
HERITAGE ASSESSMENT OF 149 LIVINGSTONE AVENUE PYMBLE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:	To have Council consider the independent heritage assessment for 149 Livingstone Avenue, Pymble.
BACKGROUND:	On 8 May 2018 Council resolved to make an interim heritage order over 149 Livingstone Avenue, Pymble. On 11 May 2018 the interim heritage order came into effect.
COMMENTS:	<p>A heritage assessment has been prepared for the local heritage listing of 149 Livingstone Avenue, Pymble.</p> <p>The assessment found that 149 Livingstone Avenue, Pymble did not reach the threshold of significance for local or State heritage listing.</p>
RECOMMENDATION:	That Council does not proceed with the process for the heritage listing of 149 Livingstone Avenue, Pymble.

PURPOSE OF REPORT

To have Council consider the independent heritage assessment for 149 Livingstone Avenue, Pymble.

BACKGROUND

On 8 May 2018 Council resolved to make an interim heritage order over 149 Livingstone Avenue, Pymble. On 11 May 2018 the interim heritage order (IHO) came into effect. The IHO provided Council with time to undertake further historical research and an independent heritage assessment of the property to establish if it warrants a formal heritage listing.

Under the conditions of the Interim Heritage Order the order will lapse on 8 November 2018 unless Council passes a resolution to place the item on the heritage schedule of the KLEP 2015 to protect and manage the item or it nominates the item for inclusion on the State Heritage Register.

Council is currently involved in court proceedings with the applicants of Development Application DA0152/18 based upon a deemed refusal. The Court requires Council to file and serve its Statement of Facts and Contentions by Thursday, 25 October 2018 and the matter was adjourned for directions until Friday, 26 October 2018. The Court is of the opinion that the Council should know its position on the heritage listing by the end of October 2018, and made orders that Council file and serve their Statement of Facts and Contentions on that basis.

COMMENTS

An independent heritage assessment of 149 Livingstone Avenue, Pymble (Lot 3, DP 607951) was undertaken by the heritage consultant Anne Warr. The assessment found it is not of local heritage significance and should not be included as a heritage item under Schedule 5 and on the heritage map of the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015).

A heritage item is a place, which may include built structures, landscapes, moveable objects and relics, that have recognised cultural significance. In NSW, heritage items of local significance are assessed against 7 criteria:

- a) **Historical significance** – an item is important in the course, or pattern, of the cultural or natural history of the local area;
- b) **Historical association significance** – an item has strong or special association with the life or works of a person, or group of persons, of importance to the local area's cultural or natural history;
- c) **Aesthetic significance** – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area;
- d) **Social significance** – an item has a strong or special association with a particular community or cultural group in the local area, for social, cultural or spiritual reasons;
- e) **Technical/research significance** – an item has potential to yield information that will contribute to an understanding of the local area's scientific, cultural or natural history;
- f) **Rarity** – an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history; and
- g) **Representativeness** – an item is important in demonstrating the principal characteristics of a class of the local area's cultural or natural places; or cultural or natural environments.

Interim Heritage Order Process

In 2013 local councils were given delegation to make IHOs. The delegation is contingent upon a place having a preliminary assessment which indicates that further research into the significance is warranted, and the place is being or is likely to be harmed. IHOs are not to be used as tool to block development. In the first six months of the order a Council must assess the significance of a potential item and determine if it warrants statutory listing. If it is found the property does not have heritage significance pursuant to section 29(4) of the *Heritage Act 1977* the interim heritage order can be revoked, otherwise, the interim heritage order remains in force until 8 November 2018 when the order lapses.

Findings from the Assessment

The full heritage assessment undertaken by Anne Warr, Heritage Consultant can be found at **Attachment A1**. The key findings from the historical research by Anne Warr found it could not be established that the property was architecturally designed. Thomas Darling could not be confirmed as the architect, however, he did purchase the house in 1918 and he and his family resided there from 1919 to 1922. The house was commissioned by George Hamilton and likely built in 1912 being on-sold to Ernest and Emma Coombe in 1914. The occupation of the house by the unmarried children of FJ Hamilton, from 1926 to the 1960s is considered to be a minor association.

In reviewing the potential for the house to have aesthetic significance or as a representative example of type the Consultant assessed the intactness of the house. While the house was found to be a competent and well-built example of type, the original setting of the house was substantially reduced through several subdivisions and the form of the house compromised by the 1998 alterations and additions, which added two large dormer windows and demolished the rear of the house.

The overall recommendation of the Anne Warr Heritage Consultant report is:

Although the house is not deemed to meet the criteria for local or state heritage listing, it demonstrates changes to the suburb of West Pymble over the last century, and for this reason the house and grounds should be archivally documented before any future changes are made.

Other Heritage Assessments

Two other heritage assessments of 149 Livingstone Avenue, Pymble were submitted to Council as part of the public exhibition of Development Application DA0152/18 for 149, 151 & 153 Livingstone Avenue Pymble - to demolish existing structures, consolidate lots (including 149 Livingstone Avenue - subject of Interim Heritage Order) and construct a multi dwelling housing development comprising 19 dwellings, basement car parking and associated works - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

1. Review of Paul Davies Pty Ltd assessment

The assessment by Paul Davies Pty Ltd on behalf of the Goldfields Group (development application applicants) was not a full assessment consistent with the requirements of the NSW Heritage Manual document 'Assessing Heritage Significance' (NSW Heritage Office, 2001). Instead, it was a critique of the preliminary heritage assessment prepared by Council's Heritage Staff and

considered at the meeting of Council on 8 May 2018. The preliminary assessment is not intended, nor is it required to be a comprehensive heritage assessment. It is a review undertaken internally to determine whether or not a property is under imminent threat and warrants proper heritage investigation. In some instances the preliminary heritage review does not recommend an interim heritage order, in this instance questions over the value of the historic association with the Hamilton family did require further investigation and clarification.

On the issue of historical association Paul Davies Heritage consultant states:

The place does not have historical associational value with Darling. His short occupancy is not significant, it is no different to any other occupant of the house. Apart from possibly sub-dividing a small part of the land, Darling had no impact on the place.

The place has some associational value with the Hamilton family but it is nominal. The land was part of the sub-divided estate. All of the lots on the estate that were sold have equal significance in that they formed part of the original holding. That is of historical interest but not of great significance. Two daughters of FJ Hamilton acquired the three lots (amongst others) and with their brother developed them with the house and immediately put it on the market. This appears to be a speculative action. The property and residence are not connected in any other way to the Hamiltons at that time, it appears they did not occupy it, build it for themselves or commission a specific design.

As discussed above Darling bought the house and quite quickly (after 4 years) sold it and moved on, the next owner is not significant. The sisters reacquired the house after the death of their parents and presumably the sale of the large house with nine bedrooms at 104. They continued to occupy the house again presumably until their deaths (not researched).

While FJ Hamilton is of local significance as an early occupier and land owner, that association is with his grand house nearby and not 149. His daughters have modest local significance as early residents but their re-acquisition of the property is not of significance. There is no suggestion that the house was significant as part of the Hamilton family's developments except as a speculative development.

There appears to be no associational significance of note related to the property that separates it from most houses built on sub-divided land in the Kuring-Gai[sic] area.

His findings on historical association are consistent with the full heritage assessment by Anne Warr, Heritage Consultant.

2. Review of Betteridge Heritage assessment

Another heritage assessment was completed by Chris Betteridge of Betteridge Heritage on behalf of the Local Residents' Action Group 149. This was a full assessment consistent with the 8 step process in the NSW Heritage Manual. This assessment found 149 Livingstone Avenue, Pymble did have local heritage significance based upon historical associations with the Hamilton family and the architect Thomas James Darling, aesthetic significance for its landmark qualities in the local cultural landscape, and as a representative example of a Federation bungalow. The Statement of Significance from this assessment reads:

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The property known as 'Clooneen' and formerly as 'The Meads' and 'Wood Martin', at 149 Livingstone Avenue Pymble is of historical significance at a local level through its association with a significant historical phase in the development of Pymble from the larger family land holdings of the 1880s through to the resub-division into smaller residential lots after WWI. It retains considerable original physical fabric in the form of a residential dwelling and substantial garden with early ornamental plantings, particularly the row of mature specimens of Camphor Laurel along the property's western boundary. (Criterion A).

The house and land at 149 Livingstone Avenue, Pymble have strong historical associations with the architect Thomas James Darling and the Hamilton family who owned substantial lands in Pymble and it was the sale of these lands which resulted in the modern subdivision patterns evident in major parts of Pymble today. The property has historical associational significance at a local level. (Criterion B)

The house and its setting at 149 Livingstone Avenue have landmark qualities in the local cultural landscape and the house exemplifies a particular architectural style. The house was the home of the architect Thomas James Darling, whose life and body of work deserve further research. The property has aesthetic values at a local level. (Criterion C).

Social value is hard to quantify without detailed surveys of those who have been associated with a place, but the very high degree of concern raised in the local community by the potential loss of the subject property through its proposed demolition and subsequent redevelopment suggests that the place is esteemed by a significant group in the local community and that it contributes to the community's sense of place and identity. It therefore is considered to have social significance at a local level. (Criterion D).

The subject property is considered to representative at a local level of a particular architectural style i.e. Federation Bungalow. (Criterion F)

The property is not assessed at this stage to have technical/research potential (Criterion E) or rarity value (Criterion G).

The historical association with the architect Thomas Darling is disputed in the historical research in the Paul Davies Pty Ltd and the Anne Warr, Heritage Consultant reports who both state the identity of the architect, if any, is unknown. The architect Thomas Darling did own the house and lived there but he was not the original owner and there is no conclusive evidence that he was the architect. Paul Davies suggests that without a known architect the house must have been a speculative development and through his comparison with other Ku-ring-gai heritage listed properties, not worthy of heritage listing. Not having an Architect is and of itself not a reason for not heritage listing a property. Other factors and criteria can add weight to the heritage significance of a property, for example if the house was a rare example of type with strong historical significance like an intact workers' cottage. 149 Livingstone Avenue, Pymble is not a rare type being a Federation bungalow.

The strong historical association with the Hamilton family is also disputed. Paul Davies describes the association with the Hamilton family as nominal and Anne Warr describes this association as minor. Annie and Florence Hamilton did at one point own the land and adverts found in the Sydney Morning Herald in 1912 suggest their brother George was involved in building and selling the house on lots 15, 16 and 17 of DP 3065 (now 149 Livingstone Avenue). The house was sold to Ernest and Emma Coombe, whose daughter soon married George Hamilton. The Coombes then sold the

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house in 1918 to Thomas Darling (an architect), who then sold the house back to the Hamilton family in 1924. Records show the property remained in their hands until the 1960s, and anecdotal records relay stories of the family's time living at the residence. If evidence had shown the house had been designed for the Hamilton family and they had been the ones to first reside there for a substantial amount of time, then the family's association with the house would be more than incidental. As it is, they were just one of many owners and no significant local historic events occurred during their residency to warrant significance under the historic association criterion for heritage assessment.

As noted by Anne Warr the house has been altered and the setting greatly diminished. Anne Warr describes the addition of the gabled dormer window as unsympathetic development. The report by Chris Betteridge identifies several examples of the Federation bungalow type which include eyelid dormer windows. While in some instances a dormer window can be original, the scale of this introduced dormer on what was a single storey bungalow is an intrusive element.

