

“The Gables”

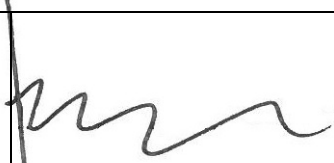
69 Kissing Point Road, Turramurra  
Heritage Assessment

November 2017



prepared by Paul Davies Pty Ltd  
for Ku-ring-gai Council

Revision	Date	Issued By
4	28/112017	Paul Davies

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## 1.0 INTRODUCTION/BACKGROUND

### 1.1. THE BRIEF

This heritage assessment report has been prepared on behalf of Ku-ring-gai Council.

### 1.2. APPROACH AND METHODOLOGY

The methodology used in this report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes, the guidelines of the NSW Heritage Manual.

### 1.3. LIMITATIONS

The site and its context was viewed from the street by Paul Davies, Director of Paul Davies Pty Ltd on 29 August 2017, and an initial heritage assessment based on this and photos of the site sourced from the Engineer's report commissioned by Council and from the Domain website relating to the recent sale of the house.

On 23 November 2017, the new owners of the property provided access to the site and house, including the interior, for Paul Davies, and allowed photographs of the house (interior and exterior) to be taken. The photos in this report are taken by Paul Davies on 23 November 2017 unless otherwise stated.

The historical background in this report has been thoroughly researched from both primary and secondary sources by a professional historian.

### 1.4. AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Paul Davies, Director and Chery Kemp, Heritage Specialist, with historical research undertaken and history written by Dr. Charles Pickett, Historian sub-consultant.

### 1.5. DEFINITIONS

For the purposes of this report

Local Refers to Ku-ring-gai Council area

State refers to New South Wales

The following definitions used in this report and are from *Article 1: Definitions* of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

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

Fabric	means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
Maintenance	means the continuous protective care of a <i>place</i> , and its <i>setting</i> . Maintenance is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i> .
Preservation	means maintaining a <i>place</i> in its existing state and retarding deterioration.
Restoration	means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.
Adaptation	means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.
Use	means the functions of a <i>place</i> , including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.
Related Place	means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.
Related object	means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denote what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

## 1.6. SITE LOCATION

The subject property at 69 Kissing Point Road Turramurra is located on the north-western side of Kissing Point Road, north-east of the intersection of Kissing Point Road with Monteith Street. The real property details are outlined in Table 1 below. The main allotment is Lot 4. Lot 20 is a small strip of land at the rear (north-west) of Lot 4. Figures 1 to 3 below show the location of the site.

Table 1: Real property details for 69 Kissing Point Road Turramurra

Street address	Real property description
69 Kissing Point Road, Turramurra	Lot 4, DP31925 (main lot) Lot 20, DP206712



Figure 1: Location of 69 Kissing Point Road, Turrumurra (outlined in red, shaded yellow. Source: NSW Land & Property Information Six Maps



Figure 2: Recent satellite view of 69 Kissing Point Road, Turrumurra Source: NSW Land & Property Information Six Maps



Figure 3: 1943 aerial photo of 69 Kissing Point Road, Turramurra. Note comparison with recent satellite view (Figure 2 above) reveals a small rear addition but the roof form of the house remains largely unchanged since 1943. Source: NSW Land & Property Information Six Maps

## 1.7. STATUTORY LISTINGS AND CONTROLS

### NSW HERITAGE ACT 1977 (AS AMENDED)

The property is not included on the State Heritage Register (SHR), and is not in the vicinity of any properties listed on the SHR.

### LOCAL ENVIRONMENTAL PLAN & CONSIDERATION OF POTENTIAL HERITAGE ITEMS IDENTIFIED IN PREVIOUS STUDIES

The property is not listed as a heritage item in any Ku-ring-gai Council LEP, however the property is in the vicinity of No. 62 Kissing Point Road, Turramurra (on the opposite side of Kissing Point Road from the subject property), which is a listed heritage item in the Ku-ring-gai LEP 2015.

The listing details for No. 62 Kissing Point Road and its vicinity are outlined in Table 2 below.

Table 3 below lists other heritage listed properties in Kissing Point Road.

Table 2: Listing details for heritage items in the vicinity of the subject site from the Ku-ring-gai LEP 2015 Schedule 5: Environmental Heritage  
Part 1: Heritage items & comment re source of listing

Suburb	Item Name	Address	Property Description	Significance	Item No.	Comment on source of heritage listing
Turramurra	Ingleara	62 Kissing Point Road	Lot A, DP 326323; Lot C, DP 388233	Local	I778	Already a listed heritage item at the time of the Ku-ring-gai North Heritage Conservation Areas Review 2010
Other heritage items in Kissing Point Road						
Turramurra	"Bellaire", dwelling house	28 Kissing Point Road	Lot 1, DP 547559	Local	I774	Recommended for further research as a potential heritage item in the Ku-ring-gai North Heritage Conservation Areas Review 2010
Turramurra	"Bapaume", dwelling house	51 Kissing Point Road	Lot 2, DP 900882	Local	I775	Recommended for further research as a potential heritage item in the Ku-ring-gai North Heritage Conservation Areas Review 2010
Turramurra	"Rudyard", dwelling house	53 Kissing Point Road	Lot 19, DP 206712	Local	I776	Recommended for further research as a potential heritage item in the Ku-ring-gai North Heritage Conservation Areas Review 2010
Turramurra	"Kurrawah", dwelling house	54 Kissing Point Road	Lot 5, DP 240087	Local	I779	Recommended for further research as a potential heritage item in the Ku-ring-gai North Heritage Conservation Areas Review 2010

The Ku-ring-gai LEP 2012 (Local Centres) also lists the following items in Kissing Point Road.

Table 3: Kissing Point Road heritage items listed in the Ku-ring-gai LEP 2012 (Local Centres) & comment re source of listing

Suburb	Item Name	Address	Property Description	Significance	Item No.	Comment on source of heritage listing
Turramurra	"Leppington", dwelling house	9 Kissing Point Road	Lot 6, DP 502315	Local	I140	Already a listed heritage item at the time of the Ku-ring-gai Town Centres HCAs Review 2008
Turramurra	Dwelling house	11 Kissing Point Road	Lot 1, DP 321558	Local	I141	Already a listed heritage item at the time of the Ku-ring-gai Town Centres HCAs Review 2008
Turramurra	"The Chalet", dwelling house	15 Kissing Point Road	Lot 1, DP 506800	Local	I142	Already a listed heritage item at the time of the Ku-ring-gai Town Centres HCAs Review 2008
Turramurra	Dwelling house	8 Kissing Point Road	Lot 1, DP 743998	Local	I139	Already a listed heritage item at the time of the Ku-ring-gai Town Centres HCAs Review 2008



The site at 69 Kissing Point Road Turramurra was identified as a potential heritage item for further investigation on page 92 of the Ku-ring-gai Heritage Conservation Areas North Review prepared by Paul Davies Pty Ltd in November 2010.

We note that the subject site, 69 Kissing Point Road, and another site at 20 Kissing Point Road were recommended as potential heritage items for further investigation in the Ku-ring-gai North Heritage Conservation Areas Review 2010, but were not listed in the Ku-ring-gai LEP 2015, (unlike the four other houses in Kissing Point Road recommended for further investigation as potential heritage items in the 2010 review - Nos. 28, 51, 53, and 54 Kissing Point Road - which were listed in the Ku-ring-gai LEP 2015).

Following a report to Council on 22 March 2016 regarding potential heritage items, recommendations were adopted which included:

- To heritage list Nos. 28, 52, 53 and 54 Kissing Point Road, as these properties were determined to be of local heritage significance.
- To defer consideration of No 69 Kissing Point Road "To allow further research to understand recent changes."
- Not to heritage list No. 20 Kissing Point Road for the following reason:

*An approved DA from 2004 substantially altered 20 Kissing Point Road. A gablet was added to the original roof ridge which enabled the roofline to be extended and to allow a second storey addition.*

*The addition of the gablet substantially alters the previous hip and gable roof form. Further visible additions from the street include two dormer windows that hint at the substantial two storey additions at the rear. The rear additions have been integrated to the front without a visual cue indicating where old ends and new begins. There has been substantial loss of fabric from the rear elevation. Due to the changes and the loss of design integrity, the house no longer retains the level of significance to be a heritage item at the local level.*

Figure 4 below shows the heritage context of the site with listed items in the Ku-ring-gai LEP 2015.



Figure 4: Extract Ku-ring-gai LEP 2015 Heritage Map 007, with the subject property indicated with red arrow. "Ingleara", the LEP listed heritage item in the vicinity is marked as heritage item No. 1778 on this map.

## INTERIM HERITAGE ORDER

Ku-ring-gai Council resolved at its meeting of 18 July 2017 to place an interim heritage order on the subject property "to provide time to further assess the heritage significance of the site". The IHO is in force for six months from 19 July 2017.

The aim of this report to provide a professional heritage assessment of the property to inform Council in its future decision making with regard to the Interim Heritage Order.

## 1.8. NON- STATUTORY LISTINGS

### NSW NATIONAL TRUST

No National Trust listings have been noted for the subject property.

## 1.9. SITE SIZE, ZONING, LAND USES, MINIMUM LOT SIZE

The site is approximately 1,849 square metres in area, is roughly rectangular, and encompasses the house, a rear garage, and a large garden. The site is zoned R2 Low Density Residential, and the minimum lot size applying to the subject site under the Ku-ring-gai LEP 2015 is 930 square metres.

Permitted without consent within the R2 Low Density Residential zone: Home occupations.

Permitted with consent within the R2 Low Density Residential zone are: Bed and breakfast accommodation; Boarding houses; Building identification signs, Business identification signs; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings.

Prohibited within the R2 Low Density Residential zone: Any development not specified in the 2 categories above.

