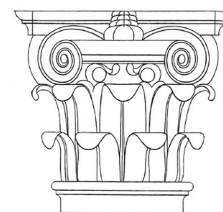


Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, L.F.R.A.I.A.
Registered Architect No. 4032; Nominated Architect

Sean Johnson, B.A., Dip.Arch., M.Sc.(Arch.Cons.), R.A.I.A.
Registered Architect No. 4728; Reg. Design Prac. No. DEP0001499

Kate Denny, B.A., M.Herit.Cons.

LUCAS
STAPLETON
JOHNSON



LSJ Heritage Planning & Architecture

KD:kd

9th November 2021

Cooper Ward Councillors
Woollahra Council
536 New South Head Road
Double Bay NSW 2028

Email: luise.elsing@woollahra.nsw.gov.au;
anthony.marano@woollahra.nsw.gov.au;
megan.mcewin@woollahra.nsw.gov.au;

cc.: harriet.price@woollahra.nsw.gov.au;
nickygrieve@gmail.com;

Dear Councillors,

Re: The Corner House, 364 Edgecliff Road, Woollahra

We are writing to follow up on your excellent suggestion that the above property be made the subject of an Interim Heritage Order (IHO), in order to undertake further investigation as to whether the property is worthy of listing as a local heritage item on Schedule 5 of the *Woollahra Local Environmental Plan 2014*.

Under a Ministerial Order, the *Authorisation for Local Councils to make Interim Heritage Orders*, published in the *Government Gazette* on 12 July 2013 and under a sub-delegation to the Director of Woollahra Planning, the Director may, on behalf of Council, make an IHO.

Our firm, Lucas Stapleton Johnson & Partners, is a long-standing architectural firm that specialises in conservation, adaptation and restoration of historic buildings and heritage planning. As such, we have the appropriate knowledge, experience and credentials to provide this initial heritage advice.

In our opinion, The Corner House, 364 Edgecliff Road, Woollahra (Lot 1 DP224367) meets the criteria for heritage listing as per the Heritage Office publication *Assessing Heritage Significance* (2001), for the following reasons:

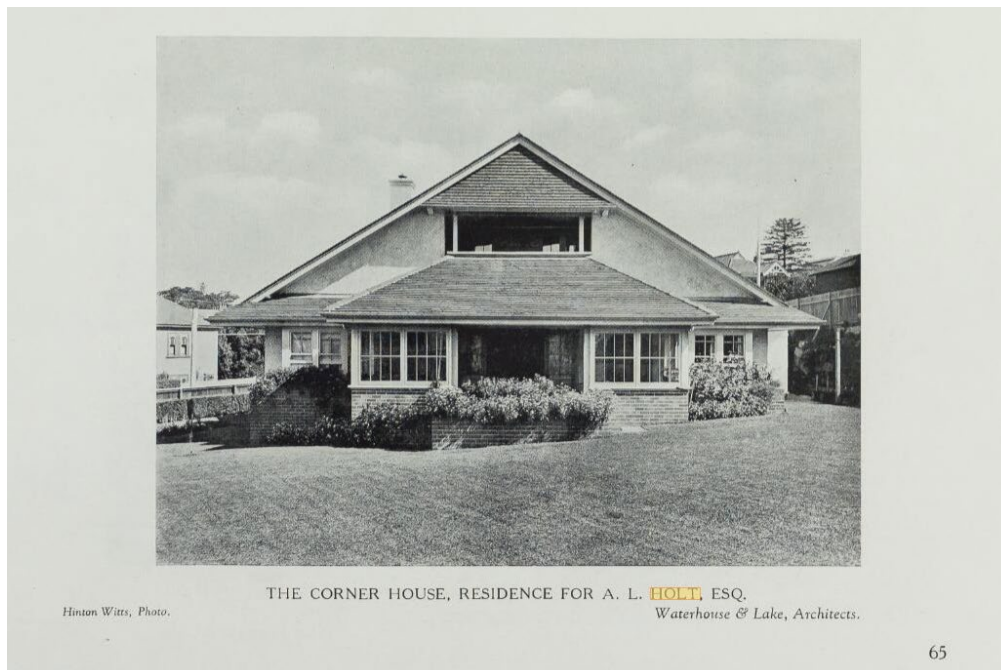
- The Corner House is an early (and rare) example of a one and a half storey Californian bungalow with attic, constructed in 1919 to designs by noted Sydney architectural firm Waterhouse & Lake.¹ The Californian bungalow style first appeared in Australia in 1916 and Waterhouse & Lake were early exponents of the style, adapting it to the Australian climate and tastes.
- Waterhouse & Lake are generally considered to have been one of the most accomplished of the architectural firms practicing in NSW immediately preceding WWI.² The firm developed a particular stylistic look that featured roughcast rendered whitewashed walls, steeply pitched habitable roofs with