There are many small changes to the property that have a negative impact on its intactness. Isolated, these changes would not be reason enough to ignore the value of a Federation building to the heritage of this local area, but together the cumulative effect is a building and a setting that are no longer intact and do not represent a good example of type for this architecture in Ku-ring-gai. Other changes include the loss of original fabric like changes to the verandah detailing, lost chimneys, original facebrick has been painted, original Wunderlich ceilings removed and original interior joinery painted white. Other unsympathetic changes include the addition of a first floor in the roof space and with two new prominent gable dormers, the addition of a three car garage and the addition of an open plan family room at the rear of the house.

Chris Betteridge's assessment of aesthetic significance describes 149 Livingstone Avenue as having "landmark qualities". While a landmark can be defined as marking a historic boundary in this instance a more appropriate definition is as a feature or object in a town or landscape that is easily seen and recognised from a distance and facilitates wayfinding. Landmarks are often on high ground like a church on a hill or on the corners of busy roads. While 149 Livingstone Avenue is likely known by people living in the area as 'that old house' or 'the heritage place' it does not serve a wayfinding purpose and is not a landmark to the wider Ku-ring-gai community.

Chris Betteridge's assessment further identifies the cultural landscape character of the street with 149 Livingstone Avenue as a focus. The current house and garden do complement and make a positive contribution to the leafy suburban character of Livingstone Avenue, Pymble. The garden, however, is not identified as having its own heritage landscape value. Under historical significance Chris Betteridge describes 149 Livingstone Avenue Pymble's association with the significant development phase of Pymble from the larger family holdings of the 1880s through to the re-subdivision into smaller residential lots after WWI. The substantial garden with early ornamental plantings, in particular the mature Camphor laurels on the property's western boundary are seen as evidence of this earlier development phase. While it is agreed these plantings are important, they are not ascribed as having significant heritage landscape value on their own, only as part of the collective setting and fabric of the property.

Chris Betteridge's assessment also reaches the conclusion that 149 Livingstone Avenue has social significance due to the *"high degree of concern raised in the local community by the potential loss of the subject property through its proposed demolition and subsequent redevelopment suggests that the place is esteemed by a significant group in the local community and that it contributes to*

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the community's sense of place and identity". This statement is qualified in that Chris Betteridge also states that "social values are hard to quantify without detailed surveys".

Social significance is Criterion (d) of the NSW Heritage Assessment Criteria. Under this criterion, to be considered to be of State (or local) significance an item must have *"a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons"*. The NSW Heritage Manual is very clear that a guideline for exclusion is that the support for the item's retention is *"only in preference to a proposed alternative"* such as the *"retention of an older building in preference to its replacement with a more intensive development of a site"*. In this instance the NSW Heritage Manual recommends that *"there must be evidence that the item is separately valued in accordance with this criterion or one of the other criteria to have any validity as a significant heritage item"*.

The community and in particular the Local Residents' Action Group 149 have expressed their strong desire to see this building retained. Spokesperson for the action group Boru Tumulty was quoted in the North Shore Times on June 7 2018 stating *"It's part of the intrinsic history of the area and we want to preserve it for our children. Once it's lost, it's lost.....We are not anti-development, just not at the cost of destroying a heritage property and not so far into the suburb"*. Consistent with the *Assessing Heritage Significance* guidelines, as the retention in preference to an alternative is the basis for the community support, for 149 Livingstone Avenue Pymble to have validity as an item there must be additional significance consistent with Criterion D (social significance) or one of the other criteria. The assessment of this building under the other criteria fails to reach the threshold for local significance. As explained above, the cumulative impact of change has eroded the integrity of the original fabric and setting of the property, and the historical association with the Hamilton family and the architect Thomas Darling is considered nominal.

It is not recommended that 149 Livingstone Avenue Pymble proceed to the process for heritage listing.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Strategies, Plans and Processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets	Implement, monitor and review Ku-ring-gai's heritage planning provisions	Identify gaps in existing strategies and plans

GOVERNANCE MATTERS

If Council resolves to not proceed with the heritage listing of 149 Livingstone Avenue Pymble then pursuant to section 29(4) of the *Heritage Act 1977* Council can undertake steps to revoke the Interim Heritage Order on 149 Livingstone Avenue Pymble or alternatively under the conditions of the Interim Heritage Order it will lapse on 8 November, 2018.

RISK MANAGEMENT

There is a community expectation that places of heritage significance within the Ku-ring-gai Council LGA will be identified and protected. There is a strategic risk of damaging the reputation of Council if these culturally significant places are not identified and considered for protection.

It is noted there has been a significant level of resident interest in this property as it is proposed to be demolished under DA0152/18 as part of a multi dwelling housing development comprising 19 dwellings, basement car parking and associated works - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

FINANCIAL CONSIDERATIONS

The cost of preparing this report is covered by the Ku-ring-gai draft Principal Local Environmental Plan - Urban Planning & Heritage Budget – Strategy and Environment Department.

SOCIAL CONSIDERATIONS

The identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued historic landscape and garden suburbs.

ENVIRONMENTAL CONSIDERATIONS

The retention and conservation of heritage places has an important role in protecting the environment. The environmental sustainability benefits afforded by the retention of heritage places includes the substantial reduction in building, demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

COMMUNITY CONSULTATION

As part of making the Interim Heritage Order for the site, the IHO was published in the NSW Government Gazette. The property owners and the NSW Heritage Council were notified, along with a public notice placed in the North Shore Times on 17 May 2018.

The affected property owner and developer will be notified of this report going to Council. There is strong community interest in the conservation of this property as evidenced by several newspaper articles in the North Shore Times. The key residents' representative who made contact with Council with regards to the potential significance of this property was also notified of this report being considered by Council.

The Heritage Reference Committee considered the heritage assessment of Anne Warr, Heritage Consultant dated 11 September 2018 at a meeting on 13 September 2018. The committee made the following key comments:

1. *The identity of the architect, or even if there was an architect, is not the key issue*

It is agreed that whether or not the property was architecturally designed is not a key issue in assessing the significance of this property.

2. *A key issue is 'what does the property mean to Ku-ring-gai and what does it mean if it is lost?'*

This issue is related to the social significance of the property and the fact there is considerable community support for the retention of this place. The property as it is now is a physical reminder of the past. It is also a marker and a reminder of the history of development of this part of Pymble with its strong ties to the early settlers of the area. As part of the wider story of Ku-ring-gai the demolition of this building will be felt by the local community as a loss.

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3. *Too much emphasis on the reduced curtilage as the assessment is not informed by a Ku-ring-gai perspective*

It is agreed that the history of development, subdivision and re-subdivision in Ku-ring-gai means that many early properties have not retained their large curtilage and are now situated on substantially smaller lots. The loss of curtilage was not a deciding factor in the Anne Warr assessment but as stated previously contributed to the cumulative loss of fabric and setting.

4. *The modifications that occurred in the 1980s and 1990s are not drastic changes and have retained the majority of the building and have attempted to be sympathetic*

The comparative analysis in both the Anne Warr and Paul Davies assessments show examples of intact Federation bungalows which retain many of the details of this architectural type, and if changed have sympathetic additions which respect the original design. 149 Livingstone Avenue can be considered as borderline. It does retain an identifiable form even though the authenticity of the gabled dormer can be misunderstood. The integration of the substantial 'overscaled' gable dormers, the loss of finer details on the verandah, the loss of internal fabric and the changes to the interior layout as a consequence of the open plan living area addition have eroded the intactness of 149 Livingstone Avenue. The substantial triple carport is over-scaled and is visually degrading to the heritage elements of the house and its setting. Visually, the painted facebrick is a substantial loss, however, this is considered reversible. As there is no historical association or historic significance the cultural significance comes down to the aesthetic value. While the property does exemplify a particular style, its positive visual qualities have been more than temporarily degraded and it has been assessed as having little aesthetic significance.

5. *The significant association with the Hamilton children is not explained*

Frederick James Hamilton is a prominent figure in the history and early development of Pymble. Anecdotal evidence also describes his children as interesting characters who were known to the local area, some significant in their own right. What is consistent across the three reports is that a clear and significant association of the family with 149 Livingstone Avenue beyond being 'nominal' and 'minor' has not been established.

6. *On page 42 of the assessment it states 56 Livingstone Avenue is being demolished, it is not, it is a heritage item.*

The version reviewed was a draft and this will be amended in the final version.

INTERNAL CONSULTATION

Consultation with relevant Departments of Council has taken place in preparing this report, in particular, Development and Regulation.

SUMMARY

The purpose of this report is to have Council review this heritage assessment and consider revoking the interim heritage order on 149 Livingstone Avenue, Pymble (Lot 3, DP 607951).

An independent heritage study to assess the heritage significance of 149 Livingstone Avenue, Pymble has found the property is not of local heritage significance.

RECOMMENDATION:

- A. That Council does not proceed with the heritage listing of 149 Livingstone Avenue, Pymble;
- B. That pursuant to section 29(4) of the *Heritage Act 1977* Council undertake steps to revoke the Interim Heritage Order on 149 Livingstone Avenue Pymble (Lot 3, DP 607951).

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Heritage Specialist Planner

Antony Fabbro
Manager Urban & Heritage Planning

Andrew Watson
Director Strategy & Environment

Attachments: A1 Draft - Livingstone Ave Pymble heritage assessment 27 September 2018 version 2018/292885

ATTACHMENT A1

CLOONEEN

149 Livingstone Ave Pymble

HERITAGE ASSESSMENT

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EXECUTIVE SUMMARY

The subject property originally comprised lots 15, 16 and 17 of the Hamilton Estate, formed in 1890 when Frederick James Hamilton subdivided part of the 79-hectare land holding, then known as Lemon Hedge Farm, that he had purchased from the Samuel Terry estate in 1876. The house on the property was built in 1912 by George Hamilton, third son of FJ Hamilton, as a Federation style single-storey cottage with face brickwork and a terracotta tiled roof with decorative finials and a large return verandah and two projecting bay windows facing north-east across the front garden. The architect for the house is unknown. The house was originally set on approximately 12,140m² (3 acres) of land and since 1922 the block has been sub-divided several times down to its current size of 2,732m² (0.67 acres).

The house was built by George Hamilton as a speculative venture and was sold in 1914 to Ernest and Emma Coombe and subsequently to two further families, including architect TJ Darling, before the property was transferred to two of the daughters of FJ Hamilton in 1924 and occupied by the unmarried Hamilton children from 1926 until the 1960s. Few changes were made to the house until major alterations in 1998. Although it has been speculated that TJ Darling was the architect for the house, no evidence exists to support this claim, and the original architect for the house remains unknown.

The 1998 building works saw roof dormers added for an attic bedroom suite and a large extension at the rear of the property which included a family room, kitchen, laundry, bathroom and pool area. Previous to these works a triple car-port had been added, the face brickwork over-painted, and a timber picket fence and gates added to Livingstone Avenue (1995). Only one of the original chimneys survives. The garden is well established with extensive lawns, mixed shrubbery in the front yard, a mixture of indigenous and introduced tree species on the boundaries. A feature of the front garden is a decorative circular trimmed box hedge surrounding a central cast iron fountain, date unknown. Internally, some original features survive such as fire-surrounds, joinery (now all painted white) and built-in window seats.

