

“Coruisk” (later “Lansdowne”)

3 ANDERSON STREET

NEUTRAL BAY

(LOT A, DP 396852)

HERITAGE ASSESSMENT



For

BODY CORPORATE SP 6754

AUGUST 2015

CONTENTS

1.0 INTRODUCTION.....	1
1.1. THE BRIEF	1
1.2. BACKGROUND	1
1.3. APPROACH AND METHODOLOGY.....	2
1.4. LIMITATIONS	2
1.5. AUTHOR IDENTIFICATION	2
1.6. DEFINITIONS	2
1.7. SITE LOCATION & IDENTIFICATION	3
1.8. STATUTORY LISTINGS AND CONTROLS.....	5
1.9. NON-STATUTORY LISTINGS	5
2.0 HISTORICAL SUMMARY.....	6
2.1. NEUTRAL BAY.....	6
2.2. THE NEUTRAL BAY LAND COMPANY & NO. 3 ANDERSON STREET (EARLIER 3 RAYMOND ROAD), NEUTRAL BAY	7
2.3. FABRIC ALTERATIONS.....	10
3.0 PHYSICAL DESCRIPTION.....	12
3.1. EXTERIOR	12
3.2. INTERIOR.....	25
4.0 COMPARATIVE ANALYSIS.....	50
4.1. INTRODUCTION	50
4.2. COMPARISON WITH HERITAGE LISTED PROPERTIES WITH REDUCED SITES/CURTILAGES.....	50
4.3. CONCLUSION.....	56
5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE	58
5.1. CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE INCLUDING INCLUSION/EXCLUSION GUIDELINES.....	58
5.2. DETAILED ASSESSMENT OF HERITAGE SIGNIFICANCE.....	63
5.3. SUMMARY STATEMENT OF SIGNIFICANCE.....	64
6.0 CONCLUSION	64

FIGURES

Cover: Detail, features of the ground floor of Lansdowne Source: Nat Hughes, Aperture Photography July 2015

Figure 1: Location of 3 Anderson Street, Neutral Bay (Lot A, DP396852) with the site highlighted in yellow, outlined in red. Source: NSW Land & Property Information Six Maps4

Figure 2: Satellite view of No. 3 Anderson Street, Neutral Bay, with the site highlighted yellow, outlined in red Source: NSW Land & Property Information Six Maps4

Figure 3 : 1943 aerial photo of No. 3 Anderson Street, Neutral Bay, with the site highlighted yellow, outlined in red. Note at that this time the property had a frontage to Raymond Road. Source: NSW Land & Property Information Six Maps5

Figure 4: Extract of a circa 1885 Higginbotham & Robinson map, with the approximate location of the subject house (within the Warringa Ward, North Sydney) circled in blue. Source: City of Sydney Archives Historical Atlas of Sydney online.7

Figure 5: 1919 photo of the south (original front) and east elevations of "Coruisk" (later "Lansdowne") at No. 3 Anderson Street, Neutral Bay Source: Properties & Premises 1 September 1919, reproduced from Figure 9 of the GML Heritage Report on 3 Anderson Street, June 2014 11

Figure 6: The south elevation of the house now, showing few alterations (sunroom to ground floor verandah, new timber shingling to apron to the original first floor sunroom. Source: photo by Nathanael Hughes, Aperture Photography, July 2015 11

Figure 7: View of "Lansdowne" with east and north elevations visible (centre, slate roofed house to the left of the trees) from the east in Anderson Street. This angle also shows the context in Anderson Street. 13

Figure 8: South elevation "Lansdowne". Note pair of gables, one roughcast with oriel window below (at right), the other timber shingled with 2-storey bay window below. Central sunroom to the ground floor is an inter-war period enclosure of part of the verandah. 13

Figure 9: Detail of Inter-war period sunroom to ground floor (enclosing part of the original verandah) south elevation "Lansdowne" 14

Figure 10: Detail of timber-shingled apron to first floor sunroom, south elevation "Lansdowne" 14

Figure 11: West elevation "Lansdowne" from adjacent property. Note public pedestrian pathway between the low brick wall and the timber side fence of the subject property. 15

Figure 12: West elevation "Lansdowne" from adjacent public pedestrian laneway 15

Figure 13: (Left) Detail of Inter-war period French doors with original 1890s fanlight to west elevation 16

Figure 14: North elevation "Lansdowne" 16

Figure 15: (Left) typical timber framed double hung window, "Lansdowne" 17

Figure 16: (Left) East elevation "Lansdowne", looking south, with east verandah and balcony in distance, bay window in foreground 18

Figure 17: Northern end of the east elevation, "Lansdowne" 18

Figure 18: East elevation "Lansdowne" from the adjacent property to the east 19

Figure 19: (Left) Detail, northern end of east elevation verandah 19

Figure 20: (Left) Detail, east elevation verandah 20

Figure 21: (Left) Detail, verandah bracket to south-east corner of the house 20

Figure 22: (Left) main entry door off the east verandah. Note semicircular leadlight fanlight. 21

Figure 23: The south-east corner of "Lansdowne" within the verandah, with two bullseye windows and (left) the east elevation of the inter-war period sunroom enclosure of part of the south verandah. 21

Figure 24: Ridge capping detail "Lansdowne" 22

Figure 25: Terracotta ridge capping detail, "Lansdowne" with the Marseille (France) manufacturer's name.....	22
Figure 26: Chimney detail, "Lansdowne" (note two different styles of terracotta chimney pots)	23
Figure 27: South elevation of the garage from within the garden, "Lansdowne"	23
Figure 28: The garage from the south-east with entry gate from Anderson Street at right	24
Figure 29: The slate-roofed garage (centre) with entry gate from Anderson Street at left. From this angle the house is obscured by trees. This view also shows the context in Anderson Street.	24
Figure 30: Ground floor living room, south-west corner of the house looking south towards the bay window	26
Figure 31: West wall of ground floor living room, south-west corner of the house with bay window at left.....	26
Figure 32: Left) Detail of stained glass window and fanlight to ground floor living room, west wall.....	27
Figure 33: (Left) Detail of west window to ground floor living room	27
Figure 34: Detail of fanlight over west window to ground floor living room. Note the Scottish thistle motif relating to the Scottish origin of the original lessee of the house, Alexander Macqueen	28
Figure 35: (Left) Detail of fireplace, ground floor living room.....	28
Figure 36: (Left) Detail of inter-war period plaque rail to ground floor living room.....	29
Figure 37: (Left) Cornice and ceiling detail, ground floor living room.....	29
Figure 38: View into bay window (south elevation) from ground floor living room. Note open door at left leads to the inter-war period sunroom.	30
Figure 39: Detail of sunroom (south elevation).....	30
Figure 40: (Left) Interior of inter-war period sunroom, (south elevation)	31
Figure 41: Dining room, ground floor, looking north towards the lounge area with kitchen beyond.....	31
Figure 42: Dining room, ground floor, looking south	32
Figure 43: Detail of glass to bullseye window, ground floor east elevation	32
Figure 44: Detail, leadlight fanlight over main entry door, east elevation.....	33
Figure 45: (Left) Entry hall, east elevation ground floor with main entry door with semi circular arched fanlight above at left. Note evidence for removal of a small wall in this area.....	33
Figure 46: (Left) stained glass and leadlight fanlight and French doors (north of the main entry door, east elevation)	34
Figure 47: (Left) Fireplace detail, ground floor dining room.....	34
Figure 48: (Left) looking east towards the eastern bay windows, ground floor.....	35
Figure 49: (Left) looking west towards the stair hall, ground floor. Note original New Zealand Kauri pine floor	35
Figure 50: (left) Ground floor - arch to stairwell flanked by circular wooden blocks for mounting gas light fittings.....	36
Figure 51: Lounge room, ground floor looking north towards the kitchen	36
Figure 52: West wall of lounge room with stair hall arch at left, ground floor	37
Figure 53: Looking east into the bay window, ground floor lounge room.....	37
Figure 54: (Left) Detail of fireplace, west wall of lounge room, ground floor.....	38
Figure 55: (Left) Detail of one of the carved pilasters dividing the lounge room from the stair hall area.....	38
Figure 56: (Left) Detail of the capital of one of the carved pilasters dividing the lounge room from the stair hall area.....	39
Figure 57: Ground floor kitchen	39
Figure 58: Bay window to kitchen, ground floor north elevation of the house.....	40
Figure 59: Ground floor bedroom (accessed behind the staircase, north of the stair hall). This is probably originally a maid's room.	40

Figure 60: (Left) Ground floor laundry looking towards the west wall of the house. This area is to the west of the kitchen, north of the stair hall.	41
Figure 61: (Left) Ground floor bathroom looking towards the west wall of the house. This area is to the west of the kitchen, north of the stair hall.	41
Figure 62: (Left) The stair hall, ground floor, with original timber staircase. Note door to left of stair opens onto the west elevation of the house.....	42
Figure 63: Bathroom within a mezzanine level accessed off a stair landing (note: this area is above the maid's room, laundry and bathroom area to the ground floor level of the house).....	42
Figure 64: (Left) WC within a mezzanine level accessed off a stair landing (note: this area is above the maid's room, laundry and bathroom area to the ground floor level of the house).....	43
Figure 65: (Left) 1 st floor stair hall.....	43
Figure 66: (Left) top of stairwell, 1 st floor.....	44
Figure 67: First floor bedroom to the south-west corner of the house, looking north.....	44
Figure 68: First floor bedroom to the south-west corner of the house, looking south towards the bay window.....	45
Figure 69: Detail of sunroom, first floor bedroom to the south-west corner of the house,	45
Figure 70: (Left) Detail, fireplace to first floor bedroom to the south-west corner of the house,.....	46
Figure 71: (Left) cornice and ceiling detail, first floor bedroom to the south-west corner of the house.....	46
Figure 72: First floor bedroom to the south-east corner of the house, with interior of oriel window at right, doors to eastern balcony at left	47
Figure 73: (Left) Detail, interior of oriel window.....	47
Figure 74: Interior, walk-in wardrobe to the first floor bedroom, south-east corner of the house. Note window shown is on the east elevation.....	48
Figure 75: First floor bedroom to the north-east corner of the house.....	48
Figure 76: Ceiling rose to the north-east bedroom, first floor.....	49
Figure 77: 22 Thrupp Street today, with the current allotment/heritage listing curtilage shaded yellow, and buildings to the south on land subdivided from the original site. Source: NSW Land & Property Information Six Maps	51
Figure 78: 22 Thrupp St in 1943, showing the current allotment/heritage listing curtilage shaded yellow and the garden to the south of the house extending down to Harriette Stree. Source: NSW Land & Property Information Six Maps	51
Figure 79: 16 Brooklyn Street in 1943, showing the current allotment and heritage listing boundary (shaded yellow), with a circular carriage drive to the north, in front of the house.	52
Figure 80: The current allotment and heritage listing boundary for No. 16 Brooklyn Street, Burwood, showing only a narrow driveway onto Brooklyn Street, where originally the house had extensive frontage to Brooklyn Street.	52
Figure 81: "Athole", No.1 Church Street Burwood in 1943, showing the current allotment (shaded yellow) with the front garden (since subdivided off) facing Clarence Street to the north. Source: NSW Land & Property Information Six Maps....	52
Figure 82: No. 1 Church Street, Burwood today, showing a modern house to the north of the current allotment of "Athole". Source: NSW Land & Property Information Six Maps	52
Figure 83: Recent satellite photo showing the heritage listing boundary for "Luscombe", 7 Woodside Ave, Burwood (highlighted yellow, outlined in red), which reflects the current allotment boundaries, with the bay window and verandah to the north elevation of the house, now facing the backyard. Source: NSW Land & Property Information Six Maps.....	53
Figure 84: The site of 22 Blytheswood Avenue Warrawee today, on a battleaxe allotment (shaded yellow). Source: NSW Land & Property Information Six Maps	54

