

HERITAGE ASSESSMENT



**Nos. 62-64 Mona Vale Road,
Pymble**

Final report – 5 May 2014

Table of contents

1.0	Introduction.....	3
1.1	Context of the report	3
1.2	Background and heritage listing status	3
1.3	Methodology and objectives.....	3
1.4	Authorship	4
1.5	Site Identification	4
2.0	Historical Overview	5
3.0	Description of the site.....	14
3.1	The site context	14
3.2	Nos. 62-64 Mona Vale Road	16
3.3	Summary analysis	33
4.0	Assessment of Significance	35
4.1	Evaluation criteria.....	35
4.2	Statement of Significance	36
4.3	Significant elements	37
4.4	Curtilage	38
5.0	Conclusion	40
5.1	Summary & recommendations.....	40
6.0	Appendix	41
6.1	SHI form	41

1.0 Introduction

1.1 Context of the report

This report has been prepared on behalf of Ku-ring-gai Municipal Council to assess the cultural significance of Nos. 62-64 Mona Vale Road, Pymble, following a Council resolution in March 2014.

1.2 Background and heritage listing status

Nos. 62-64 Mona Vale Road is a two storey Federation style dwelling located on the western side of street, in the block north of Church Street. Also known as *Lanosa*, the building was constructed in c. 1897-98 by prominent local identity CM Buck. The building originally occupied a much larger area with a number of outbuildings including a brick stable building. Whilst the site retains a relatively wide frontage to Mona Vale Road, the site has been reduced and successively subdivided. The main dwelling is the only early structure remaining on the site. A carport and swimming pool have been added. The stable building remains, however, is now located on the neighbouring site to the west (No. 11 Kywong Avenue).

Mona Vale Road is a wide dual carriageway and major arterial road. This section of Mona Vale Road is characterised by a number of substantial dwellings including two heritage listed items, Nos. 67 and 71 Mona Vale Road, which are located directly opposite the site on each corner of Woodlands Avenue.

The subject site is not listed on the State Heritage Inventory (SHI) or classified by the National Trust (NSW). The site is not listed as a heritage item in the KPSO or Draft LEP 2013, however, is located in a proposed heritage conservation area.

The site is currently subject of a Development Application and Council has requested that an independent heritage assessment of the building and curtilage be undertaken also in light of a State and Local heritage nomination prepared by H Dutton. The building was also recommended for further investigation as a potential heritage item and located within a proposed heritage conservation area by Sue Jackson Stepowski/ Carste Studios in 2013.

1.3 Methodology and objectives

The report been prepared in accordance with the guidelines for Heritage Assessments as outlined in the NSW Heritage Manual produced by the NSW Heritage Branch.

The assessment is based on an inspection of the property and analysis of the context. The historical outline is based on material sourced from Ku-ring-gai Council files, Ku-ring-gai Local Studies and Historical Society, Land and Property Information Office and Sydney Water Plan room. A Heritage Inventory Sheet prepared by H Dutton (2014) has also provided some background material and images and should be referred to for a detailed social history and background to the place.

The main objective of this report is to assess and identify the cultural significance of the place and curtilage and provide preliminary guidelines and recommendations to ensure that any identified values are retained.

1.4 Authorship

This report has been prepared by Luisa Alessi of Perumal Murphy Alessi, Heritage Consultants.

All contemporary photographs included in this report, unless otherwise stated, were also taken by Luisa Alessi in April 2014, specifically for the preparation of this report.

1.5 Site Identification

Nos. 62-64 Mona Vale Road is located on the western side of Mona Vale Road in the section between Church and Hope Streets.

The site comprises two lots; the real property description is Lot 1 DP 573945 & Lot 11 DP 8555982.

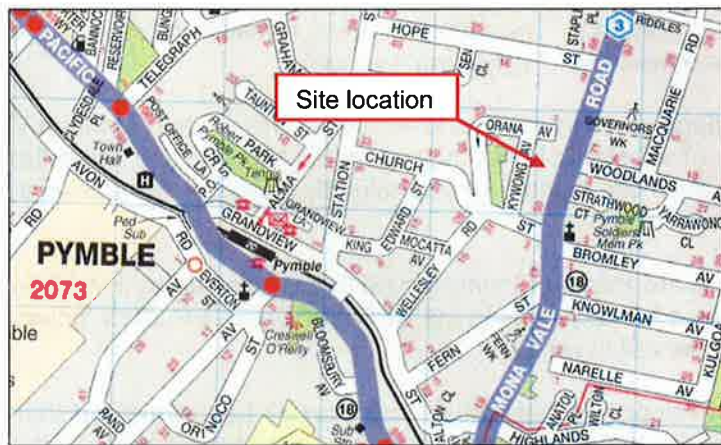


Figure 1.1 Location plan

2.0 Historical Overview

The earliest land grants occurred in the area in the 1820s at which time timber getters occupied the area. The early settlers in the area including Robert Pymble, after whom the suburb is named, established timber businesses and orchards, which provided much of the city's early timber and fruit supplies. The area remained rural with primary access being a dirt track known as Lane Cove Road (later the Pacific Highway), until the coming of the railway in 1890. The railway line crossed Pymble's land and signalled a period of change with subdivision of larger land holdings occurring in anticipation of and as a result of improved access to the area.

The site is part of 800 acres granted to Daniel Dering Mathew in November 1838. Mathew subsequently subdivided his land into rural lots. In 1841 just over 30 acres of the land was conveyed to Richard Hill, who had established a large orchard on the Lane Cover River by this time and was later a member of Legislative Council.¹ In 1852 Hill purchased another 23 acres and established an orchard. In 1862 this land was conveyed to another "farmer", William Henry McKeown who had also purchased part of the Mathew grant in 1852.² By 1887 the site was part of over 81 acres consolidated by McKeown and part of the "Pymble Heights Estate" (**Figure 2.1**) an area of over 80 acres subdivided by McKeown in c. 1890 for residential development. Land titles indicate that sales of various allotments occurred from 1894 and continued until 1904.³

In a conveyance dated 20 January 1897, Lots 18 to 21, an area of over 7 acres was purchased by Charles Martin Buck and Horace Walter Buck. The land, located on the western side of what was Stoney Creek Road (later Pittwater now Mona Vale Road) was also bounded by Church Street to the south and a laneway to the west (now Orana Avenue).⁴ It would appear that Charles Buck constructed the house, *Te Whare* ("House" in Maori) and stables on the northern portion of the site (on Lot 21) in 1897-1898. CM Buck is listed in the *Sands Directory*, occupying *Te Whare*, from 1903.

