Mount Eliza, Victoria, constructed in c.1934, is another example of modern/Functionalist architecture, which is considered to be the earliest surviving house in Victoria to adopt the Modern Style.

In the first half of the 1950s, young architects in NSW developed a regional version of the Modern Movement, known as "the Sydney School". Although it was not a unified style, it reflected shared approaches to architecture.

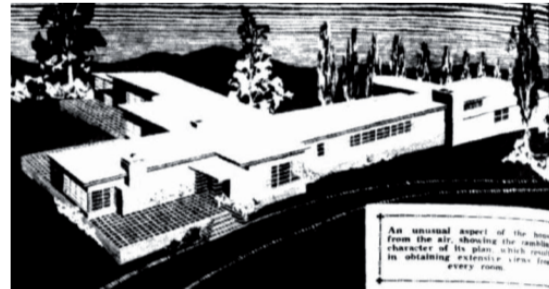


Figure 2.19
Sunshine Home at Upper Beaconsfield, Wildfield, designed by Roy Burman Grounds in 1933. The building is referred to as an early example of modern architecture in Australia.
Source: Trove, *The Herald*, 1933.



Figure 2.20
The Ship, designed by Roy Grounds as his residence, in c.1934.
Source: <https://vhd.heritagecouncil.vic.gov.au>

2.5 INTERNATIONAL EXAMPLES OF MODERN/FUNCTIONALIST STYLE

The following buildings are examples of Modern/Functionalist style, designed and constructed mainly in Europe.

2.5.1 ITALIAN GARDEN HOUSING ESTATE

Architect: Otto Haesler
Year of construction: 1923-25

The Italian Garden development comprises eight two-storey, flat-roofed houses and two three-storey hip roofed houses. The flat-roofed buildings which face each other in two rows of four, have a brightly middle section with a central entrance and stairwell. The doors and windows are in bright red. Each side of the facade is covered in Colored cubes. The colour scheme of the building points to a modern idiom. The main features of the style include cubic forms, flat roofs, and corner windows.



Figure 2.21
Housing Estate by Otto Haesler in Italy designed by Otto Haesler in 1923-25.
Source: <https://www.dw.com/de/das-gro%C3%9Fe-unbekannte-bauhaus-in-celle/a-48481294>

2.5.2 MICHAELSEN COUNTRY HOUSE AT SHORES OF ELBE

Architect: Karl Schneider
Year of construction: 1923 - 24

The building is located high above the shores of the Elbe in Hamburg's Blankenese District. It is the best known work by the architect Karl Schneider.

Schneider's characteristic architectural language is evident in the clear composition of volumes and three dimensionality. The two storey main building leads to a rounded terrace on the upper floor. This east wing is connected to a terrace wing, with a rounded end, by a four-storey tower at the corner. A curved panoramic window in the east wing was considered unique in the architecture of the early 1920s.

The building's clear reduced form is highlighted by its whitewashed facade, in which the dark window frames and doors stand out from it.



Figure 2.22
Michaelsen Country House at shores of Elbe
Source: <https://www.outdooractive.com/en/poi/hamburg/michaelsen-country-house/32178896/>

2.5.3 MASTERS' HOUSE IN DESSAU

Architect: Walter Gropius
Year of construction: 1925 - 26

The building is a prototype of Modernism, constructed between 1925 and 1926. The building comprises three semi-detached houses and a detached villa for the director. The house was designed and built for the Bauhaus masters and their families. The buildings were intended to be functional, which is reflected in the design and positioning of the buildings, and the spatial composition, which is based on units of use and the direction of light.

Interlocking cubic structures of various heights have formed the building, while towards the street the semi-detached houses are distinguished by substantial glazed studios. Vertical strip windows on the sides let light into the staircases. The Director's house has an asymmetric arrangement of windows. The light-coloured houses have terraces and cantilevered balconies with pipe railing.



Figure 2.23
Masters' House in Dessau, 1925-6
Source: <https://www.bauhaus-dessau.de/en/architecture/bauhaus-buildings-in-dessau/masters-houses.html>

2.5.4 LANGE HOUSE AND ESTERS HOUSE IN GERMANY

Architect: Ludwig Mies van der Rohe
Year of construction: 1928 - 30

The building comprises two brick houses in the form of interlocking cubes that were built between 1928 and 1930, in the Bauhaus architecture style.

The simple building volumes are staggered like boxes inserted one into another. Large window facades, in part sunk into the ground, penetrate the brick masonry facades. While the buildings seem close to the street, open terraces in the rear transition like steps into the park-like gardens.

The buildings display strong features/attributes of the style in form of asymmetrical, simple geometrical shapes, ribbon windows, terraces with pipe railing, and hoods.



Figure 2.24
Casa Lange seen from the garden of House Esters, in Krefeld, Germany.
Source: http://architectuul.com/architecture/view_image/haus-lange-and-esters/17560

2.5.5 KREUTZENBERGER WINERY

Architect: Otto Prott

Year of construction: 1929 -30

The building is a classic example of modern architecture, displaying the main features of the style such as white plaster finish, round corner with two curving bands of windows, cantilevered balcony and hood, roof concealed behind parapet, and pipe railing. The bands and the flat roof with its open terrace, recall Bauhaus architecture, as does the flat roof and its open terrace.

The building is listed as a cultural monument of the Rhineland-Palatinate and is regarded as a unique example of the influence of the Bauhaus on the architecture of wineries.



Figure 2.25

Kreutzenberger Winery

Source: <https://www.grandtourofmodernism.com/sites/details/31/>

2.5.6 LE CORBUSIER HOUSE AT THE WEISSENHOF (WEISSENHOF ESTATE)

Architect: Le Corbusier and Pierre Jeanneret

Year of construction: 1927

The building is internationally considered as one of the most important icons of classic modern architecture. It was built in Stuttgart. While the project was headed by Mies van der Rohe, 17 architects from five European countries participated including Walter Gropius, Le Corbusier, and Hans Scharoun.

The building attracted international attention by its clear, austere, and minimalist architecture of its white cube-like buildings. Its main architectural features/ attributes of the style include the typical flat roofs, long ribbon windows, and the material (glass, steel, and concrete).



Figure 2.26

Le Corbusier House at the Weissenhof (Weissenhof Estate).

Source: <https://www.grandtourofmodernism.com/sites/details/56/>

2.6 NATIONAL EXAMPLES OF MODERN/FUNCTIONALIST STYLE

Various paths including exhibition, travel, publications, professional networks, emigration, and education resulted in the emergence of modernism thinking in Australia in the late 1920s. Although, overseas travel for Australian architects and designers was not a new phenomenon, from the Great Depression (1929-32) onwards, they were more exposed to ideas from Europe, Great Britain, and United States. Publications played an important role in bringing in the modernist ideas.

The following modern buildings are considered as early examples of Australian modernism, that were constructed in the 1930s, some of which were reflected in the magazines of the time.

2.6.1 THE MOIR RESIDENCE IN ACT

43 Melbourne Avenue, Forrest
Architect: Malcolm Moir
Year of construction: 1935 - 37

The building was designed by Malcolm Moir, as his own residence in 1935, and completed in 1937. This building is an early example of the Inter-war functionalist style in Canberra. The building displays main features of the style including asymmetrical cubic massing with a roof concealed by parapet, metal-framed corner and ribbon windows, and cantilevered balcony and hood.

The building is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture. It is regarded as Canberra's best single example of the Inter-war Functionalism architecture.



Figure 2.27
The Moir Residence at Forrest, ACT, 1935
Source: GBA Heritage, 2022.

2.6.2 WYLDEFEL GARDENS IN NSW

8A Wylde Street, Potts Point
Architect: John Brogan
Year of construction: 1936

A. W. Crowle, a wealthy motor car importer, purchased a typical two-storey Victorian mansion at Potts Point. During his travel in Germany, he saw functionalist style of architecture that was spreading throughout the Europe. Upon his arrival in Australia, in c.1936 he contracted John Brogan to design a group cascading apartment blocks, a house, and boat shed running down the side of the Victorian building to the harbour. Apartments were designed in Functionalism architecture style, with flat roofs, simple white rendered walls, steel framed windows, curved corners, corner windows, window hoods, and balconies with pipe railings.



Figure 2.28
Wyldefel Gardens at Potts Point, 1937
Source: <https://www.gartnerrose.com/Past-Projects/Heritage-Restoration/WyldefelGardens.aspx>

2.6.3 HOUSE IN ACT

3 Wilmot Crescent, Forrest
Architect: Malcolm Moir
Year of construction: 1936

This building is regarded as an early example of the Inter-war Functionalist style which was constructed after Moir's own residence. The building displays typical features of the style through asymmetrical cubic massing, simple geometric shape, roof concealed behind parapet, metal framed corner windows, ribbon windows, and cantilevered balcony with pipe railing, and hood

The house is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture. It is regarded as a good early example of the Inter-war Functionalist style designed by Malcolm Moir.

Although the house has undergone several alterations, the important features of the style are intact.



Figure 2.29
The Moir Residence at Forrest, ACT, 1935
Source: <http://www.canberrahouse.com.au/houses/3-wilmot.html>

2.6.4 PREVOST HOUSE IN NSW

67 Kambala Road, Bellevue Hill
Architect: Sydney Ancher
Year of construction: 1937

In c.1936, Prevost house was designed by Sydney Ancher, one of the Prevost's young staff members who won an internal competition to design his employer's new home. In 1930, Ancher won a travelling scholarship and worked for several architect firms in London where he gained knowledge of Modern/Functionalist architecture style, which was well-known in Europe. The Prevost house is a two storey rendered masonry structure with flat roofs, cubic massing and the proportions horizontal, relieved by a large circular window on the south elevation, the small portholes on the western elevation, and the curved corner window, sun-room, deck, and pipe balustrade on the south-west corner. The colour scheme was off white with wadgewood blue eaves.

The flat roof, curved front facade, and glazed entrance were revolutionary architectural elements in the 1930s. The building's success resulted in an explosion of similarly functionalist houses in the area. The house is the register of the National Estate. The following information is sourced from docomomo Australia:³

Statement of Significance:

A house of considerable architectural significance as one of the finest Functionalist style houses in Australia. An early work of the prominent architect Sydney Ancher, which is a sophisticated interpretation of nautical and other overseas influences. The flat roof, which is symbolic of the modern movement, is one of the earliest in Australia. The house marks a turning point in the history of twentieth-century architecture in Australia.



Figure 2.30
Prevost House at Bellevue Hill, 1937.
Source: <https://docomomoaustralia.com.au/prevost-house-1937-nsw/>
³ <https://docomomoaustralia.com.au/prevost-house-1937-nsw/>

2.6.5 DOCTOR RESIDENCE IN QLD

Stanthorpe, Queensland
Architect: J. P. Donoghue and C. W. T. Culton
Year of construction: 1937

The building located at Stanthorpe, was designed by J. P. Donoghue and C. W. T. Fulton, and constructed in 1937. As described in the Building magazine, for the design of the building the modern style was adopted. The external walls were treated in face brick. The building displayed main features of the style through its asymmetrical cubic massing, rounded corners and windows, and cantilevered balcony and hood, and pipe railing.

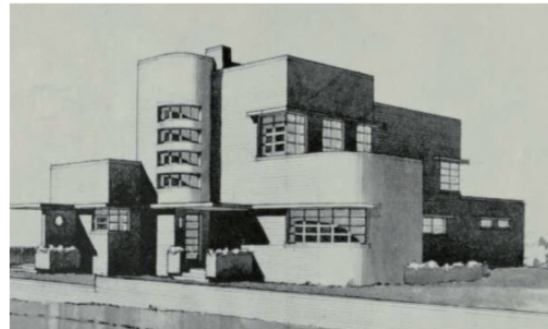


Figure 2.31
Doctor's Residence, Stanthorpe, Queensland.
Source: Trove, Building Magazine, 1937

2.6.6 HOUSE IN NSW

55 Drumalbyn Road, Bellevue Hill
Architect: P. G. Craig
Year of construction: 1937 - 38

The subject building was designed by P. G. Craig and John M. Brindley in partnership. However, it appears that Brindley had a key role in design of the building. The building was designed in Functionalist/cubist style, displaying the features of the style including asymmetrical architectural cubic massing, horizontal cantilevered balconies with pipe balustrade, window hoods, and hipped-roof concealing behind the parapet.



Figure 2.32
The subject house at 55 Drumalbyn Road, Bellevue Hill
Source: GBA Heritage, 2022

2.6.7 ASHDOW IN NSW

96 Elizabeth Bay Road, Elizabeth Bay
Architect: Aaron Bolot
Year of Construction: 1938

The building located at Elizabeth Bay, was designed by Aaron Bolot, and completed in 1938. The building is often referred to an example of the Sydney P&O style. In the design of the building, Ashdow employed a number of elements associated with modern buildings, and is influenced by the European Functionalist style. The building's main features include a striking curved bay, planar wall surfaces, metal framed windows, corner windows, flat roof, and rear cantilevered balconies with pipe railings.



Figure 2.33
Ashdow apartment building at Elizabeth Bay, 1938.
Source: <https://www.raywhite.com/nsw/elizabeth-bay/1773812/>

2.6.8 FORREST FIRE STATION

Section 35, Canberra Avenue, Manuka Circle, Fitzroy Street and Empire Circuit
Architect: E. H. Henderson (Chief Architect Works & Services Branch)
Year of construction: 1939

The Forrest Fire Station Precinct includes the Fire Station and seven two-storey houses. The building was designed by E. H. Henderson who was the Chief Architect of the Department of Interior, Works Branch, and was responsible for the design of the precinct. Given that the design drawings were signed by Cuthbert /Whitely, he probably had a key role in the design.

Houses are good examples of Inter-war Functionalist architecture, constructed in panels of red and cream face bricks with a regular arrangement of windows, flat roofs concealed behind parapets, and small cantilevered balconies with pipe railing. The interlocking horizontal and vertical elements are influenced by Willem Dudok's European modernist architecture in Holland.

The Forrest Fire Station and residences are listed on the ACT Heritage Register and the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, regarded as an excellent example of the Inter-war Functionalist Style.

2.6.9 CARRABATT IN NSW

17 Drumalbyn Road, Bellevue Hill
Architect: Samuel Lipson
Year of construction: 1939

The house located at Drumalbyn Road in Bellevue Hill, was designed by Samuel Lipson, and constructed in 1939. The building was designed in the Modern architecture style, displaying the main features of the style including cubic massing, curved corner window, metal framed windows, and continuous window hood. The building was described in the Building magazine as:

A Modern Home, cast in the modern style, this design is full of interest and the manner in which a steep site has been handled, so that garden and house have been blended to form a harmonious whole, is well worthy of study. The treatment of the chimney is interesting, while the round brick piers to the beautiful sun verandah are also an attractive feature.

The building has undergone extensive alterations internally and externally.



Figure 2.34
Forrest Fire Station and residences
Source: GBA Heritage, 2022



Figure 2.35
Forrest Fire Station and residences
Source: GBA Heritage, 2022.



Figure 2.36
Carrabatt House at Drumalbyn Road, Bellevue Hill, 1939.
Source: Trove, Building Magazine, 1939

2.6.10 HOUSE IN ACT

24 Arthur Circle, Forrest
Architect: Kenneth Oliphant
Year of construction: 1939

The house is regarded as a late example of the Inter-war Functionalist style through its asymmetrical massing, simple geometric shapes, roof concealed behind parapet, rounded corner window, and hood.

The building is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, and is regarded as a good example of the Inter-war Functionalist style. Although the building has undergone extensive alterations and additions, most of its functionalist features are still visible.



Figure 2.37
House at Arthur Circle, Forrest.
Source: GBA Heritage, 2022.

2.6.11 WHITLEY HOUSES IN GRIFFITH AND BRADDON

60 Leichhardt Street, Griffith
95 and 97 Canberra Avenue, Griffith
107 Limestone Avenue, Braddon

Architect: Cuthbert Whitley
Year of construction: 1939

The houses are single storey, displaying typical characteristics of the Inter-war Functionalist style through their asymmetrical massing of simple, cubic shapes, low-pitched roof concealed behind parapet, metal-framed windows, corner windows and hood.

Whitley houses are listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, regarded as an excellent example of the Inter-war Functionalist style. During 2004-2005, development approvals were granted for multi-storey developments on each of the blocks.



Figure 2.39
House at Limestone Avenue, Braddon
Source: GBA Heritage, 2022.



Figure 2.38
House at 60 Leichhardt Street, Griffith
Source: GBA Heritage, 2022.



Figure 2.40
House at Canberra Avenue, Griffith
Source: GBA Heritage, 2022.

2.6.12 HOUSE

10 Arthur Street, Dover Heights NSW 2030
Architect: unknown
Year of construction: 1915 - 1945

While the statement of significance for the building is limited to "excellent, intact example of the Inter-war Functionalist style. Local significance", the NSW Heritage Database provides the following information for the physical description of the building, Database No. 2620015:

Physical Description

Inter-War Functionalist style, characterised by box forms, flat roof, cubic massing, juxtaposed planar surfaces and asymmetrical form. Influenced by Dutch School. Stripped of all traditional building features such as eaves and awnings. Special regard for the massing of the building with simple geometric shapes; square, rectangle and circle. Balustrade railing adopts a non repetitive design, the whole being individually made. Appears virtually unaltered. Simple, white painted, rendered fence. Garden area planted with large and small shrubs.



Figure 2.41
Residential building at Dover Heights, 1915-1945
Source: Realestate.com.au

2.6.13 HOUSE

5 Hopetoun Avenue, Mosman, NSW 2088
Architect
Architect: Eric Lindsay Thompson
Year of construction: unknown

The NSW Heritage Database provides the following information for the House, Database No. 2060201:

Statement of Significance

The residence of an important NSW figure for nearly 60 years. A pleasing and intact example of the Inter War Functionalist style, set in a terraced garden which complements the house excellently.

Comment

Although the building is described as being designed in Inter-war functionalist style, it also has some features of Georgian Revival style displaying in multi-paned sashes in the Georgian style, showing the influence of Professor Leslie Wilkinson, the architect's mentor.



Figure 2.42
House at 5 Hopetoun Avenue, Mosman
Source: Realestate.com.au

2.6.14 CUMBERLAND - RESIDENTIAL FLAT BUILDING DWARF BRICK WALL, PAVING AND GROUNDS

81 Birriga Road, Bellevue Hill, NSW 2023
Architect: Gordon McKinnon & Sons
Year of construction: 1939 - 40

The NSW Heritage Database provides the following information for the Cumberland - residential flat building dwarf brick walls, paving and grounds, Database No. 2711437:

Statement of Significance

The residential flat building at 81 Birriga Road is of historic significance as a well detailed example of a later inter-war residential flat building incorporating notable aesthetic characteristics that combine historic revival styles and the Inter-war Functionalist style based upon European Modernism. The building, in conjunction with the adjacent flat building at 81A Birriga Road, has landmark qualities deriving from the related forms located on the inner curve of Birriga Road. The pair of structures have representative value as a well detailed and largely intact example of a late inter-war flat complex.

Comment

The building displays architectural features of two styles; Inter-war Old English and Inter-war Functionalist style. The main features of the Inter-war Functionalist style include corner windows, cantilevered balconies and pipe railings, window hood, hipped roof concealed by parapet.



Figure 2.43
Cumberland- residential flat building at Bellevue Hill.
Source: *Realestate.com.au*

2.6.15 EVANS CRESCENT HOUSING PRECINCT

Block 2, 3, 5, 6, 7 Section 38 of South Canberra
Architect: Malcolm Moir and Heather Sutherland
Year of construction: 1939 - 40

The houses are an example of Inter-war Functionalist style through their asymmetrical cubic massing, roofs concealed behind parapets, metal-framed corner and ribbon windows, cantilevered balconies with pipe railing, and hoods.

The Evans Crescent Housing Precinct was considered a significant architectural achievement because of the way the houses relate to each other, and their contribution to modernism architecture in Canberra, and inter-war architecture generally.

The houses are considered among the first modern designs in Canberra. The Evans Crescent Housing Precinct is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, and is regarded as an excellent example of the Inter-war Functionalist style, and the only example in Canberra of a coherent group of residences in this style.

Of the six original houses, three remains; Numbers 7, 9, and 11.



Figure 2.44
Evans Crescent Housing at Griffith.
Source: *GBA Heritage, 2022*

2.7 POST-WAR MODERN ARCHITECTURE IN AUSTRALIA

In the first half of the 1950s, young architects in NSW developed a regional version of the Modern Movement, called "the Sydney School". Although it was not a unified style, it reflected shared approaches to architecture. Modern movement fundamentals included open planning, expression of materials and structures, maximising sunlight and fresh air.

The post-war modern architecture was mainly influenced by emigre architects who arrived to Australia before WWII and eventually established themselves in the late 1940s, most notably for their Inter-war Bauhaus 'Modern' architecture, helping to popularise Modernist architecture in NSW. Emigre architects brought direct experience of European modernism that was initially supported by a network of European clients. The style gained recognition and acceptance during the 1950s.

The following buildings are examples of post-war Modern/Bauhaus/functionalist architecture in NSW, most of which are heritage listed.

2.7.1 EISNER HOUSE

Pacific Highway, Warrawee
Architect: Hugo Stossel
Year of construction: c.1947

Comment

Eisner House is probably the first Stossel designed house, which is now demolished. The house was designed for Moses Eisner and his wife who were Polish. Eisner was the director of the Arcos steel company. The house was described as 'indoor-outdoor living' which had a flexible plan that incorporated living and dining activities into one large area. The house was described in the Sun-Herald (1953) as follows:

Built in the style of Continental modern architecture, the house sits in a large grounds. The garage connected to the house with a covered way that is really an expression of the deep window eaves.

Contrasting with the white-painted, cement rendered exterior walls in a brick flower trough stretching the length of the front of the house, and the three upstairs windows have projected frames that add to the pattern of the facade.

The house has key characteristics of Bauhaus 'Modern' architecture in its simple coloured strong rectangular form, robustly modelled within the site.



Figure 2.45
Eisner House in Warrawee designed by H. Stossel in c.1947. It is demolished.
Source: Sydney Living Museum.

2.7.2 HILLMAN HOUSE

40 Findlay Avenue, Roseville
Architect: Dr Henry Epstein
Year of construction: 1948-49

The NSW Heritage Database provides the following information for Hillman House, Database No. 2660308:

Statement of Significance

The Hillman House has significance as one of the finest and most intact examples of domestic European Modernism to be constructed in Australia. A rare item, the house has historical significance as designed by prominent Sydney architect and founder of ACA (Association of Consulting Architects) Dr Henry Epstein. As a Post-war residence, it demonstrates a particular evolution of Modernist architecture in Australia.

Comment

The house was constructed in 1949 for Chiam Hillman who was a Polish immigrant. The house was designed in an asymmetrical stacking of rectangular prisms with continuous horizontal steel-framed windows. The architectural features of the building including metal-framed corner windows, cubic massing, and roof concealed behind parapet, resemble the Inter-war Functionalist style. No extensive changes have been undertaken in the house and it has remained largely intact. The house is registered in the list of significant buildings in NSW by Australian Institute of Architects (AIA).



Figure 2.46
Hillman House designed by Dr Henry Epstein, 1948.
Source: NSW Heritage Inventory

2.7.3 THE LINDFIELD RESIDENCE

72 Woodlands Road, Lindfield
Architect: Hugo Stossel
Year of construction: 1951

The NSW Heritage Database provides the following information for Hillman House, Database No. 1880723:

Statement of Significance:

Reasons for listing; architectural, municipal significance; possible state significance.

Comment

Hugo Stossel designed his own house in 1951 which was described as 'planned for sun and privacy'. The house was built of rendered brick walls, wooden floors and flat roof of timber construction, with steel windows and sliding doors. The house was designed in a solid stacking rectangular prisms and was robustly modelled. All external walls were cement rendered and then painted with a parchment-toned, weather-resisting paint, providing additional insulation. Maximum sunlight was a factor in designing the bedrooms, in which a wide cantilevered awning excluded the sun in summer but admits it in winter.

The house displays typical features of the Inter-war Functionalist style through its simple cubic massing, metal framed corner and ribbon windows, roof concealed behind the parapet, and hoods.

The house is registered in the list of significant buildings in NSW by AIA. The house is substantially intact with a high level of integrity, in which its massing and presentation within its setting have been retained as originally designed, enabling its interpretation and appreciation from the public domain.



Figure 2.47
The Lindfield Residence photographed by Phil Ward, 1951
Source: Google map, 2019

2.8 COMPARATIVE ANALYSIS

As stated by the Heritage Council of NSW:⁴

Modern Movement architecture in NSW is a regional manifestation of an important, evolving international approach to design.

Although the modern movement in architecture emerged in the 1920s in Europe, came to Australia primarily in the early 1930s, developed after the WWII, and gained recognition in the 1950s.

All identified modern buildings are classified in three groups of international Inter-war functionalist buildings, national Inter-war functionalist building, and post-war modern/functionalist buildings, showing the emergence of the style, its application in Australia, and its progress after the WWII.

All identified buildings were constructed from the late 1920s onwards, following the spread of modern movement in Europe in the early 1920s. All identified buildings display the main features/attributes of the style, including asymmetrical simple geometrical shapes, metal framed corner and ribbon windows, roof concealed behind parapet, cantilever balcony and hood, pipe railing, and in some cases rounded corners and semicircular windows.

Some of the identified buildings have undergone extensive alterations over time; however, in most cases the main or strong features/attributes of the style are still legible. Some of them are regarded as early, or excellent examples of the style, especially those ones which were constructed in Canberra. In comparison with identified Modern/Functionalist buildings, the subject building is an example of 1930s Functionalist style in Woollahra, but not an excellent or intact example, regarded as a significant contribution to the style and its early application in Australia. In comparison with other identified Functionalist style buildings of the 1930s, mainly designed by well-established architects such as Moir Sutherland in Canberra, the subject building appears to have been designed by a newly graduated student.

⁴ Morris, Colleen, Spearritt, Peter, and Lumby, Roy (2013). The modern movement in New South Wales: a thematic study and survey of places. North Ryde, NSW, Australia: Hericon Consulting.

2.9 INITIAL CONSTRUCTION OF THE BUILDING - C.1938

From its original architectural drawings, it appears that the existing building was constructed in 1937 for Alfred Kiel Jones. The building was designed by P. Craig and John M. Brindley in the Inter-war Functionalist Architecture Style. The architectural drawings were approved by Woollahra Council in October 1937.

The following information, sourced from Primary Heritage Assessment report prepared by Robertson and Hindmarsh provides a useful general description of the building.⁵ However, the description is largely based on the publicly available photographs of the building. A detailed site inspection undertaken by GBA Heritage in January 2022 revealed changes to the building over time.

55 Drumalbyn Road is two-storey house with exterior walls of smooth render and a band of face brick encompassing the Basement windows that emphasises the horizontal lines of the house. The house appears to be flat-roofed behind a rendered parapet but the roof over the main portion of the house is roofed with a pitched tile hip roof. The roof over the secondary wing of the house is a trafficable roof terrace that is accessible from the upper garden across a concrete bridge. The roof terrace is surrounded by pipe handrails that are typical of the interwar "maritime" references in Modernist houses. The roof terrace is covered by a modern timber-post-supported pergola that has replaced the pipe frame pergola shown in the real estate photographs dating from the post-2013 sale of the property. The original drawings do not include a pergola. The windows are the original steel-framed windows and the main north-facing windows are shaded with cantilevered concrete hoods. There is a cantilevered concrete balcony (with roof) off the Dining Room that still retains its original pipe handrails.

The pipe handrail around the roof terrace has been replaced recently. Some steel-framed windows have changed to timber-framed windows following changes to fenestrations.

The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a horizontal parapet continuing the Modernist styling of the house. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage and the inclinator commences from the roof level of the garage.

The main floor of the house is the upper floor of the house and contains the Entry Hall (and the stairs to the lower level), the combined Living/Dining Room along the front of the house a small Bedroom, a WC, the Kitchen, the Main Bedroom with Ensuite Bathroom and then a smaller Bedroom accessed through the Main Bedroom. The small Bedroom gives access to a Dressing Room. There is an externally accessed WC at the rear of the house.

There is an access to the main building via a hallway connected to the kitchen at the rear (west side) of the house (Figure 2.53). Another access to the main building is via the bedroom/study room on the lower floor. The dressing room at the northern end of the building has been converted to a bathroom, and the small bedroom is currently used as a study room accessed through the main bedroom on this side of the building. There is no externally accessed WC at the rear of the house.

The lowest floor of the house contains a Sitting/Rumpus Room, two Bedrooms, a Bathroom and an externally accessed Laundry. The main (upper) floor of the house is accessed via a stair located at the eastern end of the wide corridor that runs the length of the lower floor. The lower level gives access to the wide, north-facing lawn as well as to a small, single-room "cottage". The 1938 Building Application drawing describes this small building as an "outhouse". The same drawing includes the timber-framed predecessor of the upper garden shade structure.

The upper floor is accessed via a hallway connected to the kitchen at the rear of the building accessed via stairs on the north side of the building leading up from the front garden to the rear of the building, which also provide access to the 'single-room cottage' separated from the main building.

From the rear of the main house level garden steps lead up to the upper garden level from where the concrete bridge gives access to the roof terrace. The real estate photos show the upper garden is roofed over with a steel roof structure and translucent roof sheeting as well as a timber-framed glass house that may be a remnant of the 1938 structure. It is not known if these structures still exist.

⁵ Preliminary Assessment of Heritage Significance for 53&55 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh in December 2021.

The real estate photos were probably taken in c.2013. The building underwent further changes. The timber-framed glass structure is a contemporary structure used as a gym. It appears that the 1938 summer house has been demolished.

The building is an asymmetrical cubic massing that displays main features of the style including plain surfaces with light-tone cement and dark red face brick, metal framed corner windows, ribbon windows, cantilevered balconies with pipe railings, and cantilevered concrete hoods. The main roof of the building is hipped-roof with Marseilles tiles, concealed behind the parapet, while a small section of the building on the north side, designed as Maid's rooms, has flat roof with pipe handrails, using as a roof terrace.

The original architectural drawings are in three sets, two of which dates back to April and October 1937, and one is undated. The first set of architectural drawings were cancelled as the design changed. The approved set of architectural drawings shows that the building was extended northward, providing a laundry and a room on this side.

The third set of architectural drawings with no dates on them show probably the building as it was constructed (as-built drawings). The north side of the building had two maids' rooms, and a laundry was on the basement. The internal stair changed, extending outside toward south, with a round corner.

Although the design and construction of the building was commissioned by A. K. Jones, it appears from the Certificate of Title that Jones sold the building in July 1938, and thus he did not live in the house.