Figure 85: The site of 22 Blytheswood Avenue Warrawee in 1943 (shaded yellow). The driveway access to the house across land at the front of the house since subdivided off is apparent in this photo. Source: NSW Land & Property Information Six Maps.....	54
Figure 86: "Clermiston" today on its battleaxe allotment with driveway access to two streets. Source: NSW Land & Property Information Six Maps.....	54
Figure 87: "Clermiston" in 1943, already hemmed in with surrounding development. Source: NSW Land & Property Information Six Maps.....	54
Figure 88: The site of 10 Buckingham Road, Killara today (shaded yellow), a battleaxe allotment off Buckingham Road. Source: NSW Land & Property Information Six Maps.....	55
Figure 89: 1943 aerial photo of 10 Buckingham Road, Killara with the current site shaded yellow, showing the extensive land holding with an access drive evident off the Pacific Highway, and the rear of the house and outbuildings facing Buckingham Road. Source: NSW Land & Property Information Six Maps.....	55
Figure 90: The site today of 53 Burns Road (shaded yellow), with a new dwelling in front. Source: NSW Land & Property Information Six Maps.....	55
Figure 91: 1943 aerial photo of the site of 53 Burns Road (shaded yellow), Source: NSW Land & Property Information Six Maps.....	55
Figure 92: The site of 20 Harrington Avenue, Warrawee today as a battleaxe allotment (shaded yellow). Source: NSW Land & Property Information Six Maps	56
Figure 93: 1943 aerial photo showing the site of 20 Harrington Avenue, Warrawee, with the current site shaded yellow. The landscaping and tennis court on the Harrington Avenue frontage are evident, along with rear wing and rear outbuildings facing Cherry Street on the western side of the house. Source: NSW Land & Property Information Six Maps .	56
Figure 94: The site of the house at 75 Livingstone Avenue Pymble today (shaded yellow) Source: NSW Land & Property Information Six Maps.....	56
Figure 95: 1943 aerial photo of the site of the house at 75 Livingstone Avenue Pymble (shaded yellow). The extent of the original land holding associated with the house is evident in this photo. Source: NSW Land & Property Information Six Maps.....	56

1.0 INTRODUCTION

1.1. THE BRIEF

This heritage assessment report has been prepared on behalf of the Body Corporate, SP 6754, which relates to the property No. 1 Anderson Street Neutral Bay (adjacent to the property which is the subject of this report).

This report has been commissioned to assess the heritage significance of the property at No. 3 Anderson Street, Neutral Bay and its individual elements, and is intended to be submitted to North Sydney Council to inform the Council's consideration of the heritage status of the property, currently the subject of an Interim Heritage Order (IHO).

1.2. BACKGROUND

In 2013, during assessment of a DA relating to the construction of a residential flat building on the adjacent property at 3 Raymond Road, the subject property, 3 Anderson Street, Neutral Bay, was identified by North Sydney Council staff as a potential heritage item.

In March 2014 Council was approached with concept plans for amalgamation of the two properties (3 Anderson Street and 3 Raymond Road), demolition of existing buildings and construction of a new residential flat building. On 28 March 2014 the Council's then Acting General Manager imposed under delegated authority an Interim Heritage Order (IHO) under the NSW Heritage Act 1977 to provide temporary protection to the subject property while a detailed heritage assessment was undertaken.

In June 2014 a heritage assessment report prepared by Godden Mackay Logan Pty Ltd on behalf of North Sydney Council recommended that the property not be listed as a heritage item under the North Sydney LEP. On 24 June 2014 Council's General Manager revoked the IHO over 3 Anderson Street under delegated authority in accordance with the report's recommendations.

A DA was subsequently submitted, refused by North Sydney Council on planning grounds and subject to a Land & Environment Court appeal.

On 16 March 2015, in response to significant community objection to the proposed demolition of the house at No. 3 Anderson Street, the Council resolved to write to the Minister requesting an Interim Heritage Order over the property.

On 18 May 2015 a newspaper article in the Mosman Daily outlined how local residents had campaigned for the retention of the existing house at 3 Anderson Street, Neutral Bay, and how during the Land & Environment Court case heritage issues had not been considered by the court due to the IHO over the property having been revoked by North Sydney Council, despite the Council's Acting General Manager having written to the new Heritage Minister asking for an urgent reinstatement of the IHO before the court hearing date. The article also reported that the developer's appeal against the Council's refusal of the DA for development of the site was dismissed by the court on a variety of planning grounds.

On 21 May 2015 the Director of the Heritage Division, Office of Environment & Heritage, as delegate of the NSW Heritage Council, wrote to inform North Sydney Council that an Interim Heritage Order had again been made over the property by the Minister for Heritage, in force for 12 months unless revoked by the Minister sooner.

North Sydney Council has since commissioned a new heritage assessment of the property.

1.3. APPROACH AND METHODOLOGY

The methodology used in this report is in accordance with the guidelines of the NSW Heritage Manual and the latest version of The NSW Heritage Division, Office of Environment & Heritage (OEH) Assessing Heritage Significance guidelines. The methodology is also in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes.

This report refers to information contained in the following previous studies and reports:

1.4. LIMITATIONS

The site was visited by Chery Kemp, Heritage Specialist of Paul Davies Pty Ltd and Nathanael Hughes of Aperture Photography on 26th June 2015. The site was inspected and photographed. The inspection was undertaken as a visual inspection only. All photographs were taken by Nathanael Hughes, photographer of Aperture Photography, with the permission of and access provided by the then tenant of the property.

1.5. 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 Chery Kemp, Heritage Specialist, and reviewed by Paul Davies, Director, Heritage Architect.

1.6. DEFINITIONS

For the purposes of this report

Local refers to North Sydney Council area; and

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 *place* including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its cultural significance.

Maintenance means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair that involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use*, which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the *cultural significance* of a *place* 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*.

1.7. SITE LOCATION & IDENTIFICATION

The real property description for No. 3 Anderson Street is Lot A, DP396852. The property is located on the southern side of Anderson Street, with a northern street frontage to Anderson Street, opposite the Neutral Bay bowling club. Adjacent to the east is the property known as No. 1 Anderson Street (aka 1 Raymond Road), occupied by a 5-storey residential flat building. To the south is a property which fronts Raymond Road known as 3 Raymond Road, occupied by a single storey house. To the west is a property which runs north to south from Anderson Street through to Raymond Road, known as No. 5 Raymond Road, which is occupied by a 4-storey residential flat building.



Figure 1: Location of 3 Anderson Street, Neutral Bay (Lot A, DP396852) with the site highlighted in yellow, outlined in red. Source: NSW Land & Property Information Six Maps

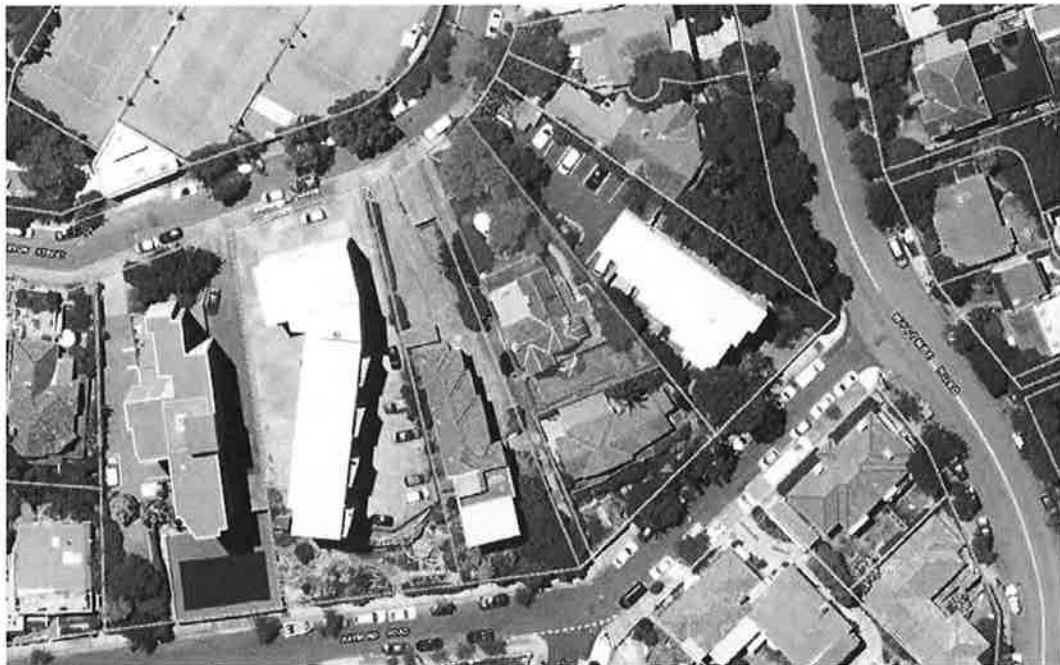


Figure 2: Satellite view of No. 3 Anderson Street, Neutral Bay, with the site highlighted yellow, outlined in red Source: NSW Land & Property Information Six Maps



Figure 3: 1943 aerial photo of No. 3 Anderson Street, Neutral Bay, with the site highlighted yellow, outlined in red. Note at that this time the property had a frontage to Raymond Road. Source: NSW Land & Property Information Six Maps

1.8. STATUTORY LISTINGS AND CONTROLS

NSW Heritage Act 1977

The property is not included on the State Heritage Register (SHR). An Interim Heritage Order was issued by the Minister for the property on 17 June 2015.

