

PROPOSED CONSERVATION AREA

AT

JEFFREYS STREET, KIRRIBILLI

HERITAGE ASSESSMENT



Prepared by:

John Outtram Heritage & Design
Level 2, 386 New South Head Road,
Double Bay NSW 2028

Tel: (02) 9327 2748
Fax: (02) 9327 2803

Prepared for:

North Sydney Council

Date: September 2010

© John Outtram Heritage & Design

TABLE OF CONTENTS

1.0	INTRODUCTION	3
1.1	THE BRIEF	3
1.2	BACKGROUND	3
1.3	THE STUDY AREA	3
1.4	LIMITATIONS AND TERMS	3
1.5	METHODOLOGY	3
1.6	AUTHORS AND ACKNOWLEDGMENTS	3
2.0	HISTORICAL DEVELOPMENT	5
2.1	INTRODUCTION	5
2.2	ABORIGINAL SETTLEMENT	5
2.3	RYAN'S GRANT	5
2.4	CAMPBELL'S ESTATE	5
2.5	THE SYDNEY HARBOUR BRIDGE	11
2.6	LATER DEVELOPMENT	11
3.0	PHYSICAL DESCRIPTION	13
3.1	STUDY AREA	13
3.2	ENVIRONS	13
4.0	DISCUSSION OF SIGNIFICANCE	21
4.1	HISTORICAL SIGNIFICANCE	21
4.1.1	THE STUDY AREA	21
4.2	AESTHETIC SIGNIFICANCE	21
4.3	TECHNICAL/SCIENTIFIC SIGNIFICANCE	22
4.3.1	TECHNICAL SIGNIFICANCE	22
4.3.2	ARCHAEOLOGY	22
4.4	SOCIAL SIGNIFICANCE	22
5.0	ASSESSMENT OF SIGNIFICANCE	23
5.1	CRITERIA FOR ASSESSMENT	23
5.1.1	STATEMENT OF SIGNIFICANCE	23
6.0	HERITAGE CONTROLS	24
6.1	STATUTORY HERITAGE CONTROLS	24
6.1.1	AUSTRALIAN HERITAGE COUNCIL	24
6.1.2	HERITAGE BRANCH OF THE NSW DEPARTMENT OF PLANNING	24
6.1.3	LOCAL AUTHORITY	25
6.1.4	NORTH SYDNEY HERITAGE INVENTORY	25
6.2	NON STATUTORY HERITAGE LISTINGS	26
6.2.1	NATIONAL TRUST	26
6.2.2	INSTITUTE OF AUSTRALIAN ARCHITECTS (AIA)	26
7.0	CONSERVATION AREA ASSESSMENT	27
7.1	CRITERIA FOR ASSESSMENT	27
7.2	ASSESSMENT OF THE STUDY AREA	28
8.0	SUMMARY & RECOMMENDATIONS	29
8.1	CONSERVATION AREA STATUS	29
8.2	HERITAGE ITEMS AND CONTRIBUTORY ITEMS	30
8.2.1	SCHEDULE 3 HERITAGE ITEMS	30
8.2.2	SCHEDULE 4 CONTRIBUTORY ITEMS	31
8.2.3	SCHEDULE 4 NEUTRAL ITEMS	31
8.2.4	SCHEDULE 4 UNCHARACTERISTIC ELEMENTS	31
8.3	LISTING SHEET	31
9.0	APPENDIX A JEFFREYS STREET CONSERVATION AREA DRAFT LISTING SHEET	32

Frontispiece: North Sydney Block Plans Sheet No.6 1891. North Sydney Local History Library

1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to assess the feasibility in heritage terms of establishing a new conservation area at Jeffreys Street, Kirribilli, New South Wales. The assessment has been prepared for North Sydney Council.

1.2 BACKGROUND

In consideration of the North Sydney Draft Development Control Plan 2010 and the Conservation Area Character Statements, North Sydney Council resolved at its meeting on 15th March 2010 investigate the establishment of a heritage conservation area centred around Jeffreys Street, Kirribilli.

Council have issued a consultant's brief to assess the study area in terms of its

1. Subdivision
2. Street pattern
3. Buildings that share common periods of development
4. Historical associations
5. Materials
6. Form and Scale

The assessment is to note

1. The boundary or curtilage of the of the proposed heritage conservation area
2. Proposed heritage items
3. Proposed contributory items including those that might be heritage items
4. Proposed neutral items
5. Uncharacteristic elements

1.3 THE STUDY AREA

The study area is the area bounded by Fitzroy Street, Jeffreys Street, Kirribilli Lane and Broughton Streets, Kirribilli (Figure 1.1).

1.4 LIMITATIONS AND TERMS

The report only addresses the European significance place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

1.5 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact" and "Assessing Heritage Significance Guidelines". The philosophy adopted is that guided by the Australia ICOMOS *Burra Charter* 1999.

The assessment of the conservation area status is based on the Heritage Office and the Department of Urban Affairs and Planning guide:

Conservation Areas – Guidelines for Managing Change in Conservation Areas

1.6 AUTHORS AND ACKNOWLEDGMENTS

This report was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.



Figure 1.1 The Study Area

Source: North Sydney Council Planning Maps

2.0 HISTORICAL DEVELOPMENT

2.1 INTRODUCTION

Located on the western boundary of Kirribilli, the subject area has a rich history associated with the early development of McMahon's Point of which it once formed part. The area was developed for residential use from 1840 onwards with a grid pattern of streets that stretched westwards to Albert Street and that was demolished to make way for the northern approach to the Sydney harbour Bridge. The clearances commenced in 1923.

2.2 ABORIGINAL SETTLEMENT

At the time of the arrival of the First Fleet the northern shores of Sydney Harbour were occupied by a number of Aboriginal groups, including the Cammeraigal, the Wallumedegal and Borogegal who are associated with Bradley's Head. It is likely that the area was used for settlement and as a source of food from fishing and gathering plant foods. Little is known of the actual use of the place as early records are scant and the aboriginal population was decimated by an outbreak of smallpox in 1789-90. There are aboriginal relics in some areas of the North Shore, but none known in the Study Area.

2.3 RYAN'S GRANT

The area formed part of a 120 acres grant made to Robert Ryan on 28 April 1800. Ryan was a marine private on the First Fleet and later served in the New South Wales Corps. Ryan leased his grant to James Milson in 1810 who already owned land in the area. Milson and his family engaged in the provisioning of ships.

2.4 CAMPBELL'S ESTATE

Ryan's estate passed to the prominent Sydney merchant Robert Campbell who eventually gained title to the whole of the waterfront between Kirribilli Point and Lavender Bay. A plan from the 1840s shows orchards and several buildings on the site and a wharf for a steam punt at the end of what is now Broughton Street (Figure 2.1).