Charles Martin Buck was the manager of the New South Wales Land Mortgage and Agency Company. He was prominent in the pastoral industry and was an executive of the Country Party of NSW. He was also President of the Pymble Progress Association and was instrumental in the civic improvement of the area (sealing of roads, addition of street lights etc) and extension of Robert Pymble Park.⁵ In 1913 Charles became the sole owner of the estate. His family continued to reside on the property until 1919 when the land was transferred to Mabel Reichard, wife of Albert Emile Reichard of Sydney, a wool broker.⁶

Albert Emile Reichard came to Australia in 1896 as an agent to buy wool for his family owned and managed wool mill in Alsace-Lorraine, France. He decided to stay in Australia and became a naturalised citizen in 1902. In 1918 he was appointed Commonwealth Government Wool Appraiser and soon after took up residence with his family, his wife Mabel and three daughters, Suzanne, Marguerite (Margot) and Louise, at Nos. 62-64 Pittwater Road. They renamed the house "Lanosa", meaning "wool" in Portuguese. During the War years Reichard was a member of the French-Australian League of Help and was a generous donor. He was member of the first organising committee of the St Ives Showground and entered his horses in a number of events. He also later donated land that became the Orana Avenue Bird Sanctuary.⁷

¹ Australian Dictionary of Biography, Hill, Richard (1810-1895).

² Land and Property Information, Primary Application No. 5930.

³ Godden Mackay Logan Keys Young, *Ku-ring-gai Heritage and Neighbourhood Study* (2001), p. 406, Land and Property Information, Certificate of Titles, Volume 846 Folio 150, Volume 894 Folio 182, Volume 988 Folio 77, Volume 1113 Folio 165, Volume 1132 Folio 238, Volume 1150 Folio 32, Volume 1156 Folio 145 & DP 2993.

⁴ Land and Property Information, Certificate of Title, Volume 1211 Folio 199.

⁵ Dutton, Heritage Inventory Sheet 2014.

⁶ Land and Property Information, Certificate of Title, Volume 1211 Folio 199.

⁷ Dutton, Heritage Inventory Sheet 2014.

A Sydney Water plan, dated May 1929, shows the house, constructed relatively close to the street frontage with projecting front wing and verandah extending around the south eastern corner of the building. A small verandah and stair is also shown on the northern façade of the rear wing of the building. A number of outbuildings are also shown, including a stable constructed close to the northern site boundary to the north west of the house. The plan (**Figure 2.2**) also indicates the four allotments purchased. The buildings all occupy what was Lot 21. A tennis court is also shown to the south of the house and extends across what was Lot 20. A fence line is also indicated, separating part of Lots 18 and 19, possibly a paddock, at the corner of Church Street and Stoney Creek Road. The plan also shows that a number of substantial houses had also been constructed by this time to the west of the site.⁸

Photographs of the house and its immediate surrounds, dated 1920 (**Figures 2.3-2.5**), shows the one and two storey face brick building with gabled and hipped roof clad in slates and decorative brick chimneys. The building facades have contrasting brick bands and details. The front projecting bay has a single storey splayed bay with separate hipped roof over. A brick arch and enclosure extending from the front open verandah indicates the building entry. A gabled bay also extends from the south eastern corner of the front verandah. The photographs also show the rear wing and a raised roof section and clerestory window. A tall chimney is also visible extending above the north western section of the building. The building is surrounded by open lawn and garden beds with some ornamental trees plantings.

Interior images of the "front room" dated 1930 (**Figures 2.6-2.7**) also provide a glimpse of the early character and features of the room. In particular the original fireplace, front bay arch and windows.

The Reichard family continued to reside at *Lanosa*. In 1932 the middle daughter, Marguerite (Margot) was apparently seen riding her horse, Mick, in one of the paddocks fronting what was now Pittwater Road by Francis De Groot. De Groot, a decorated officer and well known furniture designer and manufacturer, was known to the family through mutual association with the New Guard and the All for Australia League, royalist groups strongly opposed to the socialist policies of the newly appointed Lang Labor State Government. De Groot borrowed Mick in order to participate in the official opening of the Sydney Harbour Bridge. The family was unaware of the exact nature of his participation, but it turned out De Groot, in his military uniform riding Mick, cut the ribbon officially opening the Bridge before the intended official, Premier Jack Lang. After the event De Groot visited *Lanosa* several times and was photographed on Mick by renowned photographer Harold Cazneaux.⁹

Meanwhile Reichard had purchased additional land in the area and proceeded to subdivide and sell the various allotments from 1935. The house continued to occupy a large site, Lot 18 (of DP 17526, refer to **Figure 2.8**) which extended between Pittwater Road (now Mona Vale Road) and Kywong Street. In 1937 Albert Reichard, now a retired merchant, became the registered proprietor of the land. He continued to sell the various the allotments until 1940 when Lot 18 including the house was also transferred to Enid Marie Raz of Lindfield.¹⁰ Lot 18, an area of 1 acre 3 roods and 17 and three quarter perches was subsequently subdivided into four with three lots created along its western boundary facing Kywong Street. These lots were sold in 1941. *Lanosa* remained on the larger site, the shared boundary of the site and subdivided lots was kinked around the stables and out buildings at the rear of the building. The reduced Lot 18 with frontage to Pittwater Road was subsequently transferred to members of the Raz family who retained ownership of the property until 1954 when it was transferred to Joseph Salvat, a master carrier of Pymble.¹¹

⁸ Sydney Water Plan Room, DWS Ku-ring-gai Plan No. 129

⁹ Dutton, Heritage Inventory Sheet 2014.

¹⁰ Land and Property Information, Certificate of Titles, Volume 1211 Folio 199, Volume 4900 Folio 220, Volume 5190 Folio 220 & DP 17526.

¹¹ Land and Property Information, Certificate of Title, Volume 5230 Folio 205.

