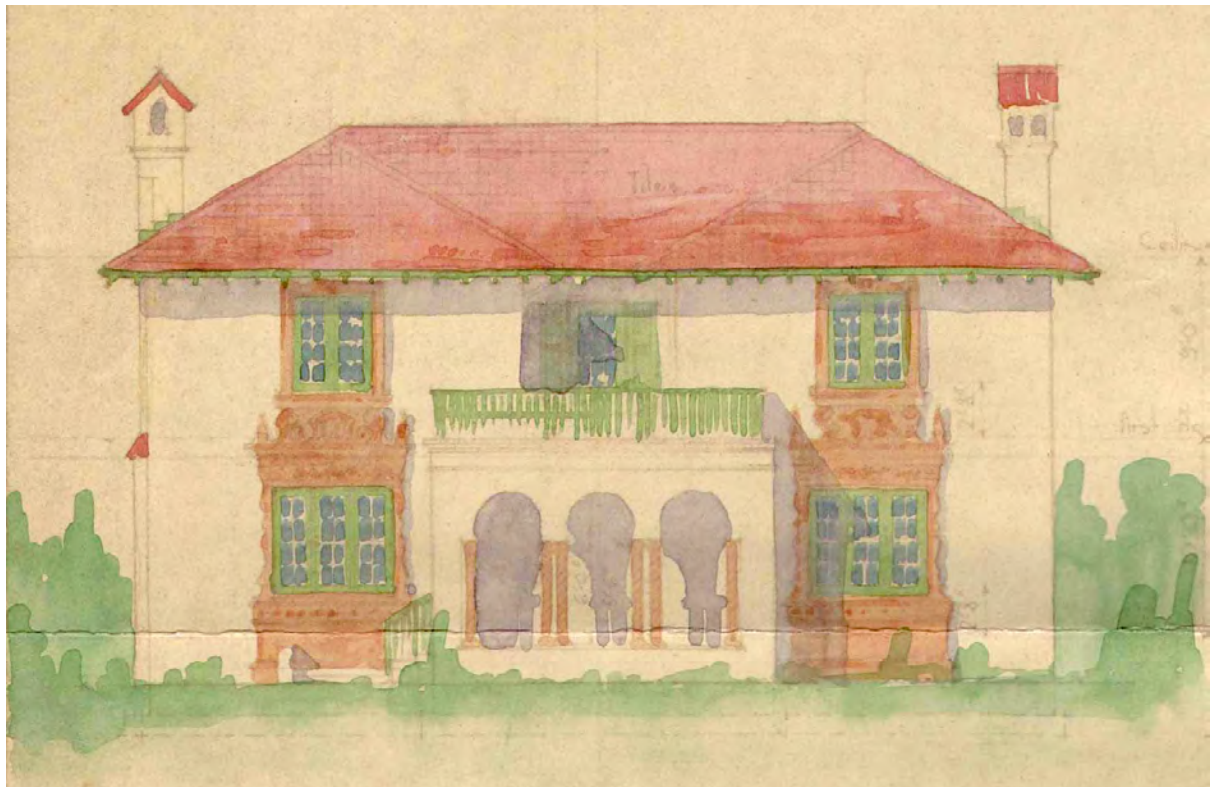


**DRAFT**

# ASSESSMENT OF HERITAGE SIGNIFICANCE

53 Drumalbyn Road, Bellevue Hill



Front elevation of 53 Drumalbyn Road, Bellevue Hill (Source: Woollahra Council BA plans)

for  
**Woollahra Municipal Council**

Prepared by  
**Robertson & Hindmarsh Pty Ltd**  
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23 June 2022

(Correction to report 8 March 2022 as previously corrected to 28 March 2022)

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## 1.0 Introduction

Following the making of an Interim Heritage Order on 17 December 2021 over the two houses at 53 & 55 Drumalbyn Road, Bellevue Hill<sup>1</sup>, Robertson & Hindmarsh Pty Ltd, Architects & Heritage Consultants was engaged by Woollahra Municipal Council on 22 December 2021 to undertake an assessment of the heritage significance of the two subject houses. The scope of the project is to include:

- Inspect the subject properties.
- Research the documentary evidence regarding the two subject properties.
- Assess the heritage significance of the properties against the assessment criteria of the Heritage Council of NSW.
- Recommend to Woollahra Council as to whether the subject properties meet the threshold for listing as items of environmental heritage.

## 2.0 Report Authors

The authors of this report are:

- Dr Scott Robertson, BSc (Arch), BArch (Hons), M Built Environment (Building Conservation), PhD – Architect, Heritage Consultant. Dr Robertson's CV is attached to this assessment report.
- Dr Noni Boyd, BArch, MSc (Arch)(Cons), PhD – Architectural Historian.
- Dr Sue Rosen, BA Dip Ed, MA, PhD – Historian.
- Liz Gorman, BA (History), MA (History) – Historian.

## 3.0 Limitations

The following limitations apply to this preliminary assessment:

- The Aboriginal occupation of the site has not been investigated.
- Whilst access to the property was granted the taking of photographs was not permitted, thus potentially limiting the accuracy of the physical description.

## 4.0 Address of Site and Legal Description

The site that is the subject of this heritage assessment report is 53 Drumalbyn Road, Bellevue Hill.

The legal description of 53 Drumalbyn Road is: Lot 3 DP 316390



Figure 4.1: 53 Drumalbyn Road, Bellevue Hill (shaded red) & 55 Drumalbyn Road, Bellevue Hill (shaded blue), Robertson & Hindmarsh Pty Ltd overlay on Six Maps, December 2012.

<sup>1</sup> NSW Government Gazette, Friday 17 December 2021, No. 646



## 5.0 Documentary Evidence: Site and Building History

### 5.1 Site development sequence:

#### 5.1.1 Point Piper Estate

The area now known as Bellevue Hill, Point Piper, Double Bay and Rose Bay is made up of 1130 acres which was amassed by Captain John Piper from 1816 to 1826. When Piper got into financial difficulty, he sold the entire estate, as well as the rest of his New South Wales land holdings, to business partners Solomon Levey and Daniel Cooper. Levey and Cooper's ownership of the land was confirmed on 22<sup>nd</sup> March 1830. Following Levey's death and protracted negotiations to buy out his heir, Daniel Cooper became the sole landowner of all of Piper's former estates in 1847.

In 1844, Surveyor General Thomas Mitchell was commissioned to draw up a trigonometrical survey of the 1130 acres and to divide it for subdivision.

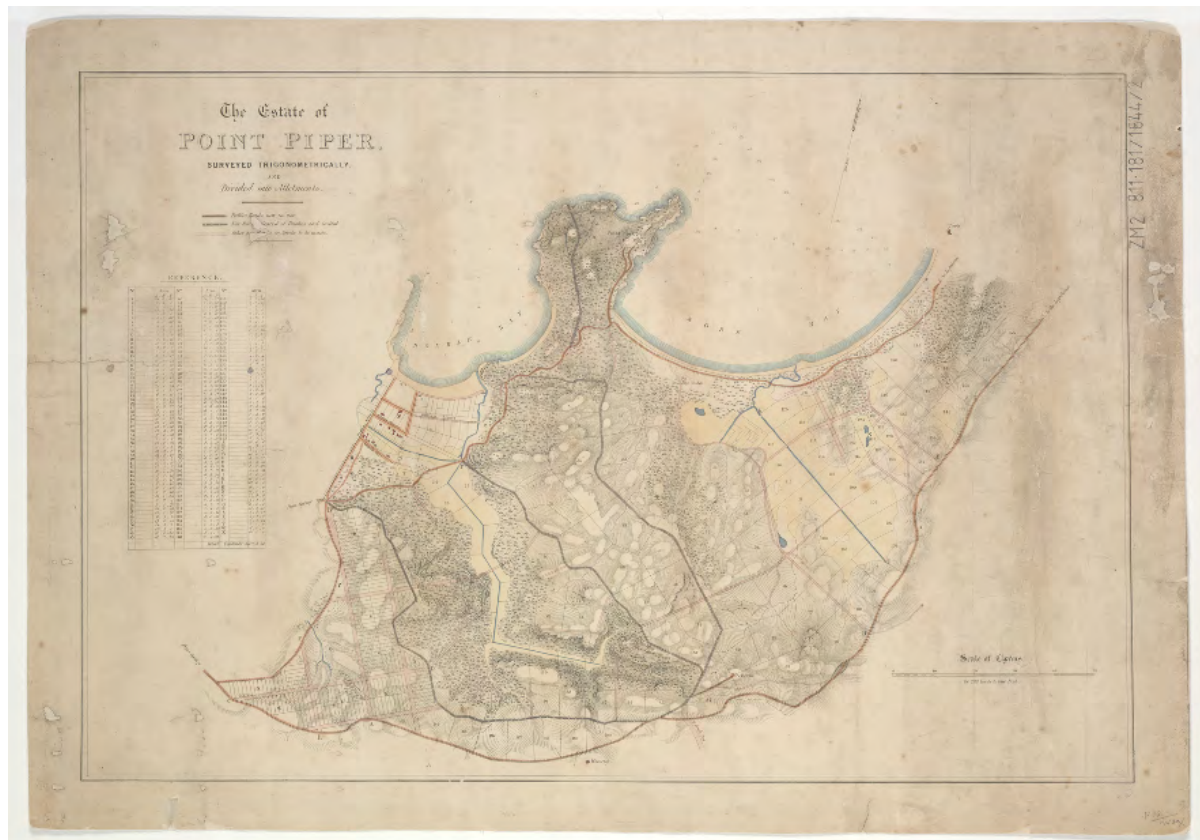


Figure 5.1: Point Piper Estate, c.1844. (Source: SLNSW: T.L. Mitchell, The Estate of Point Piper, surveyed trigonometrically and divided into allotments, 1844; Call No. Z/M2 811.181/1844/4)

The Point Piper Estate was offered for sale in the late 1840s, but attracted no buyers. Attempts were made in 1851 to introduce leasehold options, but even then, the uptake was very slow; it would be 1854 before Edwin Tooth leased a 40 acre section.

When Daniel Cooper passed away in 1853, the land went to his heir, Daniel Cooper III, who in turn gave it to his father Sir Daniel Cooper. All the while, the Coopers continued to 'sell' the land by leasehold; from the 1880s, proper sales in Bellevue Hill between Victoria and Bellevue Roads began. Several subdivision sales were offered such as the Bellevue Estate of 1900, 1903 Bellevue Park Estate, Belgravia Estate of 1910 and the Kambala Heights Estate 1909.

The most extensive subdivision and sale of the Cooper's land started in 1912 with the Cooper's Bellevue-Bondi Estate.<sup>2</sup>

<sup>2</sup> WMC: Rosemary Broomham, *Bellevue Hill – Thematic History*, prepared for Woollahra Municipal Council, 2002, pp.1-3; Betteridge Heritage, *Heritage Significance Assessment, Cooper Park Bellevue Hill*, 3 November 2019, pp. 15-16





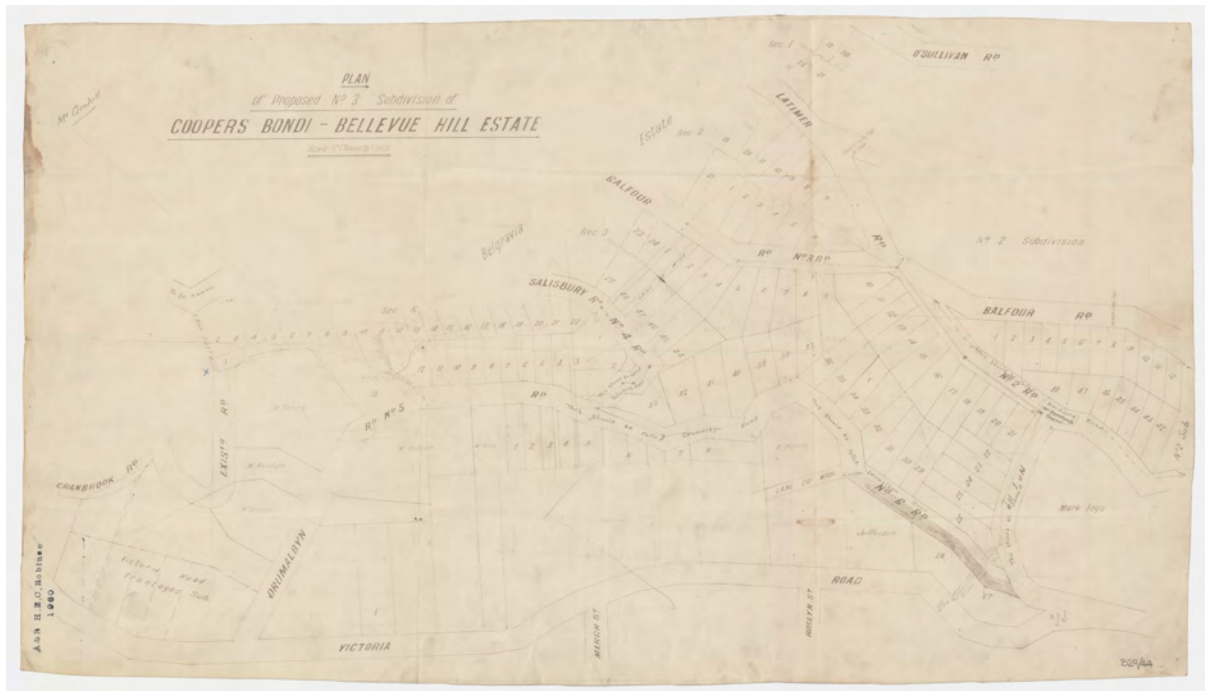


Figure 5.3: "Plan of proposed No.3 subdivision of Coopers Bondi-Bellevue Hill Estate" showing the formation of Drumalbyn Rd. No. 53 is on part of Lot 6 at Drumalbyn Road. (Source: SLNSW: Bellevue Hill subdivision plans, Call No. 034 - Z/SP/B29/44)

In 1912, around the same time as the earliest release of the Cooper Estate, Mark Foy subdivided two sections of his land fronting Victoria Road and Balfour Street. This was marketed as the "Lawns Estate".

Sydney solicitor Joseph Cuthbert Kershaw purchased Lot 1 & 2 from The Lawns Estate in a deal concluded on 25 July 1914.

In March 1918, Kershaw went on to purchase a 1 acre 24 ½ perch lot that backed on to his Victoria Street Lots from Watchmaker and Jeweller Melon Myers.<sup>5</sup>

Kershaw then purchased part of Lot 6 of Section D of DP 9724, being the third land release of the Cooper Estate.<sup>6</sup>

He consolidated his land holdings, now spanning between Victoria and Drumalbyn Roads, under a single title in February 1921.<sup>7</sup>

Woollahra Council approved the subdivision of Kershaw's land on the 22<sup>nd</sup> of November 1926. The subdivision plan, produced on the 18<sup>th</sup> of November 1926, indicates that a 'brick cottage' had been erected on Lot 2 of the proposed subdivision; the site of now-55 Drumalbyn Road. Also included on the plan was Lot 5, which was in the name of Kershaw's daughters; Marie Eleanor and Ettie Alice.<sup>8</sup> Joseph Kershaw lived on Lot 1 at 'Boorowa', 107 Victoria Road.<sup>9</sup>

<sup>5</sup> LRS: Book 1038 No. 322

<sup>6</sup> LRS: CT Vol 2436 Fol 211

<sup>7</sup> LRS: CT Vol 3153 Fol 236

<sup>8</sup> LRS: Dealing DLB457294

<sup>9</sup> City of Sydney Archives: *Sands Sydney, Suburban and Country Commercial Directory (Sands Directory): 1927 Part 7 – Suburban Directory*, p.768, Unique ID A-01136744

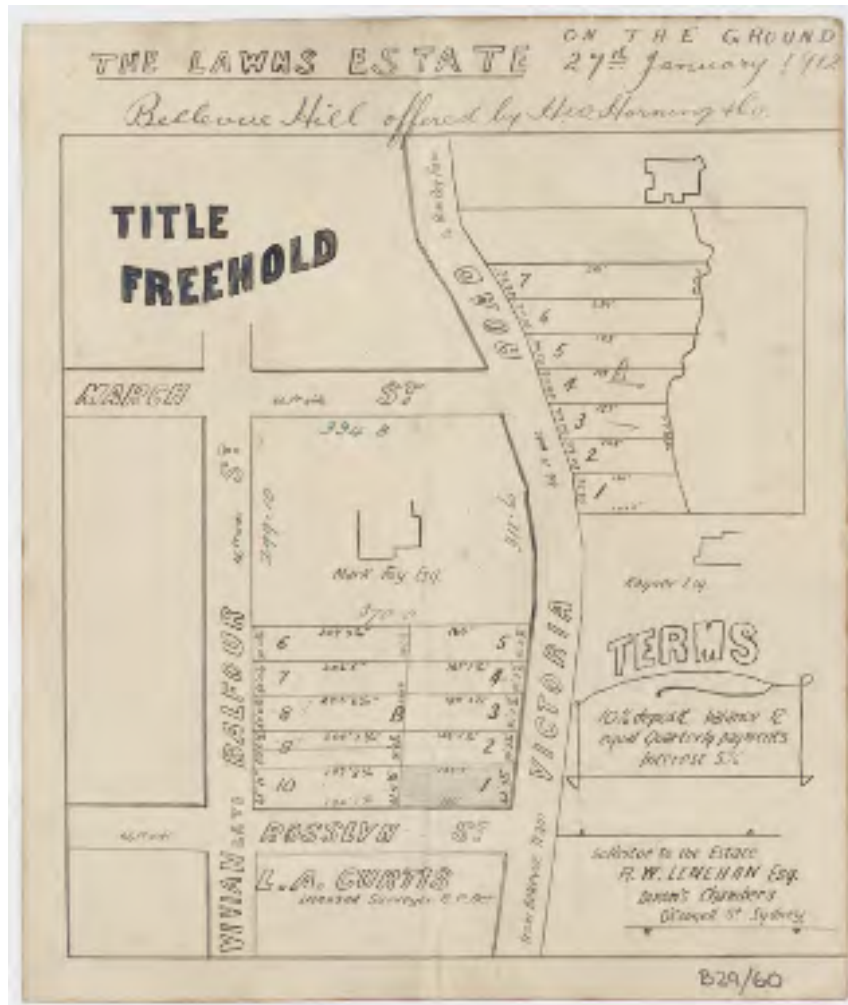


Figure 5.4: The Lawns Estate, 1912. (Source: SLNSW: Call No. Z/SP/B29/60)

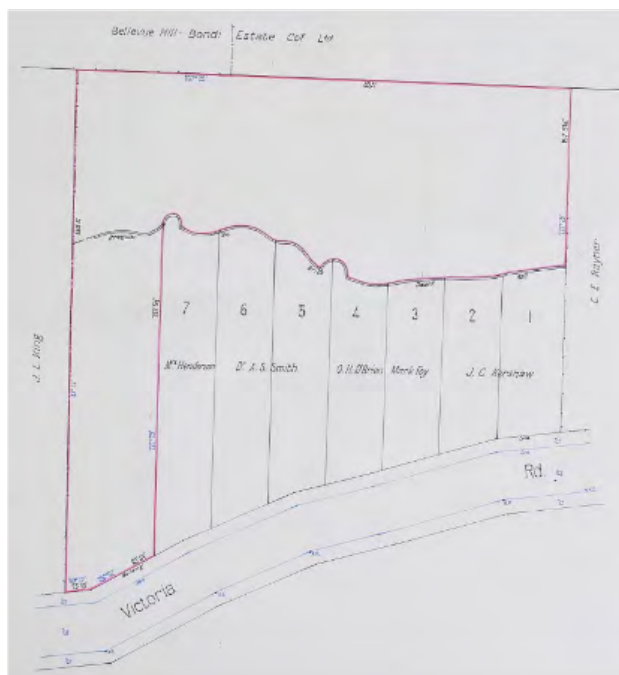


Figure 5.5: 1913: Watchmaker & Jeweller Melon Myer's allotment that wrapped around the back of The Lawn Estate. (Source: LRS: CT Vol. 2376 Fol. 193)

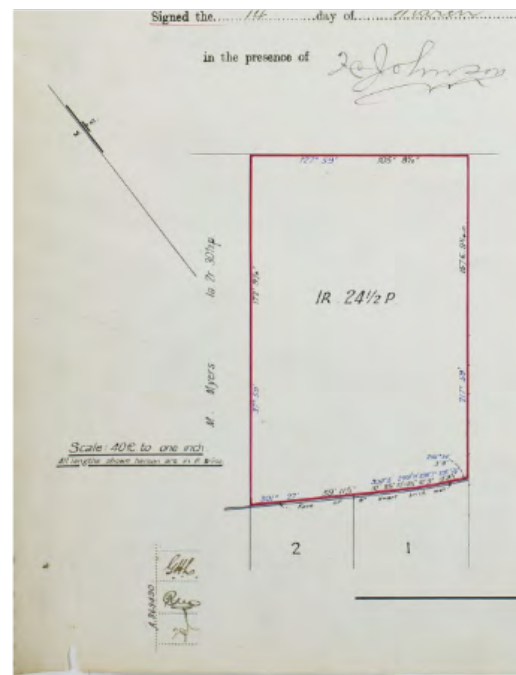


Figure 5.6: March 1918: Joseph Kershaw brought an acre of land from Myers that aligned with his Victoria Road property, here Lots 1 & 2 at bottom of image. (Source: LRS: CT Vol.2829 Fol.204)



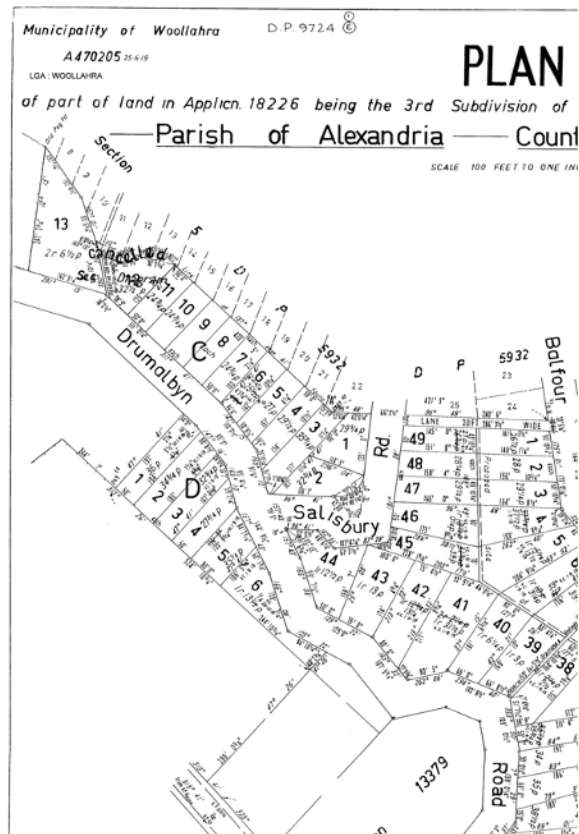


Figure 5.7: 1919: An excerpt from the June 1919 Deposited Plan 9724 indicating Lot 6 of Section D that Joseph Kershaw purchased part of to complete his land holdings through from Victoria Road.  
(Source: LRS: DP 9742)

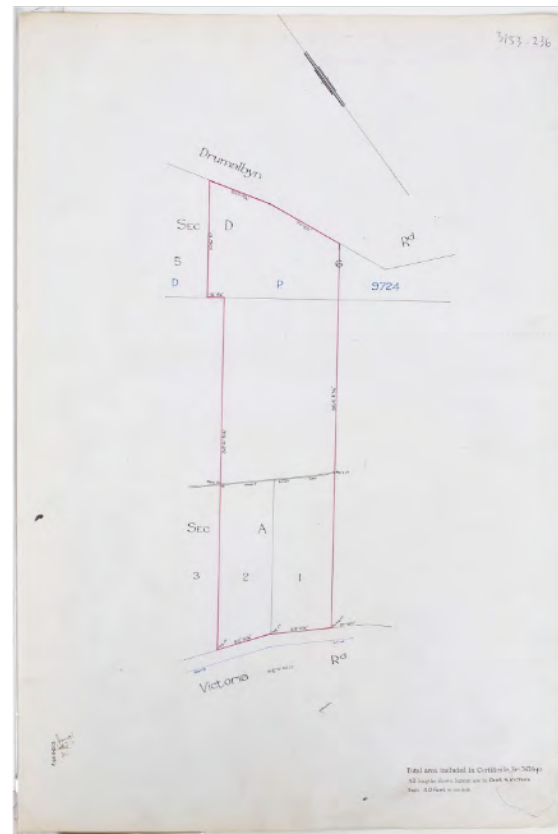


Figure 5.8: February 1921: Joseph Kershaw's amalgamated land holdings. Lot 1 & 2 were from The Lawns Estate of 1912, the large middle section from Melon Myers, then part of Lot 6 of Section D of the 3<sup>rd</sup> subdivision of the Cooper Estate.  
(Source: LRS: CT Vol. 3153 Fol. 236)

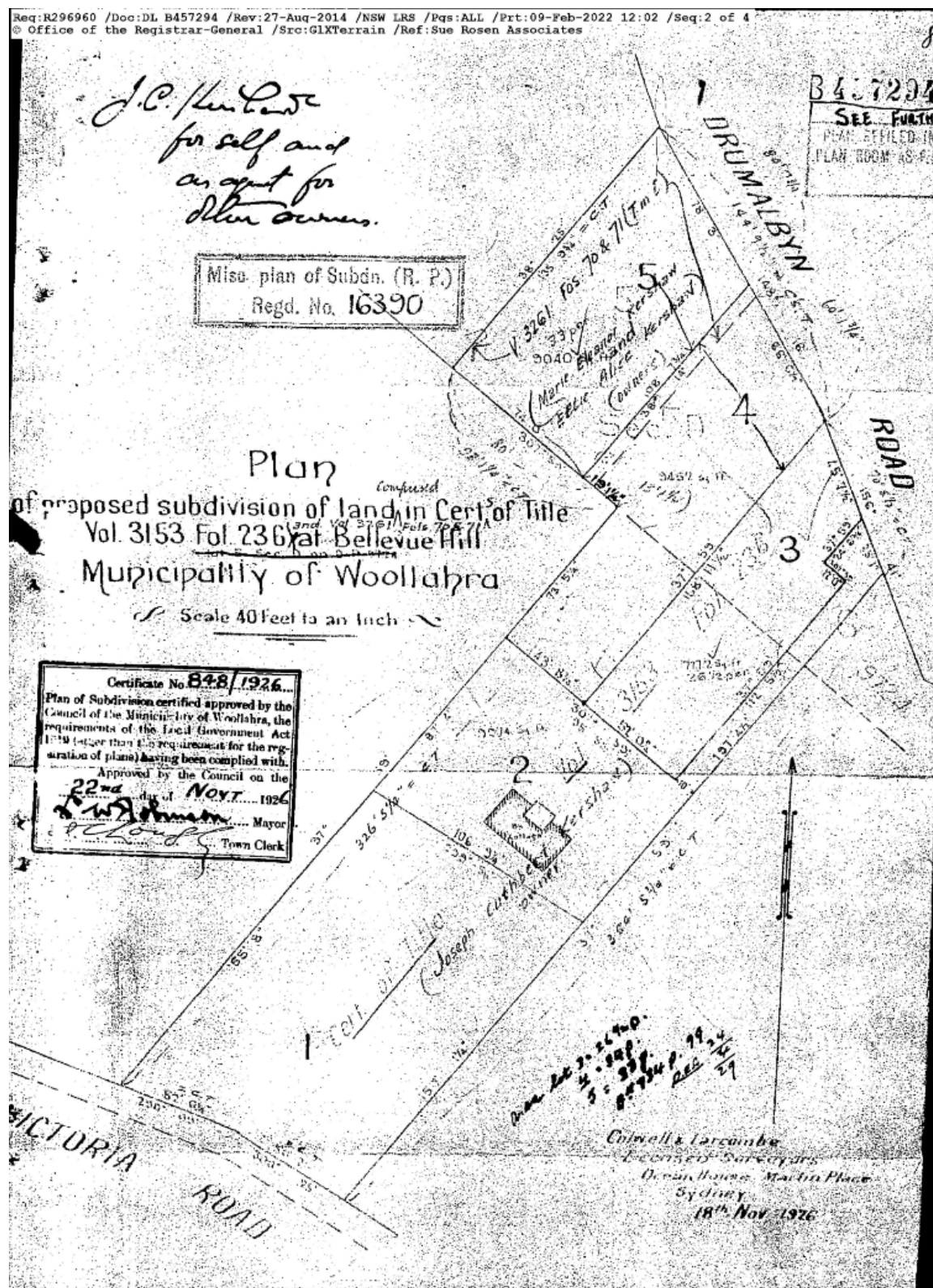


Figure 5.9: November 1926: The land owned by the Kershaws – Joseph, and daughters Marie and Ettie, approved for subdivision in November 1926. Lot 2, with the cottage marked, is the site of 55 Drumalbyn but not the current house, while Lot 3 is 53 Drumalbyn Road.  
(Source: LRS: Dealing DLB457294)

The land upon which 53 Drumalbyn Road stands was Lot 3 of the Kershaws' 1926 subdivision. It was sold to Alexander Algie of Vacluse on the 29<sup>th</sup> October 1928.<sup>10</sup>

Algie's land came with two building caveats;

...shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than then value of five hundred pounds or any pair of semi-detached main buildings of less than the value of nine hundred pounds and shall not construct any main roof of any such buildings of iron...

And that

...no buildings or erections to be built or erected upon the land hereby transferred shall exceed a greater height than within ten feet of the level of the verandah at the cottage on the land at the rear. And for the purposes of the Conveyancing Act 1919 Section 89 it is hereby further agreed that:-

(a) The land to which the benefit of the foregoing covenant is indented to be appurtenant is Lot 2 on the plan annexed to Order B.457294 and any part thereof.

(b) The land which is to be subject to the burden of the foregoing covenant is the land hereby transferred...<sup>11</sup>

Lot 2, which is now-55 Drumalbyn, was indicated on the November 1926 survey plan as having a brick cottage present on the site.