Local Environmental Plans (LEPs)

The property is not included as a heritage item or located within a heritage conservation area within any North Sydney LEP.

Council Reports, Resolutions

1.9. NON-STATUTORY LISTINGS

The property is not included on the NSW National Trust Register or on the Australian Institute of Architects NSW Chapter Register of Significant Buildings.

2.0 HISTORICAL SUMMARY

The previous GML Pty Ltd heritage assessment report dated 6 June 2014 undertook some historical research. Notwithstanding this previous research, further research and historical analysis has been undertaken for this report by professional historian John Johnson.

2.1. NEUTRAL BAY

Aboriginal people occupied the North Sydney area at least 5,800 years ago according to radio-carbon dating. When the First Fleet arrived in Sydney Cove in 1788, the North Shore of Sydney was inhabited by two Aboriginal Bands or Clans, the Cammeraygal and Wallumedegal, who were part of the larger Kuringgai tribe. As their tribal boundaries were never clearly defined, only approximate locations are known. By the early 1800s Aboriginal social structures had been dramatically affected by dispersal and disease brought by European colonists (including the smallpox epidemic of 1789). Indeed Cammeraygal land was being appropriated by Europeans as early as 1894 when Samuel Lightfoot was 'granted' 30 acres at Kirribilli. By the 1860s Aborigines were only occasional visitors to the North Shore. Today few, if any, of the Aboriginal people living in the northern suburbs can trace their ancestry to the Cammeraygal or Wallumedegal. The physical evidence of the first inhabitants of the North Shore can be found in fire-charred caves, stenciled hands painted on stone, engravings of animals and weapons on rocks, and middens of whitened seashells from ancient meals.¹

The name Neutral Bay was given by Governor Phillip who in the early days of the Sydney colonial settlement declared the bay a neutral harbour, isolated from the penal settlement where foreign ships could take on water and make repairs. Lt Alfred Thrupp acquired the first land grant in this area. Thrupp acquired 700 acres as a result of marrying the daughter of Captain John Piper who he had met on the ship in 1814 heading for the colony. According to the historical record, Thrupp never lived on the land, spending most of his time in Tasmania. However, his name still lives on in the area through Thrupp Street and Thrupps Point.

The land eventually went back into the control of Captain Piper. However, Piper was bankrupted in 1826 and the land was sold and purchased by Daniel Cooper Senior and Solomon Levey. Levey returned to England and died 1833. By 1852 Daniel Cooper was the sole owner of the estate. In 1853 he died. In his will Daniel bequeathed the estate to his young nephew John Cooper the elder. According to the historian L F Mann, John Cooper is said to have resided at Neutral Bay for many years. The Cooper family held ownership of the land until the 19th century (1850s) when they started releasing allotments under 99 year leases towards the Neutral Bay foreshore and along Kurraba Point. In these early days of the colony there was little residential development on this side of the harbour. According to one of the first historians of the area, G V F Mann, in 1863 there were only eight habitable residences and some shipbuilding on the foreshores. The main impetus for the development of Neutral Bay was the introduction of transport services: the formation of roads through the Cooper Estate; the commencement of a regular ferry service in the 1870s and later tram services along Military Road from the 1880s and 1890s. All these developments served to encourage the residential subdivision of Neutral Bay.

¹ Information from "North Sydney's Aboriginal Past" North Sydney Heritage Leaflet 1, available online from North Sydney Council website



Figure 4: Extract, circa 1885 Higginbotham & Robinson map, with the approximate location of the subject house (within the Warringa Ward, North Sydney) circled in blue. Source: City of Sydney Archives Historical Atlas of Sydney online

2.2. THE NEUTRAL BAY LAND COMPANY & NO. 3 ANDERSON STREET (EARLIER 3 RAYMOND ROAD)

Instrumental in one of those residential subdivisions was the Neutral Bay Land Company one of two main shareholders of which was the renowned architect Walter Liberty Vernon. As outlined in the GML Heritage report of June 2014 on No. 3 Anderson Street, from 1 October 1884 Vernon was in partnership with architect William Wilkinson Wardell, and an alderman on the East St Leonards Municipal Council from 1885-1890. In 1889 following Wardell's retirement, Vernon had a brief partnership with the architect Richard George Howard Joseland until Vernon was appointed NSW Government Architect in 1890, after which Vernon asked Joseland to take over his practice. In 1884 Vernon had purchased land in Neutral Bay where he designed his own home "Penshurst", establishing the Neutral Bay Land Company to develop his Neutral Bay land purchases, with the aim of designing a model suburb to surround "Penshurst". Vernon, in partnership with Alexander MacKnight, leased lots of the Neutral Bay Company land for a period of 99 years from the Cooper Estate. John Cooper, estate manager, demanded the right to construct roads across the land and also required Vernon to erect 'good and substantial buildings' of brick or stone to the minimum value of 5000 pounds. The aim of the subdivision was 'To develop and maintain what will undoubtedly be the model and favourite suburb for families with moderate means but desirous of pleasant surroundings.' The Neutral Bay Land Company prospectus was released in 1888 and by this time 33 houses had already been built on this and the adjoining subdivision, in a mixture of Federation Queen Anne and Victorian Italianate styles (with the majority of the illustrated houses in the prospectus having been designed by Vernon, mostly on Wycombe Road). Vernon did not design all the houses on the estate: the lessees could, if they wished, select their own architect, however plans had to be approved by Vernon.²

² Information on the Neutral Bay Land Company from page 3 of the GML Heritage Report on 3 Anderson Street, Neutral Bay, June 2014

The architect Walter Liberty Vernon was born in 1846 in High Wycombe in Buckinghamshire. He suffered from asthma and as a result as a young professional he decided a move to a milder climate might improve his health. He arrived in New South Wales in 1883. He was lucky to be able to secure a commission to design new premises for David Jones and Company in George Street enabling him to set up his own practice in Sydney. He was soon afterwards to form a partnership with Edward Lloyd Jones to form the Neutral Bay Land Co. Vernon ceased direct involvement with the Neutral Bay Land Company in 1890 when he was appointed NSW government architect. Vernon designed many of the early houses on the estate, and following Vernon's appointment as NSW government architect in 1890 he invited his junior partner Richard George Howard Joseland (known as Howard Joseland, 1860-1930) to take over his interest in the Neutral Bay Land Company.

On 8 September 1890 Alexander Macqueen, a migrant Scottish architect, leased lot 7, Section A of Deposited Plan 2404 from Walter Liberty Vernon and Alexander MacKnight, a block running between Raymond Road and Anderson Street, Neutral Bay. In 1891 or 1892 the Macqueen family moved to 16 Carabella Street, Kirribilli, close to the site. In August 1893 Mrs. Macqueen advertised a lease on "Glencoe" a 2,000-acre property near Tarago, NSW.³ By this time the Macqueen family were living at another house named "Ossian", in Miller Street, North Sydney. The lease on "Glencoe" possibly financed the construction of the house in Raymond Road Neutral Bay of two storeys and ten rooms that was completed and occupied by the Macqueen family by February 1894.⁴ The new house was named "Coruisk", deriving from Loch Coruisk on the Isle of Skye. This was probably an acknowledgement of the shared Skye heritage of Alexander and Mary Ann Macqueen. The family quickly settled in to the community and in 1896 Alexander became Vice President of the Neutral Bay Lawn Tennis Club, whose courts (now the Neutral Bay Club) were opposite "Coruisk" in Anderson Street.⁵

Alexander (Alick, sometimes Alex) Macqueen (sometimes MacQueen or McQueen) was born about 1848 on the Isle of Skye, the eighth child and third son of Rev James McQueen, Baptist minister in Broadford, Skye and his wife Flora. He was educated at the Normal Seminary in Glasgow. He was articled to Clarke & Bell Architects in Glasgow from 1862 until 1869. He created a collection of their designs bound up in two albums, one volume now held by National Monuments Record of Scotland (NMRS) and the other in the State Library of New South Wales.⁶ He was practicing from 176 Hope Street, Glasgow in the 1870s (in 1871 he was staying with his brother, a commercial traveller, in Govan) but seems to have moved to Oban to practice there for a few years in the later 1870s. However in 1875 an advertisement appeared in the Glasgow Herald for contracts for building a school in Oban and tenders were to be submitted to Macqueen at 139 St Vincent Street, Glasgow. He was a Fellow of the Glasgow Institute of Architects.⁷

In 1878 he immigrated to Melbourne, Australia. He moved to Sydney to a post in the Public Works Department in New South Wales for a few years before being appointed as architect and valuer for the Australian Mutual Provident Society (AMP Society) in about 1886. His obituary states that he was often consulted by the State Government "about disputed resumptions and similar matters... he was regarded as one of the most expert property valuers in Sydney".⁸

³ Goulburn Evening Penny Post, 3 August 1893, p. 3.

⁴ North Sydney Rates Books, Warringa Ward, 1894-95.

⁵ Sydney Morning Herald, 5 December 1896

⁶ PXE 971 Sketchbook and scrapbook of architectural plans & tracings, Clarke & Bell (Architects)

⁷ Dictionary of Scottish Architects, accessed July 2015,

http://www.scottisharchitects.org.uk/architect_full.php?id=202250

⁸ Sydney Morning Herald, 26 January 1933, p.6

He retained his membership of the Glasgow Institute of Architects and was a member for 64 years. He was also an associate of the Institute of Architects, New South Wales since its inception, and a member of the Highland Society of New South Wales and served on the committee.⁹

On 15 March 1880 "Alick Maqueen, I. A., Member of the Glasgow Institute of Architects, second youngest son of the late Rev. James Macqueen, Broadford, Isle of Skye, Scotland" was married to "Mary Ann, daughter of the late Captain Lachlan Macalister, of Strathaird, Isle of Skye, Scotland, and late of Clifton and Strathaird, New South Wales"¹⁰. The couple had four children, Flora (1882), James (1883), Lachlan (1890) and Grace (1891). The two elder children were born on the North Shore, whilst the two younger were born at "Ossian", the Macqueen's house in Stanmore.

