








## Response to Architectural Projects recommendations for neutral property ratings (July 2017)



Note those with the yellow highlight over the address are within the recommended heritage conservation area boundary.


Address	PM A	AP 201 0	AP 201 7	Comments
55 Trafalgar Avenue	C	N	N	<p>C</p> <p>The house at 55 Trafalgar Avenue has an extension to the southern elevation which extends from the existing building lines and forms including the ridge line of the roof and the front building line. The extension is discernible as the bricks vary to that of the original house. The extension is further able to be interpreted by assessing the current aerial photograph with the 1943 aerial photograph. As to whether or not the building remains contributory because of the changes, the original design intent is still apparent and as a corner property any alteration would be more visible than a house with a single frontage.</p> 
59 Trafalgar avenue	C	C	N	<p>In 2010 AP assessed this house as C. On street view the house hasn't changed from 2008 to present site inspection. The turret roof form is in the 1943 aerial photograph and is also present in a house in Tryon Road.</p>



Address	PM A	AP 201 0	AP 201 7	Comments
				 <p>No change in rating from previous assessment.</p>
4 Valley Road	C	N	N	<p>Agreed the dormers are intrusive and the roofline is compromised.</p>  <p>Change to N</p>
9 Valley Road	C	-	N	<p>Dormer and garage at the front. Agree change rating to neutral.</p> 
9 Short Street	C	C	N	<p>In 2010 AP assessed this house as C. On street view the house hasn't changed from 2008 to present site inspection. It is on the 1943 aerial.</p>

Address	PM A	AP 201 0	AP 201 7	Comments
				 <p>No change in rating is recommended.</p>
43 Tryon Road	C	C	N	<p>In 2010 AP assessed this house as C. On street view the house hasn't changed from 2008 to present site inspection.</p>  <p>No change in rating recommended.</p>
61 Tryon Road	C	N	N	<p>61 Tryon Road has quite a complex roof form which is discernible as authentic on the 1943 aerial with the exception of a small flat roof extension on the eastern side. It has been rendered but other changes are reasonably reversible.</p>  <p>No change in rating recommended.</p>








Address	PM A	AP 201 0	AP 201 7	Comments
63 Tryon Road	C	N	D	<p>Do not agree with detracting rating but recommend changing rating to neutral.</p> 
73 Tryon Road	C	N	N	<p>This building appears on the 1943 aerial. The upper floor windows are not new openings but a windowed in first floor balcony. Recommend rating remain the same.</p> 
2A Owen Street	C	C	N	<p>In 2010 AP assessed this house as C. On street view the house hasn't changed from 2008 to present site inspection. The addition while out of scale for a single storey house is fine on this building.</p>

Address	PM A	AP 201 0	AP 201 7	Comments
				 <p>No change in rating recommended.</p>
9 Owen Street	C	C	N	<p>In 2010 AP assessed this house as C. On street view the house hasn't changed from 2008-present. There is a garage but due to the fall in gradient the impact on the house is minimised.</p> <p>No change in rating recommended</p> 
91 Middle Harbour Road	C	C	N	<p>In 2010 AP assessed this house as C. On street view the house hasn't changed from 2008 to present site inspection.</p> <p>No change in rating recommended</p>

Address	PM A	AP 201 0	AP 201 7	Comments
				
89 Middle Harbour Road	C	C	N	<p>No change in rating recommended.</p> <p>A modest bungalow. It has been rendered but the key architectural features and the buildings form, scale and setback are a positive contribution to the heritage streetscape.</p> 
73 Middle Harbour Road	C	C	N	<p>No change in rating recommended. There is a garage forward of the front building line with a gable roof which is unsympathetic and flat roof is preferred but it does not completely remove the ability to interpret the historic layer and is conceivably alterable.</p>



Address	PM A	AP 201 0	AP 201 7	Comments
				
67 Middle Harbour Road	C	N	N	<p>N</p>  <p>Agree</p>
52 Middle Harbour Road	C	C	N	<p>No change in rating recommended. There is a garage forward of the front building line with a gable roof which is unsympathetic and flat roof is preferred but it does not completely remove the ability to interpret the historic layer and is conceivably alterable</p> 

Address	PM A	AP 201 0	AP 201 7	Comments
46 Middle Harbour Road	C	C	N	 <p>Has a new roof (tiles) but is very similar to the 1943 aerial.</p> <p>No change in rating recommended.</p>
38 Middle Harbour Road	C	C	N	 <p>New hipped roof carport at front attached to house.</p> <p>No change in rating is recommended.</p>