¹ "Tenders", *Construction and Local Government Journal*, Monday 11th August 1919, p.1

² Howell, A., "Waterhouse & Lake", *The Encyclopedia of Australian Architecture*, 2012; pp. 753-754

a picturesque arrangement of dormers, bay windows, oriels and deeply recessed verandahs or sleepouts.

- In 1922, The Corner House was submitted by Waterhouse & Lake into the Second Annual Exhibition of the Institute of Architects of NSW and a photograph of the rear (north) elevation of the house with its enclosed sunroom and deep recessed verandah featured in the *Art in Australia* magazine (see below). Waterhouse & Lake were praised in the magazine with respect to The Corner House as having “very happily combined symmetry with an informal design free of classic tradition”.³ It is noteworthy that the elevation depicted in the photograph below, and in respect of which this praise was given, is the very elevation and section of The Corner House which is proposed to be demolished in development application DA455/2021 recently lodged with Council.
- Externally the house is highly intact with roughcast rendered masonry walls on face brick basecourses, timber framed multi-pane windows, timber shutters, large gabled roof form containing the second level, deep timber boarded eaves, bay windows, deep recessed verandah at the second level and timber boarded gable ends. The house displays many of the stylistic attributes of the Californian bungalow style and Waterhouse & Lake’s particular stylistic mode.
- Based on real estate photographs,⁴ internally the house is also substantially intact retaining its decorative moulded plaster ceilings, decorative timber plate rails, three panel timber doors and face brick fireplace.
- The property retains its original garage constructed in 1920,⁵ of roughcast render on face brick basecourse to match the main house. The original owner of the property and for whom the house was built, Mr. Alan Lee Holt, was one of the directors of Australian Motors Ltd. The company produced the Australian Six automobile, initially manufactured at Fred Gordon's workshop and service station in McLaughlin Avenue, Rushcutters Bay.⁶ It is assumed that as a director, Alan Lee Holt owned an example of the motorcar for which he required a garage.



Photograph of the rear (north) elevation of The Corner House from *Art in Australia*, Vol. 1 No. 2 (1st May 1922), p. 65

³ *Art in Australia*, Vol. 1 No. 2 (1st May 1922), p. 63

⁴ <https://www.realestate.com.au/sold/property-house-nsw-woollahra-134508370>

⁵ Building Application 9/20, Woollahra Building & Development Registers

⁶ <https://collection.maas.museum/object/2079361923>: Australian Six model H23 tourer

Based on the above initial assessment of The Corner House, it is our opinion that the subject property is worthy of heritage listing for its aesthetic and historical significance, representational value and rarity.

It is also worth noting that under the current development application referenced above, the property is under imminent threat, including and in particular the proposed demolition of the rear sunroom and recessed verandah showcased in the above photograph of the house included in the *Art in Australia* magazine.

We request that an Interim Heritage Order be placed over The Corner House, 364 Edgecliff Road, Woollahra in order to fully determine the property's worthiness for heritage listing.

We appreciate your consideration of the matter and would be pleased to discuss any of the above further should you so wish.

