

**DRAFT**

# ASSESSMENT OF HERITAGE SIGNIFICANCE

“The Corner House”

364 Edgecliff Road, Woollahra



North (rear) façade of “The Corner House”, 364 Edgecliff Road, Woollahra. Note the terra cotta shingles to the roofs and the flying gable screen. (Source: *Art in Australia*, 1 May 1922, p.65)

for  
**Woollahra Municipal Council**

Prepared by  
**Robertson & Hindmarsh Pty Ltd**  
**Architects**

ABN 47 000 915 622  
Phone: 02 9439 7779  
Email: [rharch@ozemail.com.au](mailto:rharch@ozemail.com.au)

7 April 2022

## CONTENTS

1.0	Introduction	3
2.0	Report Authors	3
3.0	Limitations	3
4.0	Address of Site and Legal Description	3
5.0	Documentary Evidence: Site and Building History	4
5.1	Point Piper Estate	4
5.2	Alan & Janet Holt	7
5.3	The Corner House	12
5.4	The Brownes	15
5.5	Aerial Photographs	17
5.4	Building Application History	21
6.0	Documentary Evidence: The Architects and their Projects	24
6.1	The Architects	24
6.2	The Architects of 364 Edgecliff Road: Waterhouse & Lake	24
6.3	Publication	25
6.4	The Architects of 364A Edgecliff Road: Thompson, Spooner & Dixon	26
7.0	Physical Evidence	28
7.1	Description of the Site	28
7.2	Description of the Building	29
8.0	Comparative Analysis	47
8.1	The Works of Waterhouse & Lake, Architects	47
8.2	Arts & Crafts Buildings	51
9.0	Analysis of the Evidence	54
9.1	Analysis	54
9.2	Statutory Listings	54
10.0	Assessment of Heritage Significance	55
10.1	Historical themes	55
10.2	Assessment Criteria	56
10.3	Application of the Assessment Criteria to 364 Edgecliff Road	57
10.4	364 Edgecliff Road: Statement of Significance	59
10.5	Application of the Assessment Criteria to 364A Edgecliff Road	60
10.6	364A Edgecliff Road: Significance	61
11.0	Curtilage	61
12.0	Conclusion and Recommendations	62
13.0	Bibliography	63
	Appendix A: Schedule of Projects: Waterhouse & Lake	64
	Appendix B: Schedule of Residential Projects: Thompson, Spooner & Dixon	78
	Appendix C: Heritage Inventory Sheet	79

## 1.0 Introduction

Following the making of Interim Heritage Order No. 163 on 4 March 2022 over “The Corner House at 364 & 364A Edgedcliff Road, Woollahra” (ie Lots 1 & 2 DP 224367)<sup>1</sup>, Robertson & Hindmarsh Pty Ltd, Architects & Heritage Consultants, was engaged by Woollahra Municipal Council to undertake an assessment of the heritage significance of the subject property. The scope of the project is to include:

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

## 2.0 Report authors

The authors of this report are:

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

### 3.0 Limitations

The following limitations apply to this preliminary assessment:

- The Aboriginal occupation of the site has not been investigated.
- Only the house and site at 364 Edgecliff Road, Woollahra was inspected. The house and site at 364A Edgecliff Road, Woollahra was not inspected.

#### 4.0 Address and Legal Description:

The site that is the subject of this heritage assessment report is:

364 Edgecliff Road, Woollahra

Lot 1 DP 224367 (shaded red in Figure 4.1).

364A Edgecliff Road, Woollahra

Lot 2 DP 224367 (shaded blue in Figure 4.1).



Figure 4.1: 364 Edgecliff Road, Woollahra (shaded red) & 364A Edgecliff Road, Woollahra (shaded blue)  
(Source: Robertson & Hindmarsh Pty Ltd overlay on Six Maps, January 2022)

<sup>1</sup> NSW Government Gazette, Friday 4 March 2022, No. 88

## 5.0 Documentary Evidence: History

### 5.1 Point Piper Estate

The area of what is now Bellevue Hill, Point Piper, Double Bay and Rose Bay is made up of 1130 acres (457.3 ha) which was amassed by Captain John Piper from 1816 to 1826. When Piper got into financial difficulty, he sold the entire estate, as well as the rest of his New South Wales land holdings, to business partners Solomon Levey and Daniel Cooper. Levey and Cooper's ownership of the land was confirmed on 22<sup>nd</sup> March 1830. Following Levey's death and protracted negotiations to buy out his heir, Daniel Cooper became the sole landowner of all of Piper's former estates in 1847.