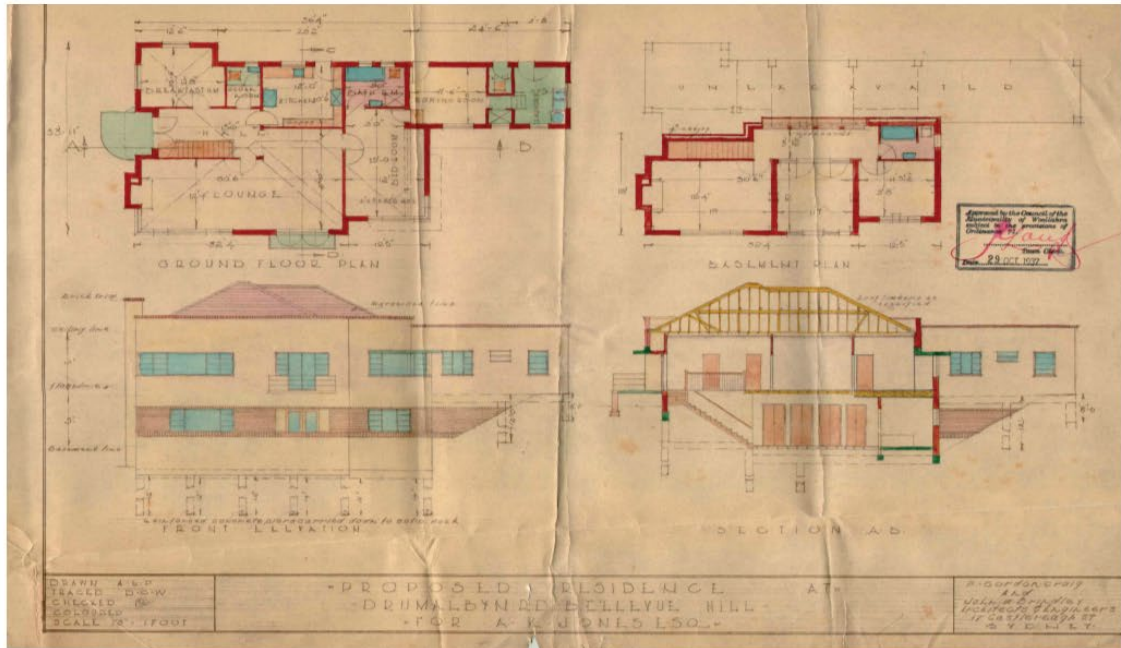


Figure 2.48
Approved architectural drawings in 1937 for the existing building at 55 Drumalbyn Road, designed by P. Craig and John M. Brindley
Source: Woollahra Council

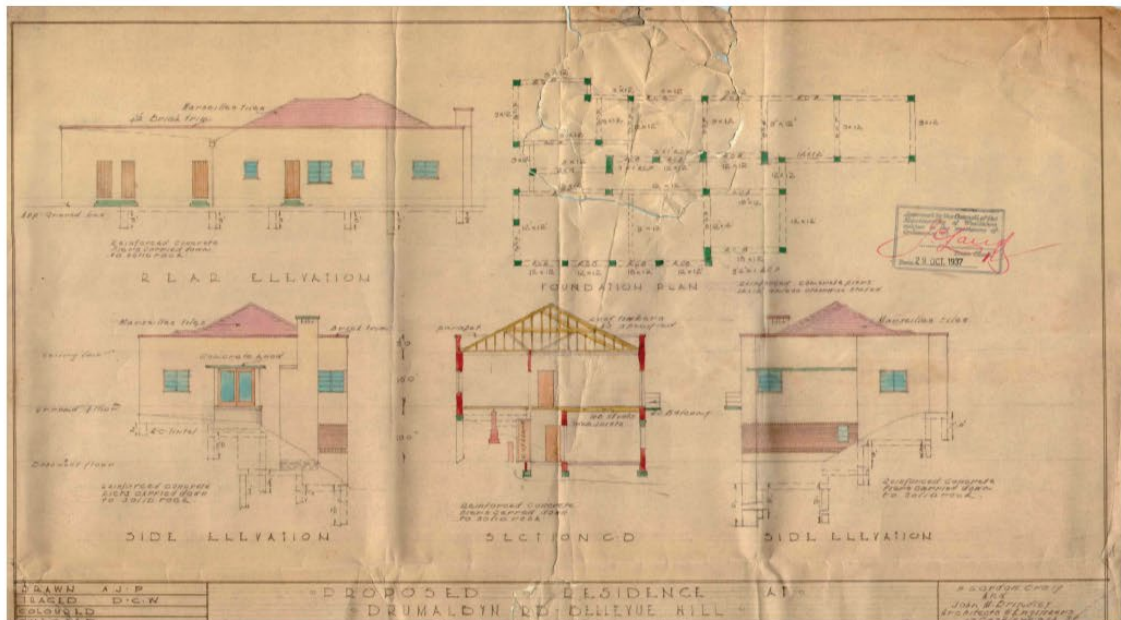


Figure 2.49
Approved architectural drawings for the existing building at 55 Drumalbyn Road, designed by P. Craig and John M. Brindley in 1937.
Source: Woollahra Council

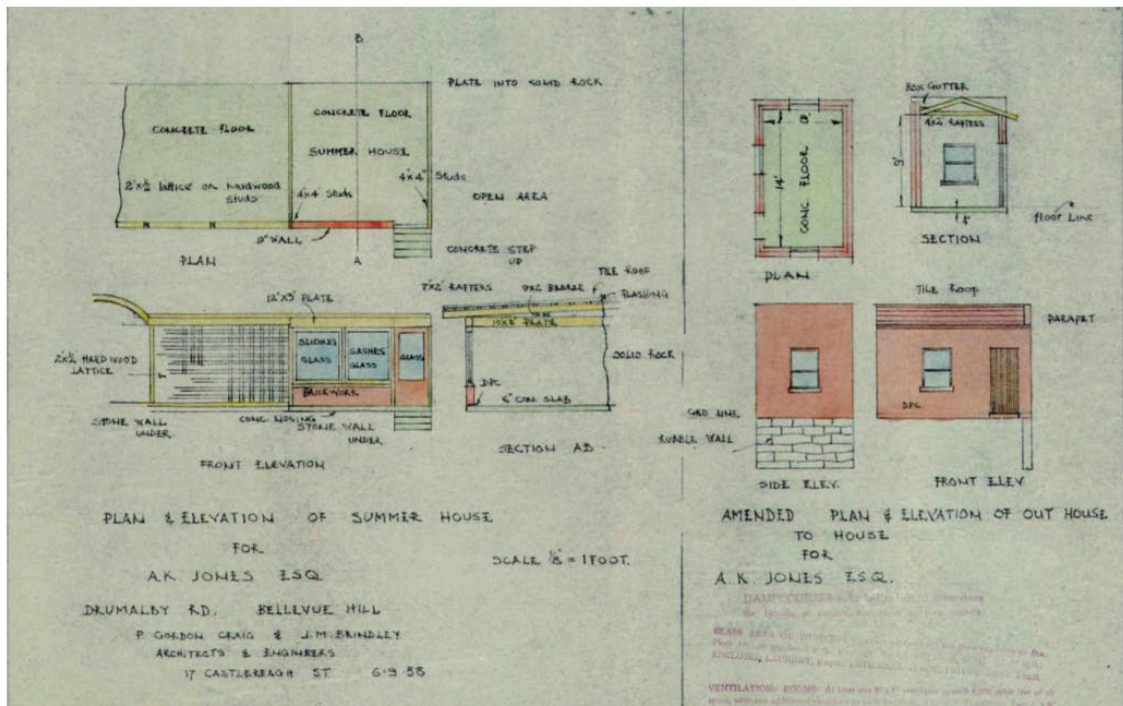


Figure 2.50
Original plans of the Summer House and out house designed by P. G. Craig and John M. Brindley in 1937.
Source: Woollahra Council

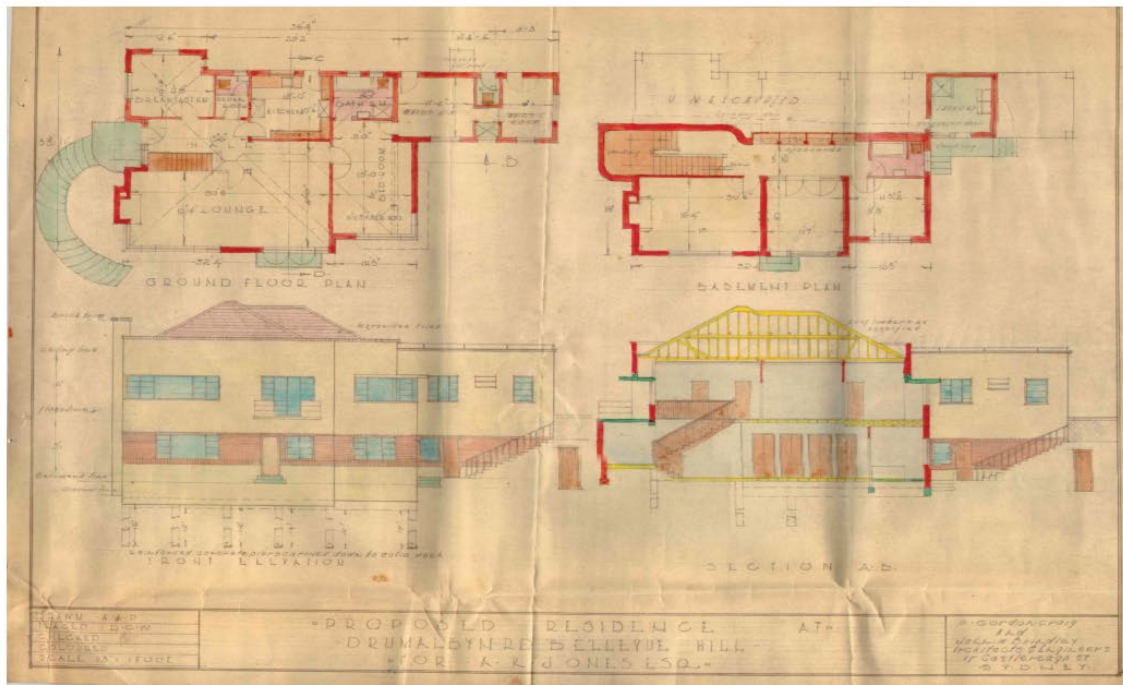


Figure 2.51
Original architectural drawings of the existing building at 55 Drumalbyn Road, designed by P. Craig and John M. Brindley. This set of drawings are undated. It appears that they show the building after its construction in 1937 (As-built drawings).
Source: Woollahra Council

2.10 SUBSEQUENT MAJOR PHASES OF DEVELOPMENT

Although the main (front) facade of the house has remained intact, the building has undergone extensive alterations and renovations. The Building Application for the building shows that in 1938, a building application (216/38) was lodged by A.K. Jones for the construction of additions to the building including a summer house, garage, and out house. All these structures are still on the site. At the present time, the summer house is used as laundry, and the out house is left vacant, in poor condition.

In 1953, the building was used as an office for Japanese Embassy. However, it is unknown whether the building underwent renovations/alterations at this time.

In 1959, a Building Application was lodged by L. G. Cole, the owner of the property at that time, for the installation of inclinator, which was approved.

In 1970, a Building Application was lodged by William P. Page, the architect, for the construction of an additional flat, which was refused.

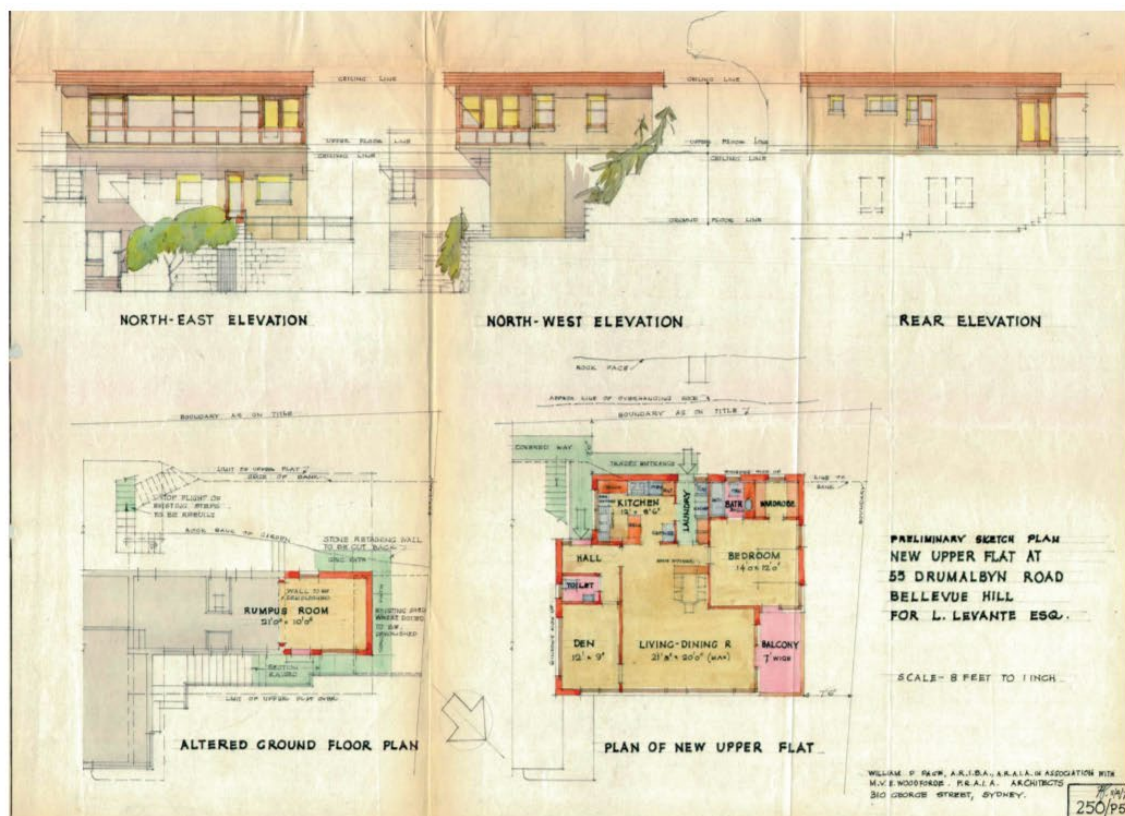


Figure 2.52
Proposed upper floor addition to the building at 55 Drumalbyn Road in 1970, designed by William P. Page.
Source: Woollahra Council

- Reconfiguration of internal spaces in the form of converting the original maids' rooms on the north side of the building to a bathroom and study room.
- The original kitchen enlarged, extended to the dining room, by the demolition of the internal wall
- Replacement of timber flooring in the kitchen
- Replacement of the original maid's room door with new window
- New painted timber framed sliding door for the kitchen at the rear of the building
- Construction of new ceiling and cornices in the dining room to align with the existing ones.
- Paint internal balustrade and stair, and installation of new runner.

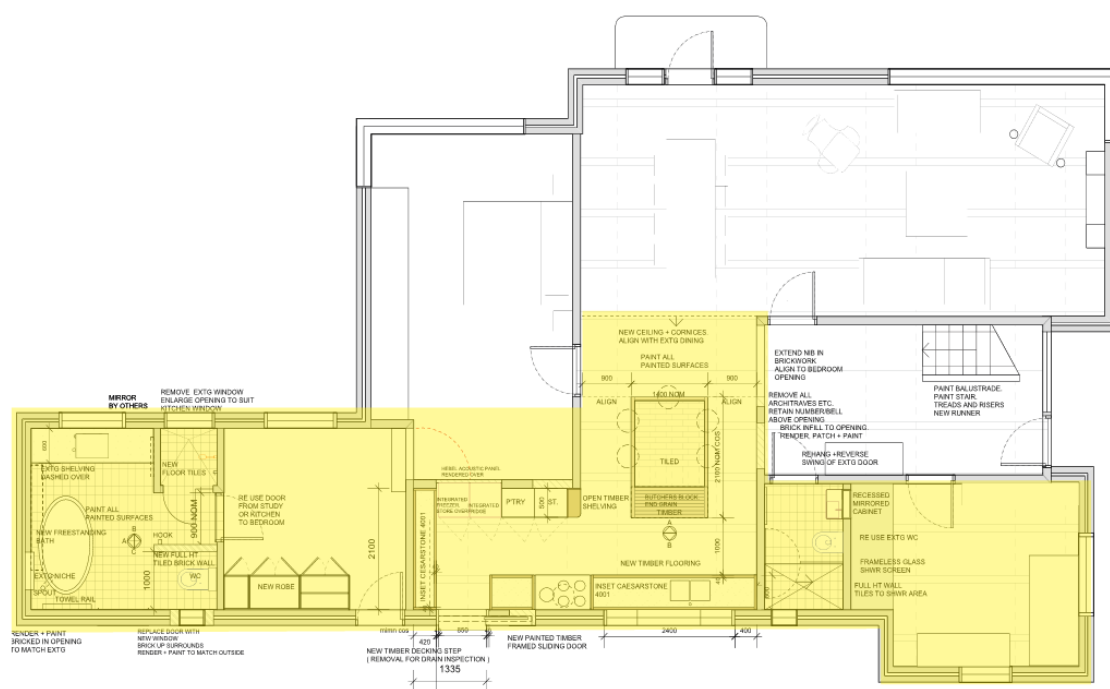


Figure 2.53
Renovation plan prepared by Molnarfreeman Architects, showing recent changes to the building, shaded in yellow, mainly on the north-west wing and rear of the building (west side).

2.11 CONDITION AND INTEGRITY

As reported in the 2022 Preliminary Assessment of Heritage Significance of the building:

The current house appears to have undergone minimal changes compared to the original working drawings. The main floor small bedroom and dressing room at the west end were originally two maid's rooms and they shared a shower recess that is now a linen cupboard. The small Bedroom at the eastern end of the house was originally designated as the Breakfast Room. A lower-level Bedroom has a timber window and doorset in lieu of the original steel window and timber door but the original face brick steps remain. The brick sill has been altered from the original.

Upon a detailed inspection of the building undertaken by GBA Heritage in January 2022, the following alterations to the original building were observed.

Although the main facade (east side) of the building has remained intact, the rear of the building and north wing have undergone changes. The original kitchen has undergone alterations through the demolition of its wall and its connection to the dining room. The flooring has been replaced. The internal stair and balustrade have been painted and a new runner has been installed. Doors and windows at the rear (west side) of the building have been changed or replaced. The original two maid rooms have been converted to a bathroom and study room for the bedroom. As a result, a door has been replaced with a window for the bathroom. The original bathroom of the bedroom has been demolished and has become part of the existing kitchen. A timber sliding door has been installed to provide access to the building, while the original door of the kitchen has been replaced by a window. A door to the front garden was provided for a bedroom on the basement, located on the north corner of the building.

On The upper garden level, a timber-framed contemporary structure is constructed which is currently used as a gym. It appears that the original summer house has been demolished. The roof terrace is covered by a steel structure and translucent roof sheeting.

Given that the building has undergone extensive alterations and renovations, it is in good condition internally and externally. The following photos taken by GBA Heritage in 2022, show the internal and external condition of the building. The building does not display the original features of the style internally.



Figure 2.54
Looking to the front (main) facade of the building, showing architectural features of the style.



Figure 2.55
Looking to the north wing of the building, which was originally Maids' rooms. Windows were replaced on this side on the upper floor level, and a window was provided for the laundry on the ground level. The roof terrace is covered by a steel structure and translucent roof sheeting.



Figure 2.56
A new timber door to the front garden for the bedroom on the basement.



Figure 2.57
The Lindfield Residence photographed by Phil Ward, 1951



Figure 2.58
Looking to the out house on the north side of the building.



Figure 2.59
Looking to the rear (west side) of the building, showing changes to the original openings, and the installation of skylight on the roof.



Figure 2.60
Looking to the roof terrace, showing the bridge connecting the upper level garden to the roof terrace. Note the roof terrace is covered with a steel structure and translucent glazing. The pipe railing has been replaced and the bridge was painted.



Figure 2.61
Upper level garden with steel structure and translucent glazing sheets.



Figure 2.62
Timber structure on the north-west corner of the upper level garden, used as a gym.



Figure 2.63
Entrance to the building on the south side.



Figure 2.64
Looking to the rear (west) side of the house, showing the stone wall and bridge.



Figure 2.65
Looking to the living room. The flooring appears to have been replaced.



Figure 2.66
Looking to the kitchen which has undergone extensive changes.



Figure 2.67
Looking to the kitchen, showing an entry to the kitchen. This space has undergone extensive changes.



Figure 2.68
Looking to the south side of the building, showing internal stairs to the lower ground level. This area has undergone changes.



Figure 2.69
The original maid's room that converted to a study room for the bedroom. Note two stairs that appear to have been constructed recently.



Figure 2.70
The original breakfast room. The skylight appears to have been installed later. The original window on the right hand has been bricked up.



Figure 2.71
Internal staircase connecting the upper floor level to the lower floor level.

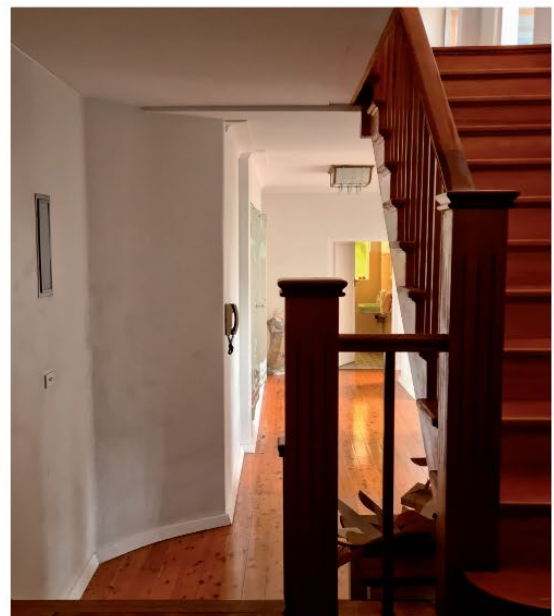


Figure 2.72
Internal staircase connecting both levels. The stair, and balustrade have been painted. Treads and risers have been replaced.



Figure 2.73
Looking to a room on the lower ground level (southern end of the building). The room appears to have remained unchanged.

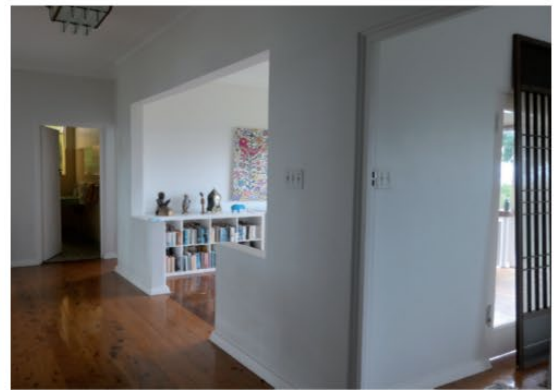


Figure 2.74
Looking to the lower ground floor (basement). This space appears to have remained unchanged.



Figure 2.75
Looking to a room on the lower ground level. A timber framed door has been installed later connecting two rooms. An access to the front garden is via this room.



Figure 2.76
A bedroom on the north corner of the building on the lower ground level.

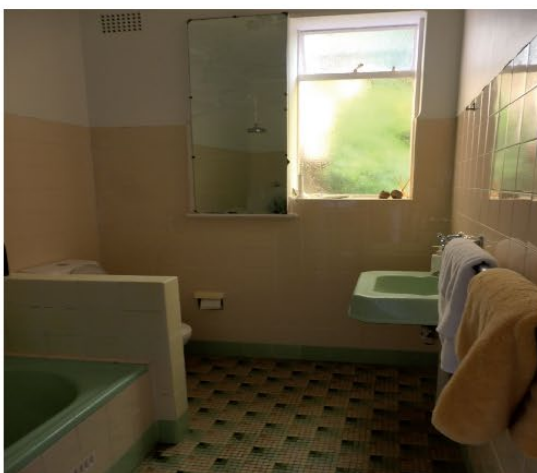


Figure 2.77
Original bathroom on the north-west corner of the building.

3.0

ASSESSMENT OF CULTURAL SIGNIFICANCE

3.1 INTRODUCTION

Heritage, or “cultural” value, is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

The NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) evaluation criteria for potential LEP heritage listing set a high threshold for entry. Terminology such as “important”, “special” and “strong” establish the need for a property to be more than just average in its heritage values if it is to be listed.

3.2 ANALYSIS OF CULTURAL SIGNIFICANCE

The following commentary discusses how each of the criteria established by the NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) relate to the subject site. It concludes that the subject property does not have sufficient heritage significance to warrant LEP listing.

Criterion (a) – An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

Comment

Erected in 1937, the existing house was a late component of the Interwar phase of widespread residential development on the eastern slopes of Bellevue Hill.

Having been part of the 1,130 acres granted to Daniel Cooper and Solomon Levy by the Crown in 1830, the 1919 subdivision that created the overall combined site of 53 and 55, was further subdivided in 1927 to form a battle axe style land on the upper slopes which was further subdivided in 1937, forming the subject site.

The subdivision and development of the Bellevue Hill - Bondi estate resulted in a transition of Bellevue Hill from a sparsely settled estates of members of the colonial gentry into a middle-class suburb with a comparatively modest housing stock.

The house was designed in the Functionalist architecture style, reflecting the influence of modern architects on the work of Brindley and Craig. It demonstrates the early (Inter-war) application of the style in NSW, and specifically in Woollahra, showing the influence of European modern movement in Australian architecture in the late 1920s, and early 1930s. However, the building is not an excellent or intact example of the style in Woollahra. The building was not constructed by a well-known ‘modern’ architect, nor did it promote the Modern/Functionalist style in Woollahra.

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, p.2

Although the building was constructed for Alfred Keil Jones who was a company director, he was not an important person in the history of the municipality.

Based on the above research, the house at 55 Drumalbyn Road cannot be regarded as being "important" to the course of cultural history in Woollahra. The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

Comment

The house is associated with its design architect J.M. Brindley. Brindley had graduated as an architect from Sydney Technical College several years before and had recently joined the practice started by P G Craig in 1919. Craig's designs were typically conservative, especially within the early Interwar architectural styles of his commercial projects. It is assumed that Brindley was taken into the firm to provide new, younger design energy, a process that was and remains typical of many architectural firms and others in the creative sector. The firm was renamed as Craig and Brindley at the time the house was submitted for development approval in 1936, Craig closed his firm during the Second World War and retired from an active role in the profession,

Brindley left the firm to serve in World War Two, being captured by the Japanese, imprisoned in Singapore and on the Thai-Burma Railway. After the war he progressively joined a number of other architectural firms and was soon responsible for several post-war public buildings designed in what also generally referred to as the Interwar Functionalist style, despite their post war construction dates. His later professional years were spent as a senior partner in the firm Davey, Brindley & Vickery, having been in partnership with Wilfred Allan Davey during the post war years.

The house is an early work of John M. Brindley in Functionalist architecture style, which emerged in Australia in the late 1920s, and was mainly applied in design in the 1930s.

The house was commissioned by Mr Alfred Keil Jones, a company director, of whom little is known. However, he did not live in the house, and sold it in 1938.

In 1943, the house was occupied by prominent figures such as Leslie George Cole who was a famous theatrical entrepreneur.

The house was occupied for some time after 1953, by the Sydney Consulate of Japan.

The current owners are descendants of the noted late 20th century architectural commentator and popular cartoonist George Molnar. It has not yet been established if Mr Molnar also occupied the house.

Based on the above research, John M Brindley, architect for the house at 55 Drumalbyn Road cannot be regarded as being a person of importance in the course of cultural history in Woollahra. The occupation of the house over time by a variety of owners and tenants cannot be regarded as being important to Woollahra's cultural history.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

Comment

The house is one of the early examples in Sydney of the Interwar Functionalist architectural style, but one with the 1920s and 1930s design connections to Bauhaus possessive rigorous cubist compositions that distinguished many post WWI mass housing estates in Weimar Germany, and was exemplified in the domestic work of Le Corbusier and many Dutch and British architects in the interwar decades. It is assumed that Brindley may well have been aware of this international architectural trend from his recent university studies in Sydney. However, the modest application of the style in the late 1930s, shows the building cannot be associated with creative or technical innovation.

While many of his architectural contemporaries had worked in Europe, the US and Britain in the interwar years, most were unable to implement their architectural skills on local projects until the post war years. Many of these formed the Modern Architecture Research Society (MARS), essentially a format for discussions and the exchange of ideas, there is no evidence that Brindley was ever a member.

The property has a garage built on its street frontage, next to that of No 53, but is otherwise landlocked and effectively invisible from the street. It enjoys excellent long-distance views to the northeast from its elevated siting. The main rooms of the house are fitted with generous corner windows and a small, cantilevered balcony, reinforcing its sense of place.

There were a number of Interwar Functionalist style buildings erected in Sydney, Canberra, Melbourne, Newcastle, Brisbane, and Adelaide, the majority of which were not residential.

The building is an early example of the Functionalist style by the recently graduated architect, John M Brindley, during his short partnership with PG Craig, before he left for war service. This cubic 1920s European style had already been introduced and applied in Australia since the early 1930s. The house is not sufficiently visible from the public realm to claim a landmark, influential, or special status on aesthetic grounds.

Based on the above research, the demonstration of the Bauhaus Functionalist style adopted by Brindley for the house at 55 Drumalbyn Road cannot be regarded as being aesthetically important or innovative in the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

Comment

The house has no known social significance in the local area. The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: When an item has the potential to yield new or further substantial scientific and/or archaeological information. When it is an important benchmark or reference site or type or provides evidence of past human cultures that is unavailable elsewhere.

Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

Comment

The house has the potential to provide historical design information of the adoption of international Bauhaus modernism architectural influences on Interwar and early post war domestic architecture; however, the building is not visible from the public domain. Given that the style emerged in the late 1920s and several early or intact examples of the style throughout Australia, the building is not an important reference to the style.

Many of the post war examples of this domestic style were designed by the group of European Emigré architects who settled into Sydney and Melbourne in the late 1930s.

The applicant has previously commissioned an Aboriginal Heritage Assessment, particularly of the upper terrace below the large overhanging rock shelter. The Aboriginal Heritage study concluded that there was no Aboriginal Heritage significance for the subject site.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

Comment

The subject house is not a rare example of the style in the locality and in NSW. There is another interwar Functionalist style house, originally designed in face brickwork by Samuel Lipson, at 17 Drumalbyn Road. This house has since been completely rendered and painted externally, but retains its distinctive features including the large cylindrical living room, a notable feature of many such houses in the interwar and post war years. Therefore, the building does not meet the threshold for listing under this criterion.

Given a number of examples of the 1930s Functionalist style, the subject building does not display a rare or uncommon features of Woollahra's cultural history. Accordingly, the subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

Comment

The house demonstrates many of the features of the Interwar Functionalist style as translated into Australia from the 1920s modernism that dominated much of post World War One European architectural design. Nevertheless, this particular style was freely adapted by a number of architects across Australia during the 1930s, as demonstrated by the house at 17 Drumalbyn Road, erected at a similar time as the subject house, and elsewhere in Woollahra, Sydney and across the major cities. The house does not have a visual presence in the locality.

Given other Functionalist style buildings from 1930s, the design of the subject building is not representative of the style in Woollahra. Accordingly, the representation of the Bauhaus Functionalist style adopted for the house at 55 Drumalbyn Road cannot be regarded as being important or representative in the course of cultural history in Woollahra.

The subject property does not meet the threshold for entry to Schedule 5 of *Woollahra LEP 2014* under this criteria.

3.3 INTEGRITY AND INTACTNESS

Following a site inspection undertaken in January 2022, the building is in good condition internally and externally. The building has undergone renovations/ alterations mainly on its northern side and to the rear of the building, while the features of the Functionalist style are only retained on its main (front) facade.

3.4 MEETING THE PRIMARY OBJECTIVE OF HERITAGE LISTING

One of the primary objectives of heritage listing historic properties within any local government area is to preserve important examples of buildings that can demonstrate the historic development of the area.

The two-storey Interwar Functionalist house at 55 Drumalbyn Road Bellevue Hill, erected in 1938 to the design of the recently graduated young architect, John M. Bridley has some historic significance as a component of the interwar phase of residential subdivision and development across the eastern slopes of Bellevue Hill. However, given that Craig and Brindley were not well-known architects in Woollahra and the building has been always blocked from the public domain, the building is not regarded as having strong historic significance.

The house has some aesthetic significance for its late 1930s local demonstration of the international Bauhaus modernism style that had swept Europe in the 1920s and became a distinctive aspect of the Interwar Functional style of architecture that flourished across Australia and to some extent in Woollahra, in the 1930s. However, given the location of the subject building, its aesthetic significance cannot be viewed and appreciated from the public domain.

Extensive research and a detailed examination of the various heritage assessment criteria and LEP Heritage listing entry thresholds has concluded that the house does not adequately meet any of the criteria thresholds to justify listing on Schedule 5 of Woollahra LEP 2015.

We do not find the house to be of sufficient importance, in the development of the local area, to meet the fundamental objective of heritage listing.

3.5 CONCLUSION

The subject building at 55 Drumalbyn Road, Bellevue Hill does not demonstrate sufficient local significance to be included in Schedule 5 of the *Woollahra Local Environment Plan 2014*.

4.0

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22/03/2022

To:

General Manager

Woollahra Council

536 New South Head Road

Double Bay NSW 2028

Attention: Anne White

& Nick Economou

Manager, Strategic Development

Manager, Development Control

Dear Anne & Nick,

RE: Comments of proposed heritage listings
53 & 55 Drumalbyn Road, Bellevue Hill



I have been asked to provide further comment on the proposed heritage listings. My earlier comments dated 28/02/2022 are also incorporated, if still relevant. These comments are based on:

- 'PRELIMINARY ASSESSMENT OF HERITAGE SIGNIFICANCE 53 & 55 Drumalbyn Road, Bellevue Hill' for Woollahra Municipal Council, prepared by Robertson & Hindmarsh Pty Ltd Architects, dated 16 December 2022 (in my comments I will be abbreviating references to the report as 'R+H')
- Late correspondence by Dr Scott Robertson, dated 15 March 2022, submitted to WLPP 2022 (in my comments I will be abbreviating references to Dr Robertsons's comments as 'SR')

General

- 1 SR suggests that I have not visited the two houses. That is incorrect: I inspected both properties on 10 November 2021, before putting pen to paper.

My comments are:

53 Drumalbyn Road, Bellevue Hill

- 2 The heritage assessment of R+H found the house to be locally significant under the following criteria:
 - Criterion (a): Historical significance,
 - Criterion (b): Associative significance,
 - Criterion (c): Aesthetic significance,
 - Criterion (f): As an item demonstrating a defunct social practice,
 - Criterion (g): As a representative example of the Inter-War Mediterranean style of architecture.

Criterion (a): Historical significance

- 2.1 R+H states that the house is significant "in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car". I disagree with this as a compelling reason for listing, as that would make every Inter-war house with a garage a potential heritage item.
- 2.2 "Accommodation for the live-in maid" I note that this area of the house has been altered since construction. The area originally destined as maid's quarters are now a family room and opened into the kitchen; it is no longer legible as the maid's quarters and its potential cultural significance in the form of physical evidence has been lost. R+H's interpretation is based on archival evidence or else mistaken, as the authors had not visited the house when they wrote the report. If the interpretation is based on archival evidence only than that evidence is now independent of the



2.2 (cont.)

house's reality and heritage listing of the house based on that criterion is not warranted, because the architectural plans have an independent existence, and the archives ensure their survival.

- 2.3 While it is widely assumed that the Spanish Mission style *"reflected the lifestyle of the movie stars of the West Coast of the USA"* in the subject case the Spanish Mission style is limited to the façade. The interior is nondescript with no particular stylistic references and there is no evidence that it has any connection to West Coast movie star lifestyle. I have previously contrasted the interior of the subject house to that of 19 Gilliver Avenue, Vacluse, designed by Jocelyn & Gilling. SR commented on this that the *"idea of consistency...was rare and usually confined to larger Upper Class architectural commissions"*. Precisely. If that is the case than the assessment in R+H is contradictory as R+H assigns significance to this house reflecting the lifestyle of the upper Middle Class on the one hand, but rejects connection to high quality interiors on the other.
- 2.4 The notion that the house is *"significant as an example of developer-constructed housing for the upper Middle Class"* is simply overstated. The house was built as a private home for an ordinary person, who happened to have been the director of a construction company. There is no evidence that the construction of this house was part of a historical strategy. Houses built by and for developers were just as common in the Inter-war period as they are today and that cannot be singled out as a culturally significant activity. R+H cites as important that *"developers constructed residential flat buildings for rental as the financial and legal aspects of multi-unit living made it difficult for ownership of individual units. Company title remained the only vehicle for ownership of individual units. The development of mortgage properties enabled the ownership of individual houses to increase."* As the subject house is a single dwelling and not a flat building, it must be assumed that R+H considers it culturally significant that profits from constructing flat buildings enabled the construction of this house. This is not a compelling reason to single out the house for heritage listing because in our society most houses are financed from some form of financial surplus.

The reasons for listing under Criterion (a) are not well founded.

Criterion (b): Associative significance

- 2.5 R+H states *"that the firm is included in The Encyclopedia of Australian Architecture indicates that the Melbourne based editors of the publication considered the firm to be of sufficient importance for inclusion in the encyclopedia"*. I agree that Bohringer, Taylor & Johnson Pty Ltd is an important international architectural firm, best known for designing cinemas and public buildings, but like most architectural practices they also designed a wide range of other buildings, including single houses and flat buildings like 'Palomar'. If an architectural firm is strongly associated with a particular building type as Bohringer, Taylor & Johnson Pty Ltd is (*The Encyclopedia of Australian Architecture* list them only for their cinemas), then the question arises whether other examples of their work is made more, or less, significant by that association. *Prima facie* a strong association with a particular building type will weaken associative significance for other building types, unless it can be demonstrated that the other example is outstanding on other associative criteria, which as I comment elsewhere in this response, is not the case here.



2.5 (cont.)

The subject house fails to demonstrate a high level of significance in other categories and the significance ascribed to it by R+H remains unconvincing. The low cultural value of the subject house does not challenge the established view that Bohringer, Taylor & Johnson Pty Ltd's primary association is with cinemas and that there are no such examples of their work in the local area.