The house demonstrates little historic significance, as its associations with the pattern of NSW's history or with prominent local people or groups of people are remote and tenuous. The original federation style house has undergone unfortunate alterations over the century of its life, reducing its aesthetic, creative and technical significance. The reduction in site curtilage and the major alterations of 1998 have resulted in the property having a low potential for yielding any early resources on the site. The presence of hundreds of similarly aged heritage-listed properties of federation style, which are in more intact condition with better quality finishes, render the building unlikely to be possessing rare or endangered aspects of NSW's cultural or natural history.

The property is therefore not considered to meet the criteria, as set out by the NSW Heritage Council, for listing at either local or state levels.

Recommendation

Although the house is not deemed to meet the criteria for local or state heritage listing, it demonstrates changes to the suburb of West Pymble over the last century, and for this reason the house and grounds should be archivally documented before any future changes are made.

1.0 INTRODUCTION

1.1 Author identification

This Heritage Assessment has been prepared for Ku-ring-gai Council during July - September 2018 by:

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1.2 Project scope

The project scope, as set out by Ku-ring-gai Council in their brief of June 2018 is as follows:

The objective of the consultancy is to prepare an inventory sheet with a statement of heritage significance and other relevant heritage information for 149 Livingstone Avenue, Pymble. This will involve site inspection, historical research, preparing and completing new heritage inventory sheet, exterior and interior photographic documentation and providing a paper and a digital (editable) copy of the final draft heritage inventory sheet to Council on completion.

Scope of Works Tasks

The responsibilities of the consultant will include, but are not limited to the following tasks:

- i. Review and assess the existing information on 149 Livingstone Avenue, Pymble.
- ii. Undertake any appropriate historical research needed to extrapolate upon the statement of significance of the identified heritage items including the Local Studies Library and local historical societies. Particularly investigate the historical association with the architect and original owner Thomas James Darling, and the subsequent owners, locally significant Pymble family, the Hamilton's.
- iii. Undertake necessary field inspections, historical searches and if deemed necessary undertake meetings with local historical societies
- iv. Prepare and submit to Council the draft statement of significance and inventory sheet for 149 Livingstone Avenue, Pymble. A detailed comparative analysis must also be included. Inventory sheet must include a clear colour, and black and white identification photograph

- v. Inventory information to be provided in hard copy consistent with the requirements of the NSW Heritage Branch and in a data format suitable for the State Heritage Inventory Database
- vi. A draft report and inventory sheet shall be submitted to the Project Manager for assessment and approval before the final documents are printed.
- vii. Once final approval of the report and inventory sheet is granted in writing by the Project Manager, two paper copies and a Council IT compatible editable electronic copy including all plans shall be provided in order to secure the final project payment.
- viii. Maintain regular contact with Council and be present for at least 3 meetings including an inception meeting and the presentation of the final report. A third meeting may be required to discuss the progress of the research.

1.3 Methodology

Information for this heritage assessment was gained from the following sources:

- Material supplied by Ku-ring-gai Council officers and Ku-ring-gai Council archives
- Material supplied by Ku-ring-gai Historical Society
- Material obtained from the NSW State Heritage Register
- Two site visits undertaken on 12 July 2018 and 30 August 2018.

1.4 Acknowledgements

The author would like to acknowledge assistance from:

- Maxine Bayley, Strategic Planner Heritage, Ku-ring-gai Council
- Andreana Kennedy, Heritage Specialist Planner, Ku-ring-gai Council
- Carolyn Darby, Jenny Joyce and Jennifer Harvey from Ku-ring-gai Historical Society

2.0 DESCRIPTION OF PROPERTY

2.1 Location

The house known as 'Clooneen' is located at 149 Livingstone Avenue Pymble NSW. The legal description of the land title is Lot 3; DP 607951. The size of the block is 2,732 sqm.

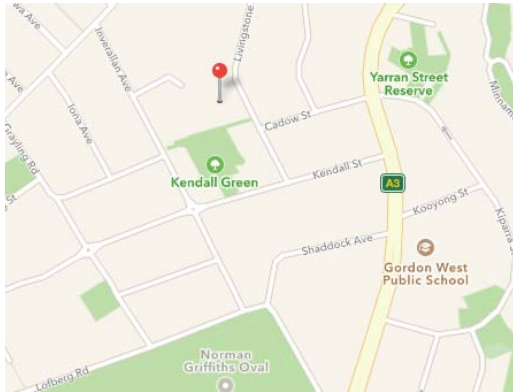


Figure 1.0 Cadastral map showing the subject site with red marker.



Figure 2.0, Aerial photograph showing the subject site with red marker. Google satellite.

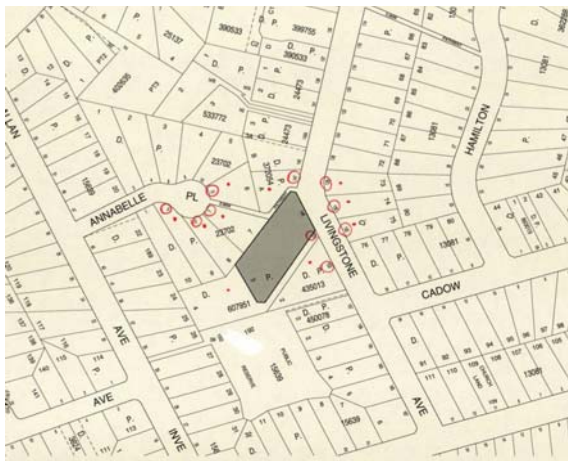


Figure 3.0, Location Plan



Figure 4.0, Location Plan

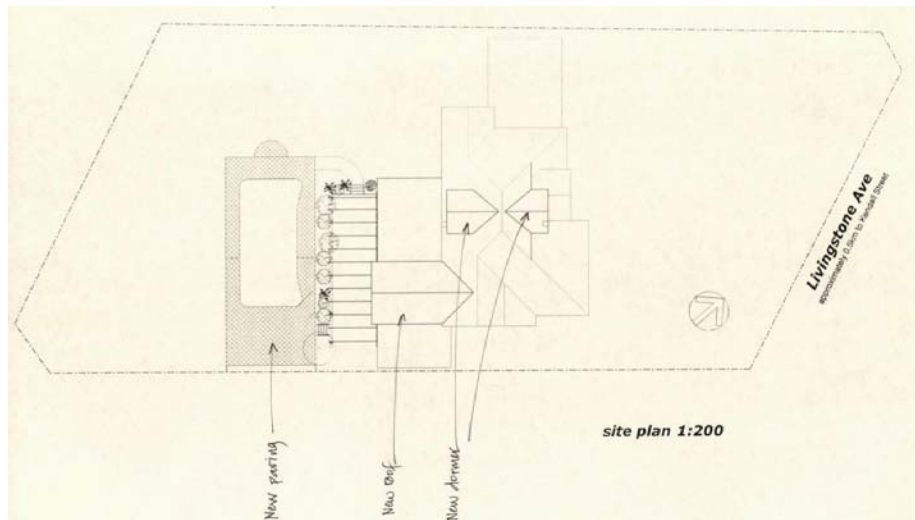


Figure 5.0, Site plan showing proposed alterations in 1997, *Wayne McPhee and Associates*

2.2 Building description

The subject property was built in 1912 as a Federation style single-storey cottage with face brickwork and a terracotta tiled roof with decorative finials and a large return verandah at the north-east corner facing the street. There are two charming projecting bay windows on the front elevation. The house was originally set on approximately 3 acres (12,140m²) of land at the far western end of Livingstone Avenue. Since 1922, the block has been sub-divided several times down to its current size of 2,732m².

In 1998, substantial building works (BA1625/97) saw roof dormers added for an attic bedroom suite and a large extension at the rear of the property which included a family room, kitchen, laundry, bathroom and pool area. Previous to these works a triple car-port had been added, the face brickwork painted, and a timber picket fence and gates added to Livingstone Avenue (1995). Only one of the original chimneys survives. The description of the house in the SMH of 1912 mentions Wunderlich ceilings, none of which survive today. The garden is well established with extensive lawns, mixed shrubbery in the front yard, a mixture of indigenous and introduced tree species on the boundaries. A feature of the front garden is a decorative circular trimmed box hedge surrounding a central cast iron fountain. Internally, a number of original features survive such as fire-surrounds, joinery (now all painted white) and built-in window seats. None of the original Wunderlich ceilings remain.

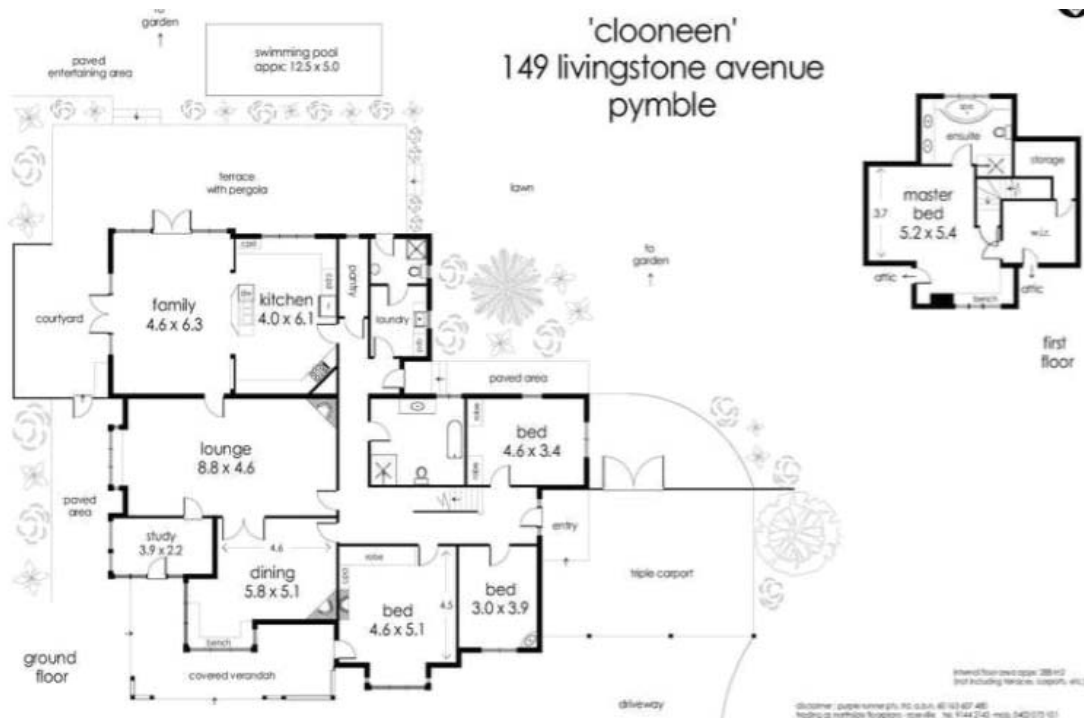




Figure 8.0, Ground Floor Plan, Wayne McPhee and Associates Pty Ltd in 1997 for Frances and Sean Foster. The changes to central bathroom were not executed as per the drawings, creating one large bathroom without separate WC.