Alex Macqueen was living at Milson's Point in 1892, when he signed a petition for the creation of the Mosman Municipality (dividing Mosman from North Sydney).¹¹ In 1895 "Macqueen, Alexander" is recorded as living on the east side of Raymond Road (within the North Sydney Council area)¹². In 1894 Sand's Directory "Queen, Alexander" (clearly a misspelling of Macqueen) is recorded on the east side of Raymond Road, but in 1893 (the year the house is believed to have been constructed), Macqueen is not recorded in Sands as residing in Raymond Road. Note that Anderson Street was not named at this time.

It has been speculated that "Coruisk" may have been designed by architect Howard Joseland, though GML concluded in their report that they had been unable to ascertain whether the design of the house involved Vernon, Joseland or Macqueen or none of these architects. A house design by Joseland and bearing some similarities to "Coruisk" was published in the Australasian Builder and Contractors News in August 1893.¹³ This seems unlikely to be "Coruisk", given that the Joseland house appears to have been completed by August 1893 when it was published. As the Raymond Street site was vacant in 1893 (as noted in the rate books), and the family were living in Miller Street, this is more likely to have been a house for Mr. W Davey in Kurraba Road, for which tenders were called in September 1890.¹⁴

Given that Macqueen had been working as an architect for more than 30 years, it seems highly likely that Macqueen designed the house on the site in Neutral Bay himself. In 1913, when AMP's new Pitt Street premises opened, Macqueen was given credit for his supervision of the £100,000 project.¹⁵

The Macqueen family only lived at "Coruisk" until about 1897, when the property was let to merchant Thomas Hooper. It is unclear where the Macqueen family lived after leaving "Coruisk", but from 1903 to 1908 they were living in Orpington Street, Ashfield (at a house named "Tenarbyn" facing Ashfield Park at 84 Orpington Street, now a nursing home and radically altered).¹⁶

Later occupants of "Coruisk" included Edward Erskine. From 1903 to 1910 the property was let to Edmund Compton Batt. In 1911 Macqueen sold the lease to journalist John Leach.

⁹ *ibid*

¹⁰ Sydney Morning Herald, 8 June 1880, p. 1

¹¹ Signature for "Alex Macqueen, Milson's Point" on petition published in the Evening News, Sydney 22 June 1892 page 2

¹² 1895 Sydney Sand's Directory, under "North Sydney"

¹³ Australasian Builders and Contractors News, 19 August 1893, p. 92

¹⁴ Sydney Morning Herald, 20 September 1890, p.4

¹⁵ Sydney Morning Herald, 22 January 1913, p. 11

¹⁶ Sands Directory 1903-1908

John Leach founded the *Wool and Stock Journal* in 1894 and from 1885 was a director of the Manly Gas Company. Leach served as chairman of the Manly Gas Company from about 1897 to his death in 1928.¹⁷

Leach advertised the house, now known as "Lansdowne", for sale in 1919:

"A high attitude, splendid views of harbour, city and distant mountains, and a well-built spacious house in tastefully laid out grounds. This sums up in a few words the attractions offered by this exceptional property. Situated in Raymond Road, is built of brick on a stone foundation, and roofed with slate. The ground floor drawing and dining rooms, a library or music room, one other room, two maids' bedrooms, hall, kitchen and offices. Upstairs the accommodation is to match, comprising three fine bedrooms, a dressing room, bathroom and lavatory, whilst outside and detached are laundry, stable and a small garage. The land measures 100 feet at Raymond Road, narrowing at the rear to Anderson Street, by a depth of 275 feet, with a lane at the side. The grounds are attractively laid out with lawns, garden, paths, shrubbery etc. The property is for auction sale ... on 27 September."¹⁸

The property failed to sell, with John Leach retaining ownership of the lease until in 1922 the land was transferred into freehold. Colin Edward Douglas Rodgers was able to purchase the freehold title Neutral Bay Land from the Cooper Estates and Rodgers then sold the freehold title to Mabel Chamier, whose husband Leopold Chamier died at "Lansdowne" in December 1922.

The site was subdivided in 1956 and a new single storey house built addressing Raymond Road, Neutral Bay. As the house "Coruisk" (later "Lansdowne") was built to face harbour views to the south, this subdivision cut off the front garden and views from the ground floor of the house, and resulted in the new address for the house from No. 3 Raymond Road to No. 3 Anderson Street.

2.3. FABRIC ALTERATIONS

It is clear from the fabric of the house that renovations were undertaken in the inter-war period, however these renovations – for example the inter-war period sunroom on the south elevation ground floor – were of high quality.

A 1919 photograph of the south elevation, the original front of the house, when compared to a recent photo from the same angle (see Figures 5 and 6 below), demonstrates that the house has undergone little change to this elevation since 1919 other than the sunroom enclosure of part of the ground floor verandah.

¹⁷ Sydney Morning Herald, 21 January 1928, p. 22

¹⁸ Properties & Premises, 1 September 1919, p.15



Figure 5: 1919 photo of the south (original front) and east elevations of "Coruisk" (later "Lansdowne") at No. 3 Anderson Street, Neutral Bay Source: Properties & Premises 1 September 1919, reproduced from Figure 9 of the GML Heritage Report on 3 Anderson Street, June 2014



Figure 6: The south elevation of the house now, showing few alterations (sunroom to ground floor verandah, new timber shingling to apron to the original first floor sunroom. Source: photo by Nathanael Hughes, Aperture Photography, July 2015

3.0 PHYSICAL DESCRIPTION

The house "Coruisk" (later "Lansdowne") is a substantial 2-storey freestanding brick Federation Arts & Crafts style house built in 1893 (first occupied 1894), with some high quality 1920s and later alterations.

3.1. EXTERIOR

To the ground floor the brick walls (originally face brickwork) are painted, to the first floor roughcast stuccoed. The complex gabled roof form is slate clad with terracotta ridge capping and finials and some hidden flashings, and features four tall roughcast stuccoed brick chimneys with terracotta chimney pots. Windows and French doors are timber framed, and many feature spectacular stained glass.

The house is designed to originally face views to the south and east (an orientation common to houses of this period in this area – for example, this is the same orientation as at the LEP heritage listed "St Ronan's", 22 Thrupp Street), with a verandah wrapping around the south-east corner of the ground floor and a balcony to the first floor east elevation and oriel window to the south elevation off the bedroom to the south-east corner on the first floor.

The main south elevation of the house features two gable ends, a two-storey sunroom to the western side, an oriel window to the eastern side of the first floor, ground floor original verandah and 1920s sunroom and a semi-circular terrace. The verandah features turned timber posts with decorative brackets and balustrading, and a tessellated tiled floor.

The verandah extends around to the south end of the eastern elevation, with the main entry door on the eastern elevation accessed via the verandah. This main entry door has a semi-circular fanlight above with stained glass and the door itself features a large stained glass panel.

To the north (rear) elevation of the house there is a single storey section containing the kitchen, which features a slate roof with hidden flashings.



Figure 7: View of "Lansdowne" with east and north elevations visible (centre, slate roofed house to the left of the trees) from the east in Anderson Street. This view also shows the context in Anderson Street.



Figure 8: South elevation "Lansdowne". Note pair of gables, one roughcast with oriel window below (at right), the other timber shingled with 2-storey bay window below. Central sunroom to the ground floor is an inter-war period enclosure of part of the verandah.



Figure 9: Detail of Inter-war period sunroom to ground floor (enclosing part of the original verandah) south elevation "Lansdowne"



Figure 10: Detail of timber-shingled apron to first floor sunroom, south elevation "Lansdowne"



Figure 11: West elevation "Lansdowne" from adjacent property. Note public pedestrian pathway between the low brick wall and the timber side fence of the subject property.



Figure 12: West elevation "Lansdowne" from adjacent public pedestrian laneway



Figure 13: (Left) Detail of Inter-war period French doors with original 1890s fanlight to west elevation



Figure 14: North elevation "Lansdowne"



Figure 15: (Left) typical timber framed double hung window, "Lansdowne"



Figure 16: (Left) East elevation "Lansdowne", looking south, with east verandah and balcony in distance, bay window in foreground



Figure 17: Northern end of the east elevation, "Lansdowne"



Figure 18: East elevation "Lansdowne" from the adjacent property to the east



Figure 19: (Left) Detail, northern end of east elevation verandah



Figure 20: (Left) Detail, east elevation verandah



Figure 21: (Left) Detail, verandah bracket to south-east corner of the house



Figure 22: (Left) main entry door off the east verandah, Note semicircular leadlight fanlight.



Figure 23: The south-east corner of "Lansdowne" within the verandah, with two bullseye windows and (left) the east elevation of the inter-war period sunroom enclosure of part of the south verandah.



Figure 24: Ridge capping detail "Lansdowne"



Figure 25: Terracotta ridge capping detail, "Lansdowne" with the Marseille (France) manufacturer's name



Figure 26: Chimney detail, "Lansdowne" (note two different styles of terracotta chimney pots)



Figure 27: South elevation of the garage from within the garden, "Lansdowne"



Figure 28: The garage from the south-east with entry gate from Anderson Street at right



Figure 29: The slate-roofed garage (centre) with entry gate from Anderson Street at left. From this angle the house is obscured by trees. This view also shows the context in Anderson Street.

3.2. INTERIOR

The internal layout to both ground and first floors is largely intact, with only minor modifications (for example the removal of a small wall near the main eastern entry door). Extensive original joinery remains, although some 1920s French doors are evident later additions. Some fireplace mantelpieces have been replaced with interwar period mantelpieces and the rear bedroom (north-east corner) to the first floor has a chimneybreast but no fireplace, indicating possible past removal of a fireplace. The staircase is an original timber staircase.

Ceilings are variously original (original deeply moulded cornices remain in most rooms of the house) or have been replaced in the interwar period.

Kitchen, bathroom and laundry fitouts are modern, however as stated doors are original or interwar period.

The ground floor contains extensive living areas and a bedroom (evidently originally a maid's bedroom, as it is located behind the stair). The first floor contains three large bedrooms, a walk-in wardrobe and a hallway. The two front (south) facing bedrooms variously feature a sunroom (bedroom to south-west corner), and an oriel window and balcony (bedroom to south-east corner). These front bedrooms to the first floor command extensive harbour views.