- 2.6 R+H states with reference to Bohringer, Taylor & Johnson Pty Ltd that *"architects in the interwar period designed in a style that was appropriate for the building type (eg Art Deco/Moderne for 1930s cinemas and Old English or Spanish Mission/Mediterranean for single houses and apartment buildings) as well as the requirements of individual clients and sites"*. Such flexibility weakens specific associations between architects and their output and diminishes the reasons for listing.
- 2.7 The fact that the house was constructed by the developer High Standards Construction Ltd does not represent a significant association, because the developer was not outstanding in its time. SR is wrong in assuming that I misunderstand associative significance: it is precisely because the firm was not outstanding in its day that I do not consider it to be a significant association. I also disagree with SR that associative significance *"does not depend on whether a person or organisation is remembered or valued by a community today"*. On the contrary, the temporal dimension is a vital aspect of associative values.

The reasons for listing under Criterion (b) are not well founded.

Criterion (c): Aesthetic significance

- 2.8 I maintain that R+H is in error connecting the Inter-war Mediterranean style as it evolved in Sydney with the *"much-publicised lifestyle of the rich and famous in Hollywood and the USA West Coast"*. The Inter-war Mediterranean style - as practiced by Prof. Leslie Wilkinson or Waterhouse & Lake, for example - was a more profound and serious attempt to explore local responses to a climate similar to the Mediterranean, than the more superficial approach of the Spanish Mission style based on a foreign elite *"of the rich and famous"*. I regret to read in SR's response that they have *"eschewed"* recent scholarship; and as result SR misunderstood my point: there is a distinction between Inter-war Mediterranean and Spanish Mission and the recommendation to list the house as an example of Inter-war Mediterranean - *"Local aesthetic significance for its restrained Inter-War Mediterranean style of architecture"* - is wrong. The house is indisputably an example of the Spanish Mission style, albeit not a very outstanding one. Stylistic misappropriation in a recommendation for heritage listing is unsupportable.
- 2.9 R+H considers the house to be significant because *"This style of architecture appears to have been adopted by the architects for the Eastern Suburbs developer-constructed housing as well as for the late 1920s residential flat buildings designed by the firm as a signifier of taste for the upper Middle Class."* There is no evidence that the adoption of the Spanish Mission style for the subject building was a *"signifier of taste"* and the citation for flat buildings is not relevant. The suggestion that this house represents a purposeful - thus significant - stylistic adoption is contradicted on page 15 in R+H by the admission that the architects *"were comfortable designing in different styles of architecture"*. I agree with this statement, and I also agree that this was common practice for most architects in the Inter-war period, but I do want



2.9 (cont.)

to point out that this background fact weakens the reasons for listing a house on aesthetic grounds. The subject house fails to demonstrate a high level of significance in other categories and the significance ascribed to it by R+H remains unconvincing. The low cultural value of the subject house does not challenge the established view that Bohringer, Taylor & Johnson Pty Ltd's primary association is with cinemas and that there are no such examples of their work in the local area.

- 2.10 The building should be relatively intact to satisfy this criterion, but my site inspection revealed that key elements have been altered – the maid's quarters, the kitchen, both loggias (piazzas) have been enclosed (the ground floor loggia is a sunroom and the first floor loggia is a rumpus room). The façade was not built as originally designed: the finished elevation is a reduced version of the Bohringer, Taylor & Johnson design. The impact of these alterations and omissions are not discussed in sufficient detail in R+H. Considering that the façade is the only element of the house with evidence for the Spanish Mission style and it only partially exhibits the architects' design intent it does not reach the level where its listing on aesthetic grounds would be warranted.

The reasons for listing under Criterion (c) are not well founded.

Criterion (f): According to R+H as an item demonstrating a defunct social practice

- 2.11 R+H identifies the maid's quarters as being significant under this criterion, but as I have noted above, the maid's quarters have been altered and they are no longer legible as separate quarters for servants. In fact, R+H goes some way in acknowledging this by referring to "original planning". As neither the original layout nor the original purpose is legible anymore it cannot be considered endangered anymore as it is – simply - lost. When such evidence is no longer extant, than it cannot be considered endangered anymore and it cannot form grounds for heritage listing.

The reason for listing under Criterion (f) is not well founded.

Criterion (g): According to R+H as a representative example of the Inter-War Mediterranean style of architecture

- 2.12 R+H identifies the building as a fine example of "interwar marine villa" on page 18 in the discussion of significance. While it is an Inter-war building, it is certainly not a marine villa, being in the core of a hilly suburb and at least a kilometre away from the nearest foreshore. Distant water views do not make it a marine villa.

- 2.13 I have already made reference to the distinction between Inter-war Mediterranean and Inter-war Spanish Mission styles. This house is not an example of the former and thus cannot be considered a representative example of the wrong style.

The reason for listing under Criterion (g) is not well founded.



55 Drumalbyn Road, Bellevue Hill

3 The heritage assessment of R+H found the house to be locally significant under the following criteria

- *Criterion (a): Historical significance,*
- *Criterion (c): Aesthetic significance,*
- *Criterion (f): As an item demonstrating a defunct social practice, and*
- *Criterion (g): As a rare surviving example of Inter-War Functionalist style domestic architecture.*

My comments are:

Criterion (a): Historical significance

- 3.1 The Inter-war Functionalist style house at No. 55 is very different from the Spanish Mission style house at No. 53 yet the report advances the same reasons (even the same wording) for historical significance. This points to the same weakness in the assessment I referred to above: on this basis every Inter-war house with a garage qualifies for heritage listing. These grounds for listing are weak.
- 3.2 R+H identifies the maid's quarters as being significant under this criterion. I stand by my assertion that this is a peculiar arrangement and because of its peculiarities it does not represent a legible version of the traditional arrangements of master-servant relationship. SR is incorrect when he asserts that I misread the plans: I was aware of the external toilet and the shower cubicle, but I note that there was no handbasin, so the maids had nowhere to wash their hands. (Besides, I do not know how the shower cubicle would have worked as having no door and opening directly onto a small passage it could not have afforded any privacy.) I am not incorrect in suggesting that the maids' quarters were not associated with a bathroom and the quarters were not self-contained. To wash their hands the maids would have had to use the en-suite bathroom. The house was designed in 1938 by which time social mores have advanced to a point in Australian cities where such lack of provisions of adequate facilities would have been most unusual and historically anachronistic. Rather, this suggests a bespoke arrangement that is not representative of a historical process, therefore it cannot be considered significant. Furthermore, due to changes including conversion of the shower cubicle into a linen closet, the two rooms are no longer legible as maids' quarters and their interpretation rests solely on archival evidence, which is not a reasonable ground for listing.

The reasons for listing under Criterion (a) are not well founded.

Criterion (c): Aesthetic significance

- 3.3 R+H's discussion cites the roof terrace at No. 55 as an example of the hallmark of Inter-war Functionalism, but the roof terrace is not part of the original design. The house was designed with a tiled hip roof, whereas the avant-garde examples of Inter-war Functionalism in Australia that are contemporaneous with this house – Wyldefel Gardens at Potts Point, the Prevost House at 65 Kambala Road, Bellevue Hill or 'The Ship' by Roy Grounds, all cited in R+H – feature flat roofs. The subject house is only a partial example of Inter-war Functionalism; it retains retrograde elements such as the tiled hip roof and it would certainly not merit State listing.



- 3.4 R+H's definition of the Lounge as open plan Living/Dining Room is a stretch of the imagination. The room is completely self-contained; it is even separated from the entry hallway by an original (built) wall which is shown on the original plans with a door, albeit not coloured. The room is separated by walls and doors from all other rooms in the house; it does not read or function like open planning. RS misunderstands my earlier comment about open planning, as I never suggested that bedrooms, bathrooms or even kitchens were not separate rooms, I was referring to interplay of spaces as a hallmark of Functionalism and there is no evidence of that here. Neither is any evidence of innovative planning, only that of a conventional layout with a box-like principal volume and a narrower rear extension representing a conservative approach. This is not evidence of a true innovation, only of superficial borrowing confined to external elements used decoratively.
- 3.5 I refer again to the comment in R+H that Inter-war architects "*were comfortable designing in different styles of architecture*". That is true and it can be applied to No. 55 which could have received any fashionable stylistic treatment ranging from English Vernacular to Neo-Georgian as its planning and form permits it. It happened to receive a Functionalist exterior, that's all. Whereas the true hallmark of International Modernism and Inter-war Functionalism is that they represent a watershed; such houses are self-referential, and they cannot be dressed up to reflect clients' tastes in fashionable styles. This could not be done to the examples mentioned in point 3.3 above. The subject house fails this test and as such it is not a true example of Inter-war Functionalism, which should be obvious to a heritage professional or an architect.

The reasons for listing under Criterion (c) are not well founded.

Criterion (f): According to R+H as an item demonstrating a defunct social practice

- 3.6 For reasons stated above, the subject house is not a good example of Inter-war Functionalism. While it is true that pre-WWii Functionalist houses are rare in Sydney, it is not reasonable to list a house which is only a partial and not an outstanding example. I note that the Prevost House at 65 Kambala Road, Bellevue Hill is heritage listed.
- 3.7 I have already referred to the peculiar arrangement of the maids' quarters above as being of doubtful historical significance. In the discussion R+H cites that the "*servant-less house was trumpeted in the popular magazines, driven by economic necessity as well as the change of societal norms.*" I agree with that statement and suggest that if the maids' quarters were truly intended as such then the house was retrograde and out of step with the times, in which case the reasons for listing are not well founded.

The reasons for listing under Criterion (f) are not well founded.

Criterion (g): According to R+H as a rare surviving example of Inter-War Functionalist style domestic architecture

- 3.8 The roof terrace cannot be cited as being representative of the Inter-war Functionalist style as it was not part of the original design. As I stated above, the Inter-war Functionalist features are superficial and limited to the exterior, but the presence of "*horizontal strip steel-framed windows*" and the horizontal "*contrasting bands of*



3.8 (cont.)

rendered and face brickwork” are insufficient grounds for listing because essential Functionalist features are missing from this house. For example, Functionalist features are not expressed through its planning, therefore it cannot be considered a true example of the style. The house is only partially representative of Inter-war Functionalism and it is an imperfect example. It lacks the flat roof; and lacks the innovative planning, form and fenestration of the Prevost House which is nearby.

The reasons for listing under Criterion (g) are not well founded.

Conclusion

- 4 Further to the preliminary comments I provided on 28/02/2022 which were constrained by the brevity of time, I now had a better opportunity to review the assessment for the proposed listing of No. 53 and 55 and the review has confirmed my initial impressions, which was sceptical. R+H has undertaken detailed research and established the historical facts about the two properties, but grossly overstated their significance. R+H also fails to acknowledge the poor cultural state of the physical fabric of both houses. I remain convinced that the houses are flawed examples of their styles and while they exhibit some cultural significance this is not expressed at a level where their listing would be warranted.

Neither No. 53 nor No. 55 meet the benchmark where their listing as heritage items would benefit the local community.

Regards

ZOLTAN KOVACS B. Arch (Hons)
Architect

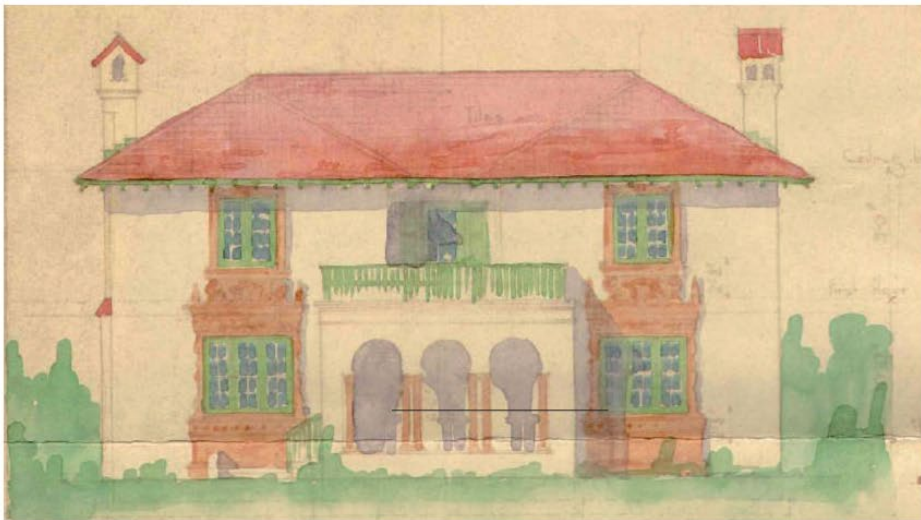
DRAFT

GBA
Heritage

OBJECTION TO HERITAGE LISTING

53 Drumalbyn Road, Bellevue Hill

April 2022



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1.0

INTRODUCTION

1.1 BACKGROUND

This Heritage Assessment for the existing property at 53 Drumalbyn Road, Bellevue Hill has been prepared for the property's developer, in response to the proposed heritage listing of the property.

The property owners object to the proposed listing and have commissioned this assessment to support their letter of objection being submitted to Council.

1.2 REPORT OBJECTIVES

The main objective of this report is to evaluate the heritage significance of the subject property.

1.3 REPORT STRUCTURE

The report outlines the historical development of the property, describes its physical condition and assesses its significance.

This assessment follows guidelines set out in the NSW Heritage Manual. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the determination of heritage significance.

This report is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, and the assessment of the building's significance.

1.4 SITE IDENTIFICATION

The subject site is a battle-axe located on the south side of Drumalbyn Road, Bellevue Hill. It is described by NSW Land Registry Services (LRS) as:

- Lot 3, DP 316390



Figure 1.1
Location map showing the subject site shaded in yellow.
Source: NSW LRS SIX Maps website

1.5 AUTHORSHIP

This report has been prepared by Graham Brooks, Managing Director of GBA Heritage, and Dr Shabnam Yazdani Mehr, Senior Heritage Consultant, of GBA Heritage. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.6 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

1.7 ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Traditional Custodians of the land that includes the subject site, and pay our respects to Elders past, present and emerging.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

The subject site at 53 Drumalbyn Road, Bellevue Hill is located in suburb of Woollahra. Although in the 19th century, a few local industries were established in Woollahra, the Woollahra Municipality has mainly developed as a residential locality. With the gentrification of the locality in the 1960, most of the industrial sites vanished. Land releases and development in transport contributed to the development of the individual suburbs.

The subject site is located at Bellevue Hill, which is known as one of Sydney's prestigious and wealthiest suburbs with high amenity located east of the Sydney CBD in the Municipality of Woollahra. Initially, it was called 'Vinegar Hill' by first Europeans, but it was found by Governor Macquarie vulgar and inappropriate, and re-named 'Bellevue Hill' meaning 'beautiful view' referring to the view available from the peak.

Point Piper Estate, also known as the Cooper estate, was the largest estate in Woollahra, amassed by Captain John Piper after 1816, through a combination of crown land grant and purchase, covering around 1130 acres of land including Bellevue Hill. Captain John Piper was one of the wealthiest, most influential, and well-known figures in the town. His land holdings encompassed most of the Municipality of Woollahra. However, in 1826, following the financial difficulties, John Piper sold his land to Daniel Cooper and Solomon Levy of the Lachlan & Waterloo Company, who were business partners in the 1820s and started acquiring land. In 1830s, Cooper and Levy's title to the land was confirmed.



Figure 2.1
The 1800s map, showing the approximate location of Drumalbyn Road, circled in red. The subject site was part of land originally owned by John Piper until the late 1820s.
Source: HLRV, Parish of Alexandria County of Cumberland

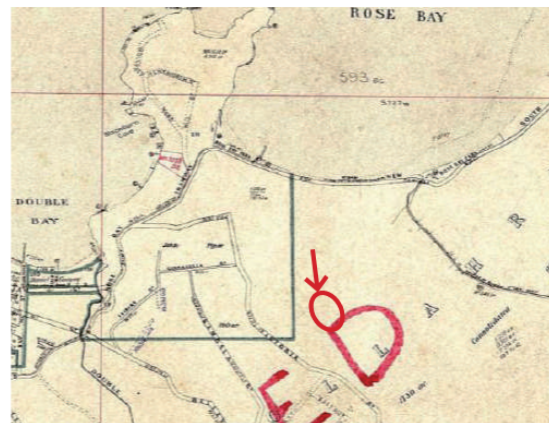


Figure 2.2
In c.1880 the land was subdivided and some roads were established including Victoria Road and Bellevue Road. At this time, Drumalbyn Road was not established. The approximate location of Drumalbyn Road is shown by a red circle.
Source: HLRV, Parish of Alexandria County of Cumberland, c.1880



Figure 2.3
Subdivision map of the 1880s, showing at this time, the land comprising the subject site was not subdivided. The approximate location of the subject site is outlined in red and shown by a red arrow.
Source: SLNSW, Bellevue Hill Subdivision Plan.

In 1834, Solomon Levy died. In 1844, Cooper had privately commissioned Colonial Surveyor General Thomas Mitchell to produce a plan of the Point Piper estate. Several roads to open up the land and subdivision of the estate into portions suitable for sale and lease started at this time. However, at this time the estate was viewed as inconveniently remote from the Sydney, and of interest just to those with the means to both create self-sufficient establishments and service their own transport needs. Cooper's plan to raise revenue from his land was not successful due to the economic downturn that began with the 1840s depression.

In 1847, through an agreement negotiated between Daniel Cooper and John Levy, the sole beneficiary of Cooper's late partner Solomon, who had died in 1833, the entire estate was in the possession of the Cooper family. Following the death of Cooper in 1853, the Point Piper estate was inherited by Daniel Cooper's nephew, also named Daniel Cooper. From the mid 19th century, pockets of land along the ridges of Bellevue Hill were released in piecemeal fashion by the Cooper Estate, providing the sites of the few early houses.

Housing in Bellevue Hill was largely owner-occupied, with almost stable occupation and long-term ownership.

Bellevue Hill is a hourbourside eastern suburb of Sydney, which is known as a wealthy suburb, located 5 kilometre east of the Sydney CBD. The building is located on the western side of Drumalbyn Road, surrounded by one to three storey residential buildings of variety styles and date of construction. Buildings are set well back from the main road. The subject site is a battle-axe, with a steep slope westward to Victoria Road, which is accessed via stairs on the southern end of the site and an inclinor for disability access.

2.2 EARLY OWNERSHIP AND USE OF THE SITE

The subject site is part of the 1130 acres granted to Daniel Cooper and Solomon Levy in 1830. The subject site was located in the Cooper's Bondi-Bellevue Hill Estate, the last of the land to be alienated from the Cooper estate in large-scale release. The subdivision of Cooper's Bondi-Bellevue Hill estate released in three stages between 1912 and 1919, saw the break-up of the last large portion of unalienated land in the vicinity, and in the Point Piper (Cooper) Estate.

In spite of the estate name, none of these three subdivisions did not include any part of the neighbouring suburb of Bondi, which is separated from Woollahra by the Old South Head Road boundary. The subdivision name was probably invoking as a selling point for the land, the proximity of a desired landmark, Bondi Beach, located withing walking distance of the estate.

The subdivision containing the subject site was the last subdivision which presented for auction in 1919, with unsold portions auctioned in 1921. A building covenant was attached to the sale, stating that although buyers were not required to build, when they did, all main buildings has to be a value of not less than six hundred pounds and with slate or tile roofs.

In c.1920, the land comprising the subject site was purchased by Joseph Cuthbert Kershaw. A building covenant was attached to the site, stating that:¹

Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than the value of Five hundred pounds or any pair of semi-detached main buildings of less than the value of Nine hundred pounds and shall not construct the main roof of any such building of iron and that the said Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect any advertisement hoarding on the said land.

The land was further subdivided forming the subject site.² In 1928, the subject site was sold to Alexander Algie, a gentleman of Vacluse. He transferred the land to Charles Bohringer in July 1929. In the same day, Bohringer sold the land to George John Wells, an Estate agent, and George Frederick Wells, as joint tenants.³ The land changed hands several times. From 2018, it is owned by Joy Zara Steiner.

1 HLRV, Vol 3153 Fol 236.

2 HLRV, Vol 4840 Fol 80

3 HLRV, Vol 4228 Fol 6



Figure 2.4
The third (last) subdivision of the Cooper's Bondi-Bellevue Hill Estate in 1919. At this time, the subject site was not subdivided and auctioned. The approximate location of the subject site is outlined in red, shown by a red arrow.
Source: SLNSW, Cooper's Estate Bellevue Hill-Bondi Estate, 1911.
Call number: Z/SP/B29/5.

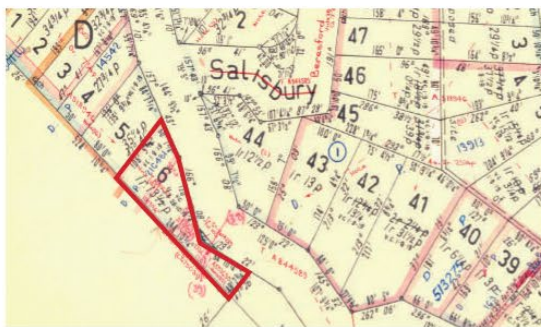


Figure 2.5
Plan of part of land, being the 3rd subdivision of Cooper's Bondi Bellevue Hill Estate, showing the land comprising the subject site was subdivided at this time. The land comprising the subject site is outlined in red (Lot 6).
Source: HLRV, DP Number 9724, c. 1919.

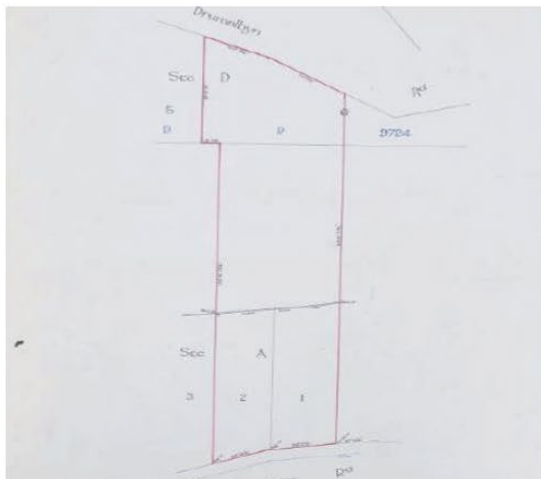


Figure 2.6
In 1921, the land comprising the subject site was in the ownership of Joseph Cuthbert Kershaw.
Source: HLRV, Vol 3153 Fol 236.

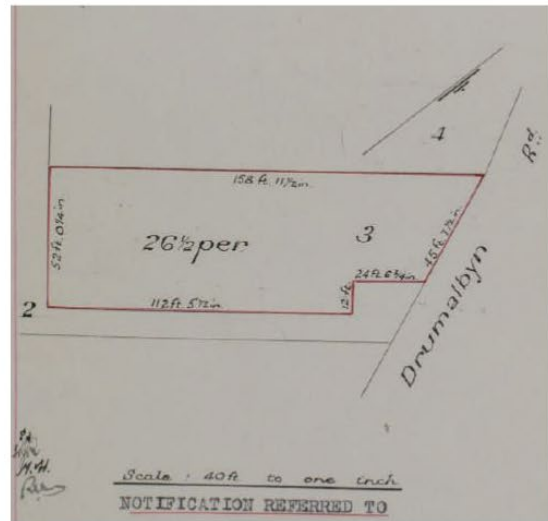


Figure 2.7
In 1928, the land was further subdivided forming the subject site. The subject site was sold to Alexander Algie.
Source: HLRV, Vol 4228 Fol 6.

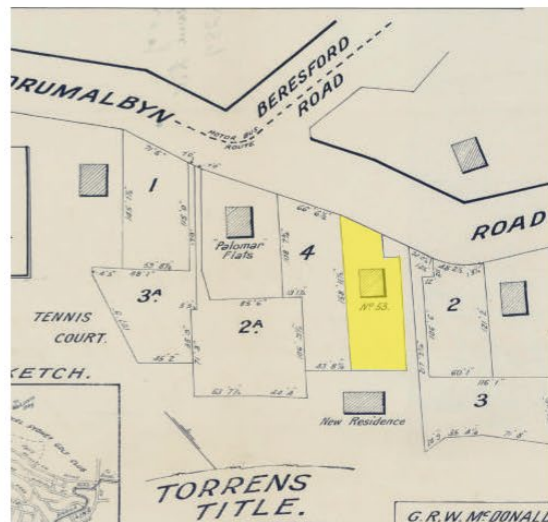


Figure 2.8
Auction map of 1937, showing the subject site in yellow. At this time, the subject building at 53 Drumalbyn Road was constructed on the site.
Source: SLNSW, Call Number SP/B29.

2.3 ARCHITECT: BOHRINGER, TAYLOR & JOHNSON

Charles Bohringer was born at Basle, Switzerland. He was a successful architect, winning several schemes in Switzerland. He was responsible for launching one of the first workingman's cottage garden settlements in Switzerland. The traditional Swiss style, as illustrated by many of Mr. Bohringer's attractive early sketches, prove it to be quite charming.

He migrated to Australia in c.1914 with little knowledge of Australia and its habits. He took up land in NSW, chiefly with the object of acquainting himself with the Australian language. When he was confident that he has sufficient knowledge to entitle him to proceed with his profession as an architect, he visited Sydney and obtained a position as draftsman in the office of Henry White, the well-known theatrical architect. Bohringer assisted Henry White in the designing of many fine theatres both in NSW and VIC.

Bohringer later started practice on his own count at offices in T. And G. Building, Elizabeth Street, Sydney, where he secured most of the work in connection with theatre construction, and his progress made rapid strides thereafter. Bohringer's knowledge of theatre construction and economies in this class of architecture was well-known throughout Australia and was illustrated in the construction of the Regeent-Gardiner, and Merri Theatre, North Fitzroy, Victoria, which are two fine specimens of work constructed with the minimum capital expenditure.⁴

Charles Bohringer was described as one of the Sydney's well-known theatre architects.⁵ As reported in the Cumberland Argus and Fruitgrowers Advocate newspaper:⁶

Mr. Bohringer was educated at the Primary School, Basle; Gymnasium School, Basle; Technical High School, Stuttgart; Academy Milan: Kunstler Schule, Munich; Ecole des Beaux Arts, Paris; and he holds Diplomas University Zurich.

After qualifying as an architect, he began business on his own account at Basle in 1912, and later at Berne, Switzerland, for two years. In 1914, he came to Australia, where he has been practising ever since.

Mr. Bohringer has designed and supervised the construction of more than 200 theatres, ranging from £1000 To £500,000 in cost. Some of his principal buildings include Ambassadors Theatre, Perth, Regent Theatre, Perth, State Theatre, Melbourne, Civic Theatre, Auckland, New Zealand, and numerous theatres for Hoyts Theatres Ltd.

The latest works in theatres include the Mayfair and Embassy Theatres, Sydney, the Kinema Theatre, Mosman, Arcadia Theatre, Chatswood, Southern Cross Theatre, Neutral Bay and Double Bay Theatre. He has also a great number of modern blocks of flats and high-class residences to his credit.

Mr. Bohringer has had a great commercial training and is now associated with many companies.

Ron Marton Taylor had a diploma in architecture from Melbourne. He was well-known throughout the theatre world of Victoria, through his association with the Victorian Board of Health, where he held the position of Building Surveyor for many years. He had a thorough knowledge of constructional work with few equals in the profession of architecture. Theatres designed by Taylor were Horsham, Gardenvale and several country theatres.⁴

Frank Johnson's career was connected with many building ventures and numerous buildings in the suburbs of Melbourne, including flats, shops and dwellings.⁴

In 1925, Charles Bohringer with Ron Marton Taylor and Frank Norman Johnson formed Bohringer, Taylor & Johnson. Taylor's thorough knowledge of Board of Health regulations made him an acquisition to his firm and in conjunction with Mr. Bohringer many fine theatres were designed throughout the suburbs and country of both NSW and VIC. Johnson's practical knowledge was of considerable help to Messers Bohringer and Taylor in the compiling of designs for their various works. Johnson's assistance in choice of sites was considered invaluable.⁴

The following information related to the Bohringer, Taylor & Johnson is sourced from The Encyclopedia of Australian Architecture:⁷

⁴ Trove: Everyone magazine, 1926, p.35-36

⁵ Building; the magazine for the architect, builder, property owner and merchant, 1931

⁶ Trove: Cumberland Argus and Fruitgrowers Advocate, 1936

⁷ Goad, & Willis, J. (2012). The encyclopedia of Australian architecture. Cambridge University Press.

Known primarily for its design of cinemas, the firm of Bohringer, Taylor & Johnson appears to have been one formed through necessity, to cope with the boom in picture-theatre building across Australia in the late 1920s. Earlier in the decade, Charles Bohringer (1891-1962) was responsible for the creation of new 'picture theatres' in NSW through the conversion of existing stage theatres or construction of new buildings, including the Clovelly Theatre (1923), Six Ways Theatre, Bondi Beach (1923), Theatre Royal, Newcastle (1924) and Homebush Theatre (1925).

By 1925, Bohringer with Ron(ald) Morton Taylor (1896-?) and Frank Norman Johnson (c1888-1967) formed the partnership of Bohringer Taylor & Johnson. Henceforth, the practice's activities ranged across Australia, completing the following cinemas: Regent Theatre, Perth (1927, remodelling), Ambassadors Theatre, Perth (1928), Burnley Theatre, Burnley, Vic. (1928), The State (later the Rapallo, then The Forum), Flinders Street, Melbourne (1928) and in New Zealand, the magnificent Civic Theatre, Auckland (1929). It was during this period of intense activity that Bohringer, Taylor & Johnson designed two of the three significant 'atmospheric' picture theatres and built in Australia for locally owned Union Theatres under the influence of the company's managing director, Stuart Doyle: Ambassadors in Perth and the State in Melbourne. The third of these [atmospheric] cinemas, the Capitol in Sydney, NSW (1927) was designed by Henry White but was the interior transformation of an existing theatre by R.H. Brodrick.

By 1934, and after a brief lull in cinema building caused by the Depression, the partnership had ceased, though two of the partners continued to design cinemas. Bohringer shifted from restrained interiors in the style of Robert Adam and flamboyant exotic styles to Art Deco and the Moderne, completing makeovers of the Mayfair Theatre, Sydney (1932-4), Embassy Theatre, Sydney (1934), Enmore Theatre, Newtown, NSW (1936, remodelling), The Century, George Street, Sydney (1938, remodelling) and returning to the Royal in Newcastle, NSW (1938).

Bohringer, Taylor & Johnson were mainly cinema/theatre designers, as one of the Australian architectural practices specialised in this area. Apart from designing theatres, they were also involved in the design and construction of some large flat jobs in very prominent locations in Melbourne and Sydney. They were also specialised in hotel work. They applied different architectural styles such as Classical Revival, Spanish Mission, Stripped Classical, and Art Deco.

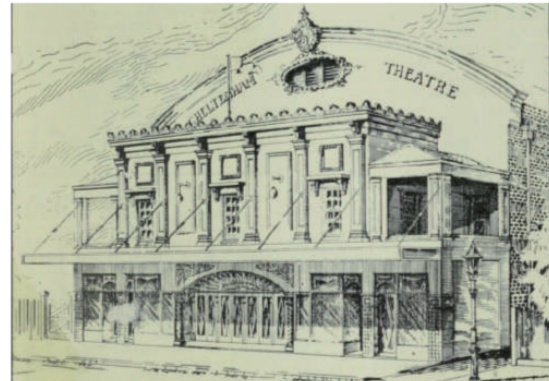


Figure 2.9
Cheltenham Theatre, Victoria.
Source: Trove, Everyones Magazine, 1926.

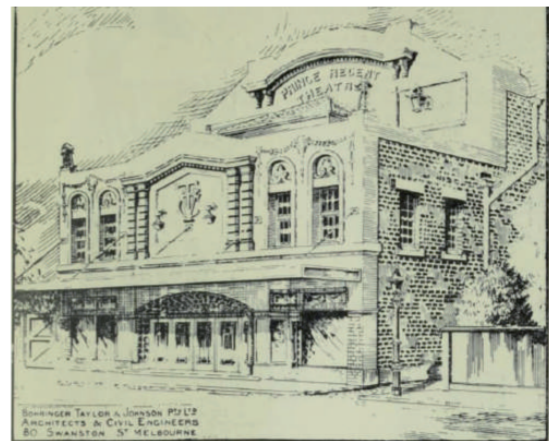


Figure 2.10
Hamilton Theatre, Victoria. The building displays main features of the Spanish Mission style.
Source: Trove, Everyones Magazine, 1926.

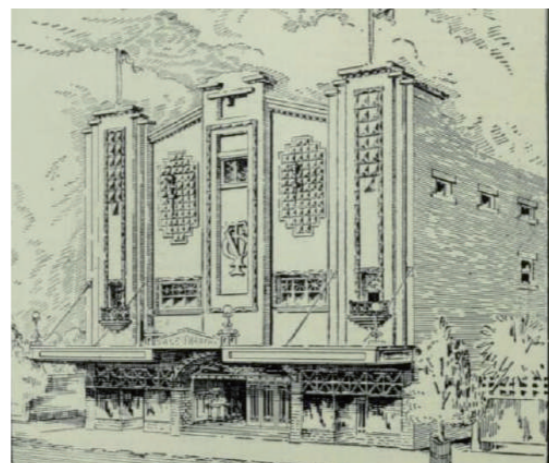


Figure 2.11
Sale Theatre, Victoria.
Source: Trove, Everyones Magazine, 1926.

2.4 SPANISH MISSION ARCHITECTURE STYLE

Spanish Mission architecture style which dates back to the days of Spanish colonisation, gained recognition in California in the early 20th century, known as 'Mission Revival Style', inspired by the distinctive architecture of California's Spanish Missions. Addison Mizner popularised the style in Florida during the early 1920s.

While many Hollywood movie stars lived in luxurious mission revival mansions, it gained popularity in Australia during the 1920s and 1930s, via motion pictures and magazines. Spanish Mission style was seen as an attractive option when considering the design of a house, cinema, or even a service station. A pictorial guide to identifying Australian Architecture described the main architectural features of the style as follows:⁸

rounded-headed arches (preferably in group of three) supported on plain, heavy piers or on twisted Baroque columns; some ornamental wrought iron, painted black; half-round roof tiles (at least in prominent locations); cream-painted stucco applied to brick walls with carefully practised roughness to stimulate peon-built adobe masonry; any if possible, a little splash of colourful ceramic tile ornament in, say, orange and emerald green.

Many architects such as as Allan Edgecliff Stafford, Emil Sodersten, and Professor Leslie Wilkinson were big fans of Spanish Mission style, as it was considered suitable to Sydney's semi-Mediterranean climate. This style began to appear in the wealthier suburbs, one of which was Elizabeth Bay.

In 1914, the facade design of Tivoli theatre in Brisbane, was an adoption of Spanish Mission, which was one of the early examples of the style.

Bellevue Hill was regarded as home to some of Sydney's most lavish Spanish Mission Homes, where some of Sydney's prominent architects of the 1920s designed homes for the city's rich and famous. Northern suburbs also embraced the style, as one of the inter-war residential styles for clients to select from.