Yours sincerely,

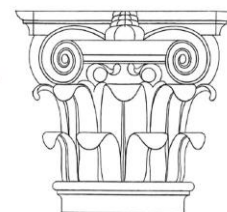


Kate Denny and Ian Stapleton
Lucas Stapleton Johnson & Partners Pty Ltd
LSJ Heritage Planning & Architecture

Encl. CVs- IS and KD

Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, L.F.R.A.I.A.
Registered Architect No. 4032; Nominated Architect
Sean Johnson, B.A., Dip.Arch., M.Sc.(Arch.Cons.), R.A.I.A.
Registered Architect No. 4728; Reg. Design Prac. No. DEP0001499
Kate Denny, B.A., M.Herit.Cons.

**LUCAS
STAPLETON
JOHNSON**



LSJ Heritage Planning & Architecture

CURRICULUM VITAE

IAN STAPLETON

Nominated Architect for Lucas Stapleton Johnson & Partners Pty Ltd

B.Sc.(Arch.), B.Arch., Grad. Dip. Env. Law, Sydney, F.R.A.I.A.

Born: Orange, New South Wales, 1951

Educated : Wolaroi College (now Kinross), Orange, NSW (Dux of School, 1969)

University of Sydney graduating:

B.Sc.(Arch.) with 1st class honours in 1974

B.Arch. with 1st class honours in 1976

Grad. Dip. Env. Law in 2007

Personal Awards include:

Arthur Baldwin Memorial Prize (Australian architectural history), 1973

Board of Architects Prize, 1975

RAIA (NSW) Adrian Ashton Award for Architectural Journalism, 1983

National Trust of Australia (NSW), Voluntary Service Medallion, 2001

Employment History:

Employed in Sydney in Government Architect's Office 1976-77

Employed by Fisher Lucas, Architects 1977 - 1981, Associate Partner 1979

Associate Partner Clive Lucas Pty Ltd 1981 - 1983

Director Clive Lucas & Partners Pty Ltd 1983 - 1988

Director Clive Lucas, Stapleton & Partners Pty Ltd April 1988 to June 2016

Director Lucas Stapleton Johnson & Partners Pty Ltd July 2016 to date

Registrations & Memberships:

Registered as an architect in NSW 16th October 1979 and enrolled in the Division of Chartered Architects on 1st December 1983, Reg. No.4032

Registered as an architect in Tasmania and Victoria, Reg. No. 4219

Registered as an architect in Queensland, Reg. No. 4109

Fellow of the Royal Australian Institute of Architects, member No.646

Life Member of National Trust of Australia (NSW)

Member of Australia ICOMOS

Architectural conservation projects include:

- Glenlee House, Menangle Park, NSW (1823)
- Housing at Woolloomooloo, Sydney (1850s-1910s)
- Willandra, Ryde, Sydney (1840s)
- Junior Medical Officer's House, Port Arthur, Tasmania (1840s)
- Pitt Street (Congregational) Church, Sydney (1841)
- Victoria Barracks, Paddington (1840s-1920s)
- Commandant's Hs., Port Arthur, Tas. (1830s-60s)
- Boronia Restaurant, Mosman, Sydney (1886)
- The Hermitage, The Oaks, NSW (1841)
- Kirribilli House, Sydney (1856), Stage I
- Her Majesty's Theatre, Ballarat, Victoria (1874-1905)

RAIA Merit Award 1979

RAIA Merit Award 1980

RAIA Merit Award 1981

RAIA Merit Award & L.