Figure 9.0, First Floor Plan, Wayne McPhee and Associates Pty Ltd in 1997 for Frances and Sean Foster. Note the one surviving chimney shown on roof plan.

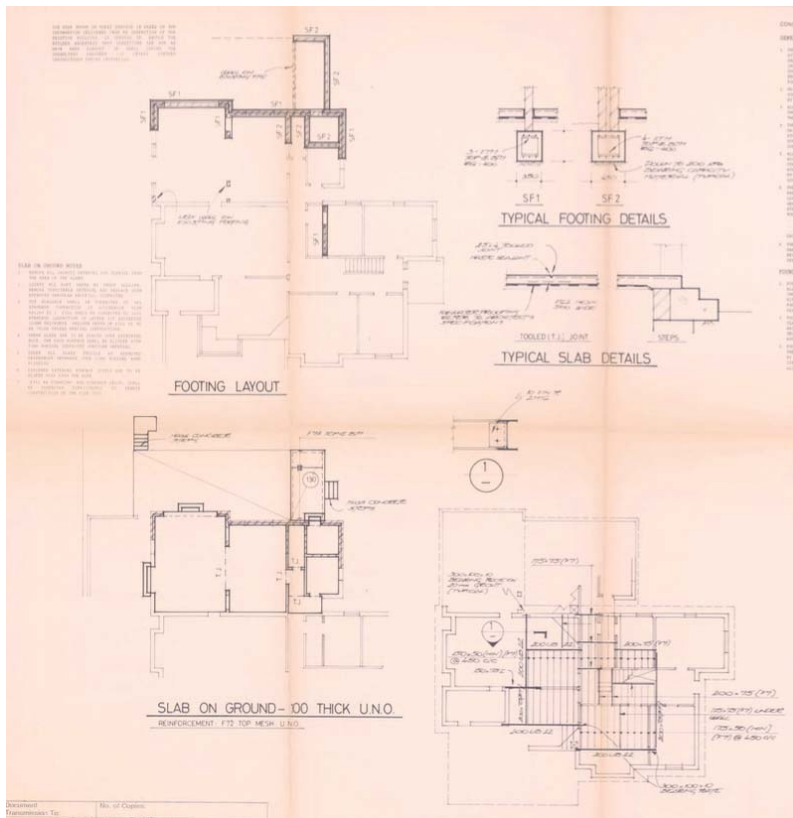


Figure 10.0, Structural drawings by Tihanyi Consulting Engineers, executed in 1998 for the owners, Frances and Sean Foster. Note the concrete slab on ground.

2.3 Photographic survey

Streetscape setting



Figure 11.0, Looking east along Livingstone Avenue with picket fence to 149 Livingstone Avenue visible on far side of road. *AW 2018*



Figure 12.0, c1995 picket fence and 1998 attic dormer to subject property visible across Livingstone Avenue. *AW 2018*



Figure 13.0, White picket fence to Clooneen on the right, with battle-axe entrance to 151 Livingstone Avenue on the left. *AW 2018*



Figure 14.0, View from Kendall Green looking across to 149 Livingstone Avenue with attic gable just visible. *AW 2018*



Figure 15.0, 151 Livingstone Ave; - battle-axe block at rear of 149 Livingstone Ave. *AW 2018*

Front yard



Figure 16.0, Entrance driveway, *AW 2018*



Figure 17.0, Front gates and entrance driveway through to triple carport. *AW 2018*



Figure 18.0, Front elevation. *AW 2018*



Figure 19.0, Front elevation with triple carport added 1995. *AW 2018*



Figure 20.0, Front elevation. *AW 2018*



Figure 21.0, Decorative circular hedge feature with central cast-iron fountain. *AW 2018*



Figure 22.0, Corner verandah has been partially enclosed. *AW 2018*



Figure 23.0, View from verandah to front garden. *AW 2018*



Figure 24.0, Corner verandah with decorative timber work. *AW 2018*



Figure 25.0, Front elevation with corner verandah and protruding bay window in main bedroom. New attic dormer window. *AW 2018*



Figure 26.0, North-eastern verandah has been partially enclosed. *AW 2018*



Figure 27.0, Eastern elevation with condenser for central air-conditioning. *AW 2018*



Figure 28.0, Looking through original corner verandah to circular hedge feature. New timber floor and painted brickwork. *AW 2018*



Figure 29.0, Eastern elevation showing painted brickwork and condenser for central air-conditioning. *AW 2018*

Back yard



Figure 30.0, Rear extension and attic room conversion. Both dormers are from 1998. *AW 2018*



Figure 31.0, Rear extension and attic room conversion, 1998. *AW 2018*



Figure 32.0, Rear skillion roofed extension on RHS, attic conversion and original house at LHS, *AW 2018*



Figure 33.0, Rear lawned yard with palm trees surrounding pool area, 1998. *AW 2018*



Figure 34.0, Rear extension and attic room, 1998. *AW 2018*



Figure 35.0, Rear pergola and pool, 1998. *AW 2018*



Figure 36.0, Rear patio, 1998. *AW 2018*



Figure 37.0, swimming pool, 1998. *AW 2018*



Figure 38.0, Eastern enclosed courtyard, 1998. *AW 2018*



Figure 39.0, Original rear door. *AW 2018*



Figure 40.0, Rear yard and pool. *AW 2018*



Figure 41.0, Rear entrance door, *AW 2018*



Figure 42.0, 1998 rear family room addition. *AW 2018*



Figure 43.0, Rear family room addition, *AW 2018*



Figure 44.0, Rear patio, *AW 2018*



Figure 45.0, Original rear door and window to former WC, now kitchen pantry. *AW 2018*

Internal



Figure 46.0, Front door, side-lites and fan-lite from 1998. *AW 2018*



Figure 47.0, Study. Battened ceiling with new A/C grille. *AW 2018*



Figure 48.0, Looking through to south-west bedroom, *AW 2018*

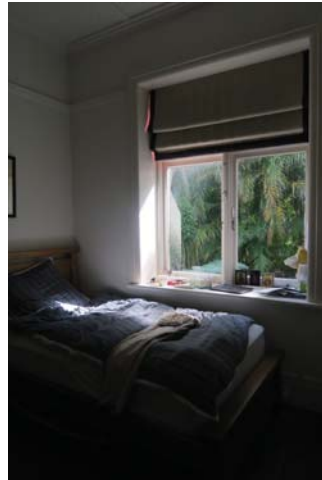


Figure 49.0, South-west bedroom, *AW 2018*



Figure 50.0, Living room fire-surround, c1998. *AW 2018*



Figure 51.0, Main bedroom bay window, *AW 2018*



Figure 52.0, Original doors and fanlights, now painted, *AW 2018*



Figure 53.0, Dining room with corner bay window overlooking front verandah, *AW 2018*



Figure 54.0, Dining room fire-surround, *AW 2018*



Figure 55.0, Dining room bay window with decorative timber joinery – now painted. *AW 2018*



Figure 56.0, Battened ceiling with AC outlet, *AW 2018*

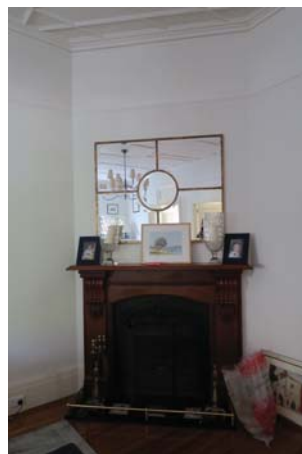


Figure 57.0, Non-operative fire-place, *AW 2018*



Figure 58.0, Battened ceiling, *AW 2018*



Figure 59.0, Hallway with painted joinery, *AW 2018*



Figure 60.0, Partially enclosed front verandah, *AW 2018*



Figure 61.0, New door and enclosure to front verandah, *AW 2018*

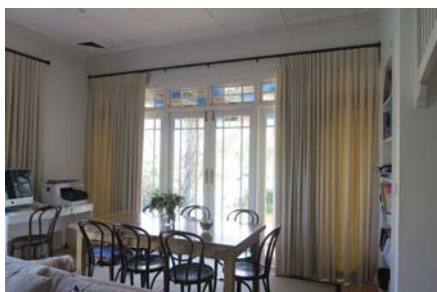


Figure 62.0, New family room addition 1998, *AW 2018*

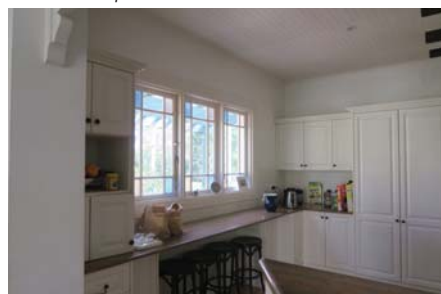


Figure 63.0, New kitchen addition 1998, *AW 2018*



Figure 64.0, New kitchen addition with original fuel stove opening, *AW 2018*

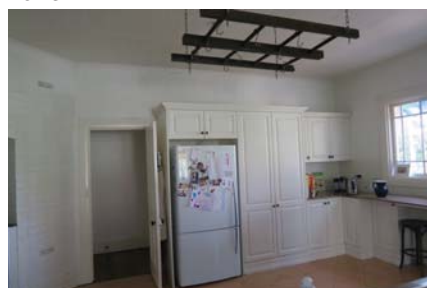


Figure 65.0, New kitchen fit-out, 1998, *AW 2018*



Figure 66.0, Original fuel stove opening, *AW 2018*



Figure 67.0, New kitchen addition 1998, *AW 2018*



Figure 68.0, Kitchen pantry, former WC room, *AW 2018*



Figure 69.0, side hallway, *AW 2018*



Figure 70.0, New laundry/bathroom fit-out, 1998, *AW 2018*



Figure 71.0, New bathroom fit-out 1998, *AW 2018*



Figure 72.0, New bathroom fit-out 1998, *AW 2018*



Figure 73.0, New bathroom fit-out 1998, *AW 2018*



Figure 74.0, 1998 timber stair to attic suite, *AW 2018*



Figure 75.0, Looking from 1998 stair to new front door, *AW 2018*



Figure 76.0, Attic room suite 1998, *AW 2018*



Figure 77.0, Attic room suite 1998, *AW 2018*



Figure 78.0, Attic room suite 1998, *AW 2018*



Figure 79.0, Attic room suite 1998, *AW 2018*



Figure 80.0, Attic bathroom looking west, *AW 2018*



Figure 81.0, Attic bathroom, *AW 2018*

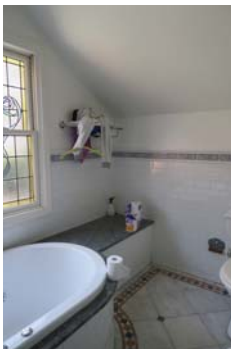


Figure 82.0, Attic bathroom, *AW 2018*



Figure 83.0, Attic bathroom, *AW 2018*



Figure 84.0, Attic store room, *AW 2018*



Figure 85.0, Roof space as accessed from attic showing Air Con ducting, *AW 2018*



Figure 86.0, View from attic over original terracotta tiled roof, *AW 2018*



Figure 87.0, View to front lawn and street beyond, *AW 2018*

3.0 HISTORY

3.1 The Darramuragal People

The Darramuragal or Darug people have been in the Ku-ring-gai area for thousands of years, long before the arrival of European settlers. They lived from Newcastle down to Sydney, mostly along the foreshores of the harbour. They fished and hunted in the waters and harvested food from the surrounding bushland. They had no need to travel long distances as the land's resources were abundant and they were able to trade with other tribal groups. Spending much of their time developing a rich and complex culture, this included a distinctive language, customs, spirituality and law - the heart of which was their connection to the land (Ku-ring-gai Council website).