Figure 2.12
The design of Tivoli Theatre in Brisbane was an adoption of Spanish Mission style.
Source: *The Salon Architecture & Engineering*, 1914

⁸ Apperly, Richard. & Reynolds, Peter L. & Irving, Robert. & Mitchell, Solomon. (1989). A pictorial guide to identifying Australian architecture : styles and terms from 1788 to the present. Sydney : Angus & Robertson.

2.5 SPANISH MISSION STYLE IN AUSTRALIA

The following buildings are examples of Spanish Mission architecture style, designed and constructed in Australia in the 1920s and 1930s, some of which are heritage listed.

2.5.1 STRATHVIEW AND WENTWORTH

50 & 50A Wentworth Road, Burwood, NSW
Architect: unknown
Year of construction: 1920

These two-storey buildings were constructed in 1920, in the Spanish Mission style, displaying the main features of the style including round-headed arched openings to the balcony, twisted columns, cream-painted brick wall. No 50 has decorative parapet. These buildings were probably early examples of the style constructed in NSW.

The NSW Heritage Database provides the following information for the building, Database No. 1250021:

Statement of Significance

50 and 50A Wentworth Road, Burwood have historic and aesthetic significance as good examples of c.1920s flat buildings designed in the Inter-War Spanish Mission style. Despite a modification to No.50A the buildings retain their original form, character and detailing including arched openings to the balcony, a twisted column, corbelled brickwork detailing, curved parapet and timber frame double hung windows with small panes have tiled hoods over and corbelled brick detail to the sills. The pair forms an attractive focal point for the vista along Everton Road.



Figure 2.13

Two storey Spanish Mission style building at 50 Wentworth Road. Note the first floor level infilled arches.

Source: <https://www.domain.com.au/property-profile/50-wentworth-road-burwood-nsw-2134>



Figure 2.14

Two storey Spanish Mission style building at 50A Wentworth Road.

Source: <https://www.realestate.com.au/property/unit-1-50a-wentworth-rd-burwood-nsw-2134>

2.5.2 GREYHOLM

South Yarra, VIC
Architect: Frank Stapley
Year of construction: c.1923

The building was the residence of Mr Allen Tye. It was described in the Australian Home Builder magazine as follows:⁹

It is on the crest of a hill that overlooks the Botanic Gardens and commands a wide view of Melbourne and the country. Before commencing to build, Mr and Mrs Tye had travelled extensively and formed very definite idea of the style of house they wanted; they favored the Spanish Mission style, and instructed their architect, Mr Frank Stapley, F.R.V.I.A., accordingly. The house and the layout of the outbuildings seem to fit the site perfectly.

The Mission style is essentially simple and severe, and when carried out faithfully in every detail as at "Greyholm" the result is both charming and reposeful. Owing to the fall of the ground, a retaining wall had to be built in front to carry the garden and lawns. It forms the front fence, and is set back from the street line with a grass plot open to the street - a novel and effective feature. This dwarf wall and the semi-circular terrace forming a raised lawn in front of the building is pierced with arched openings in harmony with the building. They provide a perfect setting to the house, which is well set back from the road.

The main features of the Spanish Mission style were evident in the building through arched loggia and pergola, round-headed columns supported on plain heavy columns, hipped roof with half-round terracotta tiles, gabled chimney top, and light tone painted brick walls.



Figure 2.15
Greyholm in VIC.
Source: *The Australian Home Builder*, 1923.

9 Trove: *The Australian Home Builder*, 1923

2.5.3 RESIDENCE IN KOORYONG

Kooyong, VIC
Architect: A. W. Plaisted
Year of construction: c.1925

The building was designed and constructed in Spanish Mission style, demonstrating the main features of the style including exterior walls of cement stucco or parge effect painted in white, cream, and amber colors with splashed of mulberry, windows painted dull blue or sage green, timbers are touched with chrome yellow or Chinese red, the barges are painted an emerald green, and pitch roof with half-rounded terracotta tiles.



Figure 2.16
The parged or roughly trowelled cement provides a unique decorative effect which is a striking feature of Mission style exterior.
Source: *The Australian Home Builder*, 1925.



Figure 2.17
Entrance detail showing effective result from simple Mission treatment.
Source: *The Australian Home Builder*, 1925.

2.5.4 DOCTOR'S TOWN HOUSE

Conterbury, VIC
Architect: A. W. Plaisted
Year of construction: 1925

The building was described as a pleasant adaptation of Spanish design to requirements of home for suburban medical man. The building was characterised by its plain arches, deep alcoves, latticed windows, wrought iron gates, porticos and mullioned windows grouped in pleasing variety. The building was further described as situated on a pleasant hillside, with ample sunlight, it is a conspicuous and beautiful example of recent domestic architecture.¹⁰



Figure 2.18
Doctor's Town House in VIC.
Source: *The Australian Home Builder*, 1925.

2.5.5 A DELIGHTFUL TASMANIAN RESIDENCE

Rupert Avenue, Hobart
Architect: A. Lauriston Crisp
Year of construction: c. 1926

The building was the residence of Mrs E. Bidencepe, which was designed in Spanish Mission style. The main features of the style were evident through its cream-colored brick walls, hipped roof with half-round variegated brown tiled, and round-headed arches supported on plain columns, and loggia.

The building was described as having its well-defined architectural features, so that it is a pleasure to look upon it from every viewpoint.¹¹



Figure 2.19
View of the front elevation of Mrs E. Bidencepe's residence in Hobart.
Source: *The Australian Home Beautiful*, 1926.



Figure 2.20
Looking to the arched loggia.
Source: *The Australian Home Beautiful*, 1926.

10 The Australian Home Builder, 1925

11 The Australian Home Beautiful, 1926

2.5.6 HOUSE "BOOMERANG" INCLUDING INTERIOR AND GARDEN

42 Billyard Avenue, Elizabeth Bay, NSW

Architect: Neville Hampson Architect (house); Max Shelley (and possibly Hampson & A.J. Doust) garden grounds

Year of construction: 1926 - 28

The house was designed in Spanish Mission style for Frank Albert, sheet music/harmonica millionaire. The building displays strong and main features/attributes of the style including cream-painted brick walls, round-headed arches supported on both plain and twisted Baroque columns, ornamental wrought iron, arched loggia, and hipped roof with half-round terracotta tiles. The house is claimed to be the first example of the Spanish Mission style in NSW, designed by English architect, Neville Hampson, and is regarded as one of the most opulently Spanish Mission houses in Australia.

The NSW Heritage Database provides the following information for the building, Database No. 2420156:

Statement of Significance

One of the most opulent Spanish Mission style houses in Australia (Apperly, Irving & Reynolds, 1989, Boomerang has historic, aesthetic and social significance as an exemplary example of large scale Spanish Mission/ Hollywood Spanish mansion and garden in an urban setting, in relatively intact condition, demonstrating the lifestyle possible of wealthy merchants of the 1920s, and the kind of social milieu possible and popular among that class at the time. It has technical and research significance as a rare intact example of the landscape design of Max Shelley, a garden designer active in 1920s Sydney and South Australia from the 1930s onward, and as a rare example of domestic architecture of Neville Hampson in Sydney. Boomerang has added historic significance as it incorporates landscape remnants of the former Macleay Elizabeth Bay estate garden, namely remnant trees from the grounds of the Macleay's Linnean Society of NSW Hall (1885).



Figure 2.21
Boomerang at Elizabeth Bay
Source: www.realestate.com.au



Figure 2.22
Boomerang and its garden at Elizabeth Bay
Source: www.realestate.com.au

2.5.7 PINEHILL - THE HOME OF THE PRIME MINISTER

Frankston, VIC

Architect: R. B. Hamilton, Melbourne; Prevost, Synnot and Rewald, Sydney

Year of construction: c.1927

The house was designed in Spanish Mission style for the Prime Minister and Mrs S. M. Bruce. It was described in the *Australian Home Beautiful* magazine as follows:¹²

Almost starting in contrast to its rural surroundings, it nevertheless fits into the picture perfectly. The buff-pink walls, the shutters and doors of vivid blue, and the surrounding roof of vari-coloured tiles make a harmonious and pleasing splash amid the green on wilderness.

Of quasi-Spanish design, the exterior conveys the impression of dignified simplicity that characterises the whole house. At either side of the front courtyard, two lily ponds provide a distinctive and delightful touch.

Crossing the Colored flagstones to the piazza, the entrance halls is gained through a heavy wood door which leads directly into the large lounge. The walls of this are panelled in Queensland maple, with heavy wooden ceiling rafters, and dark woodwork makes a rich setting for the coloring of the rugs, curtains, cushions, etc., which furnish the room. An attractive wooden staircase leads from the lounge to the floor above.

The building displayed the main features of the style including round-headed arches supported on plain, heavy piers, hipped roof with half-round roof tiles, and painted brick walls.



Figure 2.23
Pinehill in Frankston, VIC
Source: *The Australian home beautiful*, 1927.



Figure 2.24
The home of the Prime Minister, Pinehill.
Source: *The Australian home beautiful*, 1927.

¹² Trove; *The Australian home beautiful: a journal for the home builder*, 1927

2.5.8 THE NEW RESIDENCE OF MR P. C. SPENDER

Turramurra, NSW

Architect: Prevost, Synott and Ruwald

Year of construction: c.1927

The house was regarded as "Modified Spanish" building by Mr Ruwald. The design was described in the *Australian Home Beautiful* magazine as follows:¹³

It is doubtful which is the more charming, the Spanish element in the design, or its "modifications".

The house fits well into the North Shore landscape, with its variegated greenery, soft contours and misty distances. Its rough finished cream walls, bright green shutters and small paned windows are sufficiently simple - Rustic even - In effect to tone with their surroundings, but it is a sophisticated simplicity, a deliberate rusticity proper to a truly modern home. It consists of two wings, one two-storied, in the angle of which is enclosed a wide open piazza or terrace, paved with stone flags, and painted a bright green. Cool shaded loggias hidden under severely plain arches of Spanish style are provided at the end of each wing, opening into simple cream-toned rooms.

Although the building was described as a modified Spanish style, it displayed main features of the style.



Figure 2.25
Residence of Mr P. C. Spender at Turramurra.
Source: *The Australian Home Beautiful*, 1927

2.5.9 RESIDENCE OF MR F. WERNER

Toorak, VIC

Architect: Messrs Barlow and Hawkins

Year of construction: 1927

The building, designed in Spanish Mission, was described as a Spanish home for an Australian couple. The following information is sourced from the *Australian Home Beautiful*:¹⁴

Singularly free from complexities of treatment, and with a simplicity that holds a charm far greater than that achieved by artificial means, this type of structure fits into the landscape, and proclaims itself at home. Color and texture of materials enter largely into the success of this particular example. Exterior walls are finished in pale buff parget plaster roughly trowelled: shutters are dark green; the roof of Cordova tiles. A deep loggia - Connecting by means of French doors with reception and principal bedroom - Shelters the front elevation and affords architectural relief. The main entrance - occurring

in the western facade - Opens to a delightful little lounge hall, of which more anon.



Figure 2.26
Residence of Mr F. Werner. Note the roughly trowelled pargeting of the walls, hooded chimneys, the slender rope columns, and arched insets of herring-bone work.
Source: *The Australian Home Beautiful*, 1927

¹³ The *Australian Home Beautiful*, 1927

¹⁴ The *Australian Home Beautiful*, April 1927

2.5.10 PALOMAR

49 Drumalbyn Road, Bellevue Hill
Architect: Bohringer, Taylor & Johnson
Year of construction: 1928

The building known as "Palomar Flats" was a three storey rendered brick residential flats designed in the Spanish Mission style in 1928. The building displayed strong/main features of the style through its painted stucco on the facade, arched entry portico, round-headed columns supported on twisted Baroque columns, arched window openings, decorative parapet, and ornamental wrought iron. The demolition of the building was approved by Woollahra Council in c.2016 in order to give way for the construction of a new residential flat building.

This considerably larger residential flat building had more detailed application of the Spanish Mission style elements.



Figure 2.27
The front elevation of Palomar
Source: *Heritage Assessment and Heritage Impact Statement for Alterations and Additions to 49 Drumalbyn Road, 2015*

2.5.11 RESIDENCE

61 Drumalbyn Road, Bellevue Hill
Architect: Bohringer, Taylor & Johnson
Year of construction: 1928

The building was designed in the Spanish Mission style by Bohringer, Taylor, and Johnson for G. J. Wells. A comparison between the original architectural drawings and the current building, shows the building has experienced external changes. However, it still displays main features of the style including loggia with grouped arched openings and twisted baroque columns, and decorative parapet. The building has undergone extensive additions on top, adding another upper floor level.

In 1997, a Building Application (BA013/98) was lodged for the alterations and additions to the building. Although, it was stated by the council heritage officer that "the alterations proposed in the BA drawings detrimentally affect the architectural character of the residence at 61 Drumalbyn Road."¹⁵ It was further stated that the building had potential for heritage listing and should be assessed for listing. The building was regarded as a substantial residence designed in the Spanish Mission Style, displaying the features of the style to a higher degree.

The both buildings at 61 Drumalbyn Road and 49 Drumalbyn Road were regarded as sharing similar design treatment in the style.

However, the Building Application was approved by Council in 1998 and the building underwent extensive alterations and additions.

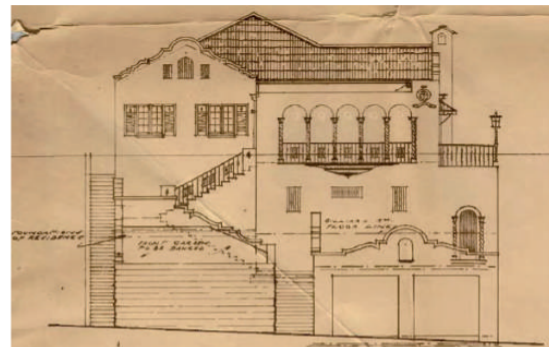


Figure 2.28
The original front elevation of a residence at 61 Drumalbyn Road, Bellevue hill, designed by Bohringer, Taylor, and Johnson in 1928.
Source: *Heritage Assessment report by Robertson & Hindmarsh, 2022*



Figure 2.29
Residence at 61 Drumalbyn Road, Bellevue hill. Note top addition and extensive alterations to the building.
Source: *realestate.com.au*

¹⁵ Memorandum for property at 61 Drumalbyn Road prepared by Heritage Officer, Ruth Daniel, 1997.

2.5.13 RESIDENCE

57-59 Victoria Road, Bellevue Hill
Architect: Bohringer, Taylor & Johnson
Year of construction: 1928

The house was designed in Spanish Mission style for J. Kouvelis, displaying the main features of the style. Although the house is mainly blocked from the public domain, it appears to have been almost remained intact.

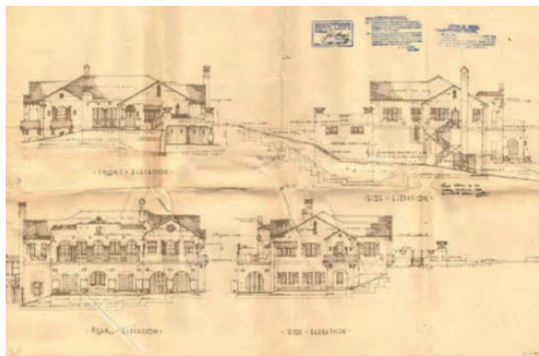


Figure 2.30
Proposed residence for J. Kouvelis in 57-59 Victoria Road, Bellevue Hill.
Source: Heritage Assessment Report prepared by Johnson & Hinmarsh, 2022



Figure 2.31
Residence for J. Kouvelis in 57-59 Victoria Road, Bellevue Hill.
Source: Google map, 2019

2.5.12 HOUSE - ALCOORINGA

27 Victoria Road, Bellevue Hill
Architect: CH Mackellar
Year of construction: 1929

The house known as "Alcooringa" was designed as two-storey structure in the Spanish Mission style. The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2711471:

Statement of Significance

The original design for 'Alcooringa', at 27 Victoria Road, Bellevue Hill, was a highly decorative version of the Inter War 'Spanish Mission' style. It appears to have been inspired by the architecture of Julia Morgan at San Simeon, the home of Randolph Hearst in California, USA. The house is one of the most elaborate examples of the style in New South Wales and as such contains some rarity value. The building retains a moderate degree of historical associational significance as a built example of the work of the architect C.H. Mackellar.

The high aesthetic significance of the building lies in the roof form, joinery detailing and decorative treatment of the external finishes. This building demonstrates a high level of technical significance for its ability to demonstrate the manner of construction and detailing in an Inter War Spanish Mission residence.

'Alcooringa' demonstrates a moderate level of social significance through its listing by a special interest group.

The building has undergone alterations and additions mainly during the early 1980s; however, its original architectural features of the style have remained unchanged. The building is regarded as one of the best examples of Spanish Mission.



Figure 2.32
Alcooringa in Bellevue Hill, 1929
Source: www.realestate.com.au

2.5.14 HOUSE

53 Drumalbyn Road, Bellevue Hill
Architect: Bohringer, Taylor & Johnson
Year of construction: 1929

The building at 53 Drumalbyn Road is a two-storey structure, designed and constructed in the Spanish Mission style. The building displays some features of the style including cream painted stucco on brick walls, round-headed arches supported on twisted Baroque columns, arched loggia, ornamental wrought iron, and hipped roof with half-round terracotta tiles.



Figure 2.33
Residence at 53 Drumalbyn Road, Bellevue Hill.
Source: GBA Heritage, 2022

2.5.15 INTER-WAR SPANISH MISSION STYLE FLAT BUILDING

7 Edward Street, Bondi
Architect: Unknown
Year of construction: 1915 - 1945

The building is a three storey residential flat building designed in the Spanish Mission style, displaying the main features of the style including paired window arches separated by columns, decorative parapet, light tone painted stucco on brick walls, and ornamental wrought iron.

The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2620135:

Statement of Significance

Good example of an Inter-War Spanish Mission style flat building. Typical of an Inter-War Spanish Mission style flat building. Typical of this area and part of a good group. (See separate form). Local significance.



Figure 2.34
Spanish Mission style flat building in Bondi
Source: www.realestate.com.au

2.5.16 VILLA D'ESTE (HOUSE)

3 Northview Road, Palm Beach
Architect: Fred Verrills
Year of construction: 1933

The house is a two storey building located on a slightly elevated site, designed in Spanish Mission style, displaying the main features of the style including light tone stucco on the brick walls, round-headed arch supported on twisted Baroque columns, arched loggia, ornamental wrought iron, decorative sunrise motifs, gabled chimney stack, and decorative parapet.

The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2270099:

Statement of Significance

Villa D'este at 3 Northview Road in Palm Beach, was built in 1933 to the design of Fred Verrills as a holiday house, has historic and aesthetic significance as a rare and intact example of Spanish Mission House typical of the early Pittwater subdivisions.

It features characteristic elements of the Spanish Mission style, including: the asymmetrical facade, shaped gable facade, barley-twist columns, semi-circular arches, rendered brick walls, decorative sunrise motif, wrought-iron door hardware, gabled chimney stack, arched veranda, timber shutters, front steps, timber pergola, stucco finish and decorative parapet.

The weekender was designed by Fred Verrills and is representative of the popularity within Pittwater of holiday houses. The house is associated with the development of the Northern Beaches as a holiday destination.

Villa d 'Este has aesthetic value due to the stucco Spanish Mission style of the house which was built in 1933. The listing includes the interiors of the house; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.



Figure 2.35
Villa D'este in Palm Beach.
Source: www.realestate.com.au

2.5.17 SANTA BARBARA RESIDENTIAL FLATS

7 Longworth Avenue, Point Piper
Architect: Bohringer, Taylor & Johnson
Year of construction: c.1935

The building was designed in the Spanish Mission. The main features of the style are evident in the building's exterior through its white tone stucco on the brick walls, round-headed arches supported on both plain and twisted Baroque columns, decorative parapet, arched loggias, and twisted columns. The building is on the list of Register of Significant buildings in NSW by the Australian Institute of Architects.



Figure 2.36
Santa Barbara residential flats in Point Piper
Source: www.realestate.com.au

2.5.18 HOUSE AND INTERIORS

5-7 Trahlee Road, Bellevue Hill
Architect: Leslie Wilkinson
Year of construction: 1936

The building is designed in the Spanish Mission style. It is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2711449:

Statement of Significance

The house at 5-7 Trahlee Road, Bellevue Hill is architecturally significant as an example of the work of the influential architect, Professor Leslie Wilkinson. It displays many characteristics of Wilkinson's work and it is part of an important group of houses and body of work carried out by Wilkinson in Woollahra between 1923 and 1971, including new houses and alterations and additions. Commissioned by Mr. and Mrs. George Beresford Grant and erected c.1936, it is one of a number of dwellings designed by Wilkinson erected in the municipality during the 1920s-1930s. As such, it is a refined example of a large house with Georgian/Mediterranean stylistic concepts that were the hallmarks of his career.

Wilkinson was one of the most influential architects of the Inter War period in Australia, in particular in his approach to domestic architecture and its response to the climate. Typical features of the Inter-War Mediterranean Style with aesthetic significance include: asymmetrical forms with informal massing; cement rendered walls, round arches over openings and loggias; vertically proportioned multi-paned timber sash windows with louvered shutters; loggias; and hipped tiled roofs. As for many Wilkinson dwellings, this dwelling lies within a garden setting. The high stone retaining wall contributes to the streetscape. The setting is enhanced by the site's location opposite the Wilkinson-designed residential

flat building, Silchester, at No. 4 Trahlee Road.

The site is likely to be held in regard by the people of Woollahra and others interested in history and architecture, which is indicated by its local listing as a heritage item. It is relatively rare as a surviving example of Leslie Wilkinson's residential work.



Figure 2.37
Residential flat buildings designed by Leslie Wilkinson.
Source: <https://www.raywhite.com/nsw/bellevue-hill/1895840/>

2.5.19 SPANISH MISSION STYLE RESIDENTIAL FLAT BUILDING

117 Carrington Road, Coogee
Architect: Unknown
Year of construction: 1940

The building is regarded as a very good example of the 1940s Spanish Mission style. It is a three storey symmetrical building with Spanish Mission features evident in decorative brick with barley twist timber columns on windows, and decorative parapet. The building is heritage listed. The NSW Heritage Database provides the following information for the building, Database No. 2310141:

Statement of Significance

The subject site provides positive contributory significance. It has some historical, aesthetic and representative values. The site forms part of a significant period of historical development in the area. The overall built form and presentation of the site makes contribution to the wider area.



Figure 2.38
Residential flat buildings in Coogee
Source: www.realestate.com.au

2.6 COMPARATIVE ANALYSIS

All identified Spanish Mission style buildings were mainly constructed in the 1920s and 1930s, most of which demonstrate strong and main features/attributes of the style. Most of identified buildings, especially private houses, were located on an ample landscaped garden.

Some of the identified buildings have undergone extensive alterations or renovations; however, the main or strong features/attributes of the style are still visible, in which their original form and architectural presentation have substantially remained intact. Some of them are regarded as early, or excellent examples of the style. In comparison with identified Spanish Mission style buildings which are mainly in large scale, the subject site can be regarded as a small and modest/simple example of the style which underwent additions to meet its users' needs.

Most identified buildings are visible from the public domain, enabling their appreciation and interpretation, and contributing to their streetscape. However, the subject building is partially visible from the public domain, thus has no strong contribution to the locality and the streetscape.

In comparison with other Spanish Mission style buildings designed and constructed by Bohringer, Taylor & Johnson, including No. 61 Drumalbyn Road, Bellevue Hill, No. 57 - 59 Victoria Road, Bellevue Hill, and No. 49 Drumalbyn Road (which was approved to be demolished), the subject building is regarded as a more restrained example of the style which has undergone extensive changes internally and externally, in which several architectural features have been added to the main elevation of the building which are not the architectural features of the Spanish Mission style.

In the Memorandum prepared by the Woollahra Heritage Officer in 1997,¹⁶ the buildings at No. 61 Drumalbyn Road, No. 49 Drumalbyn Road, and Santa Barbara in Point Piper were regarded as sharing similar design treatment in the Spanish Mission style, displaying the stylistic features of the style. Although the subject building was constructed in the same style and designed by the same architect, it was not mentioned in the report as having a potential to be assessed for heritage listing or displaying features of the style. The building was probably regarded as a simple/modest example of its style, while most of its architectural features were added later, not contributing to the style.

¹⁶ Memorandum for property at 61 Drumalbyn Road prepared by Heritage Officer, Ruth Daniel, 1997.

2.7 INITIAL CONSTRUCTION OF THE BUILDING - C.1929

The existing building was designed in c.1928 for G. J. Wells and J. F. Wells by Bohringer, Taylor & Johnson who were well-known for design of cinema/theatre throughout Australia. The building was designed in the Spanish Mission style which came to Australia in the 1920s and 1930s and became popular in houses and apartments. The architectural drawings were approved by Council in 1929.

The building was a symmetrical two storey three bedrooms house. The entrance to the building was via an arched loggia. The living area was in the front with dining room and living room. An internal staircase leaded up to the upper floor level. At the back of the house, kitchen was located in the centre with breakfast room and Maid's room located on its either side. Kitchen had an access to the backyard. A laundry on the south-west corner of the building was accessed from the backyard.

On the upper level, there were three bedrooms and a bathroom. One piazza was located over the entry loggia on the front side of the building and one was located on the south-west corner of the building behind the first bedroom.

The following information, sourced from Primary Heritage Assessment report prepared by Robertson and Hindmarsh provides a useful general description of the building.¹⁷ However, the description is largely based on the publicly available photographs of the building mainly from real estate website. A detailed site inspection undertaken by GBA Heritage in January 2022 revealed changes to the building over time.

The house constructed at 53 Drumalbyn Road is two-storey house with highly-figured render walls, low-pitched terracotta tile roof and timber windows and doors. The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a curvilinear parapet that is varied in height and contains a central curved element that could have been designed to contain an acroterion. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage. The Ground Floor comprises the living rooms of the house (Stair Hall, Living, Dining, Study/Sitting, Kitchen/Family, Bathroom and externally accessible Laundry) and the First Floor contains the four Bedrooms and Bathroom.

¹⁷ Preliminary Assessment of Heritage Significance for 53&55 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh in December 2021.

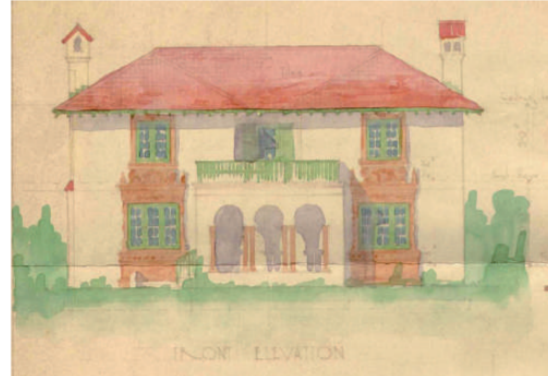


Figure 2.39
Original architectural drawing showing front elevation of the existing building, 1929
Source: Woollahra Council



Figure 2.40
Original architectural drawing showing back (west) elevation of the existing building, 1929
Source: Woollahra Council

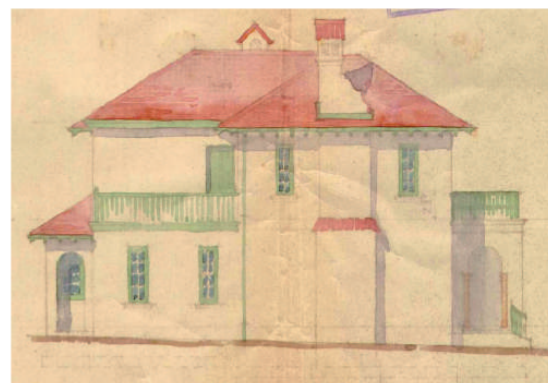


Figure 2.41
Original architectural drawing showing southern elevation of the existing building, 1929
Source: Woollahra Council

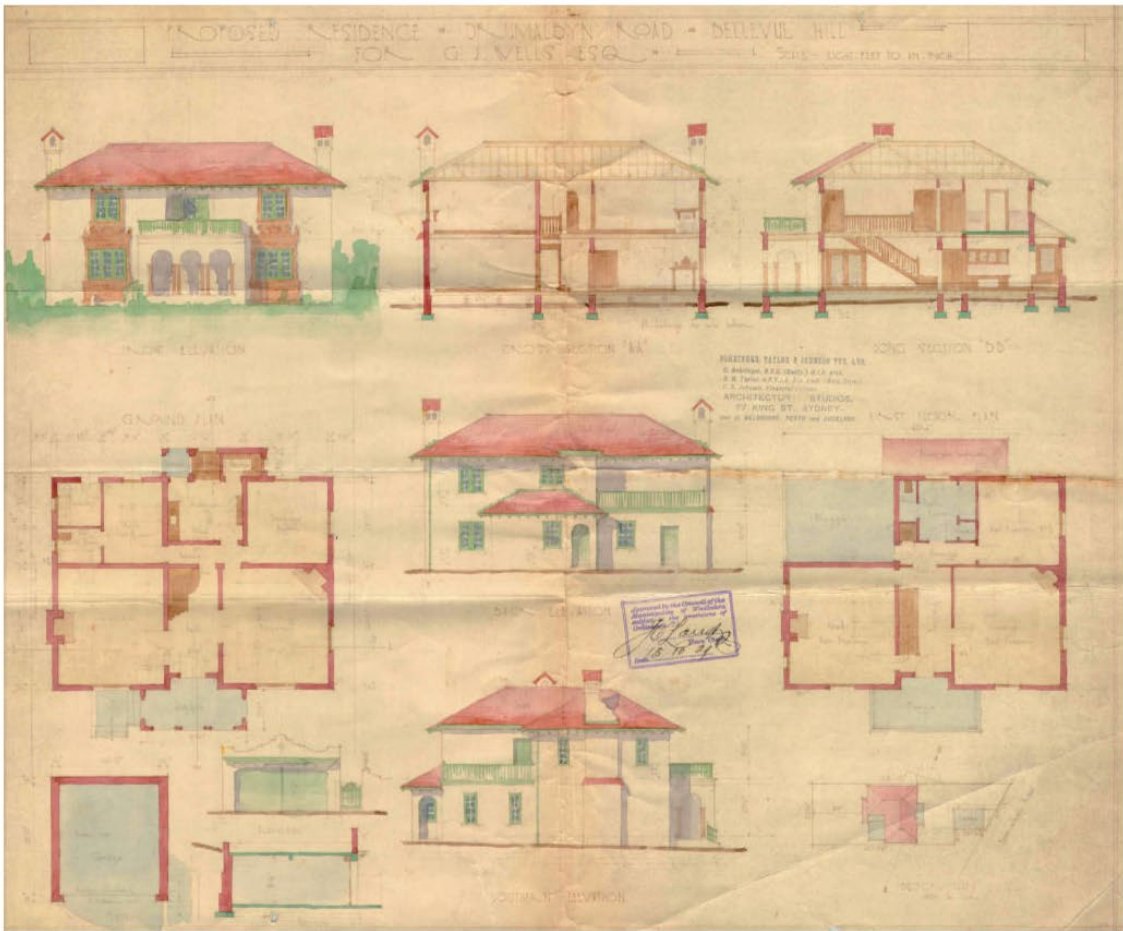


Figure 2.42
Approved architectural drawings in 1929 for the existing building at 53 Drumalbyn Road, designed by Bohringer, Taylor & Johnson.
Source: Woollahra Council

2.8 SUBSEQUENT MAJOR PHASES OF DEVELOPMENT

A detailed site inspection undertaken by GBA Heritage in January 2022 revealed changes to the building over time.

The building underwent alterations and additions over time. From the aerial map of the subject site in 1943, it appears that the building underwent additions in c.1940, in which the piazza on the south-west corner of the building was enclosed, providing an extra bedroom on the upper floor level, connected to the balcony via a semi-circular corridor. The roof form of the addition confirms that it was not part of the original design or construction of the building.

A Building Application in 1958 (93/58) was lodged by John Holt Hardy, the owner of the building, for the alterations to the building. The alterations were designed by R. S. Hamilton and were mainly to the kitchen. It was proposed to enlarge the kitchen by converting the ground floor Maid's room at the back of the house to the kitchen, and providing drainage for washing machine in the laundry. Although the proposed alterations to the building were approved in 1958, they did not proceed. However, later on a wall between the Maid's room and kitchen was demolished and the Maid's room changed to a family room. The exact date of these changes is unknown.

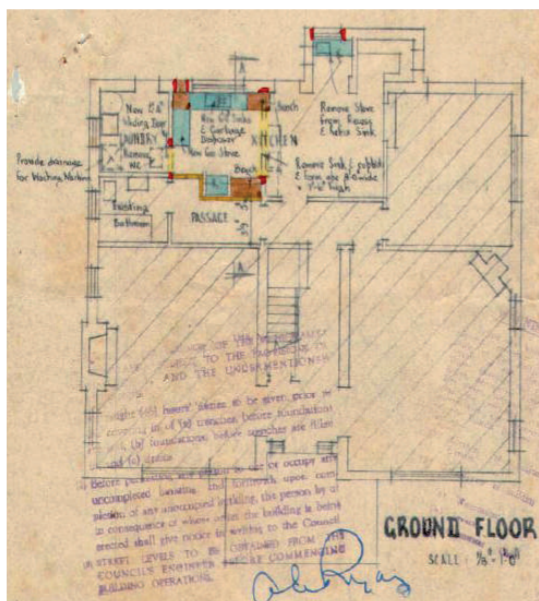


Figure 2.43
Proposed alterations to the building in 1958 designed by R. S. Hamilton.
Source: Woollahra Council

The following information regarding the 1937 advertisement of the sale of 'the residence, No. 53 Drumalbyn Road, Bellevue Hill' is sourced from Heritage Assessment report prepared by Robertson & Hindmarsh (2022, p. 15):

A CHARMING SPANISH HOME

Of two stories built of brick on reinforced concrete foundation, with tile roof containing on Ground Floor - Arched front piazza Entrance Hall with parquet floeing. Lounge room, Dining-room, each with sliding plate glass doors, Breakfast-room, Servery, tiled kitchen with alcove, gas stove, sink, dresser, pantry, Maids Room, Maid's bathroom, Laundry, 2 Lavatories, Upstairs Balcony, 4 Bedrooms, Beautiful Tiled and Fitted Bathroom, 2 Lavatories, rear Piazza.

The Interior decorations are of the most expensive texture and flock papers. The 4 Main Rooms are each 20 feet by 17 feet and each have fire places.