Figure 2.1 Robert Campbell's Estate c. 1840

National Library of Australia Map F903



Figure 2.2 Extract from the above showing the detail around the study area

Land on Campbell's Estate was offered for sale from the 1840s onwards. Initially the pattern for the area was for private villa estates such as the houses of Colonel J. Gibbes (later *Admiralty House*), Adolf Feez, (*Kirribilli House*) and William Tucker (*Clifton*).

As transport services improved to the north shore the population of the area expanded and Municipal Council's were formed. The Borough of East St. Leonards was formed in 1860. A plan of 1858 shows Fitzroy Street, Jeffreys Street and Campbell Street (now Kirribilli Avenue) with the land between undeveloped apart from a small building close to Campbell Street (Figure 2.3).

Jeffreys Street is named after Arthur Frederick Jeffreys who purchased a portion of Ryan's grant in Kirribilli in 1873 and subdivided it in 1878 it for residential development. It was one of the earliest subdivisions in the area.

The larger estates were subdivided for residential development. The date of the street pattern is not known but by the 1890s it was firmly established with a rectangular grid of streets following the contours with a mix of single and two storey dwellings, some in terrace form.

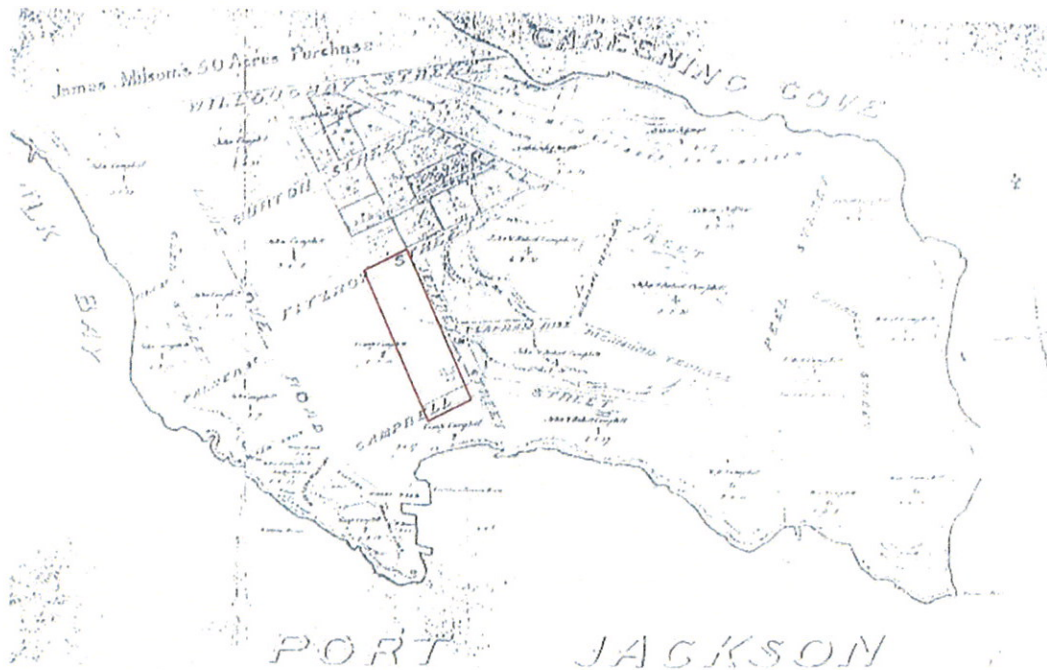


Figure 2.3 W. M. Brownrigg map of Carrabella, c. 1858

The subject area is marked. Fitzroy, Jeffreys and Campbell Streets have been laid out and there is a small building shown

State Library Map M4/811.1418



Figure 2.4 Pitt Street between Alfred Street and Junction Street

The houses on the left foreground (41 -45 Pitt Street) and the house to the left (38 Pitt Street-much altered) remain

State Library PF2706



Figure 2.5 North Sydney Block Plans Sheet No. 6 1891. The subject area is highlighted
North Sydney Local History Library

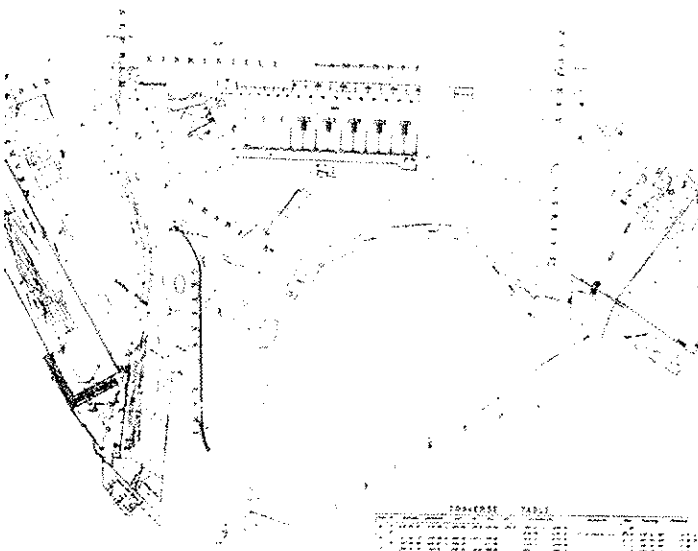


Figure 2.6 North Sydney Block Plans Sheet No. 3 1891
Note the terrace of houses to the south side of Kirribilli Avenue
North Sydney Local History Library

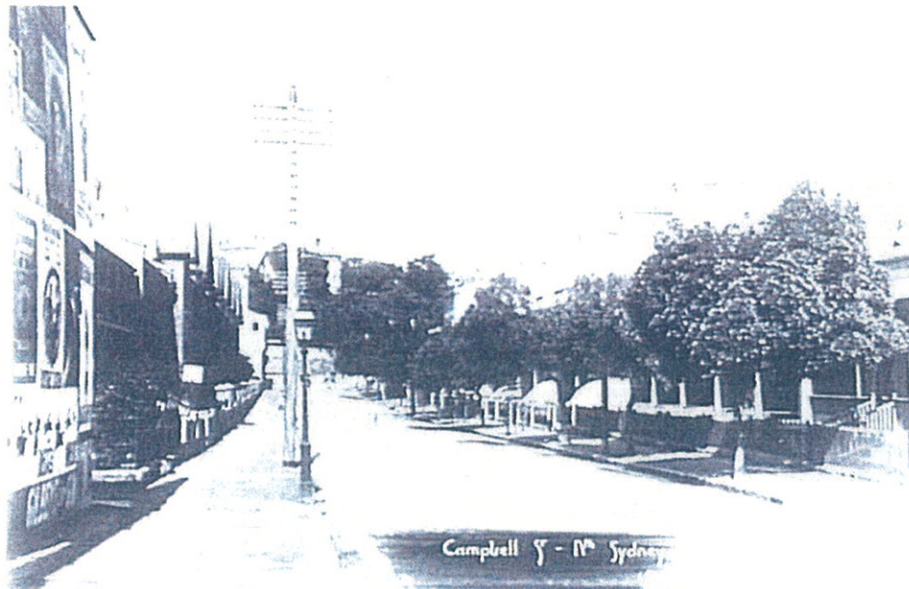


Figure 2.7 View west along Campbell Street (later renamed Kirribilli Avenue) Kirribilli, 1905-1910