## 2.0 HISTORY OF 69 KISSING POINT ROAD

The area north of Sydney Harbour was occupied for thousands of years by people speaking the Kuringgai (Guringgai) language. Clans of this language group lived as far north as Brisbane Water, and several clans gave their names to localities including Turramurra, derived from the Terramerragal clan which lived in the wooded heights east of the Lane Cove River. Many of this clan perished in the smallpox epidemic which followed European settlement in 1788; surviving generations were progressively alienated from their land.

Due to its distance from Sydney and poor road access, Turramurra's European population was small prior to the construction of the North Shore railway. In 1826 former soldier Thomas Boyd was granted 100 acres of land at Turramurra, where he planted an orchard and built a residence. Boyd's son James purchased his father's land in 1856, extended the orchard and in 1878 offered the district's first subdivision, 'consisting of over ONE HUNDRED ACRES subdivided into convenient-sized FARM ALLOTMENTS'.<sup>1</sup>

A few years later the land was renamed Boyd's Orchard Estate. Centred on Kissing Point Road, a government road constructed during the 1850s from Lane Cove River, the Estate was purchased in 1885 by the Port Jackson Land and Investment Company, formed that year for the purpose with a capital of £50,000.<sup>2</sup>

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<sup>1</sup> *Sydney Morning Herald*, 15 January 1878, p.9

<sup>2</sup> *Sydney Morning Herald*, 19 October 1885, p.9

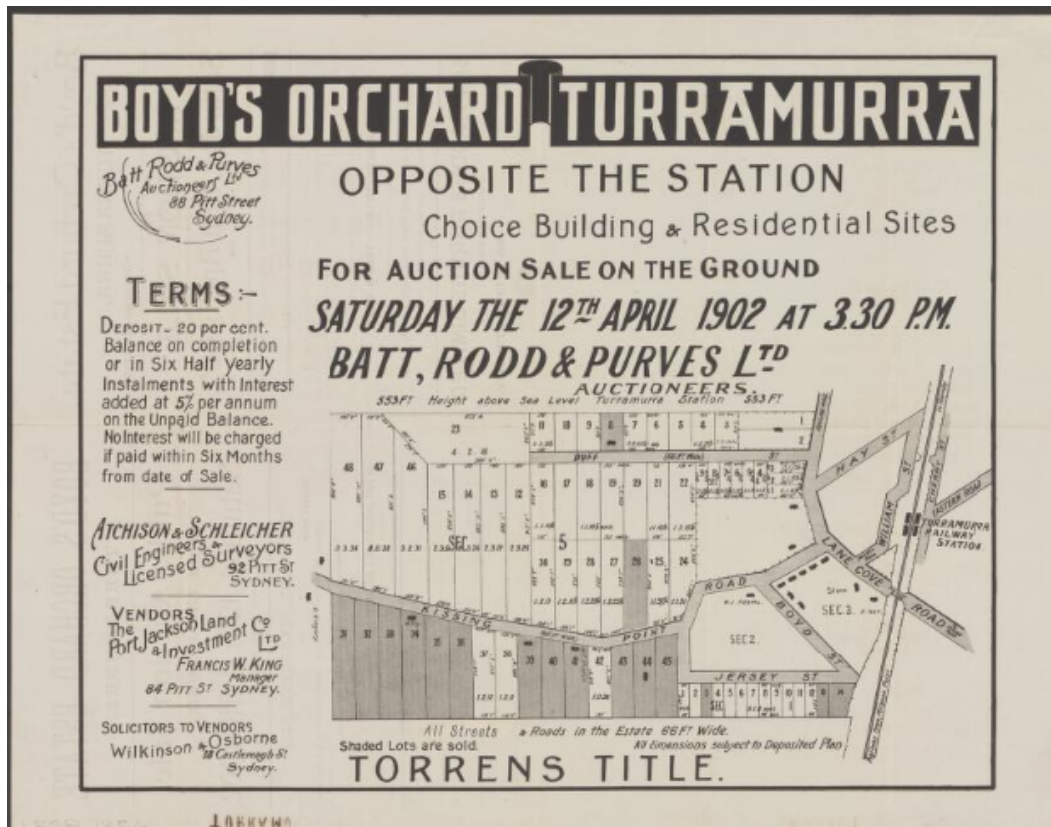


Figure 5: Boyd's Orchard Estate, 1902. Source: NLA

However, the 'dullness' of the market and slow construction of the last part of the North Shore Line from St Leonards to Milsons Point saw the Company halt land auctions until the 'Milsons Point Railway' opened during 1893.<sup>3</sup> At that time the Estate was redrawn to increase the number of residential sites, although many of the blocks were still large enough for the orchards and poultry farms common in the district:

'This Estate...has been divided into allotments and blocks to suit all classes of purchasers and as the Railway Extension to Milson's Point opens on MONDAY, the Auctioneers invite buyers to attend this sale, and secure a site in the Estate'<sup>4</sup>

During 1902 more residential lots were added and the estate was redrawn as Deposited Plan 3895.<sup>5</sup>

<sup>3</sup> *Daily Telegraph*, 1 February 1887, p.3, 1 April 1893, p.1

<sup>4</sup> *Daily Telegraph*, 29 April, 1893, p. 3

<sup>5</sup> LPI Vol. 1386, Folio 82, 6 January 1902

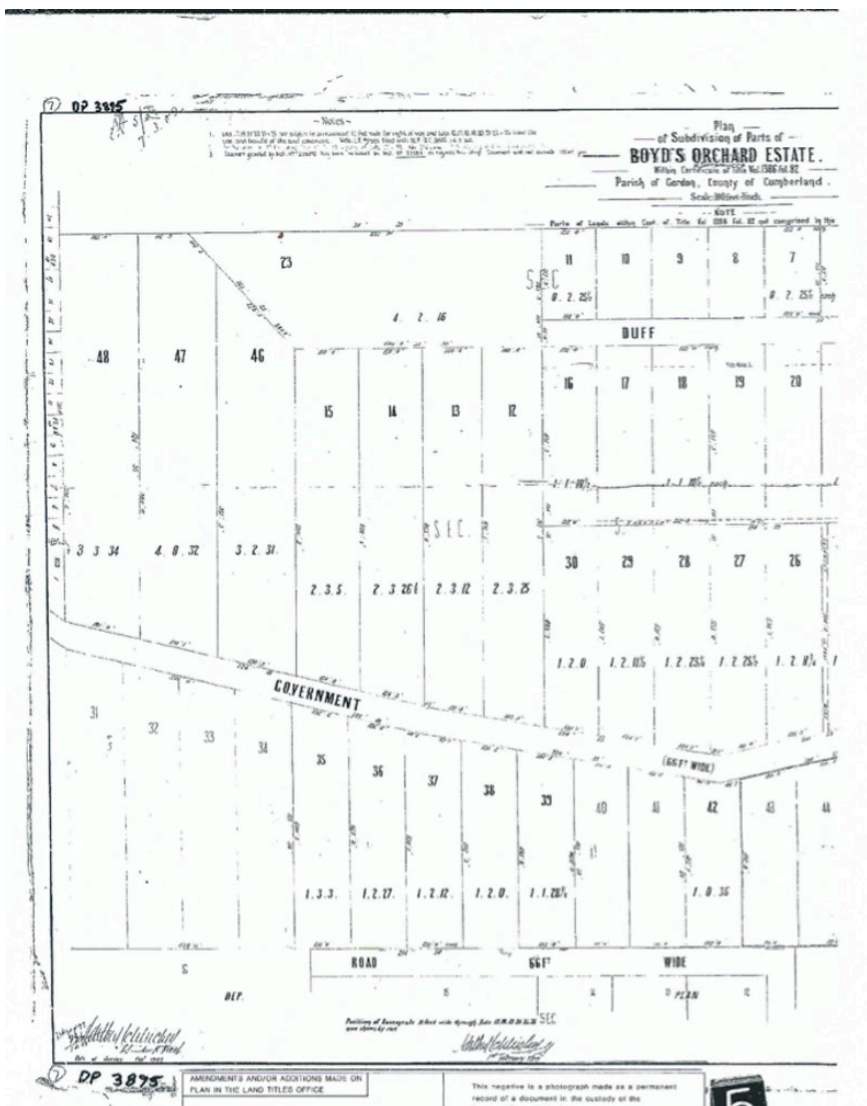


Figure 6: (Left) LPI Deposited Plan 3895, 1902 (detail). Source: NSW Land & Property Information

In 1915 Francis James Lynch purchased the western half of Lot 77, Section 5. This half lot was still large enough for a 29-metre frontage to Kissing Point Road, and was 306 metres deep.<sup>6</sup>

<sup>6</sup> LPI Vol. 2628 Folio 121, 3 December 1915

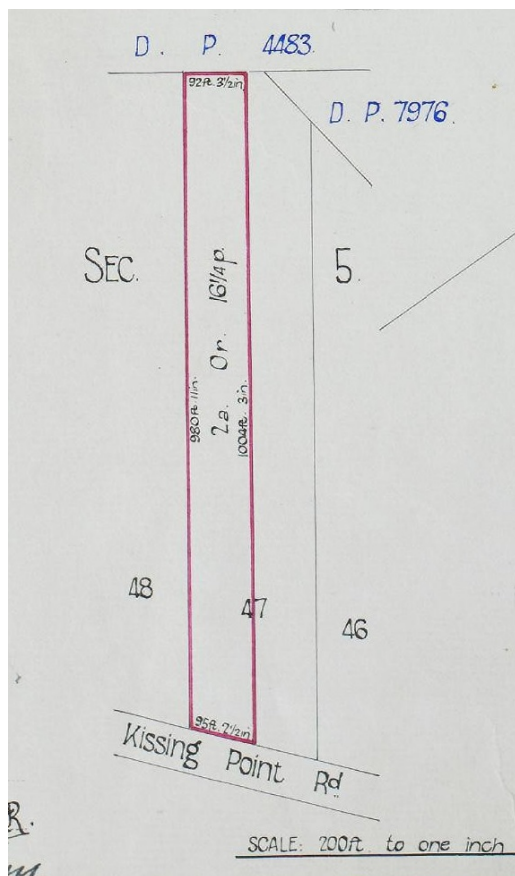


Figure 7: LPI Vol.2628, Folio 121, 1915, Detail. Source: NSW Land & Property Information

At this time, the north side of Kissing Point Road to what is now Monteith Street was occupied by just five residences, although this number had increased to fifteen by 1918.