Algie held the land until the 1<sup>st</sup> of July 1929, when he sold it to Sydney architect Charles Bohringer. That day, the Title Certificate records the transfer of the lot from Bohringer to land developers and Bellevue Hill locals, George Frederick Wells and son George John Wells as Tenants in Common.<sup>12</sup>

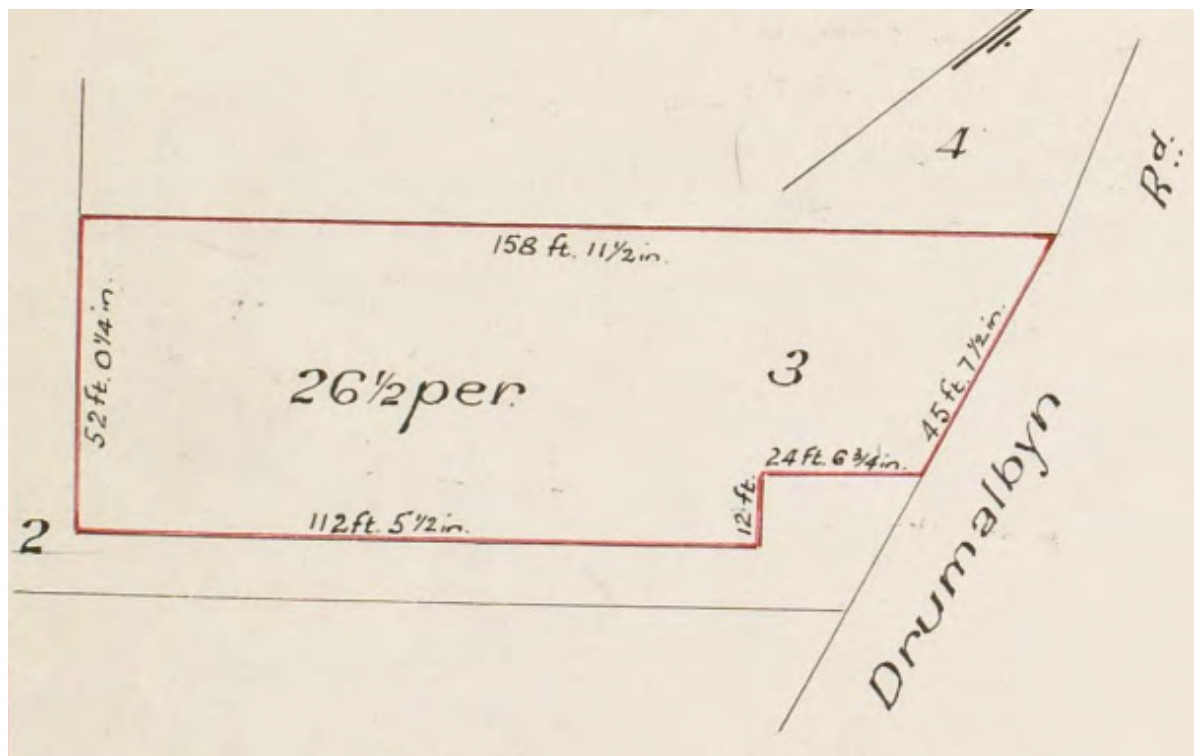


Figure 5.10: Lot 3 of the Kershaws' 1926 subdivision which was purchased by Vacluse gentleman Alexander Algie in October 1928. (Source: LRS: CT Vol. 4228 Fol. 6)

<sup>10</sup> LRS: CT Vol. 3153 Fol. 236

<sup>11</sup> LRS: CT Vol. 4428 Fol. 6

<sup>12</sup> LRS: CT Vol. 4428 Fol. 6



## 5.2 George Frederick Wells & George John Wells

### 5.2.1 High Standard Constructions Ltd

Originally from Ingleburn, George F. and George J. Wells had a history of Interwar land development in the area.<sup>13</sup> Despite their move to Bellevue Hill, GF Wells, particularly, continued to be active in the Ingleburn real estate market into the late 1930s.<sup>14</sup>

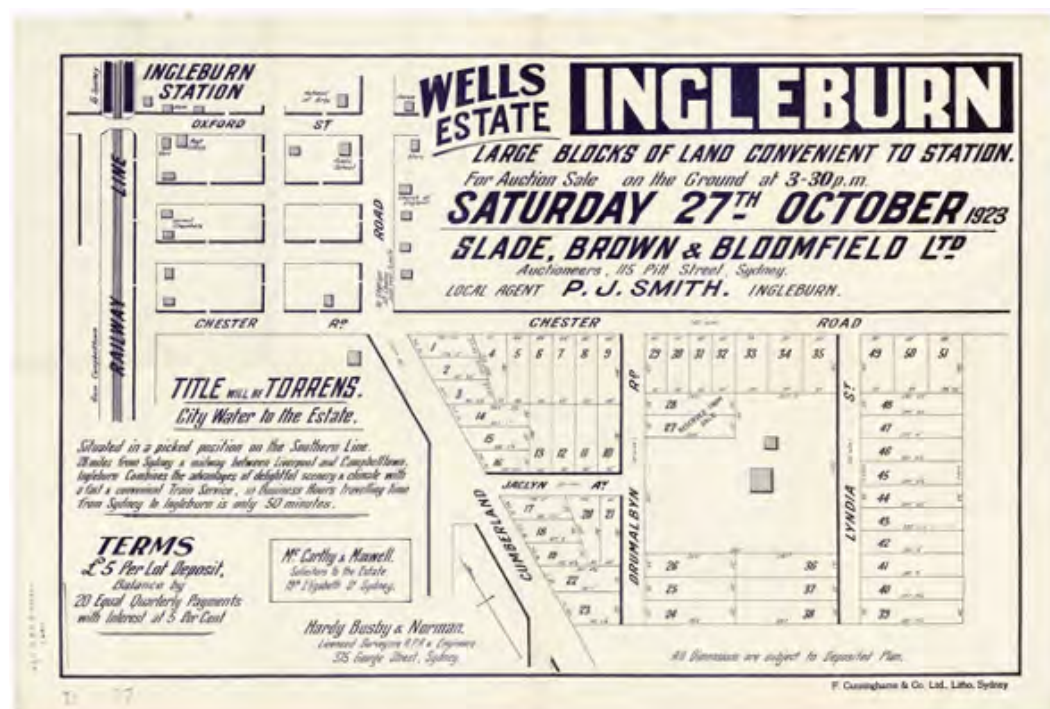


Figure 5.11: The 1923 Wells Estate sold by G.F. Wells. Interestingly, the estate also contains a Drumalbyn Road.  
(Source: SLNSW: Ingleburn subdivision plans, call no. Z/SP/11/37)

In 1928, G.F. & G.J. Wells formed High Standard Constructions Ltd. The company objective was 'To purchase, lease, exchange, or otherwise acquire lands, buildings, etc., and to manage land buildings and other property.' The founding directors were F.G. Wells [sic], Annie M. Garlick, H.J. Garlick, G.J. Wells, and J.A. Spencer.<sup>15</sup>

The Garlicks were Annie Matilda (nee Hill), and her stepson Herbert Jack. Annie was John Charles Garlick's second wife; he was President of the NSW Main Roads Board. Annie and John Garlick purchased 49 Drumalbyn Road, containing the Palomar flats from High Standard Constructions in April 1930. In 1935, Annie (still company director) & John lived at the Flats building, which they then on-sold to Louis Archibald Scot in November 1936.<sup>16</sup> By 1937 they had moved to 6 Gilliver Avenue, Rose Bay. Annie continued to be listed as 'Company Director' on official records until at least 1943.<sup>17</sup>

High Standard Constructions Ltd had started to acquire land fronting Drumalbyn Road shortly after their formation. In October 1928, they bought part of Lot 5 of Joseph's Kershaw's subdivision from his daughters, Dr Marie Kershaw and Ettie Van Horn.<sup>18</sup>

Financiers, Amalgamated Properties Ltd, had purchased the other part of Lot 5 and added it to Lot 4 they had acquired from J. Kershaw on the 30<sup>th</sup> April 1928. The combined lot was transferred to High Standard Constructions Ltd on the 10<sup>th</sup> October 1929.<sup>19</sup>

Between High Standard Standard Constructions Ltd and G.F. & G.J. Wells, they collected 49, 51, 53, 57 and 59 Drumalbyn Road across 1928/9 (figure below).

<sup>13</sup> NAA: B2455, First Australian Imperial Force Personnel Dossiers, 1914-1920, WEL, Wells, George John, 1918

<sup>14</sup> The Campbelltown News, 12 March 1937, p.5, Daily Telegraph, 10 July 1937, p.12

<sup>15</sup> Sydney Morning Herald, 20 September 1928, p.13

<sup>16</sup> LRS: CT Vol. 4217 Fol. 204

<sup>17</sup> AEC: Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill/ 1935; NSW / Wentworth / Vaucluse / 1937 & 1943

<sup>18</sup> LRS: CT Vol. 3261 Fol.70

<sup>19</sup> Sydney Morning Herald, 31 March 1931, p.6; LRS: CT Vol. 3153 Fol.236; Vol. 4137 Fol. 73

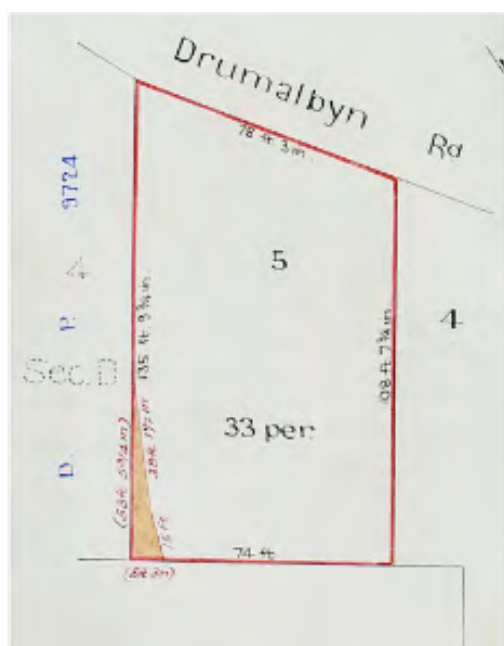


Figure 5.12: 49 Drumalbyn Rd, November 1929.  
(Source: LRS: CT Vol. 4217 Fol. 20)

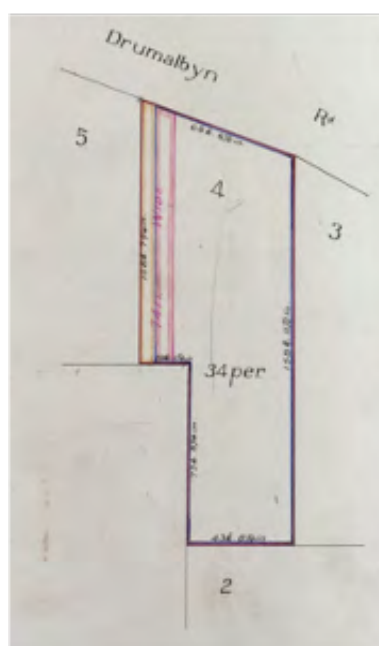


Figure 5.13: 51 Drumalbyn Rd, May 1928  
(Source: LRS: CT Vol 4137 Fol. 73)

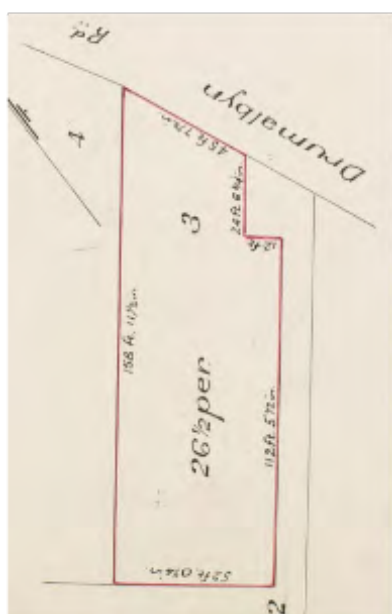


Figure 5.13: 53 Drumalbyn Rd, 1 July 1929.  
Sold to Charles Bohringer/G.F. and G.J. Wells  
(Source: LRS: CT Vol. 4228 Fol.6, Vol. 4307 Fol. 217)



Figure 5.14: 57 & 59 Drumalbyn Rd, 24 October 1928  
No. 57 G.F. Wells, G.J. Wells  
No. 59 to Bellevue Development Co. Pty Ltd. March 1939

G.F. and G.J. Wells collaborated with neighbour The Hon. George Roy William McDonald to create the “Gems of Bellevue Hill” estate of 1937. McDonald was a NSW MP, later Barrister, a director of NRMA Insurance and various other companies. He owned the large piece of land in the middle of the Victoria/Drumalbyn block, originally owned by Melon Myers, which he was attempting to subdivide in 1926-27.<sup>20</sup>

Overseen by McDonald’s law firm, G.R.W. McDonald & Co., the Gems estate was made up of Lots 1, 2a and 3a belonging to McDonald, and 2, 3 and 4 owned between High Standard Constructions Ltd and G.F. & G.J. Wells.<sup>21</sup>

The sale of the estate was postponed, re-appearing for auction on Saturday 11<sup>th</sup> December 1937. Included in the

<sup>20</sup> Heather Radi, ‘McDonald, George Roy William (1883–1951)’, *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/mcdonald-george-roy-william-7337/text12735>, published first in hardcopy 1986, accessed online 15 February 2022; LRS: CT Vol. 2376 Fol. 193

<sup>21</sup> LRS: CT Vol. 3946 Fol.130; Vol. 4306 Fol.147; Woollahra Libraries: Woollahra Subdivision Application S870/1927, Kenny & Son, Lot 1 G.R.W. McDonald’s subdivision, No. 841 and E.T.R. Norton’s adjoining land Drumalbyn Road, Bellevue Hill (amended by S924/1927)



on-site auction proceedings, was the sale of 'the residence, No. 53 Drumalbyn Road, Bellevue Hill.'<sup>22</sup>

**GEMS OF BELLEVUE HILL**  
6 FINE BUILDING SITES.

*For Auction Sale On the Ground at 3 p.m. on*  
**SATURDAY 4<sup>TH</sup> DECEMBER 1937.**

**HARDIE & GORMAN PTY LTD** AUCTIONEERS,  
36 MARTIN PLACE, SYDNEY, BRANCH OFFICE, 2 COWPER ST. BONDI JUNCTION.

**TERMS**  
Cash, or  
10% Deposit,  
balance in 12 equal  
quarterly payments  
Interest 5%.

**LOCAL SKETCH.**

**TORRENS TITLE.**

**G.R.W. McDONALD & CO**  
Solicitors to the Estate.  
164 Phillip St. Sydney.

*Note: All Dimensions Etc are subject to Deposited Plan.*

F. CUNNINGHAME & CO PTY LTD, LITHO, SYDNEY.

Figure 5.15: "Gems of Bellevue Hill", Auction Notice, 4 December 1937 (Source: SLNSW Call no. Z/SP/B29/34).

The buildings depicted on the south side of the street are (from left to right): [unlabelled] 41 Drumalbyn Road, designed by Hennessy & Hennessy, 1929; "Palomar" Flats, designed by Bohringer, Taylor & Johnson, 1928; "No. 53", designed by Bohringer, Taylor & Johnson, 1929; "New Residence", designed by P. Gordon Craig & John M. Brindley, 1937; [unlabelled] 61 Drumalbyn Road, designed by Bohringer, Taylor & Johnson, 1928. The Wells built a semi-detached dwelling on Lot 3 [57 Drumalbyn Road] in 1939 which was designed by Dudley R. Ward.

<sup>22</sup> Sydney Morning Herald, 11 December 1937, p.17



### 5.2.2 Bellevue Development Company Pty Ltd

The Bellevue Development Company was a new land development venture of GJ Wells, which had dealings with allotments previously advertised in the Gems estate. The Company was registered on the 24th February 1939, and its objectives were to

"...acquire and deal in land and buildings in the suburb of Bellevue Hill, Sydney, etc. Subscribers: George J. Wells and Alfred K. Jones (1 Share each). First directors: George J. Wells, Dudley Ward and Alfred K. Jones."<sup>23</sup>

Alfred Kiel Jones owned 55 Drumalbyn Road and was responsible for the commission of the 1937 residence on the site. He lived at 14-16 Drumalbyn Road with his wife, and was a director of Watson, Noble & Co.

Dudley Ward was a Sydney University trained architect, who after working for Hennessy, Hennessy and Co, was awarded the Australia Medallion and was sent overseas by the Board of Architects of NSW. After a highly successful and travel-filled career working in England, India, Europe, North Africa and the USA, he returned to Australia in 1934. He set himself up in practice in Sydney, designing a range of commercial buildings, including flats, shops, and theatres. His approach was described as 'studied simplicity and functionalism, together with a full appreciation of the possibilities of modern materials and methods of construction at present being evolved in other countries'<sup>24</sup>

By November 1939, the Bellevue Development Company had completed the construction of the Dudley Ward-designed block of 8 flats at 59 Drumalbyn Road, advertised as:

"...the district's most unique home flat units, each of 2 and 3 bedrooms, 2 reception rooms, 2 bathrooms, roof gardens, elevated, garaged, free services. Situated amongst some of Sydney loveliest homes."<sup>25</sup>

These flats also had an association with the owners of 55 Drumalbyn Road; Australia's most famous Magician, Leslie 'The Great Levante' Cole and wife Gladys. They purchased the property in March 1943 for £13,250 from Bellevue Developments, retaining it until February 1948, when they sold it to Edmund Lindenberger & his wife Elizabeth.<sup>26</sup>

Separate from the Bellevue Development Company, in 1939 Dudley Ward designed a pair of semi-detached residences at 57 Drumalbyn Road for G.J. Wells and Mildred George, wife of Sydney manufacturer Alfred George.<sup>27</sup> An equal joint tenancy, the Wells and George families constructed the brick residences for themselves; both were recorded as living there by the 1943 electoral roll. Following G.J. Wells' passing, wife Marjorie and son Brian lived at their semi into the late 1970s, and the Georges in theirs to at least the 1980s.<sup>28</sup>

### 5.3 53 Drumalbyn Road, Bellevue Hill

The Wells took out a mortgage to the Bank of New South Wales on the 21<sup>st</sup> of September 1929. The mortgage was discharged on the May 1930 transfer of the property to a joint tenancy consisting of George's wife, Florence Edith Waterford Wells, daughter Lynda Florence Wells and Charles Stanford Wells.<sup>29</sup>

The association between the Wells family and Charles Bohringer continued when his architecture firm 'Bohringer, Taylor and Johnson' were listed as the architects on G.F. & G.J. Wells' September 1929 building application to build a brick house and garage at 53 Drumalbyn Road. The cost stated for the new build was around £3000, attracting an application fee of £2.<sup>30</sup>

The tender acceptance published on the 11<sup>th</sup> December 1929 stated, under the 'Architects' Work' section that High Standard Constructions Ltd of O'Connell Street Sydney were to undertake the work at 53 Drumalbyn Road.<sup>31</sup>

During the Wells' 1928/9 Drumalbyn Road land acquisition phase, G.F. Wells, Florence, daughter Lynda and son Richard lived around the corner from the study site, at 98 Beresford Road. An advertisement listing their bungalow at 98 Beresford Road was published in October 1929, stating that 'Owing to the Owner carrying on the erection of a larger home, this modern bungalow is offered for private sale on the above unusually easy terms of purchase [£600 deposit, 6% interest six-monthly payments], at less than cost.'<sup>32</sup> Wells was still attempting to sell Beresford Road that November, having dropped the price to '£4850 or nearest cash offer' and enticing buyers with 'Special

<sup>23</sup> *Dun's Gazette for New South Wales*, Vol 61 No. 10 (March 13, 1939), p.264

<sup>24</sup> Lachlander and Condobolin and Western Districts Recorder, 1 July 1936, p.6

<sup>25</sup> Sydney Morning Herald, 25 November 1939, p.4

<sup>26</sup> LRS: CT Vol. 5055 Fol. 23; Sydney Morning Herald, 22 January 1941, p.7

<sup>27</sup> SLNSW: Vickery family: architectural plans of houses in Bellevue Hill, chiefly 1908-1941, PXD 924, record identifier 9WZM740Y

<sup>28</sup> AEC: Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1943, 1968, 1977, 1980

<sup>29</sup> LRS: CT Vol. 4307 Fol. 217

<sup>30</sup> Woollahra Libraries: Register of Building Applications, BA363/1929

<sup>31</sup> Construction and Local Government Journal, 11 December 1929, p.5

<sup>32</sup> Sydney Morning Herald, 12 October 1929, p.27

### Concessions for Quick Sale"<sup>33</sup>

Despite the challenge of trying to sell during the Depression, the Wells were recorded as living at the newly completed residence at 53 Drumalbyn Road by the time of the 1931 electoral roll.<sup>34</sup> Nearby neighbours included their architect Charles Bohringer and his wife Adelaide, who lived at their own [interwar] Spanish-style residence at 61 Drumalbyn Road.<sup>35</sup>

In June 1934, Charles Stanford Wells was replaced in the joint tenancy for 53 Drumalbyn Road by Richard Wells.<sup>36</sup> A small easement and right of footway was granted near the garage on the 18<sup>th</sup> of March 1942 to Alfred Kiel Jones (owner of 55 Drumalbyn Road).

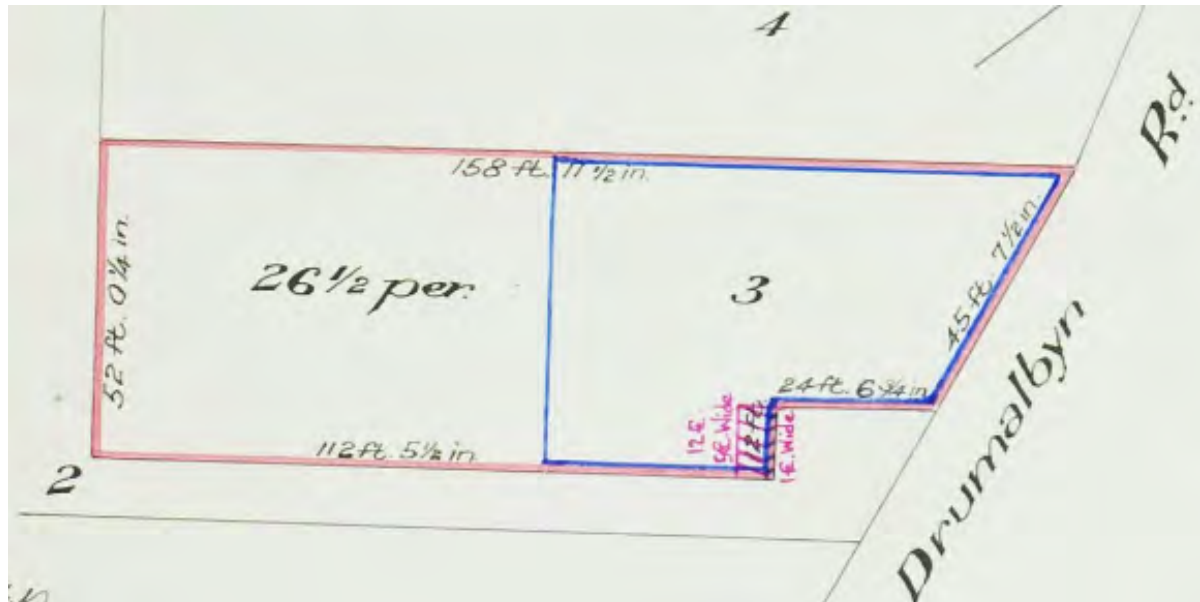


Figure 5.16: The blue line relates to an area of the lot that is subject to the DP9724 building caveat. The easement and right of footway is shaded pink. (Source: LRS: CT Vol. 441 I Fol. 156)

The Wells lived at 53, but they were looking to sell. When the sale of the Gems estate was resurrected and going to auction on Saturday 11<sup>th</sup> December 1937, the sale of 'the residence, No. 53 Drumalbyn Road, Bellevue Hill' was included in the advertised proceedings.<sup>37</sup>

#### No 53 DRUMALBYN ROAD

with north-easterly aspect overlooking the Golf Links and commanding beautiful views of the Harbour away to Manly. There Is a Motor Bus Service to the property.

#### A CHARMING SPANISH HOME

of two stories built of brick on reinforced concrete foundation, with tile roof containing on Ground Floor - Arched Front Piazza Entrance Hall with parquet flooring, Lounge room, Dining-room, each with sliding plate glass doors, Breakfast-room, Servery, tiled Kitchen with alcove, gas stove, sink, dresser, pantry, Maids Room, Maid's Bathroom Laundry, 2 Lavatories. Upstairs Balcony, 4 Bedrooms. Beautiful Tiled and Fitted Bathroom. 2 Lavatories, rear Piazza.

The Interior decorations are of the most expensive texture and flock papers. The 4 Main Rooms are each 20 feet by 17 feet and each have fireplaces.

On Street Frontage Is Garage for two cars, with sliding doors.

The Grounds are delightfully laid out with Gardens and Rockeries.

<sup>33</sup> Sydney Morning Herald, 9 November 1929, p.28

<sup>34</sup> AEC: *Electoral Rolls*, 1903-1980, NSW / Wentworth / Bellevue Hill / 1930, 1931

<sup>35</sup> AEC: *Electoral Rolls*, 1903-1980, NSW / Wentworth / Bellevue Hill / 1932

<sup>36</sup> LRS: CT Vol. 441 I Fol. 156

<sup>37</sup> Sydney Morning Herald, 11 December 1937, p.17

LAND about 45 feet 7 inches to Drumalbyn Road by a depth of about 158 feet 11 inches rear line about 52 feet. Torrens Title.<sup>38</sup>

Ultimately, the auction of the residence was not successful. When G.F. Wells passed away in July 1939, the death notice recorded his address as 53 Drumalbyn Road.<sup>39</sup>

Despite earlier attempts to sell, Florence, Lynda and Richards Wells sat on the property until 19 December 1942, when they sold it to fishmonger Constantine John Georgiadis and wife Suzanne for £4,500.<sup>40</sup> The Georgiadis' moved in post-1943, being listed in the electoral roll for that year as living in Kensington.<sup>41</sup>

In April of 1951, the house was again up for sale. It was to be auctioned on 1 May 1951, after being on the market for a few weeks.<sup>42</sup> As with the Wells, the sale did not proceed. When Constantine passed away in 1954, Suzanne Georgiadis became sole owner. She sold 53 Drumalbyn Road in March 1958 to John Holt Hardy, Company Director, who moved in with his wife Nellie.<sup>43</sup>

Jack Tregoning, another company director and resident of Bellevue Hill became the next owner-occupier of the property in May 1967.<sup>44</sup> Medical practitioner Ian Ronald Burman, also of Bellevue Hill purchased No. 53 on the 26<sup>th</sup> November 1975, and lived there with his wife Jennifer.<sup>45</sup>

Guy Joseph Guiffre and Adrian Vincent Guiffre became the owners in December 1983.<sup>46</sup> The next and most recent transfer was made on the 28<sup>th</sup> July 2010 to the current proprietor for \$3.4 million.<sup>47</sup>



Figure 5.17: January 1930. No. 53 is indicated with an arrow. (Source: DCS: 01/01/1930, Sydney, image CAC\_02\_500)

<sup>38</sup> Sydney Morning Herald, 11 December 1937, p.30

<sup>39</sup> Sydney Morning Herald, 10 July 1939, p.10; SARANSW: Indexes to deceased estate files; Archive Series: NRS 13341; Series: A Series (1939-1948); Reel Number: 3293

<sup>40</sup> LRS: CT Vol. 4411 Fol. 156; Sydney Morning Herald, 20 March 1943, p.11

<sup>41</sup> AEC: *Electoral Rolls*, 1903-1980, NSW / Watson / Kensington / 1943

<sup>42</sup> Sydney Morning Herald, 18 April 1951, p.14; Sydney Morning Herald, 21 April 1951, p.14

<sup>43</sup> LRS: CT Vol. 4411 Fol. 156; AEC: *Electoral Rolls*, 1903-1980, NSW / Wentworth / Bellevue Hill / 1968

<sup>44</sup> LRS: CT Vol. 4411 Fol. 156; AEC: *Electoral Rolls*, 1903-1980, NSW / Wentworth / Bellevue Hill / 1968

<sup>45</sup> LRS: CT Vol. 4411 Fol. 156; AEC: *Electoral Rolls*, 1903-1980, NSW / Wentworth / Bellevue Hill / 1977

<sup>46</sup> LRS: CT Vol. 13984 Fol. 145

<sup>47</sup> LRS: CT Vol. 3/316390; realestate.com.au: 53 Drumalbyn Road Bellevue Hill, <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-106469519>





Figure 5.18: May 1951. No. 53 is indicated with an arrow. (Source: DCS: 1/05/1951, Sydney, image, CCC467\_13\_106)

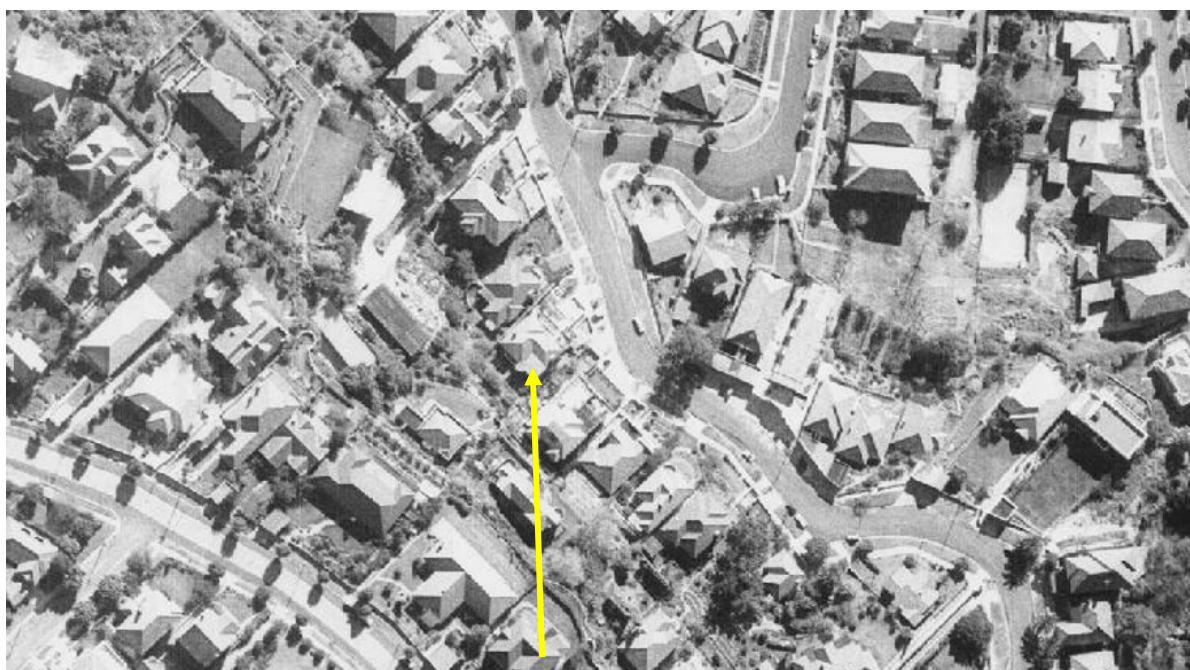


Figure 5.19: 1 January 1961. No. 53 is indicated with an arrow.  
(Source: DCS: Spatial Collaboration Portal, Sydney, 01/01/1961, image 1058\_35\_086)





Figure 5.20: 6 May 1978. No. 53 is indicated with an arrow. (Source: DCS: Spatial Collaboration Portal, 6/05/1978 0:00, Sydney, image 2713\_16\_060)



Figure 5.21: 2 August 1986. No. 53 is indicated with an arrow. (Source: DCS: Spatial Collaboration Portal, 2/08/1986, Sydney, image 3527\_23E\_123)





Figure 5.22: 29 September 1998. No. 53 is indicated with an arrow.  
(Source: DCS: Spatial Collaboration Portal, 29/09/1998, Sydney, image 4452\_11\_166)