This section was resumed and demolished for the construction of the Sydney Harbour Bridge
State Library PF301



Figure 2.8 View along Jeffreys Street towards Sydney Harbour near Upper Pitt Street 1908-1910. All the houses on the right are extant

North Sydney Local History Library Ref. 002/00297



Figure 2.9 Front view of 4-6 Pitt Street before demolition, 1926

State Library PF1059/19

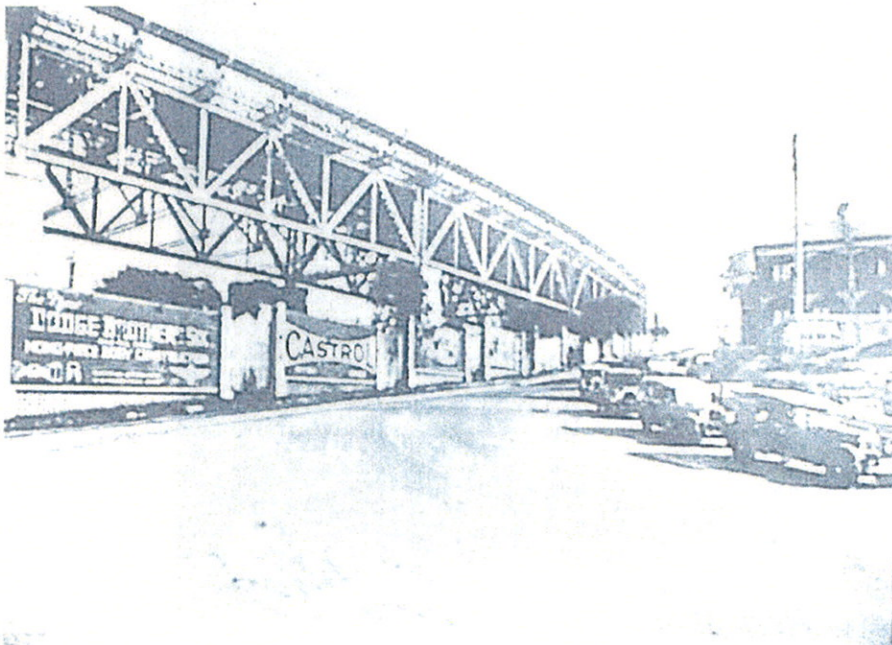


Figure 2.10 Cars queuing for the vehicular ferry in Broughton Road at 9.45am

E. B. Studios, pre 1932. The two houses to the right are extant, though altered

North Sydney Local History Library Ref 000/000801

2.5 THE SYDNEY HARBOUR BRIDGE

The construction of the Sydney Harbour Bridge that commenced in 1923 resulted in the resumption of land on Milson's Point and the demolition of the buildings there. Up to 500 homes and businesses were demolished in Milson's Point, Kirribilli and North Sydney.

Fitzroy Street, Pitt Street and Campbell Street were truncated at the line of the bridge as the area to the west of Fitzroy Lane (Brougham Street) was demolished. The bridge became the dominant visual element in the area and the houses to the south of Campbell Street (Kirribilli Avenue) were also demolished and the area cleared to form a waterfront park.

2.6 LATER DEVELOPMENT

The truncated area has remained largely as is since the construction of the bridge though many of the buildings there have been altered and some demolished and replaced. The buildings along Fitzroy Street between Brougham Street and Jeffreys Street have been replaced. The Victorian houses fronting Kirribilli Avenue (44-50 Kirribilli Avenue) have been refaced with a modern, brick façade.

The remaining houses from the early built period are noted below.

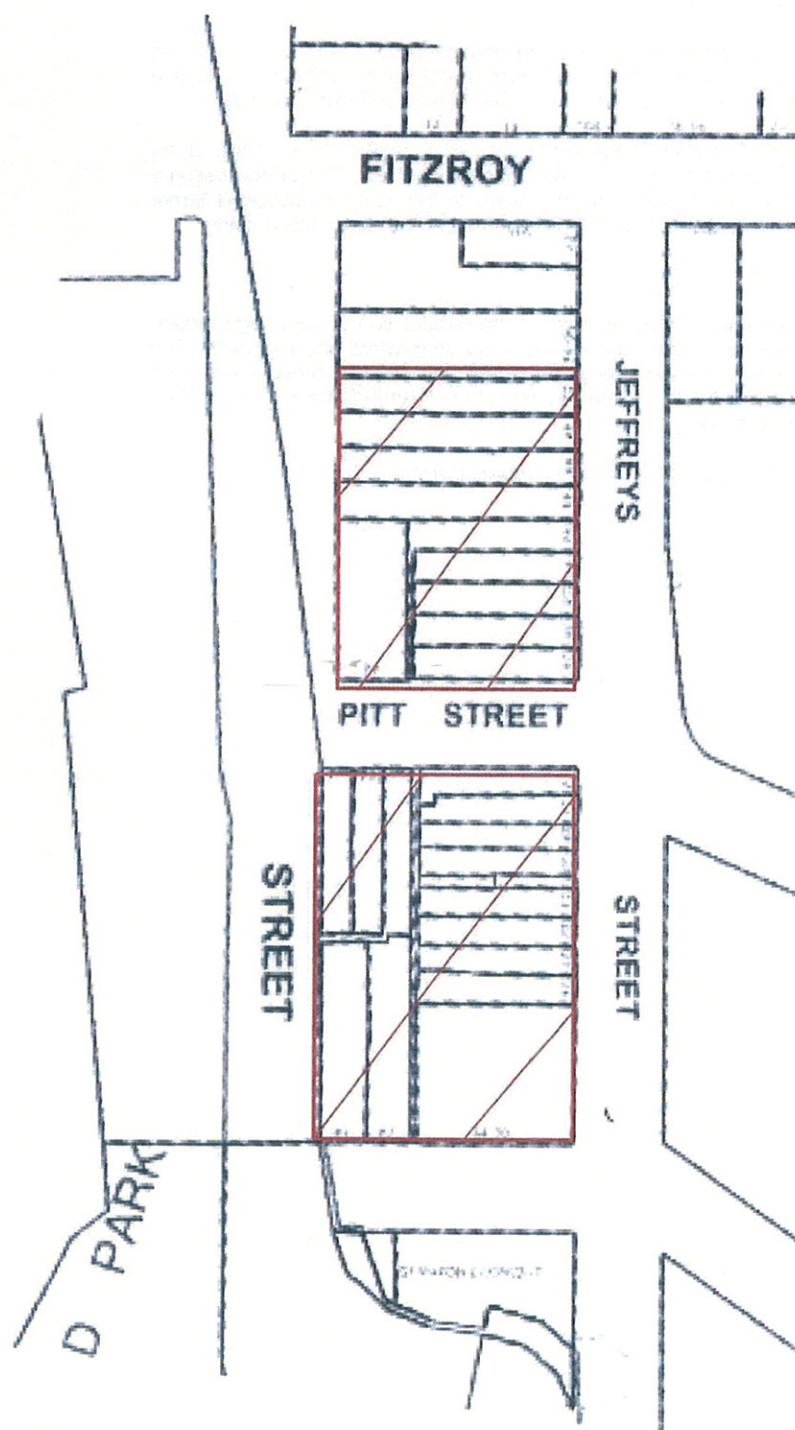


Figure 2.11 Extant houses from the early development of the area

3.0 PHYSICAL DESCRIPTION

An inspection of the place was carried out by John Oultram in August 2010.