In 1844, Surveyor General Thomas Mitchell was commissioned to draw up a trigonometrical survey of the 1130 acres and to divide it for subdivision (Figure 5.1).

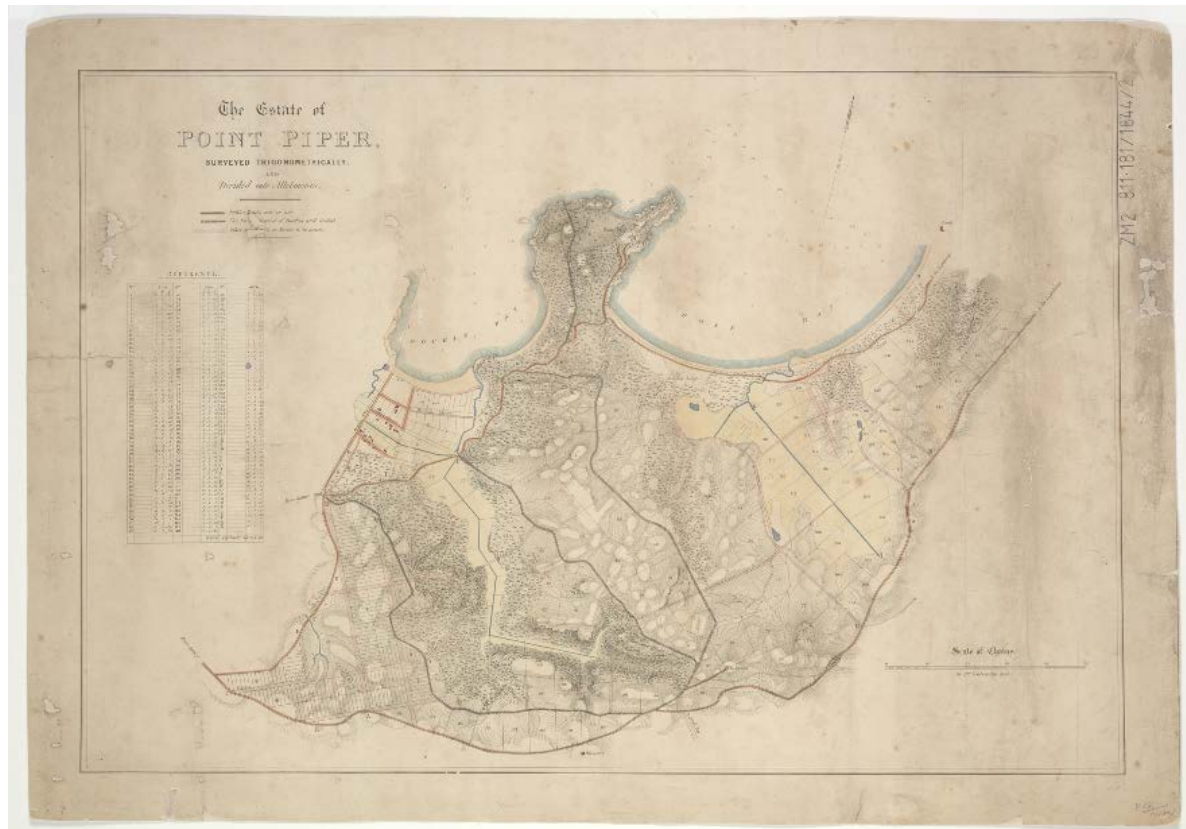


Figure 5.1: T.L. Mitchell, The Estate of Point Piper, surveyed trigonometrically and divided into allotments, 1844? (Source: SLNSW: Call No. Z/M2 811.181/1844/4)

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

When Daniel Cooper passed away in 1853, the land went to his heir, Daniel Cooper III, who in turn gave it to his father Sir Daniel Cooper. All the while, the Coopers continued to 'sell' the land by leasehold; from the 1880s, property sales in Bellevue Hill between Victoria and Bellevue Roads began (Figure 5.2). Several subdivision sales were offered such as the Bellevue Estate of 1900, the Bellevue Park Estate of 1903, the Belgravia Estate of 1910, and the Kambala Heights Estate 1909.<sup>2</sup>

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





Figure 5.2: Point Piper Estate, 1855(?). (Source: SLNSW: call no. Z/M4 811.1812/1855/1, record no. 74VK2lk55Wzy)

The land upon which *The Corner House* was eventually constructed was granted as a 99-year leasehold title to Jason Fullerton on the 3<sup>rd</sup> December 1856. Land was originally allowed for a road through the subject site, but this was moved west to what is now Fullerton Street (Figure 5.3).

