

Heritage Data Form

ITEM DETAILS						
Name of Item	"Hillcrest" including interiors and garden setting					
Other Name/s Former Name/s	"Hillcrest Flats", formerly the semi-detached residences "Dalkey" and "Bianopa"					
Item type (if known)	Residential apartment building, adapted from two semi-detached residences					
Item group (if known)	-					
Item category (if known)	Built					
Area, Group, or Collection Name	-					
Street number	780-786					
Street name	New South Head Road					
Suburb/town	Rose Bay				Postcode	2029
Local Government Area/s	Woollahra					
Property description	SP 30455					
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner	Private					
Current use	Residential apartment building comprising six apartments					
Former Use	Formerly two semi-detached dwellings					
Statement of significance	<p>"Hillcrest", No.780-786 New South Head Road, Rose Bay, is the residential flat building built c.1890 as a pair of semi-detached dwellings originally known as "Dalkey" and "Bionopa", and converted to six flats in the early 1900s. It is of Local heritage significance within the Municipality of Woollahra for its historic, aesthetic, and associative values, particularly within the Rose Bay locality. Within its locality and LGA context it also demonstrates a rarity of its type, design, and developmental history and context, supported by its relative integrity.</p> <p>Built by the prominent businessman and local alderman Morrice Alexander Black, the building was the first to be built in the lands subdivided in 1889 from Black's "Tivoli" Estate. Adopting an urban form of semi-detached dwellings, usually seen in more closely developed city and urban streets, the building took advantage of its harbourside site to present as a prestigious "marine villa" set in complementary gardens like its earlier grand but distant neighbours. However, in the context of increasingly closer subdivision and greater densities, with purpose-designed flat buildings becoming the first-builds on surrounding lots, the two aesthetically designed, Victorian Italianate semi-detached houses became four and later, six flats - sold and successively owned by investors.</p> <p>Renamed "Hillcrest", the building remains significantly intact despite its adaptive re-use, and retains key dimensions and qualities of its original spacious garden setting, to maintain its historic and aesthetic contextual significance. "Hillcrest" contributes distinctively to the locality in which it is a landmark and an interpretable milestone of evolving development.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>		

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DESCRIPTION	
Designer	The original architect or designer of the building is as yet, unidentified.
Builder/ maker	The identity of the builder of " <i>Hillcrest</i> " is as yet unidentified.
Physical Description	<p>Form and Setting</p> <p>"<i>Hillcrest</i>" is sited on elevated ground at the transition from Rose Bay to Vaucluse, on the outer side of the curve of New South Head Road. The building is set below the level of the boundary, footpath and road, upon a platform likely to have been excavated and benched so that it sits into its site. Of its three levels, only the uppermost floor, immediately under its roof, and the gables of the roof itself, are apparent from the frontage and New South Head Road. Its original main floor, now the "middle" floor, and the basement level, are concealed by the dramatic level change between the street frontage and the site.</p> <p>The building originally comprised a pair of substantial, semi-detached mansion-residences, each comprised of a ground (or main) floor level with reception rooms; a first or upper floor of bedrooms; and a basement level in which were the kitchens and service areas. Their floor plans were mirror-reversed either side of the central dividing wall, with the central stair of each house placed against the central wall, and approached from side entrance porches. The later basement modification drawings prepared by A. Lanyon Clark in 1922-23 do not suggest the main stairs continued internally down to the basement kitchens and services, or that there was a separate service stair.</p> <p>The building was generously sited upon two lots, with both lots originally extending to Dumaresq Street. Subdivision brought the northern boundary closer to the building and later flat buildings stand close across the fence, on these former parts of the "<i>Hillcrest</i>" site. Generous side setbacks allowed for the spacious overall garden setting which the respective dwellings retain, and their architectural design and detail shows the building was clearly designed to present "in the round" – appreciable as a building whose elevations were all considered, and placed within a garden setting allowing all its "sides" to be appreciated.</p> <p>Both side gardens appear to retain some older planting and structural elements, though each has been internally divided (close to the house) with timber fences to establish more private courtyards. Notably the side gardens provide verdant outlooks for both the residents and neighbours, as well as the enduring setting of the building.</p> <p>The street frontage retains most of the (likely-original) iron palisade fence with masonry base and modelled, elaborately pierced stone entry gates at each side boundary corner. Stone steps which would have led down to the front entries at each side, are now disused. The central section of the fence has been replaced through the provision of a concrete entrance bridge, spanning across to former balconies, now the front entries to the upper most flats Nos. 1 (west) and 2 (east). The 1948 aerial photograph shows a central, post-supported entry bridge, possibly of timber construction, with the palisade to the left of the bridge still intact, and palms in the garden. This bridge has been replaced with the current concrete bridge, and a large, concrete, open car standing bay has been built to its west, at grade with the footpath, and with a lattice-enclosed storage area beneath.</p> <p>Even with the subdivision of its original curtilage and the development of Inter-War flats and houses in its vicinity, "<i>Hillcrest</i>" is apparent as an unusual survivor of the earlier development of its locality, older in style and set in what are now unusually expansive gardens which complement the building while lending to the setting and amenity of its neighbours.</p> <p>Design and Construction</p> <p>The building itself is of rendered brick and masonry construction, originally with a slate roof, now replaced with concrete tile cladding. Stylistically, the building combines Victorian period, Italianate Revival features popular in the latter half of the Nineteenth Century, with references to the later Queen Anne Revival, Aesthetic Movement fashion. This eclecticism emerged during the 1880s and presaged the still-later Edwardian-Federation and Arts-and-Crafts styles, with exposed brickwork and timber</p>