3.1 STUDY AREA

The study area is a small area of two and three storey residential and commercial buildings bounded Fitzroy Street, Jeffreys Street, Kirribilli Lane and Broughton Streets with a central cross street, Pitt Street, to the centre. There is a small lane off Broughton Street that is split in two at the upper end with a low, sandstone retaining wall.

The land slopes from north east to south west and the streets are generally sloping. There is a high, stone retaining wall along the east side of Jefferys Street and a retaining wall to the front of the properties at 40 & 42 Kirribilli Avenue that is topped with a concrete "rock" feature wall.

The buildings are largely residential with mid to late Victorian houses in terrace form. There is a two storey, stone house at 38 Pitt Street. There are later infill buildings towards Fitzroy Street with a small commercial strip along the street with modern apartment buildings and houses behind. The original Victorian houses at the corner of Kirribilli Avenue and Jeffreys Street has been refaced in brick with large, timber windows.

The footpaths are generally concrete with concrete kerbs though there are remnant sandstone kerbs along Jeffreys Street and Pitt Street. The footpath to Fitzroy Street has been resurfaced in block pavers to provide outdoor seating with steel barriers to the street.

Predominant house styles are:

- two storey, late Victorian terraces
- three storey Victorian Regency terraces
- three storey Victorian Italianate terraces
- two and three storey modern infill

Many of the early houses have skillion and pitched roof wings to the rear. Some have verandahs to the front inset between flanking party walls with cast iron lacework or timber balustrades. The high terraces along Jeffreys Street have rear yards that carry through to Broughton Street that is lined with modern garages.

Many of the houses have been altered with later additions, particularly to the rear, face brickwork rendered, dormers added and original detail removed.

The buildings are in face brick and rendered masonry with timber windows and doors and pitched roofs in terracotta, slate and corrugated metal.

There are views along Fitzroy Street to the bridge arch, along Pitt Street to Bradfield Park and along Broughton Street to the water and the city.

3.2 ENVIRONS

The study area is at the edge of Bradfield Park, an open grassed area under the bridge approach that falls south to the water. There is a dramatic arched tunnel that carries Fitzroy Street through to Milson's Point and a series of trachyte supports that carry the steel under structure to the bridge.

There is a smaller park directly to the south partly terraced and enclosed by a low, concrete "rock" wall. At the side of this is what appears to be the sandstone flags that formed the continuation of Jeffreys Street to the water. There are wide views from the southern end of the area along the harbour and across to the Sydney Opera House.

To the north is the continuation of the commercial centre of Kirribilli with low rise housing behind. Immediately to the north in Fitzroy Street are two sandstone houses, one the Kirribilli neighbourhood centre. Across Jeffreys Street is three storey, Inter war apartment building and further south, the high, multi storey brick post war building that houses St. Aloysius College.

The higher elements (the bridge and college) visually encapsulate the precinct.

Figures 3.2 – 3.19



Figure 3.1 The Study Area

Source: Google Maps



Figure 3.2 Jeffreys Street Conservation Area
View looking south west to the corner of Fitzroy Street and Jeffreys Street



Figure 3.3 Jeffreys Street Conservation Area
View looking south east to the corner of Brougham Street and Jeffreys Street



Figure 3.4 Jeffreys Street Conservation Area
View looking south down Broughton Street



Figure 3.5 Jeffreys Street Conservation Area

View looking south down Broughton Street

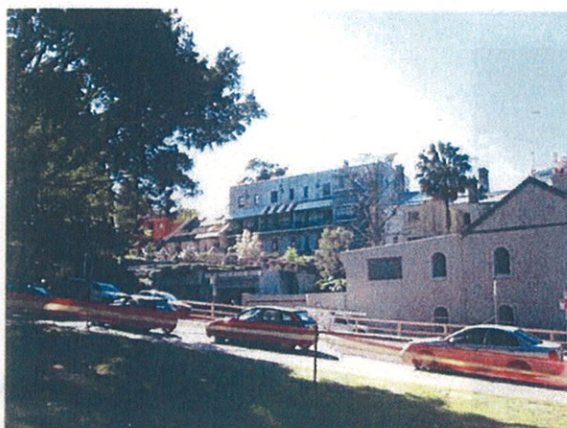


Figure 3.6 Jeffreys Street Conservation Area

View looking north east to the rear of the houses in Jeffreys Street



Figure 3.7 Jeffreys Street Conservation Area

View looking east up Pitt Street



Figure 3.8 Jeffreys Street Conservation Area
View looking south down Broughton Street

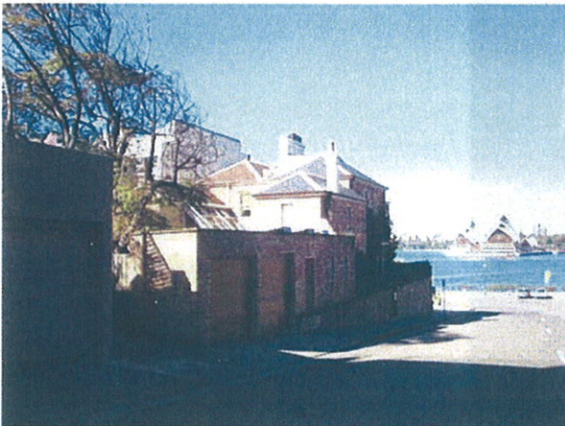


Figure 3.9 Jeffreys Street Conservation Area
View looking south down Broughton Street to the
corner of Kirribilli Avenue



Figure 3.10 Jeffreys Street Conservation Area
40-42 Kirribilli Avenue



Figure 3.11 Jeffreys Street Conservation Area
44-50 Kirribilli Avenue



Figure 3.12 Jeffreys Street Conservation Area
View looking north up Jeffreys Street



Figure 3.13 Jeffreys Street Conservation Area
View to the rear of 44-50 Kirribilli Avenue showing
the original Victorian form of the terrace



Figure 3.14 Jeffreys Street Conservation Area
View looking south down Jeffreys Street



Figure 3.15 Jeffreys Street Conservation Area
View looking north up Jeffreys Street



Figure 3.16 Jeffreys Street Conservation Area
View looking south down Jeffreys Street



Figure 3.17 Jeffreys Street Conservation Area
View looking south west Jeffreys Street



Figure 3.18 Jeffreys Street Conservation Area
View looking north along Jeffreys Street



Figure 3.19 Jeffreys Street Conservation Area
View looking south down Jeffreys Street from the
corner of Fitzroy Street

4.0 DISCUSSION OF SIGNIFICANCE

4.1 HISTORICAL SIGNIFICANCE

4.1.1 The Study Area

The study area is an interesting remnant of the early development of Milson's Point that was developed from the 1860s onwards and was largely established by the late 1890s. The area was a grid pattern of streets stretching from Albert Street to Jeffreys Street that was lined with single, two and three storey houses and that was associated with the land occupied by James Milson (see Figure 2.2)

The construction of the Sydney Harbour Bridge resulted in the demolition of the western portion of the area but there is sufficient built form, street pattern and historical information to demonstrate the relationship of the current built form to its earlier state.