In April 1862, Robert Clarke, transferred the 3 acres at the corner of Edgecliff Road to Scottish-born John Donald McLean; successful squatter and politician, with extensive shipping and mercantile interests in NSW. In December that year he collected part A, followed by part C from Jonathon Fullerton. John's wife Mary was the recipient of part D in October 1867. Together they amassed a 6-acre estate where they built their mansion *Quiraing* (Figure 5.4) for £16,000 in 1865.<sup>3</sup>

John McLean passed away from injuries sustained from a horse fall in 1866. Mary retained *Quiraing* for a time before it was sold. After a few exchanges, it was purchased by The Hon. John Frazer in 1873.<sup>4</sup>

John Frazer of John Frazer & Co was a successful merchant, director of the Fitzroy Iron Works, grazier, MP and generous philanthropist. He sold his house *Ranelagh* at Darling Point before moving to *Quiraing* with wife Elizabeth and children. He passed away there, aged 57, in 1884.<sup>5</sup>

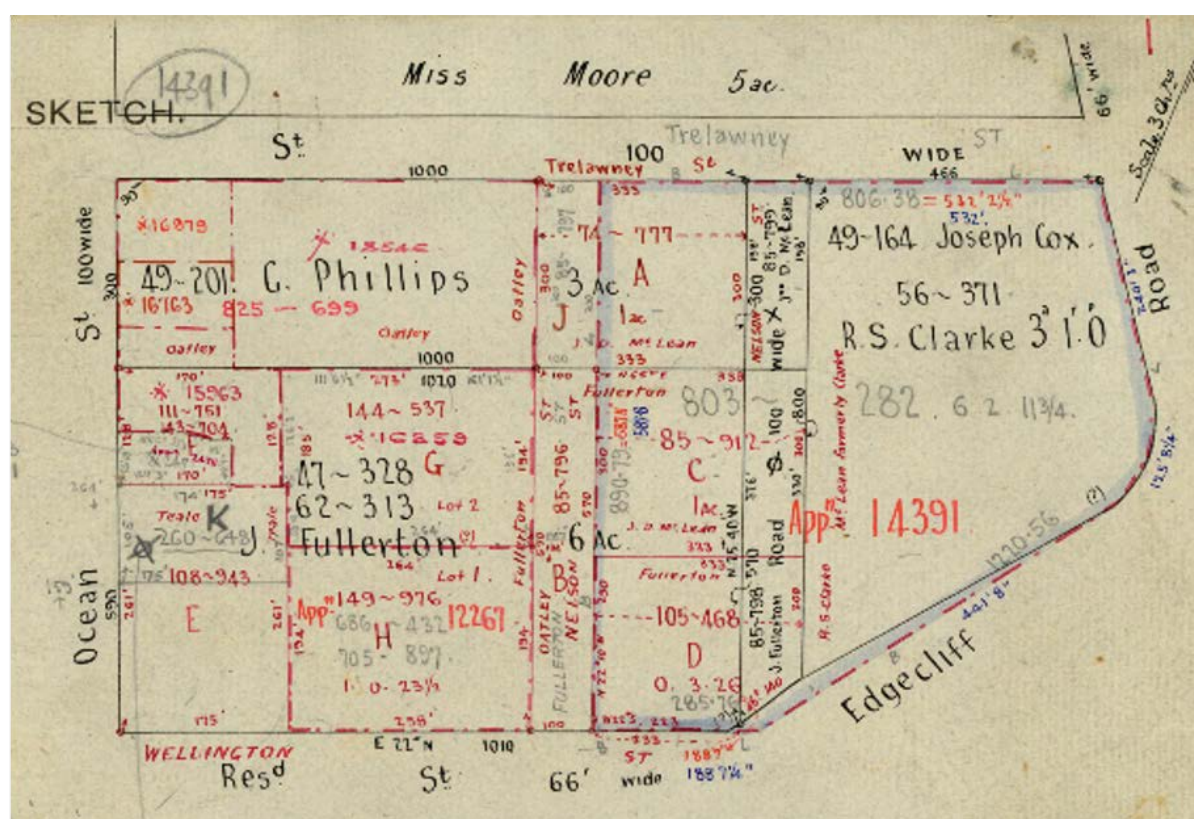


Figure 5.3: (Source: HLRV: PA 14391)