Sands first listed Frank Lynch as resident in 1916, suggesting that construction was underway at the 1915 sale date. During 1919 tenders were sought for additions to the Lynch house.<sup>7</sup> Unfortunately no valuation records for Turramurra survive before 1921, when a timber and fibro garage was constructed on the site, so we can only assume that the house was completed almost to its current size during 1919.

Frank and Annie Lynch had two sons, their household was small for the time while their house was larger than most.

Frank Lynch is described as a contractor in the title document, yet there is no record of building activities in his name in the lengthy tender lists regularly published at this time. In contrast, his contractor neighbour John Whipp was very active in the district, and the Lynch residence may have been one of several houses Whipp constructed on Kissing Point Road at this time.

Frank Lynch was secretary of the Pymble branch of the Hibernian Society, so Irish Catholic origins were clearly important to him.<sup>8</sup> Lynch is described as a retired car builder in his probate notice, a term which then referred to constructors of railway carriages as well as motor cars.<sup>9</sup>

<sup>7</sup> *Construction and Local Government Journal*, 20 January 1919, p.2

<sup>8</sup> *Freeman's Journal*, 28 December 1922, p.9

<sup>9</sup> *Sydney Morning Herald* 25 August 1942, p.2



Architect James Peddle designed the large Federation Arts and Crafts style house Ingleara nearby at 62 Kissing Point Road in 1900. From 1911 to 1914 Peddle worked in California where Henry Mather Greene, Charles Sumner and other architects were creating suburban houses defined by informality and simplicity rather than historical forms. On his return Peddle was instrumental in promoting the new bungalow style in Sydney, where this architects' style was quickly adopted by builders. Reginald Prevost published the first edition of his *Book of Australian bungalows* in 1912, joining the numerous bungalow pattern books from California and elsewhere. No architect's tender for this site is listed in the building trade or daily press for this period.

In relation to the style of the house at No. 69 Kissing Point Road, the low-pitched overlapping and intersecting gables to the front elevation are typical of the style, as is its asymmetrical floor plan and 'artistic' material palette, including patterned fibrous plaster ceilings, coloured glass windows and roughcast wall finishes. Although many substantial bungalows were built, the genre was aimed at servant-less families wanting a comparatively informal home life.

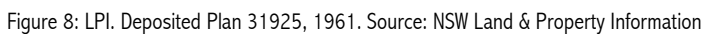
Following Frank Lynch's death in 1942, the house passed to his widow Annie and later to her two sons Geoffrey and Francis. During 1961 Lot 77 and neighbouring lots were retitled as Deposited Plan 32925; 69 Kissing Point Road is Lot 4.<sup>10</sup> Shortly afterwards a narrow strip of land was added to the rear of the block, Lot 20 of neighbouring Deposited Plan 206712.<sup>11</sup>

The 1943 aerial survey photo suggests that the overall form of the house is little changed from that time with the exception of the 'casual living' area added to the rear veranda. It is not clear when 69 Kissing Point Road acquired the name The Gables. No name is listed for the house prior to *Sands*' demise in 1933, nor in the Kuring-Gai council archival records.

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<sup>10</sup> LPI Vol.9092, Folio 62, 15 December 1961

<sup>11</sup> LPI Vol. 9124, Folio 146, 22 February 1962



## 2.1. REFERENCES USED FOR THIS HISTORY

Reference: Old Form Torrens Registers, Old System Deeds, Plan Lodgment Books, Old System purchasers and vendors indexes, 1825-1982.

Source: Land and Property Information NSW, Historical Land Records viewer:

[http://www.lpi.nsw.gov.au/land\\_titles/historical\\_research](http://www.lpi.nsw.gov.au/land_titles/historical_research)

Reference: *Sands Sydney Directory*, 1858-1933.

Source: Council of the City of Sydney:

<http://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory>

Reference: Trove: Digitised newspapers and more

Source: National Library of Australia:

<http://trove.nla.gov.au/>

Reference: Aerial photographic survey of Sydney, 1943.

Source: SixMaps, NSW Department of Finance and Services:

<https://maps.six.nsw.gov.au/>

Reference: NSW Heritage inventory:

<http://www.environment.nsw.gov.au/Heritage/listings/database.htm>

Reference: Valuation cards, Turramurra, 1921 – 1940.

Source: Ku-ring-gai Library, Gordon

## 3.0 PHYSICAL DESCRIPTION & ANALYSIS

### 3.1. SITE AND CONTEXT: THE SETTING OF THE HOUSE

The subject house at 69 Kissing Point Road sits on a very large allotment (1,849 square metres in area). The context in Kissing Point Road is that the locality includes a number of scattered heritage items along the length of Kissing Point Road, however the 2010 analysis of the area in the *Ku-ring-gai Potential Heritage Conservation Areas North Review* (November 2010, undertaken for Council by Paul Davies Pty Ltd) concluded that Kissing Point Road and the area around it, reflective of its varied development history, did not contain significant streetscapes which would warrant listing of the area as a Heritage Conservation Area.

The most prominent heritage item in the vicinity of the site is “Ingleara” at 62 Kissing Point Road on the opposite side of Kissing Point Road and to the north-east of the subject site. The site of Ingleara has little relationship with the subject site.

The subject site has a low concrete rendered front fence.



Figure 9: View of Kissing Point Road looking southwest, with No. 69 at right. Source: Google streetview

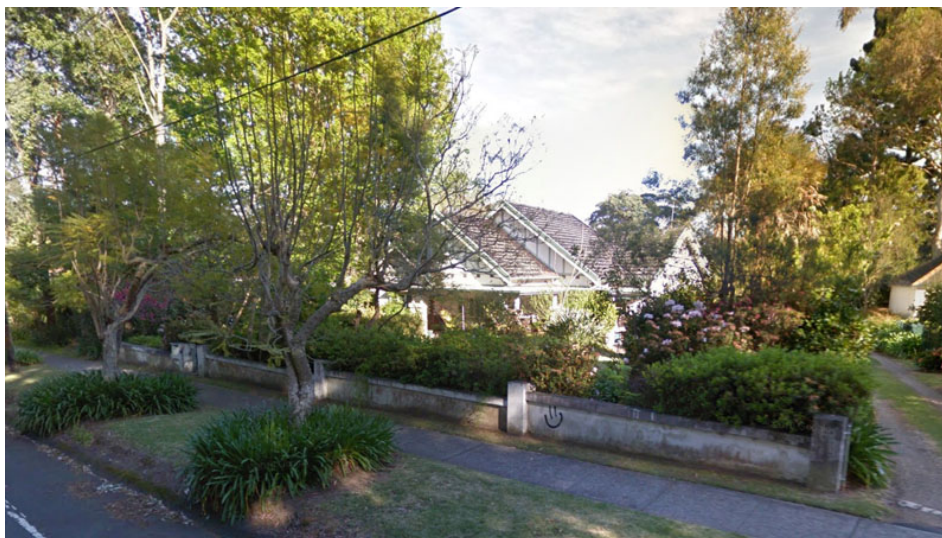


Figure 10: View of 69 Kissing Point Road from the street. Source: Google streetview

### 3.2. THE HOUSE “THE GABLES”

The house on the site at 69 Kissing Point Road is a single storey brick Inter-war California Bungalow style house with sandstone foundations and sandstone verandah posts with pairs of timber posts above, to a wrap-around flat-roofed front verandah. The roof form features three imitation half-timbered gable ends facing the street and another gable end facing north-east at the side (facing towards the driveway). The roof cladding is terracotta tiles, with metal cladding to the flat front verandah roof.

The walls feature roughcast stucco to the upper half, with exposed brickwork to corners. Windows are simple timber-framed casements. The entry door is located off the north-eastern side portion of the wrap-around front verandah. The verandah floor is red oxide tinted concrete.

The side and original rear walls of the house appear to have an original stippled render over brickwork, with exposed brick sills and brick exposed to corners in a quoining pattern.

Internally, the house features original plaster ceilings to most rooms, excluding the kitchen and modern sunroom at the rear of the house.

The site and building were made available for inspection and a detailed interior and exterior inspection took place on 23 November 2017.

The building layout is unusual and unorthodox but not in a significant way. The layout is quite odd and difficult to understand even though the house is quite simple.

There has been an obvious attempt to aggrandise what is a modest house by the front external form and a few internal elements.

The entry area is finished in face brick (where the exterior is rough-cast) but with standard architraves and skirtings (that do not fit to it).

The entry opens into the dining area and the living room and to a transverse hall that accesses three bedrooms and a bathroom. The hall has a screen at its entry.

The two front bedrooms have small window seats and fireplaces but are otherwise undistinguished.

The hall is narrow and turns to access the corner bedroom.

The bathroom door is slightly off centre of the hall axis creating an awkward presentation.

The third bedroom is odd in that it also opens to the rear of the house and has a cupboard that protrudes into the lounge room. The disturbance to the lounge room layout from this is high for what appears little other value.

The lounge room appears to have originally opened onto the rear of the house, probably with doors but now as a large opening into the rear sunroom that was added to the house. This makes the lounge room an internal room (see house plan/layout at Figure 11 below).

The lounge space has a large central fireplace facing the rear of the house finished in face brick with no insert, it has an over-mirror of modest scale.