The area has association with James Millson (and the Milson family) a prominent local merchant and an important figure in the development of North Sydney. It also has association with the Robert Campbell, an important local merchant, and developer Robert Ryan who was granted 120 acres, including the subject area, in 1800.

4.2 AESTHETIC SIGNIFICANCE

The area has a fine collection of Victorian buildings, largely residential, that signal the early development of the area. Several of the terrace groups are fine examples in their own right:

34-42 Jeffreys Street	An outstanding and unusual example of a group of five two storey, Victorian Free Classical style terrace that have been designed as a whole with high quality stucco decoration to the facades, joinery and cast iron lacework
44-50 Jeffreys Street	A very good example of a group of four, three storey Victorian Filigree style terrace that provide an imposing streetscape
40-42 Kirribilli Avenue	An example of a pair of two storey Victorian Filigree style terrace houses prominently sited and an important relic of the pre-bridge development of the area

There is also an early, stone cottage at 38 Pitt Street that, though heavily altered, may be the earliest building in the area.

The other, early buildings are of lesser architectural merit but add to the grain of the area and signal the mixed wealth of the early occupiers. Later infill buildings along Fitzroy Street are generally sympathetic to the area, being traditionally designed in render with pitched roofs.

The later, brick facade to the early terrace at 44-46 Kirribilli Avenue retains the Victorian pattern to the rear and the building is capable of being returned to a more traditional detail.

The truncated street pattern signals the former layout of the surrounding streets and the area is well delineated by the Kirribilli commercial area to the north, the sandstone retaining wall and high buildings to the east of Jeffreys Street and the parks to the west and south of the area.

There is no early planting of note and the early photographs would suggest that the area was a hard, urban streetscape.

4.3 TECHNICAL/SCIENTIFIC SIGNIFICANCE

4.3.1 Technical Significance

There are no elements that demonstrate any particular technical excellence.

4.3.2 Archaeology

There is documentary evidence of earlier buildings in the area and there may be remains of these below ground.

Considering the scale of the bridge development is unlikely that there are remains of any of the former buildings in Bradfield Park. There are some remnant sandstone kerbs to Jeffreys Street and Pitt Street and there is a sandstone track in the park to the south of the site that marks the continuation of Jeffreys Street.



Figure 4.1 The stone track that is a continuation of Jeffreys Street

The archaeological potential of the area is moderate.

4.4 SOCIAL SIGNIFICANCE

The area demonstrates the mid to late Victorian development of the area, but this is seen in other parts of North Sydney.

The construction of the bridge was a very important event in the development of Sydney that required the clearing of the houses to the western part of Milson's Point and the remnant area is a poignant reminder of the previous built form and the extent of clearance that was required for the bridge construction.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 CRITERIA FOR ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance.

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The Jeffreys Street area is a built remnant of the mid to late Victorian, residential development of Milson's Point that commenced c. 1860 and that followed the subdivision pattern of the land owned by James Milson
	Local Significance
Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The area is associated with James Milson and his family, Robert Campbell and Robert Ryan
	Local Significance
Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
	The area contains a cross section of mid to late Victorian development including high quality examples of Victorian Filigree and Italianate style terraces and the remains of an early stone cottage
	The area retains evidence of the previous street pattern that was established in the 1850s and 1860's
	Local Significance
Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
	The area has no special associations with any particular group but is associated with the construction of the Sydney Harbour bridge when much of the area of which it formed part was cleared
	State Significance
Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The area has moderate archaeological significance
	Local Significance
Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
	The area is a typical example of a Victorian residential development
	Not Rare. Does not meet the criterion
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	The area represents the remnant of a Victorian residential development that was largely cleared for the construction of the Sydney harbour Bridge
	Representative Socially at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The area represents the remnant of a Victorian residential development
	Representative Historically Locally Representative Aesthetically Locally Representative Technically Locally

5.1.1 Statement of Significance

The Jeffreys Street area is a built remnant of the mid to late Victorian, residential development of Milson's Point that commenced c. 1860 and that followed the subdivision pattern of the land owned by James Milson. The area is associated with the construction of the Sydney Harbour Bridge that commenced in 1923 when much of the area of which it formed part was cleared. The area is historically associated with James Milson and his family, Robert Campbell, Robert Ryan and contains a cross section of mid to late Victorian development including high quality examples of Victorian Filigree and Italianate style terraces and the remains of an early stone cottage.

The area may contain relics from earlier development and there are associated archaeological remains of former street pattern in the adjoining park.

6.0 HERITAGE CONTROLS

6.1 STATUTORY HERITAGE CONTROLS

6.1.1 Australian Heritage Council

The Australian Heritage Council (AHC) is the principal advisor to the Australian Government on heritage matters, having replaced the Australian Heritage Commission in early 2004. The AHC assesses nominations for the National Heritage List and the Commonwealth Heritage List and compiles and maintains the Register of the National Estate, an inventory of places of significance in Australia.

No places in the area are listed on the Register of the National Estate.

6.1.2 Heritage Branch of the NSW Department of Planning

State Heritage Register

Under the Heritage Act 1977 (amended 1998), the Heritage Branch of the of NSW Department of Planning (formerly the NSW heritage Office) administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. No properties in the study are listed on the State Heritage Register.

