

HERITAGE ASSESSMENT REPORT

“Sunny Brae” - 40 Fitzwilliam Road, Vacluse

June 2021



Cover Image: Looking to front (main) elevation of “Sunny Brae” at 40 Fitzwilliam Road, Vaucluse, c.1920s.
Source: Prof. G. Murrell.

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1.0

INTRODUCTION

1.1 BACKGROUND

This Heritage Assessment for 'Sunny Brae', at 40 Fitzwilliam Road, Vaucluse has been prepared for the property's owners, professor George and Deirdre Murrell, in response to their requested heritage listing of the property.

1.2 REPORT OBJECTIVES

The objective of this report is to evaluate the heritage significance of the subject property.

1.3 REPORT STRUCTURE

The report outlines the historical development of the property, describes its physical condition and assesses its significance.

This assessment follows guidelines set out in the NSW Heritage Manual. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the determination of heritage significance.

This report is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, and the assessment of the building's significance.

1.4 SITE IDENTIFICATION

The subject site at 40 Fitzwilliam Road, Vaucluse is located on the south-western side of Fitzwilliam Road, near the intersection of Wentworth Road and Fitzwilliam Road. The land currently comprises three lots which are described by NSW Land Registry Services (LRS) as:

- Lot 2, DP 1254483.
- Lot 1, DP 1112583
- Lot 1, DP 115069

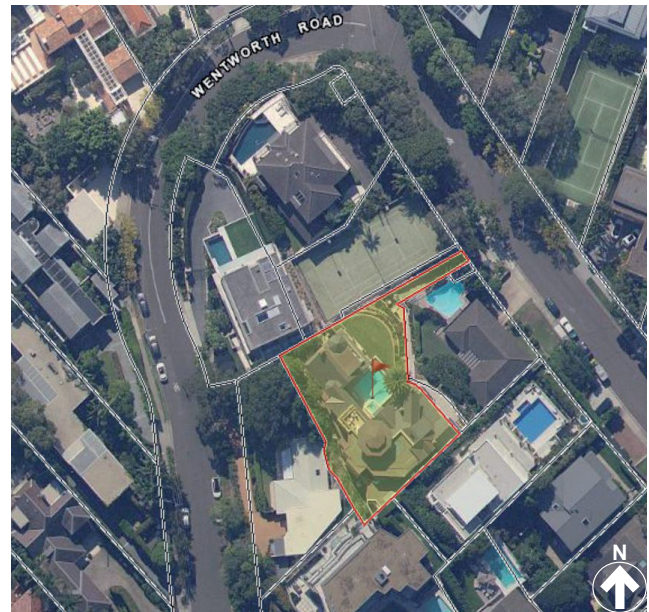


Figure 1.1
Location map showing the subject site shaded in yellow and outlined in red.

Source: NSW LRS SIX Maps website



Figure 1.2
Location Map, showing the subject site circled in pink.

Source: Street Directory, <http://www.street-directory.com.au/nsw/vaucluse>.

The subject site is in the vicinity of the following heritage listed items (Figure 1.3), the closest being:

1. Item 352 (32A) - Wentworth Memorial Church
2. Item 351 (32B) - Grounds and Native Vegetation of Wentworth Memorial Church
3. Item 356 - West Parsley Bay obelisk
4. Item 349 - War Memorial Bus Stop and Shelter
5. Item 355 - Forest Red Gum
6. Item 354 - Tuckeroo
7. Item 353 - Forest Red Gum
8. Item 341 - Wentworth Mausoleum and site

1.5 AUTHORSHIP

This report has been prepared by Dr Shabnam Yazdani Mehr, Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.6 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

1.7 COPYRIGHT

Copyright of this report remains with GBA Heritage.

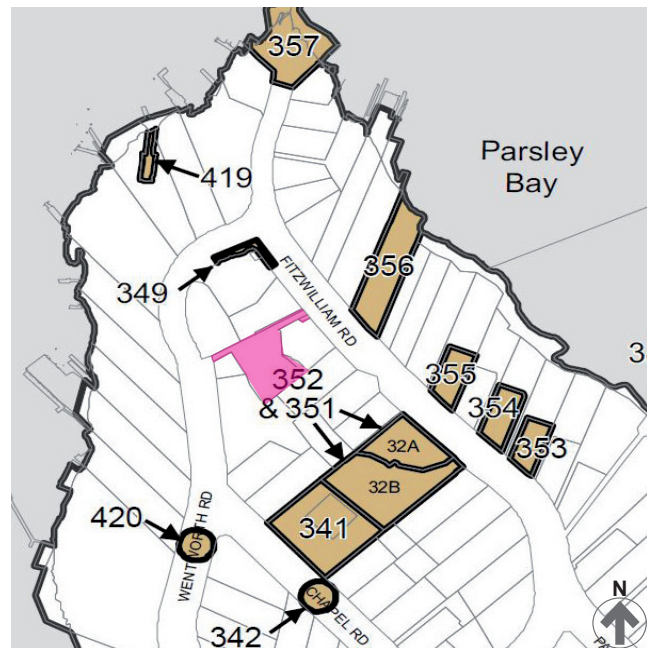


Figure 1.3

Extract from the Woollahra LEP Heritage Map 004, showing the subject site, shaded in pink, and heritage items in the vicinity.

Source: Woollahra LEP 2014

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

Vaucluse is a mainly residential suburb, located 8 kilometres north-east of the Sydney CBD. Vaucluse is located on the South Head peninsula, with Sydney Harbour on the north and west and the Tasman Sea to the east. It takes its name from the original Vaucluse house that was built and named by Irish convict, Sir Henry Brown Hayes, who purchased the Laycock's 80 acre grant in 1803.¹ Sir Henry Brown Hayes was an avid admirer of the 14th century poet Petrarch, and the name was chosen after Petrarch's poem about the famous Fontaine de Vaucluse, which is currently in the Department of Vaucluse in southern France.² There is a Petrarch Avenue and Petrarch Lane at the rear of Vaucluse House, to the south. The house was acquired by Captain John Piper in 1822, and then taken over by William Charles Wentworth in 1827.³

The Crown of Vaucluse Estate was described as capturing a view of the harbour on one side and the ocean on the other, which cannot be excelled for healthy and desirable situation, traffic facilities, or for prospects of increase in value. The peninsula located between Sydney Harbour and the Pacific, extending from South Head to Rose Bay, has always been considered as one of the choicest of metropolitan residential areas.⁴

William Charles Wentworth made the name of Vaucluse memorable and resided in the oldest house in the borough which appears to be the oldest in all the suburbs.⁵

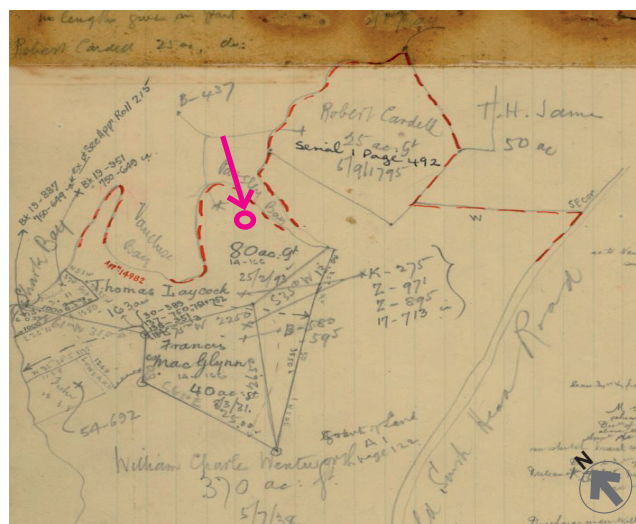


Figure 2.1

Location map showing Laycock's 80 acre grant, and W. C. Wentworth 370 acre grant. The approximate location of the subject site is circled in pink and shown by a pink arrow.

Source: NSW Land Registry Services, Primary Application: 10187



Figure 2.2

Location map showing part of the estate of Vaucluse belonged to W. C. Wentworth in 1840. The approximate location of the subject site is circled in red.

Source: *The Dictionary of Sydney*. SLNSW_c017250001h

1 J. Lawrence and A Sharp, *Pictorial History of the Eastern Suburbs*, p.49
2 Macmillan Company, *The Heritage of Australia*, 1981.
3 *The book of Sydney suburbs*. Angus & Robertson, 1988
4 SLNSW. Vaucluse subdivision plans, 1902-1940. 040 - Z/SP/V1/44b - Crown of Vaucluse Estate - No boundaries shown

The establishment of the tram changed Vaucluse, resulting in the growth of development in the area. Accordingly, the unoccupied land was rapidly covered with beautiful residences. This probably resulted in the population growth, in which according to the Crown of Vaucluse Estate described in subdivision plans c.1900, the population of Vaucluse increased 40 percent during the past 10 years (probably from c.1890 to c.1900). Consequently, land values have increased at a much more rapid rate.⁵

Vaucluse was considered a desirable destination for pleasure seekers through its parks, the pleasure grounds, and the coigns of vantage from which magnificent views of harbour and ocean, and also yacht races could be obtained. Of these the following could be mentioned: Clovelly Park (Watson's Bay), the reserve at the head of Parsley Bay, with the designed 'Suspension Bridge', Vaucluse Park, which, with Wentworth's residence and grounds reminds one of the Botanic Gardens.⁶

In 1928, Vaucluse was described in the Daily Telegraph newspaper as the most progressive suburb for some time past. This was evident from the many fine, high-class residences which were constructed in the locality, and the pleasant approach from the city.⁶

The Book of Sydney Suburbs in 1988 described Vaucluse as a pleasant suburb comprising Nielsen Park, Parsley Bay, and Vaucluse Bay, which had fine houses, beautiful gardens and charming views toward the harbour.⁷

2.2 EARLY OWNERSHIP OF THE SITE

The original overall site at 40 Fitzwilliam Road was part of an 80-acre Crown Grant at Parsley Bay issued to Thomas Laycock in 1793. Thomas Laycock was a quartermaster who arrived in Sydney in 1791, and eventually became appointed as Deputy-Commissary in 1794 by Lieutenant - Governor Francis Grose. In the early 1800s, Laycock had a substantial land holding of 1,655 acres. Thomas Laycock died in 1809.⁸

In 1797, Thomas Dennett, a mariner, bought Cardell's Farm, which covered from the east of Parsley Bay to Watson's Bay, from Thomas Whittle. At the same year, Thomas Dennett also purchased "Woodmancote", which was located south of Vaucluse Bay, from Thomas Laycock. These two land parcels comprised part of the future Vaucluse Estate.⁹

Thomas Dennett arrived in the colony in 1797 in charge of the ship *Britannia*, and returned to England in the same year. During his stay in the New South Wales, he had a relationship with Elizabeth Rafferty. Consequently, when Dennett left the colony he made a will, stating "the produce of the two properties Laycock's and Cardell's, was to be enjoyed by Elizabeth Rafferty until the unborn child reached 18 years of age."¹⁰

Elizabeth Rafferty was from Ireland, who was sentenced to transportation for seven years, arriving in the colony in 1797. She was arriving on the same ship as Thomas Dennett. She was pardoned in 1798. From the 1800s, she lived at Parramatta, and expanded her farm, known as Rafferty's Farm, upon the sale of other grants such as Laycock's and Cardell's Farms.¹¹

However, Dennett's will did not eventuate, and in 1803, two capital farms known as Laycock's and Cardell's Farms were auctioned to be sold by "Vendue" by authorised Auctioneer, Simon Lord.¹² Laycock's farm was described in the advertisement as "containing one hundred acres, most of which has been in cultivation". Laycock's farm, known as "Woodmancote", was purchased by Sir Henry Browne Hayes who arrived in the colony in 1802.⁹ Hayes renamed the property 'Vaucluse' and in 1805, he constructed a stone cottage, later known as 'Vaucluse House'.¹³

As reported in Evening News (1905):¹⁴

In 1812 Sir H. B. Hayes had to defend a suit brought by Rober S. Walker and Elizabeth [Rafferty], his wife, who claimed the Vaucluse property under what the defendant called a pretended will. The latter showed that he had been in possession of the lands for nine years, after having purchased them at auction, and paid for them by bill of exchange, which had been received in satisfaction of the amount of the said purchase, and had never been returned protested for non-payment. Hayes appears to have won his case against the Walkers.

5 SLNSW. Vaucluse subdivision plans, 1902-1940. 040 - Z/SP/V1/44b - Crown of Vaucluse Estate - No boundaries shown
6 Trove. Daily Telegraph (Sydney, NSW: 1883 - 1930), Saturday 10 March 1928, P 26, "Crest of Vaucluse Estate".
7 The book of Sydney suburbs. Angus & Robertson, 1988
8 'Laycock, Thomas (1756-1809)', Australian Dictionary of Biography, National Centre of Biography, Australian National University.

9 Bertie, C. H. (1930), Vaucluse Estate from 1793 to 1829.

10 Watters, Leslie Francis (2014), Elizabeth Rafferty in Sydney's the Rocks and her Bostock Legacy.

11 SRNSW - Death of Liberty - RAFFERTY Elizabeth.

12 The Sydney Gazette and New South Wales Advertiser (NSW: 1803 - 1842), p. 2.

13 <https://sydneylivingmuseums.com.au/stories/vaucluse-house-brief-history>

14 Trove: Evening News (1905), The storey of Vaucluse House, p. 10.

In 1817 Elizabeth Rafferty again made claim to the Vaucluse property, the case was dismissed.^{13, 15, 16}

In 1804, an indenture was signed by Henry Browne Hayes and Samuel Breakwell, in which Breakwell became the tenant of the Vaucluse property, which included Laycock's and Cardell's farms, for seven years. In 1812, Hayes extended the period of the lease to ninety-nine years.⁹ In 1812, Hayes returned to Ireland and leased the Vaucluse property to Mr. Breakwell who further sublet it to Colonel O'Connell. The property was leased several times until 1814 when the Vaucluse property was leased to Captain John Piper, a well-known resident of Sydney at the time.¹³ Although Hayes nephew was authorised to sell the property, Thomas Dennett, the younger son of Thomas Dennett, sold it to Captain Robert Lethbridge RN in 1821.¹⁷ In 1822, John Piper purchased the freehold from Captain Lethbridge, who had purchased them from Thomas Dennett (the younger son of Thomas Dennett) the previous year.⁹ Accordingly, John Piper became the owner of the Laycock's and Cardell's farms.

Captain John Piper sold the estate to William Charles Wentworth as a result of his financial hardship in 1827.¹⁶ At this time, Wentworth established himself in the area, around Shark Bay, Vaucluse Bay and Parsley Bay. Wentworth further purchased 40 acres from Francis McGlynn on which Vaucluse House was located.¹⁸

In 1836, Wentworth applied for further acres to increase his holding. Consequently, in 1838, his request was accepted and his holdings increased to 515 acres.¹⁹ Fitzwilliam Wentworth, second son of William Charles Wentworth, married in 1868. William Charles Wentworth adopted a policy of subdividing key portions of his property on behalf of his sons and daughters upon their marriage. Based on this policy, a portion of land comprising the subject site, was transferred to Fitzwilliam and the road was probably named during this time as it appeared on the plan of village of Vaucluse in 1876.²⁰

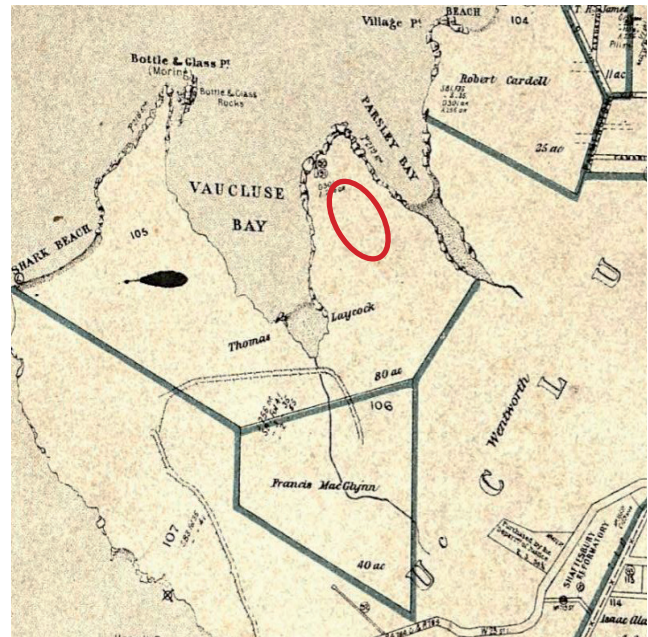


Figure 2.3
Parish of Alexandria, County of Cumberland, showing Thomas Laycock and Robert Cardell grants. The subject site is on the Laycock's land.
Source: NSW Land Registry Services, Historical Parish Maps.