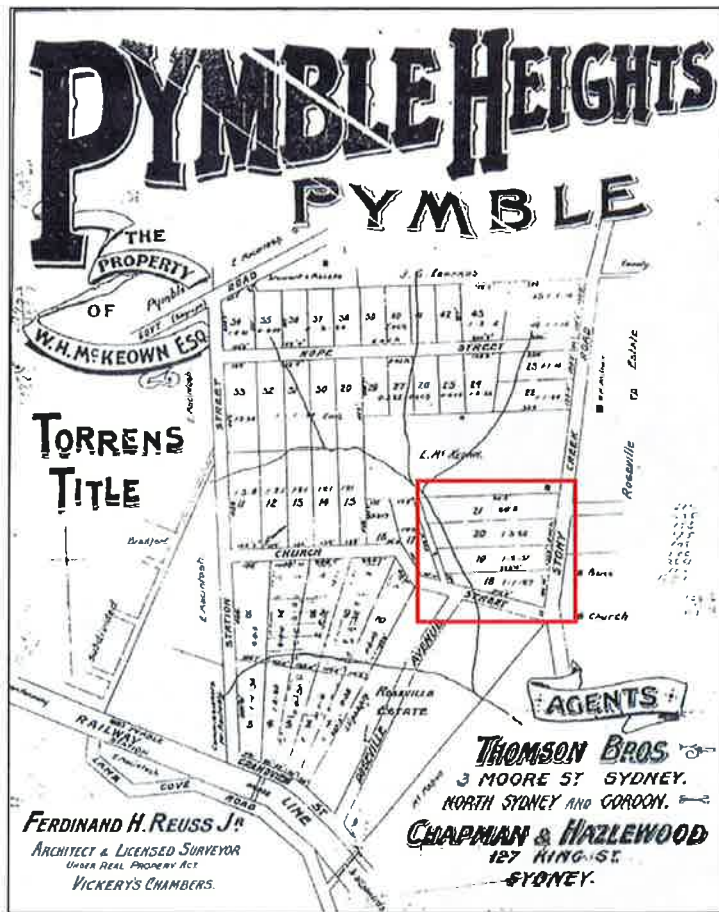


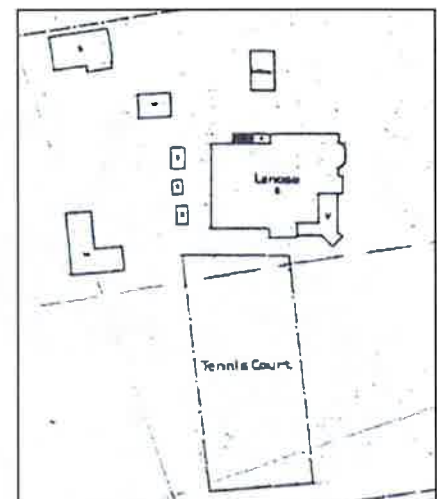
Figure 2.1 Pymble Heights subdivision plan (also known as the Roseville Estate, DP 2993)

(Source: Godden Mackay Logan Keys Young (2001), p. 412)



Figure 2.2 The 1929 plan showing the house Lanosa, surrounding outbuildings and tennis courts. The four allotments of the early subdivision making up the Lanosa estate are also indicated on the plan.

(Source: Sydney Water Plan Room, DWS Ku-ring-gai No. 129)



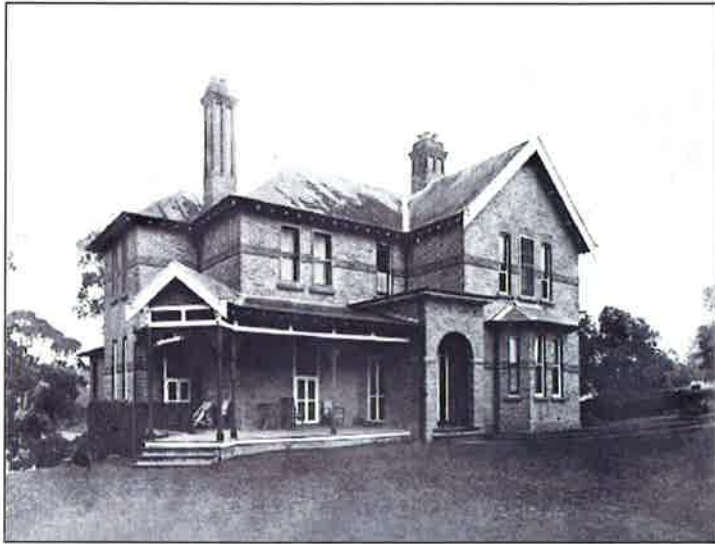


Figure 2.3 *Lanosa*, 1920. The original front verandah and single storey bay window with hipped roof over are clear.

(Source: Dutton, p. 23)



Figure 2.4 *Lanosa*, 1920. The original face brick facades with contrasting brick details are evident. A small porch/ verandah is visible at the junction of the two wings of the building. A chimney is also visible extending above the northern side of the rear wing.

(Source: Dutton, p. 25)



Figure 2.5 *Lanosa*, 1920. The raised roof and clerestory window over the rear wing are visible.

(Source: Dutton, p. 27)



Figure 2.6 1930 photograph of the “front room” showing the original fireplace and surround.

(Source: KMC - Mr John Cottee)



Figure 2.7 1930 photograph of the “front room” showing part of the front bay window arch (just visible at right) and window openings.

(Source: KMC – Mr John Cottee)

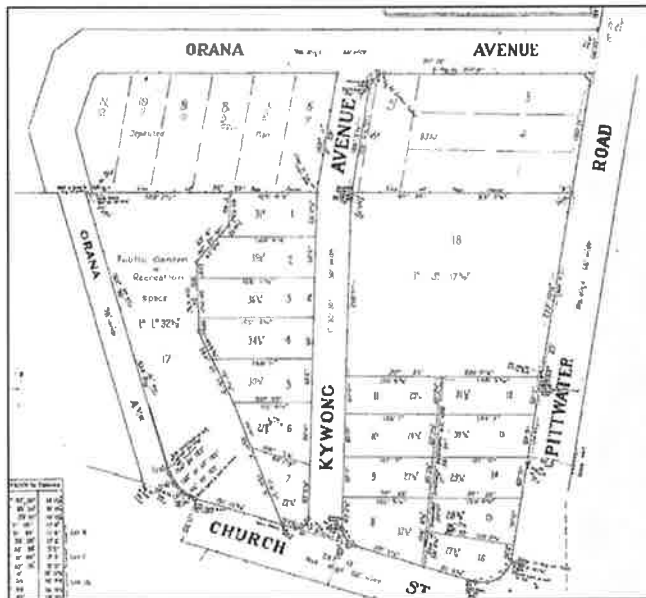


Figure 2.8 Reichard's 1935 subdivision. *Lanosa* continued to occupy Lot 18.

(Source: Land and Property Information, DP 17526)

It is during this period that some changes were also undertaken to the building. Plans were submitted to Ku-ring-gai Council on 14 February 1941, approved on 4 March 1941 with estimated cost of £1000. The applicant was SC Molineaux, a builder, 1007 Pacific Highway Roseville on behalf of the owner, O Raz whose address was 14 Russel Avenue, Lindfield. It is assumed that Molineaux was the builder for the works at 64 Pittwater Road, Pymble (as Mona Vale was called at the time) and that these were major works that included the cement rendering and works to the front verandah and additions (at the time a house cost between £2000-3000 and minor alterations and additions cost £50-200).¹²

An aerial photograph dated 1943 (**Figure 2.9**) clearly shows the subdivided allotment with kinked central boundary line between the larger, house site and three portions along Kywong Avenue. Two of the three sites had been developed by this time. The subject house is clear with stable structure, tennis court and garden with a number of mature trees also evident. A tree and hedge lined driveway is clear extending from the street frontage along the northern site boundary to the stable/ garage structure. A narrow path extends from the drive to the front of the house. In addition to the plantings around the front site boundaries, a central feature tree is visible to the north of the house with a dense stand also clear, extending from near the north western corner of the building to the stable located in the north western section of the site.