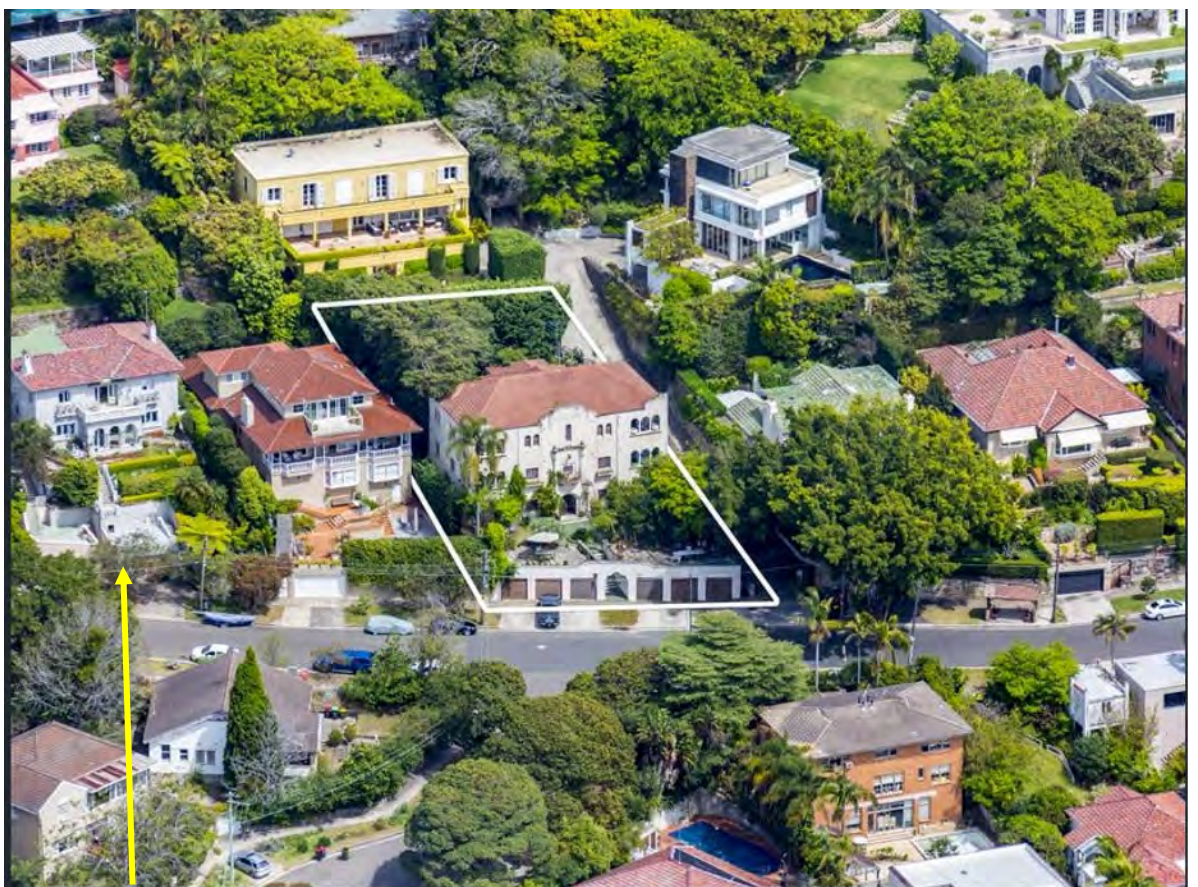


Figure 5.23: October 2016. An aerial view of the western side of Drumalbyn Road. No. 53 is indicated with an arrow. The block of flats in the rectangle was the Palomar building built by High Standard Constructions Ltd (now demolished).  
(Source: realestate.com.au: LJ Hooker, 49 Drumalbyn Road Bellevue, October 2016)





Figure 5.24: June 2021. An aerial view of the western side of Drumalbyn Road. No. 53 is indicated with an arrow.  
(Source: realestate.com.au: Laing+Simmons – Double Bay, 63-65 Drumalbyn Road Bellevue Hill, June 2021)

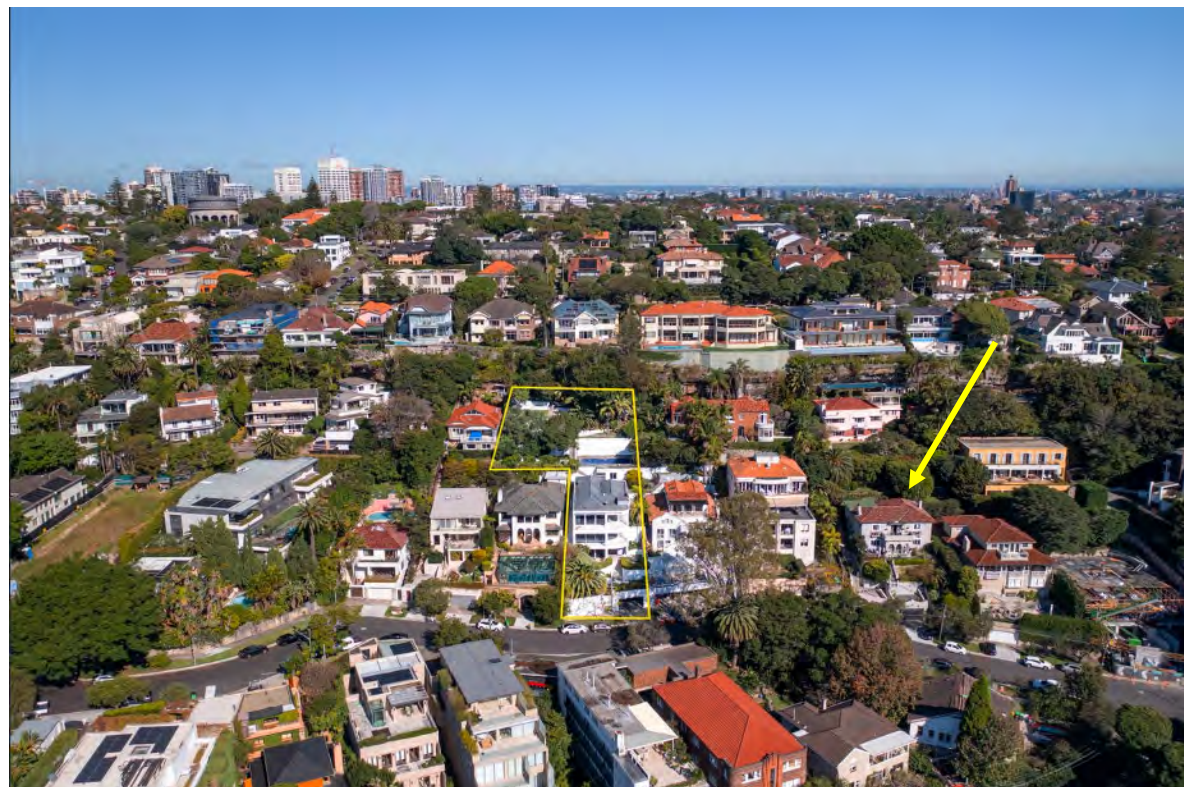


Figure 5.25: June 2021. An aerial view of the western side of Drumalbyn Road. No. 53 is indicated with an arrow.  
(Source: realestate.com.au: Laing+Simmons – Double Bay, 63-65 Drumalbyn Road Bellevue Hill, June 2021)



#### 5.4 Building Application History

The Building Application for a new residence and garage at 53 Drumalbyn Road was approved by Woollahra Municipal Council on 14 October 1929. Council records<sup>48</sup> indicate the following information for 53 Drumalbyn Road:

BA No.	363
Date Received	17 Sept 1929
Name of Owner	G.F. & G.J. Wells
Name of Architect or Builder	Bohringer Taylor & Johnson Pty Ltd
New Buildings or Additions	House and Garage
Situation	No 53 Drumalbyn Rd
Ward	Br [Bellevue Hill Ward]
No of New Buildings	1
Cost of New Buildings	2000 [pounds]
Fee Paid	2 [pounds]
Date when considered by Council	Oct 14 [1929]
Council's Decision	Approved Conditionally
Remarks	Amended as required

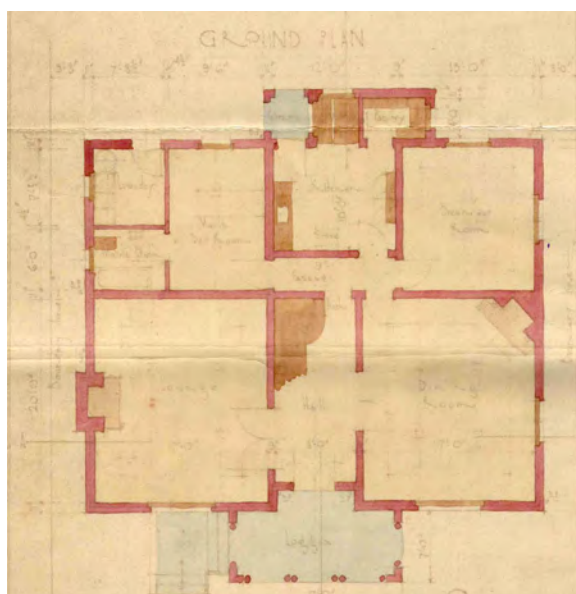


Figure 5.26: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Ground [Floor] Plan.  
Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929  
(Source: BA 363/1929 Woollahra Council)

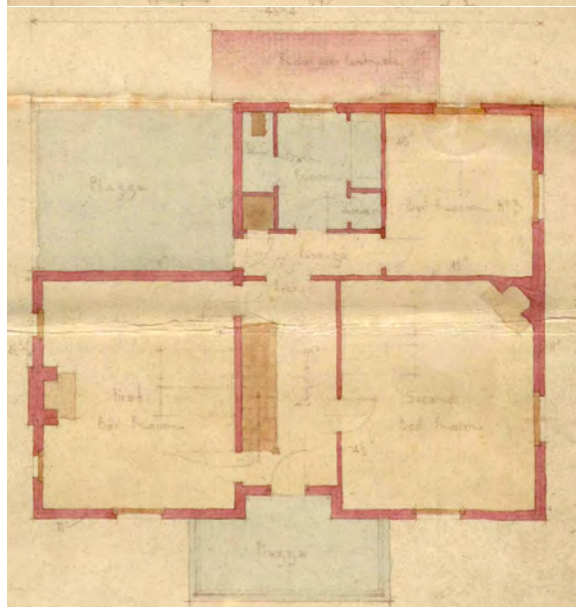


Figure 5.27: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. First Floor Plan.  
Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929  
(Source: BA 363/1929 Woollahra Council)

<sup>48</sup> Municipality of Woollahra, *Register of Building Applications*, p.171

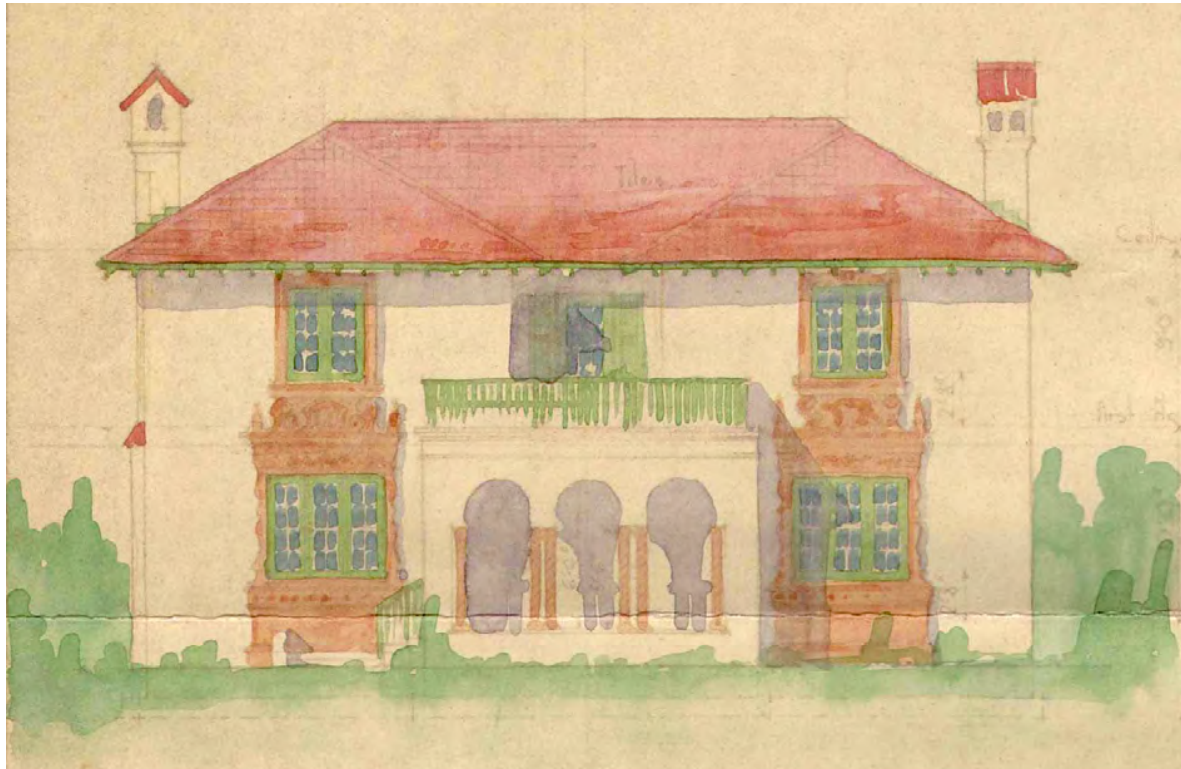


Figure 5.28: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Front Elevation. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929 (Source: BA 363/1929 Woollahra Council)

Other Building Applications/Applications recorded by are:

BA No.	93
Date Received	12/3/1958
Name of Owner	J.H. Hardy
Name of Architect or Builder	R.S. Hamilton
New Buildings or Additions	Alterations
Situation	No 53 Drumalbyn Rd
Cost of Additions	495 [pounds]
Fee Paid	1 [pound]
Date when considered by Council	24/3/1958
Council's Decision	Approved

The application concerned alterations to the Kitchen area of the house, but it is highly likely that these alterations were not undertaken as the current configuration of the Kitchen/Family area of the house does not reflect the approved works.

BA No.	783
Date Received	15/11/1960
Name of Owner	J.H. Hardy
Name of Architect or Builder	H.B. Gerett (engineer)
New Buildings or Additions	Additions to dwelling
Situation	No 535 Drumalbyn Rd
Cost of Additions	1600 [pounds]
Fee Paid	3/4/- [3 pounds 4 shillings]
Date when considered by Council	28/11/1960
Council's Decision	Approved

The application was actually for the construction of an inclinator up the west side of the site from the street. The inclinator is still extant.

## 6.0 Documentary evidence: The Architects and their Projects

### 6.1 The Architects

The architects for the design and documentation of the house at 53 Drumalbyn Road were Bohringer Taylor & Johnson Pty Ltd.<sup>49</sup> As stated previously, this house was one of a number of projects, in Drumalbyn Road and elsewhere, that Bohringer, Taylor & Johnson designed for High Standard Constructions Ltd or their directors

The architect for the 1958 proposed alterations to the Kitchen area of the house were designed by architect R.S. Hamilton for the owner, J.H. Hardy.<sup>50</sup> Robert Saunderson Hamilton (1897-1972) was articulated to the prolific, major interwar architect, Claud Hamilton (1892-1943), and was registered as an architect on 23 June 1923.<sup>51</sup> R.S. Hamilton was not the son of Claud Hamilton but the Australian Institute of Architects has posited that he could have been Claud Hamilton's nephew. Two years later architect H.B. Gerrett prepared the working drawings and Building Application for the owner, J.H. Hardy, for the construction of an inclinator to access 53 Drumalbyn Road.<sup>52</sup>

### 6.2 Bohringer, Taylor & Johnson

As stated by Professor Philip Goad, Bohringer Taylor & Johnson was a major interwar practice operating throughout Australia and New Zealand.<sup>53</sup>

The architectural firm of Bohringer, Taylor & Johnson was formed in 1926<sup>54</sup> by Sydney-based Charles Bohringer (1891-1962), Melbourne-based architect Ronald Morton Taylor (1896-?) and Frank Norman Johnson (c.1888-1967).<sup>55</sup> Prior to this Charles Bohringer worked in brief associations with William Innes-Kerr and Henry E. White as well as in solo practice. After the dissolution of the Bohringer, Taylor & Johnson practice, Bohringer worked briefly with Guy Crick before, once again establishing his own practice.



Figure 6.1: Charles Bohringer  
(Source: "Revival in Theatre Construction", *Everyones*, 15 December 1926, p.36).



Figure 6.2: Ronald Morton Taylor  
(Source: "Revival in Theatre Construction", *Everyones*, 15 December 1926, p.36).

<sup>49</sup> Municipality of Woollahra, *Register of Building Applications*, p.171 and BA 363/1929

<sup>50</sup> BA 93/1958

<sup>51</sup> Australian Institute of Architects: NSW Architects Biographical Information: Claud Hamilton ARAIA.

<sup>52</sup> BA 783/1960

<sup>53</sup> Goad, Philip, "Bohringer, Taylor & Johnson" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, pp.95-96.

<sup>54</sup> "Queen's Hall, Perth", *Building*, 23 June 1926

<sup>55</sup> Phillip Goad, "Bohringer, Taylor & Johnson", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.96





Figure 6.3: Frank Norman Johnson  
(Source: "Revival in Theatre Construction", *Everyones*, 15 December 1926, p.36).



Figure 6.4: Guy Crick, NSW Manager of Bohringer, Taylor & Johnson 1928 and partner after 1929 (Source: "Guy Crick to Study Theatre Building Abroad", *Everyones*, 21 November 1928, p.22).

#### **Charles Bohringer:**

Charles Bohringer, B.S.A. (Switzerland), A.I.A. (Australia), was born in Basle, Switzerland and educated at the Primary School and Gymnasium Schools, Basle; the Technical High School, Stuttgart; Academy, Milan; Kunstler Schule, Munich; Ecole des Beaux Arts, Paris; and held diplomas from the University of Zurich. He opened his practice in Basle in 1912 and later in Berne before emigrating to Australia in 1914.<sup>56</sup>

After arriving in Australia, Bohringer "took up land in New South Wales ... chiefly with the object of acquainting himself with our language".<sup>57</sup> After improving his language skills and knowledge of the country, Bohringer moved to Sydney to obtain work as an architect.

#### **Ronald Taylor:**

Ronald Morton Taylor, Dip. Arch. (Melbourne University) A.R.V.I.A., commenced practice as a draftsman for seven years with the Victorian Public Works Department before spending five years as Building Surveyor with the Public Health Department, and then joining Bohringer, Taylor & Johnson in 1926. He left Bohringer, Taylor & Johnson in 1929.<sup>58</sup> By the time of the 1936 biographical article in *Decoration and Glass*<sup>59</sup> he had designed more than 30 theatres as well as flats, hotels and commercial buildings.<sup>60</sup>

#### **Frank Johnson:**

Frank Norman Johnson was connected with many building ventures and numerous buildings in the suburbs of Melbourne, including flats, shops and dwellings, etc. He was involved on the choice of sites.<sup>61</sup> The drawing title block stamp of the firm labelled Johnson as the "financial adviser" of the firm.

<sup>56</sup> "Who's Who: Charles Bohringer", *Decoration and Glass*, October 1936, p.62

<sup>57</sup> "Revival in Theatre Construction", *Everyones*, 15 December 1926, p.36

<sup>58</sup> Christmas advertisement in *Everyones*, 11 December 1929

<sup>59</sup> *Decoration and Glass*, 1 November 1936, p.64 & 65

<sup>60</sup> "Queen's Hall, Perth", *Building*, 23 June 1926

<sup>61</sup> "Queen's Hall, Perth", *Building*, 23 June 1926

### Guy Crick:

In 1928, architect Guy Crick (1901-1964) was noted as being the Sydney manager of Bohringer, Taylor & Johnson and that the firm intended to send Crick overseas "to further enhance their value in theatre architecture."<sup>62</sup> It would appear that Bohringer and Crick may have become acquainted with one another whilst working on the Capitol and State Theatres in the office of Henry White.<sup>63</sup> According to theatre architecture historian, Ross Thorne (b. 1931), Guy Crick was in partnership with Bohringer & Taylor in 1930 as Bohringer, Taylor & Crick (although Higham & Goad state that Crick was in partnership with Bohringer & Taylor in 1929).<sup>64</sup> In 1932 Crick formed his own firm, Crick & Associates and, in 1935, formed the practice of Crick & Furse.<sup>65</sup> Bruce Furse (1906-1967) had worked for many years as a design draftsman with Bohringer, Taylor & Johnson. Crick enlisted in 1942 which effectively ended the work of the firm.<sup>66</sup>

### 6.3 Charles Bohringer's projects prior to 1926:

By 1920 Bohringer was in partnership with William Innes-Kerr when the partnership designed a hotel at the corner of Phillip and Hunter Streets, Sydney at a cost of £75,000<sup>67</sup> but by 1921 the partnership was dissolved and Bohringer requested that all outstanding accounts be sent to him.<sup>68</sup> In 1921 Bohringer had joined in partnership with the architect, Henry E. White, who was renowned for his work designing theatres. Despite their theatre expertise they were undertaking other work such as the conversion of a building in Elizabeth Bay Road to flats<sup>69</sup>, indicating that the partnership of H.E. White and C. Bohringer did not only undertake theatre commissions.

By 1922 Bohringer had established his own practice operating out of the T. & G. Building, Elizabeth Street, Sydney. One of his first projects, operating as Charles Bohringer, was the erection of a large theatre for an audience of 2,000 at Six Ways (Sophia, Hall & O'Brien Streets<sup>70</sup>) Bondi.<sup>71</sup> In the same year he was advertising and accepting tenders for a theatre and shops at Alexandria<sup>72</sup>, a theatre and shops at Clovelly<sup>73</sup> and the erection of a cottage at Northbridge.<sup>74</sup>

In 1923 Bohringer had under construction a theatre at Frenchman's and St. Mark's Roads, Clovelly, costing about £30,000 and seating 2000 persons (demolished); and the theatre at Six Ways, Bondi, which opened that year, also costing £30,000 and accommodating 2000 persons (demolished). The latter had been designed to be used for plays or pictures, with a "spacious stage, dressing rooms, etc". Bohringer was also working on a theatre in Hunter Street, Newcastle which opened that year (demolished).<sup>76</sup> In 1923 another 2,000-person theatre was proposed for Cessnock<sup>77</sup> and another at Double Bay (demolished).<sup>78</sup> In 1924 the Theatre Royal in Newcastle, designed by Bohringer, opened. The theatre was built for a local consortium capitalised at £30,000.<sup>79</sup> In 1924 Homebush Cinema Ltd lodged a Building Application for a cinema theatre, valued at £14,300, designed by Charles Bohringer. It opened in 1925.<sup>80</sup> The practice continued to design other building types in addition to theatres, such as extensive alterations to the Royal Oak Hotel in Newcastle<sup>81</sup>, two residences at Bondi<sup>82</sup> and a reinforced concrete hotel, the Brighton Hotel, at Manly<sup>83</sup> (now extensively altered – Figure 6.5) prior to the formation of Bohringer, Taylor & Johnson in 1926.

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<sup>62</sup> *Everyones*, 21 November 1928, p.22

<sup>63</sup> Thorne, Ross, 1981, *Cinemas of Australia via USA*, p.57

<sup>64</sup> Thorne, Ross, 1981, *Cinemas of Australia via USA*, p.57 & Anne Higham & Phillip Goad, "Crick & Furse", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.181

<sup>65</sup> Thorne, Ross, 1981, *Cinemas of Australia via USA*, p.57 & Anne Higham & Phillip Goad, "Crick & Furse", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.181

<sup>66</sup> Anne Higham & Phillip Goad, "Crick & Furse", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.182

<sup>67</sup> "Business Opportunities – Building", *Construction and Local Government Journal*, 29 November, 1920

<sup>68</sup> "Public Notices", *SMH*, 31 May, 1921

<sup>69</sup> "City Council Applications", *Construction and Local Government Journal*, 13 June, 1921

<sup>70</sup> Actually the intersection of O'Brien & Hall Streets and Cox & Glenayr Avenues

<sup>71</sup> "New Theatre for Bondi", *SMH*, 23 August, 1922

<sup>72</sup> "Accepted Contracts", *Daily Telegraph*, 20 September 1922

<sup>73</sup> "Tenders", *SMH*, 5 October, 1922

<sup>74</sup> "Tenders", *SMH*, 25 October, 1922

<sup>75</sup> "Business Opportunities – Building", *Construction and Local Government Journal*, 11 July, 1923, and "New Theatre for West End", *Newcastle Morning Herald and Miners' Advocate*, 6 February, 1923

<sup>76</sup> "New Movie Theatre", *Sunday Times*, 20 May, 1923

<sup>77</sup> "New Theatre", *Newcastle Sun*, 14 April, 1923

<sup>78</sup> "Tenders", *SMH*, 8 August, 1923

<sup>79</sup> "Betts' Theatre Royal", *Newcastle Morning Herald & Miners' Advocate*, 16 June 1924, p.6

<sup>80</sup> "Homebush Cinema", Strathfield Heritage Society, strathfieldheritage.com, accessed 11 January 2022

<sup>81</sup> "Royal Oak Hotel", *Newcastle Morning Herald & Miners' Advocate*, 17 June 1924, p.3

<sup>82</sup> "Tenders", *SMH*, 16 May, 1923

<sup>83</sup> "Tenders", *SMH*, 8 August, 1923, and "Round Australia", *Building*, 12 June 1925



Figure 6.5: Former Brighton Hotel, Manly, 1923 with papyrus leaves to column capitals. Architect: Charles Bohringer. (Source: Google Earth Pro, accessed 11 January 2022).



Figure 6.6: The Six Ways Theatre, 1923. Architect: Charles Bohringer. (Source: Cinema Treasures, [cinematreasures.org](http://cinematreasures.org), accessed 13 January 2022).



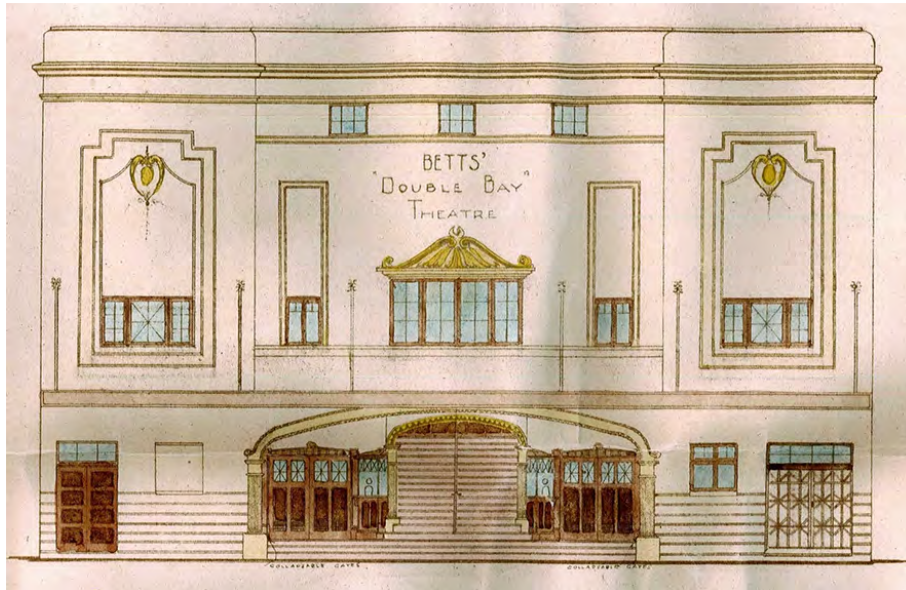


Figure 6.7: Betts' Double Bay Theatre, Double Bay, 1923. Architect: Charles Bohringer. (Source: Woollahra Municipal Council).



Figure 6.8: Former Homebush Theatre, Parramatta Road, Homebush North, 1924 (opened 1925). Architect: Charles Bohringer. (Source: "Homebush Cinema", Strathfield Heritage Society, strathfieldheritage.com, accessed 11 January 2022).



Figure 6.9: The Capitol Theatre, Tamworth, 1927: Charles Bohringer (Source: Cinema Treasures, cinematreasures.org, accessed 11 January 2022).





Figure 6.10: The Capitol Theatre, Tamworth, 1927: Charles Bohringer (Source: Cinema Treasures, cinematreasures.org, accessed 11 January 2022).

#### 6.4 Bohringer Taylor & Johnson Pty Ltd: Projects 1926-1929:

During the three years of the former Bohringer, Taylor & Johnson Pty Ltd practice numerous theatres/cinemas were designed, constructed and/or completed including: Theatre Royal, Albury, 1926<sup>84</sup>; Empire, 1927<sup>85</sup>; Burnley Theatre, suburban Melbourne, 1927<sup>86</sup>; Capitol Theatre, Tamworth, 1927<sup>87</sup>; Mentone Theatre, suburban Melbourne, 1927<sup>88</sup> (demolished); Hoyts Regent Theatre (former Queen's Hall), Perth, 1927<sup>89</sup> (demolished); and the Civic Theatre, Auckland, 1929<sup>90</sup>. In 1930 the firm was noted as letting the contract for the picture theatre at West Wyalong, NSW, the builder of which was noted as T.G. Taylor of Narrandera (Tivoli Theatre – demolished).<sup>91</sup>

#### Theatres



Figure 6.11: Burnley Theatre, 365 Swan Street, Melbourne, 1927 (opened 1928). Architect: Bohringer, Taylor & Johnson (Source: Cinema Treasures, cinematreasures.org, accessed 11 January 2022).

<sup>84</sup> *Everyones*, December 29 1926

<sup>85</sup> *Building*, 12 December 1927

<sup>86</sup> *Everyones*, 29 June 1927

<sup>87</sup> *Everyones*, 3 August 1927

<sup>88</sup> *Everyones*, 30 November 1927

<sup>89</sup> *Everyones*, 5 September 1928

<sup>90</sup> *Everyones*, 11 December 1929

<sup>91</sup> "Architects' Work", *Construction and Local Government Journal*, 2 April, 1930



Figure 6.12: Regent Theatre, William Street, Perth, 1927. Architects: Bohringer, Taylor & Johnson (Source: Ross Thome, 1984, *Cinemas of Australia via USA*, p.306).



Figure 6.13: New Mentone Theatre, 188 Nepean Highway, Melbourne, 1928. Architect: Bohringer, Taylor & Johnson (Source: Cinema Treasures, [cinematreasures.org](http://cinematreasures.org), accessed 11 January 2022).