Bathrooms are located to the south of a landing off the stair, above the ground floor maid's room.

The house exhibits fine detailing including very high quality stained glass windows, timber pilasters to the ground floor living area, and large rooms with high ceilings.

The interwar period alterations evident do not detract from the overall composition of the house – for example the interwar period sunroom to the ground floor south elevation (enclosing part of the original verandah) features high quality detailing including 1920s style painted glass with oriental scenes.

The Figures below contain photographs taken by Nat Hughes on Friday 26 June with access to the house and permission for photography provided by the then tenant of the property.



Figure 30: Ground floor living room, south-west corner of the house looking south towards the bay window



Figure 31: West wall of ground floor living room, south-west corner of the house with bay window at left

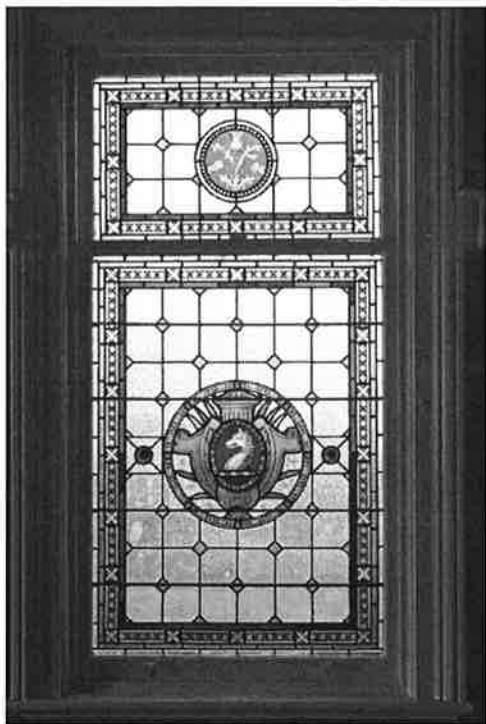


Figure 32: (Left) Detail of stained glass window and fanlight to ground floor living room, west wall



Figure 33: (Left) Detail of west window to ground floor living room

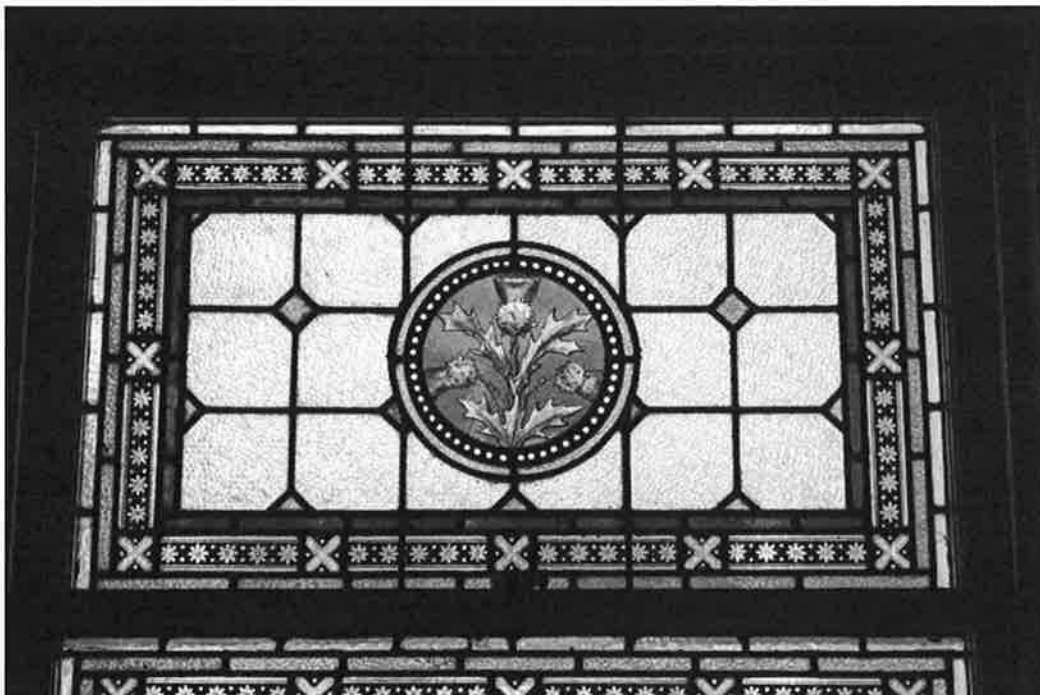


Figure 34: Detail of fanlight over west window to ground floor living room. Note the Scottish thistle motif relating to the Scottish origin of the original lessee of the house, Alexander Macqueen



Figure 35: (Left) Detail of fireplace, ground floor living room



Figure 36: (Left) Detail of inter-war period plaque rail to ground floor living room



Figure 37: (Left) Cornice and ceiling detail, ground floor living room



Figure 38: View into bay window (south elevation) from ground floor living room. Note open door at left leads to the inter-war period sunroom.



Figure 39: Detail of sunroom (south elevation)



Figure 40: (Left) Interior of inter-war period sunroom, (south elevation)



Figure 41: Dining room, ground floor, looking north towards the lounge area with kitchen beyond



Figure 42: Dining room, ground floor, looking south

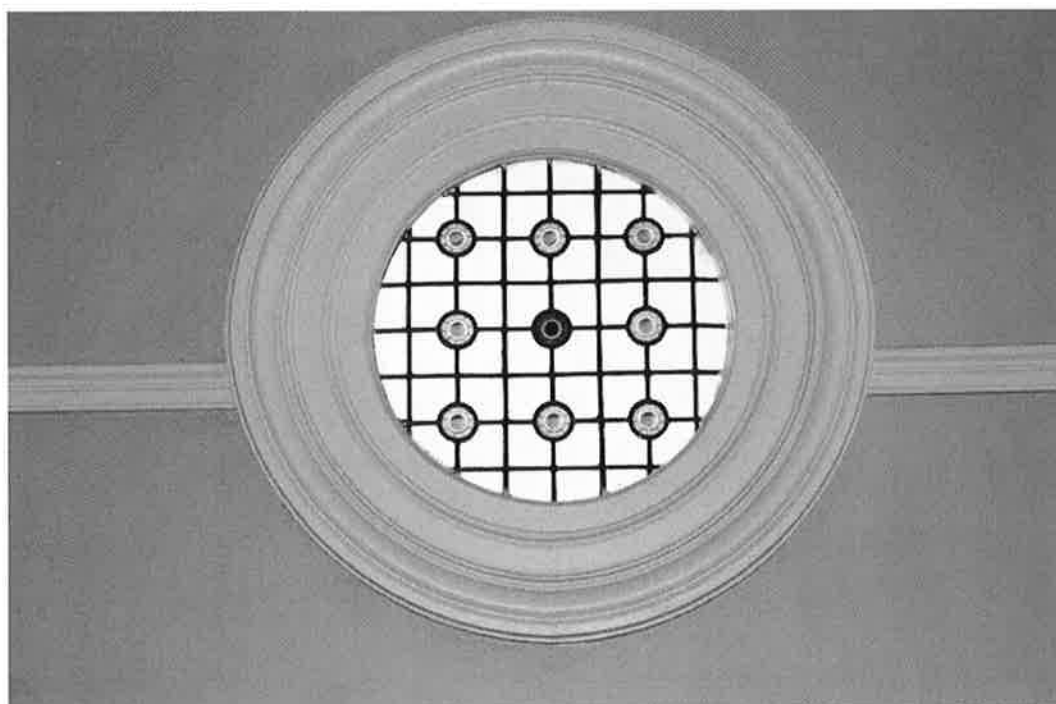


Figure 43: Detail of glass to bullseye window, ground floor east elevation



Figure 44: Detail, leadlight fanlight over main entry door, east elevation



Figure 45: (Left) Entry hall, east elevation ground floor with main entry door with semi circular arched fanlight above at left. Note evidence for removal of a small wall in this area.



Figure 46: (Left) stained glass and leadlight fanlight and French doors (north of the main entry door, east elevation)



Figure 47: (Left) Fireplace detail, ground floor dining room



Figure 48: (Left) looking east towards the eastern bay windows, ground floor



Figure 49: (Left) looking west towards the stair hall, ground floor. Note original New Zealand Kauri pine floor



Figure 50: (left) Ground floor - arch to stairwell flanked by circular wooden blocks for mounting gas light fittings



Figure 51: Lounge room, ground floor looking north towards the kitchen



Figure 52: West wall of lounge room with stair hall arch at left, ground floor



Figure 53: Looking east into the bay window, ground floor lounge room



Figure 54: (Left) Detail of fireplace, west wall of lounge room, ground floor



Figure 55: (Left) Detail of one of the carved pilasters dividing the lounge room from the stair hall area



Figure 58: Bay window to kitchen, ground floor north elevation of the house.



Figure 59: Ground floor bedroom (accessed behind the staircase, north of the stair hall). This is probably originally a maid's room.



Figure 60: (Left) Ground floor laundry looking towards the west wall of the house. This area is to the west of the kitchen, north of the stair hall.



Figure 61: (Left) Ground floor bathroom looking towards the west wall of the house. This area is to the west of the kitchen, north of the stair hall.



Figure 62: (Left) The stair hall, ground floor, with original timber staircase. Note door to left of stair opens onto the west elevation of the house.