Figure 2.4
View of the Heads, at the entrance into Port Jackson, showing the landscape of Vaucluse in c. 1822. Note the Vaucluse House in distance.
Source: Art Gallery NSW.

15 Trove: The Sun (1930), Shadows of old Vaucluse, p. 3.
16 Trove: The Sun (1911), Vaucluse House, p. 5.
17 Broomham, Rosemary (2006), Vaucluse - Thematic History.
18 J. Lawrence and A Sharp, Pictorial History of the Eastern Suburbs.
19 Statement of Heritage Impact for 40 Fitzwilliam Road, Vaucluse, prepared by Graham Brooks and Associates (now GBA Heritage) in 2012.
20 NSW Land Registry Services, Vol. 1254 Fol. 98

In the late 1830s, William Charles Wentworth commenced subdividing parts of his estate for sale; however, the land did not sell mainly due to the unreliable road and poor access to the area until the 1850s.⁹

In 1854, William Charles Wentworth left for England and never returned. Accordingly, he left the estate to the hands of his wife, Sarah, and his oldest son, Fitzwilliam. In 1872, W. C. Wentworth died and in 1896, Fitzwilliam Wentworth inherited the remaining 345 acres of the estate.¹⁰

The roads had significantly improved over time, and since 1880 a tramcar had been operating along part of the way from the city, which was gradually extended and by 1903 it reached as far as Watsons Bay. The establishment and extension of the tramline facilitated and improved transport in this area, resulted in the subdivision and sell of land. The new taxation laws passed in 1895 on unimproved land (previously not taxed), made it financially necessary for further subdividing and selling.⁹

In 1898, Fitzwilliam brought in two accountant partners, James Clegg Taylor and Daniel McAllister, to facilitate the selling and subdividing of the land. The first lot was sold in 1902 and shortly after J. C. Taylor sold his share to Rouland Smith Hill.⁹

According to title deeds in 1906, the joint tenants of the land comprising the subject site, were Fitzwilliam Wentworth, Daniel McAllister, and Rouland Smith Hill (Figure 2.4).²¹

During the 1900s and 1910s, land along the waterfront and landward parts was gradually subdivided. Further subdivision was made in the hinterland of Vacluse Bay which was bounded by Wentworth Road, Chapel Road, Fitzwilliam Road, Hopetoun Avenue and Oloa Avenue.¹¹ In the early 1914, sections of this subdivision were offered for sale. Although sales were rapid at first, they petered out until the mid 1920s when all the lots were sold.⁹

On 27 April 1907, the sixth subdivision of the Vacluse Estate was auctioned. At this time, John Taylor Cooke who was a civil servant, purchased lots 15, 16, 19 and 20 (Figure 2.5)²², forming the overall site. Sunny Brae was constructed on the south side of the overall site, on lots 15 and 20. The land was in the possession of Cooke until 1948, when the overall site at 40 Fitzwilliam Road was subdivided into three lots, and transferred to his grandchildren Harry and John Pfeiffer as tenants in common (Lot A), Majorie Kingston (Lot C), and his

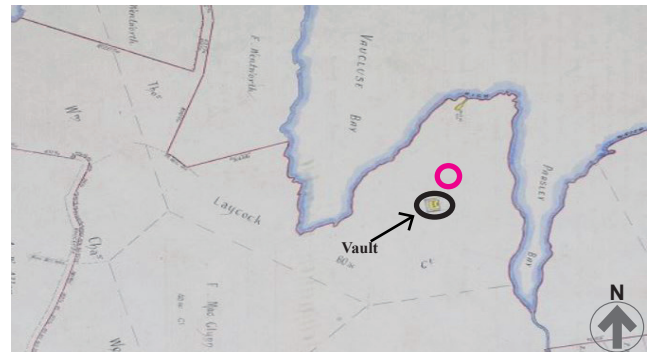


Figure 2.5
Parish of Alexandria, County of Cumberland, showing Wentworth's grants in 1898. The subject site is circled in pink. The Wentworth family vault is outlined in black and shown by a black arrow. It is currently listed in the *Woollahra LEP 2014* as Item 341 - Wentworth Mausoleum and site.
Source: NSW Land Registry Services, Vol. 1254 Fol. 98

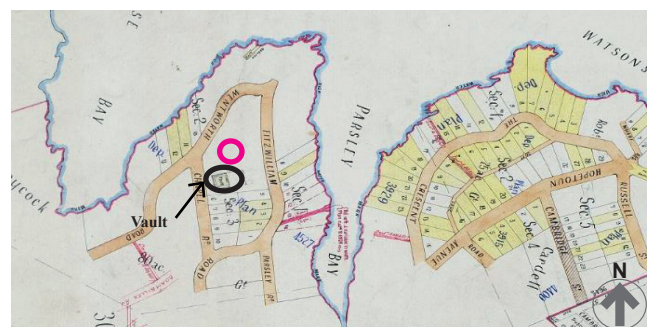


Figure 2.6
Parish of Alexandria, County of Cumberland, showing the subdivision of land in 1906. The subject site is circled in pink. The Wentworth family vault is outlined in black and shown by a black arrow.
Source: NSW Land Registry Services, Vol. 1730 Fol. 42

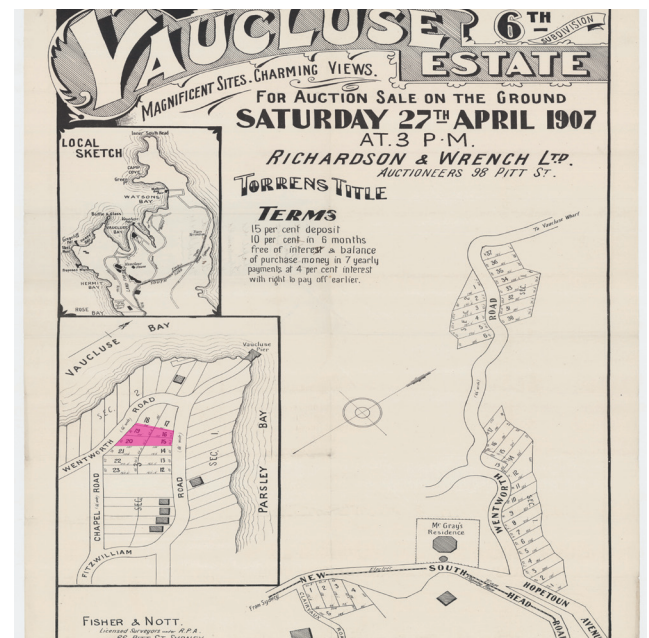


Figure 2.7
Auction sale poster in 1907, showing the subdivision of land along Fitzwilliam Road. Lots 15, 16, 19, and 20 were sold to John Taylor Cooke, shaded in pink. As it can be seen, a portion of land in which a Vault was located on, remained unsubdivided.
Source: SLNSW. Vacluse subdivision plans, 1902-1940.

21 NSW Land Registry Services, Vol. 1730 Fol. 42

22 NSW Land Registry Services, Vol. 3194 Fol. 202.

daughter Lily Pfeiffer (Lot B).²³ The subject building was located on Lot B (Figure 2.7). Two mortgages were contracted on the property in 1952 and 1958, respectively.

In 1973, Lily died and consequently in 1976, 40 Fitzwilliam Road (Lot B) was transferred to Harry Edmund Pfeiffer who remained the owner of the property for the remainder of the 20th century. In 2004, T & P Pfeiffer registered an objection to a Development Application relating to 38 Fitzwilliam Road.⁹

The subject site at 40 Fitzwilliam Road was listed for auction through January - March 2012, and sold to Professor George and Deirdre (Dedee) Murrell, the current owners of the subject site.

2.3 EARLY USE OF THE SITE

In 1831, William Charles Wentworth planned to build a family vault at Vaucluse. Although this did not eventuate during his lifetime, he had informed his family that he wished to be buried near a rocky outcrop on the hill above Parsley Bay which was visible from the front verandah of the Vaucluse house, overlooking both the harbour and the estate. To the west of this rock formation, agricultural clearing happened and coastal forest was replaced by open grassland. The site was considered favourable by the Wentworth family in which it appeared in their correspondence as 'Parsley Hill'. It was W. C. Wentworth's favourite place to view Sydney Harbour during his residence at Vaucluse. A letter from Sara Wentworth in 1831, mentioning the family's desire to construct a vault at Vaucluse, shows a burial site at Vaucluse had been selected many years earlier. Based on the early map of the area (Figure 2.3 and 2.4) which shows the existence of a Vault in a close proximity to the subject site, it appears that the Vault was constructed in c.1830s. The Vault was replaced by the Wentworth Mausoleum which was designed and constructed in 1872-1874.²⁴

As it can be seen from the historical maps of the area (Figures 2.5 - 2.9), the land comprising the subject site was not subdivided until around 1907 when it was auctioned. The subdivision of land in this area was probably followed by the establishment and extension of a tramcar that reached as far as Watsons Bay in 1903.

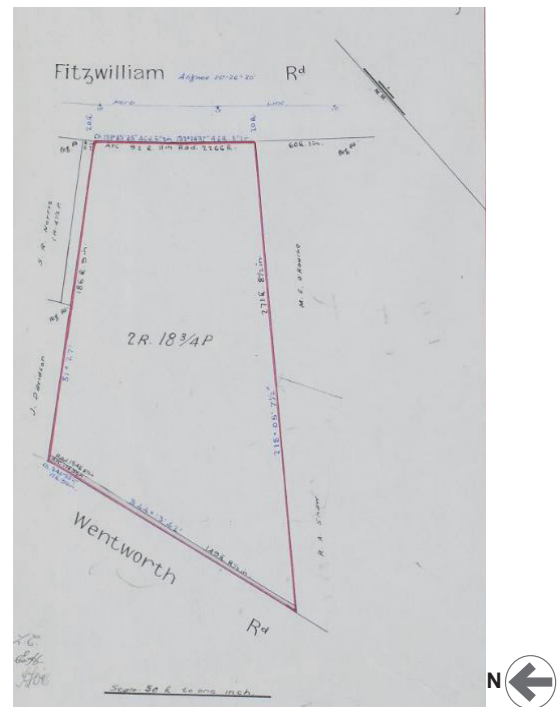


Figure 2.8

The land was further subdivided and in 1907 John Taylor Cooke purchased four allotments, comprising two roods, eighteen and three quarter perches. These allotments were amalgamated in 1921 and formed the overall site. The subject site is part of this land.
Source: NSW Land Registry Services, Vol. 3194 Fol. 202



Figure 2.9

The land was subdivided and in 1950 the ownership of the subject site (lot B) was transferred to Lily Pfeiffer, daughter of John Taylor Cooke.

Source: NSW Land Registry Services, Vol. 6196 Fol. 32

²³ NSW Land Registry Services, Vol. 6196 Fol. 32..

²⁴ Heritage NSW. Wentworth Mausoleum and site. <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5045532>

2.4 INITIAL CONSTRUCTION OF THE BUILDING - 1909-1910

In 1861, John Cooke emigrated to Australia from England and took the position of the Assistant Under-Secretary in the NSW Department of Lands. He asked North Sydney architect Ferdinand Wilhelm Friederich to design a building (The architect and his works are further discussed in the following section). The plans were approved by local Mayor William Giliver in September 1909. It appears that the construction of the building commenced shortly thereafter, as the 1909 Rates Books show the undeveloped land, while in 1910 it is shown as having a 'House & land', with an unimproved value of £300 and an improved value of £1,800.²⁵ In the subsequent Rates Books, the dwelling is described as a brick cottage, comprising eight rooms.²⁶ However, the property was not listed in the Sands Sydney Directory until 1911, when the building was occupied by both John Cooke and Henry Pfeiffer until 1932-33.²⁷ Henry Pfeiffer was Cooke's son-in-law, who married his daughter, Lily, in 1910.²⁷ Accordingly, the newlyweds took up residence with her parents in the newly constructed dwelling. After Henry Pfeiffer's death in 1930, Lily and her children, Harry and Jack, remained in the property.²⁸

The location of the site was considered favourable, as both John Cooke and his grandson Harry Pfeiffer were keen sailors and the location provided easy access to the waterfront. The family kept a skiff moored off the Wentworth Road side of the site which proved providential on occasion, as when in 1950 an 18-foot launch capsized in the harbour, Harry heard the cry for help and used to skiff to reach the vessel and tow it towards Watsons Bay.²⁹

The subject site was adjacent to the Wentworth Vault (now Wentworth Mausoleum which is a heritage listed item in the Woollahra LEP 2014), part of a rocky outcrop on the hill above Parsley Bay. This site was popular with Wentworth family and was called 'Parsley Hill'. The site had an important role in vistas to and from Vaucluse House. Its hilltop location made it visible from the front verandah of the Vaucluse House and had views to both the harbour and the estate.

The hilltop location of the site and the thoughtful design and construction of the original house on the highest part of the overall site, provided extensive harbour views and made the building visible from Fitzwilliam Road. This shows and confirms the significant siting, setting, and views of the original house. Furthermore, as it can be seen from Figure 2.8, the location of the original house on the subject site provided ample open space/garden around the house.

The architectural elevation (Figure 2.13) unusually includes scenery backdrops to the distant opposite shore line behind the house. This graphic illustration emphasises the importance of the significant elevated setting and views to the first owners.

25 Municipality of Vaucluse Rates Books, 1909; 1910, Woollahra Local Studies Library.

26 Municipality of Vaucluse Rates Book, 1923, Woollahra Local Studies Library.

27 No.2390/10. NSW Registry of Births, Deaths and Marriages.

28 Sydney Morning Herald, 30 May, 1930.

29 "Three Sailors Saved from Capsized Launch after Night Ordeal in Harbour," Sydney Morning Herald, 22 May, 1950.