3.2 European development of West Pymble.

The following description of the development of West Pymble was written by Barbara Cameron-Smith in 2012 for The Dictionary of Sydney:

While the majority of West Pymble residents in the second half of the nineteenth century were living a rural, mixed-farming existence, one family in particular seized the opportunities ushered in by the arrival of the railway.

Irish-born **Frederick J Hamilton** and family arrived in the 'Lane Cove district' in 1876 and originally settled in Pymble, purchasing a 79-hectare farm and a weatherboard house at the corner of Lane Cove Road (now Pacific Highway) and **Livingstone Avenue**, where the family initially lived¹.

In 1884, a railway line had been opened from Strathfield to Hornsby. Then, in 1890, at the behest of the colony's parliament, which thought it would be a shorter route for country produce coming from the north to Sydney, the North Shore line was opened, running in a north-westerly direction from St Leonards to the Hornsby line, and then to Sydney via Strathfield. By 1893, the line was extended south to a harbourside station at Milsons Point².

To take advantage of the accompanying flurry of residential construction and increase in custom, between 1895 and 1897 Hamilton purchased land and property opposite Pymble station and by 1896 had set up 'Hamilton Bros, Universal Providers – Drapers, Grocers and General Storekeepers, Agents for Mercantile Insurance Co., Agents for Berry Pasteurised Butter'. Comprising two double-storey shops and a third building constructed by Hamilton that featured a stained glass and iron roof, the family business eventually employed his three sons, Frederick, William and George³.

Travelling salesmen employed by the Hamiltons collected orders and made home deliveries by horse and cart from Lindfield to Hornsby, with the family actively involved in north shore commerce until 1905. In that same year, Frederick Hamilton called tenders for the construction of a two-storey villa in Livingstone Avenue on his extensive land holding

of 300 acres extending from Lemon Hedge Farm along Lane Cove Road to what is now Moree Street, Gordon, south on both sides of Ryde Road . . . to Kendall Street.

The 'Federation Mansion', believed to be **Wood-Martin** (now 104 Livingstone Avenue), is captured in photos of the day as an imposing house on a hill in extensive park-like grounds interspersed with gum trees, running down to Ryde Road. By 1924 the Hamilton home estate was subdivided, creating Hamilton Parade, Cultowa Road and Cadow Street in the process⁴. Many years later, a woman who lived nearby as a young girl reported that in 1916 the Hamilton's paddocks were surrounded by a six-foot (1.8-metre) paling fence to

¹ Joan McDonald, 'The Hamilton family in Pymble 1876–1968', *The Historian*, vol 37 no 1, November 2008, p 108

² Pauline Curby and Virginia Macleod, *Under the canopy – A centenary history of Ku-ring-gai Council*, Ku-ring-gai Council, Gordon, 2006, pp 10–11

³ Joan McDonald, 'The Hamilton family in Pymble 1876–1968', *The Historian*, vol 37 no 1, November 2008, p 108

⁴ Joan McDonald, 'The Hamilton family in Pymble 1876–1968', *The Historian*, vol 37 no 1, November 2008, pp 108; Jennifer Harvey, 'William Lysett's 60 acre Grant: subdivided by FJ Hamilton', *The Historian*, vol 37 no 1, November 2008, p 88

keep in both the horses and two emus. The fence is clearly visible in photographs of the day⁵.

The Hamiltons travelled to their Pymble home by horse and buggy along Livingstone Avenue, a bush road that Frederick Hamilton had constructed at his own expense from Pymble through his property to the road to Ryde. The family maintained this route for years until Ku-ring-gai Council took over in 1906, a year after the Hamilton's mercantile interests wound down⁶.

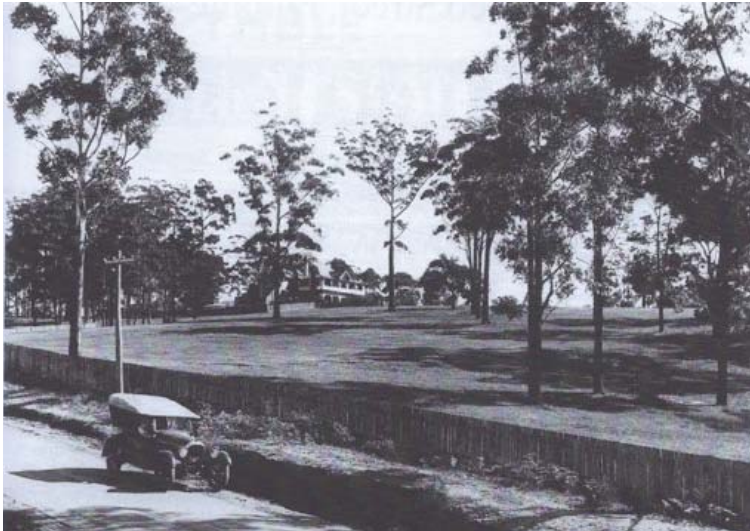


Figure 97.0, Ryde Road with Wood Martin set in its large grounds in the background.⁷

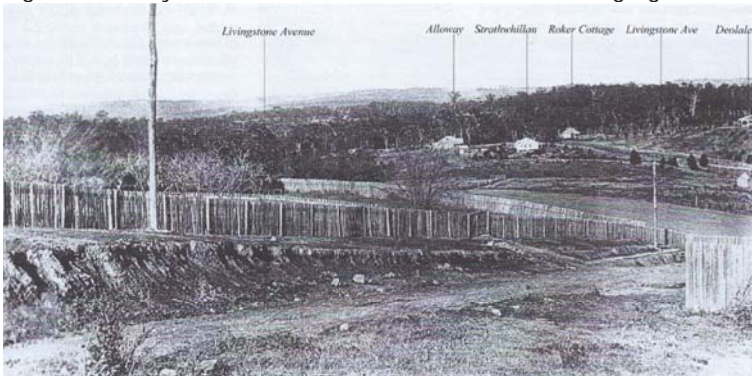


Figure 98.0, The photo above (from Joan McDonald collection) was taken around the turn of the century from *Lemon Hedge Farm* and shows the earliest houses in Livingstone Avenue; numbers 56 (Strathwilliam), 66 (Alloway), 78 (Roker Cottage) and 75 (Deolalee). The subject property had not yet been constructed.⁸

⁵ Margaret Love, 'Recollections of Livingstone Avenue, Pymble', *The Historian*, vol 17 no 4, December 1988, p 2

⁶ Les G Thorne, *A History of North Shore, Sydney from 1788 to Today*, Leslie Jillett (ed), Angus & Robertson, Sydney, 1979, pp 145–46

⁷ *The Historian*, vol 37 no 1, November 2008, p 111.

⁸ *The Historian*, vol 37 no 1, November 2008, p 89.



Figure 99.0, Looking across the orchard towards Livingstone Avenue.⁹



Figure 100.0, Semi-rural scene of West Pymble around 1930, showing early houses in Orinoco Street.¹⁰

3.2 The Hamilton Sub-division

Frederick James Hamilton was an important figure in the early development of Pymble, particularly for his development of the acreage known as *Lemon Hedge Farm* into residential lots, for the Hamilton Brothers Shop on the Pacific Highway and for the construction of the substantial family home, *Wood Martin* at 104 Livingstone Avenue.

Before moving to Pymble, FJ Hamilton had been a cordial maker with businesses in Newtown, Darlinghurst and Parramatta. He sold the cordial business and in 1876 bought the 79-acre farm called *Lemon Hedge Farm* located on Lane Cove Road, Pymble, see Figure 94.0 below.

In 1896 Hamilton purchased two lots opposite Pymble Station on Lane Cove Road on which he built a general store that was operated by his sons, Frederick, William, Arthur and Percy. Their business collected orders and made deliveries from Lindfield to Hornsby, see Figure 93.0. The business was sold by the family in 1905. In the same year, the family home, *Wood Martin*, located at 104 Livingstone Avenue, was built, see Figures 95.0 and 96.0. It is probable that Hamilton commissioned the architectural firm of Nixon and Adam to design this residence as they were calling for tenders on the villa in Livingstone Avenue in 1905.¹¹

⁹ Photo courtesy of Joan McDonald. *The Historian*, vol 37 no 1, November 2008, p 90.

¹⁰ *The Historian*, vol 37 no 1, November 2008, p 128.

¹¹ *The Historian*, vol 37 no 1, November 2008, p 88.



Figure 93.0, Hamilton Brothers Shop, Pacific Highway. Sons, Frederick, William, Arthur and Percy were the proprietors of a general store at this site. Their business collected orders and made deliveries from Lindfield to Hornsby. The business was sold by the family in 1905.¹²

Frederick James Hamilton and his wife Charlotte had 11 children: Annie, b.1869, William b.1872, Frederick b.1872, Amy b.1874; George b.1877; Florence b.1879; Arthur b.1880; Percival b.1892; Ernest b.1885; Ada b.1888; Herbert b.1891.

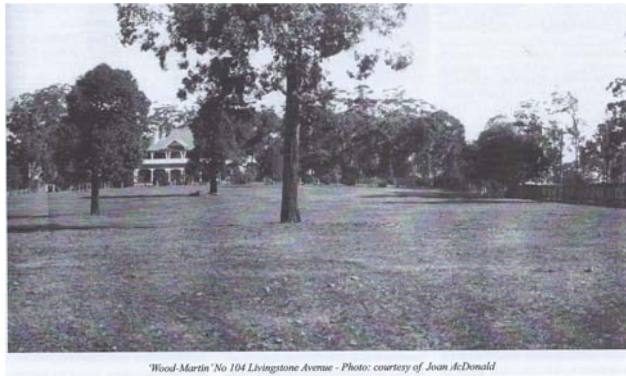
In 1916, Frederick James Hamilton died and in 1920, his wife Charlotte died. In 1924, the Hamilton children sold the family home and surrounding land and purchased the subject property at 149 Livingstone Avenue. In 1926 the unmarried children moved to the subject property which they occupied until the 1960s.



Figure 94.0, Looking south towards Bridge Street from Hamilton's 'Lemon Hedge Farm' on the corner of Livingstone Avenue and the Highway, Pymble, c 1910.¹³

¹² The Historian, vol 37 no 1, November 2008, p 109.

¹³ The Historian, vol 37 no 1, November 2008, p 141.