Heritage Database

The Heritage Branch also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The following buildings are listed on the Database:

Address	Type	Database No.
18 Jeffreys Street	Victorian terrace house	2180083
20 Jeffreys Street	Victorian terrace house	2181640
22 Jeffreys Street	Victorian terrace house	2181641
24 Jeffreys Street	Victorian terrace house	2181642
26 Jeffreys Street	Victorian terrace house	2180084
28 Jeffreys Street	Victorian terrace house	2181643
30 Jeffreys Street	Victorian terrace house	2181644
32 Jeffreys Street	Victorian terrace house	2181645
34 Jeffreys Street	Victorian Italianate terrace house	2180085
36 Jeffreys Street	Victorian Italianate terrace house	2181646
38 Jeffreys Street	Victorian Italianate terrace house	2181647
40 Jeffreys Street	Victorian Italianate terrace house	2181648
42 Jeffreys Street	Victorian Italianate terrace house	2181649
44 Jeffreys Street	Victorian filigree terrace house	2180086
46 Jeffreys Street	Victorian filigree terrace house	2181650
48 Jeffreys Street	Victorian filigree terrace house	2181651
50 Jeffreys Street	Victorian filigree terrace house	2181652
40 Kirribilli Avenue	Victorian filigree semi detached house	2180102
42 Kirribilli Avenue	Victorian filigree semi detached house	2181657
38 Pitt Street	Victorian Italianate terrace house	2180081
41 Pitt Street	Victorian Italianate terrace house	2180082
43 Pitt Street	Victorian Italianate terrace house	2181770
45 Pitt Street	Victorian Italianate terrace house	2181771

Listing on the Inventory has no statutory implications for development at the place and reflects the listing on the North Sydney LEP noted below.

6.1.3 Local Authority

The local authority for the area is North Sydney Municipal Council. The properties noted above are listed as heritage items in Schedule 3 of the *North Sydney Local Environment Plan 2001* (as amended) (NSLEP).

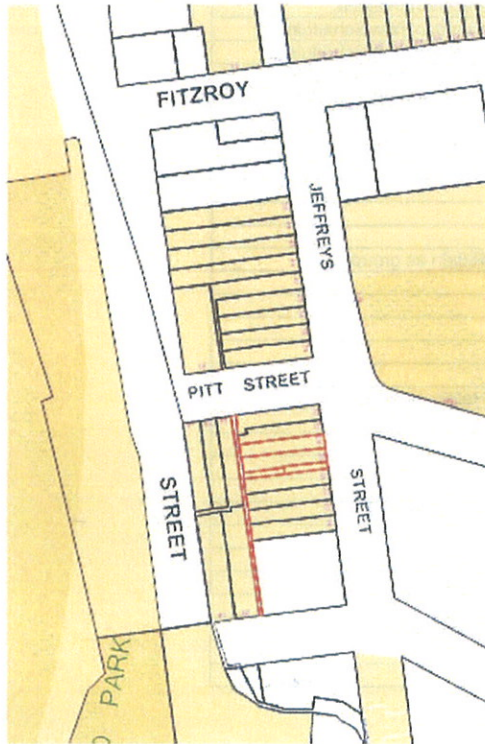


Figure 6.1 North Sydney Council Local Environment Plan Heritage Map

The area is also in the vicinity of other heritage items in the LEP:

Address	Type
14 Fitzroy Street	<i>Illingulín</i> , Victorian Regency cottage
16-18 Fitzroy Street	Kirribilli Neighbourhood Centre (<i>Trelawney</i>) Victorian Rustic Gothic house
20 Fitzroy Street	Victorian terrace house
22 Fitzroy Street	Victorian terrace house
24 Fitzroy Street	Victorian terrace house
26 Fitzroy Street	Victorian terrace house
Bradfield Park	Sydney Harbour Bridge approaches and viaducts
Jeffreys Street	Copes Lookout, east side of wharf
Foreshore	Mary Booth Park

Development at the place would be the subject of the heritage provisions of the LEP. The site would also be subject of the North Sydney Development Control Plan 2002 (NSDCP) that contains detailed guidelines and controls for development of heritage items.

6.1.4 North Sydney Heritage Inventory

The identified heritage items are also listed on the North Sydney heritage Inventory. The listing sheets have recently been updated and amended by this office as part of a reassessment of heritage items throughout the Municipality.

It was recommended that listing sheets reflect the group nature of some of the items where they were clearly built as part of the same development. It was also recommended that 18-24 Jeffreys Street be removed from Schedule 3 of the LEP as the properties did not meet the Heritage Office criteria for inclusion as items of local significance. This proposal has been adopted by Council but is yet to be gazetted.

Address	Type	Recommendation
18 Jeffreys Street	Victorian terrace house	Remove from Schedule
20 Jeffreys Street	Victorian terrace house	Remove from Schedule
22 Jeffreys Street	Victorian terrace house	Remove from Schedule
24 Jeffreys Street	Victorian terrace house	Remove from Schedule
26 Jeffreys Street	Victorian terrace house	Retain as group
28 Jeffreys Street	Victorian terrace house	
30 Jeffreys Street	Victorian terrace house	
32 Jeffreys Street	Victorian terrace house	
34 Jeffreys Street	Victorian Italianate terrace house	Retain as group
36 Jeffreys Street	Victorian Italianate terrace house	
38 Jeffreys Street	Victorian Italianate terrace house	
40 Jeffreys Street	Victorian Italianate terrace house	
42 Jeffreys Street	Victorian Italianate terrace house	
44 Jeffreys Street	Victorian filigree terrace house	Retain as group
46 Jeffreys Street	Victorian filigree terrace house	
48 Jeffreys Street	Victorian filigree terrace house	
50 Jeffreys Street	Victorian filigree terrace house	
40 Kirribilli Avenue	Victorian filigree semi detached house	Retain as pair
42 Kirribilli Avenue	Victorian filigree semi detached house	
38 Pitt Street	Victorian Italianate terrace house	Retain
41 Pitt Street	Victorian Italianate terrace house	Retain as group
43 Pitt Street	Victorian Italianate terrace house	
45 Pitt Street	Victorian Italianate terrace house	

6.2 NON STATUTORY HERITAGE LISTINGS

6.2.1 National Trust

The area is not classified on the Register of the National Trust of Australia (NSW).

6.2.2 Institute of Australian Architects (AIA)

No buildings in the area are listed in the AIA's NSW Register of Twentieth Century Buildings of Significance.

7.0 CONSERVATION AREA ASSESSMENT

7.1 CRITERIA FOR ASSESSMENT

The NSW Heritage Office and the NSW Department of Urban Affairs and Planning (now the NSW Department of Planning) have published a guide (*The Guide*) to defining and establishing conservation areas that provides measures for the assessment of conservation area:

Conservation Areas – Guidelines for Managing Change in Conservation Areas

Several definitions for conservation areas exist.

NSW Heritage Act 1977

The NSW Heritage Act 1977 uses the term *heritage precinct* to mean:

An area which contains one or more buildings, works, relics or places which are items of environmental heritage and which have a character which should be conserved

National Trust of Australia (NSW)

The National Trust defines an urban conservation area as:

An area of importance within whose boundaries controls are necessary to retain and enhance its character

It classifies these areas as if they are of *aesthetic, historic, scientific or social significance or other special value* for future generations as well as for the present community.

Factors to be assessed can include:

- Subdivision layout
- Pattern of development
- Parks and Gardens
- Buildings of various styles
- Forms
- Types and functional uses
- Historical or symbolic sites
- Streetscapes and skylines
- Urban Spaces
- Landmarks
- Internal and External views

It is accepted that the fact that some items in a heritage area may have little or no heritage value does not diminish the overall value of the area

7.2 ASSESSMENT OF THE STUDY AREA

It can be seen from the above that the Jeffreys Street area has many of the characteristic elements that would meet the definition of a conservation area and despite substantial change the historic character of the area remains readable.