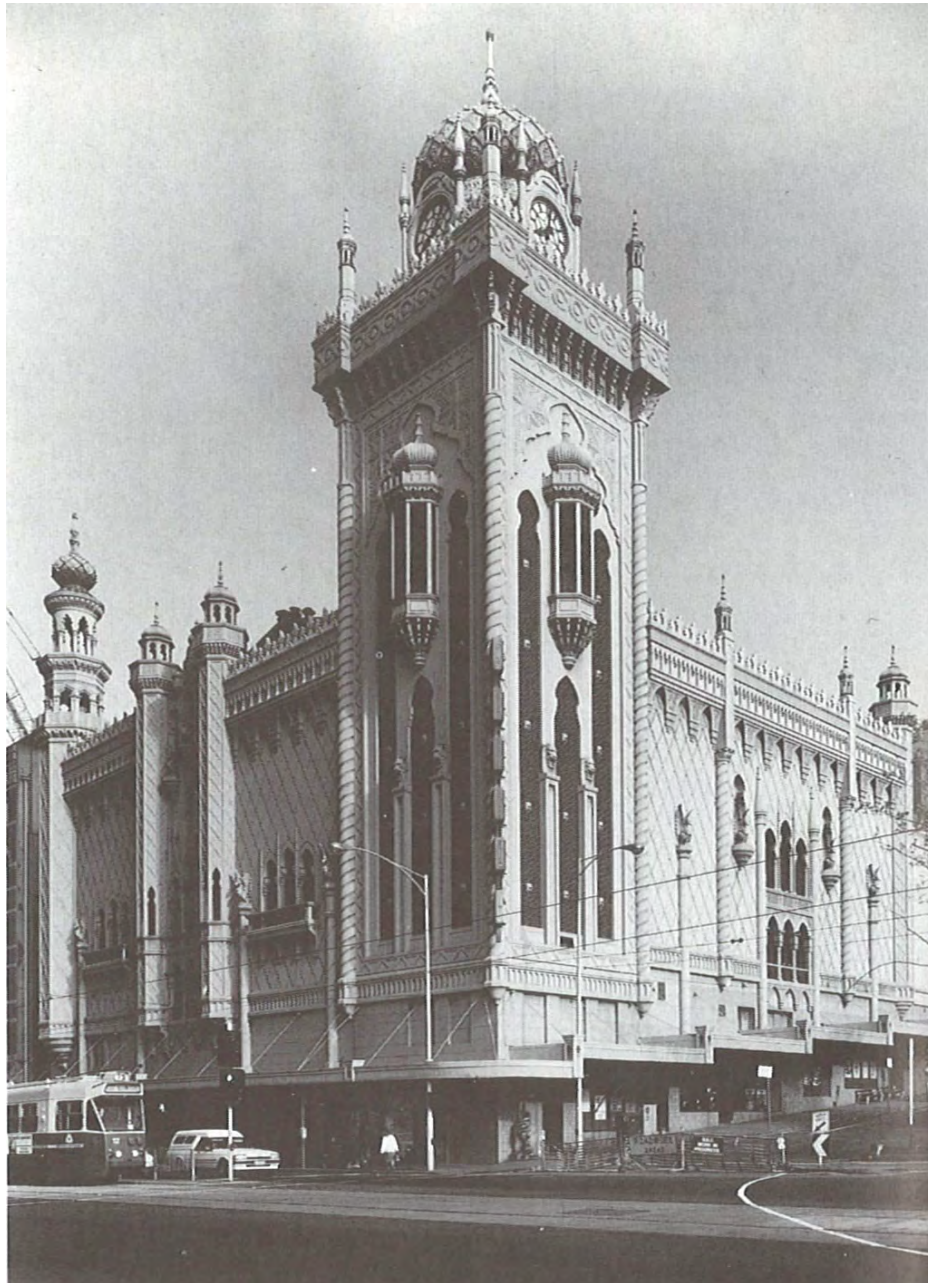


Figure 6.14: Forum (former State) Theatre, Melbourne, 1929. Architects: Bohringer, Taylor & Johnson (Source: Apperly, Irving & Reynolds, 1989, *Identifying Australian Architecture*, p.176).



Figure 6.15: Civic Theatre, Auckland, New Zealand, 1929. Architect: Bohringer, Taylor & Johnson (Source: Wikipedia, accessed 11 January 2022).



Figure 6.16: Tivoli Theatre, West Wyalong, 1930. Architect: Bohringer, Taylor & Johnson (Source: Tivoli West Wyalong, [tivolivestwyalong.com.au](http://tivolivestwyalong.com.au), accessed 11 January 2022).

In addition to the theatre work, the practice also undertook commissions for other building types including: the Bellingen Shire Soldiers' Memorial Hall and Literary Institute, 1928.<sup>92</sup> The hall was constructed in 1929 by B.C. Johnson of Bellingen at a cost of £4187.<sup>93</sup> Other projects were the 15-storey Plaza Hotel, Wynyard Park, Sydney at a cost of over £200,000, 1929<sup>94</sup>; Garage with flats over in Greenknowe Avenue, Elizabeth Bay, 1929<sup>95</sup>; the 800-room Bayswater Hotel, Kings Cross<sup>96</sup>, the Hotel Mayfair, Kings Cross, 1929; a factory in Birmingham Street, Mascot,

<sup>92</sup> *Everyones*, 11 July 1928

<sup>93</sup> *SMH*, 6 August 1928 cited on "Bellingen Memorial Hall", NSW War Memorial Register, [warmemorialregister.nsw.gov.au](http://warmemorialregister.nsw.gov.au) (accessed 11 January 2022)

<sup>94</sup> "Around Australia - NSW", *Building*, 12 April 1929. Later stated to be the work of Bohringer's former partner, Innes Kerr (*Building*, 12 March 1930, p.50)

<sup>95</sup> "City Council Applications", *Construction and Local Government Journal*, 24 April, 1929

<sup>96</sup> "Hotels, Automobiles, and Tourist Trade", *Building*, 12 June 1929, p.51



1929<sup>97</sup>; and a new residence in Olola Avenue, Vaucluse, 1929<sup>98</sup> for High Standard Constructions (the same builder/developer as for “Palomar” flats at 49 Drumalbyn Road, Bellevue Hill<sup>99</sup>. One of the more interesting large projects was a proposed “Venice” Cabaret to be constructed at Rushcutters Bay, 1929 (half on land and half over the water). The interior was designed in the vein of the atmospheric cinemas with the restaurant dining booths along the side walls designed to be within buildings along Venetian canals. The building remained as an unbuilt project.

### Projects other than Theatres



Figure 6.17: Bellingen Memorial Hall, Bellingen, 1928 (opened 1929). Architect: Bohringer, Taylor & Johnson (Source: Photo by Joseph Corbin, 2018, [bellingenmemorialhall.com.au](http://bellingenmemorialhall.com.au), accessed 11 January 2022).

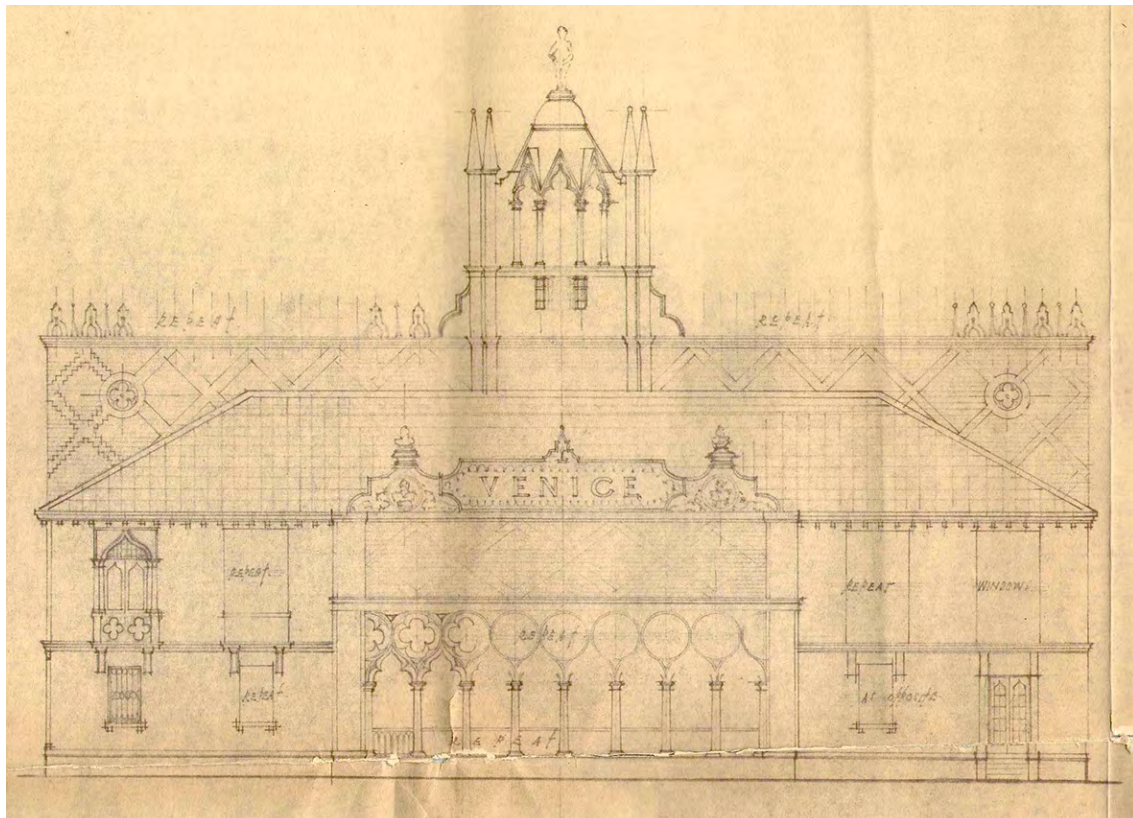


Figure 6.18: “Venice” Cabaret, Rushcutters Bay, Sydney, 1929 [unbuilt project]. Architect: Bohringer, Taylor & Johnson (Source: BA 118/29, Woollahra Municipal Council).

<sup>97</sup> “Opportunity Report – Building Work”, *Construction and Local Government Journal*, 28 August, 1929

<sup>98</sup> “Architects’ Work”, *Construction and Local Government Journal*, 27 November, 1929

<sup>99</sup> 28 Olola Avenue, Vaucluse, BA 161/1929, owner and builder High Standard Constructions Ltd, architect Bohringer, Taylor & Johnson (Source: Woollahra Municipal Council)



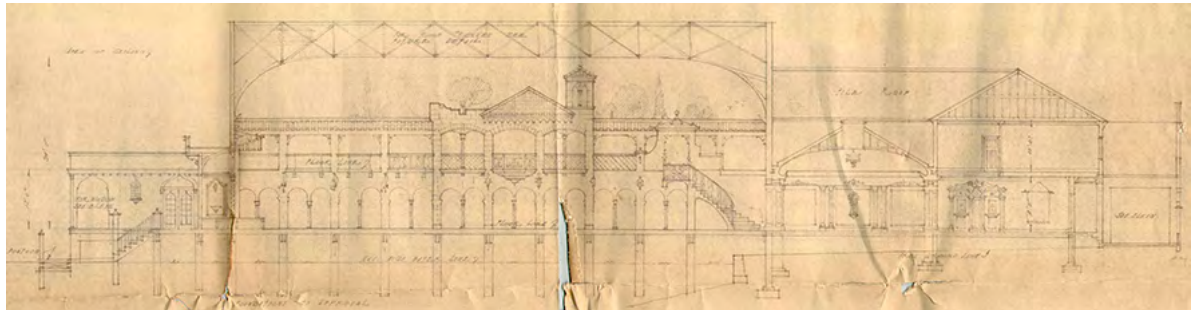


Figure 6.19: "Venice" Cabaret, Rushcutters Bay, Sydney, 1929 [unbuilt project]. Architect: Bohringer, Taylor & Johnson (Source: BA 118/29, Woollahra Municipal Council). Long section showing the "atmospheric" treatment of the dining booths along the side walls as a type of Venetian canal-scape

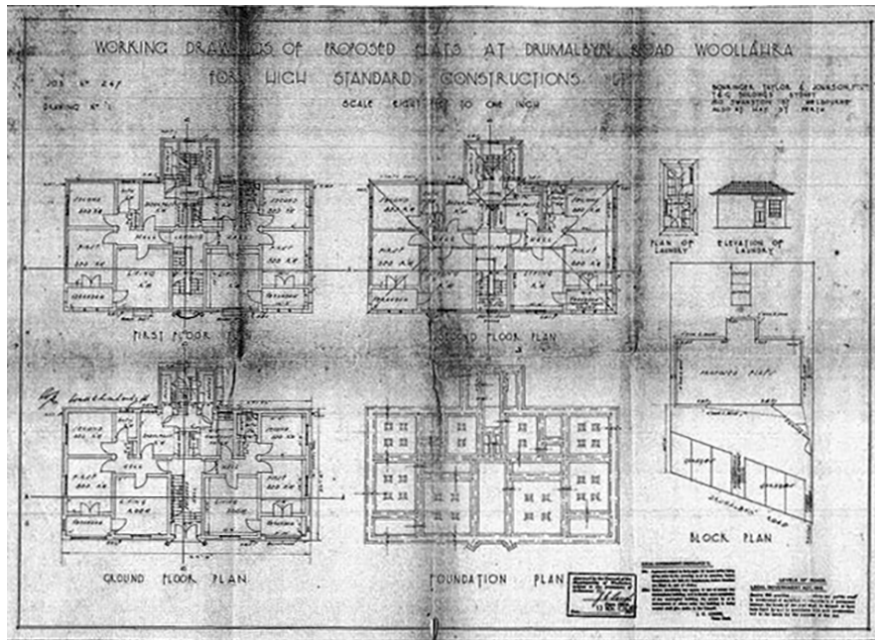


Figure 6.20: Working Drawings of Proposed Flats at Drumalbyn Road, Woollahra for High Standard Constructions Ltd [Palomar Flats, 49 Drumalbyn Rd, Bellevue Hill]. Architect: Bohringer, Taylor & Johnson Pty Ltd, BA 444/28, 1928 (Source: Ruth Daniell, *Heritage Assessment and Heritage Impact Statement for Alterations and Additions to 49 Drumalbyn Road, Bellevue Hill*, January 2015, photographic annexure)

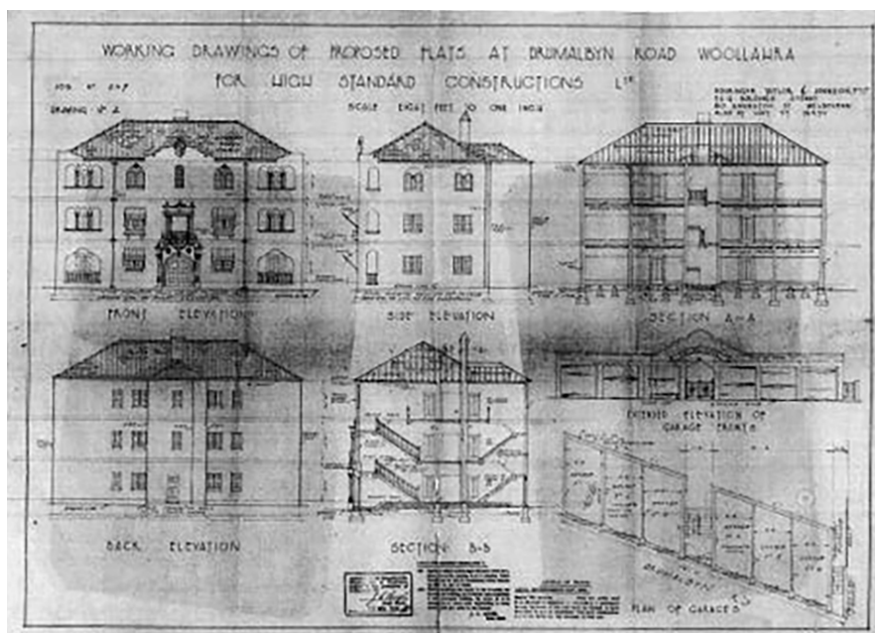


Figure 6.21: Working Drawings of Proposed Flats at Drumalbyn Road, Woollahra for High Standard Constructions Ltd [Palomar Flats, 49 Drumalbyn Rd, Bellevue Hill]. Architect: Bohringer, Taylor & Johnson Pty Ltd, BA 444/28, 1928 (Source: Ruth Daniell, *Heritage Assessment and Heritage Impact Statement for Alterations and Additions to 49 Drumalbyn Road, Bellevue Hill*, January 2015, photographic annexure)

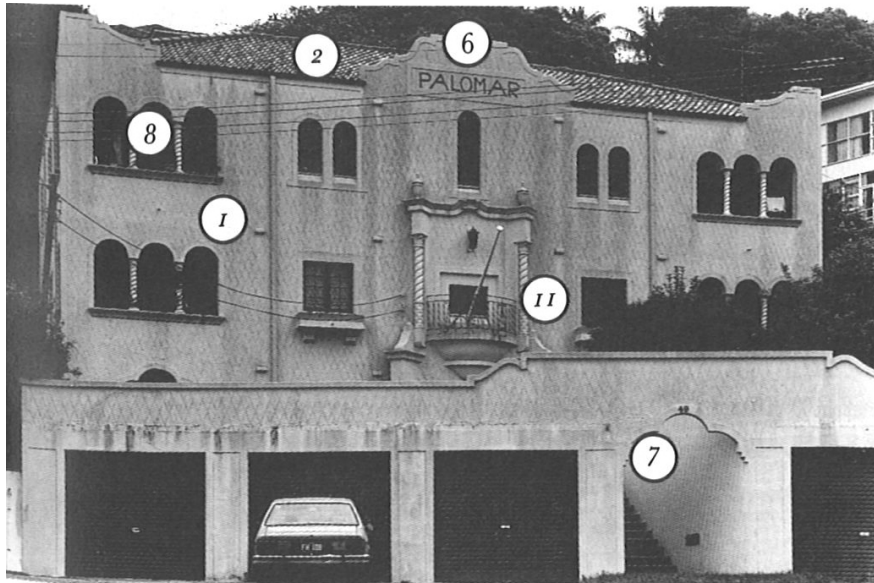


Figure 6.22: Palomar Flats [49 Drumalbyn Road, Bellevue Hill], 1928-29. Architects: Bohringer, Taylor & Johnson (Source: Apperly, Irving & Reynolds, 1989, *Identifying Australian Architecture*, p.179)

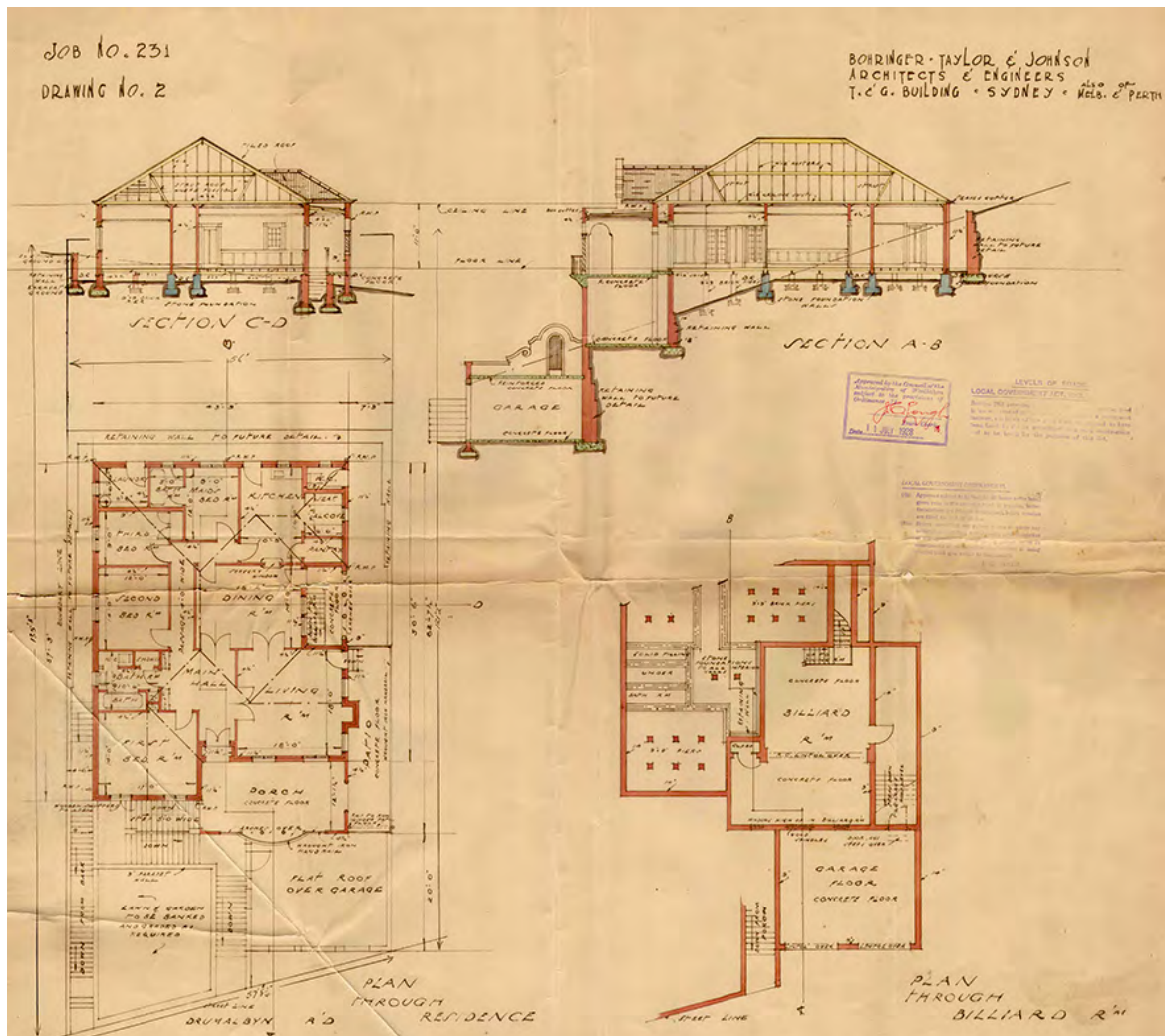


Figure 6.23: Working Drawings of Proposed Residence at [61] Drumalbyn Road, Woollahra for G.J. Wells Esq. Job No. 231, Drawing No. 2. Architect: Bohringer, Taylor & Johnson, Architects & Engineers, BA 289/28, 1928 (Source: Woollahra Council BA plans)



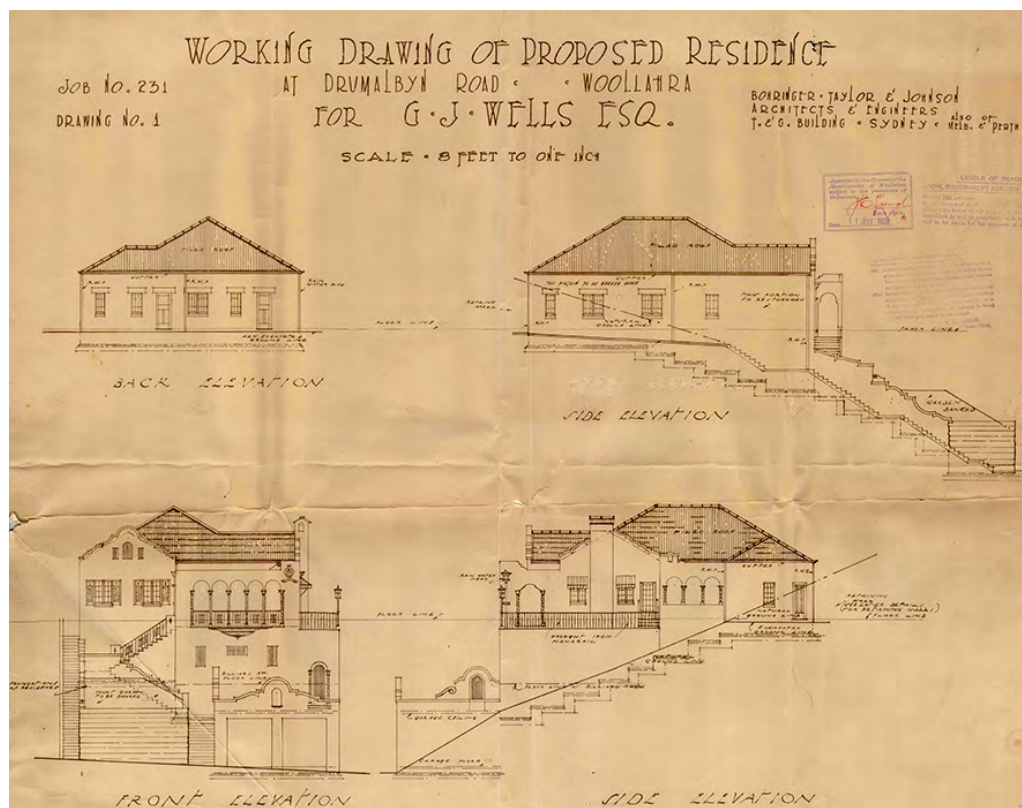


Figure 6.24: Working Drawings of Proposed Residence at [61] Drumalbyn Road, Woollahra for G.J. Wells Esq, Job No. 231, Drawing No. 1. Architect: Bohringer, Taylor & Johnson, Architects & Engineers, BA 289/28, 1928 (Source: Woollahra Council BA plans)

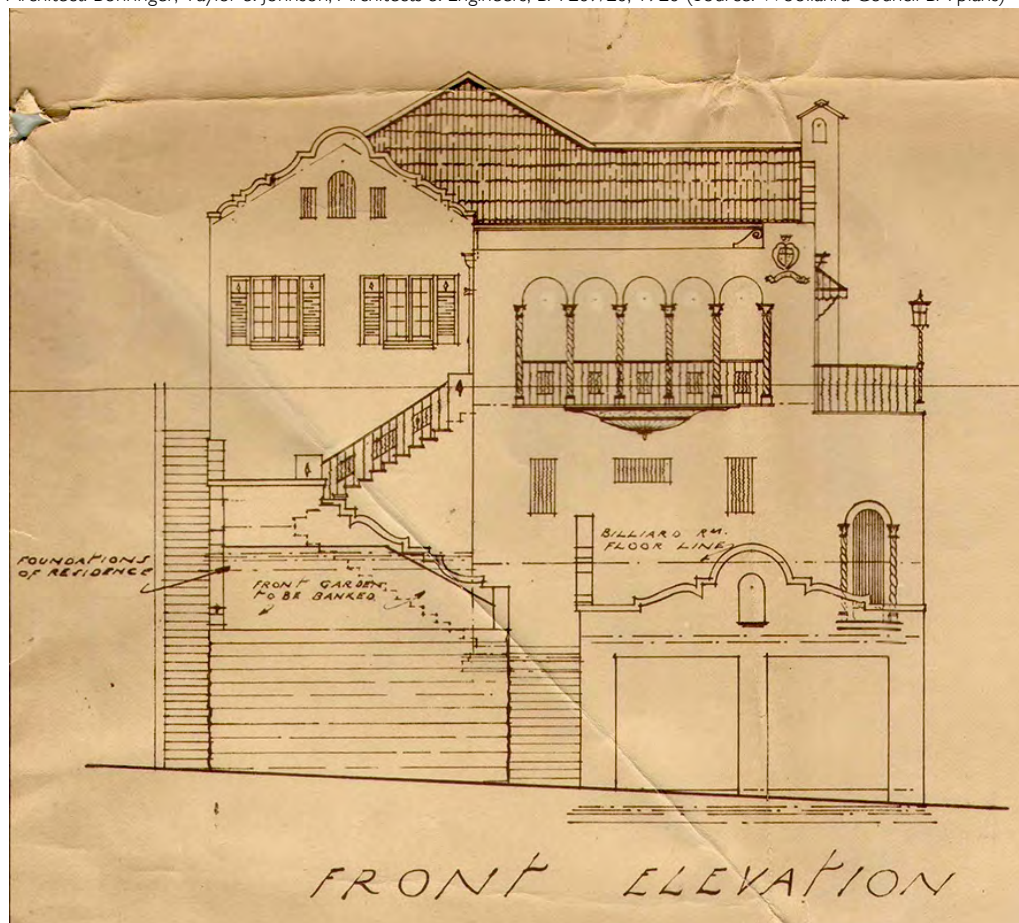


Figure 6.25: Front Elevation from Working Drawings of Proposed Residence at [61] Drumalbyn Road, Woollahra for G.J. Wells Esq, Job No. 231, Drawing No. 1. Architect: Bohringer, Taylor & Johnson, Architects & Engineers, BA 289/28, 1928 (Source: Woollahra Council BA plans)





Figure 6.26: 61 Drumalbyn Road, Bellevue Hill, for G.J. Wells. Architect: Bohringer, Taylor & Johnson, 1928  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

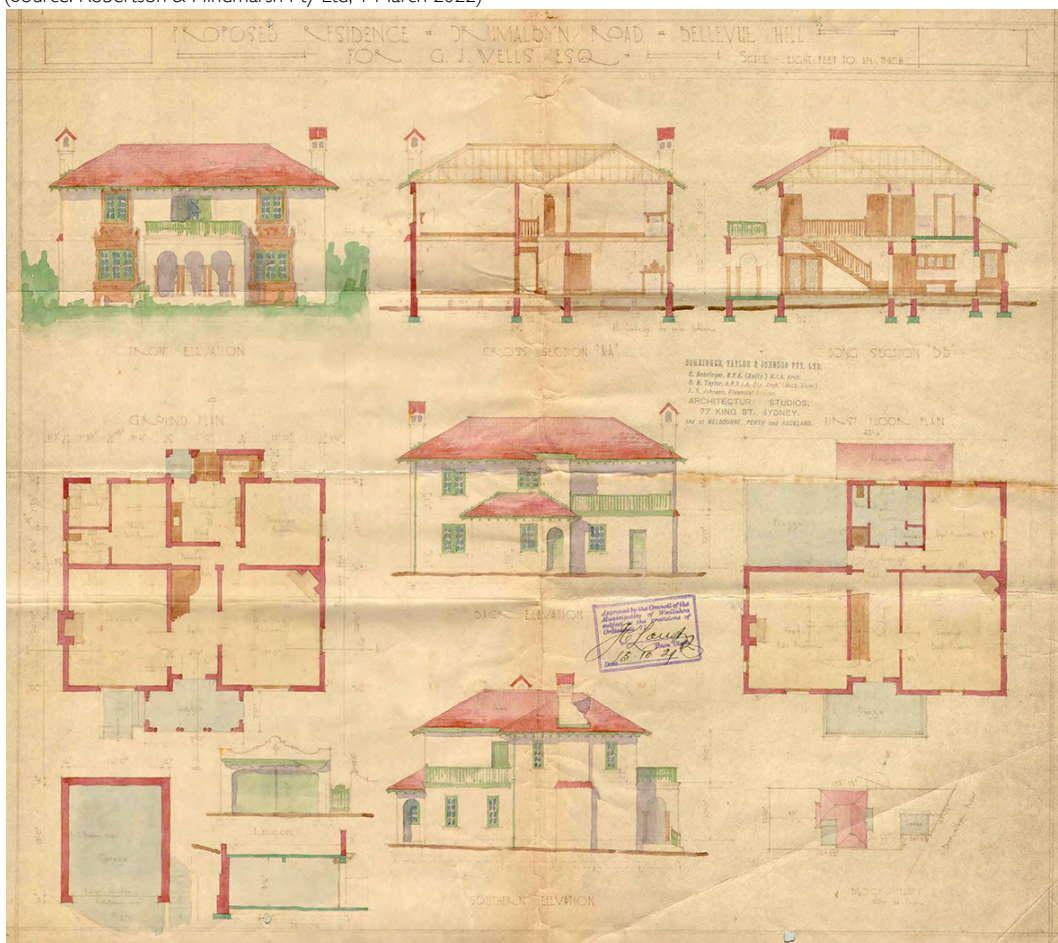


Figure 6.27: Proposed Residence, [53] Drumalbyn Road, Bellevue Hill, for G.J. Wells, Esq. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929 (Source: Woollahra Council BA plans)



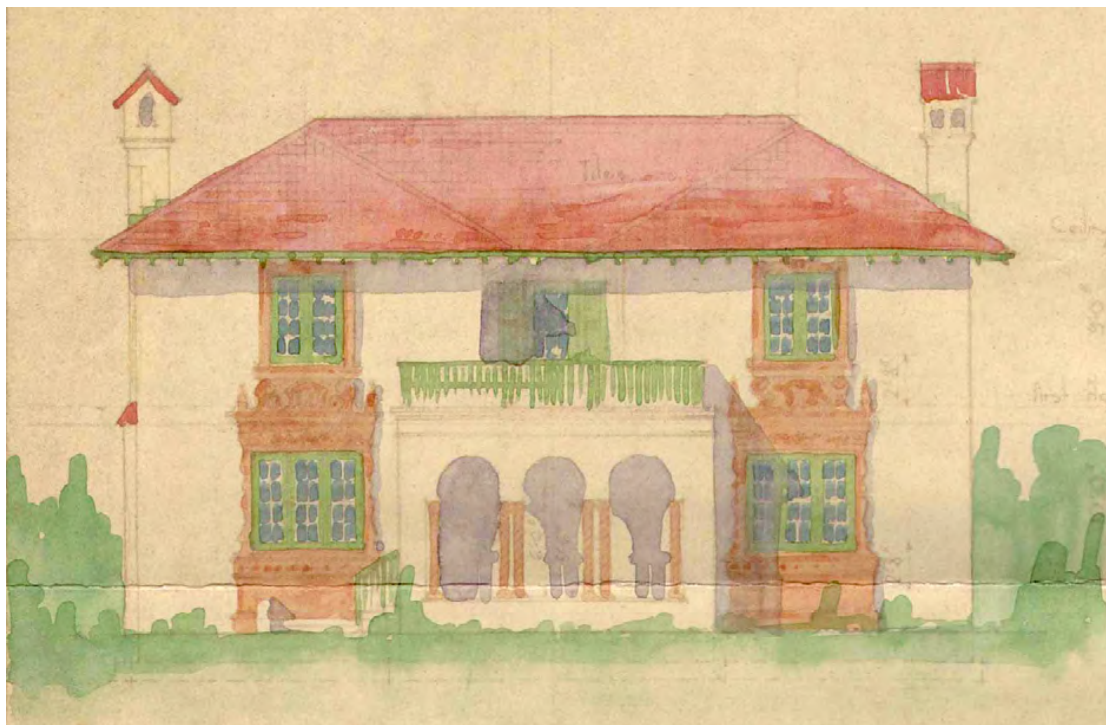


Figure 6.28: Front elevation of 53 Drumalbyn Road, Bellevue Hill. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929  
(Source: Woollahra Council BA plans)



Figure 6.29: 28 Olola Avenue, Vaulcuse, 1929, for High Standard Constructions. Architect: Bohringer, Taylor & Johnson (Source: Google Earth Pro, accessed 29 December 2021).