This advertisement confirms major internal and external changes to the building which were mainly undertaken in c.1940 and c.1960. According to the advertisement, in 1937, the building still had its rear Juliet balconies for the two bedrooms on either side of the building, as well as the decorative balustrade for the upper floor balcony. These elements were not features of the Spanish Mission style and could not be seen in other works designed by the same architecture firm.

Internally, only two fire places have remained and the maid's room was converted to a dining room. The breakfast room underwent changes and converted to a study room. The kitchen and pantry underwent major alterations. The building floors have been changed and replaced, while the real estate photographs, show the building floor was carpeted.

In 1960, a Building Application was approved for the construction of an electric inclinor. The architectural drawings were prepared by H. B. Gerrett Architect; however, it was not undertaken.

Another Building Application (783/60) was lodged in 1960 for the construction of additions to the building, which was approved by Council. There are no architectural drawings for this application. It appears that at this time the piazza on the south-west corner of the building was enclosed, providing an extra bedroom on the upper floor level, connected to the balcony via a semi-circular corridor.

The building underwent further alterations. The front piazza balustrade that appears to had been ornamental wrought iron, changed to a decorative solid balustrade. Two (Juliet) balconies were constructed for two bedrooms on the upper floor level on either side of the building. Probably at this time, some window frames were changed, and some replaced with the decorative architraves in the front elevation, while security screens were installed for the lower level floor windows. The arched loggia was enclosed by glass. The exact date of these changes is unknown.



Figure 2.44
The subject site is outlined in pink, and the later addition at the rear of the building is outlined in red. The difference in roof form confirms this part of the building was not originally constructed and is a later addition.
Source: nearmap.com

Regarding the alterations to the building, the following information is sourced from the Primary Heritage Assessment report prepared by Robertson and Hindmarsh:¹⁸

Comparison with the original plans indicate that the original open loggia in front of the entrance has been enclosed with glazing and the rear open First Floor "piazza" (an interwar term originating in the USA indicating an unroofed terrace or deck) has been built over to create the fourth bedroom. The open balustrades of the rear piazza and the small one at the front over the loggia that are drawn on the plans appear to have been altered during construction to solid balustrades with engaged piers, and highly figured rendered panels punctuated by three terracotta pipe central triangular decorative motifs. Likewise, the rendered exterior architraves around the First Floor front Bedroom windows appear to have not been carried out but Juliet balconies with wrought iron balustrades have been constructed in lieu.

The author of the Applicant's Demolition Report appears not to have been on the site of 53 Drumalbyn Road as all the exterior photos of the house have been taken from the stairs leading to 55 Drumalbyn Road. As a result, it is not possible to ascertain if the Baroque window surrounds around the two front Ground Floor windows were built as shown on the drawings.

From the original architectural drawings and recent site inspection, the front upper floor balconies were constructed later. The Baroque window surrounds around the two front Ground floor windows were not built as originally designed. It appears that most of window-frames changed over time. This

The Kitchen was originally fully enclosed and the current Family Room was the original Maid's Room which connected directly to the Bathroom at the east end of the house.

¹⁸ Preliminary Assessment of Heritage Significance for 53&55 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh in December 2021.

The following renovations have been made by the current owner of the house:

- Entry to the house - walls and ceiling rendered, new tiles were installed on floor
- Lounge - wallpaper removed, walls and ceilings painted, carpet removed and floorboards restored.
- Study Room - walls and ceiling painted, carpet replaced
- Kitchen replaced with new kitchen
- Bathroom (original Maid's bathroom on ground floor level) replaced with new bathroom
- Downstairs hallway - walls and ceiling painted, carpet removed and floorboards restored.
- Upstairs hallway - walls and ceiling painted, carpets removed and floorboards restored.
- Stairwell - walls and ceiling painted, carpets replaced except for bottom steps where floorboards were restored.
- Main bedroom - walls and ceiling painted, carpet removed and floorboards restored, old wardrobes removed and new wardrobes installed.
- Second bedroom - walls and ceiling painted, carpet removed and replaced.
- Third bedroom - walls and ceiling painted, carpet removed and replaced.
- Fourth bedroom - walls and ceiling painted.
- Main bathroom - painted
- Single toilet upstairs - wallpaper removed and painted.
- Front of garage and up the stairs from the street level to the house entry - new tiles installed
- Balustrades - new balustrades installed front and rear.
- Two decks were installed in front of the house.

The following architectural drawings provide a comparison between the original house and its current condition, showing the extensive level of changes to the building. In floor plans, changes to the building are highlighted in yellow.

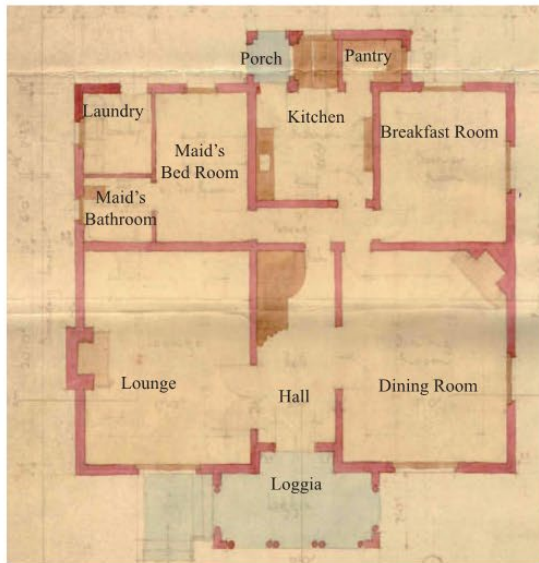


Figure 2.45
Original Ground Floor level, 1929
Source: Woollahra Council

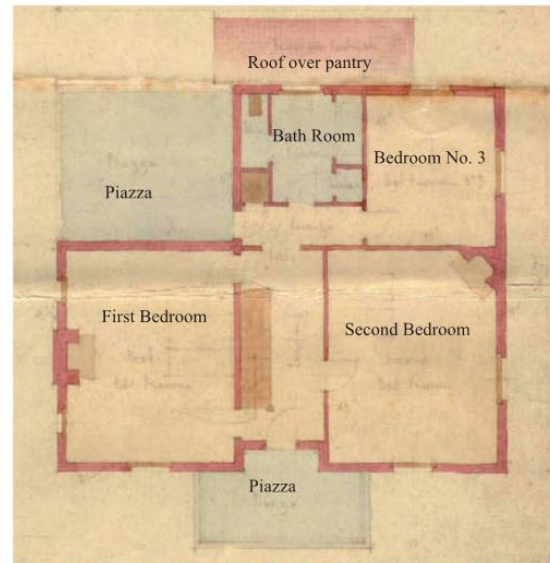


Figure 2.46
Original Upper floor level, 1929
Source: Woollahra Council



Figure 2.47
Changes to the existing building at 53 Drumalbyn Road, Lower level floor.
Source: www.realestate.com.au

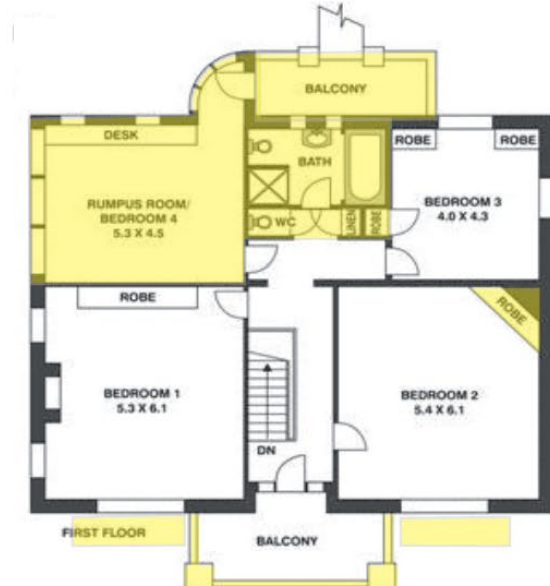


Figure 2.48
Changes to the existing building at 53 Drumalbyn Road, upper floor level.
Source: www.realestate.com.au

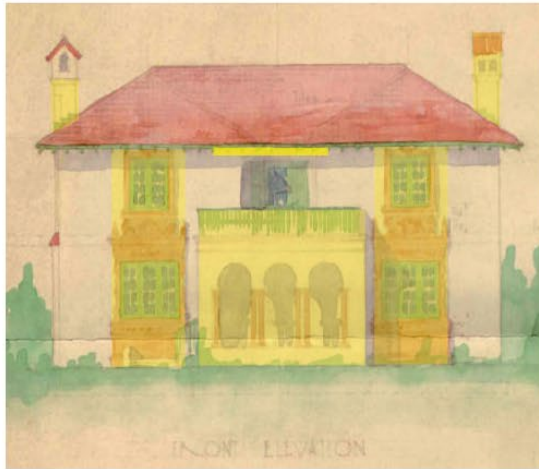


Figure 2.49
Original north elevation of the building. Changes to the main facade are highlighted in yellow.
Source: Woollahra Council.



Figure 2.50
The main elevation of the building. Note extensive changes to the front facade through adding elements which are not contributing to the Spanish Mission style.



Figure 2.51
The original rear elevation of the building. This elevation has extensively changed.
Source: Woollahra Council.



Figure 2.52
View of the rear elevation. Note extensive changes to this side of the building including enclosed balcony, construction of semicircular addition to the new bedroom, construction of a new balcony, and changes in the window frames.

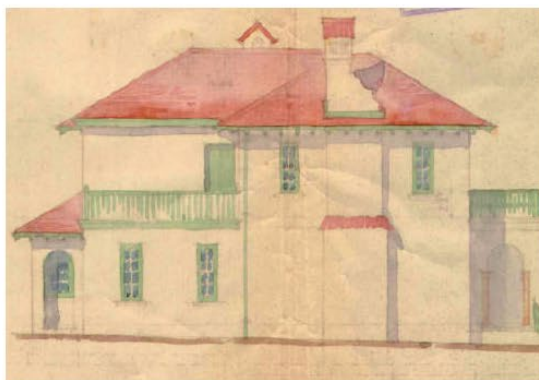


Figure 2.53
The original southern elevation of the building, which has undergone extensive alterations and additions.
Source: Woollahra Council.



Figure 2.54
The side (south) elevation of the building, showing extensive changes to the original building including the enclosed balcony, removal of chimney stack, and changes in openings.

2.9 CONDITION AND INTEGRITY

The building is in good condition internally and externally. However, it has undergone extensive changes over time (Figures 2.45 - 2.54).

Upon a detailed inspection of the building undertaken by GBA Heritage in January 2022, the following alterations to the original building were observed.

- Enclosing the front porch/balcony.
- Enclosing the rear (west) balcony, providing an extra bedroom.
- Providing an access to the rear balcony from the new bedroom via the construction of a semi-circular addition to the bedroom, that also provides a bridge access to upper level of the rear garden.
- Internal changes to the kitchen at the rear of the building.
- Demolition of the original maid's room and its conversion to a dining room at the rear of the building.
- Changes in openings and window frames, including the replacement of decorative architraves to the front elevation windows, which are not features of the Spanish Mission style.
- Construction of (Juliet) balconies for the bedrooms on the upper floor level, which are not the feature of the Spanish Mission style.
- Construction of decorative solid balustrade for the upper floor balcony, which is not a feature of the Spanish Mission style and was not common feature of the design done by Bohringer, Taylor and Johnson.
- Construction of a balcony at the rear of the building.
- Changes in the internal layout of the building, especially at the rear.
- Demolition of a fireplace in the original dining room and upper floor bedroom.

The front and back gardens had no significant landscape design, while the garden has undergone changes over time. The access to the building is via a flight of stairs at the south-eastern end of the subject site, while no inclinator has been constructed for this building.

The following photos taken by GBA Heritage in 2022 show the internal and external condition of the building.



Figure 2.55
Looking to the front (main) facade of the building. Note the enclosed arched loggia, new balconies for two bedrooms on either side of the building, decorative solid balustrade for the upper floor balcony, new window frames, and security screens on the lower level floor windows.



Figure 2.56
View of the upper floor balcony (originally called piazza) showing the solid decorative balustrade which was constructed later on. Note the increase the height of balustrade by the installation of steel balustrade.



Figure 2.57
Original arched loggia in front of the building, which is currently enclosed.



Figure 2.58
Looking to the front facade of the building. Note changes in the window frames. On the ground floor level, the window frame has a decorative architrave which is not a feature of the Spanish Mission style. Note also security screen, new Juliet balcony for the upper floor bedroom which are not representative of the Spanish Mission style.



Figure 2.59
Looking to the rear (west) side of the building, showing changes to the original building.



Figure 2.60
Looking to the rear (west) side of the building. Note the construction of the balcony at the rear of the building. Window frames appear to have been changed.



Figure 2.61
Looking to the rear (west) side of the building. Note the enclosed original piazza and its change to a bedroom. A semi-circular addition is connecting the bedroom to the balcony. A bridge is connecting the balcony to the upper garden.



Figure 2.62
The original patio that has undergone changes. The original door from the kitchen to this space has been closed and converted to a window.

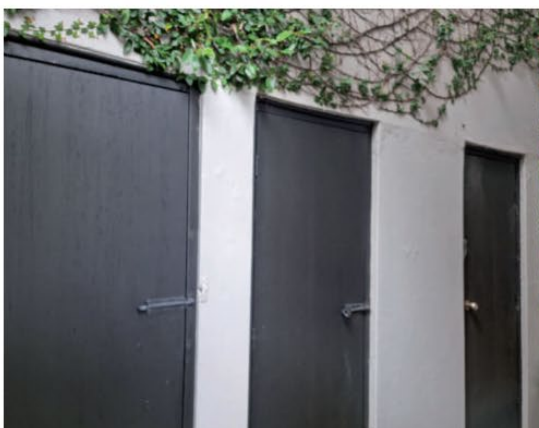


Figure 2.63
Storage area on the south-west corner of the subject site, that appears to have been constructed later on.



Figure 2.64
Looking to the south side of the building, showing all changes to the building including the enclosed balcony on the upper floor level.



Figure 2.65
View of the main lobby and living room.



Figure 2.66
View of the living room.



Figure 2.67
View of the main lobby, living room and staircase leading up to the upper floor level.



Figure 2.68
View to the dining room on the lower floor level.



Figure 2.69
View of the study room which was originally breakfast room. Note changes to the building. A window to the backyard was changed to a door.



Figure 2.70
View of the kitchen which was originally kitchen but underwent major alterations and enlarged.



Figure 2.71
View of the existing family room which was originally Maid's room.



Figure 2.72
View of the staircase leading up to the upper floor level.



Figure 2.73
View of the bedroom (original second bedroom) on the upper floor level.



Figure 2.74
View of the bedroom (original first bedroom) on the upper floor level.



Figure 2.75
View of the bedroom on the north-west corner of the building.

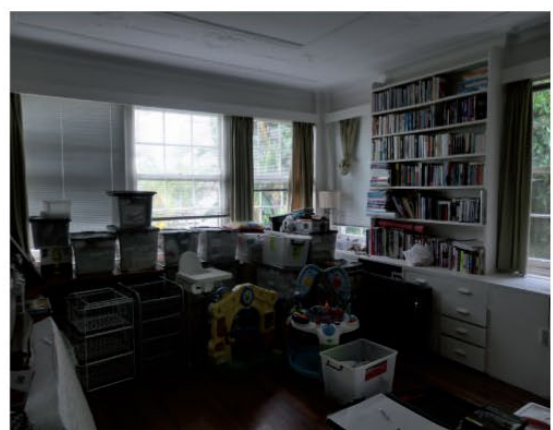


Figure 2.76
View of the new bedroom on the south-west corner of the building.



Figure 2.77
View of the semi-circular way connecting the bedroom to the upper floor level balcony at the back of the building.



Figure 2.78
View of the upper floor level bathroom, which has undergone changes including dividing spaces. Some section of the bathroom has been converted to a closet for the adjacent bedroom. The original closet on the architectural drawings, has been converted to a toilet, accessed from the main bathroom. The main bathroom has been painted by the current owner, and the wallpaper of the single toilet has been removed and painted.

3.0

ANALYSIS OF ROBERTSON & HINDMARSH'S HERITAGE ASSESSMENT REPORT

3.1 ASSESSMENT OF SIGNIFICANCE

The following commentary analyses the assessment of significance prepared by Robertson & Hindmarsh in their heritage report and discusses how each of the criteria established by the NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) relate to the subject site. It concludes that the subject property at 53 Drumalbyn Road, Bellevue Hill does not have sufficient heritage significance to warrant LEP listing.

Criterion a- Historical significance

An item is important in the course, or pattern, of NSWs cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.

Robertson & Hindmarsh Assessment

53 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle-Class in the interwar period with a garage for their car, accommodation for the live-in maid and a fashionable style of architecture that appealed to the wealthy as it reflected the lifestyle of the movie stars of the West Coast of the USA.

53 Drumalbyn Road is also an important example of Charles Bohringer's, pared-back domestic architecture within his total output of a variety of building types and styles in the interwar period.

Comment

Regarding the claim that the house reflects upper middle class lifestyle: The guidelines for inclusion refer not to general lifestyle but to 'significant activity'. Every house reflects the lifestyle of the class and time it is associated with. This is insufficient to make every house 'important' in NSW history, as the criterion requires. The inclusion in the original design of a garage and a maid's room - Which is no longer legible - is insufficient grounds for historical significance. Furthermore, the roots of the Spanish Mission style's appeal in USA lifestyle does not contribute to the historical or other significance of the house.

Regarding the claim that the house is an important example of Bohringer, Taylor & Johnson's work: they were primarily known for cinema and theatre design, and also designed some houses and flats. At best this is an example of a small part of their work. However, this is not a fine or intact example of their Spanish Mission style housing. Original drawings by Bohringer, Taylor & Johnson show their skillful use of Spanish Mission characteristics, which do not include some of the features of this house, namely the ornate exterior architraves, Juliet upper floor balconies, decorative solid balustrade to upper floor balcony, as well as enclosure and conversion of upper floor balcony at the rear of the building to a new bedroom, and provision of a new balcony at the rear of the building, which are later additions. While the main features of the style include:¹

- Stucco with exaggerated texture
- Spanish or Roman tiles
- Gabled chimney top
- Tile capping
- Stucco finished up to underside of tiles
- Decorative parapet
- Shaped corbel

¹ Apperly, Richard. & Reynolds, Peter L. & Irving, Robert. & Mitchell, Solomon. (1989). A pictorial guide to identifying Australian architecture : styles and terms from 1788 to the present. Sydney : Angus & Robertson

- Grouped arched openings
- Ledged and boarded window shutter
- Loggia
- Twisted or chevron-decorated column
- Ornamental metalwork
- Concentration of ornament

While this criterion listing aimed at 'important' in the cultural history of the local area, the subject building does not meet this criterion for listing.

Criterion b - Associative significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSWs cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.

Robertson & Hindmarsh Assessment

53 Drumalbyn Road, Bellevue Hill is of at least Local associative significance because of its strong association with important architectural firm of Bohringer, Taylor & Johnson Pty Ltd who designed cinemas and public buildings from Perth to Auckland as well as residential flat buildings, single-family houses and other commercial buildings.

The house is an example of single-family housing constructed by the prolific developer/builder High Standard Constructions Ltd for the Wells Family, two brothers from which were directors of the development company.

The house is also associated with the "architect-as-developer" as a result of Charles Bohringer's involvement in the procurement of the original large Drumalbyn Road site.

Comment

Regarding the claim that the association with Bohringer, Taylor & Johnson were important: Any and every building designed by an architectural practice (large or small) can be regarded, by definition, as having an "strong association" with that firm. It does not mean that every building has associational significance. The importance of Bohringer, Taylor & Johnson lies almost entirely in their cinema and theatre design: their entry in

the Encyclopedia of Australian Architecture makes no mention of their domestic work. This house, therefore, constitutes an 'incidental connection' with Bohringer, Taylor & Johnson which is one of the grounds for exclusion from listing.

Regarding the claim that house is associated with High Standards construction Ltd: As with architects, every building is associated with its builder, which in itself does not confer associational significance. High Standards Construction Ltd were one of many builders operating at the time and do not have unusual importance.

Regarding the claim that the house is associated strongly with Bohringer, Taylor & Johnson: The site was sold to Bohringer in 1929, who then transferred it to G. J. Wells and J. F. Wells of High Standards Construction Ltd. Bohringer, Taylor & Johnson designed several Spanish Mission style houses or flats for High Standards Construction Ltd, so their collaboration is thought to be part of a development consortium, suggesting that the house was part of a speculative development scheme, not a specific project for Bohringer, Taylor & Johnson.

Conclusion: The association with Bohringer, Taylor & Johnson is not strong or special and the association with the High Standard Construction is not with a party of importance. Thus, the building does not meet this criterion.

Criterion c - Aesthetic/technical significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement.

Robertson & Hindmarsh Assessment

53 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance for its restrained interwar Spanish (Inter-War Spanish Mission/Mediterranean) style of architecture and the link between the style and the much-publicised

lifestyle of the rich and famous in Hollywood and the West Coast of the USA. This style of architecture was adopted in the 1920s by the architects for the Eastern Suburbs for individual family houses as well as for the late 1920s residential flat buildings designed by the firm, Bohringer, Taylor & Johnson as a signifier of taste for the upper Middle Class. The residence is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary. Not all of which survive. No other examples of groups of single residences and flats of this scale with a similar architectural character have been located.

The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun as well as utilising the lowest retaining wall as a part of the architectural scheme with its rendered finish matching the walls of the house and presenting as a front garden wall to the street.

Comment

Regarding the claim that the house is an example of 'restrained' Spanish Mission style: As noted above (under criterion a) the house is believed to have been modified by addition of features that are not characteristic of the Spanish Mission style, so that it is no longer a good example and certainly not a restrained example of the Spanish Mission style. That is, this is 'not a major work' by Bohringer, Taylor & Johnson and has 'lost its original design integrity' - both grounds for exclusion from listing.

Regarding the claim that the house is a signifier of upper middle class taste: Whether this is true or not, signifying a particular taste - as almost everything does - does not constitute or demonstrate an 'aesthetic characteristics' or a 'high degree of creative achievement' as required by this criterion.

Regarding the claim that the house is part of a group: While there are two other Spanish Mission buildings in the vicinity, they are not close enough or similar enough to constitute a legible 'group'. Nor is membership of a group a criterion for inclusion.

Regarding the claim that the house's terracing, orientation or front retaining wall contribute to its aesthetic significance: The house is visible from the street only when directly in front of it, thus making only a minor contribution to the streetscape.

Conclusion: The house is not a good or intact example of the Spanish Mission style or Bohringer, Taylor & Johnson's work, has lost its original design integrity, is not part of a legible group and makes little contribution

to the streetscape. Its alleged appeal to a particular taste group does not in itself confer aesthetic value. Thus the criterion for aesthetic significance is not met.

Criterion f - Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

Robertson & Hindmarsh Assessment

53 Drumalbyn Road, Bellevue Hill is of at least Local significance because it provides evidence, in its original planning, of a way of life that is now almost defunct and is, therefore rare.

Comment

Regarding the claim that the house represents an upper middle class lifestyle: It is noted that, following extensive alterations, the maid's room that was part of this house's original design is no longer evident as such. Thus the house does not 'provide evidence of a defunct custom' as per the inclusion guidelines.

Regarding the claim that the upper middle class lifestyle is rare: Perusal of glossy real estate magazines will suggest that this lifestyle is not under threat, it is noted that residences including service staff quarters are still being built.

Conclusion: The house does not meet this criterion.

Criterion g - Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it is outstanding because of its

setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

Robertson & Hindmarsh Assessment

53 Drumalbyn Road, Bellevue Hill is of at least Local significance as a substantially intact example of an inter-war Spanish (Inter-War Spanish Mission/Mediterranean) style house. The house reflects the characteristics of the architectural style as practised in Australia, with its symmetrical internal planning (reflecting the influence of Colonial Georgian architecture) and its external motifs including low-pitched tile roof, the wrought iron balconettes, the arched loggia and the rendered external window architraves and spandrel decoration drawn from Spanish and Spanish Colonial architecture.

Comment

Regarding the claim that the house is substantially intact: The house has been extensively altered including the addition of non-Spanish Mission features to the exterior,

Regarding the claim that the house has Spanish Mission features: While it has some Spanish Mission features, and appears to have been designed in the Spanish Mission style, the house appears to have been altered to include features not associated with the Spanish Mission style (as noted above under criterion a), muddying the legibility of the design and the ability to appreciate the style.

The house is, therefore, no longer 'important in demonstrating the principle characteristics' of the style as required by this criterion.

Conclusion: The house is no longer a good example of the Spanish Mission style, is not important in demonstrating the style and thus does not meet this criterion.

3.2 STATEMENT OF HERITAGE SIGNIFICANCE

The following Statement of Significance is taken from the Heritage Assessment report prepared by Robertson & Hindmarsh (2022):

53 Drumalbyn Road, Bellevue Hill is of at least Local historical and aesthetic significance as a relatively intact example of interwar Spanish style (Inter-War Spanish Mission/Mediterranean) architecture that reflects the characteristic features of this architectural style such as low-pitched tile roof, rendered walls, rendered external architraves and spandrel decoration, arched loggia, and wrought iron balconies. The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun as well as utilising the lowest retaining wall as a part of the architectural scheme with its rendered finish matching the walls of the house and presenting as a front garden wall to the street

It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maid, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.

53 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific and well-known interwar architects, Bohringer, Taylor & Johnson, and the developer clients, the Wells Family and High Standard Constructions Ltd, and is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary.

Comment

The house has undergone extensive external changes and is not regarded as a good and intact example of the Spanish Mission style. The existing house notably differs from the original plans, featuring elements such as external decorative architraves, wrought iron upper floor balconies, and decorative solid balustrade to the upper floor balcony, which are not among the characteristics of the style as defined by Apperly et al (1989). These architectural elements were added later to the building. There are many fine examples of the style located in Woollahra LGA, as listed in the 2022 Robertson & Hindmarsh's Heritage Assessment report, such as No. 61 Drumalbyn Road, Bellevue Hill. And No. 57 - 59 Victoria Road, Bellevue Hill. Accordingly, the building is not demonstrating the aesthetic characteristics of the Spanish Mission style, as it was originally designed.

Every house everywhere inevitably reflects a preferred lifestyle. This house's presumed reflection of middle-class aspiration is insufficient to distinguish it from others and does not represent a heritage value. The suggestion is that the inclusion of a maid's room in the original design indicates a lifestyle that is no longer with us. Even if so, firstly that lifestyle is not so much rare today as disappeared. Secondly, there is no evidence of such a lifestyle in this house: extensive changes to the interior have left no evidence of such a room. Thirdly, better examples of the Spanish Mission style and any associated lifestyle exist in Woollahra and Sydney.

Bohringer, Taylor & Johnson were primarily known for their theatres and cinemas, which they built across the nation and into New Zealand. While they also designed houses, flats and industrial and public buildings, the design of one small house in Bellevue Hill cannot be regarded as a major contributor to their reputation or body of work. There are better examples of their work in the Spanish Mission style such as No. 61 Drumalbyn Road, Bellevue Hill.

Every building is associated with a builder, and mere identification of the builder is not sufficient to confer heritage value or justify listing. High Standard Constructions Ltd were one of many companies operating in the area at the time and have no special significance. Bohringer, Taylor & Johnson designed several buildings for G.J. Wells/High Standard Constructions Ltd in the Woollahra LGA including No. 58 Hopetoun Avenue, Vaucluse, No. 16 New South Head Road, Vaucluse, No. 61 Drumalbyn Road, Bellevue Hill, and No. 49 Drumalbyn Road, Bellevue Hill (which is being redeveloped).

3.3 WILL LISTING PROVIDE ANY ACHIEVABLE BENEFIT TO WOOLLAHRA

One of the primary objectives of heritage listing historic properties within any local government area is to preserve important examples of buildings that can demonstrate the historic development of the area.

The existing house at 53 Drumalbyn Road has undergone extensive internal and external changes resulted in the loss of its original architectural integrity and presentation. The building was designed in a modest Spanish Mission style. Changes to the main facade of the building including the addition of Juliet balconies to the upper floor level, decorative balustrade to the front upper floor balcony, and decorative architraves, none of which are features of the Spanish Mission style resulted in destroying its original architectural concept presentation.

Listing the house in its current form means protecting a building which is not a good example of the Spanish Mission style. The later external architectural features added to the main elevation of the building are not characteristics of the style, not adding to the architectural and aesthetic significance of the building. The building in its current form cannot be appreciated and interpreted as a Spanish Mission style building by the public domain.

We do not find the house to be of sufficient significance, in the development of the local area, or present any achievable benefit to Woollahra. The house does not meet the fundamental objective of heritage listing.

3.4 CONCLUSION DOES NOT WARRANT THE LEP HERITAGE LISTING

The following conclusion is sourced from heritage report prepared by Rebecca Hawcroft (2021):

It is our opinion that 53 Drumalbyn Road, Bellevue Hill meets the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014 under the following criteria:

- *Criterion (a): Historical significance demonstrating the provision of residential accommodation,*
- *Criterion (b): Associative significance for its association with the architects Bohringer, Taylor & Johnson and the developers/builders, the Wells Family and High Standard Constructions,*
- *Criterion (c): Aesthetic significance as a substantially intact example of interwar Spanish (inter-war Spanish Mission/Mediterranean) style architecture,*
- *Criterion (f): As an item demonstrating a defunct social practice of a live-in maid, and*
- *Criterion (g): As a representative example demonstrating the principal characteristics of the interwar Spanish style (inter-war Spanish Mission/Mediterranean) of architecture.*

Comment

Having reviewed the 2022 Heritage Assessment prepared by Robertson & Hindmarsh, there is conflict in describing the intactness of the building in which in some sections of the report the building is referred to as "relatively intact" (e.g. Statement of Significance on page 78) and in some sections it is referred to as "substantially intact" (e.g. Criterion g on page 77). Nevertheless, a detailed study and site inspection undertaken by GBA Heritage reveal that extensive external and internal alterations and changes to the building have resulted in the loss of its original

architectural integrity and presentation. The building is not substantially intact, while several architectural features were added to the main elevation which are not characteristics of the style. In its current form, the house is not presented as an intact, fine, or rare example of Spanish Mission style.

The house does not meet the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014 under the following criteria:

- Criterion (a): the house does not show evidence of a significant human activity or association with a significant activity or historical phase.
- Criterion (b): Given that the recognition of the architects was for their theatres and cinemas, while they also designed houses and flat buildings, the design of one small house in Bellevue Hill (which has undergone extensive changes) cannot be regarded as a major contributor to their reputation or body of work.
- Criterion (c): Given the original restrained design of the building and further extensive changes to its main elevation, the building is a poor example of the allegedly same style and is not important in demonstrating aesthetic characteristics of the Spanish Mission style.
- Criterion (f): Not only has the evidence largely been removed, but the provision of a maid's room is not a unique feature for the time.
- Criterion (g): The house is not substantially intact example of the style. As noted later additions have reduced its value as an example of the style.

Robertson & Hinmarsh's conclusion is therefore insupportable. The house does not demonstrate sufficient local significance to be included in Schedule 5 of the Woollahra Local Environmental Plan 2014.

4.0

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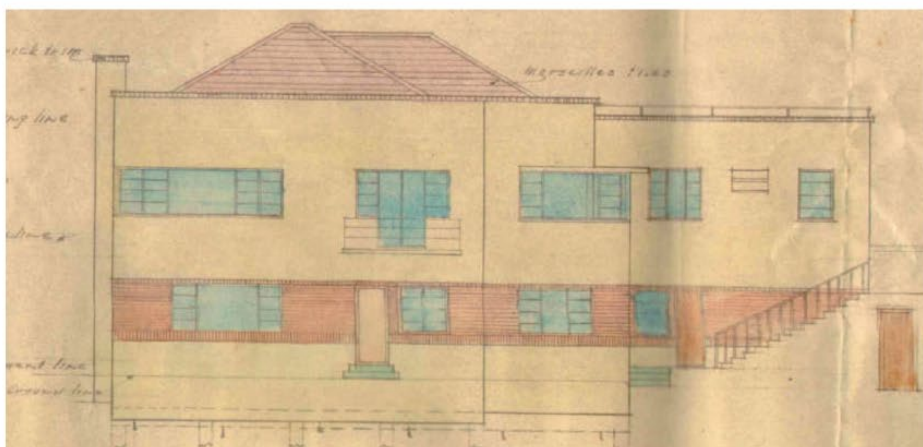
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GBA
Heritage

OBJECTION TO HERITAGE LISTING

55 Drumalbyn Road, Bellevue Hill

April 2022





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1.0

INTRODUCTION

1.1 BACKGROUND

This Heritage Assessment for the existing property at 55 Drumalbyn Road, Bellevue Hill has been prepared for the property's developer, in response to the proposed heritage listing of the property.

The property owners object to the proposed listing and have commissioned this assessment to support their letter of objection being submitted to Council.

1.2 REPORT OBJECTIVES

The main objective of this report is to evaluate the heritage significance of the subject property.

1.3 REPORT STRUCTURE

The report outlines the historical development of the property, describes its physical condition and assesses its significance.

This assessment follows guidelines set out in the NSW Heritage Manual. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the determination of heritage significance.

This report is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, and the assessment of the building's significance.

1.4 SITE IDENTIFICATION

The subject site is a battle-axe located on the south side of Drumalbyn Road, Bellevue Hill. It is described by NSW Land Registry Services (LRS) as:

- Lot B, DP 186880
- Lot 1, DP 135110

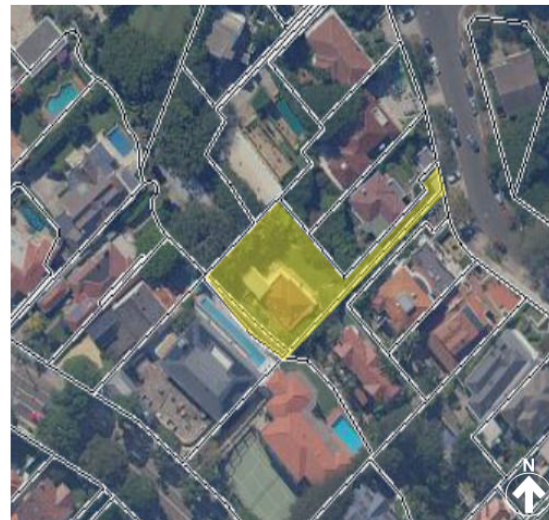


Figure 1.1
Location map showing the subject site shaded in yellow.
Source: NSW LRS SIX Maps website

1.5 AUTHORSHIP

This report has been prepared by Graham Brooks, Managing Director of GBA Heritage, and Dr Shabnam Yazdani Mehr, Senior Heritage Consultant, of GBA Heritage. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.6 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

1.7 ACKNOWLEDGEMENT OF COUNTRY

GBA Heritage acknowledges the Traditional Custodians of the land that includes the subject site, and pay our respects to Elders past, present and emerging.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

The subject site at 55 Drumalbyn Road, Bellevue Hill is located in Woollahra. Although in the 19th century, a few local industries were established in Woollahra, the Woollahra Municipality has mainly developed as a residential locality. With the gentrification of the locality in the 1960, most of the industrial sites vanished. Land releases and development in transport contributed to the development of the individual suburbs.