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	<p>detailing and trim. In Sydney, the work of the Blacket and Mansfield families of architects personify the former Revival styles, while that of Horbury Hunt – engaged by Black for the rebuild of “<i>Tivoli</i>” - forecasts the latter.</p> <p>The whole form and arrangement of “<i>Hillcrest</i>” is that of two dwellings, symmetrical about the central dividing wall. The roof presents pitched faces to all sides with a common ridge line circumscribing an internal roof flat. Gables above the projecting bays on the street frontage emphasize the two dwellings, with a particularly distinctive touch in the curve-braced and spindled timber joinery gable screens. A centreline-placed, end-on shared chimney adds to the effect. The front bays also feature typically Victorian, half-hexagonal bay windows, common to the ground and first floors, enhancing the space and light of the front south-facing rooms.</p> <p>To each side, a hip-roofed lateral projection carries out the interiors of the principal rooms to each floor, and allows each house a square, arcaded porch at ground level, with balustered parapet and extending the themes of the arches and enclosing masonry balustrades of the balconies to front and rear. The north elevation of the house, facing and opening to the Harbour, features a grand, full width, arcaded ground floor veranda - its arches supported on fine, cast iron columns - surmounted by a lighter veranda of squarish line with lighter iron columns to the first floor bedrooms. The circular arches and substantial columns of this manner were occasionally described in the day as “<i>Romanesque</i>” references. The layering of verandahs significantly enhances the grandeur and “<i>marine villa</i>” allusions of the dwellings.</p> <p>The elevations to the upper residential floors of the house are mock-ashlar scribed render into which vertically proportioned timber sash windows are set. The wall surfaces are enlivened and weighted by string courses and sill mouldings which are reflected in the eaves above by bracketed eaves consoles and heavy moulded trim. The basement level of the house is emphasized with finely wrought, grooved rustication of its wall surfaces. The overall impression is of considered, substantial, quality detailing, and a building designed with regard to all its sides.</p> <p>At the northwest and northeast corners of the building are found more recent basement level additions to the flats Nos. 5 and 6 – hipped roof, masonry walled additions providing new kitchens and living areas, accompanying the upgrade in fit- out of this level. A further timber framed and glazed “<i>conservatory</i>” addition has been made to flat No 5.</p> <p>Internally</p> <p>The building now comprises six flats with two on each level, such that each former dwelling now provides three apartments. The main stair between the mid and upper levels has been removed and bathrooms have been created through part-use of the stair hall and entry hall spaces. With the exception of the basement levels, the mid and upper floors feature identical arrangements with kitchen-living-dining rooms located to the westernmost rooms overlooking the Harbour to the west. The basement levels have seen more free adaptation of their original service spaces than the upper floors of the building, where more of the original floor plans can be interpreted than in the basements.</p> <p>In their detail and finishes each of the apartments now present differently. On the upper and mid floors, more original detail survives, with ceilings, cornices, mouldings and finely wrought timber mouldings and joinery surviving. Some of these are distinctive, such as the Mediaeval-referenced staff moulds, imitating attached Romanesque/Gothic piers.</p>
Physical condition and Archaeological potential	<p>Condition</p> <p>Overall the building appears externally to be in a sound, well managed and maintained condition. Some minor localised deterioration of areas of masonry and render is evident, as is the deterioration of some of the metal columns to the porches and balconies/verandahs. One column to the north-west corner of the building has been replaced in a temporary manner by a modern steel section post. The western porch at ground level has been part-enclosed with a pragmatically fitted sheet of clear corrugated synthetic roofing. Service conduits, and some plant items such as small air conditioning units are attached to external walls in an ad-hoc manner. Typically of such buildings, there are insubstantial accretions which could be removed. Paintwork is good but in need of cyclic maintenance attention.</p>

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	<p>Fencing which delineates the individual flat outdoor areas is in mostly sound condition. The enclosed storage area under the car parking hardstand is somewhat informal in presentation, and hard landscape elements of the grounds and gardens, and the extensive planting, appear to require extensive maintenance. Pathways and retaining wall structures may require attention. Sections of the front boundary iron and masonry palisade fence have been destabilized and enveloped by tree growth.</p> <p>Internally, from the inspection of the four flats conducted for this assessment, the interiors are presented in a variously sound condition, ranging from well-presented, to high quality, recently-renovated condition. Fitments and internal finishes are in good to excellent order and obviously maintained to good/high standards.</p>					
Construction years	Start year	1889	Finish year	1999 (to date)		<input type="checkbox"/>
Modifications and dates	<p>Constructed 1889-1890 for Maurice Black, on part of the former <i>Tivoli</i> Estate. Converted to four flats by Charles Matthews in August 1919; the entrance bridge to the top level possibly built in timber as part of these works. Thomas Jesson renames the building "Hillcrest" and converts the basement into single bedroom flats in 1924 (BA549/1924). Charles Bland, builder, resubdivides the property into three lots in 1925. In 1985 the building is strata titled becoming SP 30455. The pool is built in 1987. A "conservatory" addition is made to Flat 5 in 1992. The car standing space ("carport") and storage undercroft are added 1998-1999 (BA179/1985)</p>					
Further comments	The construction date for the present concrete entry bridge is yet to be clarified.					