The aerial photograph also indicates that changes were undertaken to the house by this time. The overall form of the building, including front projecting wing and rear wing with raised roof sections evident in the 1920 photographs remains, however, the front verandah has been altered. The splayed corner gable appears to have been removed with a definite parapet line now evident in addition to a structure (also with thick parapet) attached to the north eastern façade of the building. It would appear that these are the verandahs and balconies now present, added between 1941 and 1943.

It is assumed that the house was also rendered at the same time, to tie the "new" with the "old". The alterations and addition of the northern verandah and balconies would have necessitated alterations and addition of various openings. It is also assumed that some internal modifications were carried out as a result of these works. In particular a rendered finish, much like the external finish, is now on the walls in the large room (ballroom) in the rear wing, also some ceilings and fireplaces appear to have been modified with some Inter-war details now evident in the building.

¹² KMC Building Registers.



Figure 2.9 1943 aerial showing the subdivision of Lot 18. The house *Lanosa*, stables and tennis court are also clear.

The verandah alterations and additions to the front and northern sides of the house are also evident.

(Source: SIX maps)

Land Titles indicate that Salvat subdivided the house site, which had approximately 272 feet frontage to Pittwater (now Mona Vale) Road into two irregular lots, Lots X and Y. The house, occupied the northern site, Lot Y, which was sold to Woodward Brown (Holdings) Pty Ltd in 1958.

Salvat retained Lot X which it is assumed was developed during this period. The shared boundary between the two lots was also kinked around the tennis court which appears to have remained on Lot X at this time.¹³ Lot Y, now with 155 feet frontage to Mona Vale Road was sold again in 1959 to David Keith Donald and his wife Harriet and then to Eva Margaret Meister in 1969.¹⁴

In 1974 Lot Y was subdivided into four lots (**Figure 2.10**).¹⁵ The house occupied Lot 2 whilst Lots 3 and 4 comprised of long narrow sections along the Mona Vale Road frontage. These two lots were resumed for the purposes of main roads in March and April 1976.¹⁶ Lot 1 retained a brick garage (former stable) and small weatherboard "cottage". Lot 2 was transferred in 1975 and in 1976 was purchased by John Michael Fitzgerald, a solicitor of Pymble and his wife Jan as joint tenants.¹⁷

Mrs Meister retained Lot 1 and subsequently sought Council's support in an application for modification of the Ku-ring-gai Planning Scheme Ordinance to permit the construction of a dwelling on the site. As the frontage was to a main road the allotment which had 40 feet frontage did not meet the requirements of the Ordinance. Council and the Local Government Appeal Board supported the application, however, it would appear that the matter was not progressed.¹⁸ The Fitzgeralds reconsolidated Lots 1 and 2 when they purchased Lot 1 in 1979.¹⁹ The stable building also remained on the reconsolidated lots until 1995. In 1994 a Development Application was submitted to Council by the new owners of the site to subdivide and relocate the common boundary between No. 64 Mona Vale Road and No. 11 Kywong Avenue.

¹³ Land and Property Information, Certificate of Titles, Volume 5230 Folio 205 & Volume 7635 Folio 229.

¹⁴ Land and Property Information, Certificate of Titles, Volume 7635 Folio 228, Volume 7887 Folio 68 & Volume 11117 Folio 89.

¹⁵ Land and Property Information, Certificate of Titles DP 573946.

¹⁶ Ku-ring-gai Council Property files, File No. P14101.

¹⁷ Land and Property Information, Certificate of Titles, Volume 11117 Folio 89, Volume 12637 Folios 3 & 4.

¹⁸ Ku-ring-gai Council Property files, File No. P14101.

¹⁹ Land and Property Information, Certificate of Titles, Volume 11117 Folio 89, Volume 12637 Folios 3 & 4, DP 573946.

The DA was approved in March 1995²⁰ when the north western portion was subdivided and amalgamated with the site to the west (No. 11 Kywong Avenue, see **Figure 2.11**). This effectively created the site that remains today. The former stable (noted on the Deposited Plan as “old brick garage”) remains on the neighbouring site, close to the shared boundary.

In December 1995 a Building Application was submitted to Council for the construction of a double carport on the site. Access was to be via the existing driveway and crossing on a separate parcel of land also owned by the applicant. The documents note that there was no car accommodation on the site due the boundary adjustment of the site and location of the former “garage” on the neighbouring site. A sketch plan in the file indicates an existing gravel driveway extending parallel to the northern site boundary and proposed new extension and structure to be located parallel to the front, eastern site boundary. The swimming pool is shown as existing.²¹

The property has since been transferred, the most recent sale being in August 2005. The interior of the house was apparently refurbished in 2004,²² possibly due to the upcoming sale. Inspection of the building confirms a number of changes in addition to the balconies and rendering of the building including the replacement of the original slate roof with tiles. It is not known when this work was carried out. It is assumed that the north western chimney was removed at this time and southern chimney may have also been reduced at the same time. A swimming pool and double carport have also been added to the front garden area.

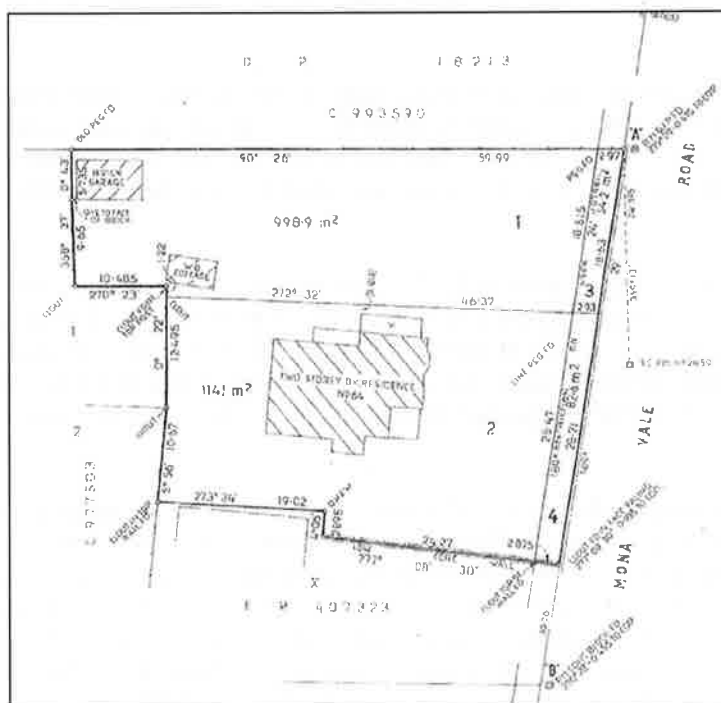


Figure 2.10 The 1974 subdivision of Lot Y.