Figure 63: Bathroom within a mezzanine level accessed off a stair landing (note: this area is above the maid's room, laundry and bathroom area to the ground floor level of the house)



Figure 64: (Left) WC within a mezzanine level accessed off a stair landing (note: this area is above the maid's room, laundry and bathroom area to the ground floor level of the house)



Figure 65: (Left) 1st floor stair hall



Figure 66: (Left) top of stairwell, 1st floor



Figure 67: First floor bedroom to the south-west corner of the house, looking north



Figure 68: First floor bedroom to the south-west corner of the house, looking south towards the bay window

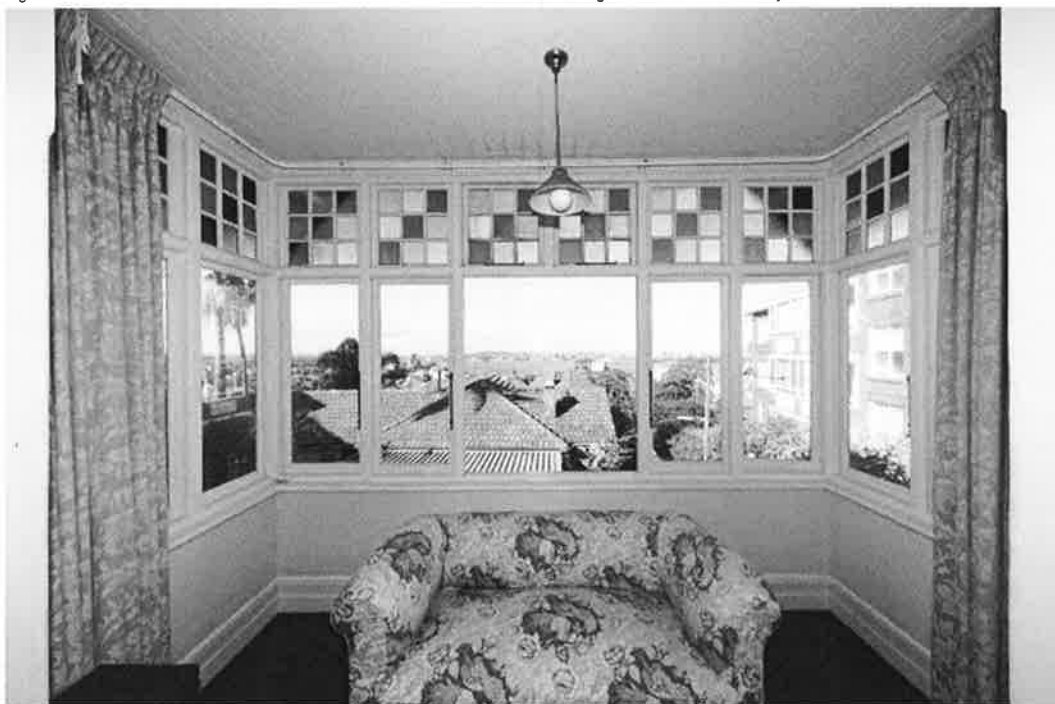


Figure 69: Detail of sunroom, first floor bedroom to the south-west corner of the house,



Figure 70: (Left) Detail, fireplace to first floor bedroom to the south-west corner of the house,



Figure 71: (Left) cornice and ceiling detail, first floor bedroom to the south-west corner of the house



Figure 72: First floor bedroom to the south-east corner of the house, with interior of oriel window at right, doors to eastern balcony at left



Figure 73: (Left) Detail, interior of oriel window



Figure 74: Interior, walk-in wardrobe to the first floor bedroom, south-east corner of the house. Note window shown is on the east elevation.



Figure 75: First floor bedroom to the north-east corner of the house

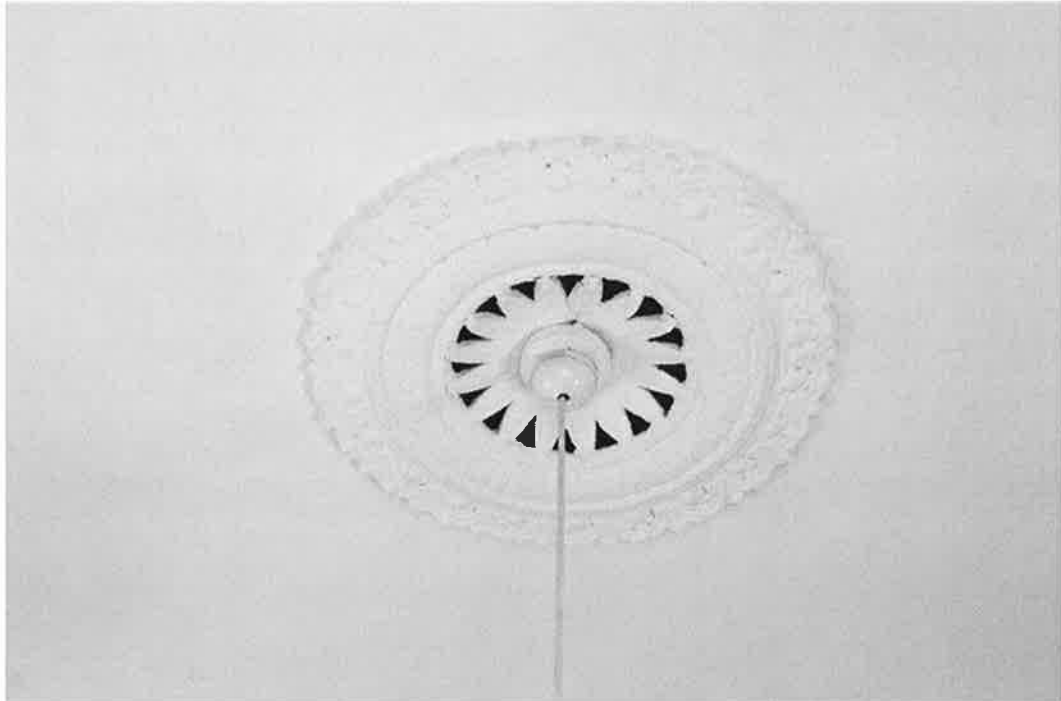


Figure 76: Ceiling rose to the north-east bedroom, first floor

4.0 COMPARATIVE ANALYSIS

4.1. INTRODUCTION

The comparison of other like places is important in providing a clear understanding of a place's cultural significance.

As our conclusion is that the house "Coruisk" (later "Lansdowne") was originally designed by Scottish migrant architect Alexander Macqueen, who was employed by the AMP Society and therefore did not undertake private architectural practice, the house is unique as the only known example of Alexander Macqueen's domestic architectural design in NSW.

The house is also considered to be a substantial, fine architect-designed and also relatively early (1894) example of the Federation Arts & Crafts style.

4.2. COMPARISON WITH HERITAGE LISTED PROPERTIES WITH REDUCED SITES/CURTILAGES

The GML 2014 report concluded "the most significant changes to the property have been to its curtilage, street address and entry...The dwelling no longer has any presence on its original street address (Raymond Road) and very little visual presence in Anderson Street. Its visual setting has been further compromised by the erection of multi-level flat buildings in close proximity on either side....While the dwelling itself retains aesthetic values, the overall aesthetic significance of the property is reduced by its compromised curtilage and visual setting."

This section and Section 4.3 below address this conclusion in the GML report.

The curtilage of a heritage item is defined by the NSW Heritage Office as the "setting" or space around a heritage item or place that is required to preserve the significance of that place. The concept of curtilage recognises that significance can be affected by the immediate and broader setting even if no fabric is altered within the place.

The convention in NSW is for heritage listing boundaries to relate to lot boundaries within an individual ownership, with the curtilage of a heritage item usually encompassing one or more allotments within the same ownership. Heritage curtilages are determined based on the amount of land around a heritage item which will maintain the significance of the item.

There are many instances of heritage items identified with modern allotment boundaries as their curtilages which do not reflect the historical situation of the heritage item, including where original street frontages of the heritage item (usually a house) has been separated from the item via later subdivisions. While the value of these heritage items is recognised to have been diminished due to the later subdivision, the significance of the item has still been assessed as sufficient for statutory heritage listing.

The examples of heritage listed properties with curtilages and listing boundaries which do not relate to historical boundaries outlined in Table 1 below are a random sample of such properties which are known to the author: there would be many more such examples in NSW. This table is provided to illustrate the point that local Councils (including Burwood, Kuring-gai and North Sydney) have listed heritage items which have lost their original curtilages, including in many cases original street frontages.

Note that the examples given in Table 1 below do not otherwise have any comparative relationship with the subject property at No. 3 Anderson Street, other than that they are all substantial houses constructed in the late 19th or early 20th century.

Table 1: Examples of heritage-listed properties with reduced site areas/curtilages

Heritage item name	Address	LGA	Heritage Listing/Date	Comment
North Sydney LGA				
"Nazareth" (aka St Ronan's, house constructed 1889)	22 Thrupp Street, Neutral Bay (corner Raymond Road)	North Sydney	Listed in the North Sydney LEP 2013 – Heritage item No. I0714	The property originally had three street frontages – to Raymond Road, Thrupp Street and Harriette Street. Two allotments have been created via a subdivision to the south of the house (originally a garden area), and later buildings constructed. The house is now part of a Strata Plan development. This site is in proximity of the subject site at 3 Anderson Street.
				
Figure 77: 22 Thrupp Street today, with the current allotment/heritage listing curtilage shaded yellow, and buildings to the south on land subdivided from the original site. Source: NSW Land & Property Information Six Maps		Figure 78: 22 Thrupp St in 1943, showing the current allotment/heritage listing curtilage shaded yellow and the garden to the south of the house extending down to Harriette Street. Source: NSW Land & Property Information Six Maps		

Heritage item name	Address	LGA	Heritage Listing/Date	Comment
Burwood LGA				
Federation period house	16 Brooklyn Street, Burwood	Burwood	Listed in the Burwood LEP 2012 and previously in the 1989 Burwood LEP	The LEP heritage listing covers the current allotment, however it is clear that this a remnant of a larger portion of land. Two later houses have been built in front of the heritage item, however the house (a large 2 storey Federation period house) is still visible from Brooklyn Street.
 				
Figure 79: 16 Brooklyn Street in 1943, showing the current allotment and heritage listing boundary (shaded yellow), with a circular carriage drive to the north, in front of the house. Source: NSW Land & Property Information Six Maps Figure 80: The current allotment and heritage listing boundary for No. 16 Brooklyn Street, Burwood, showing only a narrow driveway onto Brooklyn Street, where originally the house had extensive frontage to Brooklyn Street. Source: NSW Land & Property Information Six Maps				
"Athole" (house built in 1887)	1 Church Street, Burwood	Burwood	Listed in the Burwood LEP 2012 and previously in the 1989 Burwood LEP	Built for a well-known local retailer, originally the site ran through from Clarence Street to Church Street, with the house and front garden facing Clarence Street. A mid 20 th century subdivision resulted in a new house built circa 1960s in what was the front garden addressing Clarence Street (this house since replaced in the 1990s with a new dwelling). The heritage listed house is addressed 1 Church Street, with the original rear of the house facing Church Street
 				
Figure 81: "Athole", No.1 Church Street Burwood in 1943, showing the current allotment (shaded yellow) with the front garden (since subdivided off) facing Clarence Street to the north. Source: NSW Land & Property Information Six Maps Figure 82: No. 1 Church Street, Burwood today, showing a modern house to the north of the current allotment of "Athole". Source: NSW Land & Property Information Six Maps				

Heritage item name	Address	LGA	Heritage Listing/Date	Comment
"Luscombe" (circa 1860s house)	7 Woodside Avenue East, Burwood	Burwood	Listed in the Burwood LEP 2012 and previously in the 1989 Burwood LEP	The property including the house Luscombe originally encompassed extensive land. The house was designed to face north. The property was subdivided in the 1920s and the Burwood Fire Station (built 1925, also LEP heritage listed) and other buildings built to the north of the house along Livingstone Street. The property retains a street frontage to Woodside Avenue East to the south. The rear elevation of the house Luscombe now faces the street and the original northern front elevation of the house with its bay window and expansive verandah faces what is now the backyard. The original 1989 LEP heritage listing and the recent 2012 LEP heritage listing covers the property with its modern lot boundaries and Woodside Avenue street address.