HISTORY

Historical notes (prepared by Mark Dunn)	<p>First Land Grant and subsequent ownership</p> <p>In August 1812, Samuel Breakwell, a free emigrant to Sydney was granted 60 acres of land in what would become Rose Bay overlooking the harbour. He named his estate Tivoli after his birthplace in Ireland. Breakwell had arrived free in 1802, and until 1812 served as the valet of former Sherriff of Cork, Sir Henry Browne Hayes. Hayes, a prominent and wealthy citizen of Cork had been tried for abducting an heiress in Ireland and transported to Sydney for life in 1802. In Sydney, Governor King allowed him to purchase land at South Head and establish a farm, which he named Vacluse. In 1812 Hayes was awarded a full pardon, sold his Vacluse estate and returned to Ireland. Breakwell, having secured his Tivoli estate left Sydney in company with Hayes, with both men returning to Ireland and settling back in Cork. Breakwell's Tivoli Estate in Sydney remained undeveloped until 1830 when Adam Hayes, the nephew of Sir Henry Hayes, was given the Power of Attorney to sell both the Tivoli estates, which was sold to Thomas Horton James of Sydney.ⁱ</p> <p>Horton soon subdivided and sold the estate, with an 18 acre portion being purchased by Captain William John Dumaresq. In 1842, Dumaresq built his house which he named Tivoli, the first building to be erected on the estate. Dumaresq, the brother-in-law to Governor Ralph Darling, had arrived in New South Wales with his regiment in 1825. He was granted land in the Hunter Valley, which he named <i>St Aubins</i> close to his brother Henry's grant (who was Darling's private secretary). Dumaresq was provisionally appointed as civil engineer, inspector of roads and bridges and later recommended by Darling to be assistant surveyor-general, although none of these appointments were confirmed by the British Government. In 1829 Dumaresq retired from public life to his St Aubins estate until the purchase of <i>Tivoli</i>. After the construction of his Sydney residence, Dumaresq lived at <i>Tivoli</i>, representing the Hunter Valley in the Legislative Assembly until 1856. With his wife's death at Tivoli in 1866, Dumaresq moved to live with his daughter in Queensland until his death in 1868, whereupon the <i>Tivoli</i> house and land transferred to his son William.ⁱⁱ</p>
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In 1881 the *Tivoli* Estate was transferred to Maurice Alexander Black, an actuary of the Australian Mutual Provident Society (AMP). Black had arrived in Sydney from Scotland with his wife and four children, plus maid, in 1868 to take up his position with AMP.ⁱⁱⁱ In 1881 Black subdivided part of the *Tivoli* Estate, leaving the main house surrounded by 13 acres, and the following year he replaced the original house with a new dwelling designed by John Horbury Hunt. In 1882 Black was also elected to the Woollahra Municipal Council as an Alderman for the Bellevue Ward.^{iv}

Hillcrest House

In 1889 Black subdivided more of the estate, creating Lots 17 & 18 upon which *Hillcrest* would eventually be built. At the time, Black retained ownership of part of the estate including Lots 17 & 18. In June 1890, Black advertised the sale of two new semi-detached residences just completed on part of the *Tivoli* estate, with views over the harbour below. The new dwellings were described as being built of brick on concrete, with slate roofs and spacious throughout. The basement of each including a hall passage, kitchen, scullery, washhouse, storeroom, wine cupboard, lift space, pantry, servants room and was connected to the city water and gas supply. On the ground floor was a verandah, porch, hall, drawing room, dining room, library, alcove and hat stand recess, while the first floor of each had 3 bedrooms, a fourth small bedroom, linen press and balcony. The advertising noted the proximity of both the omnibus and the ferry wharf, while noting that each house was of special merit in design and comfort, highly finished throughout with no expense spared.^v The two adjoining houses were named *Dalkey* and *Bianopa*.

In August 1890, before the sale could be completed on either of the new semi-detached dwellings, Black died and what remained of the *Tivoli* estate was managed by his Trustees. In a suburb that was developing a reputation as an area of large, exclusive houses, the two new semi-detached dwellings were perhaps unusual for the time in that they were built to rent. *Bianopa* was leased to Alfred Matchem Jenkins and his three daughters and *Dalkey* to Jonathon Leaver. Although a number of tenants were listed as occupying *Dalkey*, the Jenkins sisters remained in *Bianopa* after the death of their father in 1909 until at least 1915.^{vi}

In 1911 the two houses were advertised for sale, although neither sold until they were transferred to Charles Matthews in 1915. A notice for the proposed sale in November 1911 in the *Sydney Morning Herald* described the building as being 2 semi-detached residences with rendered cement brick walls and slate roofs, each containing 7 rooms plus offices and balconies and having frontage to New South Head Road and Dumaresq St.^{vii} Matthews converted the two dwellings into flats before he died in August 1919. His estate placed the building on the market the following year in October 1920. Once again newspaper descriptions were published for prospective buyers. The two semi-detached dwellings were described as being substantial buildings of brick, comprising 4 up-to-date residential flats with hall, kitchen, living-room, bathroom with porcelain bath and basin, two bedrooms and all modern conveniences. They each had a sub-basement area that could be converted to an extra flat and would make ideal residential flat investment properties.^{viii} It was likely at this time that a short entrance bridge was built to give access to the top floor flats from New South Head Road.