Elizabeth Frazer retained the property and registered it under the Real Property Act; the certificate of title for the 6 acres was produced in March of 1907. The title was transferred to son, Ewan Richards Frazer, on 27 March 1915 following his mother's death. In turn, Ewan sold the property to Joseph Ward Airey and Reginald Marcus Clark (merchants) and William Edwin Day on 24 September 1915.<sup>6</sup>

Airey, Clark and Day subdivided the acreage and registered it as Deposited Plan 8356; 18 lots fronting now-Fullerton, Trelawney, Wellington Streets and Edgecliff Road. The subdivision was marketed as the 'Quiraing' estate. Lots 2 and 3 were the first to be sold on the 3<sup>rd</sup> of November 1916 (Figure 5.5).

<sup>3</sup> D. B. Waterson, 'McLean, John Donald (1820–1866)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/mclean-john-donald-4123/text6595>, published first in hardcopy 1974; HLRV: PA 14391

<sup>4</sup> HLRV: PA 14391

<sup>5</sup> Martha Rutledge, 'Frazer, John (1827–1884)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/fraser-john-3573/text5529>, published first in hardcopy 1972.

<sup>6</sup> LRS: CT Vol. 1760 Fol. 247



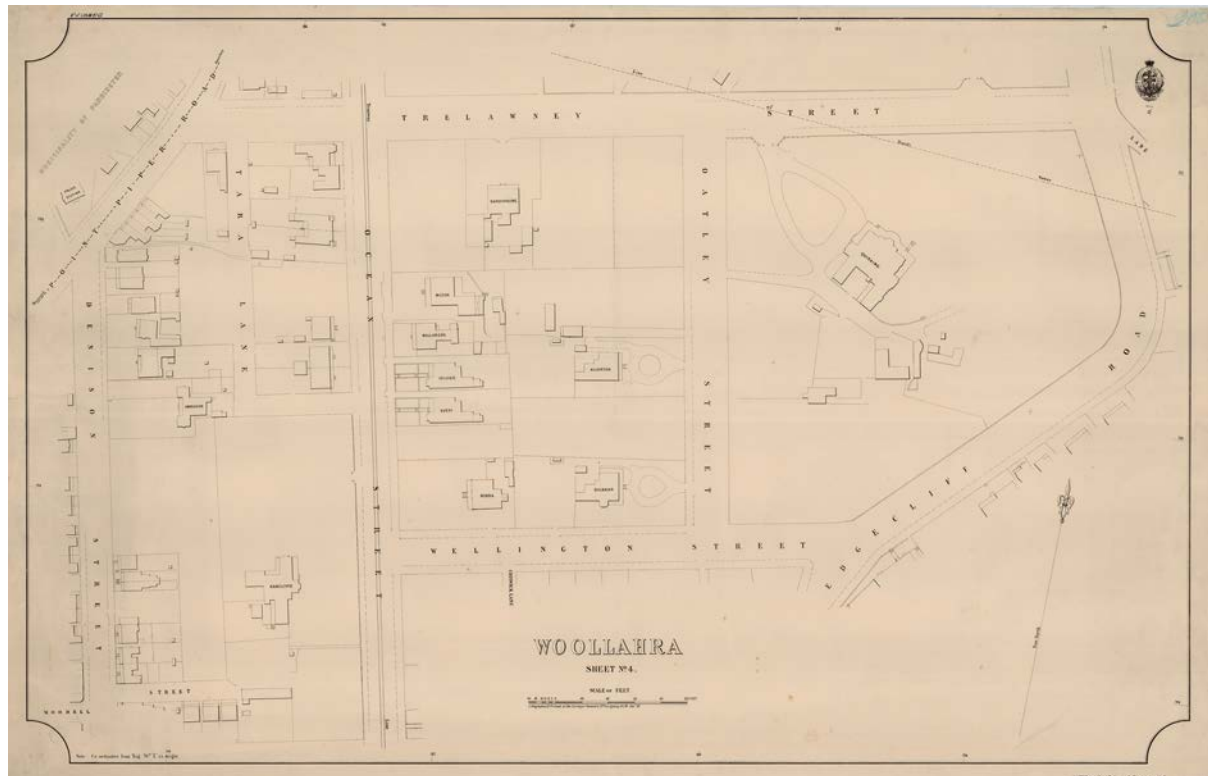


Figure 5.4: SLNSW: Sydney Metropolitan Detail Series, Woollahra Sheet 4, 1887 / NSW Surveyor General's Office. (Source: SLNSW M Series 4 811.17/1)