Figure 83: Recent satellite photo showing the heritage listing boundary for "Luscombe", 7 Woodside Ave, Burwood (highlighted yellow, outlined in red), which reflects the current allotment boundaries, with the bay window and verandah to the north elevation of the house, now facing the backyard. Source: NSW Land & Property Information Six Maps

Heritage item name	Address	LGA	Heritage Listing/Date	Comment
Ku-ring-gai LGA				
Dwelling house	22 Blytheswood Avenue, Warrawee	Ku-ring-gai	Listed in the Ku-ring-gai LEP 2015 (Item No. I1027)	Now on a battle-axe allotment, the house site originally included land fronting Blytheswood Avenue.
				
Figure 84: The site of 22 Blytheswood Avenue Warrawee today, on a battle-axe allotment (shaded yellow). Source: NSW Land & Property Information Six Maps		Figure 85: The site of 22 Blytheswood Avenue Warrawee in 1943 (shaded yellow). The driveway access to the house across land at the front of the house since subdivided off is apparent in this photo. Source: NSW Land & Property Information Six Maps		
Clermiston	79 Boundary Street Roseville	Ku-ring-gai	Listed in the Ku-ring-gai LEP 2015 (Item No. I671)	The house "Clermiston" predates surrounding development and was already hemmed in with later development by 1943. The house has no street presence at all.
				
Figure 86: "Clermiston" today on its battle-axe allotment with driveway access to two streets. Source: NSW Land & Property Information Six Maps		Figure 87: "Clermiston" in 1943, already hemmed in with surrounding development. Source: NSW Land & Property Information Six Maps		

Heritage item name	Address	LGA	Heritage Listing/Date	Comment
Dwelling house	10 Buckingham Road, Killara	Ku-ring-gai	Listed in the Ku-ring-gai LEP 2015 (Item No. I255)	The house, now on a battle-axe allotment, originally had an extensive land holding with an access drive from the Pacific Highway (evident on the 1943 aerial photo)
				
Figure 88: The site of 10 Buckingham Road, Killara today (shaded yellow), a battle-axe allotment off Buckingham Road. Source: NSW Land & Property Information Six Maps		Figure 89: 1943 aerial photo of 10 Buckingham Road, Killara with the current site shaded yellow, showing the extensive land holding with an access drive evident off the Pacific Highway, and the rear of the house and outbuildings facing Buckingham Road. Source: NSW Land & Property Information Six Maps		
Dwelling house (Circa 1930s)	53 Burns Road, Wahroonga	Ku-ring-gai	Listed in the Ku-ring-gai LEP 2015 (Item No. I872)	The house, now on a battle-axe allotment, appears to have always been obscured from Burns Road by dense trees (see 1943 aerial photo below)
				
Figure 90: The site today of 53 Burns Road (shaded yellow), with a new dwelling in front. Source: NSW Land & Property Information Six Maps		Figure 91: 1943 aerial photo of the site of 53 Burns Road (shaded yellow), Source: NSW Land & Property Information Six Maps		

Heritage item name	Address	LGA	Heritage Listing/Date	Comment
Dwelling house	20 Harrington Avenue, Warrawee	Ku-ring-gai	Listed in the Ku-ring-gai LEP 2015 (Item No. I1036)	The house was originally part of an extensive land holding which fronted Harrington Avenue and extending through to Cherry Street at the rear (evident on the 1943 aerial photo). The site has since 1943 been subdivided to create a battle-axe allotment. The subdivision appears to have resulted in the loss of a rear wing to the house, outbuildings and tennis court and extensive landscaped setting
				
Figure 92: The site of 20 Harrington Avenue, Warrawee today as a battle-axe allotment (shaded yellow). Source: NSW Land & Property Information Six Maps		Figure 93: 1943 aerial photo showing the site of 20 Harrington Avenue, Warrawee, with the current site shaded yellow. The landscaping and tennis court on the Harrington Avenue frontage are evident, along with rear wing and rear outbuildings facing Cherry Street on the western side of the house. Source: NSW Land & Property Information Six Maps		
Dwelling house	75 Livingstone Road, Pymble	Ku-ring-gai	Listed in the Ku-ring-gai LEP 2015 (Item No. I562)	This house was once part of an extensive site with tennis court and a driveway ending in a teardrop shape. Subsequent subdivision has resulted in development of modern housing around the original house. Some of the original landscaping, notably the teardrop driveway and tennis court, is protected as a separate listed heritage item. This house would have no street presence in Livingstone Avenue due its distance from the Avenue.
				
Figure 94: The site of the house at 75 Livingstone Avenue Pymble today (shaded yellow) Source: NSW Land & Property Information Six Maps		Figure 95: 1943 aerial photo of the site of the house at 75 Livingstone Avenue Pymble (shaded yellow). The extent of the original land holding associated with the house is evident in this photo. Source: NSW Land & Property Information Six Maps		

4.3. CONCLUSION

The house the house "Coruisk" (later "Lansdowne") is unique as an example of the domestic work of Scottish migrant architect Alexander Macqueen, designed and built for himself and his family in 1893. It is also representative of the 1890s development of the Neutral Bay

Land Company lands and as a substantial, architect-designed, and relatively early Federation Arts & Crafts style dwelling.

It is clear from the information Table 1 above that various local Councils in the Sydney region including North Sydney, Burwood and Ku-ring-gai have heritage listed properties since the 1980s on the basis of assessed cultural heritage significance despite reduced lot sizes and the loss of original street frontages. These heritage listings date back to 1989 in the case of the Burwood Council heritage listings in the table, and 2001 in the case of 22 Thrupp Street, therefore such heritage listings are not a recent phenomenon.

It should also be noted that the house "Nazareth" at 22 Thrupp Street is in close proximity to the subject property at 3 Anderson Street, and "Nazareth" was also built only a few years earlier (1889) than the subject house (built circa 1893). "Nazareth" is also in close proximity to multi storey residential flat buildings, particularly the flat building at No. 10-12 Raymond Road.

With regard to the three arguments put in the 2014 GML heritage assessment report outlined in the introduction to this section, i.e. that heritage listing of No. 3 Anderson Street is not warranted on the basis of:

- loss of original street frontage;
- proximity to modern multi-storey residential flat buildings; and
- lack of street presence;

The first two points would also apply to "Nazareth" at 22 Thrupp Street, however these circumstances have not prevented the continuing heritage listing of "Nazareth" in LEPs in North Sydney since 2001, despite various heritage reviews undertaken by North Sydney Council in the period since.

It is agreed that "Lansdowne", as stated by GML, has "very little visual presence in Anderson Street". However, other heritage listed examples in Table 1, in particular "Luscombe" at 7 Woodside Avenue Burwood, "Athole" at 1 Church Street, Burwood and all of the Ku-ring-gai Council area examples, also have no street presence – in the Burwood cases the original rear of the houses face the street, with the original street frontages having been lost, and the original front facades of the houses now facing backyards. In the Ku-ring-gai cases extensive land holdings have been subdivided leaving the heritage listed houses on battle-axe allotments and not visible from the streets. However, these circumstances have not affected the heritage listing of either the Burwood houses, both of which have been heritage listed continuously since 1989 (most recently in the Burwood LEP 2013), nor the Ku-ring-gai examples.

In conclusion, then, while later subdivisions may be unfortunate, the circumstances where a house being assessed for heritage listing has lost its original street frontage, is close to modern multi-storey residential flat buildings, and has no street presence, do not in themselves preclude heritage listing, as demonstrated by the examples in Table 1.

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1. CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE INCLUDING INCLUSION/EXCLUSION GUIDELINES

The NSW Heritage Manual (1996, amended 2001) sets out the basis for assessment of the heritage significance of an item, place or site by evaluating its significance in reference to specific criteria. These criteria can be applied at national, state or local levels of 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
- Is associated with a significant activity or cultural phase
- Maintains or shows the continuity of a historical process or activity.

The house "Coruisk" (later "Lansdowne") built 1893, and its remaining site, provide historical evidence of the development of the Neutral Bay Land Company lands with substantial architect-designed dwellings in the 1890s.

Guidelines for Exclusion:

- Has incidental or unsubstantiated connections with historically important activities or processes
The historical connection of the house "Coruisk" (later "Lansdowne") with the Neutral Bay Land Company is established, not incidental or unsubstantiated.
- Provides evidence of activities or processes that are of dubious historical importance.
The Neutral Bay Land Company is of local historical importance.
- Has been so altered that it can no longer provide evidence of a particular association
The house "Lansdowne" retains extensive original 1890s fabric.

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;
- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place;
- Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or
- Items where the physical fabric (above or below ground) demonstrates any of the points described above.

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*
The detailing of the house "Coruisk" (later "Lansdowne") provides evidence of the design influence of architect Alex Macqueen (the lessee, and architect for the AMP Society). The lessee Alex Macqueen is significant as a representative, wealthy occupant of Neutral Bay Land Company houses in the 1890s.
- *Is associated with a significant event, person or group of persons.*
The house has association with architect and lessee Alex Macqueen, and also with later lessee the journalist John Leach (founder of the Wool & Stock Journal in 1894, lessee and occupant of the house 1911-1922).

Guidelines for Exclusion:

- *Has incidental or unsubstantiated connections with historically important people or events*
The connection with architect Alex Macqueen is neither incidental nor unsubstantiated.
- *Provides evidence of people or events that are of dubious historical importance*
Alex Macqueen is an important figure in Sydney, warranting an obituary in the Sydney Morning Herald at the time of his death in 1933.
- *Has been so altered that it can no longer provide evidence of a particular association.*
The house has extensive original 1890s features and is considered to be a fine example of the Federation Arts & Crafts style with some later high quality inter-war period alterations, and modern fitouts to kitchen, bathrooms and laundry.