Between 1920 and 1924, the property was transferred four times, first to Harold Kent in July 1920, then Solomon Oppenheim in December 1920, then to Thomas Jesson in 1921. Jesson renamed the building to *Hillcrest* and in 1923 converted the sub-basement areas of each into single bedroom flats. When Jesson died in c1924, the property was transferred to his widow Clara as a joint tenant with two others before being sold once more to the builder Charles Bland. Bland subdivided the remaining land into three allotments in 1925.^{ix}

For the remainder of the Twentieth Century and until recent years, *Hillcrest* has continued to be largely leased to tenants, going through a series of owners during the period. More recent changes to the property include the installation of a pool in 1987, the addition of a conservatory to Flat 5 in 1992, which was later converted to a kitchen, and the erection of a carport in 1998-1999.^x

¹ <http://irishwattle.blogspot.com/2010/04/spotlight-on-samuel-breakwell.html>

¹ <http://adb.anu.edu.au/biography/dumaresq-william-john-2239>

¹ Shipping Arrivals, *The Empire*, 10 December 1868, p2

¹ The Woes of Woollahra, *Evening News*, 14 August 1889, p.3

¹ *Sydney Morning Herald*, 28 June 1890, p.15

¹ 778-780 Local History File, Woollahra Library Local Studies collection

¹ *Sydney Morning Herald*, 4 November 1911, p27

¹ *Sydney Morning Herald*, 23 October 1920, p17

¹ Certificate of Title: Vol 949 Folio 246

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	¹ Woollahra Municipal Council Development Application search
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THEMES	
National historical theme	4. Building settlements, towns and cities
State historical theme	Towns, suburbs and villages (local) Accommodation (local)

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>"Hillcrest" is one of the earlier independent residential buildings built in the Rose Bay area - not the centre of a grand estate, but erected upon two generous but smaller sites created in the subdivisions of one of the grand estates – that being "Tivoli". Styled as a "marine villa", a substantial residence erected with prospects to and from the Harbour, the building was unusually built as a pair of semi-detached dwellings, of a high quality, intended for well-to-do occupants. It has survived amidst the more modern dwellings and residential apartment buildings that now characterise its locality, a very individual and unusual part of its history. It survives to demonstrate that short period of development in which the burgeoning city, improving access and the demands for housing drove across the landscaped settings of homes built by Sydney's wealthy elite (and entrepreneurs).</p> <p>"Hillcrest" is considered to have local heritage significance under criterion (a), and is considered to meet all three inclusion guidelines at a local level of significance.</p> <p>The building is not considered to have a State level of significance, not known to have been celebrated or influential at a State level.</p>
Historical association significance SHR criteria (b)	<p>"Hillcrest" is most directly associated with Morrice (Maurice) Alexander Black, whose estate trustees sold the just-completed building after Black's death. The Scottish-born, 'head-hunted' actuary of the AMP, Black acquired the "Tivoli" estate in 1881- named thus by the original grant recipient of the land, Samuel Breakwell, and formerly the site of the house built upon the land by Capt. William Dumaresq in 1840. In 1882 Black was elected to Woollahra Council as the alderman for Bellevue Hill. On construction "Dalkey" and "Bionopa" became the near neighbours of Black's Horbury Hunt designed mansion "Tivoli", built upon the existing earlier house in 1882. Joseph Pearce, who owned "Tivoli" from 1892, occupied "Dalkey" in 1900.</p> <p>These names and milestones revolving around the history of the building are important associations and support arguments for its pivotal role and marker-presence in the development of its locality across the Nineteenth and Twentieth Centuries. It is considered that these associations, particularly with Morrice Black, and the Tivoli Estate and its role in the development of Rose Bay, mean that the house satisfies Criterion (b) for listing at a Local level, but not for State listing.</p>
Aesthetic significance SHR criteria (c)	<p>"Hillcrest" is a striking, impressive, Late Victorian period pair of semi-detached residences, unusually (in its context) built for rental and capitalising upon the potential of its site to present as a "marine villa". Substantially built and ambitious in both architectural terms and aesthetic character, the building retains the capacity to demonstrate its story of aspirational design, development and evolving occupation, despite the building having had its site more closely subdivided and the development of its once-open surroundings. Complemented by its gardenised side setbacks, which were central to its prestigious presentation, which have survived to provide a complementary setting for the building, and which emphasise its presence in its densely developed context, "Hillcrest" is a remarkable survivor whose fabric and setting demonstrate its story.</p> <p>Its exteriors are still markedly intact and capable of enhancement to support its continued use, as are its interiors, which have sustained various changes in the building's conversion to flats, but remain significant in their capacity to demonstrate the building's story and heritage importance.</p> <p>"Hillcrest" is considered to meet the thresholds for Local Significance within the Woollahra LGA, against Criterion (c). Aesthetically distinctive, a landmark in both the physical and temporal sense,</p>