(Source: Land and property information, DP 573946)

²⁰ Ku-ring-gai Council Property files, File No. P13998, DA4325/94.

²¹ Ku-ring-gai Council Property files, File No. P13998, BA 95/1764.

²² Dutton, Heritage Inventory Sheet 2014.

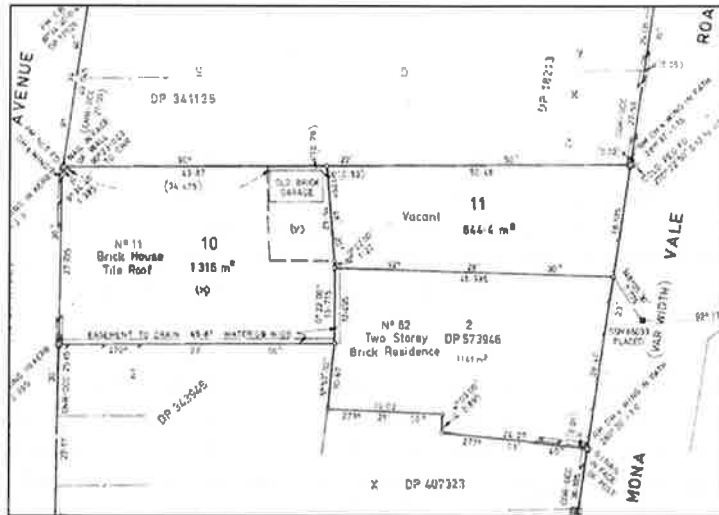


Figure 2.11 The 1995 subdivision of Lot 1 which effectively created the subject site (Lot 11 and Lot 2 on the plan).

(Source: Land and property information, DP 855982)

3.0 Description of the site

3.1 The site context

The site is located on the western side of Mona Vale Road in the block north of Church Street. Mona Vale Road is a busy and wide arterial road. This section of the street has grassed verges and pedestrian footpaths on both sides of the street and is characterised by a number of substantial dwellings generally with high fences and mature garden settings, trees and plantings. The built context is also enhanced by a number of street trees located on both sides of the roadway.

The subject building is one of several prominent Federation period dwellings located on a rise and elevated section of the street. Located directly opposite the site, on each corner of Woodlands Avenue are two, visually prominent Federation dwellings, Nos. 67 and 71 Mona Vale Road. Both dwellings have been listed as local heritage items and are two storey with face brick façades and distinctive roofscapes which rise above the fencing and garden plantings that surround the buildings.

The site is also neighboured by a number of large, two storey dwellings which date from a later periods of development and were constructed following the subdivision of the *Lanosa* estate and neighbouring properties to the north.



Figure 3.1 Mona Vale Road is a busy and major road in the area. Located diagonally opposite the subject site, No. 71 Mona Vale Road is visually prominent particularly when travelling north.



Figure 3.2 Constructed in the early decades of the 20th century No. 71 Mona Vale Road has Art and Crafts details and despite some alterations and additions, high hedge and plantings retains a strong sense of its original character and makes a positive visual contribution to the streetscape.



Figure 3.3 Also located diagonally opposite the site, No. 67 Mona Vale Road is also a prominent two storey Federation period dwelling that is also highly visible, particularly when travelling south along the roadway.



Figure 3.4 No. 67 Mona Vale Road retains its face brick and rough cast rendered walls and chimneys and overall form and character including distinctive roof form and also makes a positive visual contribution to the area.



Figure 3.5 To the immediate north of the subject site, No. 66 Mona Vale Road is also a substantial dwelling constructed following the Inter-war subdivision of the area.



Figure 3.6 The properties in this section of the street generally feature high fences. The built context is enhanced by grassed verges, street trees and plantings and garden settings.

3.2 Nos. 62-64 Mona Vale Road

Nos. 62-64 Mona Vale Road is a two storey rendered brick Federation period dwelling with exposed rafter ends, gabled and hipped main roof clad in terracotta tiles and painted chimneys. The building generally features timber framed double hung windows and timber panelled doors. A one and two storey wing extends from the rear of the main wing of the building and features a central raised roof/ clerestory with multi-paned timber framed windows, skillion and hipped roof sections clad in terracotta tiles and corrugated steel.

The front, east facing façade has a two storey gabled projection, verandah which returns around the south eastern corner of the building and separate, central entry. The front projection has a single storey faceted bay, rendered bands and small vented opening to the gable end. The faceted bay has four narrow timber framed double hung windows, projecting hood and parapet over. The upper level has three timber framed double hung windows. The verandah has modern ceramic tiled floor finish and arched colonnade which supports a solid balustrade/ parapet and open balcony over. The balcony extends over and is accessed via a door opening over the ground floor entry. Several steps extend up to the contained ground floor entry which also has an arched opening. The verandah arches and balcony over are later additions to the building (added 1941-1943) and appear to reflect the original archway to the projecting entry. An opening between the entry porch and verandah appears to have been infilled.

The northern façade also has a verandah with arched colonnade and modern ceramic tiled slab floor and solid parapet over. It would appear that early openings were modified and new openings were added to the former face brick facades to access the verandah and open balcony. An open porch, with skillion roof supported on simple timber posts and an original door is located on the north western façade at the junction of the main and rear wing. Steps finished in pebblecrete connect the entry to the garden area.

The building setback from the street frontage which has a high timber fence with timber and brick piers and low hedge with established garden located between. High iron gates are located at the northern end of the wide street frontage. A pebblecrete driveway extends from the gate and splits with one arm continuing parallel to the northern site boundary and the other curving around to access a two car carport and building entry. It would appear the northern section of the driveway accessed the former stables/ garage that is now located on the neighbouring site to the west (subdivided in 1995).

The carport has concrete slab on ground with gabled hipped roof clad in terracotta tiles supported on rendered brick posts. The garden surrounding the house also has a modern in-ground pool located at the south eastern corner of the house and a number of mature trees including feature palm and large pines trees to the north and stand of trees (Camphor Laurels) to the north west. A paved patio is located at the rear (west) of the house with garden steps and planting also extending along the southern side.



Figure 3.7 Nos. 62-64 Mona Vale Road.



Figure 3.8 The street frontage, high gate and plantings.



Figure 3.9 High gates are located at the northern end of the street frontage and open into a sealed driveway which splits with one arm extending parallel to the northern site boundary (at left).



Figure 3.10 The eastern driveway curves round to an open, double carport and building entry. The 1943 aerial shows a number of trees and plantings in the northern section of the site and along the street frontage and southern boundary. The large pines may relate to the early development of the site. A central feature tree was also present in the approximate location of the palm (at right). It is not clear if the tree in the photograph was a palm, however, it is assumed that this tree has replaced the earlier, as this palm does not appear to be that old.