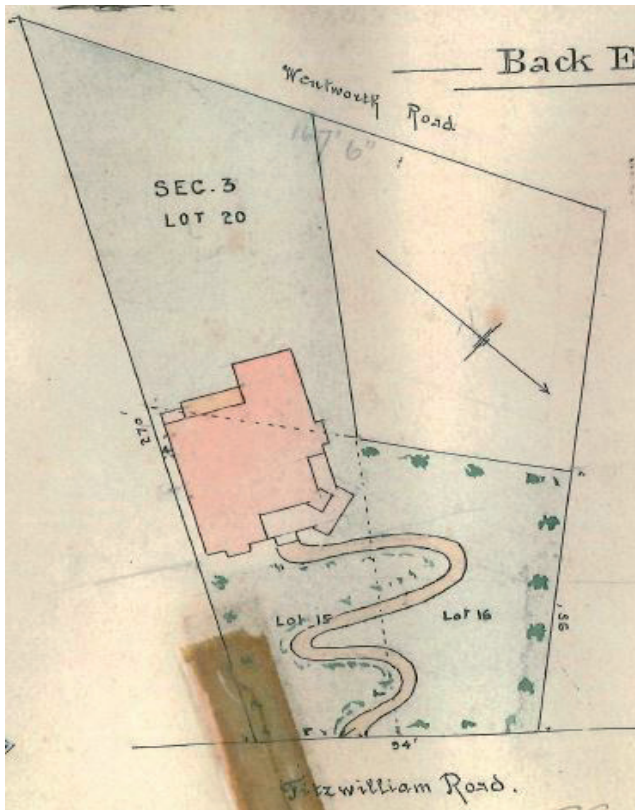


Figure 2.10
Site plan of the proposed residence, 1909
Source: Prof. G. Murrell

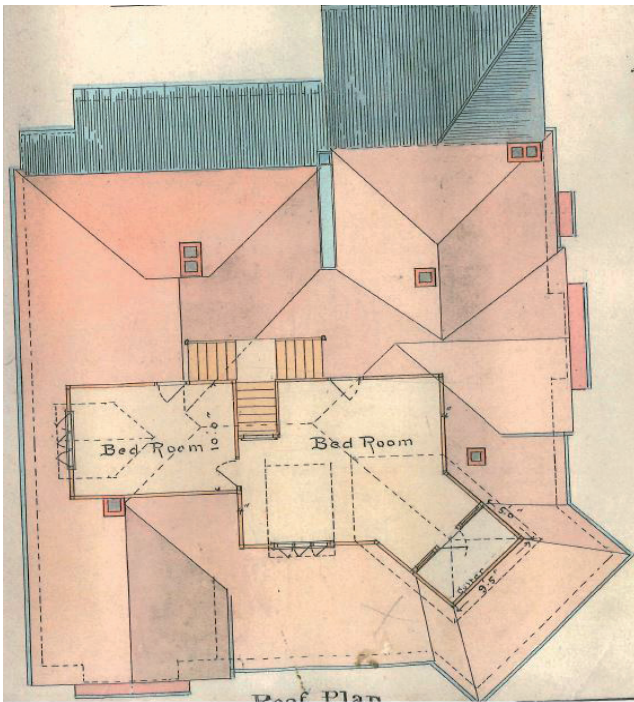


Figure 2.11
Roof plan of the proposed residence, 1909
Source: Prof. G. Murrell

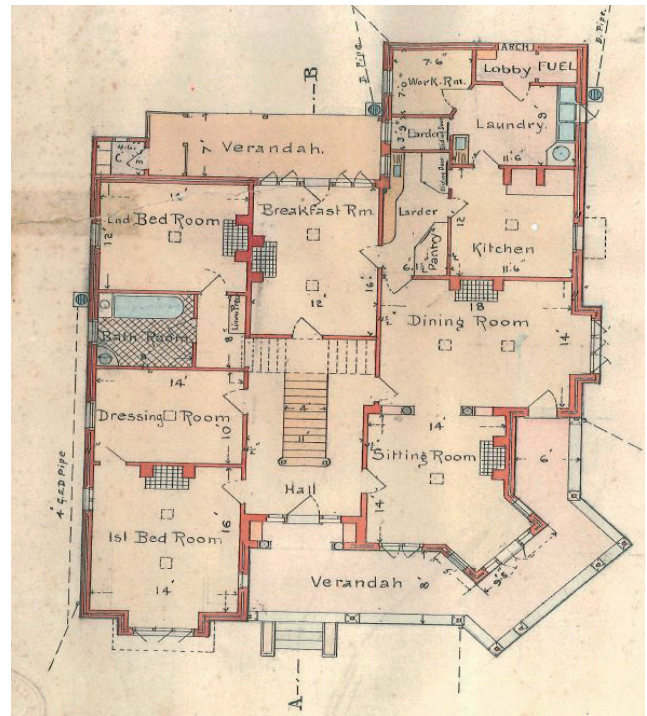


Figure 2.12
Ground floor plan of the proposed residence, 1909.
Source: Prof. G. Murrell

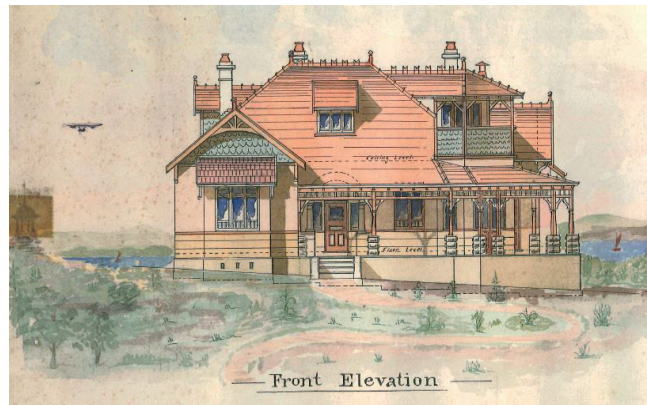


Figure 2.13
Front elevation of the proposed residence to Fitzwilliam Road, 1909, showing the scenery backdrops to the distant opposite shore line and gap behind the house.
Source: Prof. G. Murrell

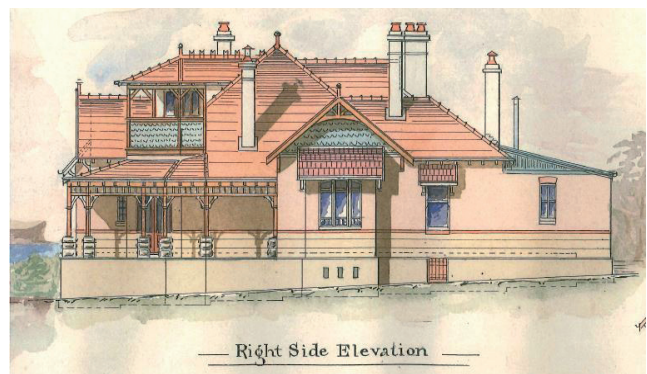


Figure 2.14
Side elevation of the proposed residence, 1909.
Source: Prof. G. Murrell



Figure 2.15
c. 1920s photograph of 40 Fitzwilliam Road residence, showing the hilltop location of the house and landscape/garden around the house.
Source: Prof. G. Murrell



Figure 2.16
Rear (west) garden, c. 1920s, looking west to Wentworth Road, showing the subject building was located on the highest part of the overall site to enjoy the pleasant outlook.
Source: Prof. G. Murrell



Figure 2.17
Breakfast room, c. 1920s
Source: Prof. G. Murrell



Figure 2.18
Informal sitting room, c.1920s
Source: Prof. G. Murrell



Figure 2.19
View of central stair leading from the entry foyer up to the first floor, c.1920s
Source: Prof. G. Murrell

2.5 FERDINAND WILHELM FRIEDERICH (W. FRIEDERICH)

Ferdinand Wilhelm Friederich was born in Germany in 1851 and arrived in Australia in 1881. Although he was mainly involved in projects located in North Sydney, he also designed several buildings in various suburbs of Sydney, mainly from 1907 to 1915. Friederich is assumed to be of limited local prominence as an architect during the 20th century.

According to the Department of Public Works record, Friederich was employed as a draftsman in the Railway and Tramway Construction Branch from 1882. Friederich was a draughtsman until mid 1908 when he started working as an architect. However, he was never registered with the Board of Architects, given that in 1923 when the registration began, he was in his early 70s and it appears that he may have retired during this time.³⁰

In 1886, Friederich became Australian citizen, enabling him to buy properties in NSW. Accordingly, he purchased in North Sydney, Wahroonga, Pymble, Turramurra and Lindfield, most of which appear to be investment properties.²²

From 1915, there are no records of his works, which could be due to the anti-German sentiment brought about by WWI. It is also assumed that during this time he was 64, at his retirement age, so he was not working as an architect.²² F. W. Friederich died in Chatswood in 1929.³¹

Some of Friederich's works are listed in the following table:^{22, 32}

1907	Warrawee – Erection of a cottage residence.
1908	Randwick - W.B. (Congregational) Church at St. Paul's Street.
	West Ryde - Presbyterian (Congregational) Church at Macpherson Street.
	Turramurra - Dwelling house at 5 Warrangi Street.
1909	Turramurra - Brick Cottage at 55 Bellevue Street..
	Additions and alterations to the Congregational Sunday School.

1910	Little Coogee - Cottage residence.
	Vaucluse - Sunny Brae at 40 Fitzwilliam Road.
1911	Killara - A residence.
	Randwick - 2 S.D. Brick Cottages.
1912	Lindfield - Shop and dwelling – Killara
	Roseville - Residence
1913	Turramurra - Weatherboard cottage
1914	Turramurra - Brick cottage (tenders accepted).
	North Sydney - Brick Cottage – Toongarah Road (tenders accepted).
	Killara - Cottage at Wattle-Street.
	Killara - Cottage in Woolwich Road
	Turramurra - Brick Cottage at Bobbin Head Road.
	Turramurra - Brick cottage in Gilroy Road.
	Turramurra - Brick cottage at Hastings Road.
	Wahroonga - erection of a brick residence (for plans and specification apply to Friederich).
1915	Killara - Weatherboard Cottage at Grassmere Road.
	Hunters Hill - Brick cottage at Woolwich Road.
	Wahroonga - Brick residence at Hilda Street.
	Gordon - Brick cottage

From the above list of his works, only the following buildings have been identified as heritage listed; however, the residence at 55 Bellevue Street, Turramurra, is also another surviving example of his work which is not listed.

³⁰ Rieth, Kathie, Wilhelm Friederich. Draft article for *The Historian*, KHS 2011

³¹ <https://www.nsw.gov.au/births-deaths-marriages>

³² Trove. National Library of Australia, <https://trove.nla.gov.au/>

Dwelling House
5 Warrangi Street, Turramurra
Construction year: c.1908

The building was designed by Friederich in c.1906 when the site was transferred to him. The building first appeared in the 1908 Sands' Directories under the name 'Warro'. From 1908, the building was occupied by Robert Thorburn and his family until c.1954. It appears that the building was constructed by Robert Thorburn.

The following information is sourced from the Heritage Impact Statement 2020 prepared by Weir Phillips Heritage and Planning:

No. 5 Warrangi Street is a single-storey (with attic) Federation style dwelling constructed from face brick in contrasting tones of red and brown and sits on a sandstone base. It has a hipped roof clad in terracotta tiles and several tall chimneys clad in roughcast render with terracotta pots. There is a timber-framed dormer at the rear.

The front elevation has a verandah that wraps around halfway along the northern elevation. It has a brick balustrade with timber posts and a timber ceiling and floor. The entry is on the northern elevation via set of stairs with treads clad in slate. The entry is a timber door with a glazed opening and top light and side lights. Window openings are timber-framed casements with multi-paned highlight openings.

The rear elevation comprises an enclosed verandah with timber-framed window openings that conceal the original brick elevation. The rear wing extends from the southern side of the dwelling. It is constructed from weatherboard and has a hipped roof clad in terracotta tiles. A covered patio with a tiled floor and timber posts runs along the northern and eastern elevations. Window and door openings are timber-framed and glazed.

Statement of Significance

No. 5 Warrangi Street was constructed c. 1907-1908 by Robert Thorburn, who also constructed the State heritage listed dwelling 'Meerogal' at Nowra. Thorburn was a farmer, goldminer and coachman in the Shoalhaven area before retiring to Sydney and can be considered to be of local prominence.

The subject dwelling, 'Warro', forms part of a pattern of large dwellings constructed in this part of Turramurra during the early 20th century. It was likely designed by Wilhelm Friederich, a German-born architect who designed several other dwellings in the North Shore around this time.

No. 5 Warrangi Street is a good example of a Federation dwelling and retains many of the characteristics that demonstrate the style. Its position within a garden setting that includes significant established vegetation such as a Chinese elm ensures it stands out and can be considered to have local significance.

The building is listed as item of local heritage significance on Schedule 5 of the Ku-ring-gai LEP 2015 (I801).



Figure 2.20
Thorburn family members on the front verandah of Warro, 5 Warrangi Street, Turramurra, Around 1908.
Source: Sydney Living Museum; Caroline Simpson Library & Research Collection



Figure 2.21
Warro, 5 Warrangi Street, Turramurra in 2019.
Source: realestate.com.au

**Presbyterian, Congregational Church (former);
Temple Society Church**
7-9 Macpherson Street, West Ryde
Construction year: 1907-1908

The NSW Heritage Database provides the following information for the church, Database No. 2340075:

Statement of Significance

The church is of historical significance for its history as a Presbyterian church operating from 1919 to 1924, subsequently as a Presbyterian Sunday School, and thereafter as a church for the Temple Society (a German Church Society). The church is of aesthetic significance as a highly intact, simplified Federation Gothic style building of domestic scale, representative of early 20th century church buildings built for protestant denominations.

Physical description

The church site has frontages to both Macpherson Street and Forsyth Street West Ryde. The church is set in landscaped grounds on the south-eastern side of a double block bordered by a wire fence.

The church is a dark brick structure in a simplified Federation Gothic style, comprising a gabled nave with gabled front porch and featuring a belfry or fleche. The building has a sandstone base, dark brick walls with upper wall surfaces finished in rough cast render. Timber-framed windows are set into Gothic arched openings, and the gable end features a circular ventilator. The gabled roofs of the building are clad in unglazed terracotta tiling.

The church is listed as an item of local heritage significance on Schedule 5 of the Ryde LEP 20154 (I64).

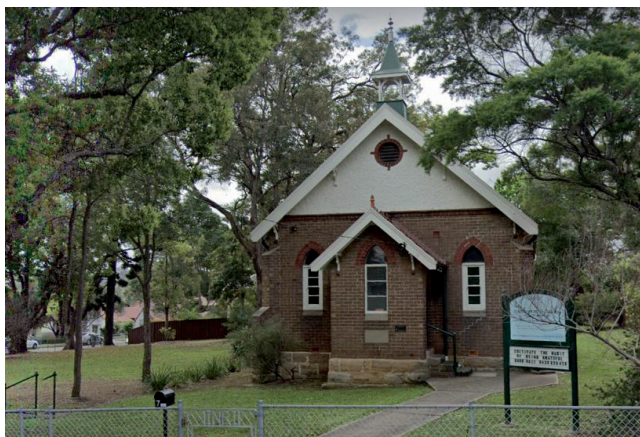


Figure 2.22
Temple Society Church, West Ryde, 2020
Source: Google Map

2.6 COMPARISON BETWEEN SUNNY BRAE AND WARRO

Warro and Sunny Brae were designed between c.1907 and c.1910, in Federation architectural style which was the dominant domestic architecture in Australia during the late 19th and early 20th century. Warro is a single storey dwelling, while Sunny Brae was designed and constructed as a single storey residential building with an attic. Both buildings were constructed with specific features of the style including red-brown face brickwork, one room at the front projecting forward towards the street, and tall chimneys. Warro is listed as an item of local heritage significance.

In the design of Sunny Brae, the hilltop location of the overall site was thoroughly considered with the building was designed on the highest part of the site. In order to capture the view, the veranda extends around the house and an upper floor dormer window is diagonally placed which is an unusual feature, making the building a rare example of Federation style and confirming the specific design of the house to capture the extensive harbour views.

Both buildings were originally designed to be centrally located on their sites, where Warro is set amongst large and mature trees, the landscape around Sunny Brae has changed as a result of later subdivision and development. Accordingly, views to both buildings have been mainly blocked from the street. However, the hilltop location of Sunny Brae makes it visible from the long distance.

Both Warro and Sunny Brae have experienced alterations and additions over time. Alterations to Warro include the installation of a rear dormer and the enclosure of the rear verandah had changed the principal building form. Sunny Brae was restored to its original early condition in 2012, while contemporary sympathetic additions were constructed on the north-west side of the building, reflecting the original design philosophy and adding to its significance.

Sunny Brae is a good example in showing how the architect thoughtfully considered the important features of the site in terms of location and view, to design a building that captures the extensive harbour views.

2.7 SUBSEQUENT MAJOR PHASES OF DEVELOPMENT - 1950s

The original house (Sunny Brae) experienced minimal changes until 1952, when new two storey unsympathetic additions were constructed at the rear (north-west side) of the building.