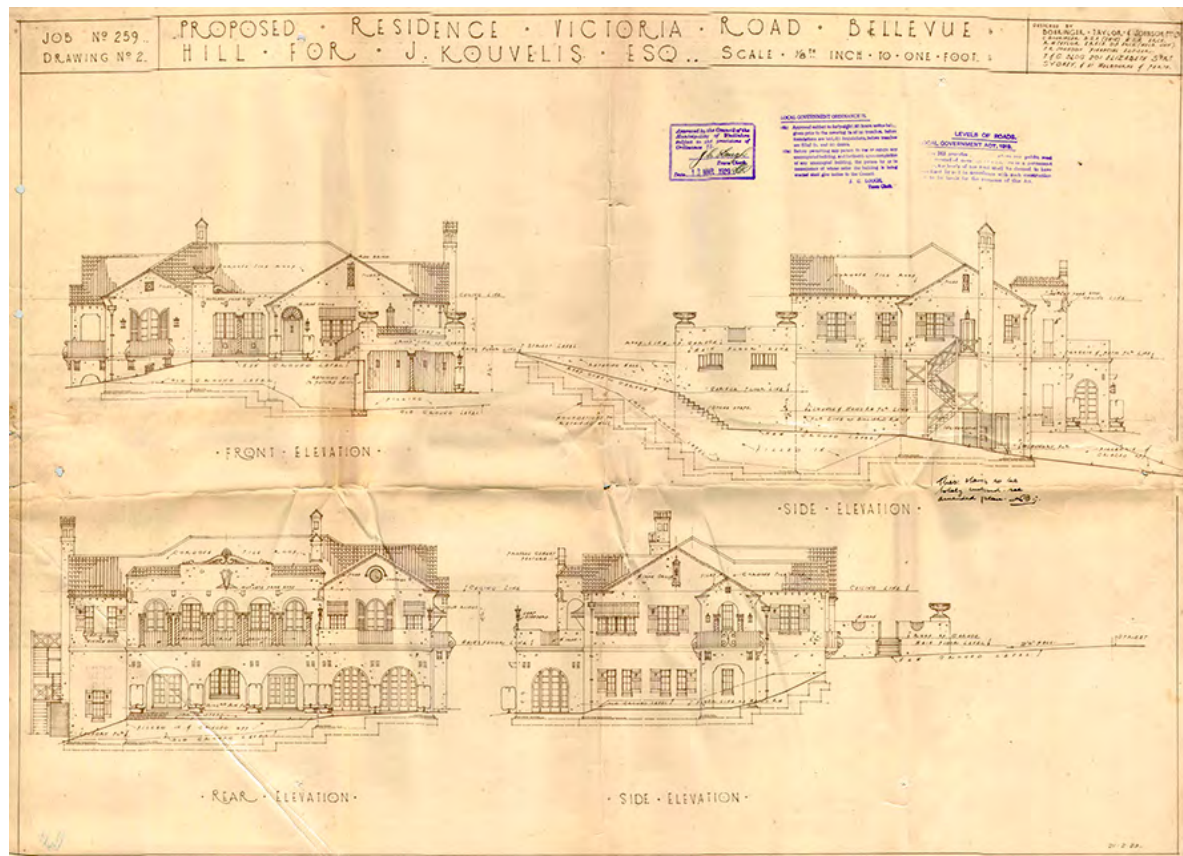


Figure 6.30: Proposed Residence [57-59] Victoria Road, Bellevue Hill, for J. Kouvelis Esq, 1929. Architect: Bohringer, Taylor & Johnson (Source: BA 117/29 Woollahra Municipal Council).



Figure 6.31: 57-59 Victoria Road, Bellevue Hill, 1929. Architect: Bohringer, Taylor & Johnson (Source: Google Earth Pro, accessed 12 January 2022). This elevation would appear to be intact, with the exception of the garage doors, as shown in the "Front Elevation" of the previous Figure.





Figure 6.32: 2 Greenknowe Avenue, Elizabeth Bay:  
Architects: Bohringer, Taylor & Johnson, 1929 (Source: Google Earth – accessed 15 December 2021)



Figure 6.33: "Santa Barbara"  
7 Longworth Avenue, Point Piper: Architects: Bohringer, Taylor & Johnson, 1929 (Source: Google Earth – accessed 7 February 2022)

## 6.5 Charles Bohringer after 1929:

Following the dissolution of the firm Charles Bohringer appears to have retained most of the major projects in his new practice. In 1931 Fullers Ltd engaged Bohringer to prepare plans for the remodelling of the old Brisbane Town Hall as well as the construction of new theatres at Lismore, Murwillumbah and Casino<sup>100</sup> and in 1932 Bohringer was advertising the letting of contracts for the Hotel Mayfair at King's Cross — joinery, steel windows, painting, shop fronts, lifts, refrigeration, hot-water service, vacuum cleaning system, electric light and power, air conditioning, ventilation, steel awnings, fire appliances, incineration, glazing, and telephonette system.<sup>101</sup>

In 1934 there was a major article in *Building* on the Embassy Theatre, Sydney by C. Bohringer and Associates, Architects<sup>102</sup> and another major article in 1936 on the Arcadia Theatre, Chatswood in *Decoration and Glass* as well as a biographical note on Bohringer<sup>103</sup>. In 1937 the auditorium at the Grace Brothers Department Store, designed by Charles Bohringer, was opened to acclaim for providing a place for sophisticated rendezvous including entertainment and dancing.<sup>104</sup> In 1938 the Century Theatre in George Street, Sydney was completed to the design of Charles Bohringer. The theatre was a reconstruction of the former Crystal Palace Theatre.<sup>105</sup> The interior décor was a combination of Art Deco geometric and rectilinear patterned wall and ceiling plasterwork and Moderne strip lighting and Vitrolite clad ticket booth. Also in 1938, the contract was let for the construction of the Theatre Royal in Newcastle by Charles Bohringer and Associates.<sup>106</sup> This involved the application of Art Deco detailing to the exterior and interior of the 1924 theatre that had also been designed by Charles Bohringer.<sup>107</sup>

Indicative of the interwar architects' skill in designing in different styles for different sites, clients and functions, "Ashby" in Cheltenham, 1938, was designed by Bohringer in the Inter-War Old English style as the residence for young lawyer, Garfield Barwick, who would later move from law to politics to eventually become the Chief Justice of Australia at the completion of his political career.

In 1939 architects Charles Bohringer and Associates, 58 Margaret Street, Sydney, were preparing plans for the conversion of a residence to a private hospital at Beecroft and for the reconstruction of a theatre at Hurstville<sup>108</sup> and, in the same year, Bohringer accepted a tender for the erection of a new cement works at Granville, to be constructed by Haunstrop Pty. Ltd. of Melbourne.<sup>109</sup> In 1948 architect Charles Bohringer's office was at 29 Bligh Street, Sydney and his residence was at 9 Llandillo Avenue, Strathfield (now demolished).<sup>110</sup>

No mention of projects by Charles Bohringer appears to have been published after 1939.

It also appears that Charles Bohringer, and other architects, were investors in companies dealing with goods outside the construction industry. For example, in 1930, *Dun's Gazette* recorded that Edwin J. Brown and Charles Bohringer were the Governing Directors of Great Western Fur Farm Company Limited (registered 13.8.30). The company had been established to take over the business carried on by Brown and Bohringer at Seven Hills.<sup>111</sup> One of the subscribers to the company was the later famous theatre and cinema architect Guy Crick who, in 1930, was a partner in the firm Bohringer, Taylor & Crick.

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<sup>100</sup> *Building*, 13 July 1931

<sup>101</sup> "Tenders Called", *Construction and Local Government Journal*, 18 May 1932

<sup>102</sup> *Building*, 12 June 1934, p.25

<sup>103</sup> *Decoration and Glass*, October 1936, p.11, 12 & 66

<sup>104</sup> *Decoration and Glass*, September 1937, pp.38-40

<sup>105</sup> *Decoration and Glass*, March 1938, pp.10-12 & 57

<sup>106</sup> "Contracts Let in District", *Newcastle Sun*, 17 October 1938

<sup>107</sup> Source: Cinema Treasures, [cinematreasures.org](http://cinematreasures.org), accessed 12 January 2022

<sup>108</sup> *Construction*, 22 March 1939, p.20

<sup>109</sup> *Construction*, 22 March 1939, p.18

<sup>110</sup> *Sydney City and Suburban Trades Directory*, 1948, p.14, Sydney: Universal Business Directories (Aust) Pty Ltd

<sup>111</sup> "Registered Companies", *Dun's Gazette*, 25 August 1930



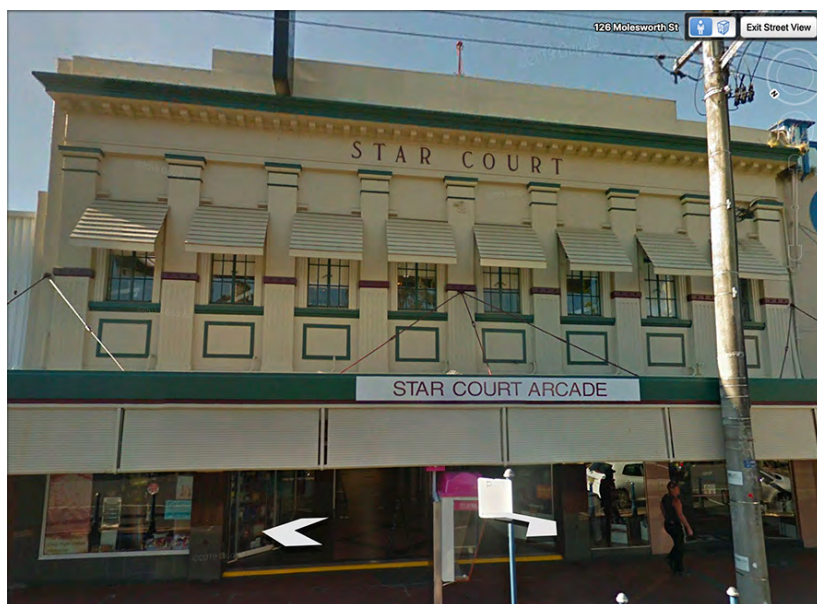


Figure 6.34: Star Court, Molesworth Street, Lismore. Architect: Charles Bohringer, 1931 (Source: Google Earth – accessed 12 January 2022)



Figure 6.35: Embassy Theatre, Sydney, 1934. Architect: Charles Bohringer (Source: Ross Thome, 1984, *Cinemas of Australia via USA*, p.140).

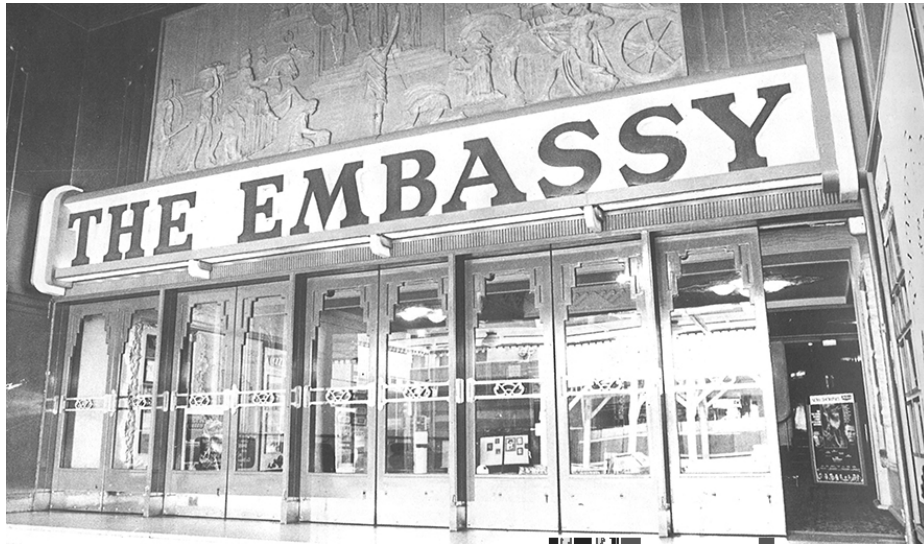


Figure 6.36: Embassy Theatre, Sydney, 1934. Architect: Charles Bohringer (Source: Ross Thorne, 1976, *Picture Palace Architecture in Australia*, plate 67).

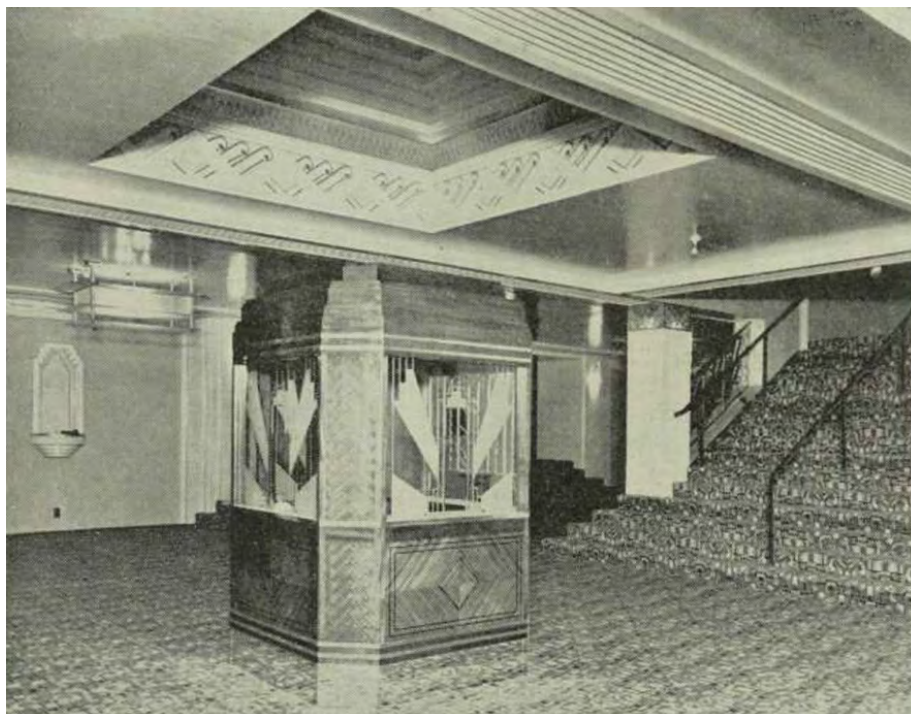


Figure 6.37: Foyer of Embassy Theatre, Sydney, 1934. Architect: Charles Bohringer (Source: *The Embassy Theatre, Sydney – Memories Revived*, Building, June 1934, p.27).

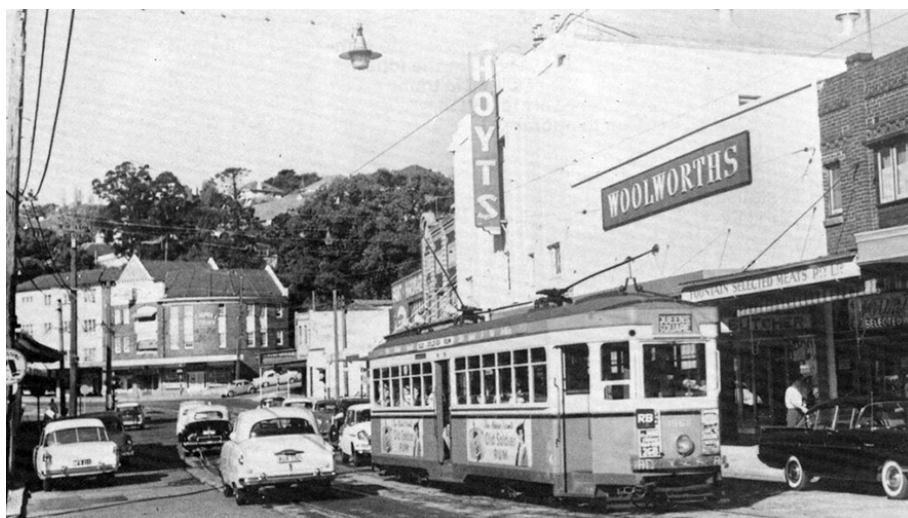


Figure 6.38: Hoyts, New South Head Road, Double Bay, 1934. Architect: Charles Bohringer. This was a remodelling of the Betts' Double Bay Theatre designed by Bohringer (Source: *Cinema Treasures*, [cinematreasures.org](http://cinematreasures.org), accessed 13 January 2022).





Figure 6.39 (above):  
Arcadia Theatre,  
Chatswood, 1936.  
Architect: Charles  
Bohringer (Source:  
*Decoration and Glass*,  
October 1936, p.11).

Figure 6.40 (left): View  
down to the entry  
vestibule of the Arcadia  
Theatre, Chatswood,  
1936. Architect: Charles  
Bohringer (Source:  
*Decoration and Glass*,  
October 1936, p.11).



Figure 6.41: Grace  
Brothers Department  
Store auditorium, Sydney,  
1937. Architect: Charles  
Bohringer (Source:  
*Decoration and Glass*,  
September 1937, p.39).





Figure 6.42: Strand Theatre, Newcastle, 1938.  
Architect: Charles Bohringer (Source: *Decoration and Glass*, March 1938, p.45).

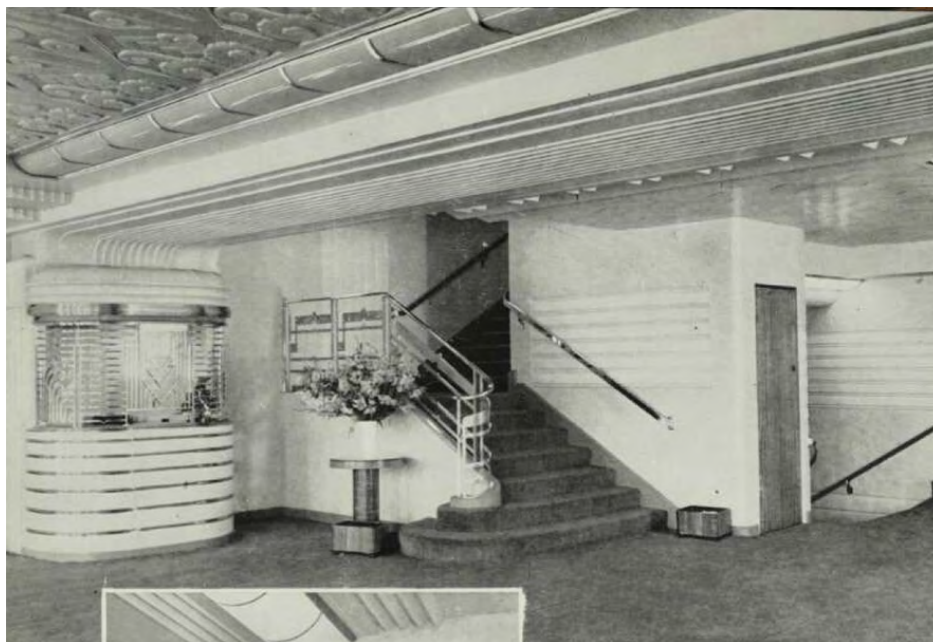


Figure 6.43: Century Theatre, Sydney, 1938.  
Architect: Charles Bohringer (Source: *Decoration and Glass*, March 1938, p.12).



Figure 6.44: Theatre Royal, Newcastle, 1938 (an Art Deco makeover of a 1924 theatre designed by Charles Bohringer). Architect: Charles Bohringer (Source: Cinema Treasures, [cinematreasures.org](http://cinematreasures.org), accessed 12 January 2022).



Figure 6.45: "Ashby" (Garfield Barwick House), 94 The Crescent, Cheltenham, 1938. Architect: Charles Bohringer (Source: The Real Estate Conversation, accessed 13 January 2022).





Figure 6.46: "Ashby"  
(Garfield Barwick House),  
94 The Crescent,  
Cheltenham, 1938.  
Architect: Charles  
Bohringer (Source: The  
Real Estate Conversation,  
accessed 13 January  
2022).



Figure 6.47: 10A Challis Avenue,  
Potts Point, c.1939. Architect:  
Charles Bohringer (Source: Peter  
Sheridan, 2021, p.150).



Figure 6.48: 10B Challis Avenue, Potts Point,  
c.1939. Architect: Charles Bohringer  
(Source: Peter Sheridan, 2021, p.151).



Figure 6.49: 10C Challis Avenue, Potts Point,  
c.1939. Architect: Charles Bohringer  
(Source: Peter Sheridan, 2021, p.151).

## 7.0 Physical Evidence

### 7.1 Description of the Site

The site of 53 Drumalbyn Road is one of two sites that are the subject of a proposal to demolish the houses on the two sites and construct a residential flat building. The sites are 53 & 55 Drumalbyn Road, Bellevue Hill.

53 Drumalbyn Road fronts Drumalbyn Road and 55 Drumalbyn Road is a battle-axe block located uphill and behind 53 Drumalbyn Road. The rear boundary of 55 Drumalbyn Road is also the rear boundary of properties that front Victoria Road. The double garage of 53 Drumalbyn Road is located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The double garage of 55 Drumalbyn Road is also located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The house is then accessed from the garage via flights of stairs or via the inclinator.

The rise from Drumalbyn Road to the rear boundaries of the Victoria Road properties is 26 metres<sup>112</sup>. This height difference permits views from the rear allotment (55 Drumalbyn Road) over the roof of the house on the front allotment (53 Drumalbyn Road).

It is a characteristic of the sites in this section of the south side of Drumalbyn Road that there is a series of cliffs and rock platforms stepping up from the street that the original subdivision pattern generally ignored. However, the

<sup>112</sup> ESA Land Survey Consultants, Detail and Level Survey, dated 1 July 2021.

current subdivision pattern now reflects these cliff level changes with the front and rear boundaries generally following the cliff edges.



Figure 7.1: 53 Drumalbyn Road, Bellevue Hill (shaded red) & 55 Drumalbyn Road, Bellevue Hill (shaded blue), Robertson & Hindmarsh Pty Ltd overlay on Six Maps, December 2012.

## 7.2 Description of the garden

The front garden consists of a series of terraced areas edged with formal hedging. The lowest level of the garden is the roof of the original garage which forms a terrace with a low parapet. From the garage roof, original steps with exaggerated concrete balusters, lead up to the entry loggia located in the centre of the front façade on the Ground Floor level. The inclinator also gives access to this level. The garden level between the garage roof terrace and the Ground Floor house level is paved with a timber deck. A handrail and hedge define the north edge and a sandstone retaining wall defines the south side of the garden level. The retaining wall is covered in a vine and is topped by a hedge that edges the Ground Floor garden. The garden planting is of exotic species, including Buxus, Virginia Creeper, Crepe Myrtle, roses, and Buddleia. The Ground Floor front garden is actually six steps below the Ground Floor of the house itself. The garden walls that are rendered are rendered in a tessellated pattern, matching the rendered walls of the house.

The house is cut into the site so that the rear of the house opens onto a relatively narrow paved area with masonry steps leading up to a garden at approximately the level of the First Floor of the house. This garden level is grassed. Timber steps lead up to the highest garden level which is also grassed.

The rear garden is most conveniently accessed from a rear First Floor balcony and bridge connecting to the First Floor of the house. Originally this connected to what was described on the plans as a piazza but this open terrace has since been enclosed and roofed over to form a rear room at the First Floor of the house.

## 7.3 Description of the building

The following description has been written using notes made on site as internal photography was not permitted by the owner. Pictorial depiction of the interior, therefore is limited to the three real estate photographs available on the internet. These photographs cannot adequately depict the quality, or current condition, of the house's interior.

The house constructed at 53 Drumalbyn Road is a two-storey house with highly-figured render walls in a tessellated pattern, a low-pitched terra cotta tile roof and timber windows and doors. The symmetrical front façade is articulated by the projecting central entry porch with its three arched north façade and the paired "barley twist" columns supporting bases of the semi-circular arches. The porch has been glazed in but was originally open. The roof of the porch is an accessible flat roof with a solid balustrade around three sides forming an open terrace (or "piazza" as indicated on the original working drawings). Small openings in the balustrade are formed with three half-round terracotta pipes and the balustrade is capped with sloping flat tiles. Small Juliet balconies with bulbous wrought



iron balustrades are under the windows to the two front First Floor bedrooms and curved wrought iron grilles cover the Ground Floor windows. The Ground Floor front windows are surrounded by rendered external architraves of a simpler design than those shown on the working drawings.

Comparison with the original plans indicate that the original open loggia in front of the entrance has been enclosed with glazing and the rear open First Floor "piazza" (an interwar term originating in the USA indicating an unroofed terrace or deck) has been built over to create the fourth bedroom. The open balustrades of the rear piazza and the small one at the front over the loggia that are drawn on the plans appear to have been altered during construction to solid balustrades with engaged piers, and highly figured rendered panels punctuated by three terra cotta pipe central triangular decorative motifs. Likewise, the rendered exterior architraves around the First Floor front Bedroom windows appear to have not been carried out but "balconettes" (Juliet balconies) with wrought iron balustrades have been constructed in lieu.

The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a curvilinear parapet that is varied in height and contains a central curved element that could have been designed to contain an acroterion. The house is accessed from the street by means of flights of stairs via the terrace located on the flat roof of the garage.

The Ground Floor comprises the living rooms of the house (Stair Hall, Living, Dining, Study/Sitting, Kitchen/Family, Bathroom and externally accessible Laundry) and the First Floor contains the four Bedrooms and Bathroom.

The glazed Loggia conceals the original front door and sidelights. The glazing of the door and panels has arched heads replicating the Loggia's arches. The glass of the doorset is bevel edged. The floor of the Entry Foyer/Stair Hall is covered in timber parquet; dark timber body with pale timber highlights. The parquet is continued on the lowest stair landing. The staircase is clear-finished timber with balusters comprising wide flat slats, each incised with an Art Nouveau-like flower (tulip?). The ceiling of the Entry Hall is plaster with a coved junction with the wall plaster, thus obviating the need for a cornice. This coved ceiling gives a sense of height and grandeur to the Entry/Stair Hall.

To the left of the Entry Hall is the Living Room with its original hardwood timber floor boards, timber fire surround and arched face brick fireplace opening. The plaster ceiling is edged with a wide plaster cornice with a delicate scalloped bottom edge. The timber windows, skirtings and architraves are all original and still retain their original stained, clear-finished appearance. To the right of the Entry Hall is the Dining Room with its original hardwood timber floor boards. The south west corner fireplace has been removed but the chimney breast remains. The plaster ceiling is edged with the same wide plaster cornice as the Living Room, with its delicate scalloped bottom edge. The timber windows, skirtings and architraves are all original and still retain their original stained, clear-finished appearance.

At the end of the Entry Hall is a cross corridor leading, to the right to a Study/Sitting Room. The room has a non-original built-in wardrobe. However, the floorboards (hardwood), the plaster ceiling and the timber joinery (windows, doors, architraves and skirting) are all original and retain their original finishes. The plaster ceiling decoration is different to the Living, Dining and Hall ceilings. The Study ceiling is a simple Adamesque plaster pattern in the corners of the ceiling joined by a straight plaster ribbon.

The Kitchen was originally fully enclosed and the current Family Room was the original Maid's Room which connected directly to the Bathroom at the east end of the house. This Bathroom was for the exclusive use of the maid. The combined Kitchen/Family area has a new hardwood floor and the ceilings of the spaces are modern plaster ceilings with scotia cornices. Modern double doors open onto the rear paved passage behind the house in which is located a small storage building (access not gained). The roof of the storage building is trafficable and forms part of the next level of the rear garden. The externally accessible Laundry retains its original wall and ceiling finishes. The original Maid's Bathroom has been refurbished as a shower room but the original decorative ceiling remains.

The First Floor's planning mirrors that of the Ground Floor. The central Stair Hall's ceiling is identical to that in the Entry Hall below. All the original finishes remain, although the floor is carpeted. The room on the east (Bedroom 1) retains all its original finishes and features including the exceptional masonry and tile fireplace, although the fireplace tiles have been painted. The joinery remains unpainted and the original hardwood floorboards remain. The plaster ceiling is decorated in a more expressive design than the two main Ground Floor Rooms. Bedroom 2 (to the west of the Stair) is carpeted but it too retains all its original features, including the ceiling matching that of Bedroom 1, but excluding the fireplace which has been removed and plastered over.

Through the arched opening at the south end of the Hall is a cross hall (mirroring the Ground Floor) that leads to the third Bedroom at its western end. This smaller room also retains its original finishes but contains two non-original built-in wardrobes. At the east end of the cross hall a door leads into a space that was originally an open, unroofed piazza (terrace). However, the decorative plaster ceiling and the narrow hardwood floorboards indicate an early enclosure of the piazza. The 1930s would be an approximate date for the room's creation. The external door to this room is a 1920s glazed door (multi-panes of obscure Kosciusko glass) that was probably the door at the west end of the cross hall leading to the piazza.

In the centre of the rear section of the house is the original bathroom. With the exception of the WC suite the Bathroom retains its original fixtures, fittings and wall, floor and ceiling finishes. The extant layout of the room is not the same as the original drawings but the finishes, fixtures, etc indicate that the current layout is the original layout. The real estate floor plan indicates the current layout. On the west side of the bathroom is a built-in bath with a tiled step running along the east side of the bath. The bath is totally tiled inside and out with an original integrated tiled and ceramic tap and spout setup on the rear wall of the bath. The spouts are ceramic big cats (female lions or tigers) and a built-in ceramic soap-holder and washer rail sits between the two spouts. On the east side of the room are two arched openings concealing the WC suite at the south end and the shower cubicle at the north end. These two cubicles are framed by arched openings. Two small windows flank the original mirrored recessed wall shaving cabinet. An original pedestal basin stands beneath the cabinet. The green and cream wall tiles rise to about 2600mm above the floor level. The two courses of green skirting tiles are separated by delicate black and white listello tiles. The clear (glass ?) towel rails are supported on built-in green ceramic fixtures. Original wall light sconces remain and still operate. The floor of the room is the original green and cream terrazzo. The entry to the bathroom is flanked by two doors that appear to be cupboards. The door on the west side is a linen cupboard but the door on the east side opens to a refurbished WC room.