Using the above factors:

Subdivision layout	The rectangular subdivision layout was laid out from 1840s onwards and was firmly established by 1890. It stretched from Jeffreys Street to Albert Street, McMahon's Point. It was largely demolished to make way for the Sydney Harbour Bridge that commenced in 1923 but remains readable in the extant streets
Pattern of development	The built form of the area was firmly established by 1890 in a Victorian pattern of terraces. Most of the houses from this period remain
Parks and Gardens	There are no parks in the subject area that was densely urban originally but the area is now bounded by large parks to the south and west that closely define the edges of the area
Buildings of various styles	Buildings in the area are predominantly Victorian and Federation in style with some very good examples of late Victorian and Federation terraces
Forms	Buildings are largely two and three storey terraces with verandahs built tight to the footpath
Types and functional uses	The area is largely residential with some commercial development along Fitzroy Street
Historical or symbolic sites	The area contains an early example of stone cottage that may date from the 1850s
	There are interesting rock walls to the southern edge that relate to the establishment of the Mary Booth Park
Streetscapes and skylines	The streetscapes are consistent from the characteristic building periods and the height of the buildings is reasonably uniform over the area
Urban Spaces	The area is made up of traditional streetscapes but is bounded by two public parks that give the area some prominence when viewed from the south and west
Landmarks	There is a stone retaining wall to Jeffreys Street and some faux stone balustrades to Kirribilli Avenue
Internal and External views	The internal views are along the streets forming the area but there are short and long views to the area from the public parks to the south and west

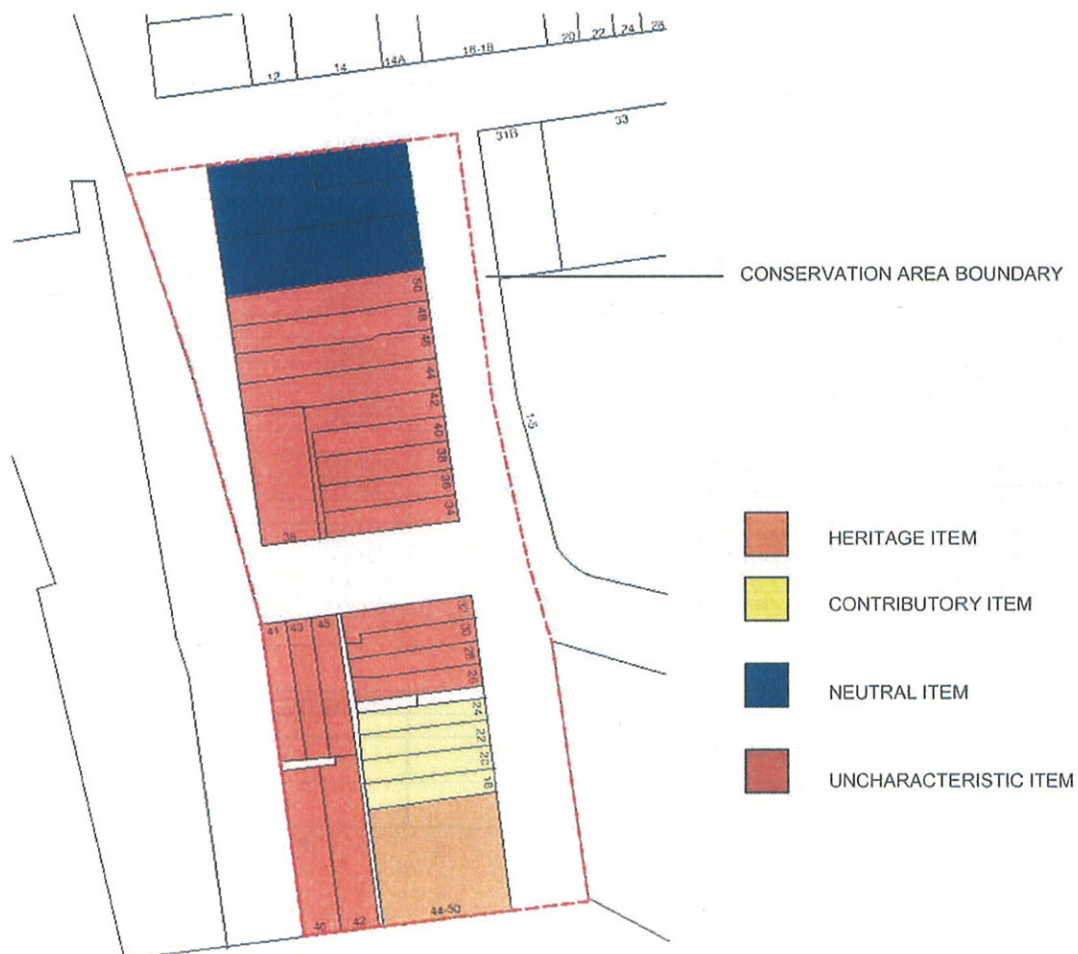
The area has a consistent character related to its early development that gives the area a cohesive and consistent pattern that would merit listing as a conservation area.

8.0 SUMMARY & RECOMMENDATIONS

8.1 CONSERVATION AREA STATUS

We consider that the Jeffreys Street precinct merits listing as a conservation area and the area should be included in the Draft North Sydney Local Environment Plan 2009 (LEP) as a Conservation Area and that the Heritage Provisions of that plan should apply to development there.

The boundary of the area should be as identified below to include the low stone walling to Broughton Street and the stone retaining walls to Jeffreys Street.



8.2 HERITAGE ITEMS AND CONTRIBUTORY ITEMS

There are many heritage items in the area. In the recent review of heritage items in North Sydney Area it was recommended that some of the properties in Jeffreys Street area be downgraded removed from the heritage schedule. As contributory item listing would be enabled by the creation of a conservation area, it is recommended that these properties be listed as such in the NSDCP 2010 (currently in draft form). There is also an uncharacteristic building at 44-50 Kirribilli Avenue.

The modern infill development at the corner of Fitzroy Street, Broughton Street and Jeffreys Street is sympathetic to the conservation area in terms of its form, scale and materials but the buildings do not merit inclusion as contributory items.