Figure 3.11 The northern driveway and garden area. The 1943 aerial photograph showed a driveway in this location, extending from the street frontage to the north western corner of the site. It would appear that the drive has been resurfaced, it is assumed in the 1990s when the carport and eastern driveway were added.



Figure 3.12 The northern driveway appears to have accessed the former sables/ garage that is now located on the neighbouring site (No. 11 Kywong Avenue, subdivided in 1995).



Figure 3.13 The eastern driveway, carport and "front" garden area.



Figure 3.14 The eastern driveway and carport are later additions to the site (c. 1996). The carport has concrete slab floor and gabled hipped roof supported on solid rendered brick columns





Figure 3.15 The front garden area also features a modern swimming pool located in the south eastern corner of the site. The pool was added prior to the addition of the carport and drive. Noted as “existing” in the BA documents.



Figure 3.16 The front, eastern façade of the building has a gabled projection with single storey faceted bay, central entry and verandah which wraps around the south eastern corner of the building.

The main wing has gabled and hipped roof with exposed rafter ends and rendered chimneys.

The building has been rendered with rendered bands added reflecting the former brick details. The faceted bay has also been altered with projecting hood and solid parapet added replacing the original hipped roof.



Figure 3.17 The verandah and entry have a solid parapet/ balustrade and open balcony over. The verandah arches are a later addition and reflect the original arched entry (at right). A deeper window opening on the first floor level appears to have been converted into a doorway to access the balcony. The two chimneys also appear to have been altered and height reduced at some stage.



Figure 3.18 The building entry retains the original door opening and sidelights, however the door appears to have been replaced and porch area modified with opening to the verandah infilled and modern tiles added to the floor and steps.



Figure 3.19 A verandah with arched colonnade has also been added to the north eastern façade. Window openings on the ground and first floor appear to have been altered and replaced with doors to access the verandah and open balcony over.



Figure 3.20 The north eastern façade. The verandah has modern ceramic tiled floor and steps down to the northern garden area.



Figure 3.21 The rear wing is stepped back from the main section of the building and has hipped and skillion roof forms clad in ceramic tiles and corrugated steel. The central section of the roof is raised with clerestory windows and hipped roof over.



Figure 3.22 A small porch with skillion roof supported on timber posts is located at the northern junction of the main and rear wings. Steps extend down the north western to the garden area.



Figure 3.23 A paved patio is located at the rear (western) side of the building.



Figure 3.24 The western façade which also has openings to a lower ground area.



Figure 3.25 Part of the southern façade. The front verandah returns around the south eastern corner of the building.



Interior

The interior retains timber floors, rendered and set walls and high pressed metal, simple and decorative plaster, also ripple iron and timber boarded and battened ceilings and original timber joinery including profiled skirtings, architraves, timber panelled doors and some fireplace surrounds. Some glazed doors also appear to have been added to access verandah and balcony spaces.

The original internal layout of the building also appears to remain with four main rooms about a central hall on both the ground and first floor levels. A secondary, traverse hallway accesses the rooms on the ground floor and landing on the first floor of the rear wing. The ground floor of the rear wing has service rooms, kitchen, bathroom and store rooms which bound a central, double height space with high, timber clad ceiling, exposed trusses and central raised section with timber framed clerestory windows. The space, which is located at the junction of the two hallways also has rendered walls with blind recesses on the north and southern walls and timber framed double hung windows on the western wall.

The kitchen located to the north of the large room on the ground floor has a modern kitchen fixtures and fittings but retains earlier simple plaster ceiling and deep flat coving. The kitchen is located adjacent to the original north western door and small porch. A modern bathroom is also located over this section of the building, however, retains earlier timber battened ceiling.

The two levels are connected by a carpeted timber stair with turned timber newel posts and balustrade and profiled handrail and timber panelled base. The stair is located in the central hall and extends up to a central landing accessing the bathroom and store room on the first floor of the rear wing. The stair returns and continues up to the first floor landing and main rooms (bedrooms) on the first floor.



Figure 3.26 The ground floor central entry hall and stair. The interior generally retains timber floor, rendered and set walls and timber joinery. The hall has simple plaster ceiling with deep, flat coving. The hall is bounded by four main rooms and also leads directly into the large ground floor room (former ballroom) on the ground floor. A leaded window on the stair landing remains a feature of the room.



Figure 3.27 The hall retains the original timber stair and details.



Figure 3.28 The front, north eastern room retains original high pressed metal ceiling and decorative coving and timber joinery and floor. A painted brick fireplace with simple timber mantle located on the western wall appears to have been modified. A photograph dated 1930 (**Figure 2.6**) shows the original fireplace, marble and timber surround. It would appear that the fireplace was modified as part of the early 1940s works to the building.



Figure 3.29 The front, north eastern room also retains the front bay window with moulded details to the arch. French doors, however, appear to have been added to access the northern verandah (c. 1941-1943)





Figure 3.30 The north western room on the ground floor of the main wing retains a high decorative plaster ceiling and original timber joinery. A window has, however, been modified with door added to access the northern verandah.



Figure 3.31 The room also retains what is assumed is an original timber fireplace surround, however, the fireplace appears to have been modified.





Figure 3.32 The front, south eastern room features a splayed fireplace with timber surround and pressed metal ceiling and timber joinery including timber panelled doors.



Figure 3.33 The south western room on the ground floor of the main wing has high pressed metal ceilings and original doorway to the front verandah return. The room also has a painted brick fireplace and breast and original timber joinery and windows.





Figure 3.34 The secondary, traverse hall at the junction of the main and rear wing on the ground floor has ripple iron ceiling with simple coving. An arch and side door (to small porch on north western façade) is located at the northern end, adjacent to the kitchen.



Figure 3.35 The kitchen located on the ground floor and northern side of the rear wing has modern kitchen cabinets, fixtures and fittings and simple plaster ceiling with flat coving (typical of 1930s-1940s which suggests the ceiling was replaced as part of the early 1940s works).





Figure 3.36 A modern bathroom is located at the southern end of the traverse hall of the ground floor of the rear wing.



Figure 3.37 The most notable feature of the rear wing is the central, double height space which has timber panelled ceiling, exposed timber trusses and high clerestory windows.





Figure 3.38 The large room also features blind recesses on the northern and southern walls. The walls have been rendered with similar finish to the exterior of the building. The room also retains a high leaded window on the eastern wall (below, top right, corresponding to the stair mid landing).



Figure 3.39 A small room with ripple iron ceiling is located to the south of the large room on the ground floor of the rear wing.





Figure 3.40 The stair and first floor landing/hallway which retains original pressed metal ceiling and timber joinery.



Figure 3.41 A deep window opening on the eastern wall of first floor hallway has been converted into a doorway and accesses the balcony over the front verandah.





Figure 3.42 The bedrooms on the first floor have pressed metal ceiling and also retain original joinery.