The subject site is located at Bellevue Hill, which is known as one of Sydney's prestigious and wealthiest suburbs with high amenity located east of the Sydney CBD in the Municipality of Woollahra. Initially, it was called 'Vinegar Hill' by first Europeans, but it was found by Governor Macquarie vulgar and inappropriate, and re-named 'Bellevue Hill' meaning 'beautiful view' referring to the view available from the peak.

Point Piper Estate, also known as the Cooper estate, was the largest estate in Woollahra, amassed by Captain John Piper after 1816, through a combination of crown land grant and purchase, covering around 1130 acres of land including Bellevue Hill. Captain John Piper was one of the wealthiest, most influential, and well-known figures in the town. His land holdings encompassed most of the Municipality of Woollahra. However, in 1826, following the financial difficulties, John Piper sold his land to Daniel Cooper and Solomon Levy of the Lachlan & Waterloo Company, who were business partners in the 1820s and started acquiring land. In 1830s, Cooper and Levy's title to the land was confirmed.



Figure 2.1
The 1800s map, showing the approximate location of Drumalbyn Road, circled in red. The subject site was part of land originally owned by John Piper until the late 1820s.
Source: HLRV, Parish of Alexandria County of Cumberland

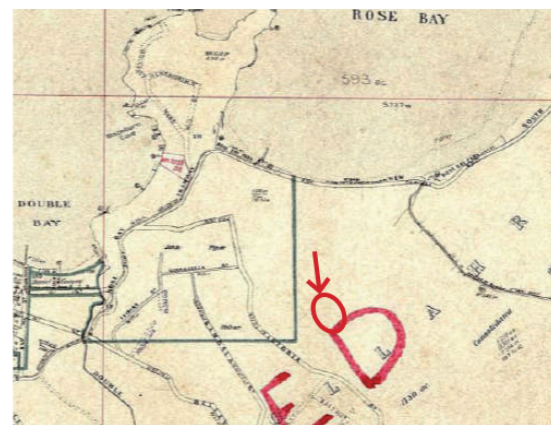


Figure 2.2
In c.1880 the land was subdivided and some roads were established including Victoria Road and Bellevue Road. At this time, Drumalbyn Road was not established. The approximate location of Drumalbyn Road is shown by a red circle.
Source: HLRV, Parish of Alexandria County of Cumberland, c.1880



Figure 2.3
Subdivision map of the 1880s, showing at this time, the land comprising the subject site was not subdivided. The approximate location of the subject site is outlined in red and shown by a red arrow.
Source: SLNSW, Bellevue Hill Subdivision Plan.

In 1834, Solomon Levy died. In 1844, Cooper had privately commissioned Colonial Surveyor General Thomas Mitchell to produce a plan of the Point Piper estate. Several roads to open up the land and subdivision of the estate into portions suitable for sale and lease started at this time. However, at this time the estate was viewed as inconveniently remote from the Sydney, and of interest just to those with the means to both create self-sufficient establishments and service their own transport needs. Cooper's plan to raise revenue from his land was not successful due to the economic downturn that began with the 1840s depression.

In 1847, through an agreement negotiated between Daniel Cooper and John Levy, the sole beneficiary of Cooper's late partner Solomon, who had died in 1834, the entire estate was in the possession of the Cooper family. Following the death of Cooper in 1853, the Point Piper estate was inherited by Daniel Cooper's nephew, also named Daniel Cooper. From the mid 19th century, pockets of land along the ridges of Bellevue Hill were released in piecemeal fashion by the Cooper Estate, providing the sites of the few early houses.

Housing in Bellevue Hill was largely owner-occupied, with almost stable occupation and long-term ownership.

Bellevue Hill is a hourbourside eastern suburb of Sydney, which is known as a wealthy suburb, located 5 kilometre east of the Sydney CBD. The building is located on the western side of Drumalbyn Road, surrounded by one to three storey residential buildings of variety styles and date of construction. Buildings are set well back from the main road. The subject site is a battle-axe, with a steep slope westward to Victoria Road, which is accessed via stairs on the southern end of the site and an inclinor for disability access.

2.2 EARLY OWNERSHIP AND USE OF THE SITE

The subject site is part of the 1130 acres granted to Daniel Cooper and Solomon Levy in 1830. The subject site was located in the Cooper's Bondi-Bellevue Hill Estate, the last of the land to be alienated from the Cooper estate in large-scale release. The subdivision of Cooper's Bondi-Bellevue Hill estate released in three stages between 1912 and 1919, saw the break-up of the last large portion of unalienated land in the vicinity, and in the Point Piper (Cooper) Estate.

In spite of the estate name, none of these three subdivisions include any part of the neighbouring suburb of Bondi, which is separated from Woollahra by the Old South Head Road boundary. The subdivision name was probably invoking as a selling point for the land, the proximity of a desired landmark, Bondi Beach, located withing walking distance of the estate.

The subdivision containing the subject site was the last subdivision which presented for auction in 1919, with unsold portions auctioned in 1921. A building covenant was attached to the sale, stating that although buyers were not required to build, when they did, all main buildings has to be a value of not less than six hundred pounds and with slate or tile roofs.

In c.1920, the land comprising the subject site was purchased by Joseph Cuthbert Kershaw. A building covenant was attached to the site, stating that:¹

Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than the value of Five hundred pounds or any pair of semi-detached main buildings of less than the value of Nine hundred pounds and shall not construct the main roof of any such building of iron and that the said Joseph Cuthbert Kershaw his heirs executors administrators or assigns shall not erect any advertisement hoarding on the said land.

The land was further subdivided forming the subject site.² The subject site remained in the ownership of Kershaw until 1936, when it was transferred to Alfred Kiel Jones, Company Director in Sydney, by the English Scottish and Australian Bank Limited (mortgage exercising power of sale), after a foreclosure of a mortgage. Jones remained the owner of the subject site until 1938. The land changed hands several times and in 1943, it was sold to Leslie George Cole, theatrical entrepreneur and Gladys Pretoria Cole.

It appears that the subject site remained undeveloped until 1938 when the existing building was constructed on the site.

The subject site handed over several times. In 1943, the subject site was sold to Leslie George Cole, theatrical entrepreneur. It transferred several times and in 2014 it was in the possession of Katie Molnar.

1 HLRV, Vol 3153 Fol 236.
2 HLRV, Vol 4840 Fol 80



Figure 2.4
The third (last) subdivision of the Cooper's Bondi-Bellevue Hill Estate in 1919. At this time, the subject site was not subdivided and auctioned. The approximate location of the subject site is outlined in red, shown by a red arrow.
Source: SLNSW, Cooper's Estate Bellevue Hill-Bondi Estate, 1911.
Call number: Z/SP/B29/5.

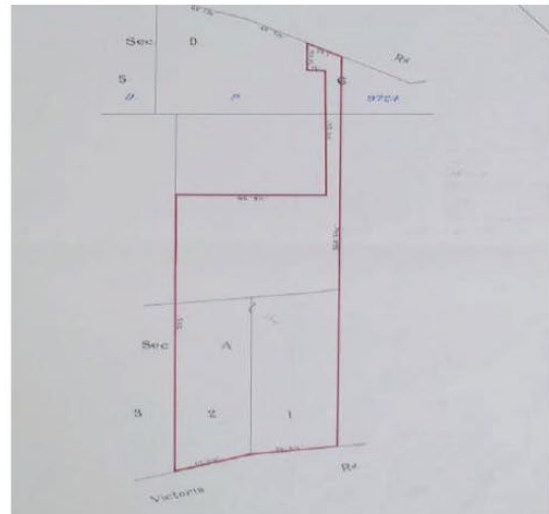


Figure 2.7
In 1927, the land was subdivided and a portion comprising the subject site remained in the possession of Kershaw.
Source: HLRV, Vol 3971 Fol 69.

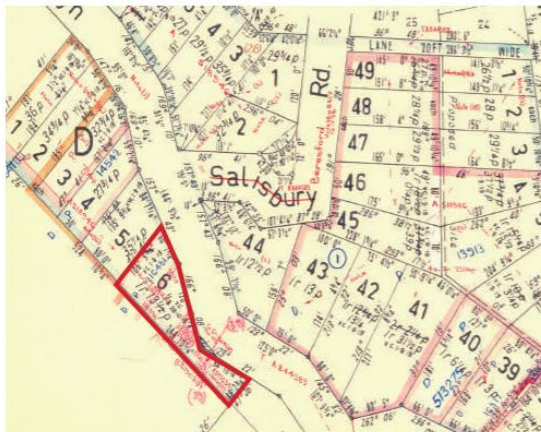


Figure 2.5
Plan of part of land, being the 3rd subdivision of Cooper's Bondi Bellevue Hill Estate, showing the land comprising the subject site was subdivided at this time. The land comprising the subject site is outlined in red (Lot 6).
Source: HLRV, DP Number 9724, c.1919.

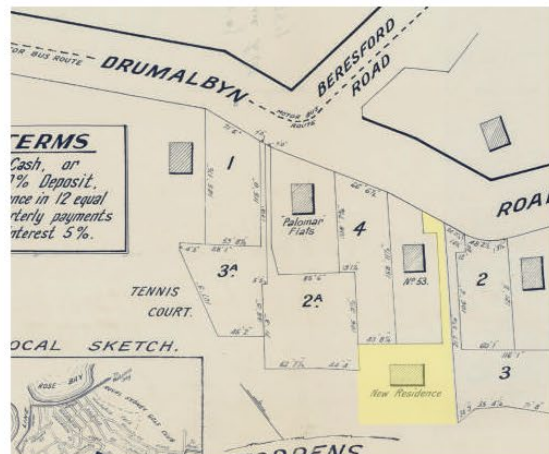


Figure 2.8
Auction map of 1937, showing the subject site, shaded in yellow. At this time, the subject building at 55 Drumalbyn Road was labelled 'New Residence', showing its recent construction.
Source: SLNSW, Call Number: SP/B29

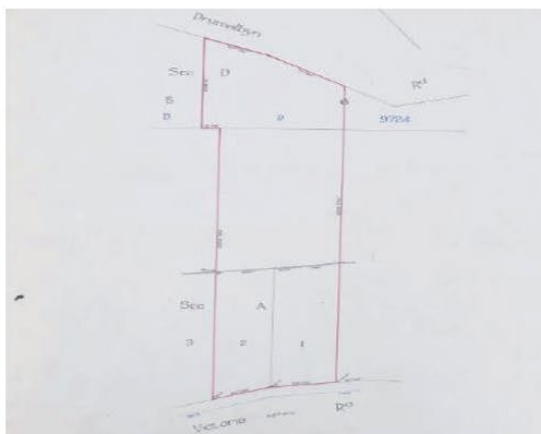


Figure 2.6
In 1921, the land comprising the subject site was in the ownership of Joseph Cuthbert Kershaw.
Source: HLRV, Vol 3153 Fol 236.

2.3 ARCHITECT: P. CRAIG AND JOHN M. BRINDLEY

Percy Gordon Craig was born in 1886 in Bathurst. He started his career as an architect from 1913 at Katoomba, Blue Mountain, known as Craig & Craig. He designed cottages in Hornsby, Blue Mountains, and Coogee. In c.1919, Craig moved to Sydney and established his practice at Pitt Street. He became a registered architect in 1924. He was involved in designing cottages, private residences, offices, and hotels. Some of his well-known designs were Canterbury Baths, Orion Theatre, and Harbord Hotel. Although he was involved in the design of many projects, William House, a mixed residential and commercial building at William Street, seems to be the only heritage listed building designed by him.

As it can be seen from his projects, Craig mainly applied the conventional architecture style of the time.

John Miller Brindley completed his architectural studies in 1934 at the Sydney Technical College, and became a registered architect in 1936. At this time, P. Craig and John M. Brindley started their partnership which lasted until probably the beginning of the WWII. Their office was located at 17 Castlereagh Street, Sydney.

'Ian Lodge', residence of Mr. E. Millers at Rose Bay was designed by P. Craig and John M. Brindley in 1936, which appears to be one of the early residential works done by them as partners. The building was designed in the Inter-war Old English architecture style.

Given that John M. Brindley was a young, newly graduate architect, he was very familiar with the Modern, Functionalist/Cubist architecture style which emerged in Europe mainly in the 1920s, and gained recognition in Australia during the 1930s. Accordingly, it appears that in the design of the building at 55 Drumalbyn Road, Brindley had the major design role.

After the Second World War, in late 1945, John M. Brindley worked for the brewing firm of Tooth & Co. and then he teamed up with Wilfred Allan Davey in 1947. Davey and Brindley were involved and completed several industrial projects, shops, flats, and residential buildings, most of which were designed in the Modern architecture style, which became a dominant style mainly after WWII. Some of their projects were highlighted in magazines and newspapers of the time.



Figure 2.9
York Motors, William Street, Darlinghurst, designed by Percy Gordon Craig in 1925.
Source: Preliminary Heritage Assessment Report, 2021



Figure 2.10
Mr. E. Miller's Residence at Rose Bay, known as "Ian Lodge", designed in 1936 in Inter-war Old English architecture style by P. Craig and John M. Miller in partnership. This house appears to be one of their first project in partnership.
Source: Trove, Building Magazine, November 1936.

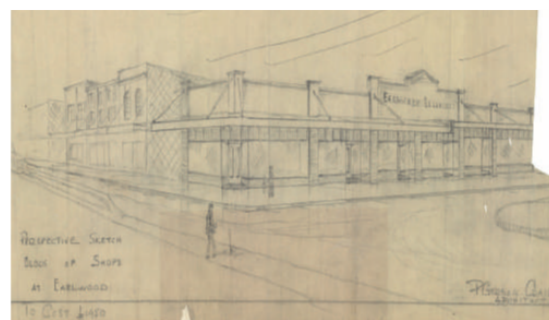


Figure 2.11
Block of shops at Earlwood designed by P. Craig in c.1950, showing Craig's traditional approach in architecture, and he was not practicing 'Modern' architecture style.
Source: SLNSW

In 1956, Bruce Arthur Vickery joined Davey & Brindley, and the firm became Davey, Brindley & Vickery.

Brindley was also active with RAlA and lectured in architectural practice for some years at the University of New South Wales. In 1986, Brindley retired from practice.



Figure 2.12
The proposed Departmental Store for Samoa, designed by Brindley and Davey, demonstrating features of Modern architecture style.
Source: *Trove, Building and Engineering Magazine*, December 1946.



Figure 2.13
Lakemba Baby Health Centre designed by Brindley and Davey in 1949, displaying features of Modern architecture style.
Source: *Trove, Decoration and glass magazine*, January-February 1949.



Figure 2.14
Punchbowl Health Centre designed by Davey and Brindley, displaying modern architecture style.
Source: *Trove, Decoration and glass magazine*, January-February 1948.



Figure 2.15
Northbridge House designed by Brindley in 1949.
Source: *Trove, Decoration and glass magazine*, January-February 1949.

2.4 MODERN/FUNCTIONALIST ARCHITECTURE STYLE

The Inter-war Functionalist/Cubist architecture style had its background in European modernism of the 1920s and 1930s, when the Modern Movement rejected the historical styles. The style was influenced by Le Corbusier, Eric cMendelsson, W M Dudock, Ludwings Mies van der Rohe, Walter Gropius, and Ernst May. Influential European exhibitions such as the International Exhibition of Decorative Arts in Paris in 1925, the 1927 Stuttgart Weissenhof Siedlung and the 1931 Berlin Building Exhibition, both coordinated by Mies van der Rohe, combined to consolidate the new architecture across Europe.

Le Corbusier played an important role in the development of modern architecture in the early 1920s century, and had an influence on young architects such as Sydney Ancher.

The Fagus Factory designed by Walter Gropius and Adolf Meyer in Alfeld an der Leine in 1911, can be considered as the earliest examples of 'Functionalist/ Cubist' architecture style, and came to be one of the premier examples of architectural 'Modernism' during the 1920s.

In England and Australia, the less radical brick work of architect Willem Dudock, gained a solid following during the 1930s. Australia was slow to embrace these ideas of Modern Movement, while the young, well-travelled architects produced streamlined, horizontal architecture, more often in the design of factories, schools, and hospitals. The modern architecture style came to Australia mainly in the 1930s. However, it gained recognition and acceptance mainly during the 1950s primarily for their radical, flat-roofed, glass-walled private houses.

The characteristics of Modern Movement architecture include geometric cubistic forms that looked as though they could have been machine-made, a preference of "skeletal" forms framed system rather than monolithic masonry that enable open planning, a fully resolved architecture where buildings were meant to be seen as a free-standing object, asymmetry rather than symmetry, and clear expression of function. Ornament was dispensed with and the appearance of surfaces and sun shading devices were thought sufficient to provide visual interest, although murals sometimes formed coherent decorative schemes.



Figure 2.16
The Fagus factory designed by Gropius and Meyer in 1911 in modern architecture style.
Source: <https://www.archdaily.com/612249/ad-classics-fagus-factory-walter-gropius-adolf-meyer>



Figure 2.17
Michaelson Country House at shores of Elbe in Hamburg designed by Karl Schneider in 1923-24.
Source: <https://www.outdooractive.com/en/poi/hamburg/michaelson-country-house/32178896/>



Figure 2.18
Oud Weissenhof Stuttgart, designed by J. J. P. Oud, constructed in 1927.
Source: http://www.greatbuildings.com/buildings/Weissenhof_Row_Houses.html

The main features/attributes of the style were:

- Asymmetrical architectural massing
- Simple Geometrical Shapes
- Columns not emphasised or located behind glass
- Long horizontal spandrel and/or balconies
- Slim, metal framed window glazing
- Ribbon windows
- Corner windows
- Roof concealed behind parapet
- Cantilevered balcony or hood
- Long, thin string courses, often as continuation of terrace or window hoods
- Stairs expressed by vertical windows or towers
- Semicircular windows and rounded corners

Sir Roy Burman Grounds is regarded as a leader of Modernist architecture in Australia. He studied architecture at the University of Melbourne Architectural Atelier. He worked in London and United States for a while. Having worked in Europe and the US, Grounds became well familiar with the modern architecture style before returning to Australia in 1932. His earlier work incorporated the Modern movement. Sunshine Home at Upper Beaconsfield, Wildfield was designed by Grounds in 1933 is referred to as an early example of Modern (Functionalist) building in Australia. The building displayed main features of the style including a long flat roof, rectilinear composition of white painted brick, with red and cream brick details, and corner windows.

Grounds' own residence, known as 'The Ship', located at 35 Rannoch Avenue, Mount Eliza, Victoria, constructed in c.1934, is another example of modern/Functionalist architecture, which is considered to be the earliest surviving house in Victoria to adopt the Modern Style.

In the first half of the 1950s, young architects in NSW developed a regional version of the Modern Movement, known as "the Sydney School". Although it was not a unified style, it reflected shared approaches to architecture.



Figure 2.19
Sunshine Home at Upper Beaconsfield, Wildfield, designed by Roy Burman Grounds in 1933. The building is referred to as an early example of modern architecture in Australia.
Source: Trove, *The Herald*, 1933.



Figure 2.20
The Ship, designed by Roy Grounds as his residence, in c.1934.
Source: <https://vhd.heritagecouncil.vic.gov.au>

2.5 INTERNATIONAL EXAMPLES OF MODERN/FUNCTIONALIST STYLE

The following buildings are examples of Modern/Functionalist style, designed and constructed mainly in Europe.

2.5.1 ITALIAN GARDEN HOUSING ESTATE

Architect: Otto Haesler
Year of construction: 1923-25

The Italian Garden development comprises eight two-storey, flat-roofed houses and two three-storey hip roofed houses. The flat-roofed buildings which face each other in two rows of four, have a brightly middle section with a central entrance and stairwell. The doors and windows are in bright red. Each side of the facade is covered in Colored cubes. The colour scheme of the building points to a modern idiom. The main features of the style include cubic forms, flat roofs, and corner windows.



Figure 2.21
Housing Estate by Otto Haesler in Italy designed by Otto Haesler in 1923-25.
Source: <https://www.dw.com/de/das-gro%C3%9Fe-unbekannte-bauhaus-in-celle/a-48481294>

2.5.2 MICHAELSEN COUNTRY HOUSE AT SHORES OF ELBE

Architect: Karl Schneider
Year of construction: 1923 - 24

The building is located high above the shores of the Elbe in Hamburg's Blankenese District. It is the best known work by the architect Karl Schneider.

Schneider's characteristic architectural language is evident in the clear composition of volumes and three dimensionality. The two storey main building leads to a rounded terrace on the upper floor. This east wing is connected to a terrace wing, with a rounded end, by a four-storey tower at the corner. A curved panoramic window in the east wing was considered unique in the architecture of the early 1920s.

The building's clear reduced form is highlighted by its whitewashed facade, in which the dark window frames and doors stand out from it.



Figure 2.22
Michaelsen Country House at shores of Elbe
Source: <https://www.outdooractive.com/en/poi/hamburg/michaelsen-country-house/32178896/>

2.5.3 MASTERS' HOUSE IN DESSAU

Architect: Walter Gropius
Year of construction: 1925 - 26

The building is a prototype of Modernism, constructed between 1925 and 1926. The building comprises three semi-detached houses and a detached villa for the director. The house was designed and built for the Bauhaus masters and their families. The buildings were intended to be functional, which is reflected in the design and positioning of the buildings, and the spatial composition, which is based on units of use and the direction of light.

Interlocking cubic structures of various heights have formed the building, while towards the street the semi-detached houses are distinguished by substantial glazed studios. Vertical strip windows on the sides let light into the staircases. The Director's house has an asymmetric arrangement of windows. The light-coloured houses have terraces and cantilevered balconies with pipe railing.



Figure 2.23
Masters' House in Dessau, 1925-6
Source: <https://www.bauhaus-dessau.de/en/architecture/bauhaus-buildings-in-dessau/masters-houses.html>

2.5.4 LANGE HOUSE AND ESTERS HOUSE IN GERMANY

Architect: Ludwig Mies van der Rohe
Year of construction: 1928 - 30

The building comprises two brick houses in the form of interlocking cubes that were built between 1928 and 1930, in the Bauhaus architecture style.

The simple building volumes are staggered like boxes inserted one into another. Large window facades, in part sunk into the ground, penetrate the brick masonry facades. While the buildings seem close to the street, open terraces in the rear transition like steps into the park-like gardens.

The buildings display strong features/attributes of the style in form of asymmetrical, simple geometrical shapes, ribbon windows, terraces with pipe railing, and hoods.



Figure 2.24
Casa Lange seen from the garden of House Esters, in Krefeld, Germany.
Source: http://architectuul.com/architecture/view_image/haus-lange-and-esters/17560

2.5.5 KREUTZENBERGER WINERY

Architect: Otto Prott

Year of construction: 1929 -30

The building is a classic example of modern architecture, displaying the main features of the style such as white plaster finish, round corner with two curving bands of windows, cantilevered balcony and hood, roof concealed behind parapet, and pipe railing. The bands and the flat roof with its open terrace, recall Bauhaus architecture, as does the flat roof and its open terrace.

The building is listed as a cultural monument of the Rhineland-Palatinate and is regarded as a unique example of the influence of the Bauhaus on the architecture of wineries.



Figure 2.25

Kreutzenberger Winery

Source: <https://www.grandtourofmodernism.com/sites/details/31/>

2.5.6 LE CORBUSIER HOUSE AT THE WEISSENHOF (WEISSENHOF ESTATE)

Architect: Le Corbusier and Pierre Jeanneret

Year of construction: 1927

The building is internationally considered as one of the most important icons of classic modern architecture. It was built in Stuttgart. While the project was headed by Mies van der Rohe, 17 architects from five European countries participated including Walter Gropius, Le Corbusier, and Hans Scharoun.

The building attracted international attention by its clear, austere, and minimalist architecture of its white cube-like buildings. Its main architectural features/ attributes of the style include the typical flat roofs, long ribbon windows, and the material (glass, steel, and concrete).



Figure 2.26

Le Corbusier House at the Weissenhof (Weissenhof Estate).

Source: <https://www.grandtourofmodernism.com/sites/details/56/>

2.6 NATIONAL EXAMPLES OF MODERN/FUNCTIONALIST STYLE

Various paths including exhibition, travel, publications, professional networks, emigration, and education resulted in the emergence of modernism thinking in Australia in the late 1920s. Although, overseas travel for Australian architects and designers was not a new phenomenon, from the Great Depression (1929-32) onwards, they were more exposed to ideas from Europe, Great Britain, and United States. Publications played an important role in bringing in the modernist ideas.

The following modern buildings are considered as early examples of Australian modernism, that were constructed in the 1930s, some of which were reflected in the magazines of the time.

2.6.1 THE MOIR RESIDENCE IN ACT

43 Melbourne Avenue, Forrest
Architect: Malcolm Moir
Year of construction: 1935 - 37

The building was designed by Malcolm Moir, as his own residence in 1935, and completed in 1937. This building is an early example of the Inter-war functionalist style in Canberra. The building displays main features of the style including asymmetrical cubic massing with a roof concealed by parapet, metal-framed corner and ribbon windows, and cantilevered balcony and hood.

The building is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture. It is regarded as Canberra's best single example of the Inter-war Functionalist architecture.



Figure 2.27
The Moir Residence at Forrest, ACT, 1935
Source: GBA Heritage, 2022.

2.6.2 HOUSE

6 Graylind Place, Vaucluse
Architect: Joseland and Gilling
Year of construction: 1935

The building was designed in the Inter-war modern architecture style featuring main attributes of the style including cubist built form, corner windows, concrete cantilevered hoods and balconies with pipe rail balustrade, and roof terrace, and high parapet concealing the roof. The building is a heritage listed item in the Woollahra LGA.



Figure 2.28
Residence at 6 Graylind Place, Vaucluse
Source: <https://www.onthehouse.com.au>

2.6.3 WYLDEFEL GARDENS IN NSW

8A Wylde Street, Potts Point
Architect: John Brogan
Year of construction: 1936

A. W. Crowle, a wealthy motor car importer, purchased a typical two-storey Victorian mansion at Potts Point. During his travel in Germany, he saw functionalist style of architecture that was spreading throughout the Europe. Upon his arrival in Australia, in c.1936 he contracted John Brogan to design a group cascading apartment blocks, a house, and boat shed running down the side of the Victorian building to the harbour. Apartments were designed in Functionalist architecture style, with flat roofs, simple white rendered walls, steel framed windows, curved corners, corner windows, window hoods, and balconies with pipe railings.



Figure 2.29
Wyldefel Gardens at Potts Point, 1937
Source: <https://www.gartnerrose.com/Past-Projects/Heritage-Restoration/WyldefelGardens.aspx>

2.6.4 HOUSE IN ACT

3 Wilmot Crescent, Forrest
Architect: Malcolm Moir
Year of construction: 1936

This building is regarded as an early example of the Inter-war Functionalist style which was constructed after Moir's own residence. The building displays typical features of the style through asymmetrical cubic massing, simple geometric shape, roof concealed behind parapet, metal framed corner windows, ribbon windows, and cantilevered balcony with pipe railing, and hood

The house is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture. It is regarded as a good early example of the Inter-war Functionalist style designed by Malcolm Moir.

Although the house has undergone several alterations, the important features of the style are intact.



Figure 2.30
The Moir Residence at Forrest, ACT, 1935
Source: <http://www.canberrahouse.com.au/houses/3-wilmot.html>

2.6.5 PREVOST HOUSE IN NSW

67 Kambala Road, Bellevue Hill
Architect: Sydney Ancher
Year of construction: 1937

In c.1936, Prevost house was designed by Sydney Ancher, one of the Prevost's young staff members who won an internal competition to design his employer's new home. In 1930, Anchor won a travelling scholarship and worked for several architect firms in London where he gained knowledge of Modern/ Functionalist architecture style, which was well-known in Europe. The Prevost house is a two storey rendered masonry structure with flat roofs, cubic massing and the proportions horizontal, relieved by a large circular window on the south elevation, the small portholes on the western elevation, and the curved corner window, sun-room, deck, and pipe balustrade on the south-west corner. The colour scheme was off white with wadgewood blue eaves.

The flat roof, curved front facade, and glazed entrance were revolutionary architectural elements in the 1930s. The building's success resulted in an explosion of similarly functionalist houses in the area. The house is the register of the National Estate. The following information is sourced from docomomo Australia:³

Statement of Significance:

A house of considerable architectural significance as one of the finest Functionalist style houses in Australia. An early work of the prominent architect Sydney Ancher, which is a sophisticated interpretation of nautical and other overseas influences. The flat roof, which is symbolic of the modern movement, is one of the earliest in Australia. The house marks a turning point in the history of twentieth-century architecture in Australia.



Figure 2.31
Prevost House at Bellevue Hill, 1937.
Source: <https://docomomoaustralia.com.au/prevost-house-1937-nsw/>

3 <https://docomomoaustralia.com.au/prevost-house-1937-nsw/>

2.6.6 DOCTOR RESIDENCE IN QLD

Stanthorpe, Queensland
Architect: J. P. Donoghue and C. W. T. Culton
Year of construction: 1937

The building located at Stanthorpe, was designed by J. P. Donoghue and C. W. T. Fulton, and constructed in 1937. As described in the Building magazine, for the design of the building the modern style was adopted. The external walls were treated in face brick. The building displayed main features of the style through its asymmetrical cubic massing, rounded corners and windows, and cantilevered balcony and hood, and pipe railing.

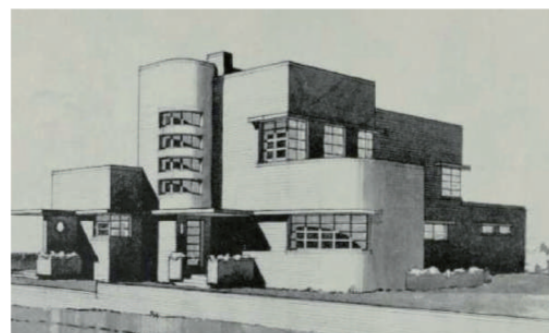


Figure 2.32
Doctor's Residence, Stanthorpe, Queensland.
Source: Trove, Building Magazine, 1937

2.6.7 HOUSE IN NSW

55 Drumalbyn Road, Bellevue Hill
Architect: P. G. Craig
Year of construction: 1937 - 38

The subject building was designed by P. G. Craig and John M. Brindley in partnership. However, it appears that Brindley had a key role in design of the building. The building was designed in Functionalist/cubist style, displaying the features of the style including asymmetrical architectural cubic massing, horizontal cantilevered balcony with pipe balustrade. A comparison with the original architectural drawings shows that the building had a simple/restrained design, while horizontal elements (window hoods) were added later to the main elevation of the building.



Figure 2.33
The subject house at 55 Drumalbyn Road, Bellevue Hill
Source: GBA Heritage, 2022

2.6.8 ASHDOW IN NSW

96 Elizabeth Bay Road, Elizabeth Bay
Architect: Aaron Bolot
Year of Construction: 1938

The building located at Elizabeth Bay, was designed by Aaron Bolot, and completed in 1938. The building is often referred to an example of the Sydney P&O style. In the design of the building, Ashdow employed a number of elements associated with modern buildings, and is influenced by the European Functionalist style. The building's main features include a striking curved bay, planar wall surfaces, metal framed windows, corner windows, flat roof, and rear cantilevered balconies with pipe railings.



Figure 2.34
Ashdow apartment building at Elizabeth Bay, 1938.
Source: <https://www.raywhite.com/nsw/elizabeth-bay/1773812/>

2.6.9 HOUSE

99 Yarranabbe Road, Darling Point
Architect: J. A. V. Nisbet
Year of construction: 1938

The building was designed by John Nisbet in the Inter-war Modern architecture style in 1938, featuring some attributes of the style. Although, the building has undergone alterations and additions, the main architectural features of the style are still legible. The building was highlighted in the Home magazine, 1939, as "A modern house makes most of site and sun. An excellent example of intelligent planning for contemporary living conditions. The slightly textured bricks are in soft tones of rose and plum and brown."



Figure 2.35
House at 99 Yarranabbe Road, Darling point
Source: Trove, Home Magazine, 1939

2.6.10 FORREST FIRE STATION

Section 35, Canberra Avenue, Manuka Circle, Fitzroy Street and Empire Circuit
Architect: E. H. Henderson (Chief Architect Works & Services Branch)
Year of construction: 1939

The Forrest Fire Station Precinct includes the Fire Station and seven two-storey houses. The building was designed by E. H. Henderson who was the Chief Architect of the Department of Interior, Works Branch, and was responsible for the design of the precinct. Given that the design drawings were signed by Cuthbert /Whitely, he probably had a key role in the design.

Houses are good examples of Inter-war Functionalist architecture, constructed in panels of red and cream face bricks with a regular arrangement of windows, flat roofs concealed behind parapets, and small cantilevered balconies with pipe railing. The interlocking horizontal and vertical elements are influenced by Willem Dudok's European modernist architecture in Holland.

The Forrest Fire Station and residences are listed on the ACT Heritage Register and the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, regarded as an excellent example of the Inter-war Functionalist Style.

2.6.11 CARRABATT IN NSW

17 Drumalbyn Road, Bellevue Hill
Architect: Samuel Lipson
Year of construction: 1939

The house located at Drumalbyn Road in Bellevue Hill, was designed by Samuel Lipson, and constructed in 1939. The building was designed in the Modern architecture style, displaying the main features of the style including cubic massing, curved corner window, metal framed windows, and continuous window hood. The building was described in the Building magazine as:

A Modern Home, cast in the modern style, this design is full of interest and the manner in which a steep site has been handled, so that garden and house have been blended to form a harmonious whole, is well worthy of study. The treatment of the chimney is interesting, while the round brick piers to the beautiful sun verandah are also an attractive feature.

The building has undergone extensive alterations internally and externally.



Figure 2.36
Forrest Fire Station and residences
Source: GBA Heritage, 2022



Figure 2.37
Forrest Fire Station and residences
Source: GBA Heritage, 2022.



Figure 2.38
Carrabatt House at Drumalbyn Road, Bellevue Hill, 1939.
Source: Trove, Building Magazine, 1939

2.6.12 HOUSE IN ACT

24 Arthur Circle, Forrest
Architect: Kenneth Oliphant
Year of construction: 1939

The house is regarded as a late example of the Inter-war Functionalist style through its asymmetrical massing, simple geometric shapes, roof concealed behind parapet, rounded corner window, and hood.