The west wall has what may have been a decorative cupboard with display shelving of the like but which is now closed off and serves as a wardrobe to the third bedroom. It has a matching over-mirror. It is clearly part of the original form.

There is also a servery cupboard with a hatch opening into the dining room (previously covered over) that presumably held crockery etc. It also has an over-mirror.

The room has two doors and the large rear opening. The ceiling remains but is in poor condition.

What appears to be the dining room is a very odd space. It is set slightly lower than the three adjoining spaces and has timber thresholds stepping into it. It reads as an add-on or outdoor space but is not. It has an odd corner fireplace and the hatch. It is small and has doors to the entry, lounge and kitchen. It is possible it was a kitchen with a scullery beyond (now kitchen) but this also seems odd.

The kitchen is later twentieth century.

The bathroom is mid twentieth century in fitout.

There is a small rear space that provides access to a small storage loft that is over the external laundry. There is an added toilet opening from the rear sunroom and some remnant timber boarding from the laundry enclosure. It is imagined that a rear verandah connected the rear prior to the sunroom.

The garage is mid twentieth century and a shed and rear toilet are in ruins.

Some fibrous patterned ceilings remain but all are in failing condition, other ceilings have been replaced with modern material.

The joinery in the house requires comment as it is very basic and very poor quality. Even allowing for the extensive damage within the house that is evident and has affected some areas of joinery, its crudeness stands out. Most skirtings are simple squared timber with butt joints that are poorly executed, architraves are similar and extend to the ceiling with false panels above doors. The same detail is used on the cupboards noted. The workmanship is poor and appears to be almost home handyman in places.

The dining room has slightly different finishes that suggest a change of use or fitout.

Similarly looking inside the roof space reveals that the building is lightly and basically built without finesse.

The windows are typical of their time and apart from lack of maintenance are mostly fair with several notable replacements in aluminium framing.

The doors are also interesting in that they are panelled with simple framing and very light construction suggesting austerity. Several doors are missing.

While an assessment of heritage value is separate to a structural assessment it is not possible to comment on the house without reference to its condition. It is in extremely poor condition with extensive and in places irrecoverable cracking. The house is out of level and alignment in many areas and whole sections of the building have moved and slumped.

The rear kitchen wall is a later wall and it appears that this area may have failed and has been rebuilt, however the cracking has continued.

Walls have bellied out, sunk and dropped. As noted previously, this is not a reflection on significance but its' very poor condition does have to be addressed if the place were to have a useful future. From my experience of similar buildings, it is clear that much of the building would need to be rebuilt on new foundations for the building to remain.

With reference to condition, the Shreeji engineering report commissioned by Council<sup>12</sup> is sound and accurate in reporting the state of the building.

The oddness of the house does not equate to significance. As noted previously, the layout is odd and while houses from this period did not follow established patterns of symmetry and form from earlier buildings, the design and interconnection of spaces in this house is odd.

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<sup>12</sup> 69 Kissing Point Road, Turramurra: Site Inspection Report 7<sup>th</sup> July 2017, Shreeji Consultant Structural Civil Engineers



The interior inspection reinforces the idea that this is a house cobbled together from a range of sources without any great understanding of design, form or function. While its several internal features are interesting, they are not of particular significance and at best are representative of their time.

The building appears to present a problem, as on first look from the street it appears interesting and suggests a residence of greater substance than actually exists. This is also a factor of it being on a large site. Historically it sat on a very large site - roughly double what now exists - which has been sub-divided over time. The garden is remnant and pleasant but not significant, and the rear yard is undistinguished.

The internal inspection has reinforced our assessment that the place is not of heritage significance at the level of a heritage item. The building fails on all criteria to achieve a satisfactory threshold, and even though it looks quite attractive from the street, this is actually not an attribute of significance. If aesthetic value is to be used as the sole reason for listing, the place would need to achieve a quite high level of value and well above other similar buildings, and it does not achieve this (as demonstrated in the comparative analysis in this report). I also confirm my assessment that the building would be a contributory building if it were located within a heritage conservation area, however that is not the situation.

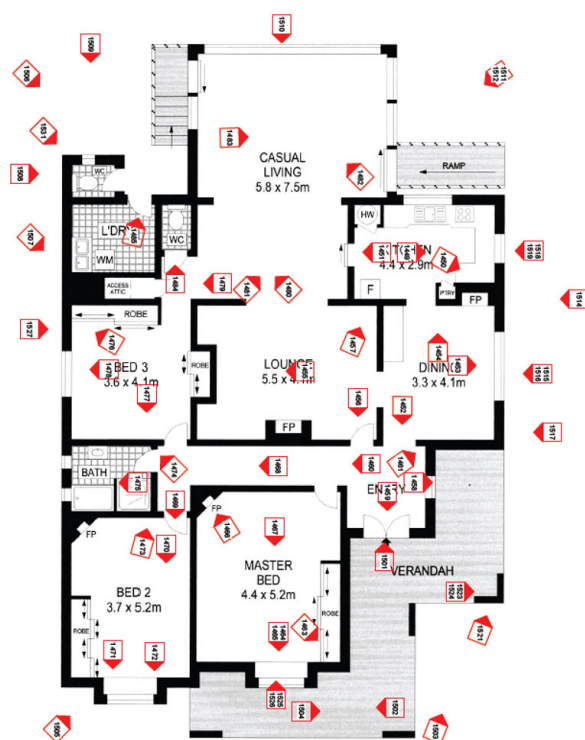


Figure 11: The layout of the house (not oriented to north), Source: Structural Engineer's report by Shreeji Consultants based on 7 July 2017 site inspection. Note peculiar layout with corner fireplaces and internalised lounge room.



Figure 12: View of 69 Kissing Point Road, Turramurra front elevation. Image source: Domain website, relating to 2017 sale of the site



Figure 13: View of rear garden with brick garage at right Image source: Domain website, relating to 2017 sale of the site





Figure 14: General view from the rear of the sunroom addition, ramp and rebuilt kitchen wall with aluminium framed window. This work removed the rear verandah and rear wall and re-purposed some rooms.



Figure 15: View from rear of property with failed shed in foreground. There is no setting to the rear of the building that is significant.



Figure 16: Detail of front verandah window. Note the unusual (odd) use of an awning roof over the bay window and the verandah roof immediately above it. This suggests the random addition of elements to the building without a resolved design.



Figure 17: Typical window (dining room). Note cracking at corners.





Figure 18: Kitchen window with corner crack, note the end wall is rebuilt.



Figure 19: Entry area with face brick and low-level plate rail



Figure 20: Servery unit between current dining and living rooms. Note the step down in floor to this space with timber thresholds. It is not clear why this step down takes place, although it is possible that this room was originally a kitchen.

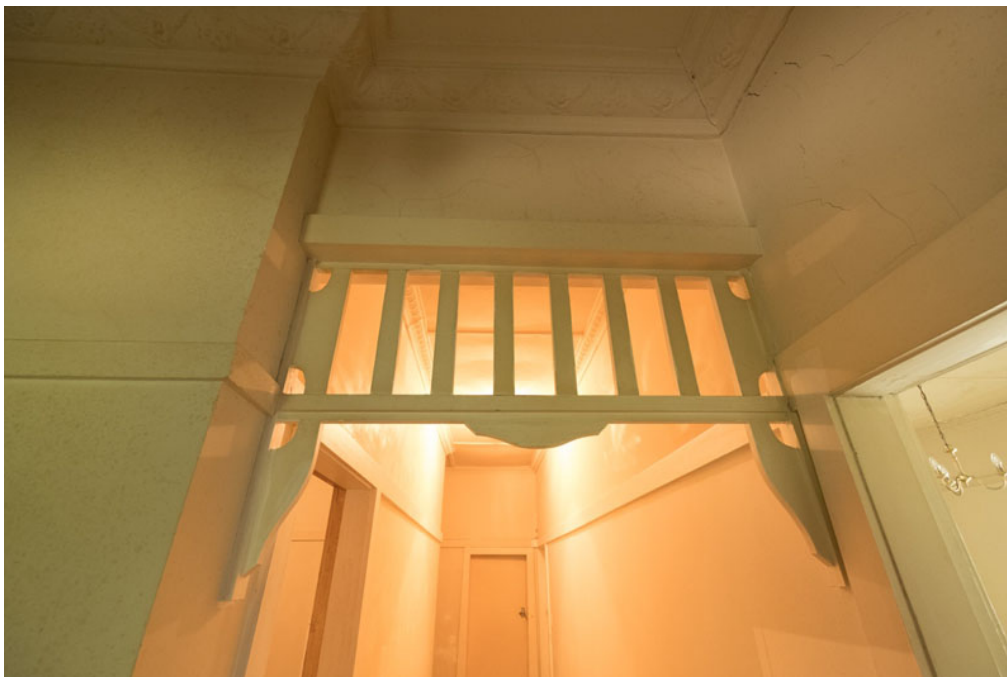


Figure 21: Timber screen in hallway. Note the step in the ceiling alignment so that the screen could fit next to the living room door. There has been no attention to detailed internal arrangement during construction, with doors oddly placed, off-centre and not contained within spaces such as the entry hall.





Figure 22: Joinery detail in front room. Joinery is largely square section, butt jointed with odd splayed angles where elements intersect.



Figure 23: A further joinery detail showing squared timber crudely executed.



Figure 24: Main Front room, possibly a living space or a bedroom, the window opens to the front verandah. Note the very low railing height.



Figure 25: Bedroom with window seat



Figure 26: (Left) Fireplace and servery unit in what was probably the kitchen.



Figure 27: (Left) Altered display unit in the current living space. It roughly matches other joinery but has infilled openings.



(Left) Laundry at the rear of the house.