The following information is taken from the 2012 SHI:⁶

In 1951, Lily Pfeiffer commissioned architect Lionel Barton to prepare plans for a proposed conversion of 40 Fitzwilliam Road into four flats. This required the removal of the verandah and a large extension made to the original building.

These plans were evidently abandoned by late 1951, with Peter Priestly revising drawings under Barton, this time for alterations and additions to the building in December 1952. This work entailed partial demolition of roofing to facilitate the new, substantial addition, with removal of an original chimney and the enclosure of selected windows. The ground floor was to be designated as Flat 1, while the first floor room was to be Flat 2. While the rear part of the house, comprising the laundry, fuel store, larder and work room were demolished to make way for the rear addition, and much of the alterations and additions were carried out. However, there is no evidence that there was a formal flat separation, and the rear addition was likely occupied by a member of the Pfeiffer family, with Lily continuing to reside in the main part of the house.

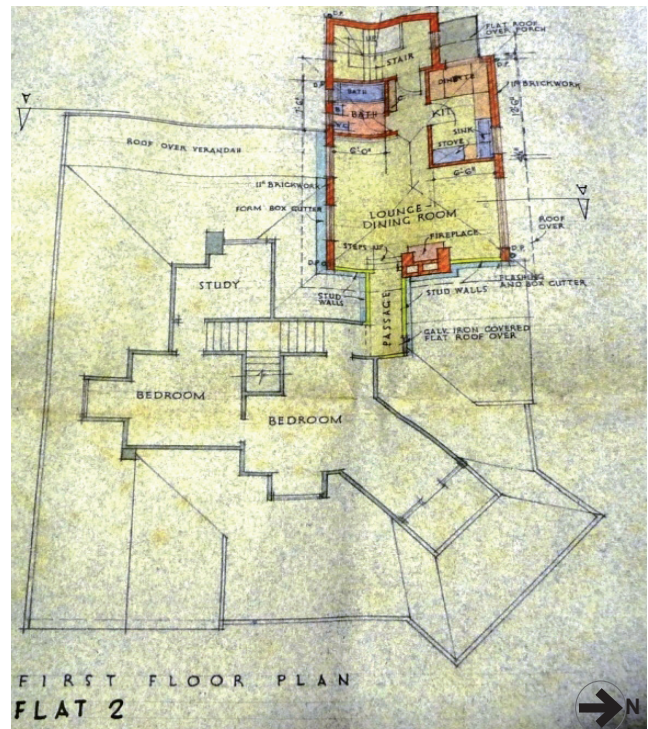


Figure 2.24
Proposed changes to the first floor, December 1952, showing Flat 2 situated in the new rear (north-west) addition and connected via a passageway.
Source: Woollahra Council.

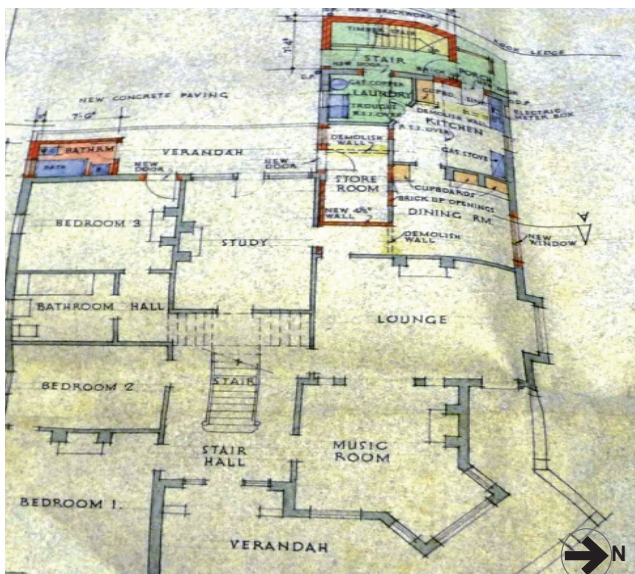


Figure 2.23
Proposed changes to the ground floor, December 1952.
Source: Woollahra Council.



Figure 2.25
West elevation, showing proposed works, December 1952.
Source: Woollahra Council.

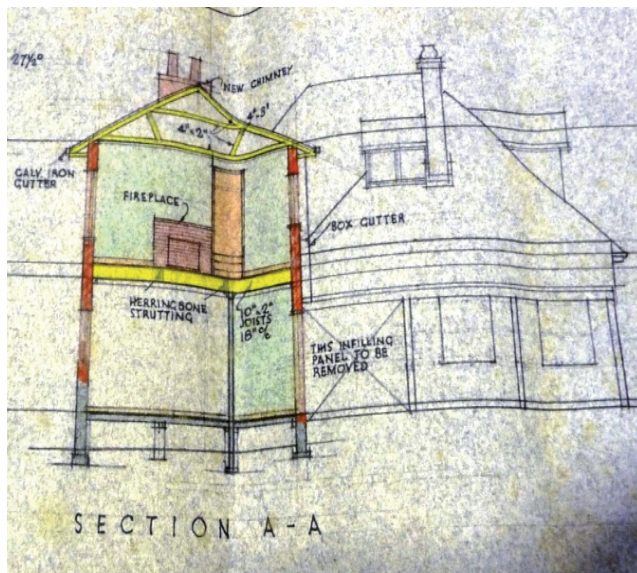


Figure 2.26
Section drawing, showing proposed works, December 1952.
Source: Woollahra Council.

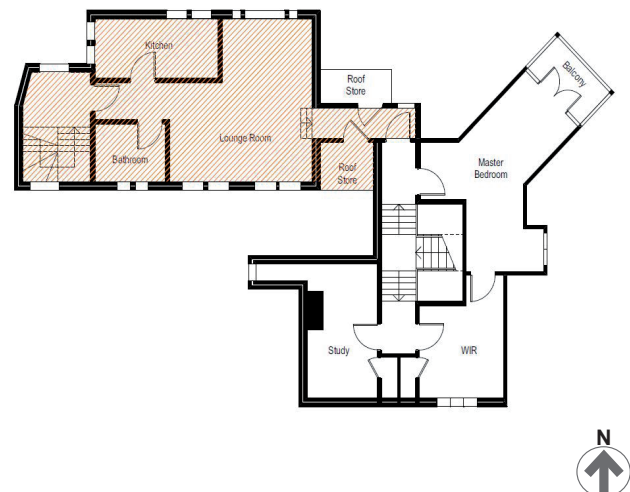


Figure 2.28
Upper Floor plan in 2012. The 1950s alterations and additions to Sunny Brae are shown shaded.
Source: David White Architects, 2020.



Figure 2.27
Ground Floor Plan in 2012. The 1950s alterations and additions to Sunny Brae are shown shaded.
Source: David White Architects, 2020.



Figure 2.29
Looking south to Sunny Brae, showing the 1950s unsympathetic additions at the rear (north-west side) of the building (on right).
Source: Graham Brooks And Associates (now GBA Heritage), 2012

2.8 MAJOR ALTERATIONS AND ADDITIONS - 2011-2020

As the result of land subdivision, there was no driveway access to the subject building until 2011. The subject site had two strips of land which gave it small frontages to both Fitzwilliam Road and Wentworth Road. The Wentworth Road frontage is elevated well above the road level, so there has been no access to the subject building from this strip. The Fitzwilliam Road frontage provided only pedestrian access to the property. In 2011, it was approved by Council to provide a driveway access and an excavated parking area to the subject site on the Fitzwilliam Road frontage (DA 437/2011/1).³³

In 2012, upon the purchase of the original house (Sunny Brae) by George and Dedee Murrell, they saw the potential of the original house to be restored, retained, and extended. The desire of the current owners to preserve the original house, with no statutory heritage constraint on the property, resulted in the demolition of unsympathetic 1950s additions, restoration of the original house to its previous early condition, and construction of contemporary sympathetic additions, referencing the Federation detail of the old house.

David White Architects designed the new addition. Their design focused on restoring and preserving the existing house with its fine decorative features, whilst at the same time incorporating a significant sympathetic addition. For the design of the extension, a traditional style of architecture, compatible with the Federation style of the original house, was applied. David White Architects thoughtfully considered the location of additions on the north-west side of the original house, retaining and respecting its extensive harbour views.

The work comprised the restoration of the original house (Sunny Brae) and its fine decorative features, the removal of the unsympathetic 1952 addition at the rear (north-west side) of the building, and the construction of a sympathetic addition. A hexagonal Belvedere was constructed, which is a pivotal element of the new design that delineates the junction between the new and the old. The Belvedere has a typical architectural feature of the federation period. The Belvedere and roof terrace provide the house with expansive harbour views, as the original design intent. As such, the restoration of Sunny Brae and its new additions embrace a sympathetic union of the original architecture with contemporary practicalities within a traditional guise.³⁴

As it can be seen from the architectural drawings, the new additions to the original house retain, conserve, and integrate all those components of the house that are regarded as significant and that have retained their original integrity. As such, the retained and restored part of the original house continues to present its original and complex Federation architectural composition within the total project.

Preservation and restoration of the majority of the surviving portions of the original house was a priority in designing new additions, informed and infused the siting and composition of the new additions on the northern side of the original house. New additions have complemented the strong Federation architectural style of the original house (Sunny Brae), by extending a compatible language and imagery, whilst they form a distinguishable new wing.

David White Architects was the winner of the 2019 Mayor's Award of the Woollahra Design Excellence Awards, for designing the alterations and additions to Sunny Brae. This award is only once every 5 years.³⁵

The new additions have been sympathetically designed to continue the tradition of the original house whilst celebrating its increased scale with carefully modulated elements.

Restoration of the original interiors were made by referencing original glass negative photos of the house interiors found in the attic by our client. The original photographs now befittingly line the walls of the restored Entrance hall. The original formal rooms are decorated using rich period colours and William Morris wallpaper. The original hand painted ceilings, featuring medallions of red roses and bluebirds, have been carefully and traditionally restored.

The restoration and conservation work was carried out by ICS (International Conservation Services) that is Australia's largest private fine art and heritage conservation practice, providing a comprehensive cultural heritage services, ranging from hands on conservation to advice and planning for the care of collections. The project was supervised by Adam Godjin, who is a senior paintings conservator and Head of Conservation for Fine & Decorative Arts.

³³ Statement of Environmental Effects for proposed alterations and additions to existing house at 40 Fitzwilliam Road Vaucluse prepared by David White Architects Pty Ltd, 2012.

³⁴ Woollahra Design Excellence Awards 2019. https://www.woollahra.nsw.gov.au/designawards/nominations/david_white_architects_-_sunny_brae

³⁵ Woollahra Design Excellence Awards 2019. David White Architects. Sunny Brae. https://www.woollahra.nsw.gov.au/designawards/nominations/david_white_architects_-_sunny_brae

*The restoration of Sunny Brae and its new additions embrace a sympathetic union of the original architecture with contemporary functionality. Today, Sunny Brae is a celebration of the conversation between the old and the new and the continuance of tradition.*²⁶

The quality of the work is reflected in the following awards:

- 2017 Roofing Industry Association of NSW - “Master Tradesman to the Industry” Award of Excellence to MLR Slate Roofing for Outstanding Craftsmanship in Best Slate Roofing.

- Master Builders Association of New South Wales: Award 2018 Excellence in Housing Awards. HiPAC Corporation - Winner Alteration and Additions, External Over 5 Million.

In August 2018, the National Trust of Australia (NSW) selected Sunny Brae as one of the properties to be open to the public. Over 500 people came to visit the building, which resulted in Sunny Brae receiving the National Trust (NSW) medal. The high number of visitors shows the importance of Sunny Brae to the community.

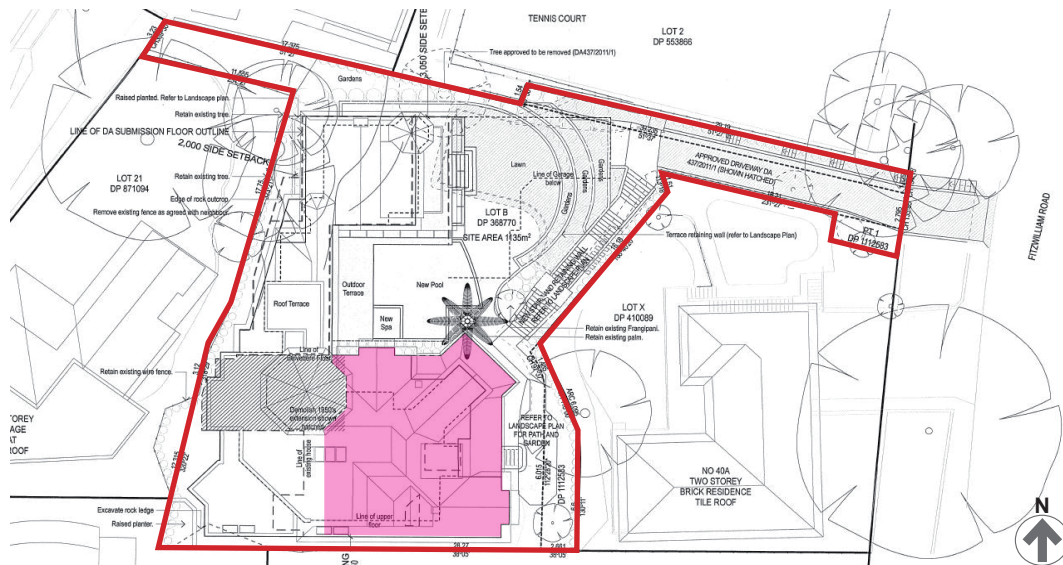


Figure 2.30
Site plan showing Sunny Brae, shaded in pink, within the subject site, outlined in red.
Source: David White Architects, 2020.

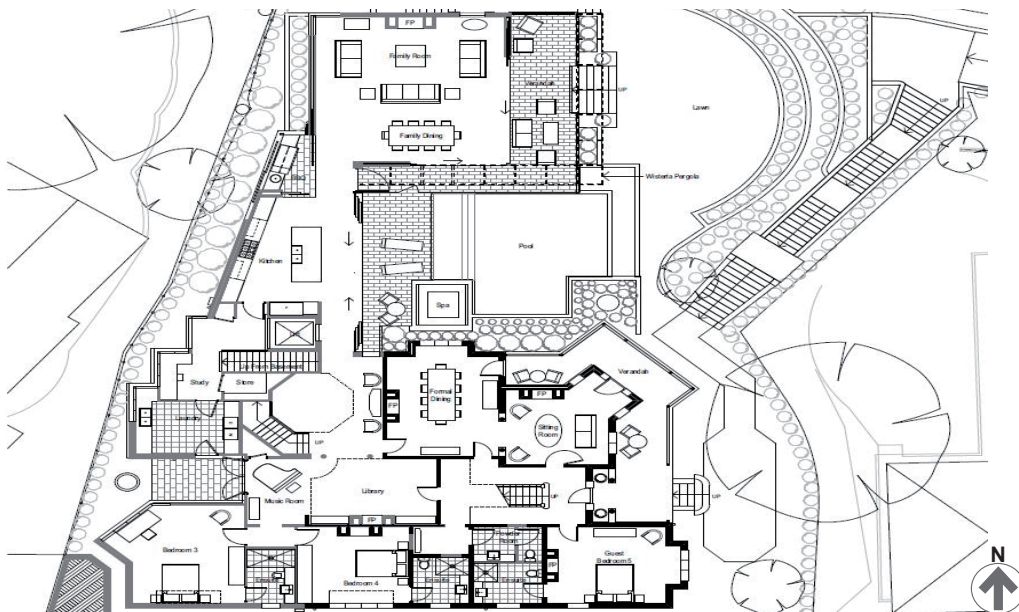


Figure 2.31
Ground Floor Plan. The original walls of Sunny Brae are shown in black.
Source: David White Architects, 2020.