The building is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, and is regarded as a good example of the Inter-war Functionalist style. Although the building has undergone extensive alterations and additions, most of its functionalist features are still visible.



Figure 2.39
House at Arthur Circle, Forrest.
Source: GBA Heritage, 2022.

2.6.13 WHITLEY HOUSES IN GRIFFITH AND BRADDON

60 Leichhardt Street, Griffith
95 and 97 Canberra Avenue, Griffith
107 Limestone Avenue, Braddon

Architect: Cuthbert Whitley
Year of construction: 1939

The houses are single storey, displaying typical characteristics of the Inter-war Functionalist style through their asymmetrical massing of simple, cubic shapes, low-pitched roof concealed behind parapet, metal-framed windows, corner windows and hood.

Whitley houses are listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, regarded as an excellent example of the Inter-war Functionalist style. During 2004-2005, development approvals were granted for multi-storey developments on each of the blocks.



Figure 2.41
House at Limestone Avenue, Braddon
Source: GBA Heritage, 2022.



Figure 2.40
House at 60 Leichhardt Street, Griffith
Source: GBA Heritage, 2022.



Figure 2.42
House at Canberra Avenue, Griffith
Source: GBA Heritage, 2022.

2.6.14 HOUSE

10 Arthur Street, Dover Heights NSW 2030
Architect: unknown
Year of construction: 1915 - 1945

While the statement of significance for the building is limited to "excellent, intact example of the Inter-war Functionalist style. Local significance", the NSW Heritage Database provides the following information for the physical description of the building, Database No. 2620015:

Physical Description

Inter-War Functionalist style, characterised by box forms, flat roof, cubic massing, juxtaposed planar surfaces and asymmetrical form. Influenced by Dutch School. Stripped of all traditional building features such as eaves and awnings. Special regard for the massing of the building with simple geometric shapes; square, rectangle and circle. Balustrade railing adopts a non repetitive design, the whole being individually made. Appears virtually unaltered. Simple, white painted, rendered fence. Garden area planted with large and small shrubs.



Figure 2.43
Residential building at Dover Heights, 1915-1945
Source: Realestate.com.au

2.6.15 HOUSE

5 Hopetoun Avenue, Mosman, NSW 2088
Architect
Architect: Eric Lindsay Thompson
Year of construction: unknown

The NSW Heritage Database provides the following information for the House, Database No. 2060201:

Statement of Significance

The residence of an important NSW figure for nearly 60 years. A pleasing and intact example of the Inter War Functionalist style, set in a terraced garden which complements the house excellently.

Comment

Although the building is described as being designed in Inter-war functionalist style, it also has some features of Georgian Revival style displaying in multi-paned sashes in the Georgian style, showing the influence of Professor Leslie Wilkinson, the architect's mentor.



Figure 2.44
House at 5 Hopetoun Avenue, Mosman
Source: Realestate.com.au

2.6.16 CUMBERLAND - RESIDENTIAL FLAT BUILDING DWARF BRICK WALL, PAVING AND GROUNDS

81 Birriga Road, Bellevue Hill, NSW 2023
Architect: Gordon McKinnon & Sons
Year of construction: 1939 - 40

The NSW Heritage Database provides the following information for the Cumberland - residential flat building dwarf brick walls, paving and grounds, Database No. 2711437:

Statement of Significance

The residential flat building at 81 Birriga Road is of historic significance as a well detailed example of a later inter-war residential flat building incorporating notable aesthetic characteristics that combine historic revival styles and the Inter-war Functionalist style based upon European Modernism. The building, in conjunction with the adjacent flat building at 81A Birriga Road, has landmark qualities deriving from the related forms located on the inner curve of Birriga Road. The pair of structures have representative value as a well detailed and largely intact example of a late inter-war flat complex.

Comment

The building displays architectural features of two styles; Inter-war Old English and Inter-war Functionalist style. The main features of the Inter-war Functionalist style include corner windows, cantilevered balconies and pipe railings, window hood, hipped roof concealed by parapet.



Figure 2.45
Cumberland- residential flat building at Bellevue Hill.
Source: *Realestate.com.au*

2.6.17 EVANS CRESCENT HOUSING PRECINCT

Block 2, 3, 5, 6, 7 Section 38 of South Canberra
Architect: Malcolm Moir and Heather Sutherland
Year of construction: 1939 - 40

The houses are an example of Inter-war Functionalist style through their asymmetrical cubic massing, roofs concealed behind parapets, metal-framed corner and ribbon windows, cantilevered balconies with pipe railing, and hoods.

The Evans Crescent Housing Precinct was considered a significant architectural achievement because of the way the houses relate to each other, and their contribution to modernism architecture in Canberra, and inter-war architecture generally.

The houses are considered among the first modern designs in Canberra. The Evans Crescent Housing Precinct is listed on the ACT Chapter of the Australian Institute of Architects Register of Significant Twentieth Century Architecture, and is regarded as an excellent example of the Inter-war Functionalist style, and the only example in Canberra of a coherent group of residences in this style.

Of the six original houses, three remains; Numbers 7, 9, and 11.



Figure 2.46
Evans Crescent Housing at Griffith.
Source: *GBA Heritage, 2022*

2.7 POST-WAR MODERN ARCHITECTURE IN AUSTRALIA

In the first half of the 1950s, young architects in NSW developed a regional version of the Modern Movement, called "the Sydney School". Although it was not a unified style, it reflected shared approaches to architecture. Modern movement fundamentals included open planning, expression of materials and structures, maximising sunlight and fresh air.

The post-war modern architecture was mainly influenced by emigre architects who arrived to Australia before WWII and eventually established themselves in the late 1940s, most notably for their Inter-war Bauhaus 'Modern' architecture, helping to popularise Modernist architecture in NSW. Emigre architects brought direct experience of European modernism that was initially supported by a network of European clients. The style gained recognition and acceptance during the 1950s.

The following buildings are examples of post-war Modern/Bauhaus/functionalist architecture in NSW, most of which are heritage listed.

2.7.1 EISNER HOUSE

Pacific Highway, Warrawee
Architect: Hugo Stossel
Year of construction: c.1947

Comment

Eisner House is probably the first Stossel designed house, which is now demolished. The house was designed for Moses Eisner and his wife who were Polish. Eisner was the director of the Arcos steel company. The house was described as 'indoor-outdoor living' which had a flexible plan that incorporated living and dining activities into one large area. The house was described in the Sun-Herald (1953) as follows:

Built in the style of Continental modern architecture, the house sits in a large grounds. The garage connected to the house with a covered way that is really an expression of the deep window eaves.

Contrasting with the white-painted, cement rendered exterior walls in a brick flower trough stretching the length of the front of the house, and the three upstairs windows have projected frames that add to the pattern of the facade.

The house has key characteristics of Bauhaus 'Modern' architecture in its simple coloured strong rectangular form, robustly modelled within the site.



Figure 2.47
Eisner House in Warrawee designed by H. Stossel in c.1947. It is demolished.
Source: Sydney Living Museum.

2.7.2 HILLMAN HOUSE

40 Findlay Avenue, Roseville
Architect: Dr Henry Epstein
Year of construction: 1948-49

The NSW Heritage Database provides the following information for Hillman House, Database No. 2660308:

Statement of Significance

The Hillman House has significance as one of the finest and most intact examples of domestic European Modernism to be constructed in Australia. A rare item, the house has historical significance as designed by prominent Sydney architect and founder of ACA (Association of Consulting Architects) Dr Henry Epstein. As a Post-war residence, it demonstrates a particular evolution of Modernist architecture in Australia.

Comment

The house was constructed in 1949 for Chiam Hillman who was a Polish immigrant. The house was designed in an asymmetrical stacking of rectangular prisms with continuous horizontal steel-framed windows. The architectural features of the building including metal-framed corner windows, cubic massing, and roof concealed behind parapet, resemble the Inter-war Functionalist style. No extensive changes have been undertaken in the house and it has remained largely intact. The house is registered in the list of significant buildings in NSW by Australian Institute of Architects (AIA).



Figure 2.48
Hillman House designed by Dr Henry Epstein, 1948.
Source: NSW Heritage Inventory

2.7.3 THE LINDFIELD RESIDENCE

72 Woodlands Road, Lindfield
Architect: Hugo Stossel
Year of construction: 1951

The NSW Heritage Database provides the following information for Hillman House, Database No. 1880723:

Statement of Significance:

Reasons for listing; architectural, municipal significance; possible state significance.

Comment

Hugo Stossel designed his own house in 1951 which was described as 'planned for sun and privacy'. The house was built of rendered brick walls, wooden floors and flat roof of timber construction, with steel windows and sliding doors. The house was designed in a solid stacking rectangular prisms and was robustly modelled. All external walls were cement rendered and then painted with a parchment-toned, weather-resisting paint, providing additional insulation. Maximum sunlight was a factor in designing the bedrooms, in which a wide cantilevered awning excluded the sun in summer but admits it in winter.

The house displays typical features of the Inter-war Functionalist style through its simple cubic massing, metal framed corner and ribbon windows, roof concealed behind the parapet, and hoods.

The house is registered in the list of significant buildings in NSW by AIA. The house is substantially intact with a high level of integrity, in which its massing and presentation within its setting have been retained as originally designed, enabling its interpretation and appreciation from the public domain.



Figure 2.49
The Lindfield Residence photographed by Phil Ward, 1951
Source: Google map, 2019

2.8 COMPARATIVE ANALYSIS

As stated by the Heritage Council of NSW:⁴

Modern Movement architecture in NSW is a regional manifestation of an important, evolving international approach to design.

Although the modern movement in architecture emerged in the 1920s in Europe, came to Australia primarily in the early 1930s, developed after the WWII, and gained recognition in the 1950s.

All identified modern buildings are classified in three groups of international Inter-war functionalist buildings, national Inter-war functionalist building, and post-war modern/functionalist buildings, showing the emergence of the style, its application in Australia, and its progress after the WWII.

All identified buildings were constructed from the late 1920s onwards, following the spread of modern movement in Europe in the early 1920s. All identified buildings display the main features/attributes of the style, including asymmetrical simple geometrical shapes, metal framed corner and ribbon windows, roof concealed behind parapet, cantilever balcony and hood, pipe railing, and in some cases rounded corners and semicircular windows.

Some of the identified buildings have undergone extensive alterations over time; however, in most cases the main or strong features/attributes of the style are still legible. Some of them are regarded as early, or excellent examples of the style, especially those ones which were constructed in Canberra. In comparison with identified Modern/Functionalist buildings, the subject building is an example of 1930s Functionalist style in Woollahra, but not an excellent or intact example, regarded as a significant contribution to the style and its early application in Australia. In comparison with other identified Functionalist style buildings of the 1930s, mainly designed by well-established architects such as Moir Sutherland in Canberra, the subject building appears to have been designed by a newly graduated student.

⁴ Morris, Colleen, Spearritt, Peter, and Lumby, Roy (2013). The modern movement in New South Wales: a thematic study and survey of places. North Ryde, NSW, Australia: Hericon Consulting.

2.9 INITIAL CONSTRUCTION OF THE BUILDING - C.1938

From its original architectural drawings, it appears that the existing building was constructed in 1937 for Alfred Kiel Jones. The building was designed by P. Craig and John M. Brindley in the Inter-war Functionalist Architecture Style. The architectural drawings were approved by Woollahra Council in October 1937.

The following information, sourced from Primary Heritage Assessment report prepared by Robertson and Hindmarsh provides a useful general description of the building.⁵ However, the description is largely based on the publicly available photographs of the building. A detailed site inspection undertaken by GBA Heritage in January 2022 revealed changes to the building over time.

55 Drumalbyn Road is two-storey house with exterior walls of smooth render and a band of face brick encompassing the Basement windows that emphasises the horizontal lines of the house. The house appears to be flat-roofed behind a rendered parapet but the roof over the main portion of the house is roofed with a pitched tile hip roof. The roof over the secondary wing of the house is a trafficable roof terrace that is accessible from the upper garden across a concrete bridge. The roof terrace is surrounded by pipe handrails that are typical of the interwar "maritime" references in Modernist houses. The roof terrace is covered by a modern timber-post-supported pergola that has replaced the pipe frame pergola shown in the real estate photographs dating from the post-2013 sale of the property. The original drawings do not include a pergola. The windows are the original steel-framed windows and the main north-facing windows are shaded with cantilevered concrete hoods. There is a cantilevered concrete balcony (with roof) off the Dining Room that still retains its original pipe handrails.

The pipe handrail around the roof terrace has been replaced recently. Some steel-framed windows have changed to timber-framed windows following changes to fenestrations.

The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a horizontal parapet continuing the Modernist styling of the house. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage and the inclinator commences from the roof level of the garage.

The main floor of the house is the upper floor of the house and contains the Entry Hall (and the stairs to the lower level), the combined Living/Dining Room along the front of the house a small Bedroom, a WC, the Kitchen, the Main Bedroom with Ensuite Bathroom and then a smaller Bedroom accessed through the Main Bedroom. The small Bedroom gives access to a Dressing Room. There is an externally accessed WC at the rear of the house.

There is an access to the main building via a hallway connected to the kitchen at the rear (west side) of the house (Figure 2.53). Another access to the main building is via the bedroom/study room on the lower floor. The dressing room at the northern end of the building has been converted to a bathroom, and the small bedroom is currently used as a study room accessed through the main bedroom on this side of the building. There is no externally accessed WC at the rear of the house.

The lowest floor of the house contains a Sitting/Rumpus Room, two Bedrooms, a Bathroom and an externally accessed Laundry. The main (upper) floor of the house is accessed via a stair located at the eastern end of the wide corridor that runs the length of the lower floor. The lower level gives access to the wide, north-facing lawn as well as to a small, single-room "cottage". The 1938 Building Application drawing describes this small building as an "outhouse". The same drawing includes the timber-framed predecessor of the upper garden shade structure.

The upper floor is accessed via a hallway connected to the kitchen at the rear of the building accessed via stairs on the north side of the building leading up from the front garden to the rear of the building, which also provide access to the 'single-room cottage' separated from the main building.

From the rear of the main house level garden steps lead up to the upper garden level from where the concrete bridge gives access to the roof terrace. The real estate photos show the upper garden is roofed over with a steel roof structure and translucent roof sheeting as well as a timber-framed glass house that may be a remnant of the 1938 structure. It is not known if these structures still exist.

⁵ Preliminary Assessment of Heritage Significance for 53&55 Drumalbyn Road, Bellevue Hill prepared by Robertson & Hindmarsh in December 2021.

The real estate photos were probably taken in c.2013. The building underwent further changes. The timber-framed glass structure is a contemporary structure used as a gym. It appears that the 1938 summer house has been demolished.

The building is an asymmetrical cubic massing that displays main features of the style including plain surfaces with light-tone cement and dark red face brick, metal framed corner windows, ribbon windows, a cantilevered balcony with pipe railings, and cantilevered concrete hoods. The main roof of the building is hipped-roof with Marseilles tiles, concealed behind the parapet, while a small section of the building on the north side, designed as Maid's rooms, has flat roof with pipe handrails, using as a roof terrace.

The original architectural drawings are in three sets, two of which dates back to April and October 1937, and one is undated. The first set of architectural drawings were cancelled as the design changed. The approved set of architectural drawings shows that the building was extended northward, providing a laundry and a room on this side.

The third set of architectural drawings with no dates on them show probably the building as it was constructed (as-built drawings). The north side of the building had two maids' rooms, and a laundry was on the basement. The internal stair changed, extending outside toward south, with a round corner. These set of drawings show the restrained (simple) design of the building in which many cantilevered window hoods which are considered the main features of the style were probably added later.

Although the design and construction of the building was commissioned by A. K. Jones, it appears from the Certificate of Title that Jones sold the building in July 1938, and thus he did not live in the house.

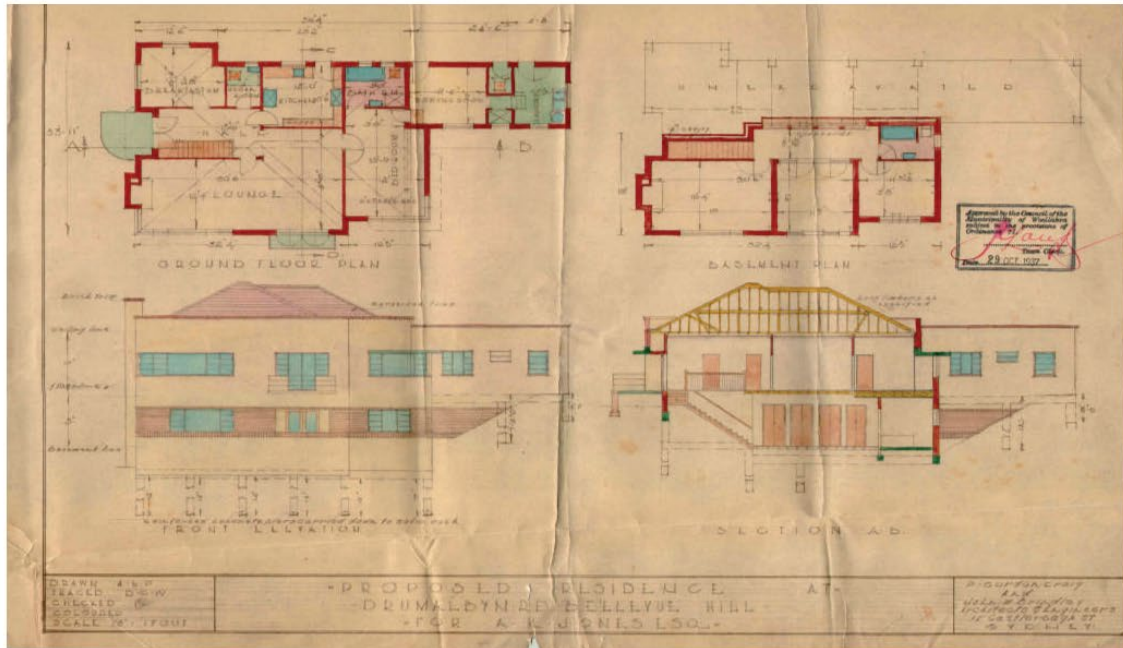


Figure 2.50
Approved architectural drawings in 1937 for the existing building at 55 Drumalbyn Road, designed by P. Craig and John M. Brindley
Source: Woollahra Council

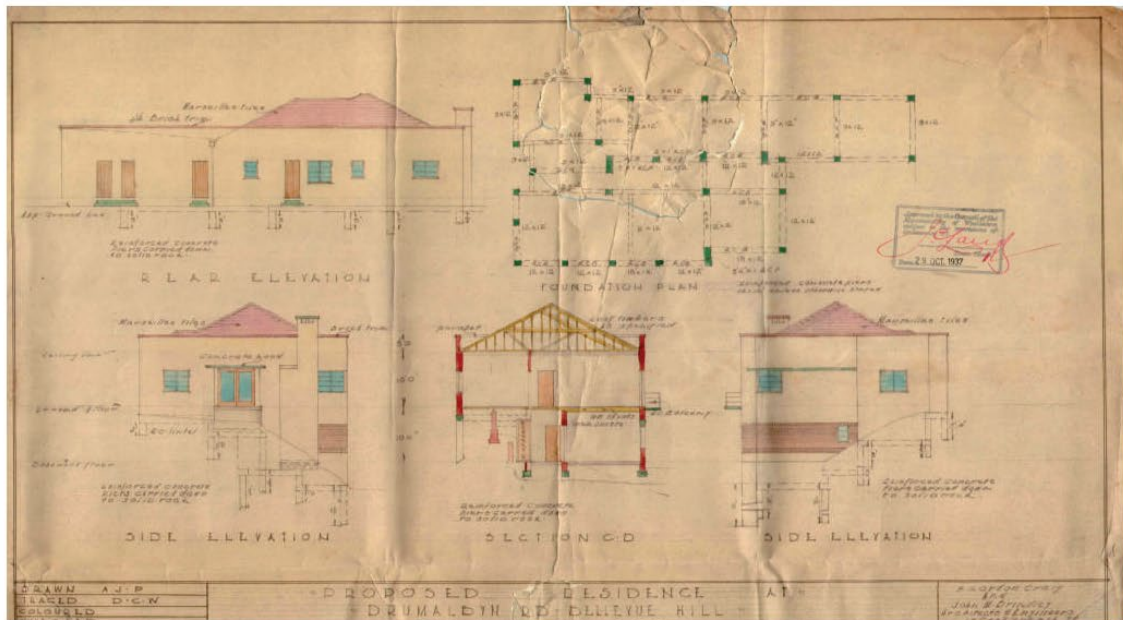


Figure 2.51
Approved architectural drawings for the existing building at 55 Drumalbyn Road, designed by P. Craig and John M. Brindley in 1937.
Source: Woollahra Council

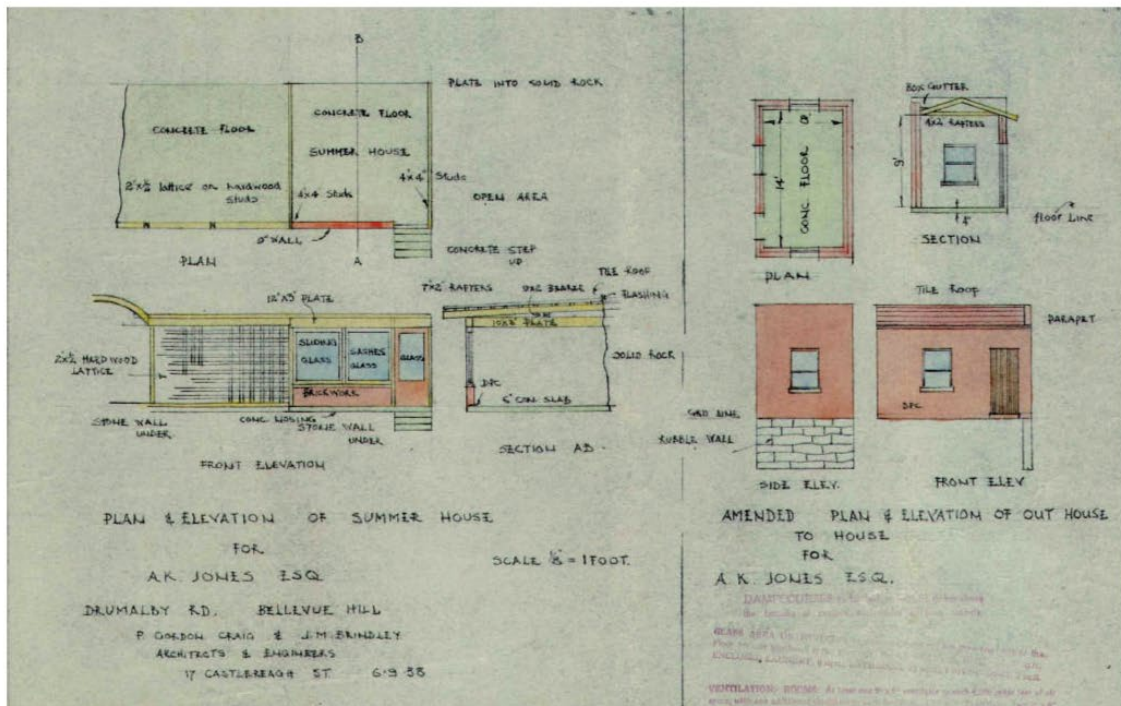


Figure 2.52
Original plans of the Summer House and out house designed by P. G. Craig and John M. Brindley in 1937.
Source: Woollahra Council

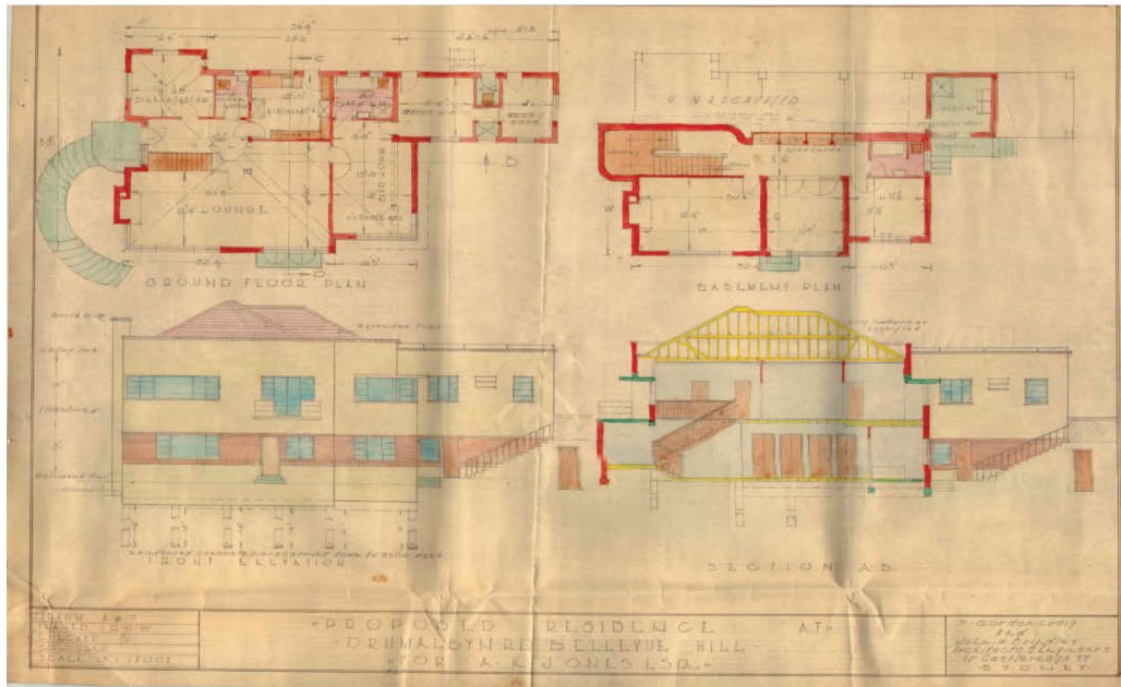


Figure 2.53
Original architectural drawings of the existing building at 55 Drumalbyn Road, designed by P. Craig and John M. Brindley. This set of drawings are undated. It appears that they show the building after its construction in 1937 (As-built drawings).
Source: Woollahra Council

2.10 SUBSEQUENT MAJOR PHASES OF DEVELOPMENT

A comparison with the original architectural drawings which show the building after its construction, shows changes to the main elevation through adding cantilevered window hoods to the building. However, the exact date of their construction is unknown.

The building has undergone extensive alterations and renovations. The Building Application for the building shows that in 1938, a building application (216/38) was lodged by A.K. Jones for the construction of additions to the building including a summer house, garage, and out house. All these structures are still on the site. At the present time, the summer house has been extensively changed and converted to a gym while its concrete floor seems to be the only remaining element, and the out house is left vacant, in poor condition.

In 1953, the building was used as an office for Japanese Embassy. However, it is unknown whether the building underwent renovations/alterations at this time.

In 1959, a Building Application was lodged by L. G. Cole, the owner of the property at that time, for the installation of inclinator, which was approved.

In 1970, a Building Application was lodged by William P. Page, the architect, for the construction of an additional flat, which was refused.

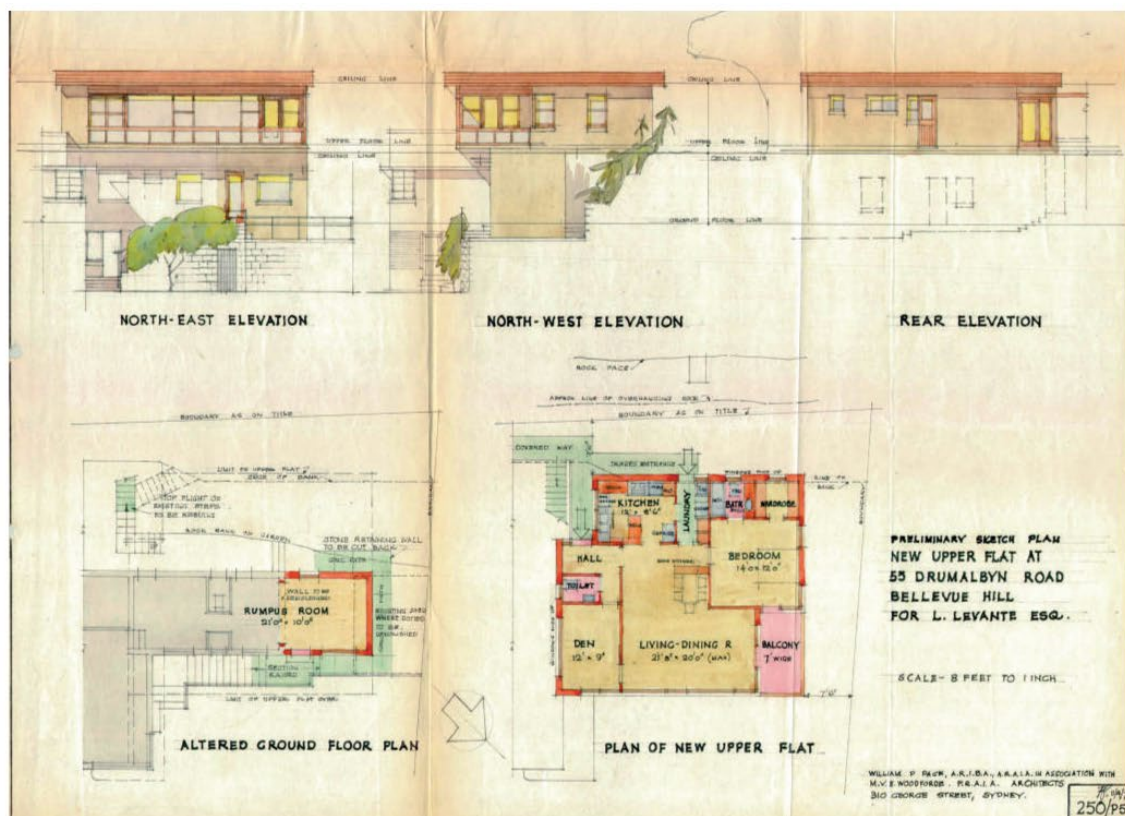


Figure 2.54
Proposed upper floor addition to the building at 55 Drumalbyn Road in 1970, designed by William P. Page.
Source: Woollahra Council

A detailed site inspection undertaken by GBA Heritage in January 2022 revealed further alterations to the buildings as follows (Figure 2.53):

- Addition of concrete window hoods to the front elevation.
- Replacement of the original internal stair with a new one.
- Replacement of roof tiles (c.2013).
- Reconfiguration of internal spaces in the form of converting the original maids' rooms on the north side of the building to a bathroom and study room.
- The original kitchen enlarged, extended to the dining room, by the demolition of the internal wall
- Replacement of timber flooring in the kitchen
- Replacement of the original maid's room door with new window
- New painted timber framed sliding door for the kitchen at the rear of the building
- Construction of new ceiling and cornices in the dining room to align with the existing ones.
- Paint internal balustrade and stair, and installation of new runner.
- Alterations to the out house (now Studio) on the north side of the site.

The following architectural drawings show the extensive level of changes to the floor plans of the original building.