Alan Lee Holt purchased the study site, Lot 11, from the 'Quiraing' estate on the 21<sup>st</sup> March 1919 (Figure 5.5).<sup>7</sup>

## 5.2 Alan and Janet Holt

At the time of the land purchase, 27-year-old Alan Lee Holt was primarily concerned as a 'motor car importer' and months away from his wedding to Janet Agnes Guthrie.<sup>8</sup>

Alan Holt was the son of esteemed wool merchant Harry Scarth Holt. Alan lived with his parents at *The Octagon*, off St Marks Road in Darling Point (now part of Ascham School) (Figure 5.6), and also owned an extensive pastoral property *The Chase* at Oldbury Road, Moss Vale (now-Sutton Forest).<sup>9</sup> In 1895, following the death of woolbroker John Hinchcliff of A. Hinchcliff, Son & Co, H.S. Holt entered into a partnership with John's widow Laura as Hinchcliff, Holt & Co.<sup>10</sup> In June 1903, he became the sole owner of the company's Sydney wool store (5-7 Young Street).<sup>11</sup> Alan also worked in wool buying at Hinchcliff, Holt and Co. and variously travelled to destinations in Europe and Asia on company business.<sup>12</sup>

<sup>7</sup> LRS: CT Vol. 1760 Fol. 247

<sup>8</sup> LRS: CT Vol. 2929 Fol. 172; Sydney Diocesan Archives: *Anglican Parish Registers 1814-2011*, Darling Point St Mark / Marriage / 3 October 1917 – 10 October 1925, p.25

<sup>9</sup> *Sydney Morning Herald*, Saturday 26 October 1918, p.9

<sup>10</sup> *Evening News*, 16 May 1895, p.1

<sup>11</sup> LRS: CT Vol. 1 Fol. 84

<sup>12</sup> *Sydney Morning Herald*, 31 October 1914, p.15; SMH, 20 March 1915, p.19, SMH, 1 September 1919, p.3