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;*
The house "Coruisk" (later "Lansdowne") demonstrates strong association with the Neutral Bay Land Company, its first lessee and occupant architect Alex Macqueen, whose design influence is evident, including in the stained glass detailing with Scottish motifs.
- *Items associated with significant historical events, regardless of the intactness of the item or any structure on the place; and/or*
The house is not associated with any significant historical event.
- *Items where the physical fabric (above or below ground) demonstrates any of the points described above.*
The physical fabric of the house demonstrates its historical association with the Neutral Bay Land Company and the design influence of its first lessee and occupant Alex Macqueen.

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*
The house "Coruisk" (later "Lansdowne") is a unique example of the domestic architecture of its first lessee and occupant Scottish migrant architect Alex Macqueen, and is a substantial, fine and early (1894) example of the Federation Arts & Crafts style.
- *Is the inspiration for a creative or technical innovation or achievement*
The house "Coruisk" (later "Lansdowne") is a relatively early example of the Federation Arts & Crafts style in Sydney, indicative of its innovative architect design.
- *Is aesthetically distinctive*
The house is an aesthetically distinctive example of the Federation Arts & Crafts style, with unique detailing, particularly stained glass, relating to the origins and influence of original lessee architect Alex Macqueen.
- *Has landmark qualities*
This criterion is not relevant.
- *Exemplifies a particular taste, style or technology.*
The house is an exemplar of the Federation Arts & Crafts style.

Guidelines for Exclusion:

- *Is not a major work by an important designer or artist*
The house is considered a unique example of the work of architect Alex Macqueen.
- *Has lost its design or technical integrity*
The house has not lost its original design integrity.
- *Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded*
The house does not have landmark or scenic qualities, however it is visible from Anderson Street from the east.
- *Has only a loose association with a creative or technical achievement.*
The house has strong association with the work of architect Alex Macqueen and as an exemplar of the Federation Arts & Crafts style.

Types of items which meet this criterion include:

- *Items which demonstrate creative or technical excellence, innovation or achievement;*
The house demonstrates technical and creative excellence and innovation as an early exemplar of the Federation Arts & Crafts style and as a fine example of the work of architect Alex Macqueen.
- *Items which have been the inspiration for creative or technical achievement;*
Not relevant
- *Items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or*
The house is considered to be a unique example of the work of architect Alex Macqueen.
- *Items which demonstrate the culmination of a particular architectural style (known as climactic).*
Not relevant.

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 relevant
- *Is important to a community's sense of place.*
Not relevant

Guidelines for Exclusion:

- *Is only important to the community for amenity reasons*
Not relevant
- *Is retained only in preference to a proposed alternative.*
Not relevant

Types of items which meet this criterion include:

- *Items which are esteemed by the community for their cultural values;*
Not relevant
- *Items which if damaged or destroyed would cause a community a sense of loss; and/or*
This criterion may be relevant due to the demonstrated community concern since 2014 concerning potential loss of the house.
- *Items which contribute to a community's sense of identity.*
Not relevant

Items are excluded if:

- *They are valued only for their amenity (service convenience); and/or*
Not relevant
- *The community seeks their retention only in preference to a proposed alternative.*
Not relevant

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).

Guidelines for Inclusion:

- *Has the potential to yield new or further substantial scientific and/or archaeological information*
Not relevant
- *Is an important benchmark or reference site or type*
Not relevant
- *Provides evidence of past human cultures that is unavailable elsewhere.*
Not relevant

Guidelines for Exclusion:

- *The knowledge gained would be irrelevant to research on science, human history or culture*
Not relevant
- *Has little archaeological or research potential*
Relevant
- *Only contains information that is readily available from other resources or archaeological sites.*
Not relevant

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 relevant
- *Demonstrates a process, custom or other human activity that is in danger of being lost*
Not relevant
- *Shows unusually accurate evidence of a significant human activity*
Not relevant
- *Is the only example of its type*
Not relevant
- *Demonstrates designs or techniques of exceptional interest*
The house is an exemplar of the Federation Arts & Crafts style and a unique example of the domestic architecture of Scottish migrant architect Alex Macqueen.
- *Shows rare evidence of a significant human activity important to a community.*
Not relevant

Guidelines for Exclusion:

- *Is not rare*
The house is considered unique as the work of Scottish migrant architect Alex Macqueen.
- *Is numerous but under threat*
Not relevant

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*
The house "Lansdowne" is a fine example of an architect designed Federation Arts & Crafts style house.
- *Has the principal characteristics of a particular way of life, philosophy, custom, significant process, design, technique or activity*

Not relevant

- *Is a significant variation to a class of items*
Not relevant
- *Is part of a group which collectively illustrates a representative type*
Not relevant.
- *Is outstanding because of its setting, condition or size*
Not relevant
- *Is outstanding because of its integrity or the esteem in which it is held.*
Not relevant

Guidelines for Exclusion:

- *Is a poor example of its type*
Not relevant – the house is a fine example of its type.
- *Does not include or has lost the range of characteristics of a type*
Not relevant. The house is substantially intact containing extensive 1890s fabric, externally and internally, and includes the characteristics of a substantial Federation Arts & Crafts style house built for the Neutral Bay Land Company.
- *Does not represent well the characteristics that make up a significant variation of a type.*
Not relevant. The house is considered an exemplar of the Federation Arts & Crafts style.

5.2. DETAILED ASSESSMENT OF HERITAGE SIGNIFICANCE CRITERIA

Criterion (a) HISTORICAL SIGNIFICANCE

The house "Coruisk" (later "Lansdowne") built 1893, and its remaining site, are of local historical significance as evidence of the development of the Neutral Bay Land Company lands with substantial architect-designed dwellings in the 1890s.

Criterion (b) HISTORICAL SIGNIFICANCE (ASSOCIATION)

The house has historical association with its first lessee, occupant, and presumed designed, Scottish migrant architect Alex Macqueen.

The detailing of "Lansdowne" provides evidence of the design influence of Alex Macqueen (architect for the AMP Society). Alex Macqueen is also significant as a representative, wealthy occupant of Neutral Bay Land Company houses in the 1890s.

Criterion (c) AESTHETIC/TECHNICAL SIGNIFICANCE

The house "Coruisk" (later "Lansdowne") is of aesthetic significance as a representative and relatively early example of the Federation Arts & Crafts style in Sydney, indicative of its innovative architect design. The house is also an aesthetically distinctive example of the Federation Arts & Crafts style, with unique detailing, particularly stained glass, relating to the Scottish origins and influence of the original lessee architect Alex Macqueen.

Criterion (d) SOCIAL SIGNIFICANCE

Social significance has not been verified.

Criterion (e) RESEARCH POTENTIAL

The property is not considered to have research potential.

Criterion (f) RARITY

The house is considered unique as an example of the domestic architecture of Alex Macqueen, architect for the AMP Society in the 1890s.

Criterion (g) REPRESENTATIVENESS

The house is a fine representative example of an architect designed Federation Arts & Crafts style house.

5.3. SUMMARY STATEMENT OF SIGNIFICANCE

The house "Coruisk" (later "Lansdowne"), built 1893, and its remaining site, are of local historical significance as evidence of the development of the Neutral Bay Land Company lands with substantial architect-designed dwellings in the 1890s. The house has historical association with its first lessee, occupant, and presumed designer, Scottish migrant architect Alex Macqueen. The detailing of "Coruisk" provides evidence of the design influence of Alex Macqueen (architect for the AMP Society). Alex Macqueen is also significant as a representative, wealthy occupant of Neutral Bay Land Company houses in the 1890s.

The house "Coruisk" is of aesthetic significance as a representative and relatively early example of the Federation Arts & Crafts style in Sydney, indicative of its innovative architect design. The house is also an aesthetically distinctive example of the Federation Arts & Crafts style, with unique detailing, particularly stained glass, relating to the Scottish origins and influence of the original designer and lessee, architect Alex Macqueen.

The house is considered unique as an example of the domestic architecture of Alex Macqueen, architect for the AMP Society in the 1890s.

The house is a fine representative and early example of an architect-designed Federation Arts & Crafts style house.

6.0 CONCLUSION

The house "Lansdowne" (formerly Coruisk), built 1893 is unique as an example of the domestic work of Scottish migrant architect Alex Macqueen (1890s architect for the AMP Society, Sydney), the first lessee and occupant, and is a fine representative and relatively early example of the Federation Arts & Crafts style. It has historical significance as evidence of the 1890s development of the Neutral Bay Land Company leasehold lands.

The house retains many fine original 1890s features of a substantial, architect-designed Federation Arts & Crafts style dwelling - including asymmetrical and complex building form, return verandah, bay and oriel windows, fine stained glass, roughcast stucco to first floor external walls and timber shingling and imitation half timbering to gable ends, original timber staircase, a largely original internal floor plan, extensive original joinery including fireplaces and ceilings. Evident inter-war period alterations to the house are high quality and do not detract from the overall composition and include plaque rails, some fireplaces, minor and discernable wall removals, and ground floor south sunroom. Modern alterations to the house (late 20th century and early 21st century) are essentially confined to kitchen, bathroom and laundry fitouts, typical for a residence still in use as a residence.

While the site was subdivided in 1956 with the loss of the original street frontage, comparison with other locally listed heritage items with similarly diminished sites (including the nearby "St Ronan's" (aka "Nazareth", 22 Thrupp Street, Neutral Bay) establishes that the circumstance of diminished site dimensions with the loss of original street frontage, along with proximity to 20th century multistorey residential flat buildings (all of which also apply to

St Ronan's), has not reduced heritage significance to an extent where local heritage listing was not warranted.

It is considered that these circumstances – particularly the loss of the original street frontage – have simply resulted in the heritage significance of "Lansdowne" having been overlooked in the various heritage studies undertaken in North Sydney LGA since the 1980s.

The lack of street presence, the loss of the original site dimensions, and the proximity of modern residential flat buildings, as outlined earlier in this report, has not prevented heritage listing of other similar sites, including No. 22 Thrupp Street, Neutral Bay, a nearby LEP listed heritage item.

The house "Coruisk" (later "Lansdowne") and its current site is considered to be of local heritage significance and is recommended for heritage listing in the North Sydney Local Environmental Plan as an item of local heritage significance.