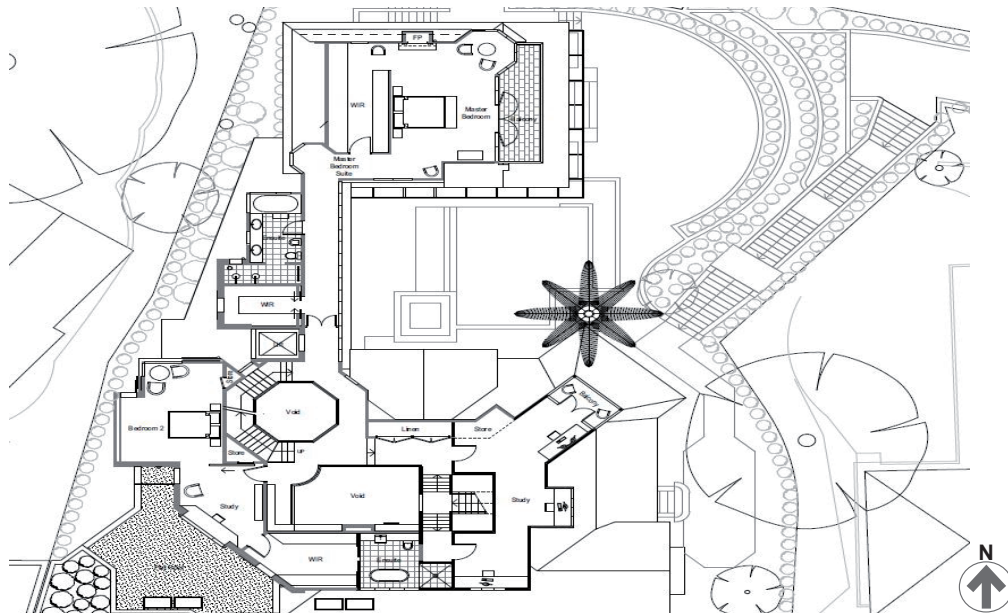


Figure 2.32
Upper Floor Plan. The original walls of Sunny Brae are shown in black.
Source: David White Architects, 2020.



Figure 2.33
Looking to Sunny Brae showing sympathetic contemporary additions are integrated into the original house, forming a union.

2.9 DAVID WHITE ARCHITECTS PTY LTD

The current alterations and additions were designed by David White Architects, an Architectural practice specialising in the restoration and adaptive reuse of heritage listed properties with over 30 years experience.

David White, the principal director, is a member of the Hornsby Council Heritage Advisory Committee, an active member of the NSW National Trust, and deputy chair of the Friends of Ahimsa Committee, being constantly involved in heritage issues.

The work of David White Architects has been predominantly located in the North Shore of Sydney; however, it also extends to the City, Eastern suburbs, the Blue Mountains, and the Southern Highlands. The high quality work of David White Architects is reflected in awards it has won with Woollahra Council, Ku-ring-gai Council, Hornsby Council, and the AIA SPUN Awards for the following projects:

- 'Coppins' 29 Telegraph Road, Pymble (Griffin designed Pratten House) (State Heritage Listed).
- 42 Greengate Road, Killara
- 118 Beecroft Road, Beecroft
- 24 The Boulevard Cheltenham

David White Architects, an experienced and well-known practice in the adaptive reuse and restoration of heritage buildings, thoughtfully restored Sunny Brae by referencing original glass negative photos of the house interior. They also designed sympathetic additions, applying the same architectural language as the original house, forming a unity.

3.0

SITE DESCRIPTION

3.1 URBAN CONTEXT

The subject building is located at 40 Fitzwilliam Road, on the top of a hill situated between the junction of Fitzwilliam Road and Wentworth Road, Vaucluse, on part of the original Wentworth Estate called “Parsley Hill”.

The neighbourhood around the subject site is mostly residential. Fitzwilliam Road is a tree-lined wide street which slopes away northward. This part of Vaucluse was established in the early 20th century. Accordingly, The majority of original buildings dates from this period; however, in recent years a number of early original houses have been replaced with new buildings.

3.2 VIEWS TO AND FROM THE SITE

The original house (Sunny Brae) was constructed on a large allotment of land fronting Fitzwilliam Road to the east and Wentworth Road to the west. At that time, the land was in the ownership of John Taylor Cooke until 1948, when the land was further subdivided to form the three separate allotments of 40A, 40, and 40B Fitzwilliam Road. These subdivisions have resulted in the loss of views to Sunny Brae from the public domains of both Wentworth Road and Fitzwilliam Road.

Although the original house (Sunny Brae) is not easily visible from Fitzwilliam Road and Wentworth Road, it has panoramic harbour views. Due to an elevated topography of the site and hilltop location of the subject building, it has extensive views across Parsley Bay and Watsons Bay, as well as views from secondary elevations of the building to Vaucluse Bay and also to the ‘Gap’. The subject building is partially visible from Parsley Bay.

The topography of the subject site and its panoramic harbour views have been always considered favourably from the early ownership of the site by William Charles Wentworth. The rocky outcrop site, was popular with the Wentworth family, and was addressed as ‘Parsley Hill’ due to its extensive views to the harbour and the Vaucluse Estate.¹

¹ Heritage NSW. Wentworth Mausoleum and site. <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails>.



Figure 3.1
Looking to the subject site, showing elevated topography of the overall site.



Figure 3.2
View looking south along Fitzwilliam Road.



Figure 3.3
View looking north along Fitzwilliam Road. Drive access to the subject building is on the right, shown by a red arrow.

The subject site was considered favourably by the Cooke family in terms of location and view. As stated by Mr. Pfeiffer, “As a wedding present, my great-grandfather (John Taylor Cooke) gave his daughter (Lily Pfeiffer) a choice of buying a home on the waterfront in the Crescent, or building her a home on top of the hill on Fitzwilliam Road. For her it was an easy choice. She chose this spot.”² Furthermore, the location of the subject site provided easy access to the waterfront, that was a privilege for John Cooke who was a keen sailor.

The original building was constructed in 1911, when it was listed in the Sands Sydney Directory. The subject building was called “Sunny Brae”.³ Brae is translated by Oxford Dictionary as ‘a steep slope or hill’.⁴ Brae is a Scottish word. In Gaelic (Scottish Gaelic) the word ‘Brae’ is usually translated as ‘hill’, and interpreted as ‘a slope to the sea’.⁵ Accordingly, the name of ‘Sunny Brae’ was chosen for the original house due to its location on a hillside near water in Vacluse.

The hilltop location of the site, as well as the thoughtful design and construction of the original house on the highest part of the overall site, provided extensive harbour views and made the original house visible from Fitzwilliam Road. The imposition of a restrictive height covenant for 40A Fitzwilliam Road in 1957 indicates the enduring importance of long distant views from the house. As stated in the Memorandum of Transfer (1957):

No building or structure or other erection or any part thereof which may be erected upon the said Lot X as shown on the said plan annexed hereto shall exceed in height at any point forty (40) feet above the level of the intersection of the formation of Fitzwilliam Road as shown on the said plan and the prolongation of the south-eastern boundary of Lot X being a point bearing 38 degrees 6 minutes 30 feet 0 inches from the eastern corner of the said Lot X.

Lot X is a reference to No. 40A Fitzwilliam Road.

It appears that when John and Harry Pfeiffer sold their lot (40A Fitzwilliam Road) in 1957, they imposed this covenant to protect the extensive harbour views of Sunny Brae, confirming the visual significance of the house.

A comprehensive Visual impact and view sharing assessment report for 40A Fitzwilliam Road Vacluse prepared by Richard Lamb and Associates has identified and analysed five positions for the existing views as follows:

1. The view from the ground floor (doorstep of the original house) looking approximately east-north-east.
2. The view from the ground floor (doorstep of the sitting room, original house). This view has a lower viewing level, while the expanse of water is reduced.
3. The view from the top floor (bedroom at upper floor level) diagonally located above the front door of the original house. Views are available through any of the three windows.
4. The view from the second step on front stair of the original house, which includes views across Parsley Bay, part of South Head and Gap Park.
5. The view from the ground floor bedroom on the south side of the original house, looking east-north-east.



Figure 3.4
View of properties opposite the subject site, at 40 Fitzwilliam Road.



Figure 3.5
Looking west to the original house, Sunny Brae, from Fitzwilliam Road. The original house is not visible from the street.

aspx?ID=5045532

2 Sivric, Helena. 40 Fitzwilliam Rd, Vacluse. Wentworth courier. 2012.
3 City of Sydney. Archives & History Resources. Sands' Sydney, Suburban and Country Commercial Directory 1911.
4 Oxford University Press, 2020. <https://www.oxfordlearnersdictionaries.com/definition/english/brae>
5 The festive town of Brae, 1995-2020. <https://www.scotland.com/regions/shetland/brae/>



Figure 3.6
Looking east to Parsley Bay and Watsons Bay from front door on the ground floor verandah.



Figure 3.7
Panorama photo, looking north to Middle Head and Georges Head and looking north-east to Manly.
Source: Images For Business, 2020.



Figure 3.8
Looking to harbour bridge from the west side of the building.

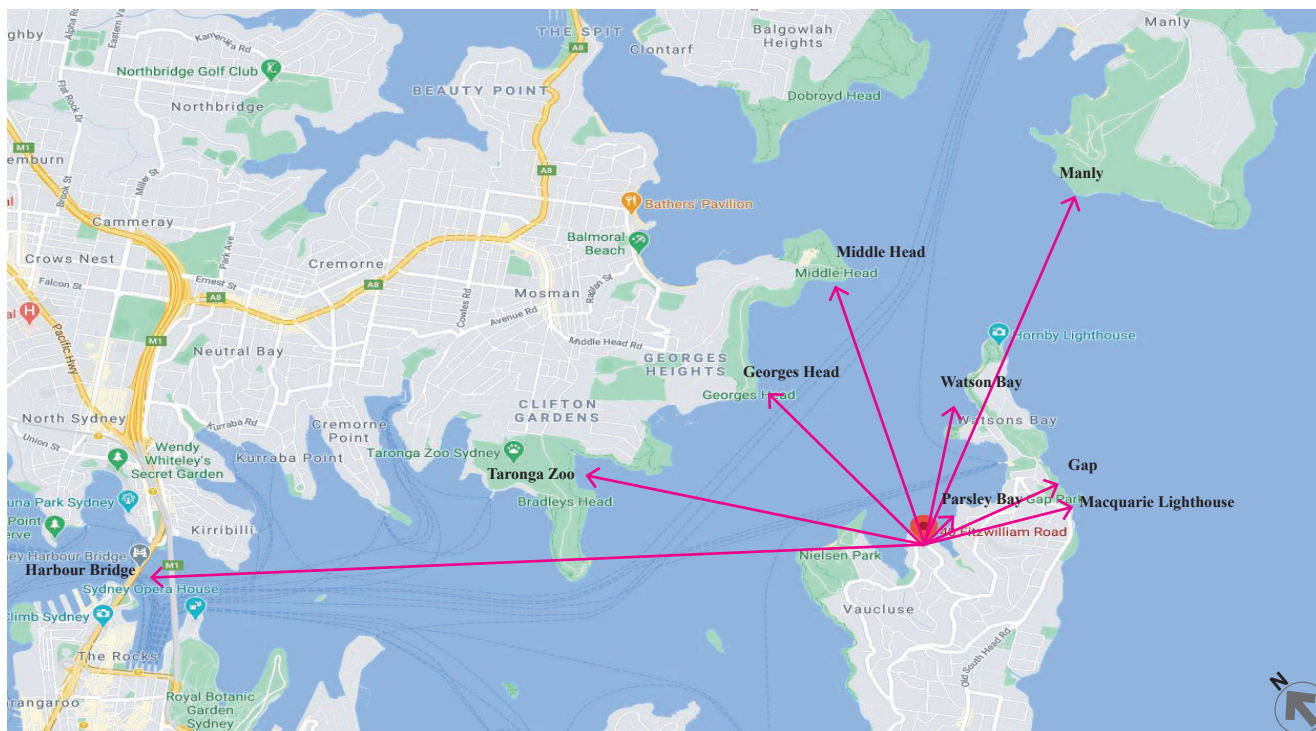


Figure 3.9

Aerial photo showing visual curtilage of the subject site. The subject site is shown in red, sited on a hilltop location with an extensive views to Parsley Bay, the Gap, Macquarie Lighthouse, Manly, Taronga zoo, and Harbour Bridge, shown by pink arrows.

Source: Google Map.

3.3 DESCRIPTION OF THE BUILDING EXTERIOR

Sunny Brae is a two storey house that was designed in the Federation Queen Anne style constructed in 1909-1910. Federation Queen Anne style was the dominant style in Australian domestic architecture in the 1900s. The house has asymmetrical form and has been a fine and dramatic example of the style internally and externally. The house was built with specific features to capture views from its hilltop location including one room at the front projecting forward towards Fitzwilliam Road, Parsley Bay, and the Gap, as well as verandah extending over the remainder of the frontage, providing expansive panoramic harbour views.

The central position of the original house on the overall site, provided ample open space/garden around the house (Figure 2.8). Although the subdivision of the overall site in 1948 resulted in a reduced open space around the house, its eastern garden is significant as a remnant original landscape and adds to the overall significance of the original house.

The original house almost remained intact until 1952, when the building underwent alterations and additions to provide an independent flat at the rear (north-west side). These additions were unsympathetic in terms of architectural style of the original house. In 2012, these unsympathetic additions were demolished to give way for the construction of sympathetic new additions.

The current contemporary addition on the north-west side of the original house (Sunny Brae) comprises the hexagonal Belvedere that reflects a typical architectural feature of the federation period and is an important element of the new design. The new extension is compatible with and continues the tradition of the original house in its detail, while it also incorporates contemporary design elements. The contemporary distinguishable additions enable the original building to be read and interpreted without compromising its fine and dramatic Federation Queen Anne architectural style.

Sunny Brae underwent restoration and refurbishment in 2012. Accordingly, the building exterior is in excellent condition. The building has a painted brick exterior, being compatible with the red-brown face brickwork feature of the Federation Queen Anne style. The prominent exterior features of the building, reflecting Federation Queen Anne architectural style, have remained intact including exterior timber detailing, complex gable roofs with slate tiles and timber gable ends, tall chimneys, connecting wraparound verandah featured timber post and ornamental brackets, exposed eaves batons, as well as leadlight windows with displayed coloured glass.



Figure 3.10
Stairs leading to the original house, showing the hill top location of the house.



Figure 3.11
Looking south to the original house.



Figure 3.12
Front elevation of the original house.
Source: Images For Business, 2020.



Figure 3.13
Looking north to the original house.
Source: Images For Business, 2020.



Figure 3.14
Looking to the original house, showing the sympathetic connection between the old and the new. The hexagonal Belvedere is visible on the right.
Source: Images For Business, 2020.



Figure 3.15
Front entrance, with original arch, columns and windows.



Figure 3.16
Looking to the ground floor verandah.

3.4 DESCRIPTION OF THE BUILDING INTERIOR

The original 1909 interior component and features of the existing building has high integrity. Internal key features of the building include the original internal layout and circulation spaces, decorative ceilings, staircases, fireplaces, windows and joinery. Principal rooms of the original building remain intact; however, bathrooms and kitchens have been upgraded as needed.

As the original house underwent restoration and refurbishment in 2012, consequently the building interior is in excellent condition. The design focused on restoring and preserving the existing house with its fine decorative features, while at the same time incorporating a significant sympathetic addition. Restoration of the original interiors were made by referencing original glass negative photos of the house interiors found in the attic by the children of the current owner of the house. The original photographs befittingly line the walls of the restored Entrance Hall. The original formal rooms were decorated using rich period colours and William Morris wallpaper. The original hand painted ceilings, featuring medallions of red roses and bluebirds, were carefully and traditionally restored and re-gilded by International Conservations Services (ICS).

The 1950s additions on the north-west side of the original house were demolished and replaced with new sympathetic additions. Although current additions are simpler in design, they continue the tradition of the original house. The key internal features of the original house have been mainly restored and preserved.