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	<p>"Hillcrest" is a strong statement of taste, style, and concept. However, it is not considered to demonstrate a State level of significance against this criterion.</p>
<p>Social significance SHR criteria (d)</p>	<p>While no special advocacy has emerged in support of the building for spiritual or natural history reasons, the proposed demolition of "Hillcrest" has elicited a strong response from neighbours and nearby residents who have made submissions to Council in opposition to the proposed demolition. The community perception of heritage value in the building, together with its contribution to the amenity and understanding of the local area's history, have in this way, been communicated to Council in opposition to its proposed loss. While not conclusive evidence of "social significance", this supports the likelihood of further investigation establishing a degree of social value.</p> <p>"Hillcrest" may meet the thresholds for Local Significance within the Woollahra LGA, against Criterion (d), on further specific investigation. It cannot be asserted at this time.</p> <p>It is not considered to demonstrate a State level of significance against this criterion.</p>
<p>Technical/Research significance SHR criteria (e)</p>	<p>"Hillcrest" may have a potential local significance against this criterion, as a "reference site" of its type, through its pivotal place in the local history in which it is prominent. However, more enquiry would be necessary to confirm this value. Its site is unlikely to hold archaeological interest, other than of the building and its garden.</p> <p>Therefore, "Hillcrest" may be proven to meet the thresholds for Local Significance within the Woollahra LGA, against Criterion (e), particularly as a "benchmark, reference example of its type", but it cannot be asserted at this time.</p> <p>It is not considered to potentially demonstrate a State level of significance against this criterion.</p>
<p>Rarity SHR criteria (f)</p>	<p>Within its local area, and within the Woollahra LGA, "Hillcrest" appears to be a rare and unusual example of its type – a substantial pair of semi-detached residences, built for rental as prestigious, aspirational homes presented as a harbourside "marine villa". The building is still visible from the Harbour, and retains its outlook to the Harbour, albeit diminished.</p> <p>It is also a building of unusual historical prominence in the development of its locality, in which it remains a prominent marker of historical development processes.</p>
<p>Representativeness SHR criteria (g)</p>	<p>"Hillcrest" is an unusual, representative exemplar of its type within its local area and the Woollahra LGA, being important not only for its rarity, but also for its related illustration of the course and pattern of development of local history, relative integrity and authenticity, and relationship with its setting. The retention of this capacity to demonstrate its unusual nature and design, as well as its place in local history, makes the building distinctive within the municipality.</p> <p>"Hillcrest" is considered to meet the thresholds for Local Significance within the Woollahra LGA, against Criterion (g).</p> <p>It is not considered to demonstrate a State level of significance against this criterion.</p>
<p>Integrity</p>	<p>The exterior form of "Hillcrest" is essentially intact, with legible changes having been made in the concrete entry bridge and the parking 'carport', with impacts on the original palisade fence. At basement level, interpretable additions have been made to the NE and NW corners. Its roof cladding has been changed, but its roof form remains.</p> <p>The curtilage of the building has been altered through subdivision on its harbour side and its setting reduced by the subsequent development of those sites, but the building's side setbacks and their garden space have been retained, and they support key enduring aspects of its presentation and character. Their spaciousness and planting make the property distinctive in its now developed context. The building retains some view lines to the harbour, and can still be seen from the harbour.</p> <p>Internally, through its conversion the building has lost some of its interior integrity, but the floor plans of its principal levels are still readily understood, and their significance supported by retained spaces and architectural detail of interest. Its bathrooms and kitchen fit-outs are of various periods, consistent with its evolving use.</p> <p>In short, the relative integrity of "Hillcrest" both supports and emphasises the understanding of its fabric and development history. It could be enhanced by future works.</p>

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HERITAGE LISTINGS	
Heritage listing/s	<p>nil</p> <p>Statutory</p> <p>"Hillcrest" is not identified as a local heritage item, nor is it located in a Heritage Conservation Area, on Schedule 5 of the <i>Woollahra Local Environmental Plan 2014</i> (LEP 2014).</p> <p>"Hillcrest" is not identified as a heritage item on the NSW State Heritage Register (SHR).</p> <p>Non- statutory</p> <p>"Hillcrest" is not listed on the NSW National Trust Register.</p>

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage Significance Assessment	Robert A Moore Pty Ltd Architects and Heritage Consultants for Woollahra Council	"Hillcrest", 780-786 New South Head Road, Rose Bay ; Heritage Significance Assessment—Draft Report October 2020	2020	Woollahra Council
	Refer Bibliography attached			

RECOMMENDATIONS	
Recommendations	<p>The assessment of the heritage significance of "Hillcrest", comprising the house, its interiors, and garden setting, concludes that the property as a whole meets the threshold of LOCAL heritage significance and should be listed as a local heritage item in Schedule 5 of the <i>Woollahra Local Environmental Plan 2014</i>. The property is not considered to be of State heritage significance, or likely to be so found.</p> <p>The heritage significance assessment concluded that the property meets the threshold for heritage listing on historical, associational, and aesthetic values, and that it is rare, representative of a type of dwelling – the "marine villa" - once fashionable and important in the development of Sydney's harbourside lands and later, suburbs. Such houses are uncommon on a local level. Further research and analysis may also confirm that social, research and rarity values are present – but no testing has been conducted to date. The history of the building and its setting, the physical fabric of its construction, combined with the documentary evidence found thus far, together illuminate its construction, development, and its heritage significance.</p> <p>As a large property in a densely occupied, redeveloping part of Sydney, it has come under pressure for redevelopment. Unless its significance is protected by heritage listing and/or development controls, such pressure will continue to arise. The care and ongoing use of the property will require sensitive consideration of its identified values and their consequences in the planning of a strategy for its deserved conservation. The Heritage Significance Assessment provides the necessary basis on which to plan appropriate heritage outcomes. In due course, a Conservation Management Document is to be prepared for the site to guide its ongoing conservation and any future adaptive reuse.</p>