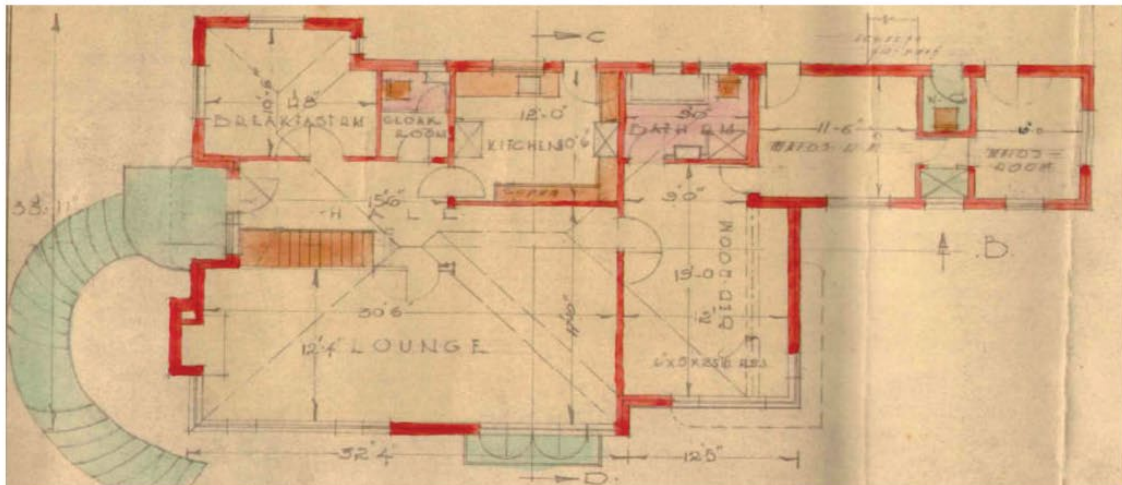


Figure 2.55
Original ground floor plan, c. 1938
Source: Woollahra Council

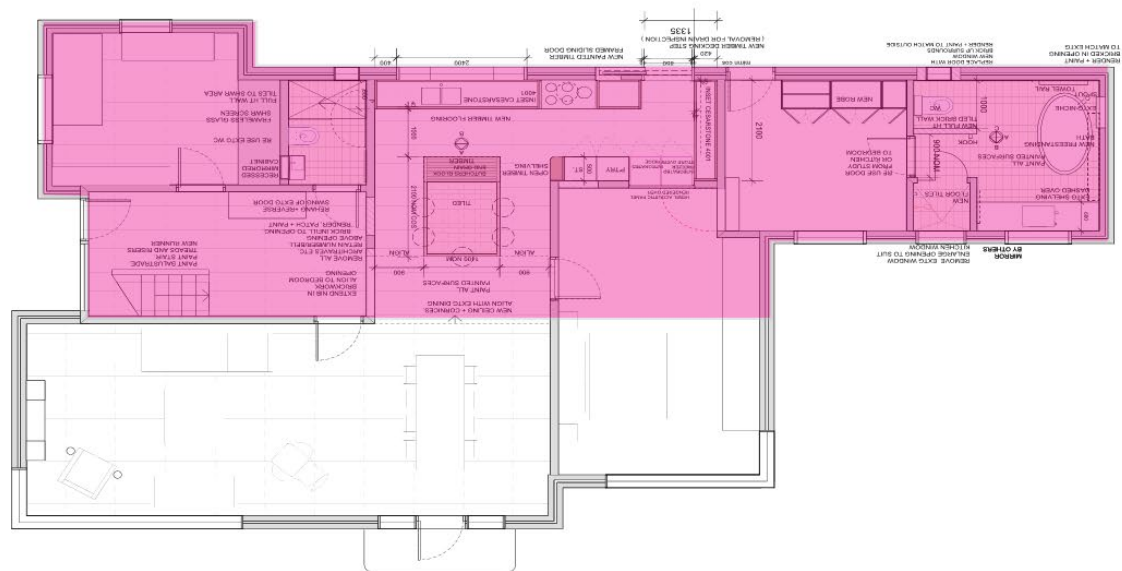


Figure 2.56
Renovation plan prepared by Molnarfreeman Architects, showing recent changes to the building, shaded in yellow, mainly on the north-west wing and rear of the building (west side).
Source: MOLNARFreeMaN Architects, 2015



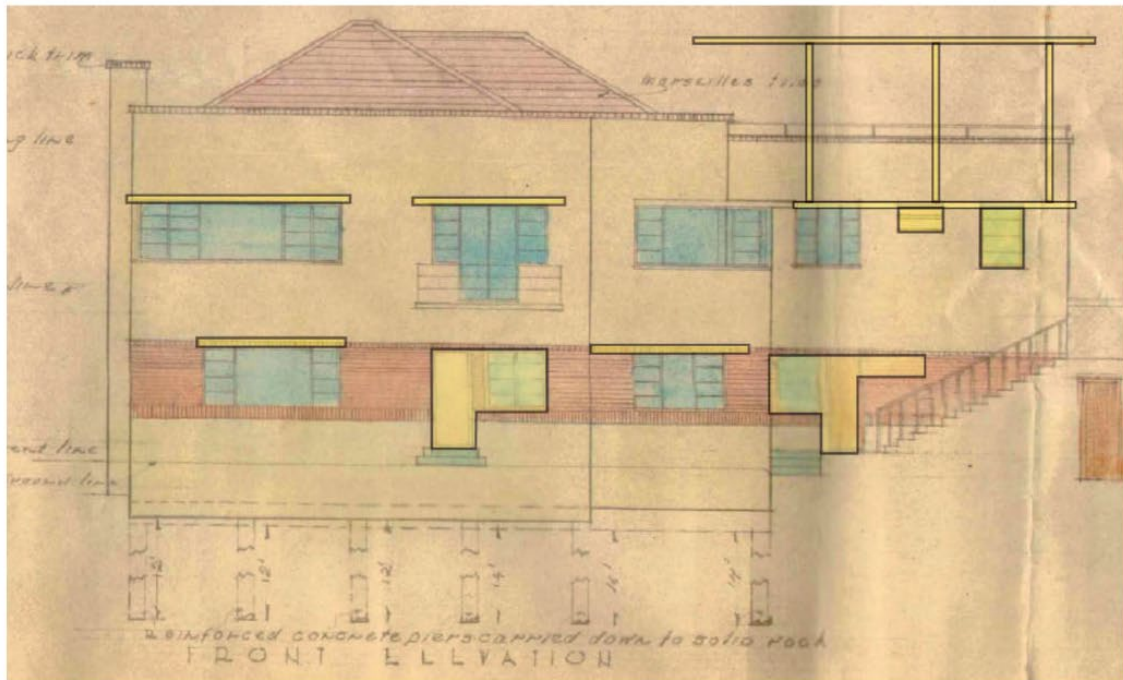


Figure 2.59
Original drawings showing the main (front) elevation, c. 1938 - Changes to the original front elevation are outlined in black and highlighted in yellow.
Source: Woollahra Council



Figure 2.60
View of the main (front) elevation of the house.
Source: GBA Heritage, 2022



2.11 CONDITION AND INTEGRITY

As reported in the 2022 Preliminary Assessment of Heritage Significance of the building:

The current house appears to have undergone minimal changes compared to the original working drawings. The main floor small bedroom and dressing room at the west end were originally two maid's rooms and they shared a shower recess that is now a linen cupboard. The small Bedroom at the eastern end of the house was originally designated as the Breakfast Room. A lower-level Bedroom has a timber window and doorset in lieu of the original steel window and timber door but the original face brick steps remain. The brick sill has been altered from the original.

Upon a detailed inspection of the building undertaken by GBA Heritage in January 2022, the following alterations to the original building were observed.

The main facade of the building has undergone changes through the addition of cantilevered window hoods (horizontal elements) to this elevation. The rear of the building and north wing have also undergone extensive changes. The original kitchen has undergone alterations through the demolition of its wall and its connection to the dining room. The flooring has been replaced. The internal stair and balustrade have been painted and a new runner has been installed. Doors and windows at the rear (west side) of the building have been changed or replaced. The original two maid rooms have been converted to a bathroom and study room for the bedroom. As a result, a door has been replaced with a window for the bathroom. The original bathroom of the bedroom has been demolished and has become part of the existing kitchen. A timber sliding door has been installed to provide access to the building, while the original door of the kitchen has been replaced by a window. A door to the front garden was provided for a bedroom on the basement (ground floor level), located on the north corner of the building.

On The upper garden level, a timber-framed contemporary structure is constructed on the concrete floor of the original summer house which is currently used as a gym. It appears that the original summer house has been demolished. The roof terrace is covered by a steel structure and translucent roof sheeting.

Given that the building has undergone extensive alterations and renovations, it is in good condition internally and externally. The following photos taken by GBA Heritage in 2022, show the internal and external condition of the building. The building does not display the original features of the style internally.



Figure 2.61
Looking to the front (main) facade of the building, showing architectural features of the style.



Figure 2.62
Looking to the north wing of the building, which was originally Maids' rooms. Windows were replaced on this side on the upper floor level, and a window was provided for the laundry on the ground level. The roof terrace is covered by a steel structure and translucent roof sheeting.



Figure 2.63
A new timber door to the front garden for the bedroom on the basement.



Figure 2.64
View of the original laundry. It has undergone changes in the openings including the door and windows. A small storage area has been added on the corner of this space.



Figure 2.65
Looking to the out house on the north side of the building. This structure has undergone extensive changes over time. The original window converted to a door which is currently filled. It was originally one room which was later divided into two rooms by a partition wall. This wall was demolished.



Figure 2.66
Looking to the rear (west side) of the building, showing changes to the original openings, and the installation of skylight on the roof.



Figure 2.67
Looking to the roof terrace, showing the bridge connecting the upper level garden to the roof terrace. Note the roof terrace is covered with a steel structure and translucent glazing. The pipe railing has been replaced and the bridge was painted.



Figure 2.68
Upper level garden with steel structure and translucent glazing sheets.



Figure 2.69
Timber structure on the north-west corner of the upper level garden, used as a gym.



Figure 2.70
Entrance to the building on the south side.



Figure 2.71
Looking to the rear (west) side of the house, showing the stone wall and bridge.



Figure 2.72
Looking to the living room. The flooring appears to have been replaced.



Figure 2.73
Looking to the kitchen which has undergone extensive changes.



Figure 2.74
Looking to the kitchen, showing an entry to the kitchen. This space has undergone extensive changes.



Figure 2.75
Looking to the south side of the building, showing internal stairs to the lower ground level. This area has undergone changes.

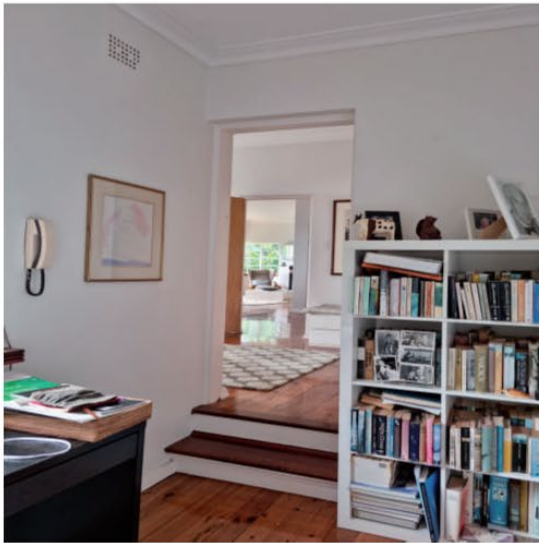


Figure 2.76
The original maid's room that converted to a study room for the bedroom. Note two stairs that appear to have been constructed recently.

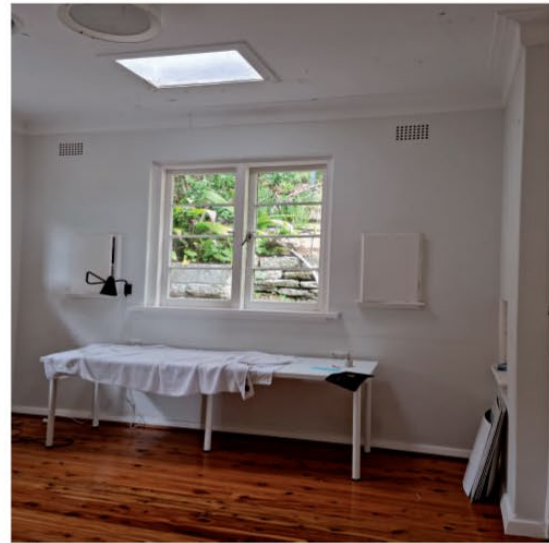


Figure 2.77
The original breakfast room. The skylight appears to have been installed later. The original window on the right hand has been bricked up.



Figure 2.78
Internal staircase connecting the upper floor level to the lower floor level. The entire original staircase was replaced with a new one.

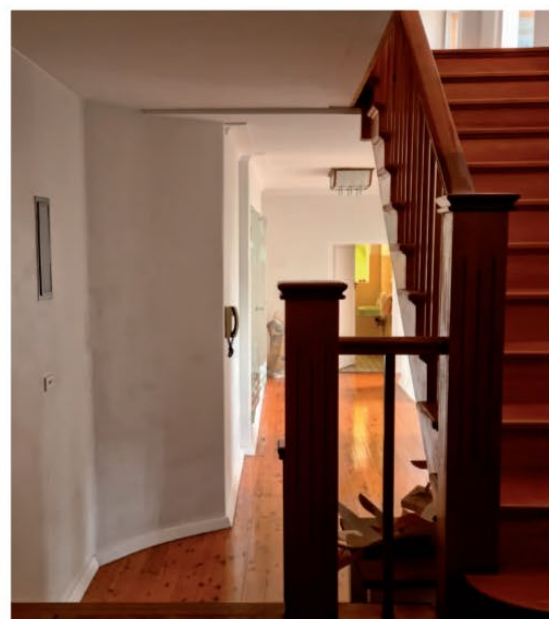


Figure 2.79
The entire original staircase was replaced with a new staircase.



Figure 2.80
Looking to a room on the lower ground level (southern end of the building). The room appears to have remained unchanged.

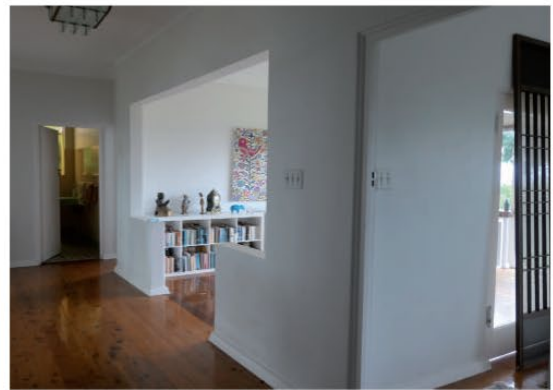


Figure 2.81
Looking to the lower ground floor (basement). This space appears to have remained unchanged.



Figure 2.82
Looking to a room on the lower ground level. A timber framed door has been installed later connecting two rooms. An access to the front garden is via this room.



Figure 2.83
A bedroom on the north corner of the building on the lower ground level.

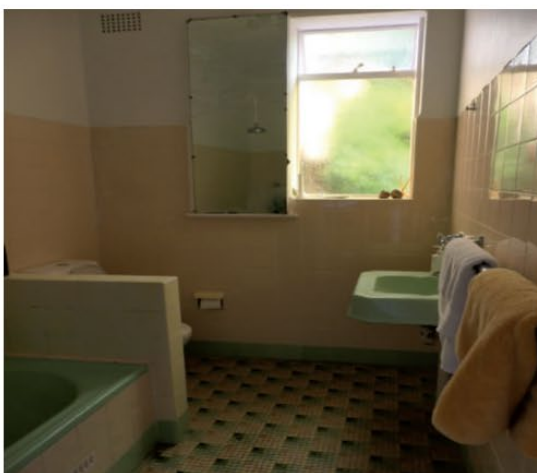


Figure 2.84
Original bathroom on the north-west corner of the building.

3.0

ANALYSIS OF ROBERTSON & HINDMARSH'S HERITAGE ASSESSMENT REPORT

3.1 ASSESSMENT OF SIGNIFICANCE

The following commentary analyses the assessment of significance prepared by Robertson & Hindmarsh in their heritage report and discusses how each of the criteria established by the NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) relate to the subject site. It concludes that the subject property at 55 Drumalbyn Road, Bellevue Hill does not have sufficient heritage significance to warrant LEP listing.

Criterion a- Historical significance

An item is important in the course, or pattern, of NSWs cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.

Robertson & Hindmarsh Assessment

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids.

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of the use of Modernist residential architecture and reflects the first wave of Modernism to be employed in Australia.

Comment

Regarding the claim that the house reflects upper middle class lifestyle: The guidelines for inclusion refer not to general lifestyles but to 'significant activity'. Every house reflects the lifestyle of the class and time it is associated with. This is insufficient to make every house 'important' in NSW history, as the criterion requires. The inclusion in the original design of a garage and a maid's room is insufficient grounds for historical significance. Moreover, this lifestyle is not rare today as disappeared. Furthermore, given that extensive internal changes to the interior of the building have left no evidence of such a room, thus currently there is no evidence of such a lifestyle in this house.

Regarding the claim that the house is an early example of Modernism: Australian examples of Modernism date to at least 1930 [463 Burnham Beeches, Sasafras, Victoria, 1930 - Apperly p184]: by the late 1930s there are many examples. Better examples of the style are located in the Woollahra LGA including No. 99 Yarranabbe Road and No. 6 Graylind Place. Further, the subject building has undergone changes by adding new architectural features to its main elevation, and is not regarded as an outstanding example of any particular Modernist style and thus not 'important' historically.

Conclusion: The lifestyle associated with the house does not give it historical significance. It is not part of the earliest Modernist wave in Australia and is not a fine example of Modernist design. Thus the criterion is not met.

Criterion b - Associative significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSWs cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.

Robertson & Hindmarsh Assessment

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous Cole Family of magicians, escapologists and illusionists.

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.

Comment

Regarding the claim of association with Cole and family: Although the Coles acquired the property in 1943 and Leslie is said to have died 'in Bellevue Hill' in 1978, the house served as the Japanese Consulate in 1953 (as stated in the newspapers of the time); thus the association with the Coles is not 'strong'.

Regarding the claim that the Coles are of importance in NSW cultural history: The Coles worked in Victoria, NSW and Queensland and spent the period 1927-1940 touring overseas, only settling in NSW after that and are little known today. They are not considered to be of 'importance in NSW cultural history'.

Regarding the claim that the house is associated with Craig and Brindley architects: Every architect-designed building is associated with its architects; this alone does not confer associational significance.

Regarding the claim that Craig & Brindley were of importance: As stated in Robertson & Hindmarsh's report, "The architectural practice of P. Gordon Craig & John M. Brindley was typical of interwar practice." While G. P. Craig does not appear in the Encyclopedia of Australian Architecture, J. M. Brindley is mainly mentioned because of his practice after the post WWII. Their firm and partnership is not regarded as 'important' in NSW cultural history as required by this criterion.

Conclusion: Neither the Cole family nor Craig and Brindley are of importance in NSW cultural history and the strength of the house's association with the Coles is not clear. Thus the association criterion is not met.

Criterion c - Aesthetic/technical significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement.

Robertson & Hindmarsh Assessment

55 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance because of its Modernist style of architecture, of which only a few examples remain from the interwar period. The rarity of the interwar examples of the style within Sydney could raise its level of significance.

The house takes advantage of its steep site through terracing of the gardens, facing the principal rooms to the view and sun and linking the roof terrace to the large sandstone ledge in the rear garden area.

Comment

Regarding the claim that examples of Interwar Modernist architecture are rare: Inter-war Functional architecture came to Australia in the early 1930s and examples from the 1930s and early 1940s abound. It is noted that rarity does not contribute to aesthetic significance.

Regarding the claim that the house is important in taking advantage of its steep site, while recognisably Modernist in style, the house was of a simple restrained Inter-war Modern style originally and has been significantly altered through adding horizontal features/elements to the main elevation. The main facade underwent further alteration in terms of changes to openings. Better examples of the style are located in the Woollahra LGA including No. 99 Yarranabbe Road, No. 6 Graylind Place, and No 1 Rupertswood Avenue. Thus the house is not considered important in demonstrating the characteristics of the style.

The orientation of the house and its connection to the garden does not confer aesthetic significance upon it. The house is barely visible from the street and makes no contribution to the streetscape.

Conclusion: The criterion for aesthetic significance is not met.

Criterion f - Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

Robertson & Hindmarsh Assessment

55 Drumalbyn Road, Bellevue Hill is of at least Local significance because it is a rare example of the interwar Functionalist style of architecture. It is also rare as it provides evidence, in its original planning of a way of life that is now almost defunct.

Comment

Regarding the claim that the house is an early example of Modernism: Australian examples of Modernism date to at least 1930 [463 Burnham Beeches, Sasafras, Victoria, 1930 - Apperly p184]; by the late 1930s there are many examples. Better examples of the style are located in the Woollahra LGA including No. 99 Yarranabbe Road, No. 6 Graylind Place, and No 1 Rupertswood Avenue, all of which were constructed at the same time or earlier than the subject house. Further, given its simple and restrained application of Inter-war modernist style, this is not an outstanding example of any particular Modernist style and thus not 'important' historically.

Regarding the claim that the house represents an upper middle class lifestyle: It is noted that, following extensive alterations, the maid's room that was part of this house's original design is no longer evident as such. Thus the house does not 'provide evidence of a defunct custom' as per the inclusion guidelines.

Regarding the claim that the upper middle class lifestyle is rare: Perusal of glossy real estate magazines will suggest that this lifestyle is not under threat. It is noted that residences including service staff quarters are still being built.

Conclusion: The house does not meet this criterion.

Criterion g - Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

Robertson & Hindmarsh Assessment

55 Drumalbyn Road, Bellevue Hill is of at least Local significance as a relatively intact early example of an increasingly rare style of architecture, the interwar Modernist villa that demonstrates the principal characteristics of the type: roof terrace, horizontal strip steel-framed windows, horizontal emphasis through the contrasting bands of rendered and face brickwork.

Comment

The building has undergone extensive external and internal changes and cannot be regarded as 'relatively intact'.

Interwar Modernist houses are not rare. The presence of some Modernist features is not sufficient to make the house 'important in demonstrating the principle characteristics of an important class or group of items', as this criterion requires, while many architectural features of the style were added later. Better examples of the Inter-war modern architecture style in Woollahra LGA shows that the house at 55 Drumalbyn Road cannot be regarded as being important or representative in

the course of cultural history in Woollahra LGA, while several architectural features of the style were added later.

Conclusion: The criterion is not met.

3.2 STATEMENT OF HERITAGE SIGNIFICANCE

The following Statement of Significance is taken from the Heritage Assessment report prepared by Robertson & Hindmarsh (2022):

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of Modernist residential architecture that demonstrates the distinctive features of the style such as horizontal emphasis, open plan living areas and useable roof terrace, reflecting the first wave of Modernism to be employed in Australia: as such it is a rare remaining example of the style and one of the first examples to be erected in Sydney generally and in the Eastern suburbs. The house takes advantage of its elevated sloping site through terracing of the gardens. It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is defunct for the rarest instances of the super-wealthy.

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous, and internationally-recognised, Cole Family of magicians, escapologist and illusionists and for its association with the body of work of the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.

Comment

The Australian examples of Inter-war Modernism date to the early 1930s including 463 Burnham Beeches, Sasafra, Victoria. The house at 55 Drumalbyn Road had a simple design and shared a restrained Inter-war Modernist style, in which many architectural features such as horizontal elements were added later. While better examples of the style are located in the Wollahra LGA including No. 99 Yarrananne Road, No. 6 Graylind Avenue, and No 1 Rupertswood Avenue, the building is not regarded as an outstanding example of any particular Inter-war Modernist style.

Every house reflects the lifestyle of the class and time it is associated with. This is insufficient to make every house 'important' in NSW history. The inclusion in the original design of a garage and a maid's room is insufficient grounds for historical significance. Furthermore, Extensive changes to the building interior do not have left evidence of its original design with live-in maids' rooms. Thus the house does not 'provide evidence of a defunct custom'.

Although the Cole's family acquired the property in 1943 and Leslie is said to have died 'in Bellevue Hill' in 1978, the house served as the Japanese Consulate in 1953 (as stated in the newspapers of the time). Given that they were touring nationally and internationally, they probably leased their house, thus the association with the "long-time owner" is not 'strong'. The Coles worked in Victoria, NSW and Queensland and spent the period 1927-1940 touring overseas, only settling in NSW after that and are little known today. They are not considered to be of 'importance in NSW cultural history'.

As stated in Robertson & Hindmarsh's report, "The architectural practice of P. Gordon Craig & John M. Brindley was typical of interwar practice." While G. P. Craig does not appear in the Encyclopedia of Australian Architecture, J. M. Brindley is mainly mentioned because of his practice after the post WWII. Their firm and partnership is not regarded as 'important' in NSW cultural history as required by this criterion.

3.3 WILL LISTING PROVIDE ANY ACHIEVABLE BENEFIT TO WOOLLAHRA

One of the primary objectives of heritage listing historic properties within any local government area is to preserve important examples of buildings that can demonstrate the historic development of the area.

The existing house at 55 Drumalbyn Road has undergone extensive internal and external changes resulted in the loss of its original architectural integrity and presentation. The building was designed in a restrained Modern architecture style. Changes to the main facade of the building including the addition of horizontal elements which appear to be features of the style, resulted in destroying its original architectural concept presentation.

Listing the house in its current form means protecting a building which is not a good example of the Modernist architecture style. The later external architectural features added to the main elevation of the building changed its modest and simple design, but they are not adding to the original architectural and aesthetic significance of the building. Given better examples of the style in the Woollahra LGA, and that the building is not visible from the public domain, it cannot be appreciated and interpreted as a fine, or intact example of the Inter-war Modern style building by the public domain.

We do not find the house to be of sufficient significance, in the development of the local area, or present any achievable benefit to Woollahra. The house does not meet the fundamental objective of heritage listing.

3.4 CONCLUSION DOES NOT WARRANT THE LEP HERITAGE LISTING

The following conclusion is sourced from heritage report prepared by Rebecca Hawcroft (2021):

It is our opinion that 55 Drumalbyn Road, Bellevue Hill meets the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014 under the following criteria:

- *Criterion (a): Historical significance as an early example of Modernist architecture in NSW,*
- *Criterion (b): Associative significance for its association with the world-famous Cole Family of Magicians,*
- *Criterion (c): Aesthetic significance as an example of early interwar Modernist architecture,*
- *Criterion (f): As a rare surviving example of Modernist architecture and an item demonstrating a defunct social practice of live-in maids, and*
- *Criterion (g): As a rare surviving example of Modernist architecture that is representative of the defining features of the architectural style.*

Comment

A detailed study and site inspection undertaken by GBA Heritage reveal that extensive external and internal alterations and changes to the building have resulted in the loss of its original architectural integrity and presentation. The building is not relatively intact, while several architectural features were added to the main elevation. In its current form, the house is not presented as an intact, fine, or rare example of the Inter-war Modernist style.

The house does not meet the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014 under the following criteria:

- Criterion (a): the house does not show evidence of a significant human activity or association with a significant activity or historical phase, while the Modern architecture came to Australia in the early 1930s and there are better examples of the style in the Woollahra LGA.
- Criterion (b): Although the Cole's family acquired the property in 1943 and Leslie is said to have died 'in Bellevue Hill' in 1978, the house served as the Japanese Consulate in 1953 (as stated in the newspapers of the time). Given that they were touring nationally and internationally, they probably leased their house, thus the association with the "long-time owner" is not 'strong'. The Coles worked in Victoria, NSW and Queensland and spent the period 1927-1940 touring overseas, only settling in NSW after that and are little known today. They are not considered to be of 'importance in NSW cultural history'.
- Criterion (c): Inter-war Functionalist architecture came to Australia in the early 1930s and examples from the 1930s and early 1940s abound. It is noted that rarity does not contribute to aesthetic significance. Given the early and better examples of the style, the building is not regarded as having association with creative or technical innovation or achievement. Furthermore, the building is not visible from the public domain, not contributing to the streetscape.
- Criterion (f): While a Maid's room is not a unique feature for the time, it is also noted that, following extensive alterations, the maid's room that was part of this house's original design is no longer evident as such. Thus the house does not 'provide evidence of a defunct custom'.
- Criterion (g): Australian examples of Modernism date to at least early 1930s such as No. 463 Burnham Beeches, Sasafras, Victoria. By the late 1930s there are many examples. Better examples of the style are located in the Woollahra LGA including No. 99 Yarranabbe Road, No. 6 Graylind Place, and No 1 Rupertswood Road. Given the simple and restrained original design of the building, and later addition of the horizontal elements to the main elevation of the building, this building is not an outstanding example of any particular Modernist style and is not regarded as a rare surviving example.

Robertson & Hinmarsh's conclusion is therefore insupportable. The house does not demonstrate sufficient local significance to be included in Schedule 5 of the Woollahra Local Environmental Plan 2014.

4.0

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REPORTS

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2/05/2022

To:
Boskovitz Layers
Suite 110, 203-233 New South Head Road
EDGECLIFF NSW 2027

Attention: Anthony Boskovitz
Principal



42 Starling Street
Lilyfield NSW 2040
T 9660 8629
M 0418607952
E yzkovacs@iinet.net.au

Dear Anthony,

RE: Comments of proposed heritage listings
53 & 55 Drumalbyn Road, Bellevue Hill

I have been asked to summarise my comments on the proposed heritage listings. These comments are reflections on:

- 'PRELIMINARY ASSESSMENT OF HERITAGE SIGNIFICANCE 53 & 55 Drumalbyn Road, Bellevue Hill' for Woollahra Municipal Council, prepared by Robertson & Hindmarsh Pty Ltd Architects, dated 16 December 2022 (in my comments I will be abbreviating references to the report as 'R+H')
- Late correspondence by Dr Scott Robertson, dated 15 March 2022, submitted to WLPP 2022

My comments are:

General

- 1 Dr Roberston has not visited the two houses until after he has made his assessments. That is highly improper.

53 Drumalbyn Road, Bellevue Hill

- 2 The heritage assessment of R+H found the house to be locally significant under the following criteria:
 - Criterion (a): Historical significance,
 - Criterion (b): Associative significance,
 - Criterion (c): Aesthetic significance,
 - Criterion (f): As an item demonstrating a defunct social practice,
 - Criterion (g): As a representative example of the Inter-War Mediterranean style of architecture.

Criterion (a): Historical significance

- 2.1 R+H states that the house is significant "in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car". I disagree with this as a compelling reason for listing, as that would make every Inter-war house with a garage a potential heritage item.
- 2.2 "Accommodation for the live-in maid" This area of the house has been extensively altered and the maid's quarters are no longer legible as such. A timely site visit would have informed the assessment.
- 2.3 While it is widely assumed that the Spanish Mission style "reflected the lifestyle of the movie stars of the West Coast of the USA" in the subject case the Spanish Mission style is limited to the façade. The interior is nondescript with no particular stylistic references and lacking association to West Coast movie star lifestyle.



53 Drumalbyn Road (cont.)

- 2.4 The notion that the house is “significant as an example of developer-constructed housing for the upper Middle Class” is overstated. There is no evidence that the construction of this house was part of a historical strategy. Houses built by and for developers were just as common in the Inter-war period as they are today and that cannot be singled out as a culturally significant activity.

The reasons for listing under Criterion (a) are not well founded.

Criterion (b): Associative significance

- 2.5 The designer of the house - Bohringer, Taylor & Johnson Pty Ltd was a significant architectural firm (known for cinemas) but because the “house as built” differs greatly from the “house as designed”, the association with the architect should not be claimed as a reason for listing.
- 2.6 The fact that the house was constructed by the developer High Standards Construction Ltd does not represent a significant association, because the developer was not outstanding in its time.

The reasons for listing under Criterion (b) are not well founded.

Criterion (c): Aesthetic significance

- 2.7 The building should be relatively intact to satisfy this criterion, but my site inspection revealed that key elements have been altered and the façade was not built as originally designed. The house does not exhibit design excellence.

The reasons for listing under Criterion (c) are not well founded.

Criterion (f): Rarity

- 2.8 Evidence for the maid’s quarters is no longer extant, and if evidence is lost it cannot be considered endangered or rare anymore.

The reason for listing under Criterion (f) is not well founded.

Criterion (g): According to R+H as a representative example of the Inter-War Mediterranean style of architecture

- 2.9 The house is not a fine example of “Interwar marine villa”, being located in the centre of a hilly suburb. This house is not a good example of the Spanish Mission Style; it is neither intact nor outstanding aesthetically.

The reason for listing under Criterion (g) is not well founded.

55 Drumalbyn Road, Bellevue Hill

- 3 The heritage assessment of R+H found the house to be locally significant under the following criteria

- *Criterion (a): Historical significance,*
- *Criterion (c): Aesthetic significance,*
- *Criterion (f): As an item demonstrating a defunct social practice, and*
- *Criterion (g): As a rare surviving example of Inter-War Functionalist style domestic architecture.*



55 Drumalbyn Road (cont.)

Criterion (a): Historical significance

3.1 The Inter-war Functionalist style house at No. 55 is very different from the Spanish Mission style house at No. 53 yet the report advances the same reasons (even the same wording) for historical significance. Again: basing significance on the association with a garage, then every Inter-war house with a garage would qualify for heritage listing.

3.2 The house is not one of the earliest Modernist houses in NSW.

The reasons for listing under Criterion (a) are not well founded.

Criterion (c): Aesthetic significance

3.3 The subject house is only a partial example of Inter-war Functionalism; only the facade contains Functionalist elements, its interior is ordinary without Modernist references and it also retains retrograde elements such as the tiled hip roof. It does not merit Local significance, and it would certainly not merit State listing.

The reasons for listing under Criterion (c) are not well founded.

Criterion (f): According to R+H as an item demonstrating a defunct social practice

3.4 The subject house is not a good example of Inter-war Functionalism. While pre-WWII Functionalist houses are rare in Sydney, it is not reasonable to list a house which is only a partial example.

The reasons for listing under Criterion (f) are not well founded.

Criterion (g): According to R+H as a rare surviving example of Inter-War Functionalist style domestic architecture

3.5 The Inter-war Functionalist features are superficial and limited to the exterior. Functionalist features are not expressed through its planning, therefore it cannot be considered a true example of the style.

The reasons for listing under Criterion (g) are not well founded.

Conclusion

4 R+H has grossly overstated the significance of the two houses and fails to acknowledge the poor cultural state of the physical fabric of both. The houses are flawed examples of their styles and they do not exhibit cultural significance at a level where their listing would be warranted.

Neither No. 53 nor No. 55 meet the benchmark where their listing as heritage items would benefit the local community.

Regards

ZOLTAN KOVACS B. Arch (Hons)
Architect

Anthony Boskovitz

Subject: FW: 53 & 55 Panel Meeting

From: Graham Brooks <grahambrooks@gbaheritage.com>
Sent: Monday, 2 May 2022 2:38 PM
To: Anthony Boskovitz <anthony@boskovitzlawyers.com>
Cc: Shabnam Mehr <shabnammehr@gbaheritage.com>; yzkovacs@inet.net.au; Michael Hay <Michael.Hay@mhstudio.com.au>; Ronnie Shulkin - Nadlan <ronnie@nadlan.com.au>
Subject: Re: 53 & 55 Panel Meeting

Hi Anthony

A focussed cut of our two reports.

53 DRUMABLYN ROAD

The following conclusions were reached by GBA Heritage after a highly detailed analysis of the existing building and thorough assessment of significance using the Heritage Office standard criteria and thresholds for entry: In essence, this property does not meet any of the Thresholds for LEP Listing for any of the standard Heritage Assessment Criteria

Criterion A- Historical significance

An item is important in the course, or pattern, of NSWs cultural or natural history (or the cultural or natural history of the local area).

- The house has only incidental connections with any historically important activities in Woollahra

Criterion B Historical Associations

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSWs cultural or natural history (or the cultural or natural history of the local area).

- The house and its property have no strong or special association with the life or work of a person of importance to Woollahra

Criterion C - Aesthetic/technical significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

- Being designed some years after the Spanish Mission style became popular in Australia, the house was not an inspiration and was largely devoid of creative or technical innovation.

Criterion F - Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

- There are better and more substantial examples in Woollahra of the Spanish Mission style. There are no particular features of the original design, or remaining house, that can be regarded as rare in the context of this criterion

Criterion G - Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places;

or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

- The house is not a "substantially intact" example of the style. Later additions to the house have reduced its value as an exemplar of the style: it is now a "poor example of its type"
- Listing the house in its current form means protecting a building which is not a good example of the Spanish Mission style. The later external architectural features added to the main elevation of the building are not characteristics of the style, not adding to the architectural and aesthetic significance of the building.

55 DRUMALBYN ROAD

The following conclusions were reached by GBA Heritage after a highly detailed analysis of the existing building and thorough assessment of significance using the Heritage Office standard criteria and thresholds for entry: In essence, this property does not meet any of the Thresholds for LEP Listing for any of the standard Heritage Assessment Criteria

Criterion A- Historical significance

An item is important in the course, or pattern, of NSWs cultural or natural history (or the cultural or natural history of the local area).

- The house has only incidental connections with any historically important activities in Woollahra. It is not part of the earliest Modernist wave in Australia and is not a fine example of Modernist design.

Criterion B Historical Associations

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSWs cultural or natural history (or the cultural or natural history of the local area).

- The house and its property have no strong or special association with the life or work of a person of importance to Woollahra

Criterion C - Aesthetic/technical significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

- Being designed some years after the cubic style was adopted in Australia, the house was not an inspiration and was largely devoid of creative or technical innovation. It did not have any landmark qualities.

Criterion F - Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

- There are more substantial examples in Woollahra of the Interwar International Modernist style. There are no particular features of the original design, or remaining house, that can be regarded as rare in the context of this criterion

Criterion G - Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

- Listing the house in its current form means protecting a building which is not a good example of the Interwar International Modernist style. .

Anthony
I hope this provides both clarity and brevity
Graham