Figure 3.17
Original stairs leading to upper level.
Source: Images For Business, 2020.



Figure 3.18
Interior view of the original dining room, showing original arch, columns, decorative hand painted ceilings, as well as leadlight windows and doors. The original arch separates the dining room from the front sitting room.
Source: Images For Business, 2020.



Figure 3.19
View of the entry hall (the original reception room), showing the original interior components of the building.
Source: Images For Business, 2020.



Figure 3.20
Entry hall (sitting room), with original ceiling and windows.



Figure 3.21
View from the room at the front projecting forward towards Parsley Bay, and the Gap. This photo shows leadlight window displayed coloured glass in flowering patterns, one of the significant features of Federation Queen Anne style.



Figure 3.22
Bedroom interior showing original layout, window fabric, and restored ceiling.
Source: Images For Business, 2020.



Figure 3.23
Interior showing original room layout, fabric, fireplace and surrounds, as well as original window.

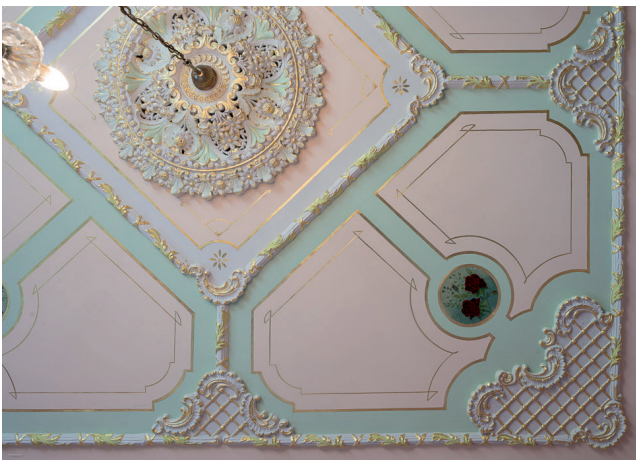


Figure 3.24
Restored decorative hand painted ceiling, featuring medallions of red roses.
Source: Images For Business, 2020.



Figure 3.25
Original glass skylight and decorative hand painted ceiling above the stairs, which was uncovered by the heritage painter.
Source: Images For Business, 2020.



Figure 3.26
Looking to the gallery, hexagonal Belvedere, and the original house from the master bedroom on the second floor.



Figure 3.27
Looking to the original house from the master bedroom on the second floor.



Figure 3.28
The two storey library, connects the original house to the new additions. A large antique painted glass skylight was sourced from the Beecham family residence in the London, UK.



Figure 3.29
The contemporary kitchen and hallway fronting the pool, connecting the original house with the new addition.



Figure 3.30
Contemporary bathroom fitout on the first floor of new additions.



Figure 3.31
Contemporary living room which is part of the new additions. Large glazed openings create a seamless transition between indoors and outdoors.

3.5 CONDITION AND INTEGRITY

The building underwent two major alterations/additions in the 1950s and 2012; however, both additions were mainly focused on north-west side of the building. The unsympathetic 1950s additions were demolished as part of the 2012 sympathetic alterations and additions, continuing the tradition of the original house. Although the new additions have been well integrated into the original house, there is a well defined separation between the original architecture and the contemporary functionality. The original photos of the house, found in the attic by the current owner, guided the restoration of 'Sunny Brae'.

The following figures provide a comparison between the original and the existing restored house. Following recent conservation works, it is observed that the building is in excellent condition and has a high level of integrity externally and internally. Sunny Brae has retained its important Federation Queen Anne architectural style externally and internally.



Figure 3.32
Dining room, c.1920s
Source: Prof. G. Murrell.



Figure 3.33
Dining room, 2020
Source: Images For Business, 2020.



Figure 3.34
Guest bedroom, c.1920s
Source: Prof. G. Murrell.



Figure 3.35
Guest bedroom, 2020
Source: Images For Business, 2020.



Figure 3.36
Reception room, c.1920s
Source: Prof. G. Murrell.



Figure 3.37
Reception room, 2020
Source: Images For Business, 2020.



Figure 3.38
Stairs leading to the first floor, c.1920s
Source: Prof. G. Murrell.



Figure 3.39
Stairs leading to the first floor, 2020.
Source: Images For Business, 2020.



Figure 3.40
Breakfast room, c.1920s
Source: Prof. G. Murrell.



Figure 3.41
Breakfast room was repurposed to a double vaulted library during the 2020 renovations. The original fireplace remains intact.
Source: Images For Business, 2020.



Figure 3.42
Front garden looking north, showing the hilltop location of the building and its extensive harbour views. The building had views to and from Fitzwilliam Road. c.1920s
Source: Prof. G. Murrell.



Figure 3.43
Front garden looking north in 2020. The building has still extensive harbour views. However, due to the growth of vegetation, as well as the later subdivision and development in front of the original house, it is not visible from Fitzwilliam Road.
Source: Images For Business, 2020.

4.0

ASSESSMENT OF CULTURAL SIGNIFICANCE

4.1 INTRODUCTION

Heritage, or “cultural” value, is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

The NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) evaluation criteria for potential LEP heritage listing set a high threshold for entry. Terminology such as “important”, “special” and “strong” establish the need for a property to be more than just average in its heritage values if it is to be listed.

4.2 COMPARATIVE ANALYSIS

Assessment of the subject site has included comparison with, but was not limited to, the following buildings constructed in the same period and architectural style located in Woollahra LGA.

House

13 Ian Street, Rose Bay, Woollahra

The NSW Heritage Database provides the following information for House, Woollahra Database No. 2711241:

Statement of Significance

No 13 is a representative Federation style house in Rose Bay built in the early part of the 20th century which has aesthetic and historical connections.

The house has historical significance through the association with the prominent local architect E. Lindsay Thompson who designed the house in 1910 - 1911, for Mrs L.E. White, the wife of Henry Hunter White of Havilah, Mudgee.

Although the house has been modified, the original pictorial Federation character survives. 13 Ian Street is a brick and sandstone house in reasonable original condition.



Figure 4.1
House at 13 Ian Street, Rose Bay.
Source: Google Map

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, p.2

House and grounds

28 Darling Point Road, Darling Point, Woollahra

The NSW Heritage Database provides the following information for House, Woollahra Database No. 2711207:

Statement of Significance

The house and the subdivision demonstrate a major historical phase in the development of Darling Point as a residential suburb in the late 19th century and the early 20th century. This phase saw the breaking up of the early large land grants and estates, in this case the Mona Estate, and the closer subdivision and development of the peninsula for good quality upper middle class housing.

The building, built c.1910, is a good representative example of a house in the Federation Queen Anne style popular for good quality houses at the time and provides evidence of contemporary aesthetic tastes. The house demonstrates key characteristics of the style including its informal picturesque composition of projecting square and faceted wings, gables, bays, verandahs and other elements, semi-octagonal corner bay with its pyramidal 'candle snuffer' roof, large two storey verandah with turned posts and arched verandah beams facing Mona Road and decorative elements such as half timbering and decorative stucco elements, curved timber eaves brackets, timber sill brackets and the semi circular rusticated sandstone arch supported by dressed sandstone pilasters flanking the entrance porch.

The garden appears to retain a great deal of its early layout and features, including a number of very large trees, asphalt paths and paved areas with brick edging, crazy paving to a terrace at the north of the house and at southeast of the house, bush rock terracing and edging to garden beds and other plantings. The garden to the north of the house contains two very large trees. Together with very large street trees in the vicinity, these give the corner a distinctive landmark quality.

Together with the street trees and the trees within the site, the house forms part of a group with St Marks Church and Manse and houses at Nos 3 and 5 Green oaks Avenue.



Figure 4.2

House and grounds at 28 Darling Point Road, Darling Point.
Source: Google Map

House, outbuildings, front garden, Norfolk island Pine

629 New South Head Road, Rose Bay, Woollahra

The NSW Heritage Database provides the following information for House, Woollahra Database No. 2710108:

Statement of Significance

The site was part of the original grant to Daniel Cooper and Solomon Levey in 1830. The building at 629 New South Head Road, Rose Bay was constructed in 1904 for Francis Tessertand has aesthetic significance for its style and detailing even though the building appears to have been modified with a roof extension. The building retains relatively intact with the timber detailing of the two storey verandahs at the front elevation. The building also has aesthetic significance for the contribution it makes to the character of the immediate area. The building has social significance for its association with the Tessert family for a number of years.



Figure 4.3
House at 629 New South Head Road, Rose Bay
Source: NSW Heritage Inventory sheet, Database No. 2710108.

Mindarraba - house, grounds and sandstone retaining wall to Mona La

16 Mona Road, Darling Point, Woollahra

The NSW Heritage Database provides the following information for House, Woollahra Database No. 2711530:

Statement of Significance

The subdivision and the house demonstrate a major historical phase in the development of Darling Point as a residential suburb in the early part of the 20th century. This phase saw the breaking up of the early large land grants and estates, in this case the Mona Estate, and the closer subdivision and development of the southern part of the peninsular for good quality upper middle class investment housing, principally for the rental market. The house also demonstrates the trend in the area to higher residential densities commencing in the 1920s with the widespread conversion of houses to duplexes and flats.

The house is a fine representative example of good quality upper middle class investment housing built in the Federation Queen Anne style popular at the time, and provides evidence of the aesthetic tastes of the period. The building demonstrates many of the key characteristics of the style and a range of characteristic formal and decorative elements and finishes including an extensive use of decorative timber work in various forms such as half-timbered gable ends, turned timber verandah posts with timber capitals, balustrades and friezes and elaborate curved and turned brackets.

The house is a significant component of the distinctive streetscape of the locality in both Mona Road (including the characteristic street trees) and in Mona Lane. The sandstone retaining wall to Mona Lane continues the sandstone wall of the neighbouring properties and the relationship of the building with the land form and its neighbours are all characteristic of the streetscape of this locality.



Figure 4.4
Mindarraba house at 16 Mona Road, Darling Point.
Source: NSW Heritage Inventory sheet, Database No. 2711530.

Brereton - former house, grounds and sandstone retaining wall to Mona La

18 Mona Road, Darling Point, Woollahra

The NSW Heritage Database provides the following information for House, Woollahra Database No. 2711513:

Statement of Significance

The subdivision and the house demonstrate a major historical phase in the development of Darling Point as a residential suburb in the early part of the 20th century. This phase saw the breaking up of the early large land grants and estates, in this case the Mona Estate, and the closer subdivision and development of the southern part of the peninsular for good quality upper middle class investment housing, principally for the rental market. The house demonstrates the nature of upper middle class investment housing built in the area at the time and the trend in the area to higher residential densities commencing in the 1920s with the widespread conversion of houses to duplexes and flats.

One of three originally identical adjoining houses, the building is a fine representative example of good quality investment housing built in a restrained version of the Federation Queen Anne style popular at the time, and provides evidence of the aesthetic tastes of the period. The building demonstrates many of the key characteristics of the style and a range of characteristic formal and decorative elements and finishes including an extensive use of decorative timber work in various forms such as the Art Nouveau curved timber arch to the entrance porch, fretwork gable end detailing, turned timber verandah posts, fretwork beam ends and fretwork and spindle work friezes.

The three buildings are part of group of houses in Mona Road of similar scale, form and character all built within the first decade of the 20th century and later converted to duplexes. In combination, the winding alignment of Mona Road, the large ficus hillii street trees and the group of buildings form a distinctive streetscape characteristic of Mona Road. The sandstone retaining wall to Mona Lane continues the sandstone wall of the neighbouring properties and contributes to its distinctive character. Significant views of the rear of the group, to which their designs are generally orientated, are available from Mona Lane, New Beach Road and Rushcutters Bay Park.



Figure 4.5
Brereton House at 18 Mona Road, Darling Point.
Source: NSW Heritage Inventory sheet, Database No. 2711513.

Balgowan - house and grounds

8 Annadale Street, Darling Point, Woollahra

The NSW Heritage Database provides the following information for House, Woollahra Database No. 2711214:

Statement of Significance

The house and the subdivision demonstrate a major historical phase in the development of Darling Point as a residential suburb in the late 19th century and the early 20th century. This phase saw the breaking up of the large early land grants and estates, in this case the grounds of the 19th century house 'Como', and the closer subdivision and development of the peninsular for good quality upper middle class housing.

Built c.1906, the house is a fine representative example of cottage built in the Federation Queen Anne style, a popular style for good quality homes in the early years of the 20th century. It demonstrates key characteristics of the style including its picturesque asymmetrical composition, dominant hipped roof forms, prominent chimneys, projecting two storey semi-octagonal balcony with pyramidal 'candle snuffer' roof, turned verandah posts, balusters and spindle work frieze.



Figure 4.6
Balgowan House at 8 Annadale Street, Darling Point.
Source: NSW Heritage Inventory sheet, Database No. 2711214.

House

142 Wolseley Road, Point Piper, Woollahra

The NSW Heritage Database provides the following information for House, Woollahra Database No. 2710168:

Statement of Significance

The property forms part of the original grant to John Piper in 1820. The building named 'Notrella' at 142 Wolseley Road Point Piper has aesthetic significance as a fine and largely intact example of the Federation Queen Anne style. The two storey red brick building on its prominent location also has aesthetic significance for the strong contribution it makes to the character of the immediate area. The building has social significance for its association with the parliamentarian, the Hon. Bruce Smith, M. P. and for its long association with the Gisbone family from the early 20th. century until 1977. The mature hedges and trees are contributory to the aesthetic significance of the building.



Figure 4.7

House at 142 Wolseley Road, Point Piper.

Source: NSW Heritage Inventory sheet, Database No. 2710168.

Residential flat building front garden and retaining wall

33-34 New Beach Road, Darling Point, Woollahra

The NSW Heritage Database provides the following information for House, Woollahra Database No. 2710100:

Statement of Significance

The site formed part of the original grant to Arthur Frederick Smart in 1888. This group of twelve residential buildings have aesthetic significance as a largely intact grouping of Federation Queen Anne style buildings which were constructed as a group for John Cameron in 1911. Although the buildings were modified as flats in the 1930s, they have retained their style, form and scale of the exterior and are a rare cohesive group of buildings in identical styling to remain intact in the district. The buildings have high aesthetic significance as a group for the strong contribution they make to the streetscape of the immediate area even though they have undergone some modification throughout the years. The building has social significance for their association with the Cameron family throughout the twentieth century.



Figure 4.8

Group of houses at 33-34 New Beach Road, Darling Point.

Source: Google Map

Glasson House - house

19 Wentworth Road, Vacluse, Woollahra

The NSW Heritage Database provides the following information for Glasson House, Woollahra Database No. 2710157:

Statement of Significance:

The house named Glasson House at 19 Wentworth Road, Vacluse originally formed part of the Crown Grant to Thomas MacGlynn in 1831 and William Charles Wentworth in 1838. The house in a Federation Queen Anne style has aesthetic significance as a large and prominent example of the style. The building is significant as a largely intact example of the style still retaining its original red face brick facades and dominant roofscape. The building has historic and social significance for its association with a number of prominent persons in the district.

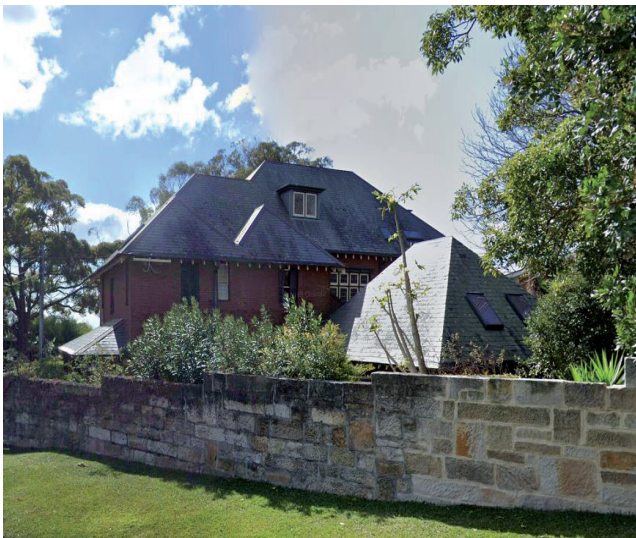


Figure 4.9

Glasson House at 19 Wentworth Road, Vacluse.