Figure 28: The lounge room with two chimney breasts but only one fireplace, illustrative of the peculiar layout/plan of the house.  
Image source: Domain website, relating to 2017 sale of the site.

## 4.0 COMPARATIVE ANALYSIS

### 4.1. BASIS OF COMPARATIVE ANALYSIS

The basis of the comparative analysis is to compare the subject house, a freestanding single storey brick house in the Inter-war California Bungalow style in the Ku-ring-gai Council area, with other similar houses of similar architectural style from the Inter-war period within the Council area that are:

- already locally heritage listed in an LEP or
- within a heritage conservation area listed in an LEP.

This comparative analysis therefore determines the *rarity* or *representativeness* of this house, and how it compares to other similar houses which are already heritage listed or within heritage conservation areas.

The comparative analysis tables form Attachments to this report, being:

- Attachment 1: comparison with similar houses (of similar style/period) which are heritage items in Ku-ring-gai and
- Attachment 2: comparison with similar houses (of similar style/period) within Ku-ring-gai Heritage Conservation Areas.

The comparison is necessarily limited to these two groups of places as they are the only readily searchable schedules of places and are the only places that have been listed for heritage values. There may be other Inter-war residences that are not listed or within heritage areas that may compare but as they are not heritage listed and cannot easily be identified they are not considered.

### 4.2. CONCLUSION OF THE COMPARATIVE ANALYSIS

The majority of comparable heritage listed houses in the Ku-ring-gai Council area (detailed in Attachment 1) were found to be:

- substantial dwellings, that is larger and of individual design in contrast to more standard and representative dwellings
- known to be architect designed or attributed to a particular architect, and
- of a demonstrably higher quality than the residences that are contributory buildings within precincts.

The subject house is a relatively modest dwelling that is not architect designed or attributed. It does have the triple gable front with verandah that is different to very modest residences from the period but the building is not of the same quality or design as the examples from this period that are heritage listed.

A number of the larger comparative houses are also located on prominent corner sites, which is not the case for the subject dwelling. It is located on a double lot which gives it an impression of scale, but the setting itself is not comparable to the setting of a number of listed places.

With regard to the comparative heritage-listed houses in Attachment 1 that are more modest and which have the greatest similarity to the subject house, the following observations are made:

- The house at 10 Rosedale Road Gordon is listed as a “transitional” example between Federation and California Bungalow. The house is also on a corner site (corner Khartoum Lane). This results in the house being both more unusual and a more prominent element in the streetscape than the house at 69 Kissing Point Road.
- The house at No. 28 Bent Street Lindfield has more unusual design features including its gabled roof form, and roughcast stuccoed tapered columns to the front verandah.
- The modest houses in Frances Street Lindfield have group value, demonstrated by the group listing in the Ku-ring-gai LEP 2015, which is not the case for 69 Kissing Point Road, which is not part of a group.
- The house at 43 Nelson Road Lindfield has significant historical associations, which forms a substantial part of the reasoning behind the heritage listing of the house. This is not the case for 69 Kissing Point Road (see Section 5.0 of this report).
- The house at 33 Addison Road Roseville has more unusual design features including a large timber-shingled bracketed gable end and roughcast tapered columns to the front verandah.
- The house at No. 24 Dudley Avenue has a strong (State level) historical association, which forms a substantial part of the reasoning for the heritage listing of the house, demonstrated through the additional heritage listing of the interior in the Ku-ring-gai LEP 2015. As outlined in Section 5.0 of this report, the house at No. 69 Kissing Point Road does not have significance for historical associations.
- The pair of modest Inter-war California Bungalows at Nos. 35 and 37 Oliver Road Roseville have additional heritage value due to being an adjacent pair. The houses also represent the operation of a building covenant attached to the relevant subdivision of the area, and No. 37 is also unusual in incorporating an attic level within the roof form. None of these or similar factors apply to the house at 69 Kissing Point Road.
- The house at No. 14 Warrangi Street Turramurra is a fine though modest example of a later (circa 1930-31) Inter-war California Bungalow. The house has local historical significance as the owner-built house of Wahroonga builder William John Brown, who lived in the house with his family from 1932-1955. This gives this house historical significance at a higher level than the house at 69 Kissing Point Road.

Comparative houses - modest Inter-war California Bungalows - are also represented in a number of heritage conservation areas (HCAs) throughout the Ku-ring-gai Council area, as outlined in Attachment 2 to this report.

With regard to the comparative houses in Attachment 2, the following observations are made:

- The subject house at 69 Kissing Point Road has greater similarity to the comparative houses within HCAs than to the comparative houses in Attachment 1 which are locally heritage listed.
- Some of these comparative houses within HCAs are substantial dwellings which are also fine examples of their style (for example in Wolseley Road Lindfield), and yet were not individually listed as heritage items. This suggests that the threshold for listing of this type of dwelling is well-established.

In undertaking the comparative analysis of the house at 69 Kissing Point Road and examining how it relates to comparable heritage items and contributory houses within HCAs, it is understood that:



- A local (Ku-ring-gai) heritage listing hierarchy and threshold for heritage listing has been established by existing heritage item listings for similar houses; and
- How the subject house compares to locally heritage listed and non-heritage listed comparative houses within HCAs places the subject house within the local heritage listing hierarchy.

This analysis has revealed that:

- Comparative houses which are locally heritage listed are clearly of a higher level of heritage significance than the subject house, and
- If houses within Ku-ring-gai HCAs which are aesthetically of a higher level of significance than the subject house in Kissing Point Road have not been heritage listed, in the absence of the ability to satisfy the threshold for heritage listing in relation to other significance criteria (for example in relation to historical, historical association or social significance), then the house at 69 Kissing Point Road clearly does not reach the threshold for heritage listing in the Ku-ring-gai Local Government Area.

## 5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

### 5.1. ANALYSIS

A review of the property and a comparison of the place to other heritage items of similar style and period in the general locality as well as similar buildings within heritage conservation areas, as outlined in Section 4.0 above and in Attachments 1 and 2, suggests that the following attributes apply to most residences that have an individual heritage listing:

- they are usually outstanding examples of their style, period or genre
- they often have architectural and design distinction
- they are often designed by a known and significant architect
- they often retain their planned garden settings with little change
- they are usually buildings that are recognised as having heritage value beyond the typical residence of the period or style
- they are often buildings which are rare for some attribute that may relate to use (say a station master's residence or related to orcharding), where the house itself may be quite modest
- if some or all the above do not apply, a residence may be significant as it represents a particular type of development (such as a soldier settlement home) or has an association with an important person in the history of the local area.

These attributes can all be related to the NSW heritage significance criteria.

Not all of these attributes may apply to a particular residence, but it is common that some or most apply when a residence is recognised as having heritage significance.

In contrast, the majority of places that contribute to heritage conservation areas and which are not heritage items are good representative examples of the various key periods of development of the area. These buildings will vary in scale, form, period and style but collectively demonstrate the history of the area.

Some will be very modest and some will be more substantial, but they form part of the standard form of development that took place in a particular period, in contrast to buildings of distinct character and importance. This assessment applies to the vast majority of residences that are considered contributory to heritage conservation areas.

Heritage conservation areas are created where there are a substantial and coherent group of buildings related to an important historical period of development (or several periods) that collectively have value, including aesthetic value at a streetscape level. These buildings do not have the same aesthetic value in isolation, even though they may be quite good representative examples of their type.

The subject house at 69 Kissing Point Road, if it were within a heritage conservation area would be regarded as a good contributory building that has representative value. For the building to achieve the threshold for local heritage item listing, it would need to demonstrate some of the other characteristics noted above.

An assessment of the building against these attributes (before considering the listing criteria) is outlined in Table 4 below.

Table 4: Assessment of 69 Kissing Point Road house against attributes of heritage-listed houses

Attributes of heritage listed houses	Comment in relation to 69 Kissing Point Road
Is the building an outstanding example of a style, period or genre?	The building is not an outstanding example. It is a good representative example. It is a little unusual in its design but this is not due to design excellence or innovation.
Does the building have architectural and design distinction?	The building does not have architectural or design distinction. It is quite an awkward design that is unresolved in layout and detail.
Is the building designed by a known and significant architect?	The layout and detail of the house suggests it is not an architect-designed building as the rooms lack siting and functionality, for example: <ul style="list-style-type: none"> <li>• The living room is in the middle of the house facing onto a rear (now removed) verandah - making it a largely internal room</li> <li>• The dining room is narrow with an oddly placed fireplace, and</li> <li>• The verandah wraps around the front and side but is only accessed by the front door at the side, so that the majority of the verandah is unusable and appears to be just an added feature.</li> </ul>
Does the building retain a planned garden setting with little change?	It retains its large site, which is perhaps its most notable feature, however under the current planning controls there is potential for future subdivision of the site that would remove the setting.  The setting also has little relationship to the house, that is the house is on a large lot but is not designed to take advantage of this setting, unlike many other heritage-listed houses. The house is set in the corner of the site and is a relatively mean, poorly laid out house with no site connections.  The garden is pleasant but not significant.
Is the building widely recognised as having heritage value beyond the typical residence of the period or style?	Interwar houses are well recognised; however, this house has no particular values beyond the typical residence of the period.
Is the building rare for some attribute that may relate to use (say a station master's residence) or relate to early uses such as orcharding (where the house itself may be quite modest)?	The building is not rare for any particular attribute.
If some or all the above do not apply, a residence	The building does not represent a specific type of development and has no significant

Attributes of heritage listed houses	Comment in relation to 69 Kissing Point Road
may be significant as it represents a particular type of development (such as a soldier settlement home) or has an historical association with an important person	historical associations.

The comparative analysis (see Section 4.0 above and Attachment 1 of this report) looks at the heritage listed Inter-war California Bungalow style houses in Ku-ring-gai to ascertain the attributes of buildings that have been heritage listed. Most of the buildings fit precisely into the range of attributes set out above and are distinctive and very fine examples that are above the standard Inter-war cottage form.