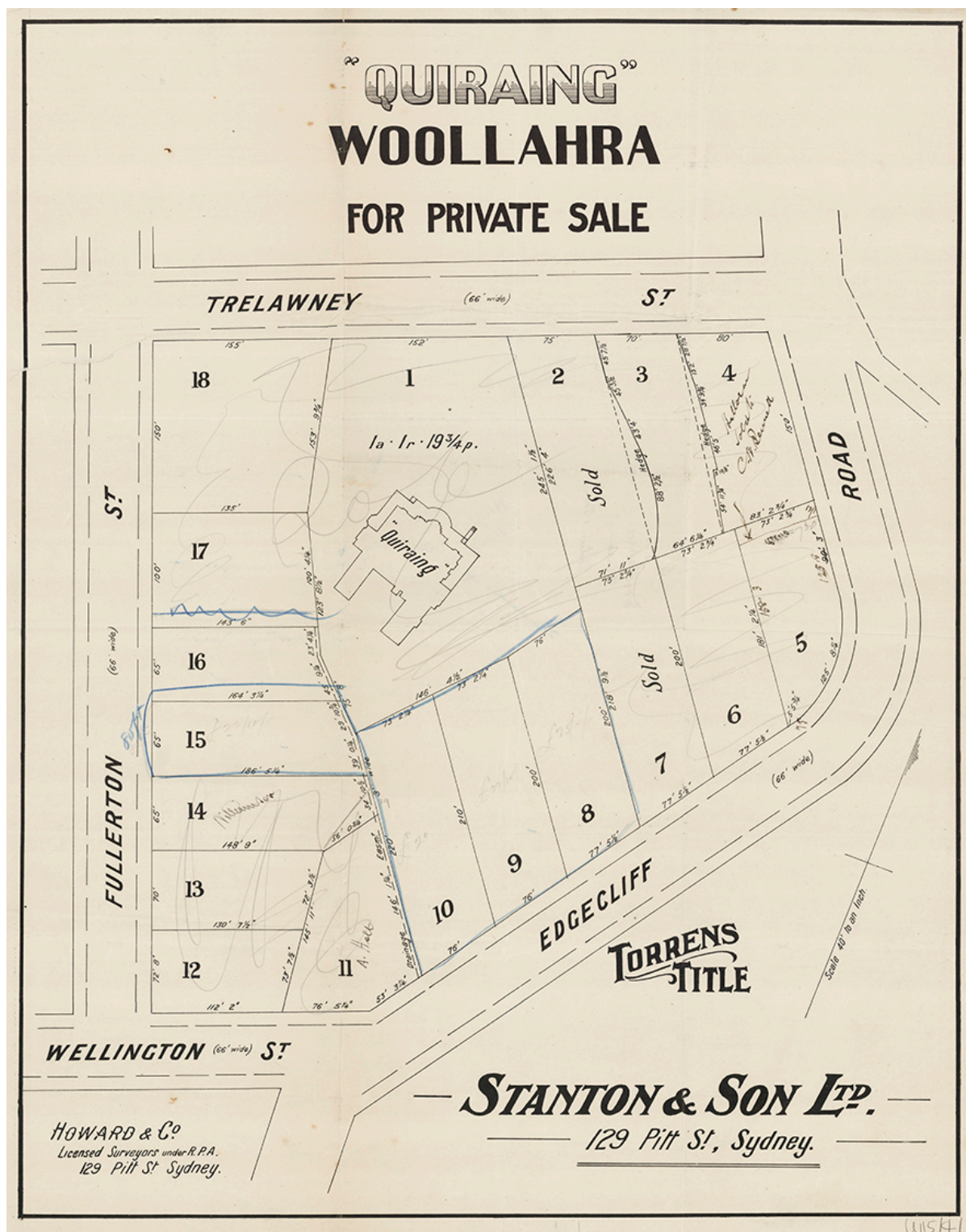


Figure 5.5: Stanton & Son Ltd private sale subdivision of the 'Quiraing' Estate, Woollahra showing the corner lot 11 purchased by A.L. Holt in 1919. He also purchased portion of Lot 14 as indicated by the small triangle to the north of Lot 11. [SLNSW: Woollahra Subdivision Plans: 041 - Z/SP/W15/41]





Figure 5.6: *The Octagon* at Darling Point in 1889. The house was built around the 1832 watchtower, at the left of the image.  
[USYD Archives: Image G3\_224\_241 I]

Alan was an early car enthusiast; placing advertisements to sell various models he owned. In 1915, he was selling a Hupmobile Runabout for £150, advertised a Vauxhall for £400 in 1917, a Napier colonial model for £650 in March 1919.<sup>13</sup>

It seems appropriate then that Alan Holt was one of the first four directors of F.H. Gordon & Co Ltd established in June 1918 to carry on the business of motor car agents. Holt's father, Harry, was a signatory to the memorandum.<sup>14</sup> F.H. Gordon & Co Ltd were agents for a number of different marques; Mitchell (American), Packard (American), Wolseley (English), and Stellite (English), as well as being the manufacturer of The Australian Six.<sup>15</sup>

Frederick Gordon had travelled to the USA in 1917 & 1918 inspecting mass-assembly car factories. He brought back the specifications of a car designed by Louis Chevrolet who was then working for the American Motor Corporation.<sup>17</sup>

In October 1919 Alan Holt was one of the first five directors of Australian Motors Limited that was established to "carry on the business of manufacturers and dealers in motor cars and other vehicles, etc. First directors: Jno. Joshua Hughes, David Buchanan Martin, Fredk. Hugh Gordon, Julius Jos. Dennis, and Alan Lee Holt." The initial capitalisation of the firm was £5000.<sup>16</sup>

Australian Motors' large, purpose-built workshop/factory was located in Parramatta Road, Ashfield and the showroom was located in Castlereagh Street, Sydney, at the same address as F.H. Gordon & Co Ltd<sup>17</sup> (Figures 5.7-5.9).