Source: Google Map

4.2.1 CONCLUSION

All comparable buildings are listed as heritage items in Schedule 5 of Woollahra LEP 2014. They are either one or two storey buildings which were constructed between 1904 - 1911, in a Federation Queen Anne architectural style.

Most of selected buildings are representative of the breaking up of the early large grants and estates. All selected buildings are good representative examples of the Federation Queen Anne style. Although all selected buildings have undergone several alterations and additions over time, the key characteristics of style have largely remained intact, contributing to their aesthetic significance.

'Brereton' has experienced 8 phases alterations and additions over time; however, it still demonstrates many of the key characteristics of the Federation Queen Anne style, and is a fine representative example of this style. 'Mindarraba' and 'Balgowan' have undergone 5 phases and 4 phases alterations and additions respectively, but they are still fine representative examples of housing in the Federation Queen Anne style.

4.3 ANALYSIS OF CULTURAL SIGNIFICANCE

The following commentary discusses how each of the criteria established by the NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) relate to the subject site.

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)

Guidelines for Inclusion: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

Land along the waterfront and landward sections of Vaucluse were gradually subdivided during the 1900s and 1910s. Sunny Brae occupies one of the peak elevated properties formed following the initial 1890s subdivision. The subject site was considered favourably in terms of location and view by the Cooke family. Lily Pfeiffer, daughter of John Taylor Cooke and wife of Henry Pfeiffer, chose this spot as a wedding present rather than a home on the waterfront in the Crescent. Furthermore, the location of the subject site provided easy access to the waterfront, that was a privilege for John Cooke who was a keen sailor. From the construction of the original house in c.1910, the building was named ‘Sunny Brae’, indicating and emphasising its hilltop location, and sunrise feature of the geographical position which renders the Old Norse origin of ‘Sunny Brae’. Therefore, Sunny Brae has constantly had an outstanding setting.

The overall site demonstrates a very specific aspect of the general subdivision and suburbanisation of the broader Vaucluse locality, generated by improved transportation links with the older areas of Rose Bay, Edgecliff and Double Bay.

The site was an important component of the early 1890s subdivision of the expansive Wentworth family Estate that had survived relatively intact until the late 1820s. The land that comprises the subject site was popular with Wentworth family and was addressed as ‘Parsley Hill’, indicating its hilltop location and extensive panoramic harbour views.

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)

Guidelines for Inclusion: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association.

The house is strongly associated with North Sydney architect, Ferdinand Wilhelm Friederich who thoughtfully designed the building in c.1909 to capture extensive harbour views. A comparison between Sunny Brae and Warro (another surviving work of the architect) confirms the subject building is a substantial surviving work in the career of the architect.

The subject site was part of the Crown Grant to Thomas Laycock in 1793, which was sold to William Charles Wentworth in 1827. William Charles Wentworth was William Charles Wentworth (1790-1872) was born in Sydney. He was sent to England for education. He returned to Sydney in 1810, keen to explore. As such, he joined Blaxland and William Lawson in finding a way across the Blue Mountains, then went on to explore the South Pacific. He was also one of Australia’s prominent politicians, a strong proponent of free press and the constitution, and with an associate found the ‘Australian newspaper’.

The land comprising the subject site is strongly associated with William Charles Wentworth, a prominent person who was an explorer, barrister, statesman, landowner, and author. He owned the land from 1827, was planned to be eventually consecrated for the Wentworth family Vault. William Charles Wentworth intended to be buried within the rock outcrop which comprises the subject site.

Although John Taylor Cooke was a civil servant, he does not appear to have had a high profile within the community. However, John Taylor Cooke Memorial Trophy was presented by Harry Edward Pfeiffer at the Sydney Amateur Sailing Club for the winner of the Classic Division. This has been donated annually by the Pfeiffer family since the 1930s, in the memory of John Taylor Cooke who was a keen sailor.

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)

Guidelines for Inclusion: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

Sunny Brae demonstrates a high degree of design and craftsmanship, which are strongly expressed in its complex roof composition, bay windows, fine joinery, dramatic main staircase, finely detailed plaster ceilings, wrap-around front verandah, and spatial composition. The original house experienced minor changes until 1952 when a new two storey unsympathetic additions were constructed on the north-west side of the building and did not impact on the substantive part of the original dwelling. These additions were demolished when a new contemporary wing with sympathetic architectural character was constructed in 2018-2020. In conjunction with the construction of the new wing, the original house was carefully restored and renovated. It is in excellent condition, and the original extravagant Federation Queen Anne character is retained. Sunny Brae is a fine representative of the Federation Queen Anne style. The key characteristics of the style have mainly remained intact or have been restored, externally and internally, contributing to the aesthetic significance of the original house.

The highly complex architectural composition of the two storey Federation Queen Anne "Sunny Brae" house has a high level of aesthetic significance in Woollahra, for its deliberate north-east orientation and asymmetrical composition designed to capture the remarkable views from its elevated ridgeline site. The unusual diagonal wraparound verandah and upper floor dormer window confirm that the original house was specifically designed to capture the fine, expansive views provided by its hilltop location.

The building exterior demonstrates many of the key characteristics of the style including exterior timber detailing, complex gable roofs, slate tiles and timber gable ends, tall chimneys, connecting wraparound verandah featured timber post with ornamental brackets, exposed eaves batons, as well as leadlight windows with display coloured glass. The building interior also comprises many of the key characteristics of the style as well as a range of characteristic decorative elements and finishes including original interior layout and circulation spaces, fireplaces, hand painted and gilded decorative ceilings, stairs, as well as windows and joinery. Accordingly, the building has aesthetic significance as a good example of the Federation Queen Anne style house, internally and externally.

Given that in recent years, a number of early houses in the immediate locality have been replaced with new buildings, Sunny Brae is one of the surviving houses in Federation Queen Anne style from the early development of the area as a residential suburb mainly in the first decades of the 20th century. Accordingly, the original house contributes to the character of the immediate area for the relative intactness and integrity of the original fabric, internally and externally.

For design of sympathetic additions, a traditional style of the original house, compatible with the Federation style was applied, integrating all those components of the old house that are regarded as significant and that have retained their original integrity. David White Architects thoughtfully considered the location of additions on the north-west side of the original house, respecting and retaining its extensive harbour views. Accordingly, new additions have added to the aesthetic significance of the original house, forming a union.

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

Guidelines for Inclusion: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

David White Architects, who have extensive experience in the restoration and adaptive reuse of heritage buildings in Sydney's North Shore, designed the new additions, applying a traditional style of architecture, compatible with the Federation style of the original house. The qualities of the additions are reflected in the work being awarded 2017 for outstanding craftsmanship in best Slate Roofing of the year, 2018 Master Builders Association of New South Wales award for alterations and additions, and 2019 winner of the Mayor's Award of the Woollahra Design Excellence for the design of alterations and additions. Furthermore, in 2018, Sunny Brae received the National Trust (NSW) medal for the high number of visitors in 'Open Day', showing the importance of the house to the community. Accordingly, it is reasonable to conclude that the recent alterations and additions have added social significance to Sunny Brae.

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)

Guidelines for Inclusion: When an item has the potential to yield new or further substantial scientific and/or archaeological information. When it is an important benchmark or reference site or type or provides evidence of past human cultures that is unavailable elsewhere.

Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

As Sunny Brae was the first building to be constructed on the subject site, it is considered that there may be little potential for the site to yield information that may contribute to a greater understanding of the history of Vaucluse area.

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)

Guidelines for Inclusion: Where an item provides evidence of a defunct custom, way of life or process or demonstrates a process, custom or other human activity that is in danger of being lost. Where it shows unusually accurate evidence of a significant human activity or is the only example of its type. When an item demonstrates designs or techniques of exceptional interest or shows rare evidence of a significant human activity important to a community.

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

As Federation Queen Anne style was a common architectural style in the early 20th century, the building is not considered rare, uncommon or endangered. However, regarding the recent replacement of early houses with new buildings, Sunny Brae is considered as only a relatively small number of first quality Federation Queen Anne style houses erected in spectacular topographic locations across Woollahra from the early development of the area as a residential suburb in the first decades of the 20th century. Therefore, Sunny Brae may be considered rare within the neighbourhood.

Its finely executed and complex architectural design places the original house as a rare example of the broader Federation housing styles from one of the most widely spread periods of domestic and suburban architecture in Sydney's Eastern Suburbs.

The hilltop location of the site and the thoughtful design and construction of the original house on the highest part of the overall site, made the building visible from Fitzwilliam Road and the water. Although subsequent subdivision and recent development of the area, especially on 40A Fitzwilliam Road, has mainly blocked views to the building, it is still partially visible from Watson Bay, and retains the qualities of its expansive early hill-top setting (Figure 3.10).

The latest sympathetic alterations and additions to Sunny Brae continued the tradition and architectural language of the original house. It is unusual and commendable that the house has been sympathetically restored due solely to the desire of the owners without a statutory constraint (heritage listing). The choice of a traditional approach in the new design, which references the Federation detail of the old house into the new addition, while being a contemporary distinguishably addition, adds to the rare aspect of the building.

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)

Guidelines for Inclusion: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

The two storey residence is an excellent representative example of the Federation Queen Anne architectural style. Unsympathetic additions on the north-west side of the original house were recently demolished and replaced with sympathetic contemporary additions which continue the architectural design traditions of the original house. The original house underwent restoration based on the original photographs of the house, that resulted in the preservation of key characteristics of the style.

Although the building has undergone alterations and additions over time, the original structure and internal layout retain their legibility and contribute to the aesthetic significance of the house for its style and detailing. The additions have been well integrated into the original house, while there is a well defined separation between the original house and the contemporary additions. Following recent conservation works, it is observed that Sunny Brae is in excellent condition and has a high level of integrity and intactness internally and externally.

4.3.1 NSW HERITAGE ASSESSMENT CRITERIA SUMMARY (LOCAL LEVEL)

The following table provides a summary of the assessment of the heritage significance of 40 Fitzwilliam Road, Vaucluse against the seven criteria, at the local level, demonstrating that the subject house meets six of the seven criteria for local listing.

Criteria	Meets criteria for heritage listing and grading of significance			
	Guidelines for Inclusion		Guidelines for Exclusion	
(a) An item is important in the course, or pattern, of the cultural or natural history of the local area	<ul style="list-style-type: none"> shows evidence of a significant human activity 		<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes 	
	<ul style="list-style-type: none"> is associated with a significant activity or historical phase 	✓	<ul style="list-style-type: none"> Provides evidence of activities or processes that are of dubious historical importance 	
	<ul style="list-style-type: none"> maintains or shows the continuity of a historical process or activity 	✓	<ul style="list-style-type: none"> has been so altered that it can no longer provide evidence of a particular association 	
(b) An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area	<ul style="list-style-type: none"> shows evidence of a significant human occupation 		<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events 	
	<ul style="list-style-type: none"> is associated with a significant event, person, or group of persons. 	✓	<ul style="list-style-type: none"> Provides evidence of people or events that are of dubious historical importance 	
			<ul style="list-style-type: none"> has been so altered that it can no longer provide evidence of a particular association 	

(c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area	<ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement 	✓	<ul style="list-style-type: none"> is not a major work by an important designer or artist 	
	<ul style="list-style-type: none"> is the inspiration for a creative or technical innovation or achievement 		<ul style="list-style-type: none"> has lost its design or technical integrity 	
	<ul style="list-style-type: none"> is aesthetically distinctive 	✓	<ul style="list-style-type: none"> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded 	
	<ul style="list-style-type: none"> has landmark qualities 		<ul style="list-style-type: none"> has only a loose association with a creative or technical achievement 	
	<ul style="list-style-type: none"> exemplifies a particular taste, style or technology 	✓		
(d) An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons	<ul style="list-style-type: none"> is important for its associations with an identifiable group 	✓	<ul style="list-style-type: none"> is only important to the community for amenity reasons 	
	<ul style="list-style-type: none"> is important to community's sense of place 	✓	<ul style="list-style-type: none"> is retained only in preference to a proposed alternative 	
(e) An item has potential to yield information that will contribute to an understanding of the cultural or natural history of the local area	<ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information 		<ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture 	
	<ul style="list-style-type: none"> has an important benchmark or reference site or type 		<ul style="list-style-type: none"> has little archaeological or research potential 	✓
	<ul style="list-style-type: none"> provides evidence of past human cultures that is unavailable elsewhere 		<ul style="list-style-type: none"> only contains information that is readily available from other resources or archaeological sites 	

(f) An item possesses uncommon, rare or endangered aspects the cultural or natural history of the local area	• provides evidence of a defunct custom, way of life or process		• is not rare	
	• demonstrates a process, custom or other human activity that is in danger of being lost		• is numerous but under threat	
	• shows unusually accurate evidence of a significant human activity			
	• is the only example of its type			
	• demonstrates design or techniques of exceptional interest	✓		
	• shows rare evidence of a significant human activity important to a community	✓		
(g) An item is important in demonstrating the principal characteristics of a class of the local area's: • cultural or natural places; or • cultural or natural environments.	• is a fine example of its type	✓	• is a poor example of its type	
	• has the principal characteristics of an important class or group of items	✓	• does not include or has lost the range of characteristics of a type	
	• has attributes typical of a particular way of life, philosophy, custom, significant process, design, techniques or activity	✓	• does not represent well the characteristics that make up a significant variation of a type	
	• is a significant variation to a class of items	✓		
	• is part of a group which collectively illustrates a representative type	✓		
	• is outstanding because of its setting, condition or size	✓		
	• is outstanding because of its integrity or the esteem in which it is held	✓		

4.3.2 NSW HERITAGE ASSESSMENT CRITERIA SUMMARY (STATE LEVEL)

The following table provides a summary of the assessment of the heritage significance of 40 Fitzwilliam Road, Vaucluse against the seven criteria, at the State level, demonstrating that the subject house meets five of the seven criteria for State listing.