The exceptions to this are:

- The Frances Street Group that are listed as an unusual group and have group rather than individual value.
- 43 Nelson Rd which has specific historical associative value
- 24 Dudley Avenue that is modest but is listed for its historical associative value
- 14 Warrangi Street Turramurra that is modest but is listed for its historical associative value.

The house at No. 69 Kissing Point Road does not fit well within the group of comparative heritage listed buildings as a heritage item.

All buildings built within particular periods will have some value as a representative building of that period, however to warrant individual heritage listing at a local level a building has to demonstrate significance values that are above the standard or typical building of their period.

The house at 69 Kissing Point Road is not a building that stands out, that is fine or exceptional, that is an exemplar of its period, nor does it satisfy any of the significance criteria for heritage listing (see Section 5.2 below). If the building were located within a heritage conservation area, it would be regarded as a contributory building, being a representative building of the inter-war period. As the building exists in isolation and is not part of a heritage conservation area, the conclusion is that it does not reach the threshold of significance which would warrant heritage listing at a local level.

## 5.2. CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE

The criteria used are:

### **Criterion (a) Historical significance**

The item is important in the course of, or pattern of New South Wales' cultural or natural history (State significance) OR An item is important in the course, or pattern, of the local area's cultural or natural history.

#### **Guidelines for Inclusion:**

- Shows evidence of a significant human activity

*Not Applicable.*

- Is associated with a significant activity or cultural phase

*Not Applicable.*

- Maintains or shows the continuity of a historical process or activity

*Not Applicable.*

**Guidelines for Exclusion:**

- Has incidental or unsubstantiated connections with historically important activities or processes

*Not Applicable.*

- Provides evidence of activities or processes that are of dubious historical importance

*Not Applicable.*

- Has been so altered that it can no longer provide evidence of a particular association

*Not Applicable.*

Types of items which meet criterion (a) include:

- Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;

*Not Applicable.*

- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place;

*Not Applicable*

- Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or

*Not Applicable.*

- Items where the physical fabric (above or below ground) demonstrates any of the points described above.

*Not Applicable.*

**Criterion (b) Historical Association**

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (State significance) OR

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (Local significance).

**Guidelines for Inclusion:**

- Shows evidence of a significant human occupation

*Not Applicable.*

- Is associated with a significant event, person or group of persons

*Not Applicable. There are no significant historical events or persons related to the house.*

**Guidelines for Exclusion:**

- Has incidental or unsubstantiated connections with historically important people or events

*Not Applicable.*

- Provides evidence of people or events that are of dubious historical importance

*Not Applicable.*

- Has been so altered that it can no longer provide evidence of a particular association.

*Not Applicable. There are no particular historical associations with this house, however the house is also in relatively intact condition.*

Types of items which meet this criterion include:

- Items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the intactness of the item or any of its structures;

*Not Applicable.*

- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place; and/or

*Not Applicable. The house has no association with significant historical events.*

- Items where the physical fabric (above or below ground) demonstrates any of the points described above.

*Not Applicable.*

### **Criterion (c) Aesthetic/Technical significance**

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales (State significance); OR

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (Local significance).

#### **Guidelines for Inclusion:**

- Shows or is associated with, creative or technical innovation or achievement

*Not applicable. The design of the house does not exhibit design excellence.*

- Is the inspiration for a creative or technical innovation or achievement

*Not applicable.*

- Is aesthetically distinctive.

*Applicable in that the front elevation of the house is distinctive, primarily for the multiple gable ends.*

- Has landmark qualities

*Not applicable. The house is considerably obscured by vegetation from view from the street, as demonstrated in this report.*

- Exemplifies a particular taste, style or technology.

*Not applicable.*

#### **Guidelines for Exclusion:**

- Is not a major work by an important designer or artist

*Applicable. It is clear that the house is not architect designed.*

- Has lost its design or technical integrity

*Not Applicable, as the house is in relatively intact condition.*

- Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded

*Not Applicable as the house is in relatively intact condition, however also has no landmark or scenic qualities.*

- Has only a loose association with a creative or technical achievement.

*Applicable, in that the design of the house does not have architectural or design distinction.*

Types of items which meet this criterion include:

- Items which demonstrate creative or technical excellence, innovation or achievement;

*Not Applicable.*

- Items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or

*Not Applicable. The house is clearly not architect designed.*

- Items which demonstrate the culmination of a particular architectural style (known as climactic).

*Not Applicable. The house is a representative example of a particular style only.*

#### **Criterion (d) Social significance**

An item has strong or special association with a particular community or cultural group in New South Wales for social, cultural or spiritual reasons (State significance) OR

An item has strong or special association with a particular community or cultural group in the area for social, cultural, or spiritual reasons (Local significance).

##### **Guidelines for Inclusion:**

- Is important for its associations with an identifiable group

*Not Applicable.*

- Is important to a community's sense of place.

*Not Applicable.*

##### **Guidelines for Exclusion:**

- Is only important to the community for amenity reasons

*No information available on this point.*

- Is retained only in preference to a proposed alternative.

*No information available on this point.*

Types of items which meet this criterion include:

- Items which are esteemed by the community for their cultural values;

*Not considered applicable.*

Items which if damaged or destroyed would cause a community a sense of loss.

*No information available on this point.*

and/or

- Items which contribute to a community's sense of identity.

*No information available on this point.*

Items are excluded if:

- They are valued only for their amenity (service convenience); and/or



*No information available on this point.*

- The community seeks their retention only in preference to a proposed alternative.

*No information available on this point.*

### **Criterion (e) Research potential**

An item has potential to yield information that will contribute to the understanding of New South Wales' cultural or natural history (State significance) OR

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (Local significance).

- have been the inspiration for creative or technical achievement;

*Not Applicable.*

#### **Guidelines for Inclusion:**

- Has the potential to yield new or further substantial scientific and/or archaeological information

*Not Applicable.*

- Is an important benchmark or reference site or type

*Not Applicable.*

- Provides evidence of past human cultures that is unavailable elsewhere.

*Not Applicable.*

#### **Guidelines for Exclusion:**

- The knowledge gained would be irrelevant to research on science, human history or culture

*Applicable*

- Has little archaeological or research potential

*Applicable*

Only contains information that is readily available from other resources or archaeological sites.

*Applicable*

### **Criterion (f) Rarity**

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (State significance); OR

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (Local significance).

#### **Guidelines for Inclusion:**

- Provides evidence of a defunct custom, way of life or process

*Not applicable*

- Demonstrates a process, custom or other human activity that is in danger of being lost

*Not applicable*

- Shows unusually accurate evidence of a significant human activity

*Not applicable*

- Is the only example of its type

*Not applicable. The comparative analysis table in Attachment 1 identifies 36 heritage listed houses from the same period, of a greater level of significance, in the Ku-ring-gai Council area. The comparative analysis table in Attachment 2 identifies a number of similar houses within Ku-ring-gai Heritage Conservation Areas.*

- Demonstrates designs or techniques of exceptional interest

*Not applicable*

- Shows rare evidence of a significant human activity important to a community.

*Not applicable*

#### **Guidelines for Exclusion:**

- Is not rare

*Applicable*

- Is numerous but under threat

*Not applicable, as there are 36 comparative heritage listed places identified in Attachment 1 of this report in Ku-ring-gai and many other more similar modest examples of houses of the same architectural style which are protected within Ku-ring-gai heritage conservation areas. The house is not of a type which is "numerous but under threat.", but can be said to be of a type which is numerous and with many heritage protected examples within Ku-ring-gai.*

#### **Criterion (g) Representativeness**

An item is important in demonstrating the principal characteristics of a class of New South Wales' cultural or natural places; or cultural or natural environments (State significance) OR

An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (Local significance).

#### **Guidelines for Inclusion:**

- Is a fine example of its type

*Not applicable. The house does not possess design excellence.*

- Has the principal characteristics of a particular way of life, philosophy, custom, significant process, design, technique or activity

*Not applicable as the house is simply a representative example of a particular architectural style (Inter war California Bungalow). While the building does demonstrate the characteristics of the style it is not a fine example of the style.*

- Is a significant variation to a class of items.

*Not applicable. While the house is distinctive for its three street-facing gable ends, wrap around verandah and side gable end, there are other comparative examples in the style in Ku-ring-gai which exhibit similar distinctive design features which are better resolved.*

- Is part of a group which collectively illustrates a representative type

*Not applicable as the house is not part of a group.*

- Is outstanding because of its setting, condition or size

*Not applicable, as the setting is not outstanding or prominent, the condition of the house is poor though relatively intact, and the house is modest.*

- Is outstanding because of its integrity or the esteem in which it is held.

*Not applicable. While relatively intact, the degree of integrity is not remarkable – there is a modern sunroom addition to the rear.*

**Guidelines for Exclusion:**

- Is a poor example of its type.

*Applicable. The house does not have design distinction or excellence, as the design is awkward, and unresolved in layout and detail.*

- Does not include or has lost the range of characteristics of a type

*Not applicable, as the house is relatively intact.*

- Does not represent well the characteristics that make up a significant variation of a type.

*Applicable as the house is not considered to be a significant variation on the Inter War California Bungalow style.*

## 6.0 CONCLUSION/RECOMMENDATIONS

It is our conclusion that the building at 69 Kissing Point Road does not achieve the threshold for heritage item status at a local level and our recommendation is that the building not be heritage listed, irrespective of any potential threat due to the recent sale of the site.

We would recommend that the owner retain the building, undertake repairs, and seek to develop around it, if that is their preference for the site, as the building, despite not being of heritage item status, remains a good representative building of the first wave of subdivision for the locality.