'Wood-Martin' No 104 Livingstone Avenue - Photo: courtesy of Joan McDonald

Figure 95.0, Wood Martin, 104 Livingstone Ave, Pymble.¹⁴



'Wood-Martin' during the ownership of Frederick James Hamilton - Photo: courtesy of Joan McDonald

Figure 96.0, Wood Martin, 104 Livingstone Ave, Pymble, during the ownership of Frederick James Hamilton.¹⁵

Sub-division of the Hamilton Estate

- 1876 Hamilton purchased 79 hectares acres of land from Samuel Terry.
- 1890 Hamilton subdivided part of the land as The Hamilton Estate, Deposited Plan 3065 (LTO Vol. 994, Folio 116, 2 April 1890)
- 1906 The Pymble Hamilton Estate was advertised to be auctioned on 20 October 1906. None of the lots were sold, see Figure 101.0 below.
- 1924 The Hamilton Estate, bounded by Livingstone Avenue, Ryde Road, Cross and Kendall Streets, was sold to FJ Leahy who subdivided from 22 lots to 111 lots, adding Hamilton Parade, Cultowa Road and Cadow Street, thereby providing the old home with a frontage to Livingstone Avenue and a rear exit to Hamilton Parade, see Figure 102.0 below.¹⁶

¹⁴ The Historian, vol 37 no 1, November 2008, p 107

¹⁵ The Historian, vol 37 no 1, November 2008, p 110.

¹⁶ Reminiscence by Joan McDonald in The Historian, vol 37 no 1, November 2008, p 110.



Figure 101.0, Auction of Hamilton Estate 1906.¹⁷



Figure 102.0, Auction of Hamilton Estate 1924.¹⁸

3.3 Construction and occupation of the subject house

3.3.1 Construction of the house

The subject house at 149 Livingstone Avenue was built in 1912 by George Hamilton, son of Frederick James Hamilton on lots 15, 16 and 17 of the Hamilton Estate. It appears that the house was built as a speculative venture, as George advertised the house for sale in The Sydney Morning Herald soon after completion:

PYMBLE – Livingstone Avenue, a beautifully finished new brick COTTAGE, tiled roof, wide entrance hall, drawing, dining, 3 bedrooms, 1 bathroom, kitchen, servery, laundry, pantry, linen press, Wunderlich ceilings, large verandahs, garden, land about 3 acres. Price £1100, terms, G. HAMILTON, Pymble (Sydney Morning Herald, 18 April 1912, p.13).

No architect was listed for the new bungalow.

¹⁷ The Historian, vol 37 no 1, November 2008, p 113.

¹⁸ The Historian, vol 37 no 1, November 2008, p 86.



Figure 88.0, Showing lots 15,16 and 17 Livingstone Avenue.



Figure 89.0, Current map of Livingstone Ave showing the site shaded.

The house was sold in 1914 to bank officer Ernest William Coombe and his wife Emma Jean, who are listed by *Sands* as living in the house from 1914 to 1918.

3.3.2 Occupation by the Darling Family

In 1918, the architect Thomas James Darling purchased lots 15,16 and 17 Section 3 DP 3065 in Livingstone Avenue from Ernest and Emma Coombe¹⁹. The *Sands* Directory records the house at 149 Livingstone Avenue, known as *The Meads*, as being occupied by TJ Darling and his family from 1919 to 1922.

Thomas James Darling was a prolific architect, operating from premises in Spring Street Sydney. He designed houses in Roseville, Ultimo, Mosman, Lindfield, Coogee, Killara, Wahroonga and Turramurra during his working life between 1904 and 1946. His public buildings included a Presbyterian church and manse at Berry NSW, a new building for Roseville Girls' College, a school hall at Crows Nest and a new building for AGL in Pitt Street Sydney. There has been speculation that TJ Darling designed the subject property, but no evidence exists to substantiate this claim.

The following information on Thomas James Darling is derived from a draft paper written by Jennifer Harvey of the Ku-ring-gai historical society.

Thomas was born in Kew, Victoria, in 1874 the youngest child of Rev Hugh Darling and his wife Christina Roxburgh. By 1902, Darling had moved to Sydney and established offices at Cohen's Chambers, Spring Street Sydney.

On 20 December 1906, at St Thomas' Church, North Sydney, architect Thomas James Darling married Emily Mary Hudson and they had two sons and two daughters; - Margaret (1908-1992), Nesta (1910-1989), Hugh (1912-2001) and Geoffrey (1917-1992). Emily Mary Darling died 31 January 1931 at her home, "Girrahween," in Stanhope Road, Killara. On 1 October 1946 Thomas James Darling died at his residence 9 Eton Road Lindfield, aged 72 years. Beloved husband of Mwyn and father of Margaret, Nesta, Hugh and Geoffrey.

¹⁹ The Historian, vol 37 no 1, November 2008, p 90.

In her paper, Jennifer Harvey includes a detailed list of architectural works undertaken by Darling, derived from various sources such as the Sydney Morning Herald (SMH) and Construction and Local Government Journal. The first reported work was a residence for his mother in Clanville Road, Roseville, recorded as a call for tenders in the SMH of 1904.

The following projects are listed by Harvey as being undertaken by Darling around the period that the subject property was constructed, but there is no record of 149 Livingstone Avenue in any of these sources.

1914: residence Linwood Avenue, Killara, accepted tender Rose & Mears.²⁰

1915: cottage Strickland Avenue, Lindfield, accepted tender W Dunton.²¹

1915: cottage Clermiston Avenue, Roseville, accepted tender AV Carden.²²

1916: Drawing of a School Hall, Crows Nest, W McJannett Master builder.²³

1917: Drawing of a Californian style residence in Killara, Rose & Mears master builders.²⁴

1917: Drawing of a residence in Roseville in the Federation bungalow style.²⁵

1941: Mr TJ Darling, Architect, advertised that he had changed his address to 9 Eton Road, Lindfield (phone JA4850).²⁶

Margaret Love, nee Darling (1908 - 1992)

Margaret was the eldest child of Thomas and Emily Darling. In 1988, Margaret wrote her recollections of living at 149 Livingstone Avenue which were later published in *The Historian* (Vol 37 no.1 2008). Margaret's recollections focus on the grounds and gardens, rather than the house:

In those days Livingstone Avenue finished at *The Meads* and our home was known as 'the house at the end of the road'. We had over 12 acres of ground, stables for the horse and sulky, dozens of fowls and fowl yards, a large citrus orchard and vegetable garden at the back, a beautiful rose garden in the front, and an avenue of camphor laurel trees separated the tennis court from the front entrance on the western side. All this was surrounded by paddocks for the horse and cow.²⁷

²⁰ 27 October 1914, NSWCR, Rieth Index.

²¹ 17 March 1914 NSWCR Rieth Index.

²² 23 February 1915 NSW CR Rieth Index.

²³ Construction and Local Government Journal 28 January 1916

²⁴ Construction and Local Government Journal 15 January 1917

²⁵ Construction and Local Government Journal 19 March 1917

²⁶ SMH 31 December 1941.

²⁷ The Historian, vol 37 no 1, November 2008, p 90.

Margaret's remaining recollections are of Livingstone Avenue itself and her 3-mile daily walk to and from school along Livingstone Avenue. They are detailed later in this report.

In 1922, Darling subdivided part of the property, selling the house on the remaining 1.2 acres to Chloe and Gerald Brocklehurst. In 1922 the Darlings moved to *Chasecote* at 75 Ku-ring-gai Avenue, Turrumurra, moving constantly around the upper North Shore, as shown in figures 90.0 to 92.0 below.



Figure 90.0, *The Meads*, 149 Livingstone Ave, Pymble, occupied by the Darling family from 1919 to 1922. *Realestate.com*



Figure 91.0, *Chasecote*, 75 Ku-ring-gai Avenue, Turrumurra, occupied by the Darling family from in 1922, *Realestate.com*



Figure 92.0, *Girrahween* 47 Stanhope Road Killara, where Margaret Darling died in 1931.

3.3.3 Occupation by Chloe and Gerald Brocklehurst

In 1922, the Darlings placed the house and land on the market, as described in the Daily Telegraph article of January 1922:

"The Meads", delightfully situated in about five acres of land, well laid out in Flower Gardens, with well-grown shrubs and shade trees, Tennis Court, Vegetable Garden, Orchard, netted fowl runs, etc. Is a comfortable Bungalow of pleasing design, built of brick, with tiled roof, having Verandahs on three sides, containing tiled Entrance-Porch, wide Hall, Four well-proportioned Reception-rooms, Four Bedrooms, all with fixed wash-basin, Kitchen, Laundry, Bathroom, Pantries, etc.

Detached are Garage, Stabling, and Man's Room, The Meads, commands extensive views, and is in perfect order throughout. Gas and city water; also complete septic tank sewerage system (Daily Telegraph, 7 January 1922, p.15).

In July 1922, Chloe and Gerald Brocklehurst purchased the house and grounds, which consisted of 5248m² (1.2 acres) on lots 5,16 and 17. The Brocklehurst's resided in the house from 1922 to 1925, although in 1924 the ownership returned to the Hamilton family, with the lots being transferred to Florence and Annie Hamilton (LTO Transfer B124432, 3 September 1924).

3.3.4 Occupation of the site by the children of Frederick James Hamilton, 1926-1960s

From 1926, the unmarried children of FJ Hamilton and his wife Charlotte occupied the house, renaming the property *Wood Martin*, after the original family home at 105 Livingstone Avenue.

According to the recollections of Joan McDonald in 2008, the unmarried children were a very private group, who even moved from *Wood Martin* to their new home *The Meads* 'after dark and through the paddocks (we presume to avoid the gaze of the neighbours)'.²⁸

The Hamilton children occupied the property until the 1960s, making few changes. In 1951 they sold a 9 foot (2.74m) wide strip of land at the southern end of Lot 17 to Ku-ring-gai Council.

3.5 Livingstone Avenue

Livingston Avenue was constructed in the 1890s by Frederick James Hamilton to access his Pymble Estates. Hamilton transferred Livingstone Avenue to the Council in 1906 (LTO Vol. 6347 Folio 18, 29 June 1951).

Margaret Love's recollections of Livingstone Avenue are as follows:

My earliest recollections of Livingstone Avenue were dawdling home from school down a long steep hill with large trees and thick bush on either side, giving it shade and coolness in summer and a whimsical eerie note in winter. At the bottom of this hill was a narrow wooden, rickety bridge spanning a creek where the water was always crystal clear and the maidenhair grew wild along the banks...

Once over the bridge the road went winding up another little hill...then went along the flat before coming to another little gully where more thick bush and huge trees came right down to the road...

We then passed Cross Street on the left, merely a laneway, then came the Hamilton's big two-storey home set well back amid huge gum trees as well as many cultivated trees. Almost opposite their entrance was Ward Street which led off into the bush to Pymble Avenue...A slight turn in the road and *The Meads* came into view at the end of the road. The Hamilton's property came right to the corner opposite us. There were three brothers in this family and they had a high six foot paling fence around their paddocks where they kept horses and two emus. These emus were most inquisitive and paid great attention to any passer-by. As children we were not particularly keen on them as they used to rush up and down the fence watching us with their beady eyes.

Livingstone Avenue, while we were at Pymble, was indeed a bush road, no footpaths or bitumen, just dirt and in most parts deeply furrowed with water erosion as well as three defined tracks. Everybody had horses and sulkies, the centre track was for the horse.

My father was one of the earliest people in that area to have a motor car – a Chevrolet open tourer...