It is worth noting that the original single panel internal doors remain intact with their door furniture, the original skirtings remain and the original door architraves remain. All these are unpainted in the main intact rooms. The original metal light switches to the rooms are mounted on the architraves and they are curved to match the profile of the architraves. Original light fittings remain.

The house remains as an excellent example of 1920s Eastern Suburbs Middle Class residence, both externally and internally. The care with which the house has been maintained is an indicator of its suitability and worth to the succession of residents who have owned and looked after the house.



Figure 7.2: 53 Drumalbyn Road, Bellevue Hill, current Ground Floor Plan. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)



Figure 7.3: 53 Drumalbyn Road, Bellevue Hill, current First Floor Plan. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)





Figure 7.4: 53 Drumalbyn Road, Bellevue Hill, garage and view to the house from the street. Architect: Bohringer, Taylor & Johnson Pty Ltd. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.5: 53 Drumalbyn Road, Bellevue Hill, garage and view to the house from the street. Architect: Bohringer, Taylor & Johnson Pty Ltd. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)





Figure 7.6: 53 Drumalbyn Road, Bellevue Hill, view to the house from the terrace on top of the garage. Architect: Bohringer, Taylor & Johnson Pty Ltd.

(Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)



Figure 7.7: 53 Drumalbyn Road, Bellevue Hill, Dining Room. Architect: Bohringer, Taylor & Johnson Pty Ltd. The carpet has been removed since this photograph was taken. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)





Figure 7.8: 53 Drumalbyn Road, Bellevue Hill, Lounge Room. Architect: Bohringer, Taylor & Johnson Pty Ltd. The carpet has been removed since this photograph was taken. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)



Figure 7.9: 53 Drumalbyn Road, Bellevue Hill, Bedroom 1. Architect: Bohringer, Taylor & Johnson Pty Ltd. The carpet has been removed since this photograph was taken. (Source: realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010)

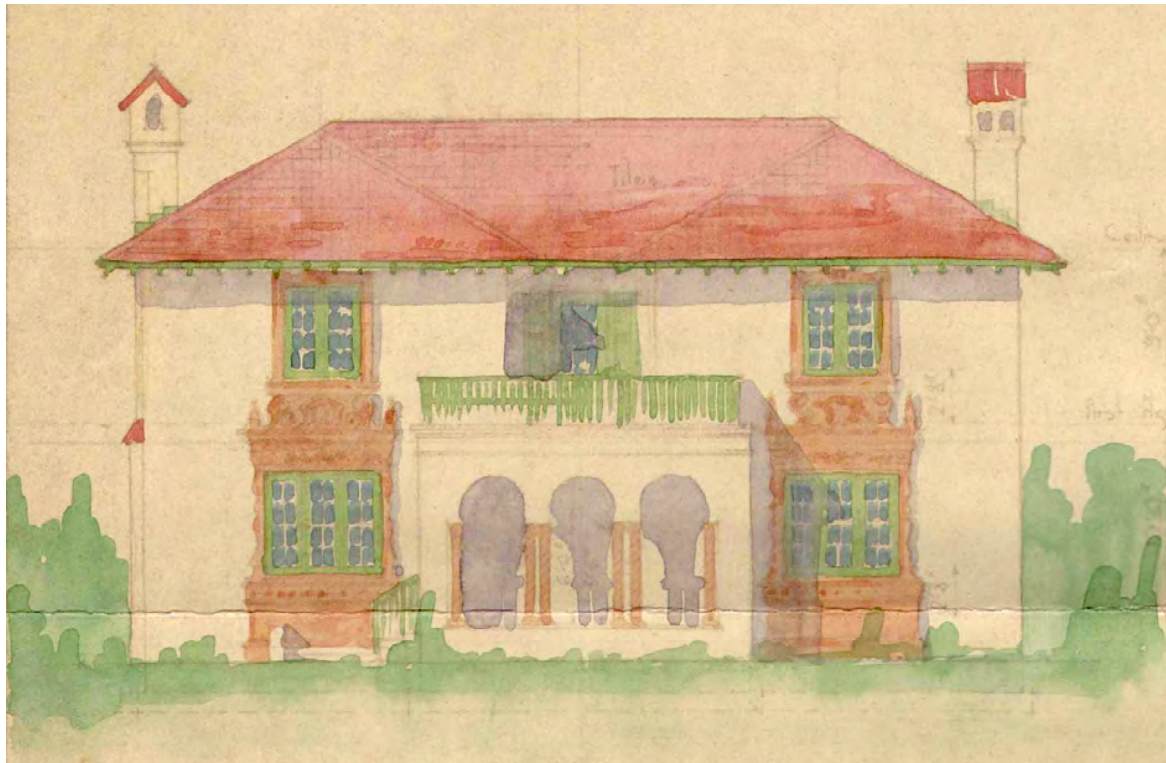


Figure 7.10: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Front Elevation. Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929 (Source: BA 363/1929 Woollahra Council)

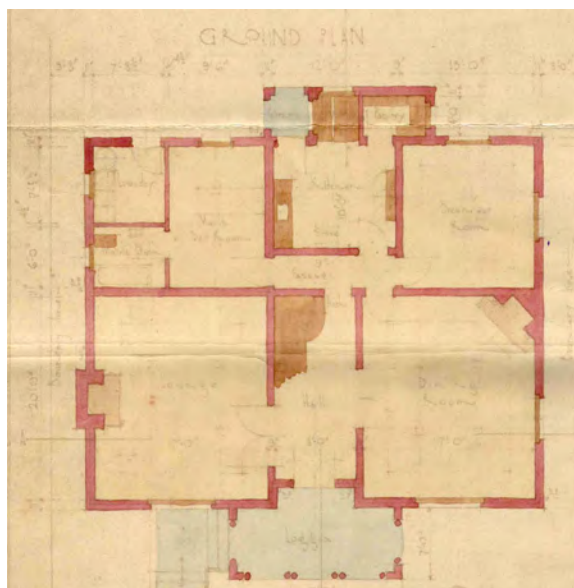


Figure 7.11: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. Ground Plan.  
Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929  
(Source: BA 363/1929 Woollahra Council)

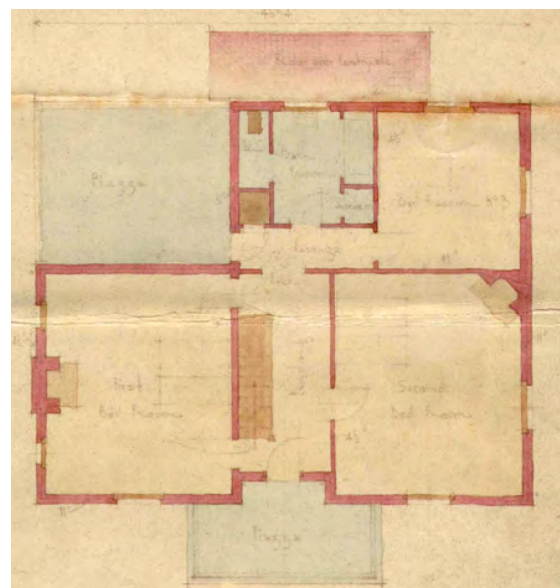


Figure 7.12: Proposed Residence at Drumalbyn Road, Bellevue Hill, for G.J. Wells Esq. First Floor Plan.  
Architect: Bohringer, Taylor & Johnson Pty Ltd, 1929  
(Source: BA 363/1929 Woollahra Council)

The original plans clearly show that the Ground Floor Plan is zoned with the public/reception rooms at the front of the house facing the view and the sun. The cross wall behind these rooms separates these family rooms from the domain of the live-in maid (Maid's Bedroom, Maid's Bathroom, Kitchen and the Breakfast Room which was probably only used by the family members in the mornings. The interwar period was the period when the servant-less house became the norm and so a house with live-in maid's accommodation indicates the wealth of an upper Middle-Class family and the then expectations of the interwar Eastern Suburbs market.



## 8.0 Comparative Analysis

### 8.1 The works of architects Bohringer, Taylor and Johnson:

As stated previously, the architects for the house, Bohringer, Taylor & Johnson, was a well-known practice in the interwar period and was renowned for its extensive portfolio of cinemas constructed from Perth to Auckland. The firm was an international practice, with offices in Sydney, Melbourne, Perth and Auckland, at a time when most Australian practices were limited to their own city or state. The fact that the firm is included in *The Encyclopedia of Australian Architecture* indicates that the Melbourne-based editors of the publication considered the firm to be of sufficient importance for inclusion in the encyclopedia.

The entry in *The Encyclopedia of Australian Architecture* concentrates on the practice's cinema work but the firm also designed public buildings, a factory, residential flat buildings and a number of single residences as well as a Kings Cross Hotel in 1932.<sup>113</sup> Bohringer, Taylor & Johnson appear to have been the preferred architects for the Wells family as well as their development company, High Standard Constructions Ltd. Probably the developer's first building was the "Palomar" residential flat building (Figure 6.22); two doors west along Drumalbyn Road, Bellevue Hill from 53 Drumalbyn Road approved in the same year as the company's formation. "Palomar" (recently demolished) was a restrained example of Inter-War Mediterranean architecture. This building was included in *Identifying Australian Architecture ... 1788 to the Present* but the design was incorrectly attributed to E.W. Sankey. Like most buildings of the period, the majority of the architectural detail was confined to the façade or façades visible from the street. Another large residential flat building by Bohringer, Taylor & Johnson was a motor garage with flats above constructed in Greenknowe Avenue Elizabeth Bay in 1929.<sup>114</sup> The building is extant at 2 Greenknowe Avenue. Again, the building is restrained and almost austere, with flourishes of architectural decoration modulating the large, flat façade combined with steel-framed windows (Figure 6.32). This approach of simplicity was one of the hallmarks of the firm's architectural work for developers or commercial clients. However, they also designed more exuberant buildings for individual clients such as the other house at 61 Drumalbyn Road for the Wells, 1928 (Figure 6.26), the Kouvelis House in Victoria Road, 1929 (Figures 6.30 & 6.31), and the "Santa Barbara" flats at Point Piper, 1929 (Figure 6.33).

The architectural practice of Bohringer, Taylor & Johnson was typical of interwar practices insofar as they were comfortable designing in different styles of architecture, depending on the building type, the client's requirements, the budget or the site. This approach is sometimes misinterpreted by modern commentators as somehow indicating a lack of focus or design philosophy or ability in being able to realise a "more pure design oeuvre", but this misunderstands the period between the wars. As we discovered in our landmark 1993-1996 study of interwar housing and housing estates for the National Trust of Australia (NSW)<sup>115</sup> the period was a "battle of the styles" as architects sought to interpret overseas architectural influences and adapt them to Australian climatic and social conditions.

53 Drumalbyn Road (1929) has a simple symmetry and restrained façade in common with the "Palomar" flats (1929), the Regent Theatre (1927) and the Embassy Theatre (1934). As pointed out by Philip Goad<sup>116</sup>, the firm's architecture changed after the Great Depression into more restrained Moderne or Art Deco (as exhibited in the façade of the Embassy Theatre), at least for their cinema commissions. The firm's pre-Great Depression works had ranged from neo-Classical with Adamesque detailing (such as shown in the Regent Theatre façade) to the extremely exuberant decorative Moorish approach in Melbourne's State Theatre (1929). The direct contemporaries of 53 Drumalbyn Road were the "Palomar" flats and the State Theatre, demonstrating one of the major characteristics of architectural firms in the interwar period; flexibility of design approach and adapting one of the many interwar architectural styles to suit the client, the site and the purpose of the building. Some of the plaster ceilings of 53 Drumalbyn Road incorporate the interwar Adamesque plasterwork motifs as well as simpler plasterwork in the main Ground Floor rooms. The coved plaster ceilings of the Entry and Stair Halls on both levels was also a *tromp d'oeuil* effect used in the period to increase the apparent height of the space. Also, the internal joinery reflected the variety of approaches in the period with the simple single panel timber doors, the abstracted Georgian detailing of the door and window architraves, and the Art Nouveau detail in the stair balusters.

The 1938 house for Garfield Barwick (late Sir Garfield Barwick) (Figures 6.45 & 6.46), which was designed in the Inter-War Old English (aka Stockbroker Tudor) style, clearly demonstrates that architects in the interwar period

<sup>113</sup> The Hotel Mayfair, "Tenders Called", *Construction and Real Estate Journal*, 18 May 1932. Notice of its construction was published in 1929: *Construction and Local Government Journal*, 28 August 1929.

<sup>114</sup> "City Council Applications", *Construction and Local Government Journal*, 24 April 1929.

<sup>115</sup> Robertson & Hindmarsh Pty Ltd, *Housing in NSW Between the Wars: A Study of Housing and Housing Estates constructed and developed in NSW between World War I and World War II*, Prepared for the National Trust of Australia (NSW), February 1996.

<sup>116</sup> Goad, Philip, "Bohringer, Taylor & Johnson" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, p.96.



designed in a style that was appropriate for the building type (eg Art Deco/Moderne for 1930s cinemas and Old English or Spanish Mission/Mediterranean for single houses and apartment buildings) as well as the requirements of individual clients and sites. At the same time, Charles Bohringer was designing a suite of three blocks of flats in Challis Avenue, Potts Point in variations on the theme of Modern/Moderne/Art Deco (Figures 6.47-6.49).

53 Drumalbyn Road, Bellevue Hill fits within the firm's 1920s residential work designing in the [interwar] Spanish or Spanish Mission style that was considered appropriate for members of the Middle Class in the Eastern Suburbs. The house's external appearance was constructed in a simplified, restrained version of the style that was appropriate for the client.

## 8.2 Interwar Spanish Mission, Spanish, and Mediterranean buildings:

53 Drumalbyn Road, Bellevue Hill is one of the Interwar 'Spanish or Spanish Mission' style of houses in the Woollahra LGA. Research for this report has revealed the following Spanish, Spanish Mission and Mediterranean style buildings within the Woollahra LGA which are comparable.

### Single houses:

	<p>Figure 8.1: 1922: 27 Victoria Road, Bellevue Hill. Architect: C.H. Mackellar. (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>
	<p>Figure 8.2: 1923: 24 Wentworth Road, Vaucluse. Architect: Leslie Wilkinson. (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>



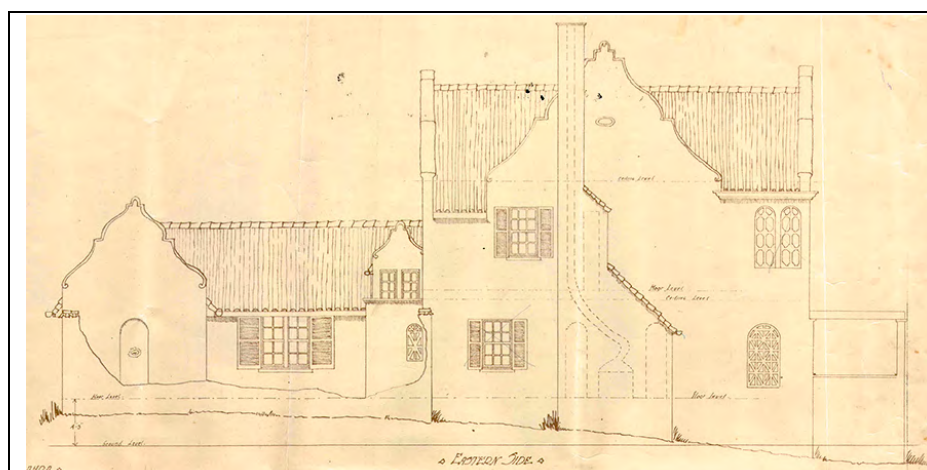


Figure 8.3: 1924: "Great Tree,"  
7 Trelawney Street,  
Woollahra. Architect:  
Gilbert Hughes.  
(Source: BA 194/1924,  
Woollahra Council)

Local heritage item

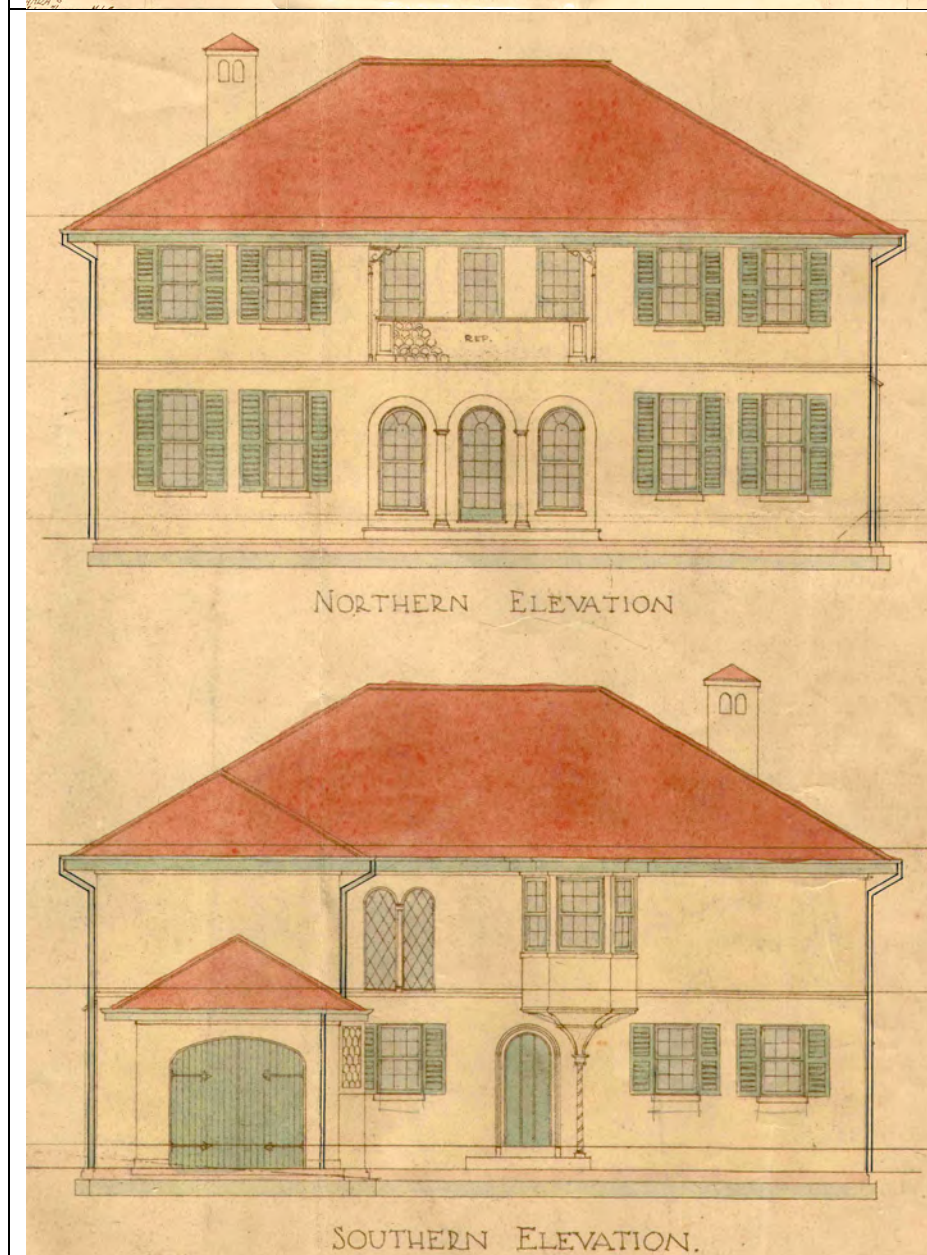


Figure 8.4: 1927: 9  
Trelawney Street,  
Woollahra. Architect:  
Gilbert Hughes.  
(Source: BA 209/1927,  
Woollahra Council)

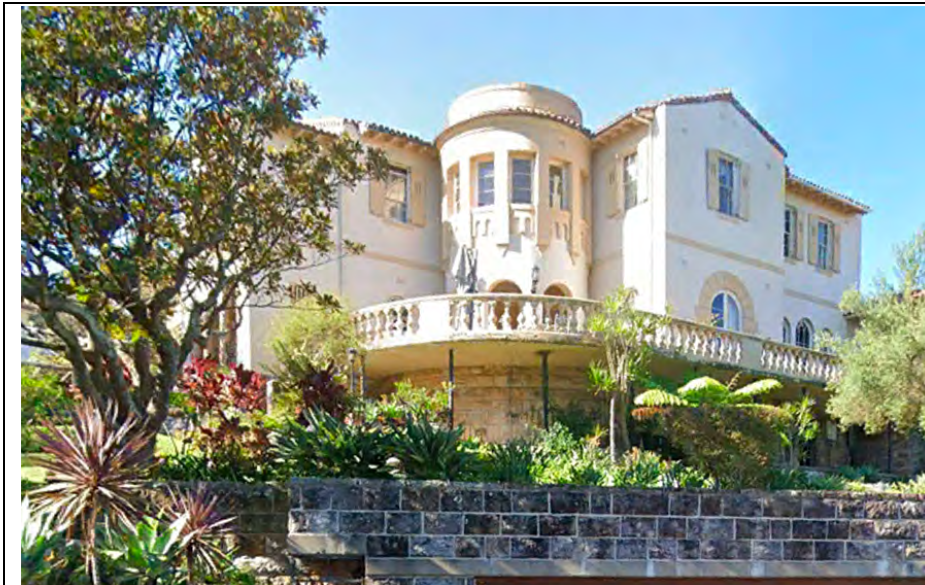


Figure 8.5: **1927:** 19 Gilliver Avenue, Vaucluse. Architect: Joseland & Gilling. (Source: Google Earth Pro, accessed 8 February 2022)

Local heritage item



Figure 8.6: **1928:** 20 New South Head Road, Vaucluse. Architect: J.H. Hurst. Garage 1951. (Source: Woollahra Council)



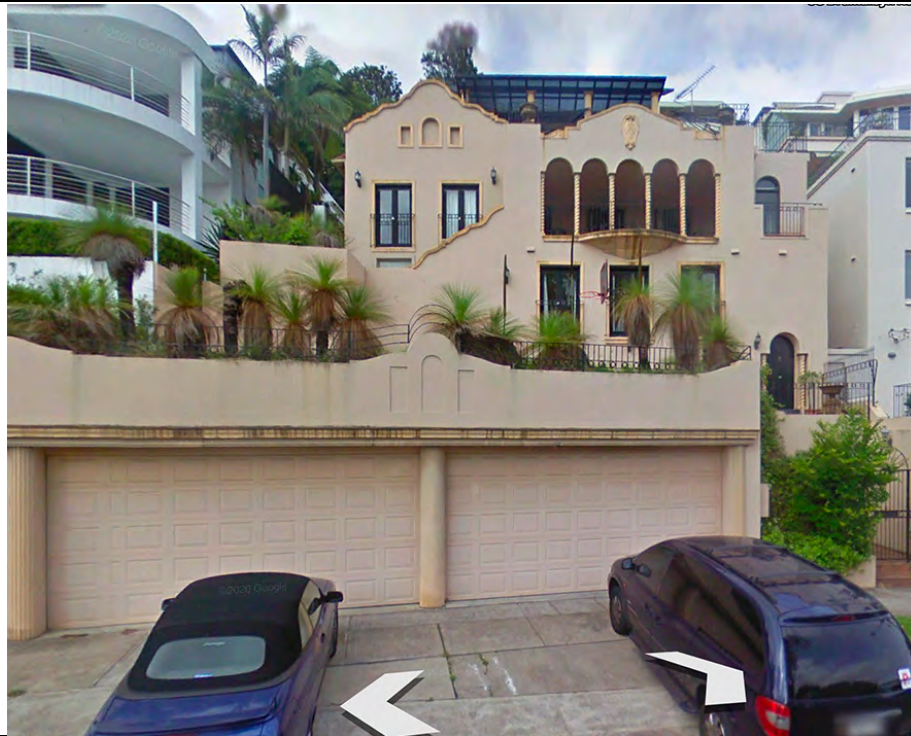


Figure 8.7: **1928:** 61 Drumalbyn Road, Bellevue Hill. Architect: Bohringer, Taylor & Johnson. (Source: Google Earth Pro, accessed 29 December 2021)

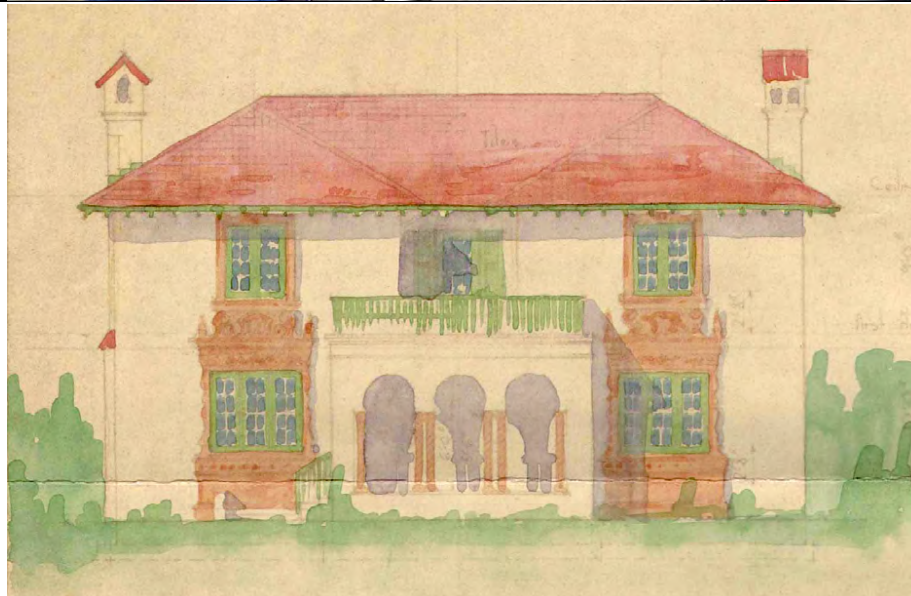


Figure 8.8: **1929:** 53 Drumalbyn Road, Bellevue Hill. Architect: Bohringer, Taylor & Johnson. (Source: Woollahra Council BA plans)

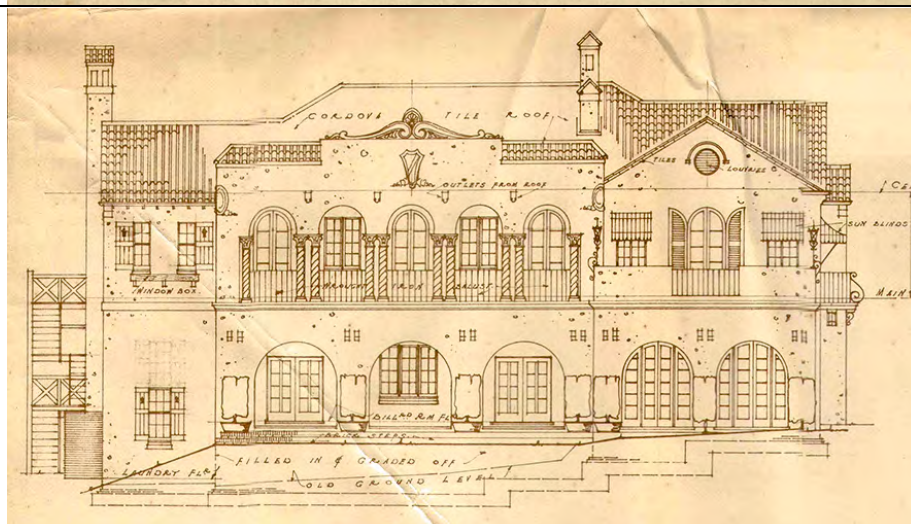


Figure 8.9: **1929:** 57-59 Victoria Road, Bellevue Hill. Architect: Bohringer, Taylor & Johnson. (Source: BA 117/1929, Woollahra Council)



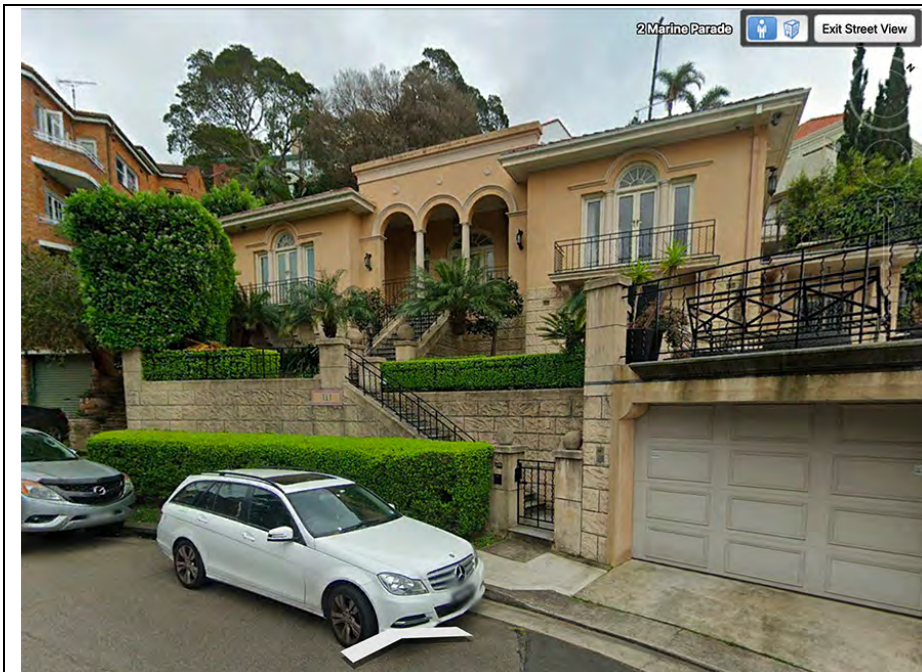


Figure 8.10: 1929: "Taj Mahal," 2 Wiston Gardens, Double Bay. Architect: Not known. (Source: Google Earth Pro, accessed 8 February 2022)




Local heritage item



Figure 8.11: 1932: 6 Wiston Gardens, Double Bay. Architect: Leslie Wilkinson. (Source: Google Earth Pro, accessed 8 February 2022)

State and Local heritage item



	<p>Figure 8.12: <b>1935:</b> 14 Ginahgulla Road, Bellevue Hill. Architect: Leslie Wilkinson (Source: realestate.com.au, accessed 4 March 2022)</p> <p><b>Local heritage item</b></p>
	<p>Figure 8.13: <b>1936:</b> 5A (originally known as 5 and then later 4) Wiston Gardens, Double Bay. Architect: Leslie Wilkinson (Source: The Home, No. 19, 3 January 1938, p.56)</p> <p><b>State and Local heritage item</b></p>
	<p>Figure 8.14: <b>1937:</b> "Carmel," 24 Albert Street, Edgecliff. Architect: Joseland &amp; Gilling. (Source: realestate.com.au, accessed 13 February 2022)</p> <p><b>Local heritage item</b></p>





	<p>Figure 8.15: <b>1941</b>: 30 Wyuna Road, Point Piper. Architect: Joseland &amp; Gilling (Source: Domestic Architecture in New South Wales, Australia, p.78)</p> <p>Local heritage item</p>
	<p>Figure 8.16: <b>1941</b>: 1 Fisher Avenue, Vaucluse. Architect: Joseland &amp; Gilling (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>