The house at 69 Kissing Point Road is considered to be a relatively intact example of an Inter-war California Bungalow style house, but one which is:

- Without design distinction and which is not a significant variant of the style,
- Without a significant setting,
- Without landmark value, and
- Without any significant historical associations.

If the house were within a heritage conservation area it would be considered to be a contributory building, but in isolation it is not considered to reach the significance threshold which would warrant local heritage listing as a heritage item.

The recommendation of this report is not to heritage list the property and that the Interim Heritage Order on the property should be removed.

ATTACHMENT 1:

COMPARATIVE ANALYSIS OF  
INTER-WAR CALIFORNIA BUNGALOW STYLE  
BRICK FREE-STANDING HOUSES  
HERITAGE LISTED IN KU-RING-GAI LGA

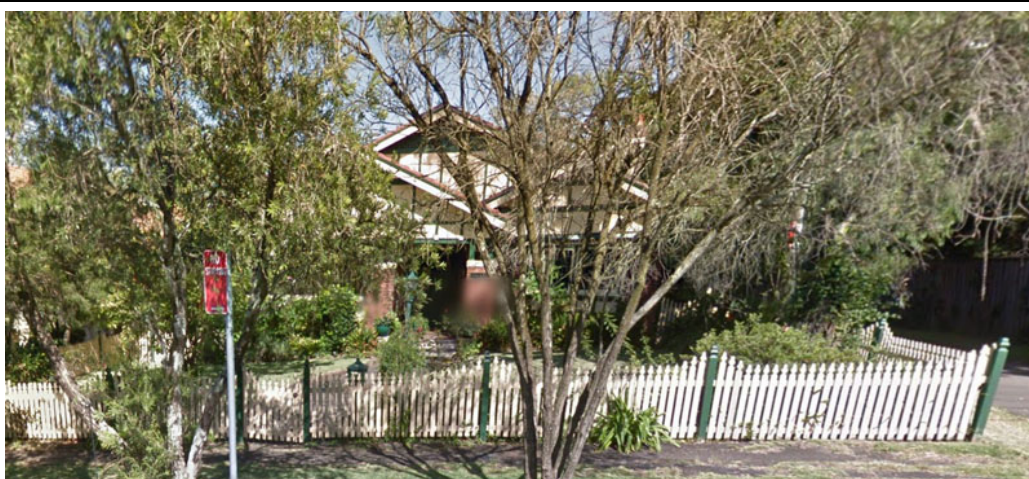
# COMPARATIVE ANALYSIS OF INTER-WAR CALIFORNIA BUNGALOW STYLE BRICK FREE-STANDING HOUSES HERITAGE LISTED IN KU-RING-GAI LGA

Item Name	Address	Suburb	Heritage Listing details	Comment
Subject Property The Gables, dwelling house	69 Kissing Point Road	Turramurra	Not heritage listed. Currently subject to an IHO.	Inter-war California Bungalow style freestanding single storey brick house with sandstone verandah posts. Built circa 1915.



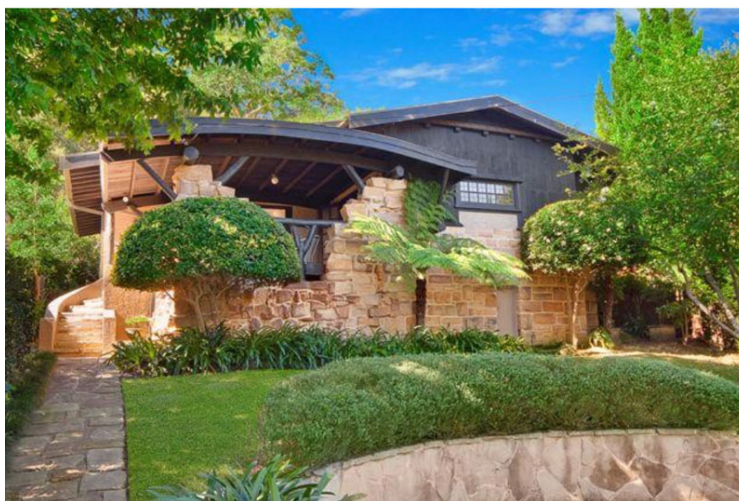
69 Kissing Point Road Source: Image from Domain property website

"Rosebank" Dwelling house	10 Rosedale Road	Gordon	Local significance. Ku-ring-gai LEP 2012 (Local Centres) Heritage Item No. 126.	Inter-war California Bungalow with three gable ends facing the street, though slightly narrower across the site than 69 Kissing Pt Road. History has not been researched, but listed due to being transitional between Federation and Inter-war California Bungalow, and having "strong streetscape presence", likely due to its corner site.
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Inter-war California Bungalow at 10 Rosedale Road (corner Khartoum Lane)

Item Name	Address	Suburb	Heritage Listing details	Comment
Nebraska	17 Yarabah Avenue	Gordon	Local significance. Ku-ring-gai LEP 2012 (Local Centres) Heritage Item No. 130. Also listed on Aust. Institute of Architects NSW Chapter Register of Significant Architecture Item No. 4702365	Very unusual Inter-war California Bungalow style house, innovatively designed by architect Alexander Stewart Jolly (1887-1957) in the style of Greene & Greene, completed in 1921.



17 Yarabah Avenue Gordon Source: Image from Review property website

Lynwood Cottage, dwelling house	4 Lynwood Avenue	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1308, Also listed on Aust. Institute of Architects Register of Significant Architecture in NSW (Item No. 4702373)	Unusual Inter-war California Bungalow style house, innovatively designed by architects Peddle Thorp (Samuel George Thorp in particular, who was well known as the designer of the public housing garden suburb Daceyville in 1912) in 1916 (completed 1917) for Henry Smallwood.
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4 Lynwood Avenue Killara Source: Onthefhouse.com.au



Item Name	Address	Suburb	Heritage Listing details	Comment
Dwelling house	28 Karranga Avenue	Killara	Local Significance. Ku-ring-gai LEP 2015 Heritage Item No. 1287	Design attributed to architect James Peddle. On RAIA list. Fine representative Inter-war California Bungalow.



28 Karranga Avenue Killara Image source: SHI form provided by Ku-ring-gai Council

Windermere, dwelling house	8 Lorne Avenue	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1303	Representative Inter-war California Bungalow, one of a group in this street. Adjacent to heritage item at No. 10 Lorne Ave.
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8 Lorne Avenue Killara Image source: Homehound website

Item Name	Address	Suburb	Heritage Listing details	Comment
Dwelling house	10 Lorne Avenue	Killara	Local significance, Ku-ring-gai LEP 2015 Heritage Item No. 1304	Representative Inter-war California Bungalow, one of a group in this street. Adjacent to heritage item at No. 8 Lorne Ave.



10 Lorne Avenue Killara Image source: Google Streetview

Dwelling house	38 Rosebery Road	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1359.	Substantial Inter-war California bungalow with Federation Queen Anne influences.
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38 Rosebery Rd Killara Image source: Google streetview



38 Rosebery Rd Killara from tennis court Image source: Onthehouse website



Item Name	Address	Suburb	Heritage Listing details	Comment
Dwelling house	50 Rosebery Road	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1360	Completed 1920. Substantial inter-war dwelling with Federation Arts & Crafts style influences



50 Rosebery Road Image Source: Google streetview

Holland house, dwelling house	30 Springdale Road	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1375	Substantial, likely architect-designed Inter-war period house, Arts & Crafts movement influences. One of number of heritage items in this street. Adjacent to heritage item at No. 28 Springdale Road.
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30 Springdale Road Killara Image source: Google streetview

Item Name	Address	Suburb	Heritage Listing details	Comment
Lange, dwelling house	49 Springdale Road	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1378	Fine representative Inter-war California Bungalow. One of a number of heritage items in this street.



49 Springdale Road Killara Image source: Google streetview

Rydal Mount, Dwelling house	5 Stanhope Road	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1385. Also listed on Australian Institute of Architects NSW Chapter Register of Significant Buildings, Item No. 4702338	Architect unknown. Circa 1920 Substantial Inter-war period house with Federation Arts & Crafts style influences. One of a large number of heritage items in this street. Adjacent to heritage items at Nos. 3 and 7 Stanhope Road.
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5 Stanhope Road Killara Image Source: Realestate.com.au



Item Name	Address	Suburb	Heritage Listing details	Comment
Dwelling house	7 Stanhope Road	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1387. Also listed on Australian Institute of Architects NSW Chapter Register of Significant Buildings, Item No. 4702337.	Architect unknown. Circa 1920. Inter-war period house with Federation Arts & Crafts style influences. One of a large number of heritage items in this street. Adjacent to heritage item at Nos. 5 Stanhope Road.



7 Stanhope Road Killara Image source: realestate.com.au

Delville	21 Stanhope Road	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1390	Substantial Inter-war California Bungalow on prominent corner site. One of a large number of heritage items in this street. Adjacent to heritage item at No. 23 Stanhope Road.
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21 Stanhope Road (from Killara Avenue) Image source: Google streetview



Item Name	Address	Suburb	Heritage Listing details	Comment
Rhodesia, Dwelling house	44 Stanhope Road	Killara	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1395	Built 1915 to design by Peddle & Thorp architects. Fine early example of architect designed Inter war California Bungalow. One of a large number of heritage items in this street.