The Meads was a mile and a half from the station and as children we walked every day those three miles to and from school, and twice on Sundays to Church and Sunday School...

²⁸ Joan McDonald, 'The Hamilton family in Pymble 1876–1968', *The Historian*, vol 37 no 1, November 2008, p 110

In all my various homes, Livingstone Avenue has always been my favourite street, with that delightful bush atmosphere all of its own. Even today with houses tightly packed along it and new streets and cul-de-sacs leading off from it, I still feel it is one of the most charming natural avenues in the metropolitan area.²⁹

The qualities of Livingstone Avenue, described with such fondness by Margaret Love, above, are still evident in the Avenue today. These qualities include the meandering nature of the road and the large trees, a mixture of indigenous and imported varieties, which shade the road on the journey westwards.



Figure 103.0, Livingstone Avenue looking west near junction with Penrhyn Avenue, *AW* August 2018



Figure 104.0, Livingstone Avenue looking west near junction with Penrhyn Avenue, *AW* August 2018



Figure 105.0, Entrance to Wood Martin, 104 Livingstone Avenue.



Figure 106.0, The Meads appearing around the bend in Livingstone Avenue – once the last house in the Avenue. The house commands the last corner of the Avenue.

²⁹ The Historian, vol 37 no 1, November 2008, p 90-91.

3.4 Timeline Summary

Date	Event
1876	FJ Hamilton purchases 79-hectares of land in Pymble
1890	FJ Hamilton subdivides the land to create the Hamilton Estate
1912	George Hamilton builds the subject cottage on lots 15,16 and 17 of the Hamilton Estate, approx 3 acres (SMH).
1914-1918	Ernest and Emma Coombe purchase the property and reside there.
1919-1922	Thomas James Darling purchased lots 15,16 and 17 Section 3 DP 3065 in Livingstone Avenue from Ernest and Emma Coombe, and lives on the property with his wife Emily and their 4 children
1922	The Darling Family moved to <i>Chasecote</i> , 75 Ku-ring-gai Avenue Turramurra, and subdivide the property down to 1.3 acres.
1922-1925	The Darlings sold the house to Chloe and Gerald Brocklehurst.
1924	Property transferred to Florence and Annie Hamilton, daughters of FJ Hamilton.
1926-1960s	Property occupied by the unmarried children of FJ Hamilton.
1951	9-foot strip of land on southern side of Lot 17 is sold to Ku-ring-gai Council.
1990s	Triple carport added
1995	Timber picket fence and gate added along street boundary.
1997	March. Sold \$1,025,000 to Frances and Sean Foster.
1997	DA submitted for alterations to the house, BA1625/97
1998	Structural drawings prepared and work undertaken.
2006	June, sold \$2,395,000
2011	June, house purchased by current owners, Mr and Mrs Moshegov, for \$2,625,000. Current size 2,732 sqm (0.7 acres).
2018	Proposal to demolish house submitted to Ku-ring-gai Council.

3.1 UNDERSTANDING THE PLACE

3.2 Changes to the house over time

The following table indicates the changes to the original fabric and setting since construction in 1918.

Original item	Intactness / changes over time
External	
Face brickwork	Over-painted in 1990s.
Roofscape	Only one original chimney remains at the rear of the property. The two new roof dormers from 1998 now dominate the roof scape. The

	terracotta tiles have become brittle and need repair and replacement. No internal fireplaces are in working order.
The garden setting	The original 3-acre site has now been reduced to 2732m ² . The orchard, vegetable garden, rose garden and tennis court described by Margaret Love no longer exist.
The street setting	The property remains a prominent feature in the western end of Livingstone Avenue, as the road curves towards Kendall Street.
Rear configuration	The rear configuration of original kitchen, external WC and store rooms were removed for the 1998 addition of new family room and kitchen.
North-east corner verandah	Has been partially enclosed, and has new timber flooring.
Internal	
Ceilings	The SMH description of the house in 1912 includes 'Wunderlich ceilings', none of which remain. The current ceilings appear to be fibrous cement with decorative over-battening. Air conditioning outlets have punctured the ceilings in many rooms.
Joinery	All of the internal panelled doors, architraves, skirtings, fan-lights have been painted white, but are extant.
Front door	The surrounding side-lites and fan-lite to the front door are from 1998.
Timber Flooring	Appears to be original in many rooms. But new concrete slab to rear family room and kitchen.
Fireplace surrounds	Some original fire-place surrounds survive, others are recent reproductions.
Bay window features	The bay window seats in main bedroom and sitting room remain intact, although the joinery has been painted white.

4.3 Comparative Analysis

The purpose of undertaking a comparative analysis is to establish the rarity of the subject place in terms of surviving examples from a similar period of a similar style.

The NSW State Heritage Register data-base was used to search for information on houses built at a similar period in NSW.

Houses in NSW built in period 1915 – 1920


A search of the State Heritage Register for houses built in NSW from the period 1915 to 1920 revealed:





- 6 houses listed as being of state significance.
- 544 houses listed as being of local significance.
- 1 house listed in Ku-ring-gai municipality – Purulia at 16 Fox Valley Road, Wahroonga



Houses in NSW built in the period 1900-1920

A search of the State Heritage Register for houses built in NSW from the period 1900 to 1920 revealed:

- 21 houses listed as being of state significance.
- 2011 houses listed as being of local significance.
- 12 houses listed in the Ku-ring-gai municipality.

<p>1904 State</p>	<p>Marika 46 Ryde Road, Hunters Hill, NSW 2110</p> <p>Constructed in 1904, Marika is an outstanding example of the Federation style of architecture. It displays fine quality timber craftsmanship and joinery. Reputedly built by a tradesman joiner it exhibits quality construction and detail rarely equalled. It is prominently located on a rise and bend corner site of Ryde Road and covers two large blocks of land with remnants of original garden layout, including mature trees, flower beds and paths.</p>	
<p>1910 state</p>	<p>Derrylyn 16 Deakin Avenue, Haberfield, NSW 2045</p> <p>Derrylyn, built in 1910, is a large single storey federation cottage of two-tone bricks with a fine slate and terracotta roof punctuated by numerous tall roughcast chimneys. The building is prominently sited on the corner of Dalhousie Street and Deakin Avenue, Haberfield. It retains many of its original features.</p>	

1910 state	<p>Carthona 85 Todman Avenue, Kensington, NSW 2033</p> <p>Carthona is a fine example of the Federation style of architecture. Built c.1910 for a tradesman plasterer, the house retains almost all its original detail including slate roof with terracotta ridge capping, roughcast and cement chimneys, leaded glass and etched coloured glass windows, ornamental plaster ceilings with Australian flora and fauna motifs and interior joinery with grained timber finish.</p>	
1901 Local	<p>Wychwood, 17 Ku-ring-gai Ave Turamurra, formerly Glensoy</p>	
1902 Local	<p>The Grange 15 Grosvenor Street, Wahroonga, NSW 2076</p>	
1908 Local	<p>The Terricks 60 Ku-ring-gai Avenue, Turramurra, NSW 2074</p> <p>The Terricks is significant as the home of Thomas Cosh, an important architect of the Federation period, and is a robust and well detailed example of the Federation style of architecture. Its importance to the streetscape of Ku-ring-gai Avenue is enhanced by its corner site.</p>	

1904 local	102 Grosvenor Street, Wahroonga, NSW 2076 Designed by James Peddle	
1906 Local	Carysford 62 Shirley Road, Wollstonecraft, NSW 2065 An excellent, and relatively intact, example of a large, Federation bungalow built in 1906 and set in its original allotment and setting. The site was formerly part of the Berry Estate. The last original house on this section of Shirley Road, with allotment intact. Characteristic gardens and boundary retaining wall.	

An examination of a sample of listed houses from the comparative time period reveals the following range of characteristics of listed houses:

- relatively intact examples of their style period,
- on their original allotment,
- original surviving setting,
- designed by a significant architect, such as James Peddle or Thomas Cosh,
- is a well-detailed surviving example of its style,
- special internal finished such as 'ornamental plaster ceilings with Australian flora and fauna motifs and interior joinery with grained timber finish'.
- Prominent setting

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 Existing Heritage Listings

The subject property, 149 Livingstone Avenue Pymble, is currently *not*:

1. listed on the State Heritage Register (SHR)
2. listed as a heritage item under Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 (LEP)

3. located within a conservation area.
4. classified by the National Trust of Australia (NSW).

5.2 Heritage items in the vicinity of subject property



Figure 107.0, Ku-ring-gai Council LEP Heritage map 008 showing heritage items in the vicinity of the subject property, shown with blue arrow. The site is not in a Conservation Area.

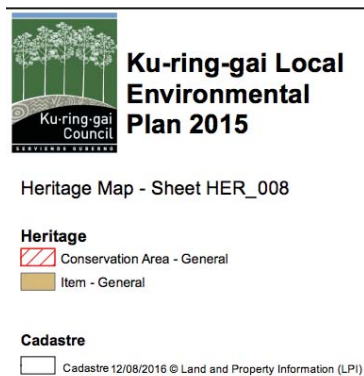


Figure 108.0, LEP 2015, Legend.

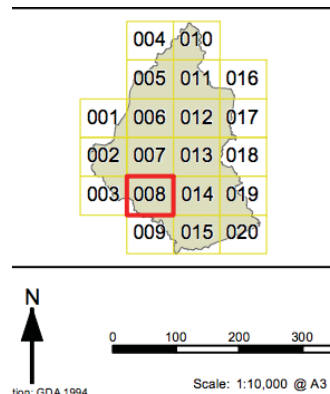
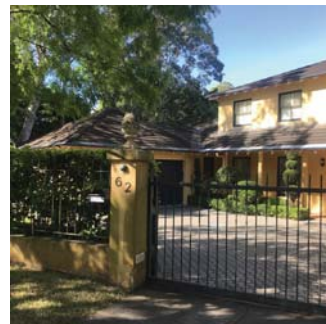


Figure 109.0, Map location within Ku-ring-gai municipality.

Pymble	"Jesmond Dene", dwelling house	56 Livingstone Avenue	Lot 15, DP 603889	Local	I559
Pymble	Dwelling house	62 Livingstone Avenue	Lot 2, DP 1009908	Local	I560
Pymble	Dwelling house	66 Livingstone Avenue	Lot 1, DP 1009908	Local	I561
Pymble	Dwelling house	75 Livingstone Avenue	Lot 8, DP 285294	Local	I562
Pymble	Dwelling house	75A Livingstone Avenue	Lot 1, DP 285294	Local	I566
Pymble	Dwelling house	78 Livingstone Avenue	Lot 1, DP 25970	Local	I563
Pymble	Dwelling house	80 Livingstone Avenue	Lot 1, DP 202787	Local	I564
Pymble	Dwelling house	104 Livingstone Avenue	Lot E, DP 386858	Local	I565
Pymble	Dwelling house	3 Courallie Avenue	Lot G, DP 391490	Local	I537

Figure 110.00 Listed properties in vicinity of subject property.