Figure 8.17: **1959:** 5 Quambi Place, Edgecliff.  
Architect: Leslie Wilkinson  
(Source: Google Earth Pro, accessed 8 February 2022)

**Local heritage item**



Figure 8.18: **1969:** 20 The Crescent, Vaucluse.  
Architect: Leslie Wilkinson  
(Source: Google Earth Pro, accessed 8 February 2022)

**Local heritage item**

# Residential flat buildings:

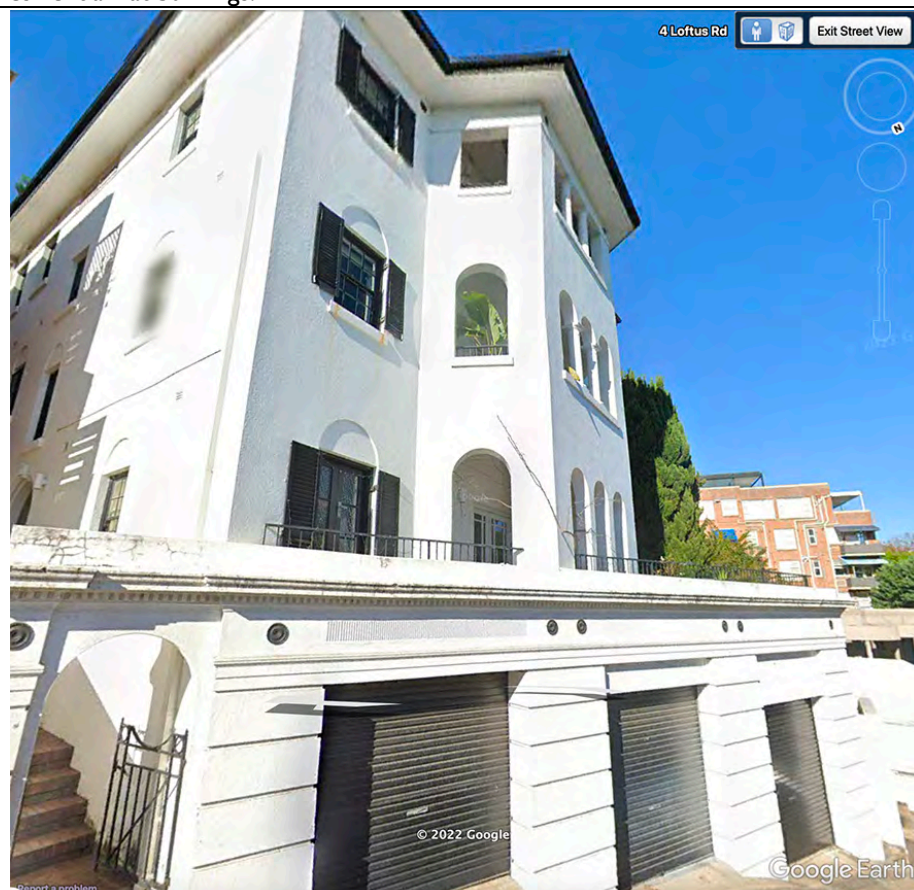


Figure 8.19: **1926:** 4 Loftus Street, Darling Point.  
Architect: Crane & Scott.  
(Source: Google Earth Pro, accessed 8 February 2022)

Local heritage item

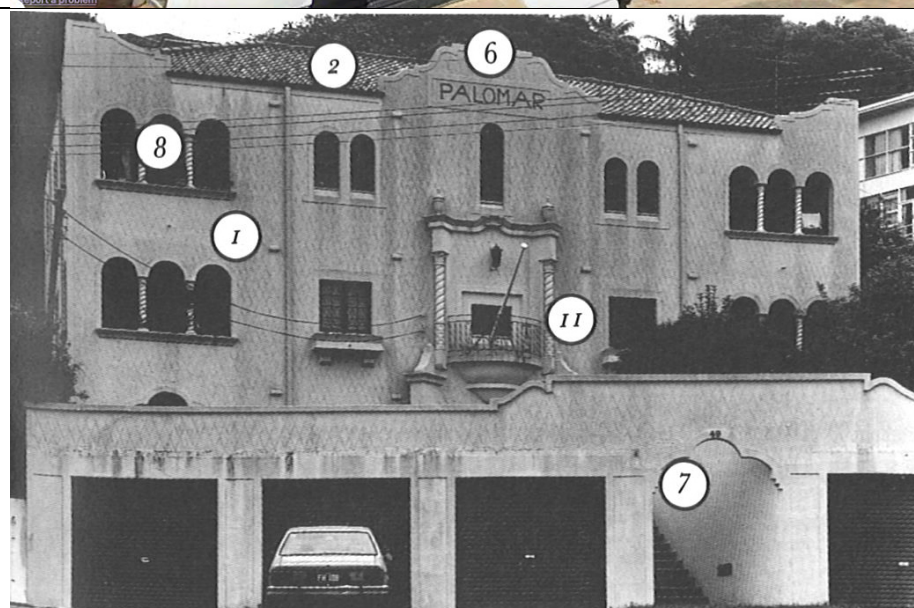







Figure 8.20: **1928:** Palomar flats, 49 Drumalbyn Road, Bellevue Hill. Architects: Bohringer, Taylor & Johnson.  
(Source: Apperly, Irving & Reynolds, 1989, *Identifying Australian Architecture*, p.179)



	<p>Figure 8.21: 1928: "Lyndhurst Gardens," 3 Rosemont Avenue, Woollahra. Architect: Gilbert Hughes &amp; Maloney. (Source: realestate.com.au, accessed 21 February 2022)</p> <p>Local heritage item</p>
	<p>Figure 8.22: 1929: 4 Trahlee Road, Bellevue Hill. Architect: Leslie Wilkinson. (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>
	<p>Figure 8.23: 1929: "Santa Barbara," 7 Longworth Avenue, Point Piper. Architect: Bohringer, Taylor &amp; Johnson. (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>



	<p>Figure 8.24: <b>1933:</b> 79 O'Sullivan Road, Rose Bay. Architect: James W. Tucker. (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>
	<p>Figure 8.25: <b>1934:</b> 470 New South Head Road, Double Bay. Architect: Leslie Wilkinson (Source: Google Earth Pro, accessed 8 February 2022)</p> <p>Local heritage item</p>

In combination with No. 55 Drumalbyn, Road, No. 53 Drumalbyn Road, Bellevue Hill represents the transition in architecture in Sydney which occurred during the interwar years, a transition that followed trends in residential architecture as designed by the architectural profession in Sydney, who closely followed developments in the northern hemisphere. Examples of this transition from the use of motifs drawn from historic sources to the clean lines of modern architecture can only be found in a small number of local government areas in Sydney particularly in the wealthier suburbs overlooking Sydney Harbour such as Clifton Gardens and Seaforth to Manly on the north side of Sydney Harbour and from Potts Point to Vaucluse on the southern side of the harbour. In these suburbs clients commissioned architects to design new villa residences or apartments buildings intended to reflect the status and wealth of the owners or their tenants.



The publication *Identifying Australian Architecture* by Apperly et al includes two distinct styles, Interwar Spanish Mission and Interwar Mediterranean, however, the architectural press from the 1920s made less of a distinction, usually referring to 'Spanish or Spanish Mission' when describing this trend in architecture. Motifs utilised in Spanish and Spanish Colonial architecture, based on published architectural drawings drawn from industry periodicals such as *Pencil Points* and historic Iberian examples that individual architects had visited in their travels, were incorporated into residential architecture to frame doorways and views and enliven facades. Leslie Wilkinson, the Professor of Architecture at the University of Sydney during the 1920s, had previously been engaged to prepare drawings of European examples for a series of books on the historic development of Architecture by his mentor J.W. Simpson and had a detailed knowledge of Spanish architecture. Students were taught how to apply historic motifs to buildings whilst also designing to meet current building code requirements, as can be seen in the design by Wilkinson, assisted by R. Keith Harris, for the Physics building at the University of Sydney.

By 1921 examples described as being 'Spanish Mission' appeared in the local architectural press in Australia. The sources used were much broader than the motifs utilised on the series of mission buildings in California and were based on contemporary buildings in America, in particular at "Coral Gables" in Florida, Santa Barbara (rebuilt after an earthquake) and more fashionable parts of Los Angeles in California. Contemporary designs in America were particularly influential in the interwar years such as the work of the American architect, Bertram Goodhue, which featured elaborate doorways and other architectural motifs drawn from historic sources. The 1930 article *Spanish! From the Mediterranean by way of the Golden Gate* [San Francisco] acknowledges how these architectural motifs had spread.<sup>117</sup> Details from historic architecture in Spain also appeared in the local architectural press. The Sydney architect, B.J Waterhouse's 1927 article, 'A Ramble in Spain' described and illustrated an extensive tour of Spain from Madrid to Barcelona via Seville and Granada he had made, the subject of a talk given to the NSW Chapter of the Institute of Architects.<sup>118</sup>

In June 1925 an entire issue of *The Australian Home Builder* was devoted to 'Spanish Design in Australian Homes', noting that what was termed the 'Mission Style was a new vogue.

...in both health and utility it is particularly adapted to the Australian climatic conditions and suited to the tastes and habits of the people. The pictures show that the style reveals itself to great advantage in strong sunlight. It's arched patios and porches, lattices, grilles, squared but broken elevations and richly coloured external effect certainly promise a note of brightness and invitation that is lacking alike in the somber [sic] shadows of the high pitched roof of the Queen Anne vogue and in the desolatingly prevalent bungalow and bay window types that numerous represent our earlier blundering in search of comfortable and elegant dwellings. It is quite certain that the Mission style will attain great popularity, and no doubt there is a risk that, like all popular things, it may become vulgarised. But perhaps it is less liable to this misfortune than the style that have already been established here, because our cities are already well developed and there is not room for any style. to be made universal. Fortunately too, its introduction is in the hands of cultivated architects, who have a great affection for its best characteristics and will see that they are truly reproduced. So we may hope that, at least for some years, whatever the gay yet symmetrical and dignified Mission style house outcrops in our suburbs, amid an ocean of double fronted bricks and clinker brick bungalows it will stand out like a good deed in a naughty world.<sup>119</sup>

The larger two-storey villas with motifs drawn from Spanish / Spanish Mission precedents are primarily located on the upper North Shore, in Clifton Gardens, Manly and in the Eastern Suburbs. For most part the examples are isolated rather than in groups, as the houses were often built on land subdivided from the grounds of an earlier residence. The buildings are orientated towards the views and, in the case of the houses with water views, what is visible from the street is sometimes the rear elevation with a portico and courtyard.

Discussions during the 1920s noted that the Spanish and Spanish Mission architecture were an influence (as B.J. Waterhouse noted in 1922), used in conjunction with the form and scale of a villa derived from Colonial Georgian architecture.<sup>120</sup> Discussions of the design of houses based on new ideas but using motifs with 'old world style' in the 1920s included a house designed by Peddle Thorp and Walker for Mrs L.V. Waterhouse at Neutral Bay in 1926. The detailed article by Nora Cooper is entitled "New Ideas allied to Old-World styles: How the Spanish Mission atmosphere is preserved in a beautiful Sydney home." Cooper describes the design in detail, noting how the architectural motifs were used to frame views and described features such as the wide entrance hall. All aspects of

<sup>117</sup> Anon, "Spanish! From the Mediterranean by way of the Golden Gate," *Australian Home Beautiful*, August 2, 1930

<sup>118</sup> Building, October 12, 1927

<sup>119</sup> Introduction to the issue on "Spanish Design in Australian Homes," *Australian Home Builder*, June 1925

<sup>120</sup> B.J.W. [Bertrand Waterhouse], "The Value of Architecture," *SMH*, 6 April 1922

the house are described, including the tradesmen's entrance and the maid's room, standard features of designs of houses for the wealthy.

The motifs from historic Spanish architecture were selected for their suitability for the climate, intended to frame the views (particularly of Sydney Harbour) and for their picturesque qualities when viewed from the street. These characteristics can be seen in the design of 53 Drumalbyn Road. The porch with a terrace over shown on the elevations as having candy twist columns, and the flanking windows with the decorative surrounds are drawn from examples that could either have been selected from historic Spanish Renaissance examples or from contemporary housing in California or Florida. The choice of motif was related to the suitability of the architectural motifs such as colonnades and porches to the Australian climate, protecting the windows from direct sunlight.

The central hall containing the stair and stair hall flanked by two rooms was a common layout of Colonial Georgian villas in Sydney. An elegant stair continued to be a feature of substantial houses of the 1920s, either in timber or featuring wrought iron work. A series of sketches of a proposed residence for John Wollcott Forbes by Joseland and Gilling depicted a façade to the carriage way with a portico, an arcaded garden front and a substantial stair hall.<sup>121</sup> All of these elements were typical of Sydney villas rather than the low set hacienda form of courtyard house of the Americas.

The substantial block of flats, "Lyndhurst Gardens," at No. 3 Rosemount Avenue in Woollahra, designed by Gilbert Hughes and Maloney (Figure 8.21), was described in 1929 as having a restrained Italian exterior, stair halls treated in a subdued Spanish manner, with the general internal treatment of the flats being Georgian. With its views across Sydney Harbour to the Heads, these flats were described as being the newest and most attractive in Sydney.<sup>122</sup> This combination of forms and styles was aimed at a specific market. Substantial blocks of flats and houses, each designed with integral garages, were designed for wealthy tenants. Many of the housing developments in the Eastern Suburbs were speculative, indicating both the desirability of the area and a growing market for 'mansion flats'. The houses and flats were intended for wealthy tenants and were designed with a room for a live-in maid.

In November 1930 the Victorian architect, Mr Edward Fielder Billson ARIVA, returning home from a world tour noted that

Australia lags behind the rest of the world in domestic architecture and declared that the Spanish Mission style is dead. There is evidence that architects are casting aside the bonds of convention which dominated the Victorian era and are displaying a new freedom in design that is refreshing and from which is evolving a new architecture suited to modern requirements...<sup>123</sup>

Returning architects gave numerous interviews about the new architecture they had seen in Europe but few examples of this type of house were built during the 1930s in either Melbourne or Sydney. Substantial Spanish / Spanish Mission style houses continued to be built in Sydney in the early 1930s, such as "Casa de Lucia" at Clifton Gardens, described in the *Australian Home Beautiful* as 'a bit of Old Spain' on the shores of Sydney Harbour. The article noted that Australian scenery is really beautiful when framed in archways which remind one of Old Spain. The framing of views of Sydney Harbour in views from windows or porches was a common feature of this type of architecture, as adapted for use in residential architecture in Sydney, most notably at "Boomerang" in Elizabeth Bay (designed by Neville Hampson in the late 1920s – Figures 8.26 & 8.27) and subsequently at "Craigend", Darling Point (Bloomfield and McCullough, mid-1930s, now much altered).

Although some of the group of buildings in Drumalbyn Road, that were developed by the Wells family using a similar architectural vocabulary, have been demolished, the surviving examples demonstrate the principal characteristics of a group of buildings designed with Spanish / Spanish Mission motifs, a grouping which was rare for its scale at the time of completion. No other examples of a series of residential buildings of this character that includes flat and individual residences has been located in Sydney.

The series of buildings are also significant for their incorporation of garages in a picturesque manner. In the block of flats in Greenowe Avenue designed by Bohringer, Taylor and Johnson for the property developer S.B. Gange a garage and ramp was included in the basement of the building (Figure 6.32). This was a novel feature in comparison with the blocks developed by Gange in Darlinghurst Road. The now-demolished "Palomar" flat building (Figure 8.20), which was included as an example of the style in *Identifying Australian Architecture*, included a row of garages

<sup>121</sup> The series of presentation sketches from the estate of Judith Hoyle, Newcastle were sold by Shapiro Auctioneers

<sup>122</sup> *Sunday Times*, 24 Feb 1929

<sup>123</sup> E.F. Billson, "New Styles in Home Building, Lines like Ships, Architect Tells of Modern Trend," *Herald*, Melbourne 17 November 1930



at ground level, flanking an entrance stair. The original design by Bohringer, Taylor and Johnson for 61 Drumalbyn Road also shows the picturesque composition that includes the garage with the house above (Figures 6.24 & 6.25).



Figure 8.26: Entry porte cochere/loggia. "Boomerang," Billyard Avenue, Elizabeth Bay. Architect: Neville Hampson, 1926 (Source: realestate.com.au – accessed 9/12/21)



Figure 8.27: Harbour side façade with projecting sunroom/loggia. "Boomerang," Billyard Avenue, Elizabeth Bay. Architect: Neville Hampson, 1926 (Source: realestate.com.au – accessed 9/12/21)

### 8.3 Statutory Listings

The following table is a preliminary list of Inter-War Spanish Mission and Inter-War Mediterranean buildings extracted from the places listed as items of environmental heritage on the Woollahra LEP 2015.

#### Inter-War Spanish Mission & Spanish buildings listed in Municipality of Woollahra (Woollahra LEP 2014)

Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1934	10 Fairfax Road, Bellevue Hill			Wardell & Denning	45/1934	Local, item 24
1935	14 Ginahgulla Road, Bellevue Hill			Leslie Wilkinson	4/1935	Local, item 34
1924 or 1927	1A Victoria Road, Bellevue Hill	Villa d'Este		Joseland & Gilling	471/1924 or 273/1927	Local, item 42
1924	1 Rose Bay Avenue, Bellevue Hill			Leslie Wilkinson	5/1924	Local, item 51
1928	5 Rose Bay Avenue, Bellevue Hill				17/1928	Local, item 52
1929	4 Trahlee Road, Bellevue Hill	Silchester		Leslie Wilkinson	379/1929	Local, item 59
1936	5-7 Trahlee Road, Bellevue Hill			Leslie Wilkinson	232/1936	Local, item 60
1936	1 Victoria Road, Bellevue Hill	Throlze		Joseland & Gilling		Local, item 61
1922	27 Victoria Road, Bellevue Hill			C.H. Mackellar	275/1922	Local, item 66
1929	125 Victoria Road, Bellevue Hill	Godsall	Not visible from street	Leslie Wilkinson	259/1929	Local, item 69








Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1937	25 Eastbourne Road, Darling Point			Joseland & Gilling	171/1937	Local, item 121
	12 Greenoaks Avenue, Darling Point	Pitcalnie		Ross & Rowe		Local, item 134
1926	4 Loftus Street, Darling Point			Crane & Scott	281/1926	Local, item 137
1934	470 New South Head Rd, Double Bay	Carinya		Leslie Wilkinson	45/1934	Local, item 209
1929	2 Wiston Gardens, Double Bay	Taj Mahal				Local, item 229
1936	4 Wiston Gardens, Double Bay			Leslie Wilkinson	187/1936	Local, item 230
1932	6 Wiston Gardens, Double Bay			Leslie Wilkinson		Local, item 231
1937	24 Albert Street, Edgecliff	Carmel	 From realestate.com, 2022	Joseland & Gilling	96/1937	Local, item 235
1959, 1964	5 Quambi Place, Edgecliff			Leslie Wilkinson	87/1959	Local, item 242

Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1929	7 Longworth Avenue, Point Piper	Santa Barbara		Bohringer, Taylor & Johnson	310/1929	Local, item 278
1963	21 Wentworth Street, Point Piper			Leslie Wilkinson	880/1963	Local, item 287
1955	69 Wolseley Road, Point Piper	Vaynol		Leslie Wilkinson	256/1955	Local, item 294
1930	55 Wunulla Road, Point Piper	Herewai		Ross & Rowe	67/1930 (additions)	Local, item 299
1941	30 Wyuna Road, Point Piper			Joseland & Gilling	9/1941	Local, item 685
1938	21 Balfour Road, Rose Bay			Part of Balfour Rd Group (19, 21, 23, 25)	236/1938	Local, item 305
1923	16 Kent Road, Rose Bay	Sherland Lodge		Kenneth Webb	203/1923	Local, item 313
1928	51-55 O'Sullivan Road, Rose Bay	Former service station			336/1928	Local, item 332
1933	79 O'Sullivan Road, Rose Bay	Darnley		James W. Tucker	145/1933	Local, item 333
1933	7 Boambillee Road, Vacluse			Leslie Wilkinson	(90)74/1933	Local, item 338



Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1941	1 Fisher Avenue, Vaucluse			Joseland & Gilling	(90)32/1941	Local, item 345
1927	19 Gilliver Avenue, Vaucluse			Joseland & Gilling	(90)85/1927	Local, item 360
1935?	80A Hopetoun Avenue, Vaucluse			Leslie Wilkinson	Additions	Local, item 366
1969?	20 The Crescent, Vaucluse			Leslie Wilkinson		Local, item 394
1923, 1950	24 Wentworth Road, Vaucluse	Greenway		Leslie Wilkinson		Local, item 413
1928, 1938	34 Wentworth Road, Vaucluse			Leslie Wilkinson	Additions	Local, item 414
	54 Wentworth Road, Vaucluse	Palmeyrie				Local, item 417
1927	8 Marine Parade, Watsons Bay	Tea Gardens		John Herbert Hurst		Local, item 442
1938	16 Fullerton Street, Woollahra	Fearnan		John Brogan		Local, item 494
1927	1 Rosemont Avenue, Woollahra	Lenana		Joseland & Gilling		Local, item 601

Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	BA	Statutory listing
1928	3 Rosemont Avenue, Woollahra	Lyndhurst Gardens		Gilbert Hughes & Maloney		Local item 602
1924	7 Trelawney Street, Woollahra		 Not visible from street	Hughes & Maloney		Local, item 616
1943	2 Wallaroy Road, Woollahra			Leslie Wilkinson		Local, item 631
1937	67 Wallaroy Road, Woollahra			Frederick Deane		Local, item 634
1938	11 Wellington Street, Woollahra			Leslie Wilkinson		Local, item 652

## 9.0 Assessment of Heritage Significance

### 9.1 Analysis of Documentary and Physical Evidence

The physical evidence of the house confirms that the planning of the original working drawings has been largely maintained and that the interior finishes and materials of the house have been maintained in their original condition and location. The original First Floor Bathroom is an exceptional example of the interwar bathroom of the Eastern Suburbs Middle Class. The customised light switches matching the curve of the architraves shows an attention to detail that is fitting for the house of the developer Wells Family. The house is well-detailed and reflects the aesthetic significance of the interwar Spanish (Inter-War Spanish Mission/Mediterranean) style of architecture utilised in houses of the upper Middle Class.

### 9.2 Historical themes

The property falls within the following national and NSW historical themes.

National historical theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect



### 9.3 Assessment of Heritage Significance

The criteria used to assess the significance of this property are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. The gazetted notice of the assessment criteria is reproduced in full for accuracy and clarity.

#### HERITAGE ACT 1977

#### OFFICIAL NOTICES

Minister for Urban Affairs and Planning

#### Notification

PURSUANT to Part I section 4A (3) of the Heritage Act 1977 notice is given of the criteria that the Heritage Council of NSW uses for the making of decisions as to whether or not an item is of State heritage significance.

#### CRITERIA FOR LISTING ON THE STATE HERITAGE REGISTER

The State Heritage Register is established under Part 3A of the Heritage Act (as amended in 1998) for listing of items of environmental heritage<sup>1</sup> which are of State heritage significance<sup>2</sup>.

To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet one or more of the following criteria<sup>3</sup>:

- (a) an item is important in the course, or pattern, of NSW's cultural or natural history;
- (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;
- (c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
- (d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;
- (e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- (f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;
- (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.

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

<sup>1</sup> environmental heritage means those places, buildings, works, relics, moveable objects and precincts, of State or local heritage significance (section 4 Heritage Act 1977).

<sup>2</sup> State heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of an item (section 4A (1) Heritage Act 1977).

<sup>3</sup> Guidelines for the application of these criteria may be published by the NSW Heritage Office.<sup>124</sup>

Whilst the above official gazettal notice is limited to potential items of State significance the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, has modified the wording of each of the assessment criteria to include wording such as "and/or Local" in order to indicate that the criteria are also valid in assessing items of potential Local significance.

Contained within 2001 *Assessing Heritage Significance* publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels. Those guidelines are for guidance and are not prescriptive.

#### 9.3.1 Application of the Assessment Criteria to 53 Drumalbyn Road, Bellevue Hill

The following section analyses the elements of No. 53 Drumalbyn Road, Bellevue Hill that do and do not meet the NSW Heritage Council's criteria for heritage listing.

<sup>124</sup> Government Gazette of the Government of New South Wales, Friday 23 April 1999 [issue No.51], Page 2834

**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).**

**Discussion:**

The interwar development of housing in the Eastern Suburbs, such as Bellevue Hill, was related to the wealthy elite of Sydney purchasing sites with magnificent views of Sydney Harbour and commissioning architects to design houses with garages that indicated their wealth, as evidenced in being able to afford to own motor cars. In addition, the subject house contained accommodation for a live-in maid which further indicated the wealth of the upper Middle-Class family that commissioned the house. The late 1920s was a period when council building application registers are replete with applications for the construction of garages for older properties and it was expected that newly-developed properties in the interwar period would be constructed with garages.

The architectural style of the house, namely interwar Spanish (Inter-War Spanish Mission/Mediterranean) was a popular style amongst the elite of the Eastern Suburbs and the North Shore. The style of architecture was popularised by the movies emanating from Hollywood and magazines of the period featured articles on the lives of the rich and famous that included articles on swimming pools and bar-b-ques that suited the outdoor lifestyle of the West Coast of the USA as well as of Sydney, particularly the suburbs with harbour views.

The role of entrepreneurs and property developers is particularly important in the provision of housing in Australia. In the first part of the interwar period developers constructed residential flat buildings for rental as the financial and legal aspects of multi-unit living made it difficult for ownership of individual units. Company title remained the only vehicle for ownership of individual units until the 1960s. The development of mortgage products enabled the ownership of individual houses to increase. The involvement of High Standard Constructions Ltd and their directors in the development of single-family houses as well as residential flat buildings on the south side of Drumalbyn Road is of historical interest. It would appear that the architect, Charles Bohringer, played a pivotal role in not only designing a number of houses on these sites but also in procuring and assisting with the development of the area in a more entrepreneurial role. No other examples of a group that contained single houses and flats of a similar architectural character have been located in Sydney (however not all of the buildings survive).

The house is of historical interest for the provision of accommodation of a live-in maid and was thus catering to the well-to-do market in Bellevue Hill. The provision of garages for motor cars was of importance, as the 1920s was a period of a large growth of car ownership in Upper Middle-Class areas. In other words, this housing was not speculative housing for Working-Class families but for the families of the higher echelons of the Middle-Class.

**Significance:**

53 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle-Class in the interwar period with a garage for their car, accommodation for the live-in maid and a fashionable style of architecture that appealed to the wealthy as it reflected the lifestyle of the movie stars of the West Coast of the USA.

53 Drumalbyn Road is also an important example of Charles Bohringer's, pared-back domestic architecture within his total output of a variety of building types and styles in the interwar period.

**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).**

**Discussion:**

The architectural firm of Bohringer, Taylor & Johnson was an important firm with an international portfolio of projects in the interwar period and the firm had offices in Sydney, Melbourne, Perth and Auckland. Their commissions for theatres and cinemas are well-known, as these were the projects that garnered attention in the architectural and theatre press of the interwar period. However, the firm's work in other fields, such as residential flat buildings and single-family houses, was also extensive, particularly in Sydney. The nature of the residential work was such that it was not as well-publicised as the more flamboyant theatre work and this is often a feature of residential commissions where the commissioning client is desirous of privacy.



The importance of the firm and its architectural legacy is reinforced by their entry in the *Encyclopedia of Australian Architecture*.

53 Drumalbyn Road is also associated with the developer company, High Standard Constructions Ltd, of which G.F. & G.J. Wells were two of the four directors.

**Significance:**

53 Drumalbyn Road, Bellevue Hill is of at least Local associative significance because of its strong association with important architectural firm of Bohringer, Taylor & Johnson Pty Ltd who designed cinemas and public buildings from Perth to Auckland as well as residential flat buildings, single-family houses and other commercial buildings.

The house is an example of single-family housing constructed by the prolific developer/builder High Standard Constructions Ltd for the Wells Family, two brothers from which were directors of the development company.

The house is also associated with the "architect-as-developer" as a result of Charles Bohringer's involvement in the procurement of the original large Drumalbyn Road site.

**Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).**

**Discussion:**

The planning of the house at 53 Drumalbyn Road reflects the similarity between Inter-War Mediterranean and Inter-War Georgian Revival as identified by Apperly, Irving & Reynolds. The traditional Georgian floor plan was split into a front half and a back half through the use of a wall running across the plan. This separation of public rooms from private and service rooms has been maintained in this house's floor plan; the more public Living and Dining Rooms occupy the front of the house overlooking the view of the Harbour and in which guests would be welcomed and entertained. The more private Breakfast Room would not have been accessible to guests, and the Kitchen and Maid's quarters would also have remained unseen by visitors.

The house is a restrained example of interwar Spanish (Inter-War Spanish Mission/Mediterranean) style architecture and reflects the taste of the commissioning owners of the house. It must be remembered that, at the time of the construction of the house, the terminology given to such buildings was frequently "Spanish" and not Spanish Mission or Mediterranean. The style of the house reflected the interest in the West Coast USA lifestyle of the rich and famous as depicted in the popular magazines of the time, such as *The Home*. This style of architecture was popular in the Eastern Suburbs and North Shore suburbs of Sydney because of the link between the lifestyle of the rich and famous US movie stars and the affluence and lifestyle of leisure enjoyed by the residents of the Eastern Suburbs and North Shore. The presence of Maid's quarters reinforces the apparent affluence of the commissioning family.

**Significance:**

53 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance for its restrained interwar Spanish (Inter-War Spanish Mission/Mediterranean) style of architecture and the link between that style and the much-publicised lifestyle of the rich and famous in Hollywood and the West Coast of the USA. This style of architecture was adopted in the 1920s by the architects for the Eastern Suburbs for individual family houses as well as for the late 1920s residential flat buildings designed by the firm, Bohringer, Taylor & Johnson as a signifier of taste for the upper Middle Class. The residence is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary, not all of which survive. No other examples of groups of single residences and flats of this scale with a similar architectural character have been located.

The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun as well as utilising the lowest retaining wall as a part of the architectural scheme with its rendered finish matching the walls of the house and presenting as a front garden wall to the street.

**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.**

**Discussion:**

The house is not of significance under this criterion.

**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).**

**Discussion:**

The house is not of significance under this criterion.

**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).**

**Discussion:**

The presence of live-in Maid's accommodation within the house is evidence of a way of life that changed markedly in the interwar years and is now no longer as prevalent. The servant-less house was trumpeted in the popular magazines, driven by economic necessity as well as the change of societal norms.

The recent demolition of the "Palomar" flats building at 49 Drumalbyn Road indicates the Inter-War Mediterranean style of housing is under threat, especially on sites with views of the harbour.

**Significance:**

53 Drumalbyn Road, Bellevue Hill is of at least Local significance because it provides evidence, in its original planning, of a way of life that is now almost defunct and is, therefore rare.

**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).

**Discussion:**

The house is a restrained, fine example of the type of interwar marine villa of the Upper Middle Class residing in the Eastern Suburbs. The concentration of interwar Spanish (Inter-War Spanish Mission/Mediterranean) style houses and apartment blocks in the Eastern Suburbs demonstrates the use of a fashionable style of architecture admired by the area's residents.

**Significance:**

53 Drumalbyn Road, Bellevue Hill is of at least Local significance as a substantially intact example of an interwar Spanish (Inter-War Spanish Mission/Mediterranean) style house. The house reflects the characteristics of the architectural style as practised in Australia, with its symmetrical internal planning (reflecting the influence of Colonial Georgian architecture) and its external motifs including the low-pitched tile roof, the wrought iron balconettes, the arched loggia, and the rendered external window architraves and spandrel decoration drawn from Spanish and Spanish Colonial architecture.