Figure 3.43 The rear landing (first floor of the rear wing) has a timber boarded raked ceiling with small store and modern bathroom at each end. Note the leaded window. The bathroom retains an early timber battened ceiling.



3.3 Summary analysis

Nos. 62-64 Mona Vale Road has not been listed as a heritage item. There are several heritage listed items located in this section of Mona Vale Road, including two Federation period dwellings located opposite, Nos. 67 and 71 Mona Vale Road. These buildings bookend the entry to Woodlands Avenue and are located on a slight rise and are visually prominent when travelling along the busy Mona Vale Road roadway.

The subject site has wide street frontage. The building remains one of the oldest buildings in the area and is also visible on approach, however, some views are obscured by the high fence, mature trees and plantings on the site and street.

The documentary and physical evidence shows that a number of changes have been undertaken to the building and site. The site, in particular has undergone successive subdivisions. A wide street frontage remains with garden area, particularly to the front (east) and northern sides of the building, however, the original estate has been reduced, in line with the general development of the area. The most recent subdivision of a small portion of land (in 1995) resulted in the separation of the original stable/ garage building which now remains on the site to the west (No. 11 Kywong Avenue).

It would appear that some upgrades and changes were undertaken in the early 1940s (c. 1941-1943) and one source also indicates internal works were also undertaken in c. 2004.

Changes to the building include the following:

- rendering of the original face brick facades;
- rendering and alteration of the roof over the front faceted bay,
- removal of the lightweight verandah roof and south eastern corner gable and addition of a rendered arched colonnade with solid balustrade and open balcony over;
- alteration of the ground and first floor openings and addition of an opening on the north eastern façade to access the verandah and balcony spaces (as part of the early 1940s work The style of the new doors would confirm this);
- replacement of the slate roof cladding with terracotta tiles and shortening of the two eastern chimneys;
- modification of the kitchen in the rear wing (possibly at least twice) and removal of the chimney over the northern section of the rear wing;
- alteration of fireplaces and surrounds;
- modification of bathrooms (assume c. 2004);
- addition and upgrade of paving and driveways (c. 1995-1996);
- addition of front fence, modern carport and swimming pool.

The 1943 aerial shows some planting along the street frontage and site perimeters and also one tree to the north of the house and stand extending from the near the north western corner of the house. It would appear that a number of trees have been replaced, added and matured since that time. Some landscaping has been added, however, the alignment of the original access and northern driveway remains (resurfaced c. 1996).

The various changes to the building and site represents the growth and development of the area and changing local trends and building occupier requirements.

The building appears in sound and very good condition. Despite the various changes the main form of the building remains highly intact. The front gable, part of the roof form and chimneys are visible from the street frontage and Federation period character also relates to the other prominent buildings in the immediate context and streetscape.

The internal layout of the building with main four rooms about the central hall on the ground and first floor levels remains with central landings and stair connecting to the rear wing. The rear wing also remains intact with large, double height space and clerestory windows and details.

The early internal fabric including various ceiling linings, timber joinery and floors and stair also appear to be in very good condition. Some minor cracks and past repairs are visible, however, these are minor.

The addition of the elements such as the carport and swimming pool has not detracted from the overall character and appearance or setbacks of the building. These elements are not visible from the street and are largely screened by trees and plantings.

4.0 Assessment of Significance

4.1 Evaluation criteria

The following assessment of heritage significance has been prepared utilising the current evaluation criteria established by the New South Wales Heritage Council.

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

The site and building are of local historic significance as part of an early subdivision and Federation period of development in the local area. Constructed in c. 1897-98 as a gentleman's residence it remains one of the oldest dwellings in the area and significantly retains a relatively wide street frontage. The various changes to the site and building represent the development of the local area and changing trends, standards of living and occupant requirements.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

The site is associated with early local land speculators and "farmers" including the Richard Hill and William Henry McKeown. The site and building are also associated with prominent local identities CM Buck, who constructed the house and Albert Reichard who also developed and subdivided that site. It is through Reichard and his association with the New Guard and Captain De Groot that there is a link with the opening of the Sydney Harbour Bridge that is of some historic interest.

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

The building is of aesthetic significance as a Federation style dwelling that despite some additions and alterations including rendering of the building facades, retains its original form, character and details, particularly the street facing gable and main roof form including main chimneys, open front verandah, bay windows and projecting entry and garden setting around the primary facades of the building. The rear wing also retains its earlier form and unusual raised section and original clerestory windows also the original side entry and porch.

The building also significantly retains its original internal layout, including four main rooms about the central hall on the ground and first floor and large room with the high double height ceiling and clerestory windows over also original and early ceiling linings, timber joinery and details.

The overall form and character of the building relates to other early buildings, notably prominent Federation period dwellings located opposite the site (Nos. 67 and 71 Mona Vale Road). Whilst largely screened by the high front fence and plantings, the upper level, roofscape and street facing gable are visible on approach and when travelling along Mona Vale Road and with Nos. 67 and 71 forms part of a visible group of large imposing villas within garden settings which make a positive contribution to the streetscape and area in general.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The site is of some social interest through its brief association with the New Guard, All for Australia League and Captain De Groot who played an unofficial but significant role in the opening of the Sydney Harbor Bridge.

The recent community nomination for heritage listing and concern over the future of the building demonstrates the high esteem with which the building is held by the local community.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The building generally incorporates standard construction materials and techniques and parts have been modified, however, has potential to reveal information about the Federation and inter-war period styles, building techniques and details.

The building appears to be the first to be constructed on the site, however, the archaeological potential is considered to be low with any early resources likely to have been disturbed by the construction of the building and various early outbuildings, subdivision and addition of driveways, plantings, pool and carport. The former stables remains on the neighbouring site to the west. Remains of any other early structures are not likely to reveal any new information which is not available elsewhere.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The Federation style of the building is not rare in the immediate context, however, the building is one of the oldest in the area and is part of a visually prominent and historic group.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments.
(or a class of the local area's cultural or natural places; or
- cultural or natural environments)

The building is a good, highly intact representative example of a Federation period dwelling.

4.2 Statement of Significance

Nos. 62-64 Mona Vale Road is of local historic and aesthetic significance as part of an early subdivision and as a largely intact example of Federation period gentleman's residence and Federation period development in the local area. Constructed in c. 1897-98 it remains one of the oldest dwellings in the area. Despite subdivision of the original estate, alterations and additions, the building significantly retains a relatively wide street frontage and large garden setting.

Whilst the original face brick facades have been rendered, the building retains its original one and two storey form, character and details, particularly roofscape and street facing gable, main chimneys, an open front verandah, front bay window and projecting entry also the original form and details of the rear wing including unusual raised roof section and original clerestory windows and original side entry and porch.