Criteria	Meets criteria for heritage listing and grading of significance			
	Guidelines for Inclusion		Guidelines for Exclusion	
(a) An item is important in the course, or pattern, of NSW's cultural or natural history	<ul style="list-style-type: none"> shows evidence of a significant human activity 		<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes 	
	<ul style="list-style-type: none"> is associated with a significant activity or historical phase 	✓	<ul style="list-style-type: none"> Provides evidence of activities or processes that are of dubious historical importance 	
	<ul style="list-style-type: none"> maintains or shows the continuity of a historical process or activity 		<ul style="list-style-type: none"> has been so altered that it can no longer provide evidence of a particular association 	
(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 of the local area	<ul style="list-style-type: none"> shows evidence of a significant human occupation 		<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events 	
	<ul style="list-style-type: none"> is associated with a significant event, person, or group of persons. 	✓	<ul style="list-style-type: none"> Provides evidence of people or events that are of dubious historical importance 	
			<ul style="list-style-type: none"> has been so altered that it can no longer provide evidence of a particular association 	

(c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW	<ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement 	✓	<ul style="list-style-type: none"> is not a major work by an important designer or artist 	
	<ul style="list-style-type: none"> is the inspiration for a creative or technical innovation or achievement 		<ul style="list-style-type: none"> has lost its design or technical integrity 	
	<ul style="list-style-type: none"> is aesthetically distinctive 	✓	<ul style="list-style-type: none"> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded 	
	<ul style="list-style-type: none"> has landmark qualities 		<ul style="list-style-type: none"> has only a loose association with a creative or technical achievement 	
	<ul style="list-style-type: none"> exemplifies a particular taste, style or technology 	✓		
(d) An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons	<ul style="list-style-type: none"> is important for its associations with an identifiable group 	✓	<ul style="list-style-type: none"> is only important to the community for amenity reasons 	
	<ul style="list-style-type: none"> is important to community's sense of place 		<ul style="list-style-type: none"> is retained only in preference to a proposed alternative 	
(e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history	<ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information 		<ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture 	
	<ul style="list-style-type: none"> has an important benchmark or reference site or type 		<ul style="list-style-type: none"> has little archaeological or research potential 	
	<ul style="list-style-type: none"> provides evidence of past human cultures that is unavailable elsewhere 		<ul style="list-style-type: none"> only contains information that is readily available from other resources or archaeological sites 	

(f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history	• provides evidence of a defunct custom, way of life or process		• is not rare	
	• demonstrates a process, custom or other human activity that is in danger of being lost		• is numerous but under threat	
	• shows unusually accurate evidence of a significant human activity			
	• is the only example of its type			
	• demonstrates design or techniques of exceptional interest			
	• shows rare evidence of a significant human activity important to a community			
(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.	• is a fine example of its type	✓	• is a poor example of its type	
	• has the principal characteristics of an important class or group of items	✓	• does not include or has lost the range of characteristics of a type	
	• has attributes typical of a particular way of life, philosophy, custom, significant process, design, techniques or activity	✓	• does not represent well the characteristics that make up a significant variation of a type	
	• is a significant variation to a class of items	✓		
	• is part of a group which collectively illustrates a representative type	✓		
	• is outstanding because of its setting, condition or size	✓		
	• is outstanding because of its integrity or the esteem in which it is held	✓		

4.4 INTEGRITY/ INTACTNESS

Following recent conservation works, it is observed that the building is in excellent condition and has a high level of integrity/intactness externally and internally. Sunny Brae has retained its important /key Federation Queen Anne architectural style features externally and internally.

4.5 STATEMENT OF SIGNIFICANCE

“Sunny Brae”, the fine Federation house at 40 Fitzwilliam Road, Vacluse, designed by W Friederich and erected in 1910, has a high level of historic significance in Woollahra, as one of the first houses built high on the Vacluse headland, following the late 19th century subdivision of the expansive, early 19th century Wentworth Estate. It demonstrates a very specific aspect of the general subdivision and suburbanisation of the broader Vacluse locality, generated by improved transportation links with the older areas of Rose Bay, Edgecliff and Double Bay. Fitzwilliam Road is named after the son of William Charles Wentworth and reflects his role in the subdivision of the Vacluse portion of the family estate.

Compared with the more enclosed low level foreshore topography in which Vacluse House is sited, the ridgeline on which “Sunny Brae” is located was a favourite elevated lookout for William Charles Wentworth called “Parsley Hill” where he wanted to be buried. Once subdivided, the site was deliberately chosen by John Taylor Cooke for its fine and expansive outlook over Watsons Bay, the Gap, Manly and the nearby dynamic topography that characterises the southern shores of the outer Harbour. Cooke was a keen sailor, as were his descendants, and views from the house gave them a ready appreciation of their favourite recreation. Cooke’s newly married daughter, Lily and her husband Henry Pfeiffer, moved into the freshly constructed house, with her parents. Successive members of the Pfeiffer family continued to live in the house for almost a century.

The highly complex architectural composition of the two storey Federation Queen Anne “Sunny Brae” house has a high level of aesthetic significance in Woollahra, for its deliberate north-east orientation and asymmetrical composition designed to capture the remarkable views from its elevated ridgeline site. Both internally and externally, the original components of the house, demonstrate a high degree of design and craftsmanship, which are strongly expressed in its complex roof composition, wrap-around front verandah, bay windows, fine joinery, dramatic main staircase and finely detailed plaster ceilings and spatial composition. Recent alterations and additions

have replaced an unsympathetic wing (on the north-west side of the building) from the 1950s with carefully designed, complementary two-storey extension that extends the original architectural language, enhances family amenity and responds to its expansive visual curtilage.

The hilltop location of the site and the thoughtful design and construction of the original house on the highest part of the overall site, provided an extensive harbour views and made the original house visible from Fitzwilliam Road. Despite the progressive subdivision of its original site and the erection of surrounding residential buildings, “Sunny Brae” retains the qualities of its expansive early hill-top setting, qualities that are reflected in the origins of its Scottish Gaelic name.

The ridge-top location and subsequent housing development on surrounding lots meant that “Sunny Brae” has almost become imperceptible to the general public from the surrounding streetscape in Fitzwilliam Road and from further afield.

“Sunny Brae” has rarity value as one of a relatively small number of first quality Federation Queen Anne style houses erected in spectacular topographic locations across Woollahra. Its finely executed and complex architectural design places the original house as a significant representative example of the broader Federation housing styles from one of the most widely spread periods of domestic and suburban architecture in Sydney’s Eastern Suburbs.

The contemporary additions to ‘Sunny Brae’, designed by David White Architects, have added to the significance of the building by applying a traditional style of architecture, compatible with the Federation style of the original house.

4.6 CURTILAGE ANALYSIS

The NSW Heritage Office (now Heritage NSW of the NSW Department of Premier and Cabinet) publication *Heritage Curtilages*² defines “heritage curtilage” as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. Heritage curtilage can be classified as one of four types:

- Lot Boundary Heritage Curtilage: for places where the legal boundary of the allotment is defined as the heritage curtilage. The allotment should, in general, contain all significant related features, for example outbuildings and gardens, within its boundaries.
- Reduced Heritage Curtilage: for places where an area less than the total allotment is defined as the heritage curtilage. Applicable where not all parts of a property contain places associated with its significance.
- Expanded Heritage Curtilage: for places where the heritage curtilage is larger than the allotment. Particularly relevant where views to and/or from a place are of significance.
- Composite Heritage Curtilage: for larger areas that include a number of separate related places, such as heritage conservation areas based on a block, precinct or whole village.

Part of the land comprising the subject site was not subdivided until 1907, when the sixth subdivision of the Vacluse Estate was auctioned. During this time, the overall site was subdivided into four lots of 15, 16, 19, and 20. In 1921, all four lots were amalgamated and reformed as one allotment (the overall site) (Figure 4.10) until 1948, when the overall site subdivided again into three separate allotments of A, B, and C. Accordingly, the heritage curtilage for the subject site is a Reduced Heritage Curtilage. The Reduced Heritage Curtilage is shown in Figure 4.10 (shaded in yellow), which comprises three lots, described by NSW Land Registry Services (LRS) as:

- Lot 2, DP 1254483
- Lot 1, DP 1112583



Figure 4.10

Aerial view showing the whole lot boundary that was subdivided and sold in 1948, outlined in pink. The Reduced Heritage Curtilage is outlined in yellow.

source: maps.au.nearmap.com

4.6.1 VISUAL CURTILAGE

Regarding the views to and from the subject site, the heritage curtilage for the subject site is an Expanded Heritage Curtilage. The subject site was deliberately selected for its hill top location and extensive harbour views. The original design of the house confirms the intention of the architect in taking the advantage of elevated site, capturing the extensive harbour views. The visual curtilage of the subject site is shown in Figure 4.11.

The architectural elevation (Figure 4.18) unusually includes scenery backdrops to the distant opposite shore line and gap behind the house. This graphic illustration emphasises the importance of the significant elevated setting and views to the first owners.

² Warwick Mayne-Wilson, *Heritage Curtilages*, NSW Heritage Office and the Department of Urban Affairs and Planning, NSW, 1996

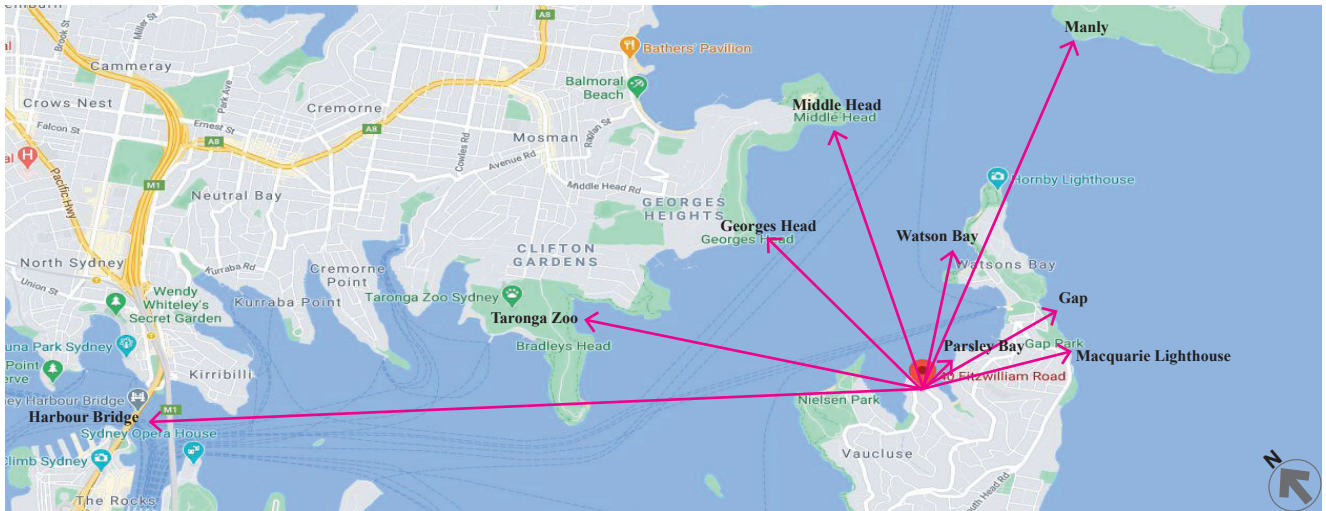


Figure 4.11

Aerial photo showing visual curtilage of the subject site. The subject site is shown in red, sited on a hilltop location with an extensive views to Parsley Bay, the Gap, Macquarie Lighthouse, Manly, Taronga zoo, and Harbour Bridge, shown by pink arrows.

Source: Google Map.



Figure 4.12

Looking east from the ground floor front verandah to Parsley Bay, Watson Bay, the Gap, Macquarie Lighthouse, Manly.

Source: Images For Business, 2020.



Figure 4.13
Looking north and north-east from the ground floor verandah to Middle Head, Georges Head, and Manly.
Source: *Images For Business*, 2020.



Figure 4.14
Looking east from the ground floor verandah to the Gap, Parsley Bay, Watson Bay, Macquarie Lighthouse.
Source: *Images For Business*, 2020.



Figure 4.15
Looking east from the first floor verandah to the Gap, Parsley Bay, Watson Bay, Macquarie Lighthouse, and Manly.
Source: Images For Business, 2020.



Figure 4.16
Looking north and north-east from the first floor verandah to Middle Head, Georges Head, Manly, Watson Bay, Parsley Bay, the Gap, Macquarie Lighthouse, and Manly.
Source: Images For Business, 2020.



Figure 4.17
Looking east from the study room to Watson Bay, Parsley Bay, the Gap, and Macquarie Lighthouse.

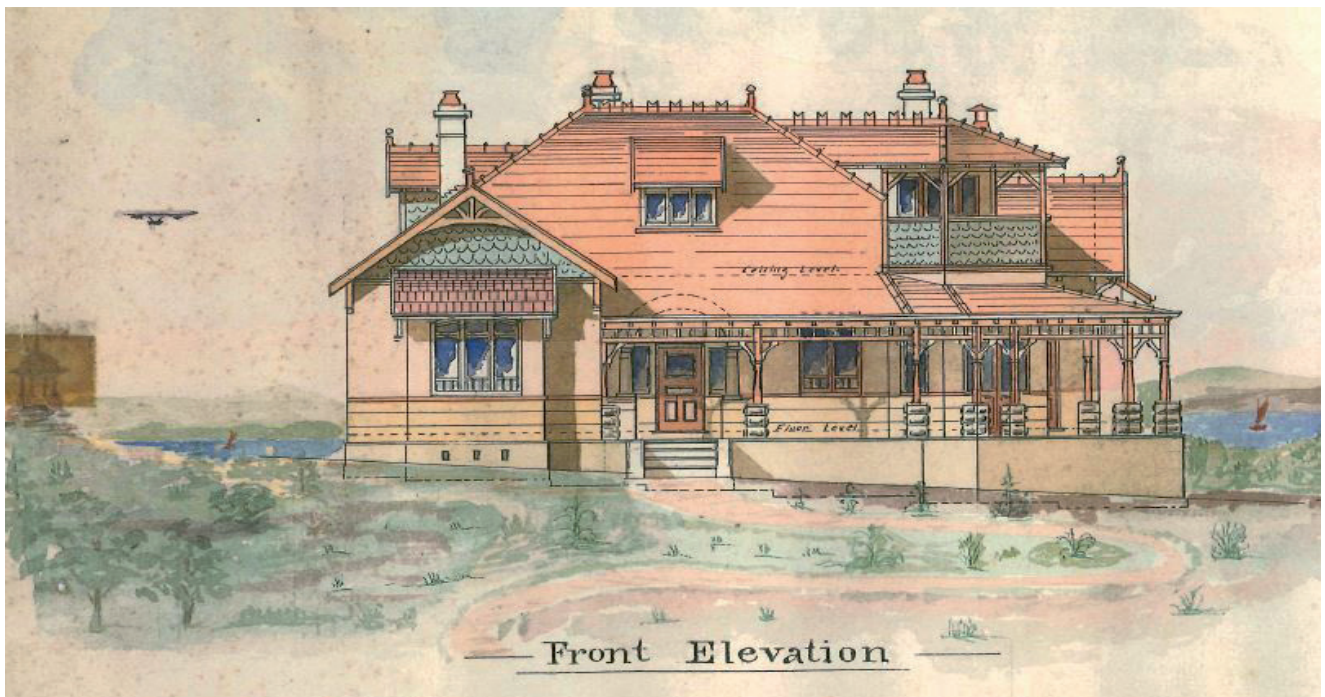


Figure 4.18
Front elevation of the proposed residence to Fitzwilliam Road, 1909, showing the scenery backdrops to the distant opposite shore line and gap behind the house.
Source: Prof. G. Murrell

4.7 RECOMMENDATIONS

It is recommended that 'Sunny Brae' to be listed as an item of local heritage significance on Schedule 5 of the Woollahra LEP 2014, and to be nominated for NSW State Heritage Register listing. The heritage listing is recommended to apply to:

- "Sunny Brae" - House and interiors.

The following lots should be included as part of the curtilage of the heritage item:

- Lot 2, DP 1254483
- Lot 1, DP 1112583

4.8 CONCLUSION

Given the recent development of the area and the replacement of early houses with new buildings, Sunny Brae in the Federation Queen Anne style has aesthetic significance as a prominent example of the style in Fitzwilliam Road from the first decades of the 20th century. The original building is significant as a relatively intact example of Federation Queen Anne style, as the key characteristics of the style have been restored and retained, externally and internally.

Sunny Brae has a significant setting and an extensive panoramic Harbour view due to its hill top location, adding to its significance. Accordingly, we have no hesitation in recommending to Council that it proceeds with the heritage listing of 'Sunny Brae' at 40 Fitzwilliam Road, Vaucluse.

5.0

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APPENDIX ONE: PHOTOGRAPHS OF SUNNY BRAE -2020



Figure 1
Looking north, showing the original house on the left and the landscape/garden in front of the house.
Source: Images For Business, 2020.



Figure 2
Looking out from the front (main) entry.
Source: Images For Business, 2020.



Figure 3
Looking east and north-east from the upper floor verandah to Watson Bay, Parsley Bay, Gap, Manly, and Macquarie Lighthouse.
Source: Images For Business, 2020.



Figure 4
Looking east from the ground floor verandah.
Source: Images For Business, 2020.



Figure 5
Looking east and south-east from the ground floor verandah.
Source: Images For Business, 2020.