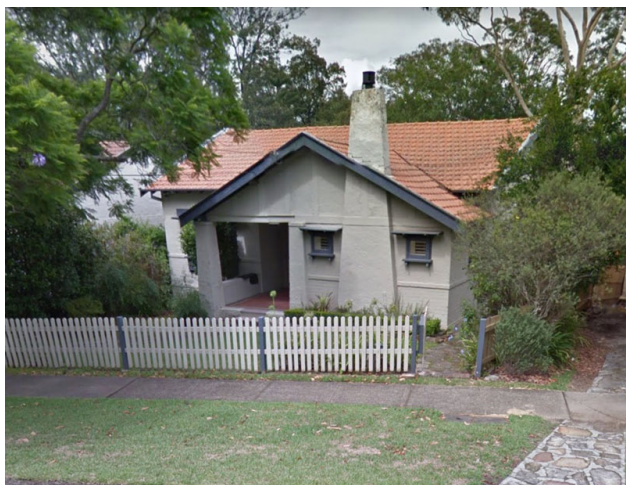
44 Stanhope Road Killara Image Source: Realestate.com.au

Dwelling house	28 Bent Street	Lindfield	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1416.	Built 1925. Representative Inter-war California Bungalow on early subdivision for the area.
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28 Bent Street Lindfield Image source: Realestate.com.au

Item Name	Address	Suburb	Heritage Listing details	Comment
Frances Street Group (12 houses)	Nos. 1, 3, 5, 7, 9, 2, 4, 6, 8, 10, 12, 14 Frances Street	Lindfield	Local significance. Ku-ring-gai LEP 2015 Heritage Item No's I423 to I434	Built circa late 1910s- early 1920s. Group of modest Inter-war California bungalows with Federation Arts & Crafts style influences. The houses have group/streetscape value



One of the Frances Street group Image source: Google streetview

Walbrook, Dwelling house	43 Nelson Road	Lindfield	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. I459	Built 1919. Complex though relatively modest Inter-war California Bungalow with gable ends to two elevations. 2 storeys at rear. Significant historical associations: The 1 <sup>st</sup> owners were the parents of (Dame) Joan Hilda Hood Hammond (1912-1996), Australian operatic soprano, who lived in the house until 1932. The Hammonds then sold to former Prime Minister William Morris (Billy) Hughes (1862-1952) who lived at the property for 13 years till his death in 1952.
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43 Nelson Road Lindfield Image Source: 1999 Image from SHI form provided by Council



Item Name	Address	Suburb	Heritage Listing details	Comment
Dwelling house	7 Provincial Road	Lindfield	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1467	Unusual inter-war California Bungalow, similar to 17 Yarabah Ave Gordon, possibly also designed by architect Alexander Jolly



7 Provincial Road Lindfield Image Source: 1988 Ku-ring-gai Heritage Study image provided by Council

Dwelling house	23 Waimea Road	Lindfield	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1485	Substantial Inter-war period house with 2 <sup>nd</sup> storey within the roof form.
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23 Waimea Road Lindfield Image Source: Wikimedia Commons

Item Name	Address	Suburb	Heritage Listing details	Comment
Dwelling house	33 Addison Avenue	Roseville	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1664	Unusual Inter-war California Bungalow with timber shingled gable ends to two elevations.



33 Addison Avenue Roseville Image source: Google streetview

Ambleside, dwelling house and original interior	24 Dudley Avenue	Roseville	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1685	Strong (State level) Historical association as this was photographer Harold Cazneau's house. Modest example of Inter-war California Bungalow style house.
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24 Dudley Avenue Roseville Image Source: SHI form provided by Council



Item Name	Address	Suburb	Heritage Listing details	Comment
Carawatha, dwelling house	35 Oliver Road	Roseville	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. I691	Built c 1916 Transitional Inter war California Bungalow with some Federation period features. Built in accordance with a building covenant on an early subdivision. One of a pair of houses with No. 37 Oliver Road.



35 Oliver Street Roseville Image source: SHI form provided by Council

Rumiye, dwelling house	37 Oliver Road	Roseville	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. I692	Built c 1918-19 One and half storey Inter war California Bungalow with some Federation period features. Built in accordance with a building covenant on an early subdivision. One of a pair of houses with No. 35 Oliver Road.
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37 Oliver Road Image source: SHI form provided by Council



Item Name	Address	Suburb	Heritage Listing details	Comment
Dwelling house	14 Warrangi Street	Turramurra	Local significance. Ku-ring-gai LEP 2015 Heritage Item 1803	A fine though modest example of a later (circa 1930-31) Inter-war California Bungalow. The house has local historical significance as the owner-built house of Wahroonga builder William John Brown, who lived in the house with his family from 1932-1955.



Grosvenor Cottage, dwelling house	81 Grosvenor Street	Wahroonga	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1940	Unusual Inter-war California Bungalow style house, design attributed to architect James Peddle. 2 storeys at rear.
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81 Grosvenor Street Wahroonga Image Source: McGrath real estate website

Item Name	Address	Suburb	Heritage Listing details	Comment
Dwelling house	1548 Pacific Highway	Wahroonga	Local significance. Ku-ring-gai LEP 2015 Heritage Item No. 1966	Substantial representative Inter-war California Bungalow on prominent corner site with a significant setting (note palm trees in garden).



1548 Pacific Highway Wahroonga Image source: Google Streetview, from Myall Avenue

ATTACHMENT 2:

COMPARATIVE ANALYSIS OF  
INTER-WAR CALIFORNIA BUNGALOW AT 69 KISSING POINT ROAD  
WITH  
INTER-WAR CALIFORNIA BUNGALOWS WITHIN  
KU-RING-GAI HERITAGE CONSERVATION AREAS



Property	Address	Suburb	HCA details	Comment
Subject Property The Gables, dwelling house	69 Kissing Point Road	Turramurra	Not heritage listed, Not within any Heritage Conservation Area. Currently subject to an IHO.	Inter-war California Bungalow style freestanding single storey brick house with sandstone verandah posts. Built circa 1915.



69 Kissing Point Road Source: Image from Domain property website

Inter-war California Bungalow	Fern Street	Pymble	Within Fern Walk Pymble HCA No. C9 Ku-ring-gai LEP 2015	Appears to be late 1920s or early 1930s, noting brick balustrade to front verandah
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Inter-war California Bungalow, Fern Street, Pymble Image source: Google Streetview



Property	Address	Suburb	HCA details	Comment
Inter-war California Bungalows	Edward Street	Gordon	Within Roberts Grants Gordon HCA No. C13 Ku-ring-gai LEP 2015	One a half storey Inter-war California Bungalow (left) with a typical example at right



Inter-war California Bungalows, Edward Street Gordon Image source: Google Streetview

Inter-war California Bungalow	Clifford Street	Gordon	Within Love Estate Thorne Grant Gordon HCA No. C14 Ku-ring-gai LEP 2015	Appears to be 1930s, however is unusual for slate roof with hidden flashings except at ridge
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Inter-war California Bungalow, Clifford Street Gordon Image source: Google Streetview



Property	Address	Suburb	HCA details	Comment
Inter-war California Bungalows	McIntosh Street	Gordon	Within Gordon Park Estate Gordon HCA No. C15 Ku-ring-gai LEP 2015	Modest examples (one at right has large modern 1 <sup>st</sup> floor addition)



Inter-war California Bungalows, McIntosh Street Gordon Image source: Google Streetview

Inter-war California Bungalows	5 & 10 Yarabah Avenue	Gordon	Within Yarabah Avenue Gordon HCA No. C18, Ku-ring-gai LEP 2012 (Local Centres)	No. 5 is unusual for use of sandstone to verandah and timber shingling to gable ends. No. 69 Kissing Point Rd also utilises sandstone to front verandah.  No. 10 is a typical later example.
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Inter-war California Bungalow at 5 Yarabah Avenue Gordon Image source: Photo taken in 2008 for Paul Davies Pty Ltd Ku-ring-gai Town Centres Heritage Conservation Areas Review

Property	Address	Suburb	HCA details	Comment
				
Modest Inter-war California Bungalow style house at No. 10 Yarabah Avenue, Gordon. Image Source: Google streetview				
Inter-war California Bungalow	Northcote Road,	Killara	Within Greengate Estate Killara HCA No. C20 Ku-ring-gai LEP 2015	Example on large site
				
Inter-war California Bungalow, Northcote Road, Killara Image source: Google Streetview				



Property	Address	Suburb	HCA details	Comment
Inter-war California Bungalow	Corner Dangar & Smith Streets	Lindfield	Within Crown Blocks Lindfield HCA No. C22 Ku-ring-gai LEP 2015	A fairly typical example on a corner site with sandstone front fence.



Bungalow Corner Dangar & Smith Streets, Lindfield Image source: Google Streetview

Inter-war California Bungalows	Wolseley Road	Lindfield	Within Wolseley Road Heritage Conservation Area C28, Ku-ring-gai LEP (Local Centres) 2012	Wolseley Road contains more substantial examples on large sites
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Wolseley Road Lindfield Inter-war California Bungalows Image Source: Google streetview

Property	Address	Suburb	HCA details	Comment
Inter-war California Bungalows	Chelmsford Avenue	Roseville	Within Clanville Roseville HCA No. C32 Ku-ring-gai LEP 2015	Typical examples





Inter-war California Bungalows, Chelmsford Avenue Roseville Image Source: Google streetview

Inter-war California Bungalow	Addison Avenue	Roseville	Within Roseville Archbold Farms HCA No. C34 Ku-ring-gai LEP 2015	Example with Federation bungalow influences (gabled roof form)
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Inter-war California Bungalow, Addison Avenue Roseville Image source: Google streetview



Property	Address	Suburb	HCA details	Comment
Inter-war California Bungalow	Thomas Avenue	Roseville	Within Garden of Roseville Estate HCA No. C37 Ku-ring-gai LEP 2015	Example with sandstone undercroft
 <p>Inter-war California Bungalow, Thomas Avenue Roseville Image source: Google streetview</p>				
Inter-war California Bungalows	10 & 12 Robert Street	Gordon	Within Robert Street/Khartoum Avenue Conservation Area No. C39 Ku-ring-gai LEP 2012 (Local Centres)	Modest later examples (likely late 1920s)
 <p>Inter-war California Bungalows, 10 &amp; 12 Robert Street, Gordon Image Source: Google streetview</p>				