The building also significantly retains its original internal layout, including four main rooms about the central hall on the ground and first floor and large room with the high, double height ceiling and clerestory windows also original and early ceiling linings, timber windows, doors and joinery and details. The rendered details on the front façade also reflect the original brick details and features.

The various changes to the site and building represent the development of the local area and changing trends, standards of living and occupant requirements.

The overall form and character of the building relates to other early buildings, notably prominent Federation period dwellings located opposite the site (Nos. 67 and 71 Mona Vale Road). Whilst largely screened by the high front fence and plantings, the upper level, roofscape and street facing gable are visible on approach and when travelling along Mona Vale Road and with Nos. 67 and 71 forms part of a visible group of large imposing villas within garden settings which make a positive contribution to the streetscape and area in general.

The archaeological potential of the site is considered to be low. The building incorporates standard construction materials, techniques and details that illustrate Federation and Inter-war period details, but are not unique or rare in the local or wider context.

The site is of some historic and social interest by its association with the opening of the Sydney Harbour Bridge.

4.3 Significant elements

The following elements are considered to be of **high significance** and make a strong contribution to the significance of the place and should be retained and conserved:

- the overall form of the building, existing setbacks and relationship to the street and neighbouring buildings, particularly the former stable/garage structure located adjacent to the north eastern site boundary;
- the open garden setting around the building, particularly to the east and north of the building and mature trees;
- the two storey scale, roofscape including front gable and remaining chimneys and terracotta tiles also stepped form and roof details and clerestory of the rear wing;
- the open "wrap around" front verandah also front faceted bay and separate entry;
- the north western, side entry and associated porch but not the pebblecrete finish;
- pattern of openings, timber framed windows and doors and metal hoods on the lower openings western facade;
- timber framed windows and doors;
- the internal layout, including main and secondary corridors, landings and main rooms, fireplaces and fireplace breasts;
- the high ceilings and spatial qualities, particularly the double height ceiling and clerestory in the large room in the rear wing;
- original finishes including pressed metal, decorative plaster, ripple iron, timber boarded and battened ceilings, profiled timber skirtings and architraves, timber fireplace surrounds, exposed timber trusses and blind wall recesses and leadlight window in the large ground floor room and timber stair including balustrade and handrail and timber panelled base.

The following elements make some contribution to the significance of the place and are considered to be of **moderate significance** and should be retained, however, some alterations or adaptation is permissible;

- the central, feature palm tree to the north of the building which appears to be a replacement trees;
- the northern driveway which interprets access to the former stables/ garage but not the pebblecrete finish;
- the verandah archways and balconies which are part of the early additions to the building;
- the corrugated steel roof cladding and lightweight wall claddings; and
- the timber flooring, some of which has been replaced.

The following elements make no particular contribution to the significance of the place and are considered to be or relatively **low significance** and may be retained or replaced with care to the significant features;

- various fences and hedges, including the front fence and hedge;
- the pebblecrete eastern driveway, carport and associated slab;
- the swimming pool and associated landscaping and elements;
- modern ceramic floor tiles to the building entry and verandah spaces;
- the various security grilles and screens to openings;
- the modern kitchen and bathroom finishes, fixtures and fittings;
- modern services, lighting and fans and associated fixtures;
- pebblecrete and modern paving around the rear of the building
- fence, gate and steps along the southern side of the building.

There are no **intrusive** elements.

4.4 Curtilage

The original house site comprised of four large allotments with long street frontage and open fields and paddocks surrounding the building and associated structures. The original house site has undergone successive subdivisions with subject site created as a result of boundary adjustment and subdivision in 1995. The subdivisions of the surrounding area resulted in the construction of a number of dwellings around the site, each of which are located close to the shared boundaries.

The house was designed to “address” the street frontage and also originally the surrounding garden and paddock area. An open verandah with corner feature wrapped around the south eastern corner of the building and faced the open area and paddock area to the south east. The various subdivisions and early additions and alterations (c. 1941-1943) changed the nature of the front verandah and introduced a northern aspect (verandah and balcony facing north).

The house retains a relatively wide street frontage which interprets the earlier estate and enhances the setting and significance of the building. The wide frontage and re-amalgamated site (two separate allotments) allows for a larger garden setting and “breathing space” around the building, particularly to the front and northern sides of the building which the building now faces.

An open setback, particularly to the front and northern sides of the building should be retained. No new development or buildings should ideally be constructed in front and to the north of the building. Secondary and small scale structures and elements may be considered within this area, provided that they do not detract or obscure the features of the front façade and its overall presentation.

The recommended curtilage is the site boundaries. The extended and visual curtilage should also include the former stable/ garage structure to the north west of the building and heritage listed buildings located opposite the site (Nos. 67 and 71 Mona Vale Road) in recognition of their association with the site and street and townscape qualities.

5.0 Conclusion

5.1 Summary & recommendations

In summary Nos. 62-64 Mona Vale Road is considered to be local cultural significance and should be listed as a local heritage item in the Ku-ring-gai area.

The reasons for listing are as follows:

- the building is one of the oldest remaining, larger houses in the area and has local historic and aesthetic significance;
- it retains a sense of its larger site, wide street frontage and a garden setting;
- the building retains the original form and Federation stylistic details including building roof form and main chimneys and unusual stepped roof and detail of the rear wing and the early 1940s additions contribute to that character;
- the building retains its original internal layout and original and early internal linings, finishes and details; and
- the building forms part of a group of larger Federation period dwellings within garden settings that make a positive and strong visual contribution to the Mona Vale Road streetscape and area.

The association with De Groot and the opening of the Sydney Harbour Bridge is of some historic and social interest, however, had no real impact on the development of the building or the site or history and development of the local area. It would appear that Mr Reichard and De Groot were acquaintances and De Groot visited the site, however, no major events actually took place on the site. The use of the Reichard's horse, Mick, is interesting and displays the association between the two men and their affiliation with the New Guard, however, also is of relatively minor significance.

The existing building height, form and character should be retained and conserved. Elements identified as being of high and moderate significance should be retained, with works restricted to repair and reconstruction to match with like materials and details. Elements identified as being of moderate significance may be adapted, provided any changes are carefully considered and that there is no impact to any highly significant elements or features. Elements identified as being of low significance may be retained or replaced as required with care.

The identified significance does not preclude any further changes to the building and site. Any changes, such as change of use should retain highly significant elements and ideally make use of existing planning and spatial qualities of the building and should be a "good fit" so that any intervention such as introduction of additional services that may be required is minimised.

Alterations and additions may be considered to the rear and possibly northern side of the building, however, should be secondary to the main building form and details and retain highly significant features and visibility and interpretation of these elements.

The early face brick gable roofed stable/ garage structure now located at the rear of No. 11 Kywong Avenue should also be retained and conserved due to its association with the site. It is recommended that the building also be considered as a potential heritage item.

6.0 Appendix

6.1 SHI form