Macquarie Award 1983

RAIA Merit Award 1984

RAIA Merit Award 1985

RAIA Merit Award 1986

RAIA Merit Award 1987

- Minter Ellison Building (old MLC Building), Sydney (1938) (foyers) BOMA Certificate of Merit Award, 1991
- The Edward Winter House, Telopea, Sydney (Walter Griffin, 1935)
- Blackdown Homestead, Bathurst, NSW (1823)
- The Swan Brewery, Perth, WA (1879) (quality control)
- The Merchant's House, The Rocks, Sydney (1848)
- The Palmhouse, Royal Botanic Gardens, Sydney (1912)
- Sydney GPO, No.1 Martin Place, Sydney (from 1864) State MBA Award, Entertainment/Hospitality, 2000; PCA (NSW) Rider Hunt Award 2001; API Development & Heritage Awards, 2001

- Wyoming, Balmain, Sydney (1881)
- Woolloomooloo Finger Wharf, Sydney (1911-15) Waterfront Centre USA, Annual Top Honor, Excellence on the Waterfront, 2000; State MBA, Excellence in Construction Award, 2001

- Macleay Museum, Sydney (1887) (exterior works)
- St. John's, Darlinghurst (1858 & 1886) (stone spire conservation) National Trust of Australia (NSW) Heritage Award, 2002

- Wesley College, University of Sydney (1916), fire safety works
- The Women's College, University of Sydney (1892, John Sulman)
- Walsh Bay Redevelopment (1900-1920) RAI A Lloyd Rees Award, 2005 RAI A Walter Burley Griffin Award, 2005

- Four historic glasshouses, Royal Botanic Gardens, Sydney (1898 – 1908)
- Muritai, Cremorne, Sydney (1909, Waterhouse and Lake)
- Redstone (Winter House), Dundas, Sydney (1935, Walter Griffin)
- The Briars, Woolstonecraft (1914, Donald Esplin)
- Vet Round House, University of Sydney (1920, Leslie Wilkinson) National Trust of Australia (NSW) Conservation Award, 2012

- Restoration and rejuvenation of Sir Donald Bradman's Boyhood Home, Bowral NSW (1890) National Trust of Australia (NSW) Joint Top Conservation Award, 2013 Wingecarribee Shire Council Heritage Award (Overall Winner), 2013 AIA Architecture Award (Conservation), 2015 National Trust of Australia (NSW), Highly Commended, 2018 Waverley Heritage & Design Awards – shared Commendation, 2019

- Bronte House (c.1845, Mortimer Lewis)
- Restoration Waverley Cemetery gates

- Restoration of Junior School Administration Building, St Catherine's School, Waverley
- Restoration of Roseneath, Parramatta (c.1837)
- Restoration and adaptation of Headingley, Woollahra (1939, Leslie Wilkinson)

New construction projects include:

- Bennett Residence, Bayview, NSW (1999) State and National MBA House of the Year, Open Category, 2000

Currently heritage architect for Figtree House, Hunters Hill (1830s) and Ravensworth, Singleton, NSW (c.1830).

Special Projects/Appointments include:

- Consultant to the Heritage Council of Western Australia for the brokering of the Heritage Agreement for the Swan Brewery, Perth, 1993-4
- Consultant to the NSW Heritage Office for statutory approvals for the Parramatta Rail Link Project, 2003.
- Consultant to Heritage Office of Queensland for Pioneer Council Chambers, Mackay (1935, Harold Brown, architect), 2008 and 2010.
- Reference committee to Sydney City Council for Commonwealth Bank Building (Money Box Bank), Sydney, 2008 and 2010.
- Consultant to University of Sydney for refurbishment of the Fisher Library, 2012-13

Conservation Reports include:

- Mulgoa Valley, NSW
- Victoria Barracks, Sydney
- Kirribilli House, Sydney
- Kingston and Arthur's Vale Historic Area (KAVHA), Norfolk Island
- The Treaty House, Waitangi, New Zealand
- Booloominbah, University of New England, Armidale, NSW
- The Swan Brewery, Perth
- Maatsuyker Island, Barrenjoey, and 15 other Australian light stations
- Bondi Pavilion, Sydney
- Woolloomooloo Finger Wharf, Sydney
- Walsh Bay Redevelopment Area, Sydney
- The Strand Arcade, Sydney
- Macquarie Lighthouse, Sydney (updated 2018)
- Snapper Island, Sydney
- Macleay Museum, University of Sydney
- Rose Cottage, Wilberforce, NSW
- Assessment of 23 contemporary houses in Woollahra Municipal Council area for heritage listing, Fisher Library, University of Sydney
- Cabarita Federation Pavilion, Cabarita, NSW
- University of Sydney, Camperdown and Darlinghurst Campuses
- Many houses in Millers and Dawes Point Village Precinct, Sydney
- Double Island Point, Booby Island and Goods Island Lighthouses, Queensland
- General Post Offices, Sydney and Brisbane (with Kate Denny)
- Ravensworth, Singleton, NSW (with Kate Denny)
- 24 Cranbrook Avenue, Cremorne, NSW (Edwin Orchard, 1919, with Kate Denny)
- Parramatta Opportunity Sites, 2019 (with Kate Denny)