#### **9.4 Statement of Significance**

53 Drumalbyn Road, Bellevue Hill is of at least Local historical and aesthetic significance as a relatively intact example of interwar Spanish style (Inter-War Spanish Mission/Mediterranean) architecture that reflects the characteristic features of this architectural style such as low-pitched tile roof, rendered walls, rendered external architraves and spandrel decoration, arched loggia, and wrought iron balconettes. The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun as well as utilising the lowest retaining wall as a part of the architectural scheme with its rendered finish matching the walls of the house and presenting as a front garden wall to the street.

It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maid, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.

53 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific and well-known interwar architects, Bohringer, Taylor & Johnson, and the developer clients, the Wells Family and High Standard Constructions Ltd, and is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary.

#### **10.0 Conclusion and Recommendations**

It is our opinion that 53 Drumalbyn Road, Bellevue Hill meets the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014 under the following criteria:

- Criterion (a): Historical significance, in demonstrating the provision of residential accommodation,
- Criterion (b): Associative significance for its association with the architects Bohringer, Taylor & Johnson and the developers/builders, the Wells Family and High Standard Constructions,
- Criterion (c): Aesthetic significance as a substantially intact example of interwar Spanish (Inter-War Spanish Mission/Mediterranean) style architecture,
- Criterion (f): As an item demonstrating a defunct social practice of a live-in maid, and
- Criterion (g): As a representative example demonstrating the principal characteristics of the interwar Spanish style (Inter-War Spanish Mission/Mediterranean) of architecture.

**It is our opinion that the house (including interiors), garage, outbuilding, garden (including retaining walls) at 53 Drumalbyn Road, Bellevue Hill (Lot 3 DP 316390) should be listed as an item of environmental heritage on the Woollahra LEP 2014.**

## 11.0 Bibliography

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Australian Home Builder, later the Australian Home Beautiful

Building

Construction and Local Government Journal

Herald (Melbourne)

Sydney Morning Herald

Sunday Times



## Appendix A

### Preliminary Projects Schedule – Bohringer, Taylor & Johnson

Blue indicates buildings in the current boundaries of the Woollahra LGA

(Note: Following the amalgamation of Woollahra and Vaucluse Councils the numeral 9 has been added by Woollahra Council to the original Vaucluse Council BA numbers in order to distinguish them from the Woollahra BAs)

Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
1920		Cnr Hunter & Phillip Sts, Sydney [dem]			Charles Bohringer & William Innes-Kerr	Hotel
1921		Elizabeth Bay Road			Charles Bohringer & Henry E. White	Conversion of building to flats
1922		Marrickville			Charles Bohringer	Shops, dwellings & billiard room
1922- 1923		Six Ways, Bondi [dem]	Betts		Charles Bohringer	Theatre
1923		Alexandria			Charles Bohringer	Theatre & shops
1923		Frenchman's & St Mark's Rds, Clovelly [dem]			Charles Bohringer	Theatre & shops
1923		Northbridge			Charles Bohringer	Cottage
1923		Astor Theatre, Pitt & Park Sts, Sydney [dem]			Charles Bohringer	Theatre
1923		[Empire Theatre, 26 Vincent St] Cessnock [dem]			Charles Bohringer	Theatre
1923	408	Double Bay Picture Theatre, New South Head Rd, Double Bay [dem]	Betts		Charles Bohringer	Theatre (remodelled by Bohringer in c.1934)
1923		Brighton Hotel, Manly [extant but altered]			Charles Bohringer	Hotel
1924		Theatre Royal, Newcastle [extant]			Charles Bohringer	Theatre (updated by Bohringer in 1938)
1924		Homebush Theatre, Homebush North [extant]	Betts		Charles Bohringer	Theatre
1924		Royal Oak Hotel, Newcastle [extant]			Charles Bohringer	Hotel
1924		Bondi			Charles Bohringer	2 residences
1926						Bohringer Taylor & Johnson Pty Ltd formed
1926		Theatre Royal, Albury			Bohringer Taylor & Johnson Pty Ltd	Theatre
1927		Burnley Theatre, Melbourne [extant]			Bohringer Taylor &	Theatre

Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
					Johnson Pty Ltd	
1927		Empire Theatre			Bohringer Taylor & Johnson Pty Ltd	Theatre
1927		Mentone Theatre, Melbourne [dem]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1927		Betts' Rozelle Theatre, Parramatta Rd, Rozelle [converted to flats]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1927		Regent Theatre, William St, Perth [dem]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1928		Bellingen Memorial Hall, Bellingen, NSW [extant]			Bohringer Taylor & Johnson Pty Ltd	Hall
1928	(90)132	58 Hopetoun Avenue, Vaucluse	G.F. Wells		Bohringer Taylor & Johnson Pty Ltd	Flats
1928	(90)225	16 New South Head Road, Vaucluse [extant]	High Standard Constructions		Bohringer Taylor & Johnson Pty Ltd	Flats
1928	289	61 Drumalbyn Rd, Bellevue Hill [extant]	G.J. Wells		Bohringer Taylor & Johnson Pty Ltd	Residence
1928	444	[Palomar Flats] 49 Drumalbyn Rd, Bellevue Hill [dem]	High Standard Constructions	High Standard Constructions	Bohringer Taylor & Johnson Pty Ltd	Flats
1929	67	119 Victoria Road, Bellevue Hill	Mrs Kingsford		Bohringer Taylor & Johnson Pty Ltd	Alterations & additions
1929	71	43 Drumalbyn Road, Bellevue Hill	Mrs H.J. Hartley		Bohringer Taylor & Johnson Pty Ltd	House & double garage
1929	79	9-11 Princess St, Rose Bay	G.J. Wells	High Standard Constructions	Bohringer Taylor & Johnson Pty Ltd	Flats
1929	117	57-59 Victoria Rd, Bellevue Hill [extant]	J. Kouvelis		Bohringer Taylor & Johnson Pty Ltd	House & garage
1929	118	"Venice" Marine Café, New Beach Rd, Darling Point [dem?]	C. Messenger		Bohringer Taylor & Johnson Pty Ltd	Café



Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
1929	119	47 Drumalbyn Rd, Bellevue Hill [not built?]	G.R.W. McDonald		Bohringer Taylor & Johnson Pty Ltd	8 flats
1929	120	30-32 Drumalbyn Rd, Bellevue Hill [not built?]	H.S. Frazer		Bohringer Taylor & Johnson Pty Ltd	5 flats [note this address is a single residence]
1929	(90)161	28 Olola Ave, Vacluse [extant]	High Standard Constructions	High Standard Constructions	Bohringer Taylor & Johnson Pty Ltd	Residence
1929	287	7 Longworth Ave, Point Piper	H. Harford		Bohringer Taylor & Johnson Pty Ltd	6 garages [not approved]
1929	310	"Santa Barbara", 7 Longworth Ave, Point Piper	H. Harford		Bohringer Taylor & Johnson Pty Ltd	7 flats & garages
1929	363	53 Drumalbyn Rd, Bellevue Hill [extant]	G.J. Wells		Bohringer Taylor & Johnson Pty Ltd	Residence
1929		2 Greenknowe Avenue, Elizabeth Bay [extant]			Bohringer Taylor & Johnson Pty Ltd	Flats
1929		Bayswater Hotel, 100 Bayswater Rd, Kings Cross [dem]			Bohringer Taylor & Johnson Pty Ltd	Hotel
1929		Hotel Mayfair, Kings Cross [dem] – note this is not the Mayfair Hotel designed by Sidney Warden that opened in 1937			Bohringer Taylor & Johnson Pty Ltd	Hotel
1929		Birmingham St, Mascot			Bohringer Taylor & Johnson Pty Ltd	Factory
1929		Civic Theatre, Auckland, NZ [extant]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1929		State Theatre, Melbourne [extant]			Bohringer Taylor & Johnson Pty Ltd	Theatre
1929						Bohringer Taylor & Johnson Pty Ltd dissolved
1930		Tivoli Theatre, West Wyalong [dem]		T.G. Taylor	Bohringer Taylor & Johnson Pty Ltd	Theatre

Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
1930	206	99-101 O'Sullivan Road, Rose Bay [dem]	Ryans Estate		Bohringer, Taylor & Crick	Miniature Golf Course
1931		Former Brisbane Town Hall [dem]	Fullers Ltd		C. Bohringer & Associates	Remodelling of existing hall
1931		[Star Court, Molesworth St] Lismore [extant but altered]	Fullers Ltd		C. Bohringer & Associates	Theatre
1931		[Regent Theatre] Murwillumbah [replaced in 1947 by new building]	Fullers Ltd		C. Bohringer & Associates	Theatre
1931		[La Gronda ?] Casino [dem]	Fullers Ltd		C. Bohringer & Associates	Theatre
1932		Mayfair Hotel, Kings Cross (sub-contracts) [dem]			C. Bohringer & Associates	Hotel
1934		Embassy Theatre, Sydney [dem]			C. Bohringer & Associates	Theatre
1934		Roxy Kinema, Narrabeen [dem]			C. Bohringer & Associates	Theatre (remodel of earlier theatre by A.L. Jones)
1934		Hoyts Cinema, New South Head Rd, Double Bay [dem]			C. Bohringer & Associates	Theatre (remodel of earlier theatre by Bohringer)
1935		Kinema Mosman, opened 1936 [dem]			C. Bohringer & Associates	Theatre (new cinema to replace burnt earlier Kinema)
1936		Arcadia Theatre, Chatswood [dem]			C. Bohringer & Associates	Theatre
1937		Grace Bros Auditorium, Sydney [dem]	Grace Brothers		C. Bohringer & Associates	Hall
1938	7	21 Arthur Street, Bellevue Hill	A.W. King		C. Bohringer & Associates	Addition
1938		Century Theatre, George St, Sydney [dem]			C. Bohringer & Associates	Theatre
1938		Theatre Royal, Newcastle [extant]			C. Bohringer & Associates	Theatre (updating of 1924 theatre by Bohringer)
1938		94 The Crescent, Cheltenham [extant]	Garfield Barwick		C. Bohringer & Associates	Residence
1939	131	57 Drumalbyn Road, Bellevue Hill [extant]	Wells & George		C. Bohringer & Associates	Semi- detached residences
1939		Beecroft [dem?]			C. Bohringer & Associates	Conversion of residence to private hospital
1939		Granville			C. Bohringer & Associates	New cement works



Yr	BA	Address	Applicant/ Owner	Builder	Architect	Type
c1939		10A, 10B, 10C Challis Avenue, Potts Point			C. Bohringer & Associates	Flats

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
<b>Name of Item</b>	<b>House including interiors, garage, outbuilding, garden (including retaining walls)</b>		
<b>Former name</b>	<b>None</b>		
<b>Item type</b>	<b>Built</b>		
<b>Address</b>	Number <b>53</b>	Street <b>Drumalbyn Road</b>	Suburb <b>Bellevue Hill</b>
<b>Property description</b>	Lot <b>3</b>		DP <b>316390</b>
<b>Use</b>	Current <b>Residence</b>		Former <b>Residence</b>
<b>Statement of significance</b>	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local historical and aesthetic significance as a relatively intact example of interwar Spanish style (Inter-War Spanish Mission/Mediterranean) architecture that reflects the characteristic features of this architectural style such as low-pitched tile roof, rendered walls, rendered external architraves and spandrel decoration, arched loggia, and wrought iron balconettes. It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maid, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.</p> <p>53 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific and well-known interwar architects, Bohringer, Taylor &amp; Johnson, and the developer clients, the Wells Family and High Standard Constructions Ltd, and is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary.</p>		
<b>Level of significance</b>	State: No		Local: Yes
<b>Heritage listings</b>	None		
DESCRIPTION			
<b>Designer</b>	Bohringer, Taylor & Johnson Pty Ltd		
<b>Builder</b>	High Standard Constructions Ltd		
<b>Construction years</b>	1929 - 1930		



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

<b>Physical Description</b>	<p><b>The Garden</b></p> <p>The front garden consists of a series of terraced areas edged with formal hedging. The lowest level of the garden is the roof of the original garage which forms a terrace with a low parapet. From the garage roof, original steps with exaggerated concrete balusters, lead up to the entry loggia located in the centre of the front façade on the Ground Floor level.</p> <p>The house is cut into the site so that the rear of the house opens onto a relatively narrow paved area with masonry steps leading up to a garden at approximately the level of the First Floor of the house. This garden level is grassed. Timber steps lead up to the highest garden level which is also grassed.</p> <p><b>The Building</b></p> <p>The house constructed at 53 Drumalbyn Road is a two-storey house with highly-figured render walls in a tessellated pattern, a low-pitched terra cotta tile roof and timber windows and doors. The symmetrical front façade is articulated by the projecting central entry porch with its three arched north façade and the paired “barley twist” columns supporting bases of the semi-circular arches. The porch has been glazed in but was originally open. The roof of the porch is an accessible flat roof with a solid balustrade around three sides forming an open terrace (or “piazza” as indicated on the original working drawings). Small openings in the balustrade are formed with three half-round terracotta pipes and the balustrade is capped with sloping flat tiles. Small Juliet balconies with bulbous wrought iron balustrades are under the windows to the two front First Floor bedrooms and curved wrought iron grilles cover the Ground Floor windows. The Ground Floor front windows are surrounded by rendered external architraves of a simpler design than those shown on the working drawings.</p> <p>The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a curvilinear parapet that is varied in height and contains a central curved element that could have been designed to contain an acroterion. The house is accessed from the street by means of flights of stairs via the terrace located on the flat roof of the garage.</p> <p>The interior of the house retains most of the original details, finishes and materials (including plaster ceilings, plastered walls, stained timber staircase, skirtings, architraves, windows and doors. Original fireplace remain in two rooms and have been removed from two more. The First Floor Bathroom is totally intact with its terrazzo floor, wall and floor tiles, pedestal basin, arched recesses for the WC and shower, and the tiled built-in bath with its extraordinary batch spout structure featuring two ceramic lioness spouts.</p>
<b>Physical condition</b>	<p>Excellent</p>
<b>Modification and Dates</b>	<p>Room on rear piazza – unknown date (pre-WWII)          Kitchen &amp; Maid’s room altered- unknown date          Inclinator constructed – 1960          Front loggia glazed – unknown date</p>
<b>Archaeological potential</b>	<p>Nil</p>

## HISTORY

### Early historical notes

The coastal regions of Sydney between Port Jackson and Botany Bay are the ancestral territories of the Eora people. The traditional owners of the land now within the Woollahra Council area were the Cadigal (Gadigal) and the Birrabirragal people. In common with other tribes living by Sydney Harbour, the Gadigal lived in harmony with the natural resources within their country, fishing from canoes or hunting the animals that lived in surroundings. The tribe appears to have moved within their territory in response to the seasons and family connections. Shell middens and other archaeological remains in the area provide material evidence of many

# Heritage inventory sheet

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centuries of sustained connection to the land that also sustained them. The arrival of white settlers caused the wholesale disruption of traditional life and the cultural practices of the Eora people generally. Despite enormous challenges, today many Indigenous people identify as Eora and maintain cultural practices and a connection to Country.

## The site

The area now known as Bellevue Hill, Point Piper, Double Bay and Rose Bay is made up of 1130 acres which was amassed by Captain John Piper from 1816 to 1826. When Piper got into financial difficulty, he sold the entire estate, as well as the rest of his New South Wales land holdings, to business partners Solomon Levey and Daniel Cooper. Levey and Cooper's ownership of the land was confirmed on 22<sup>nd</sup> March 1830. Following Levey's death and protracted negotiations to buy out his heir, Daniel Cooper became the sole landowner of all of Piper's former estates in 1847. Land from Cooper's land holdings was released in staggered stages; starting in 1912 in the south near Old South Head Road, being contained between Victoria, Bundarra and O'Sullivan Roads. The 2<sup>nd</sup> Subdivision occurred in May 1915; to the north and east of the 1<sup>st</sup> release, up to Latimer Road.

Part of the site of 53 Drumalbyn Road comes from Cooper's 3<sup>rd</sup> subdivision, which created Drumalbyn Road. It was registered as DP 9724 in June 1919. In 1912, around the same time as the earliest release of the Cooper Estate, Mark Foy subdivided two sections of his land fronting Victoria Road and Balfour Street. This was marketed as the "Lawns Estate".

Sydney solicitor Joseph Cuthbert Kershaw purchased Lot 1 & 2 from The Lawns Estate in a deal concluded on 25 July 1914. In March 1918, Kershaw went on to purchase a 1 acre 24 ½ perch lot that backed on to his Victoria Street Lots from Watchmaker and Jeweller Melon Myers. Kershaw then purchased part of Lot 6 of Section D of DP 9724, being the third land release of the Cooper Estate. He consolidated his land holdings, now spanning between Victoria and Drumalbyn Roads, under a single title in February 1921. Woollahra Council approved the subdivision of Kershaw's land on the 22<sup>nd</sup> of November 1926. The land upon which 53 Drumalbyn Road stands was Lot 3 of the Kershaws' 1926 subdivision. It was sold to Alexander Algie of Vacluse on the 29<sup>th</sup> October 1928. Algie held the land until the 1<sup>st</sup> of July 1929, when he sold it to Sydney architect Charles Bohringer. That day, the Title Certificate records the transfer of the lot from Bohringer to land developers and Bellevue Hill locals, George Frederick Wells and son George John Wells as Tenants in Common.

Architects, Bohringer, Taylor & Johnson Pty Ltd submitted a building application (BA 363/1929) to Woollahra Municipal Council for the construction of the house on 17 September 1929, and it was approved on 14 October. The Wells family occupied the house until it was sold to the Georgiadis family in 1942.

HISTORICAL THEMES		
Australian Theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect

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HERITAGE SIGNIFICANCE ASSESSMENT									
<b>Historical significance</b> SHR criteria (a)	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle-Class in the interwar period with a garage for their car, accommodation for the live-in maid and a fashionable style of architecture that appealed to the wealthy as it reflected the lifestyle of the movie stars of the West Coast of the USA.</p> <p>53 Drumalbyn Road is also an important example of Charles Bohringer's, pared-back domestic architecture within his total output of a variety of building types and styles in the interwar period.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> shows evidence of a significant human activity</td><td><input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes</td></tr> <tr> <td><input checked="" type="checkbox"/> is associated with a significant activity or historical phase</td><td><input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance</td></tr> <tr> <td><input type="checkbox"/> maintains or shows the continuity of a historical process or activity</td><td><input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association</td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows evidence of a significant human activity	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes	<input checked="" type="checkbox"/> is associated with a significant activity or historical phase	<input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance	<input type="checkbox"/> maintains or shows the continuity of a historical process or activity	<input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
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<b>Historical association significance</b> SHR criteria (b)	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local associative significance because of its strong association with important architectural firm of Bohringer, Taylor &amp; Johnson Pty Ltd who designed cinemas and public buildings from Perth to Auckland as well as residential flat buildings, single-family houses and other commercial buildings.</p> <p>The house is an example of single-family housing constructed by the prolific developer/builder High Standard Constructions Ltd for the Wells Family, two brothers from which were directors of the development company.</p> <p>The house is also associated with the "architect-as-developer" as a result of Charles Bohringer's involvement in the procurement of the original large Drumalbyn Road site.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> shows evidence of a significant human occupation</td><td><input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes</td></tr> <tr> <td><input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons</td><td><input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance</td></tr> <tr> <td></td><td><input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association</td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows evidence of a significant human occupation	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes	<input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons	<input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance		<input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
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<b>Aesthetic significance</b> SHR criteria (c)	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance for its restrained interwar Spanish (Inter-War Spanish Mission/Mediterranean) style of architecture and the link between that style and the much-publicised lifestyle of the rich and famous in Hollywood and the West Coast of the USA. This style of architecture was adopted in the 1920s by the architects for the Eastern Suburbs for individual family houses as well as for the late 1920s residential flat buildings designed by the firm, Bohringer, Taylor &amp; Johnson as a signifier of taste for the upper Middle Class. The residence is part of a group of individual buildings and flats in Drumalbyn designed in a similar architectural vocabulary, not all of which survive. No other examples of groups of single residences and flats of this scale with a similar architectural character have been located.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement</td><td><input type="checkbox"/> is not a major work by an important designer or artist</td></tr> <tr> <td><input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement</td><td><input type="checkbox"/> has lost its design or technical integrity</td></tr> <tr> <td><input checked="" type="checkbox"/> is aesthetically distinctive</td><td><input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</td></tr> <tr> <td><input type="checkbox"/> has landmark qualities</td><td><input type="checkbox"/> has only a loose association with a creative or technical achievement</td></tr> <tr> <td><input checked="" type="checkbox"/> exemplifies a particular taste, style or technology</td><td></td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement	<input type="checkbox"/> is not a major work by an important designer or artist	<input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement	<input type="checkbox"/> has lost its design or technical integrity	<input checked="" type="checkbox"/> is aesthetically distinctive	<input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	<input type="checkbox"/> has landmark qualities	<input type="checkbox"/> has only a loose association with a creative or technical achievement	<input checked="" type="checkbox"/> exemplifies a particular taste, style or technology			
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<b>Social significance</b> SHR criteria (d)	<p>No</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td><input type="checkbox"/> is important for its associations with an identifiable group</td><td><input type="checkbox"/> is only important to the community for amenity reasons</td></tr> <tr> <td><input type="checkbox"/> is important to a community's sense of place</td><td><input type="checkbox"/> is retained only in preference to a proposed alternative</td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> is important for its associations with an identifiable group	<input type="checkbox"/> is only important to the community for amenity reasons	<input type="checkbox"/> is important to a community's sense of place	<input type="checkbox"/> is retained only in preference to a proposed alternative								
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<b>Technical/Research significance</b> SHR criteria (e)	<p>No</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td><input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information</td><td><input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture</td></tr> <tr> <td><input type="checkbox"/> is an important benchmark or reference site or type</td><td><input type="checkbox"/> has little archaeological or research potential</td></tr> <tr> <td><input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere</td><td><input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites</td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information	<input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture	<input type="checkbox"/> is an important benchmark or reference site or type	<input type="checkbox"/> has little archaeological or research potential	<input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere	<input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites						
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<b>Rarity</b> SHR criteria (f)	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local significance because it provides evidence, in its original planning, of a way of life that is now almost defunct and is, therefore rare.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> provides evidence of a defunct custom, way of life or process</td><td><input type="checkbox"/> is not rare</td></tr> <tr> <td><input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost</td><td><input type="checkbox"/> is numerous but under threat</td></tr> <tr> <td><input type="checkbox"/> shows unusually accurate evidence of a significant human activity</td><td></td></tr> <tr> <td><input type="checkbox"/> is the only example of its type</td><td></td></tr> <tr> <td><input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest</td><td></td></tr> <tr> <td><input type="checkbox"/> shows rare evidence of a significant human activity important to a community</td><td></td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> provides evidence of a defunct custom, way of life or process	<input type="checkbox"/> is not rare	<input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost	<input type="checkbox"/> is numerous but under threat	<input type="checkbox"/> shows unusually accurate evidence of a significant human activity		<input type="checkbox"/> is the only example of its type		<input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest		<input type="checkbox"/> shows rare evidence of a significant human activity important to a community	
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<b>Representativeness</b> SHR criteria (g)	<p>53 Drumalbyn Road, Bellevue Hill is of at least Local significance as a substantially intact example of an interwar Spanish (Inter-War Spanish Mission/Mediterranean) style house. The house reflects the characteristics of the architectural style as practised in Australia, with its symmetrical internal planning (reflecting the influence of Colonial Georgian architecture) and its external motifs including the low-pitched tile roof, the wrought iron balconettes, the arched loggia, and the rendered external window architraves and spandrel decoration drawn from Spanish and Spanish Colonial architecture.</p> <table border="1" data-bbox="456 542 1291 1016"> <thead> <tr> <th data-bbox="456 542 911 577">Guidelines for inclusion</th> <th data-bbox="911 542 1291 577">Guidelines for exclusion</th> </tr> </thead> <tbody> <tr> <td data-bbox="456 577 911 1016"> <input type="checkbox"/> is a fine example of its type  <input checked="" type="checkbox"/> has the principal characteristics of an important class or group of items  <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity  <input type="checkbox"/> is a significant variation to a class of items  <input type="checkbox"/> is part of a group which collectively illustrates a representative type  <input type="checkbox"/> is outstanding because of its setting, condition or size  <input checked="" type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held               </td> <td data-bbox="911 577 1291 1016"> <input type="checkbox"/> is a poor example of its type  <input type="checkbox"/> does not include or has lost the range of characteristics of a type  <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type               </td> </tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> is a fine example of its type <input checked="" type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input checked="" type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held	<input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type
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<b>Integrity</b>	Substantially intact with most of its original external and internal finishes and details, and internal joinery, flooring, plasterwork and an exceptional original bathroom.				
<b>RECOMMENDATIONS</b>					
<b>Recommendations</b>	Retain the house and interior, as well as the garage, street boundary wall, site retaining walls and the outbuilding at the rear.				
<b>INFORMATION SOURCES</b>					
<b>Type</b>	<b>Author/Client</b>	<b>Title</b>	<b>Year</b>	<b>Repository</b>	
Study	Rosemary Broomham / Woollahra Municipal Council	Bellevue Hill – Thematic History	2019	Woollahra Local Studies Collection	
Records	NSW Valuer General	NSW Valuer General Assessments	Various	Woollahra Local Studies Collection	
Plans	Various	Subdivision Plans	Various	State Library of NSW	
Record	Woollahra Municipal Council	Building Application Records	Various	Woollahra Local Studies Collection	
Record	Woollahra Municipal Council	Rates Book Records	Various	Woollahra Local Studies Collection	
Record	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Local Studies Collection	

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Report	Robertson & Hindmarsh Pty Ltd / Woollahra Municipal Council	Assessment of Heritage Significance: 53 Drumalbyn Road, Bellevue Hill for Woollahra Municipal Council	2022	Woollahra Municipal Council
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## AUTHOR OF THIS REPORT

Name	Date
Dr Scott Bruce Robertson Robertson & Hindmarsh Pty Ltd	4 March 2022

## IMAGES

<b>Image Caption</b>	Garage & house viewed from Drumalbyn Road.
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<b>Image Year</b>	1 March 2022	<b>Image author and Copyright Holder</b>	Robertson & Hindmarsh Pty Ltd
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# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	House viewed from Drumalbyn Road.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

**Image Caption**

House viewed from the terrace on the garage roof.



**Image  
Year**

2010

**Image author  
and Copyright  
Holder**

realestate.com.au: Bradfield &  
Pritchard, 53 Drumalbyn Road  
Bellevue Hill, sold 31 May 2010

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption		Living Room.	
			
Image Year	2010	Image author and Copyright Holder	realestate.com.au: Bradfield & Pritchard, 53 Drumalbyn Road Bellevue Hill, sold 31 May 2010



# Heritage inventory sheet

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## IMAGES

**Image Caption**

Dining Room.



**Image  
Year**

2010

**Image author  
and Copyright  
Holder**

realestate.com.au: Bradfield &  
Pritchard, 53 Drumalbyn Road  
Bellevue Hill, sold 31 May 2010

# Heritage inventory sheet

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## IMAGES

**Image Caption**

Main Bedroom on the First Floor.



**Image  
Year**

2010

**Image author  
and Copyright  
Holder**

realestate.com.au: Bradfield &  
Pritchard, 53 Drumalbyn Road  
Bellevue Hill, sold 31 May 2010

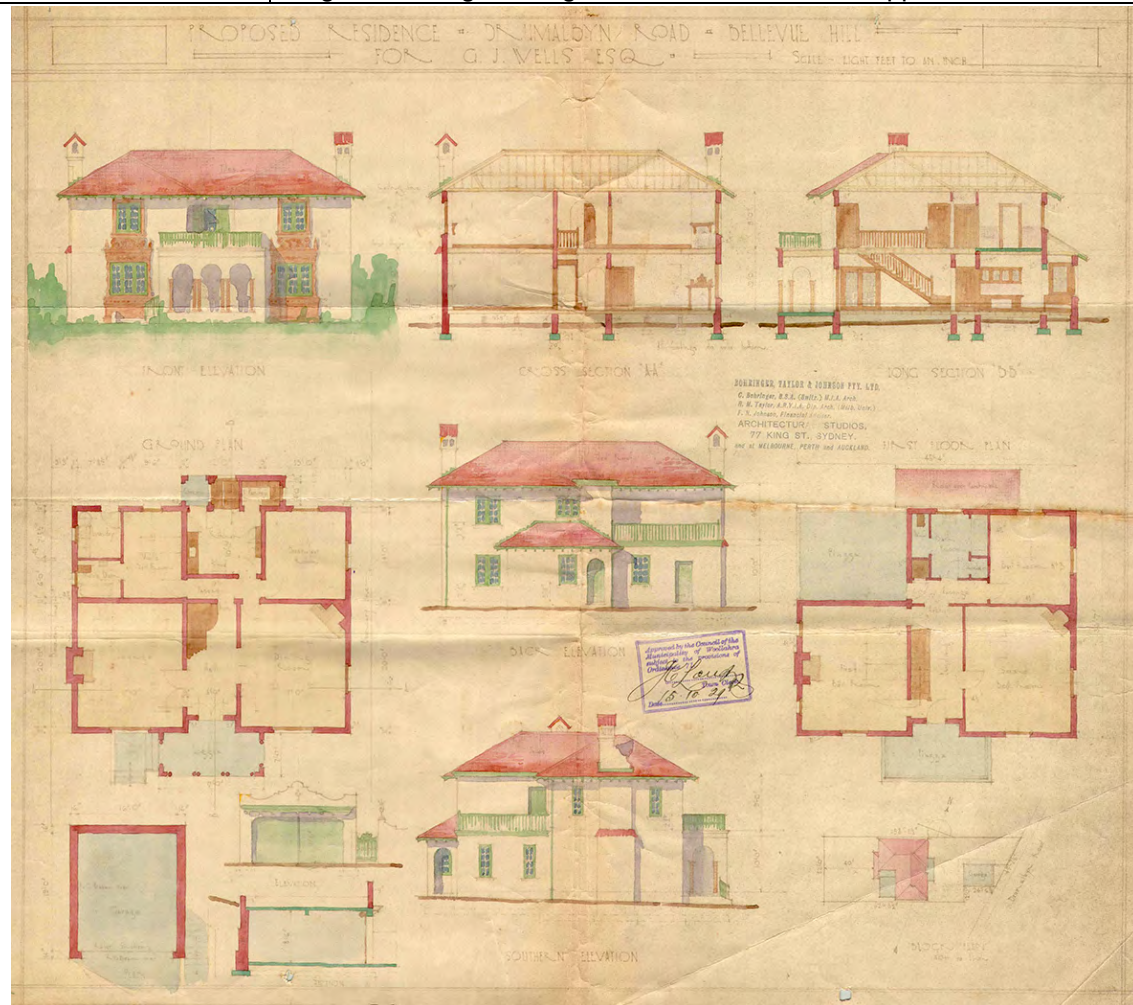
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## IMAGES

### Image Caption

Proposed Residence, Drumalbyn Road, Bellevue Hill for G.J. Wells Esq.  
Original working drawing submitted to Council for approval.



### Image Year

1929

### Image author and Copyright Holder

Bohringer, Taylor & Johnson Pty Ltd (BA 363/1929 – Woollahra Municipal Council)