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SOURCE OF THIS INFORMATION			
Name of study or report	—Heritage Significance Assessment—Draft Report February 2018	Year of study or report	2020
Item number in study or report	N/A		
Author of study or report	Robert Allan Moore of Robert A Moore Pty Ltd Architects and Heritage Consultants for Woollahra Council		
Inspected by	Robert Moore (Robert A Moore Pty Ltd), Kristy Wellfare (Woollahra Municipal Council)		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Robert Allan Moore Robert A Moore Architects and Heritage Consultants	Date	November 2020

ⁱ <http://irishwattle.blogspot.com/2010/04/spotlight-on-samuel-breakwell.html>

ⁱⁱ <http://adb.anu.edu.au/biography/dumaresq-william-john-2239>

ⁱⁱⁱ Shipping Arrivals, *The Empire*, 10 December 1868, p2

^{iv} The Woes of Woollahra, *Evening News*, 14 August 1889, p.3

^v *Sydney Morning Herald*, 28 June 1890, p.15

^{vi} 778-780 Local History File, Woollahra Library Local Studies collection

^{vii} *Sydney Morning Herald*, 4 November 1911, p27

^{viii} *Sydney Morning Herald*, 23 October 1920, p17

^{ix} Certificate of Title: Vol 949 Folio 246

^x Woollahra Municipal Council Development Application search

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

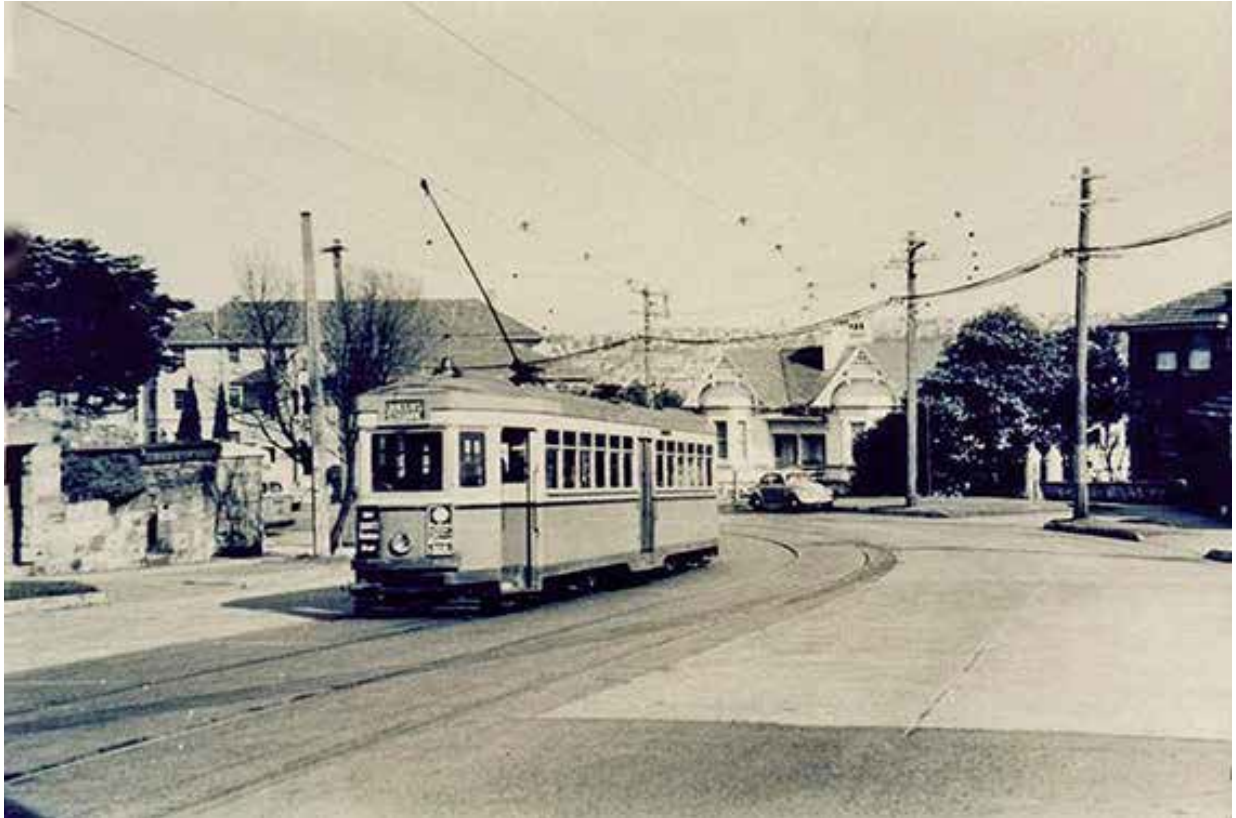
Image caption	Enlargement of c.1948 aerial photo showing the twin-gabled roof form of "Hillcrest" in centre, with the former mansion "Tivoli", developed into Kambala School, at lower right.				
Image year	c.1948	Image by	SLNSW-Milton Keys Collection Item 32	Image copyright holder	SLNSW



IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

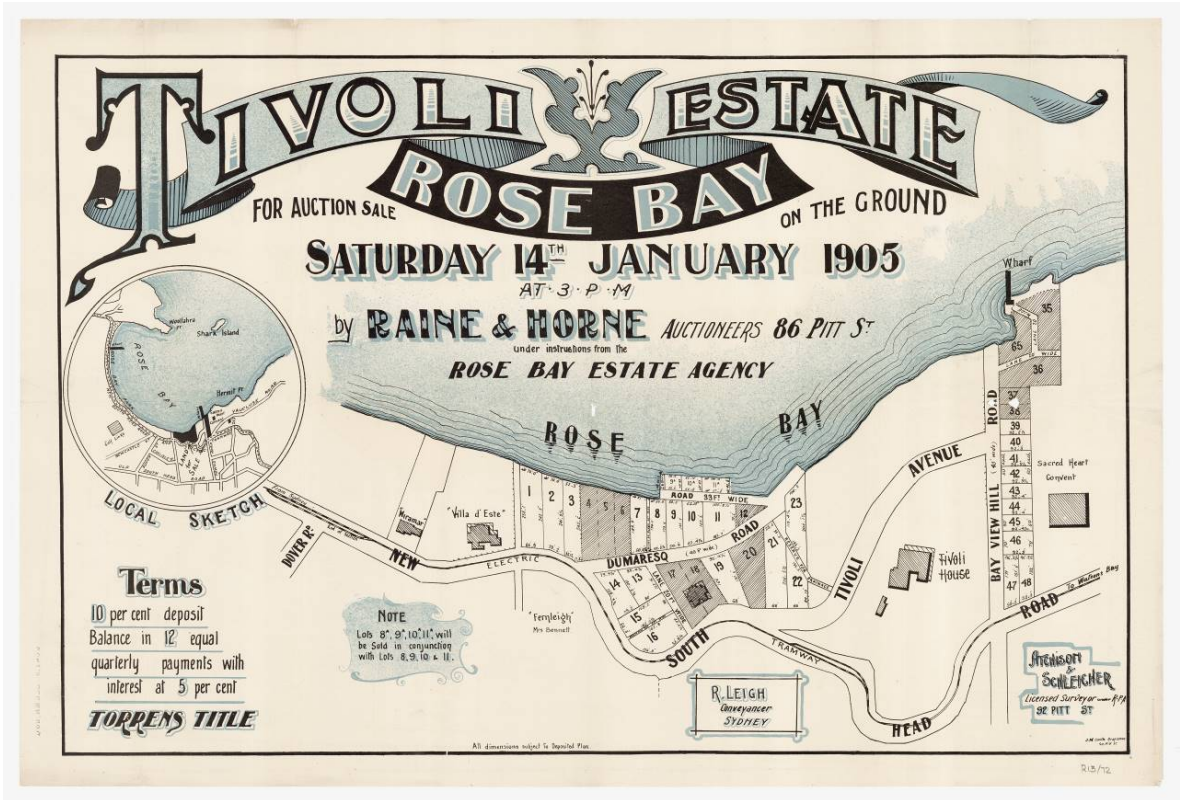
Image caption	"Hillcrest" with its front double gable clearly visible in centre background				
Image year	c.1959	Image by	Woollahra Local Studies Collection	Image copyright holder	WLSC



IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

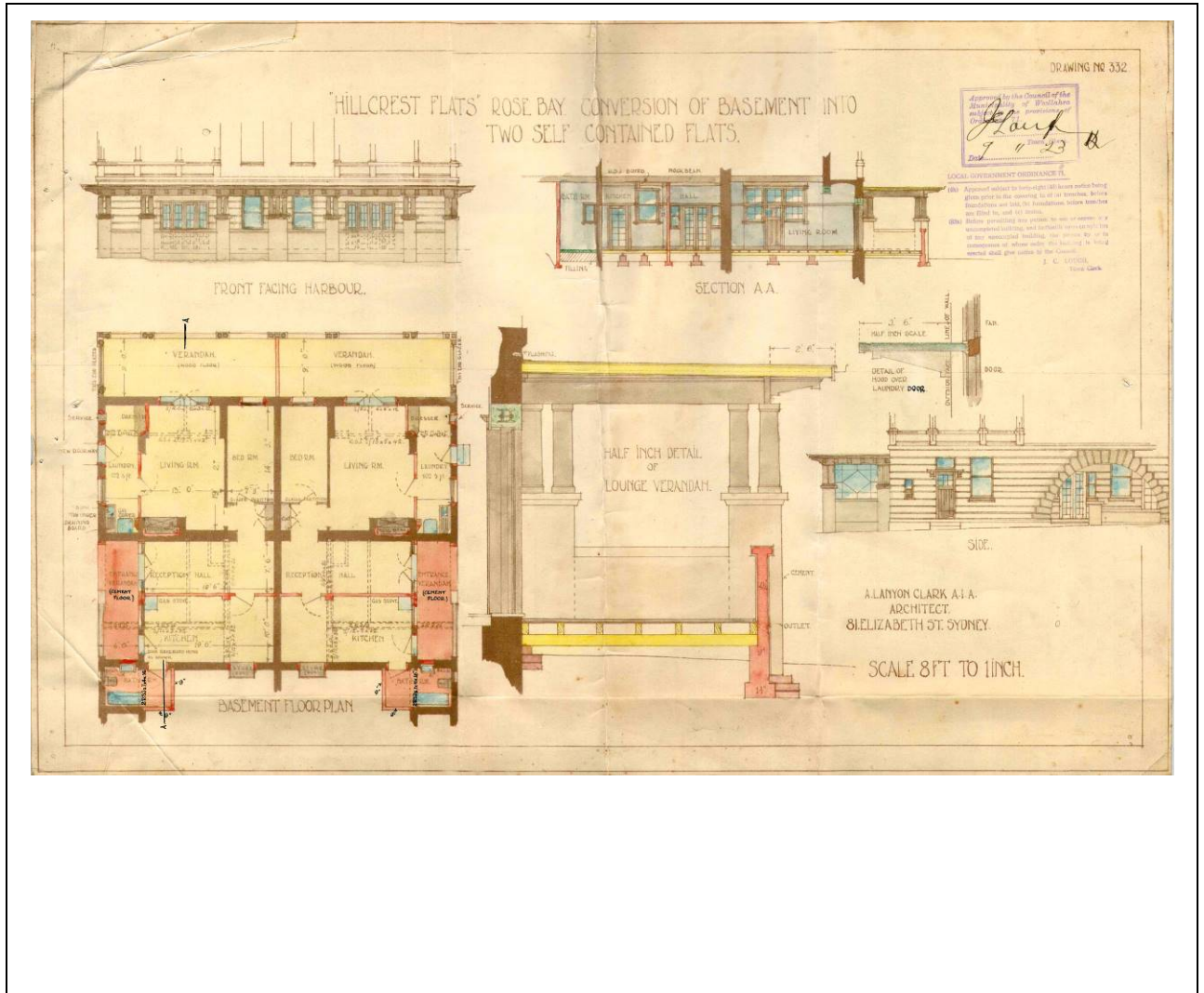
Image caption	A 1905 subdivision plan of the "Tivoli" Estate, Rose Bay, showing "Hillcrest" as the two separate dwellings "Dalkey" and "Bianopa" built on Lots 17 and 18. The plan shows it was one of the earliest buildings constructed on the "Tivoli" Estate, taking full advantage of views over Rose Bay and the harbour.				
Image year	1905	Image by	State Library of NSW	Image copyright holder	SLNSW



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Please supply images of each elevation, the interior and the setting.

Image caption	The Building Application plan for the conversion of the basement areas of “Hillcrest” into two individual flats. The two dwellings forming the building had been converted into four flats c1920 and the complex renamed “Hillcrest”. (Source: Woollahra Municipal Council)				
Image year	1923	Image by	Woollahra Municipal Council	Image copyright holder	WMC



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Please supply images of each elevation, the interior and the setting.

Image caption	"Hillcrest" Entry Bridge to the top floor Flats 1 and 2				
Image year	2020	Image by	Robert Allan Moore	Image copyright holder	Robert Allan Moore



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Please supply images of each elevation, the interior and the setting.

Image caption	“Hillcrest” : view of SE corner with former entry porch at right, and entry bridge to the top floor flats at left. Note moulded string courses, balusters and supporting eaves consoles.				
Image year	2020	Image by	Robert Allan Moore	Image copyright holder	Robert Allan Moore



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Please supply images of each elevation, the interior and the setting.

Image caption	“Hillcrest” : view of from NW corner of the harbour-facing elevation, with arcaded balconies to former main level, corner balconies at the top floor, and new openings to basement.				
Image year	2020	Image by	Robert Allan Moore	Image copyright holder	Robert Allan Moore



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Please supply images of each elevation, the interior and the setting.

Image caption	“Hillcrest” : view of the SW side and the entry porch at the former main level ; the roof of the basement conservatory addition is visible at left.				
Image year	2020	Image by	Robert Allan Moore	Image copyright holder	Robert Allan Moore



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Please supply images of each elevation, the interior and the setting.

Image caption	"Hillcrest" : view of the front palisade iron fence towards the eastern gate piers, which formerly gave access via stone stairs descending to the main level of the house				
Image year	2020	Image by	Robert Allan Moore	Image copyright holder	Robert Allan Moore



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Please supply images of each elevation, the interior and the setting.

Image caption	"Hillcrest" : view of former main hall with arched entry from porch ; staircase removed and bathrooms installed within spaces boxed out into the former hall				
Image year	2020	Image by	Robert Allan Moore	Image copyright holder	Robert Allan Moore



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Please supply images of each elevation, the interior and the setting.

Image caption	“Hillcrest” : a former bedroom, now sitting room of an apartment at the top level ; kitchen is within former dressing room ; original chimney piece survives.				
Image year	2020	Image by	Robert Allan Moore	Image copyright holder	Robert Allan Moore



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Please supply images of each elevation, the interior and the setting.

Image caption	"Hillcrest" : detail of intricate staff moulds in the Aesthetic taste, in the hallway of the former bedrooms, upper level.				
Image year	2020	Image by	Robert Allan Moore	Image copyright holder	Robert Allan Moore