Heritage Impact Statements for alterations include:

- Igloo House, Sydney (1953), Harry Seidler architect
- Brett and Wendy Whiteley House, Sydney (1908)
- Woolloomooloo Finger Wharf (1915)
- Our Lady of Mercy College, Parramatta (from 1840)
- Roseneath, Parramatta (c.1837)
- Norwood, Goulburn (c.1837)

Expert Witness engagements include:

- St. John's, Paddington, Sydney (from 1842), Henry Robertson and David McBeath architects, for South Sydney Council
- Joylen (Lyon & Cottier House), Balmain, Sydney (1880s), for Leichhardt Council
- Strathmore, Cremorne Point, Sydney (1915), Edwin Orchard architect, for North Sydney Council
- Villa Floridiana, Hunters Hill, Sydney (1850s), Jules Joubert, for Hunters Hill Council
- Parklands, Blackheath, NSW (1878), John Pope estate, for Chase Properties
- St Kieran's, Bellevue Hill (1905), Maurice Halligan architect, for Woollahra Municipal Council
- Forrest Hill precinct, Vic, for City of Stonnington, Victoria

- Bidura Metropolitan Remand Centre, Glebe, NSW, Edmund Blacket architect, for City of Sydney Council
- 24 Cranbrook Avenue, Cremorne, NSW (Edwin Orchard architect) for North Sydney Council

Participations and Appointments include:

- 1975-78, tutor in graphic communication, School of Architecture, University of Sydney.
- Since 1980, visiting lecturer at various Sydney schools of architecture and building.
- In June 1980 was participant in UNESCO ICOMOS Historic Quarters Seminar and Training Course in - Czechoslovakia (historic town conservation).
- In July 1985 participated in Attingham Summer School in the U.K. (British country houses).
- In 1988 guest lecturer for UNESCO and ICOMOS at Regional Training Seminar for Cultural Personnel in Asia and the Pacific, Tokyo, Nara and Kyoto, 8 - 21 November 1988.
- In 1992 was conference convenor for Australia ICOMOS, international committee meetings, events and conference: "Whose Cultural Values?", 14-22 November 1992.
- In 1995 was co-organiser of Australia ICOMOS, Workshop on World Heritage Criteria for Associative Cultural Landscapes, 27-29 May 1995.
- In 2000 was conference convenor for the National Trust of Australia (NSW) conference "Adaptive Re-use, Creativity and Continuity", Sydney 9-10 November 2000
- Expert Member, Waverley Council Local Planning Panel, 2013 - to date
- Expert Member, Inner West Council Local Planning Panel, 2014 - to date
- Expert Member, Strathfield Council Local Planning Panel, 2017 - to date
- Expert Member, Lane Cove Council Local Planning Panel, 2018 - to date
- Expert Member, Ryde City Council Local Planning Panel, 2018 - to date
- Expert Member, Parramatta Council Local Planning Panel, 2017 - 2018

Publications include:

Architects of Australia (Bruce Dellit & Emil Sodersten), Macmillan, 1981 (co-author)
The Sydney Morning Herald, Articles on restoration and architecture, 1981 - 1990
How to Restore the Old Aussie House, Flannel Flower Press, Editions: 1983, 1991 & 2008
Colour Schemes for Old Australian Houses, Flannel Flower Press, 1984 (co-author)
More Colour Schemes for Old Australian Houses, Flannel Flower Press, 1993 (co-author)
Australian House Styles, Flannel Flower Press, Editions: 1997 and 2010 (co-author)
The Illustrated Burra Charter, Australia ICOMOS, 1992, co-project manager
New Taxation Incentives in Australia, International Symposium: The Heritage and Social Changes, ICOMOS Bulgaria, October 1996
Australian Lighthouses, Historic Environment, Vol.12, numbers 3 & 4, 1997
Thumbs up for the Finger Wharf, Sydney Morning Herald, 7th August 2000
Recycling Heritage - Or Re-Vitalising, Reflections, October-January 2001
Edwin Roy Orchard, Architect, Rediscovered, Reflections, May-July 2003
Contributions to *Encyclopaedia of Australian Architecture*, Cambridge University Press (4 entries), 2008
Sydney GPO – Ten years on, Architecture Bulletin, November/December 2009
The Veterinary Round House at the University of Sydney, Trust News Australia, August 2013
Restoration of Sir Donald Bradman's Boyhood Home, National Trust Magazine, May-June 2014
Housing a Legend, Inside History, January-February 2014
The Trust's Early Role In Saving Bronte House, National Trust Magazine, August-October 2016

Professional Committee Involvements include:

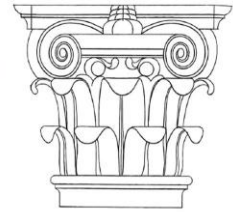
- Chairman, Historic Buildings Committee of the RAIA (NSW Chapter) 1983 - 1988
- Councillor of the RAIA (NSW Chapter), 1983 - 1988, 1990 - 1994
- Joint researcher/author and co-ordinator of the *List of 20th Century Buildings of Significance* of RAIA (NSW Chapter), 1978 - 1988
- President Australia ICOMOS (International Council on Monuments and Sites), 1992 - 1994, executive committee member 1982 - 1988, 1990 - 1995, Honorary Secretary, 1986 - 1987, Vice President 1994 - 1995
- Member Architects Advisory Committee of the National Trust of Australia (NSW), 1986 - 2008
- Member of the Technical Advisory Group on Materials Conservation of the Heritage Council of NSW, 1983 - 1993
- Member of the National Advisory Committee of the Tax Incentives for Heritage Conservation Scheme (Department of Communications and the Arts), 1995 to 1999

- Member Australia ICOMOS committee to review the *Burra Charter*, 1996 - 1999.
- Member Wingecarribee Shire Council Heritage Advisory Committee, 2011 to date.

December 2019

Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, L.F.R.A.I.A.
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**LUCAS
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LSJ Heritage Planning & Architecture

CURRICULUM VITAE

KATE DENNY BA, MHerit. Cons. (Hons)

Education: University of Sydney, Masters of Heritage Conservation (Hons.), 2004
University of Sydney, Bachelor of Arts (Anthropology, Art History), 1994

Employment: Lucas Stapleton Johnson & Partners as Heritage Planner since April 2010
Taylor Brammer Landscape Architects as Heritage Assistant 2007 -2010
Conybeare Morrison as Heritage Specialist, 2006
Leichhardt Council as Development Assessment Assistant, 1999-2005

Recent work includes:

Conservation Management Plans

- Thompson Square Conservation Area, Windsor
- Macquarie Lightstation, Vacluse
- Hyde Park Barracks, Sydney
- Sydney General Post Office, Sydney
- Brisbane General Post Office, Sydney
- Roseneath Cottage, Parramatta
- Juniper Hall, Paddington
- No. 1 Fire Station, Castlereagh Street, Sydney
- Woolloomooloo Finger Wharf, Woolloomooloo
- Goods Island Lighthouse, Torres Straits
- Booby Island Lighthouse, Torres Straits
- Double Island Point Lighthouse, Queensland
- Milton Terrace, 1-19 Lower Fort Street, Millers Point
- Major House, 35 Lower Fort Street, Millers Point
- Vernon's Flats, 30-42 Lower Fort Street & 2-4 Trinity Avenue, Millers Point
- Steven's Building, 73 Windmill Street, Millers Point
- (former) Shipwright's Arms Hotel, 75 Windmill Street, Millers Point
- (former) Baby Health Centre, 87 Lower Fort Street, Millers Point
- (former) Hit or Miss Hotel, 69 Windmill Street, Millers Point
- Bronte House, Bronte
- Experiment Farm Cottage, Harris Park
- University of Sydney Grounds (Camperdown and Darlington campuses)
- Mallet Street Campus, University of Sydney
- Blackburn Building, University of Sydney
- Exeter Park and School of Arts Building, Exeter, NSW
- Mining Museum, George Street, The Rocks
- Braemar, Springwood
- Penshurst Street Baby Health Clinic (former), Penshurst
- Cabarita Federation Pavilion, Cabarita Park
- Penshurst Street Baby Health Centre, Penshurst

- Trinity Avenue and Kent Street (various), Millers Point

Heritage Studies and Assessments

- (former) HMAS Platypus, North Sydney
- Penrith Regional Gallery & the Lewers Bequest, Emu Plains
- Hunter Region Rural Homestead Complexes comparative study for the NSW Heritage Office
- Leura Post Office, Leura
- Wayzgoose Café, Leura Mall, Leura
- Our Lady of Mercy College, Parramatta
- Regent Theatre, Mudgee
- (former) Metropolitan Remand Centre, Glebe
- Gap Bluff, Sydney Harbour National Park, Watsons Bay
- Millers Point heritage strategy, Department of Family and Community Services
- Ku-ring-gai Council Review of Potential Heritage Items
- Kirribilli Village and Milson Point Railway Station, Ennis Road, Kirribilli
- Catherine Hill Bay Conservation Area Heritage DCP
- NSW Parliament House, Macquarie Street, Sydney
- Pier One, Walsh Bay
- Willoughby Council Heritage Review
- St Paul's College, University of Sydney
- St Andrew's Anglican Church, Summer Hill
- St Andrew's College, University of Sydney

Interpretation Plans and Strategies

- Queen Mary Building, University of Sydney
- New Law Building, University of Sydney

Heritage Development Work (applications to consent authorities)

- Glenfield, Casula
- Roseneath Cottage, Parramatta
- Telford Lodge (Place), 159 Brougham Street, Kings Cross
- Ennis Road shops and North Sydney Train Station Entry, Kirribilli
- Greenwich Baths, Lane Cove
- Craignairn, Burns Road, Wahroonga
- Craigmyle, Burns Road, Wahroonga
- Queen Mary Building, University of Sydney
- Sydney GPO, Martin Place, Sydney
- Former Police Station, 103 George Street, The Rocks
- St Keirans, Fairfax Road, Bellevue Hill
- Tresco, Elizabeth Bay
- Woolloomooloo Finger Wharf (residential component), Woolloomooloo
- Our Lady of Mercy College, Parramatta
- Blackburn Precinct and Vet Science Precinct, University of Sydney
- Donald Bradman's boyhood home, 52 Shepherd Street, Bowral
- Old AMP Building, Circular Quay
- Adelaide Villa, 48 Botany Street, Bondi Junction
- Lyndoch Place, 2 Barker Road, Strathfield
- Hazelmere, 49 Queen Street, Woollahra
- Lipson, 70 Jersey Road, Woollahra
- 198 Queen Street, Woollahra (former Woollahra Grammar School)
- Lane Cove Council (Heritage Assessment Officer services- ongoing)

Assistance in preparing statements of evidence for NSW Land Environment Court:

- Bidura and (former) Metropolitan Remand Centre, Glebe
- 139 Goods Street, Parramatta
- Lansdowne, 3 Anderson Street, Neutral Bay
- Hazelmere, 49 Queen Street, Woollahra
- Clovelly Hotel, Clovelly

- Banksia, 3 Beach Street, Double Bay

January 2019