62 Livingstone Avenue



66 Livingstone Avenue

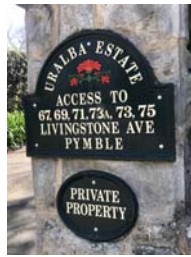


75 Livingstone Avenue

(image from 1987 heritage study)



75A Livingstone Avenue



78 Livingstone Avenue



80 Livingstone Avenue



104 Livingstone Avenue

(image from 1987 heritage study)



104 Livingstone Avenue



AW 2018

3 Courallie Avenue



image from 1987 heritage study



AW 2018

56 Livingstone Ave.
Timber cottage,
about to be
altered.



Items of potential significance in Livingstone Avenue, not currently listed.

135 Livingstone Ave



Referred to in article by Jennifer Harvey in *The Historian*, vol 37 no 1, November 2008, p 88.

Photo AW 2018.

5.3 Process for Assessment

This section considers information from the previous sections to establish the culturally significant attributes of the place. All aspects of significance are discussed and assessed to formulate a clear statement of cultural significance.

'Cultural significance' is defined in the Australia ICOMOS Burra Charter as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations. These values are used as the basis for discussion in this report. The Charter further clarifies that cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

With the creation of the State Heritage Register under Part 3A of the Heritage Act, in April 1999, the NSW Heritage Office developed a set of seven criteria against which the cultural significance can be assessed to determine the level of significance, i.e. State or local. At the end of this discussion, the values of the place are tested against these criteria to determine whether it meets the threshold for heritage listing at local or state level. This process follows the guidelines set out in the NSW Heritage Manual document 'Assessing Heritage Significance' (NSW Heritage Office 2001).

Assessing the item against the seven criteria

An item will be considered to be of NSW State or local significance if it meets one or more of the following seven criteria, as set out in the NSW Heritage Office Guideline 'Assessing Heritage Significance':

NSW heritage assessment criteria	
Criteria	Description
(a) Historic	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).
(b) Associative	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).
(c) Aesthetic	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
(d) Social	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.

(e) Technical/ Research	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).
(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).
(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)

An item is not to be excluded from listing at local or state levels on the ground that items with similar characteristics have already been listed at local or state levels. While all criteria should be referred to during the assessment, only particularly complex items or places will be significant under all criteria. In many cases, items of environmental heritage will be significant under only one or two criteria.

NSW heritage guidelines for inclusion and exclusion		
Criteria	Guidelines for Inclusion	Guidelines for Exclusion
(a) Historic	<ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
(b) Associative	<ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association

(c) Aesthetic	<ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
(d) Social	<ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place 	<ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
(e) Technical/ Research	<ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
(f) Rarity	<ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a sig 	<ul style="list-style-type: none"> • is not rare • is numerous but under threat

(g) Representative	<ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held 	<ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
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Grading the item against each of the seven criteria

Different components of a place may make a different relative contribution to its heritage value.

NSW heritage gradings of significance		
Grading	Justification	Status
Exceptional	Rare or outstanding elements directly contributing to an item's local or state significance	<i>Fulfills criteria for local or state listing.</i>
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	<i>Fulfills criteria for local or state listing.</i>
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	<i>Fulfills criteria for local or state listing.</i>
Little	Alterations detract from significance. Difficult to interpret.	<i>Does not fulfill criteria for local or state listing.</i>
Intrusive	Damaging to the item's heritage significance	<i>Does not fulfill criteria for local or state listing.</i>

Historic Themes

The NSW Heritage Manual identifies a specific set of 'Historical Themes relevant to New South Wales' within which the heritage values of the place can be examined. Relevant themes for 149 Livingstone Ave Pymble include:

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Associated with Hamilton Estate sub-division of <i>Lemon Hedge Farm</i> .
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Built as speculative house. Architect unknown.
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Sub-division of large rural holding.
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Occupancy of villa by north shore families.
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	20th century Suburban Developments-

4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages- Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing suburbia-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages- Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	living in the suburbs-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages- Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	A Picturesque Residential District-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - Federation Arts and Crafts-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Ways of life 1900-1950-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with family of FJ Hamilton, prominent figure in

		early development of West Pymble..
9. Phases of Life- Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Tenuous association with architect TJ Darling, as his home for 4 years.

5.3 Assessment of Significance – Evaluation Criteria

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)

The house and grounds demonstrate the process of land subdivision in West Pymble for over a century. Built on 3 lots of the Hamilton Estate created in 1890, itself a subdivision of rural land purchased by FJ Hamilton in 1876, the subject property has been further sub-divided during the 20th century down to its current size of 2,732m² (0.67acres).

The house on the property was built by George Hamilton in 1912 as a speculative venture. It was sold several times between 1914 and 1924 before the property was transferred to two of the daughters of FJ Hamilton in 1924 and occupied by the unmarried Hamilton children from 1926 until the 1960s. Few changes were made to the house until major alterations in 1998.

The house and grounds have been substantially altered since construction of the house in 1912. The original curtilage has been greatly reduced in size, and the original house has been substantially altered with roof additions, a large rear addition and the over painting of the external face brickwork.

Assessment: Little State
 Little Local

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)

Although it has been speculated that the house was designed by architect TJ Darling, who occupied the property with his wife and four children between 1919 and 1922, there is no evidence to substantiate this claim. The recollections of Darling's eldest daughter, Margaret, of her time in the house between 1919 and 1922 are of its extensive gardens and the delightful walk to and from school along Livingstone Avenue, not of the house itself. Darling and his family only occupied the house for 4 years before moving to Turramurra and numerous other houses on the upper north shore.

There is a minor association with Frederick James Hamilton, a prominent figure in the early development of West Pymble, as having been built in 1912 by his third son, George, and having been the home of his unmarried children after the death of Hamilton and his wife, and the sale of the large family estate in 1924. The children lived very private lives and did not make any major changes to the house between 1924 and the 1960s.

Assessment: Little State
Little Local

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

The house cannot be considered a major work of a prominent architect, as there is no evidence to substantiate it being a work of Thomas James Darling. The name of the original architect remains unknown.

The house is a competent and well-built example of federation style architecture from 1912. It is well-sited on its block and retains some charming original features such as a return verandah and two protruding bay windows facing north-east. Unfortunately, the original form and setting of the house have been largely lost due to the several subdivisions of the block and the 1998 addition which added two large dormer windows to the roof and demolished the rear of the house for a large family room, kitchen area. The face brickwork to the exterior has been painted and only one original chimney remains reducing the significance of the external façade. The original internal joinery is of a standard design of the era and has been over-painted in recent years, reducing its heritage value.

Assessment: Little State
Little Local

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

As a private house, the subject property does not have a special association with a particular community or cultural group in NSW. Although it was part of the early development of West Pymble, it was not the first house built along Livingstone Ave, with a number of houses preceding its construction, such as the locally heritage-listed house *Wood Martin* at 104 Livingstone Avenue built in 1905, which is extant.

Assessment: Little State
Little Local

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)

The archaeological potential of the site is considered to be low with any early resources likely to have been highly disturbed by the extensive sub-division of the original block, by the major roof alterations of 1998, the demolition of all but one original chimney, the addition of ducted air conditioning throughout the house and the demolition of the rear portion of the house for a family room / kitchen addition on a concrete slab in 1998.

Assessment: Little State
Little Local

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)

The comparative analysis undertaken using the NSW state heritage register data-base revealed 544 houses listed as being of local significance built during the period 1915 to 1920, and 2011 locally listed items from the period 1900 to 1920. Most of these heritage-listed items demonstrated characteristics of intactness, original curtilage and setting, or special qualities of internal or external finishes and details. While 149 Livingstone Avenue is a competent and well-built house of its era, it does not exhibit any outstanding finishes or details that could be considered rare. Its original face brickwork and internal joinery has been over-painted and its original roofscape has been substantially modified.

Assessment: Little State
Little Local

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)

149 Livingstone Avenue is:

- A representative, but extensively altered, example of federation style architecture expressed in suburban Sydney, with many original features no longer extant.
- A representative example of a well-sited house on a suburban block, with living and main bedrooms facing north-east as well as a large return verandah.
- A representative example of the early subdivision of *Lemon Hedge Farm* by FJ Hamilton, as part of the early development of West Pymble.

Assessment: Little State
 Little Local

Summary table of significance gradings		
Criteria	Grading State	Grading Local
(a) Historic	Little	Little
(b) Associative	Little	Little
(c) Aesthetic	Little	Little
(d) Social	Little	Little
(e) Technical/ Research	Little	Little
(f) Rarity	Little	Little
(g) Representative	Little	Little

An item is considered to be of heritage significance if it meets one or more of the above criteria at a moderate level or above. 149 Livingstone Avenue is deemed not to be of local or state significance as it does not meet any of the criteria at a level of moderate or above.

6.0 STATEMENT OF SIGNIFICANCE

HISTORY AND SIGNIFICANCE

The subject property originally comprised lots 15, 16 and 17 of the Hamilton Estate, formed in 1890 when Frederick James Hamilton subdivided part of the 79-hectare land holding, then known as Lemon Hedge Farm, that he had purchased from the Samuel Terry estate in 1876. The house on the property was built in 1912 by George Hamilton, third son of FJ Hamilton, as a Federation style single-storey cottage with face brickwork and a terracotta tiled roof with decorative finials and a large return verandah and two projecting bay windows facing north-east across the front garden. The house was originally set on approximately 12,140m² (3 acres) of land and since 1922 the block has been sub-divided several times down to its current size of 2,732m² (0.67 acres).

The house was built by George Hamilton as a speculative venture and was sold in 1914 to Ernest and Emma Coombe and subsequently to two further families, including architect TJ Darling, before the property was transferred to two of the daughters of FJ Hamilton in 1924 and occupied by the unmarried Hamilton children from 1926 until the 1960s. Few changes were made to the house until major alterations in 1998. Although it has been speculated that TJ Darling was the architect for the house, no evidence exists to support this claim, and the original architect for the house remains unknown.

The 1998 building works saw roof dormers added for an attic bedroom suite and a large extension at the rear of the property which included a family room, kitchen, laundry, bathroom and pool area. Previous to these works a triple car-port had been added, the face brickwork over-painted, and a timber picket fence and gates added to Livingstone Avenue (1995). Only one of the original chimneys survives. The garden is well established with extensive lawns, mixed shrubbery in the front yard, a mixture of indigenous and introduced tree species on the boundaries. A feature of the front garden is a decorative circular trimmed box hedge surrounding a central cast iron fountain, date unknown. Internally, some original features survive such as fire-surrounds, joinery (now all painted white) and built-in window seats.

The house demonstrates little historic significance, as its associations with the pattern of NSW's history or with prominent local people or groups of people are remote and tenuous. The original federation style house has undergone unfortunate alterations over the century of its life, reducing its aesthetic, creative and technical significance. The reduction in site curtilage and the major alterations of 1998 have resulted in the property having a low potential for yielding any early resources on the site. The presence of hundreds of similarly aged heritage-listed properties of federation style, which are in more intact condition with better quality finishes, render the building unlikely to be possessing rare or endangered aspects of NSW's cultural or natural history.

The property is therefore not considered to meet the criteria, as set out by the NSW Heritage Council, for listing at either local or state levels.

7.0 RECOMMENDATION

RECOMMENDATION

Although the house is not deemed to meet the criteria for local or state heritage listing, it demonstrates changes to the suburb of West Pymble over the last century, and for this reason the house and grounds should be archivally documented before any future changes are made.

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Heritage Architect
27 September 2018