8.2.1 Schedule 3 Heritage Items

The following heritage items should be retained:

Address	Type	Database No.
26 Jeffreys Street	Victorian terrace house	2180084
28 Jeffreys Street	Victorian terrace house	2181643
30 Jeffreys Street	Victorian terrace house	2181644
32 Jeffreys Street	Victorian terrace house	2181645
34 Jeffreys Street	Victorian Italianate terrace house	2180085
36 Jeffreys Street	Victorian Italianate terrace house	2181646
38 Jeffreys Street	Victorian Italianate terrace house	2181647
40 Jeffreys Street	Victorian Italianate terrace house	2181648
42 Jeffreys Street	Victorian Italianate terrace house	2181649
44 Jeffreys Street	Victorian filigree terrace house	2180086
46 Jeffreys Street	Victorian filigree terrace house	2181650
48 Jeffreys Street	Victorian filigree terrace house	2181651
50 Jeffreys Street	Victorian filigree terrace house	2181652
40 Kirribilli Avenue	Victorian filigree semi detached house	2180102
42 Kirribilli Avenue	Victorian filigree semi detached house	2181657
38 Pitt Street	Victorian Italianate terrace house	2180081
41 Pitt Street	Victorian Italianate terrace house	2180082
43 Pitt Street	Victorian Italianate terrace house	2181770
45 Pitt Street	Victorian Italianate terrace house	2181771

The following elements should be identified as heritage items:

Address	Type	Database No.
Cnr Broughton Street & Kirribilli Avenue	Faux stone balustrade	
Cnr Jeffreys Street & Upper Pitt Street	Stone retaining wall	

8.2.2 Schedule 4 Contributory Items

The following heritage items should be identified as Contributory items:

Address	Type	Database No.
18 Jeffreys Street	Victorian terrace house	2180083
20 Jeffreys Street	Victorian terrace house	2181640
22 Jeffreys Street	Victorian terrace house	2181641
24 Jeffreys Street	Victorian terrace house	2181642

8.2.3 Schedule 4 Neutral Items

The following items should be identified as Neutral items:

Address	Type	Database No.
31 Fitzroy Street		
31A Fitzroy Street	Victorian terrace house	
52-58 Fitzroy Street	Victorian terrace house	

8.2.4 Schedule 4 Uncharacteristic Elements

The following properties should be identified as Uncharacteristic Elements

Address	Type	Database No.
44-50 Kirribilli Avenue	Victorian terrace houses converted to apartments with new facade	

8.3 LISTING SHEET

A listing sheet should be prepared for the proposed conservation area in line with the recently revised listing sheets for the other conservation area in North Sydney.

A draft listing sheet is attached.

JOHN OULTRAM

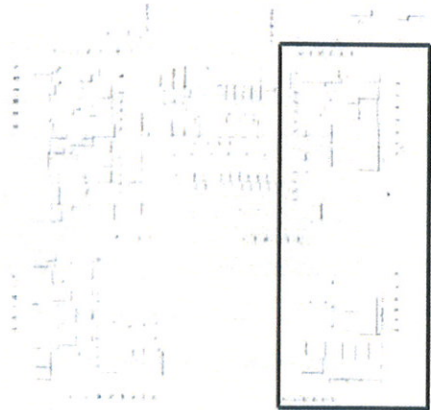
Jeffreys Street Conservation Area

History

The Jeffreys Street Conservation Area is an interesting remnant of the early development of Milson's Point that was developed from the 1860's onwards and was largely established by the late 1890's. The area was a grid pattern of streets stretching from Albert Street to Jeffreys Street that was lined with single, two and three storey houses and that was associated with the land occupied by James Milson

The construction of the Sydney Harbour Bridge resulted in the demolition of the western portion of the area but there is sufficient built form, street pattern and historical information to demonstrate the relationship of the current built form to its earlier state.

The area has association with James Milson and the Milson family, a prominent local merchant and an important figure in the development of North Sydney. It also has association with the Robert Campbell, an important local merchant and developer Robert Ryan who was granted 120 acres including the subject area in 1800.



1890's Block Plan

Description

The Jeffreys Street Conservation Area is bounded by Fitzroy Street, Jeffreys Street, Kirribilli Avenue and Broughton Street

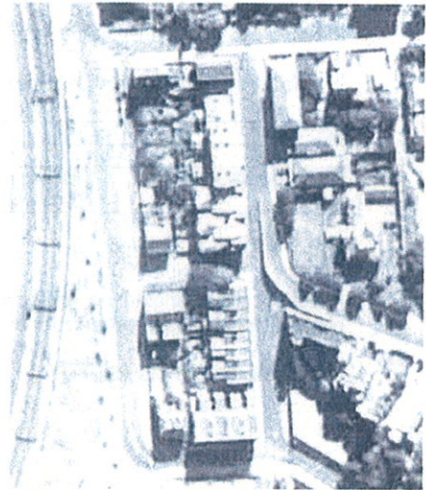
The landform slopes down from the north towards the south and west and there is a sandstone retaining wall at Jeffreys Street and Kirribilli Avenue

The subdivision pattern is a regular grid that overlays the topography with streets running down or across the slope.

The characteristic buildings of the area are typically mid to late Victorian and Federation residential terraces, reflecting the predominant period of development. Buildings are typically two or three storey, terraces with pitched and gabled tiled roof with two storey verandahs and skillion rear wings

Street plantings and raised verges reinforce the cohesive character and regular pattern formed by the buildings and underlying lot pattern.

There is some modern development to the northern and southern edges.



1943

Statement of Significance

The Jeffreys Street Conservation Area is significant:

1. For the unity of its subdivision history which is evident in the built form of the area and that overlays its sloping and stepped topography
2. As an area of mid to late Victorian and Federation speculative terraces that are a remnant of the early development of the area prior to the clearances for the construction of the Sydney harbour Bridge



2008

Significant elements	Cammeray Conservation Area	
Topography	Sloping towards west and south with sandstone retaining walls	
Subdivision	Regular grid pattern overlying topography	
Streetscape	Houses at street level or raised above it Consistent scale of housing faces the street in urban setting Narrow verges, sandstone and concrete kerbing, brick walls, no street gardens Street trees	
Views	Sweeping view from Kirribilli Avenue and Broughton Street Views from Jeffreys Street to the south and Pitt Street to the west	
Characteristic buildings	Two and three storey mid to late Victorian and Federation terrace houses	
Uncharacteristic elements	Garaging to front of lot; dormers to front of roofs; over-scaled additions; painting and rendering of face brickwork; high fences to street; modern infill development	
<u>Siting</u>	Terraced house to the front of the lots or at the street with gardens/yards to the rear	
<u>Form, mass and height</u>	Two and three storey, terrace houses Simple forms articulated with verandahs to front and skillion wings to the rear Reduced bulk and scale to rear	
<u>Roofs</u>	Gabled roofs pitched between 20 and 35 degrees Gabled ends for side elevations Skillion roofs to rear wings Brick and rendered chimneys	
<u>External Materials</u>	Painted and face brick; rendered masonry some on sandstone bases Slate, terra cotta and concrete tiles; with corrugated metal on rear wings.	
<u>Windows and doors</u>	Mid to late Victorian and Federation French doors to first floor verandahs	
<u>Fences</u>	Low height front fences and walls Masonry fences to rear and side Face and rendered brick; metal palisade	
<u>Cars and garages</u>	Garages and carports to side and rear No garages or carports in front of the building line	