<sup>13</sup> *Daily Telegraph*, 16 February 1915, p.2; *Sydney Morning Herald*, 19 March 1919, p.8

<sup>14</sup> *Sydney Morning Herald*, 19 June 1918, p.12

<sup>15</sup> *Sydney Morning Herald*, 14 June 1919, p.5

<sup>16</sup> *Sydney Morning Herald*, 1 October 1919, p.12

<sup>17</sup> *Sydney Morning Herald*: 22 May 1920 p.22, 11 December 1920, p.6



Figure 5.7: The Bulletin Vol. 40 No. 2045, 24 April 1919, p.9

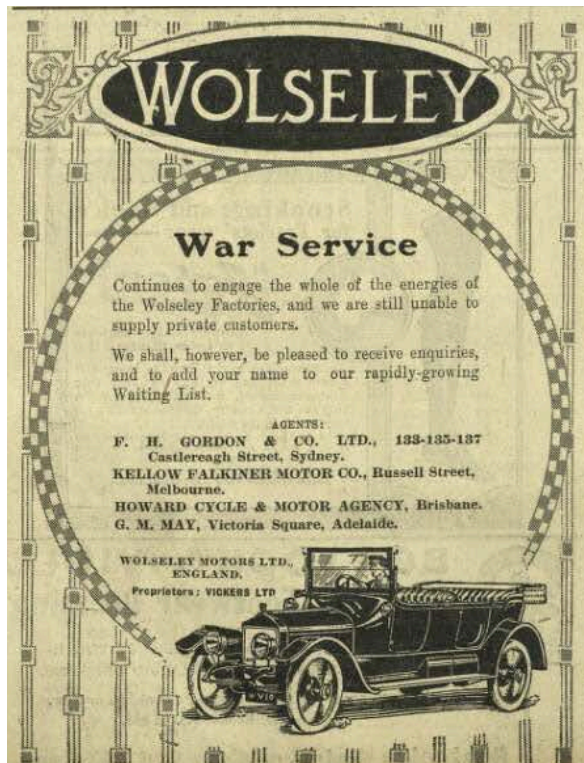


Figure 5.8: The Bulletin Vol. 39 No. 2022, 14 November 1918, p.46



Figure 5.9: Sunday Times, 21 November 1921, p.13

While Alan was engaged in the car industry during the early 1920s, he had returned to wool by 1927.<sup>18</sup> In October 1930, when father Harry Holt launched his own company of H.S. Holt & Co, 'warehousemen and general merchants, woolbrokers, woolbuyers, importers, exporters etc', Alan was one of the first directors.<sup>19</sup> In 1934, Alan expanded their wool business to Western Australia, registering H.S. Holt & Co (W.A.) Ltd.<sup>20</sup>

From 1918 through to the early 1930s, Alan had a number of Letters to the Editor published in the *Sydney Morning Herald* with commentary variously regarding wool prices and trade, commodities markets, and currency.<sup>21</sup>

Janet Agnes Holt was the daughter of distinguished economic and agricultural chemist Frederick Bicknell Guthrie.<sup>22</sup> He was acting professor of chemistry at Sydney University at various times between 1896 - 1909, but his most notable contributions to science were made during his time at the Department of Agriculture. Here he worked with wheat breeder William Farrer in experimental cross-breeding to produce strains of wheat suitable for Australian conditions. Their work improved the quality and production of wheat in the early 20th century and has formed the

<sup>18</sup> LRS: CT 4072 Fol. 104

<sup>19</sup> *Daily Commercial News and Shipping List*, 24 October 1930, p.4

<sup>20</sup> *Daily Commercial News and Shipping List*, Friday 20 November 1934, p.3

<sup>21</sup> *Sydney Morning Herald*, 12 December 1918 p.8, 8 June 1928 p.13, 19 December 1931 p.17, 22 January 1932 p.3, 29 March 1932 p.11

<sup>22</sup> *Sydney Morning Herald*, 10 February 1927, p.10



basis of subsequent breeding of quality wheats for Australia.<sup>23</sup>

Janet was a significant figure in the NSW Women's Hockey Association. During the 1920s and 1930s she was the manager of the NSW representative team, who travelled inter and intra-state for games<sup>24</sup> (Figure 5.10). She was at one time the Association's Vice-President, President of the Woollahra Park section, and, in 1948, inducted as a life member.<sup>25</sup>

She was also a world traveller; recorded on a 1937 ocean trip to Hong Kong with Alan on the *Neptuna* (Figure 5.11), herself aboard the Empire flying boat *Corrina* to Singapore in 1939, and a 1940 trip to England, where she took a colour film of the experience.<sup>26</sup>

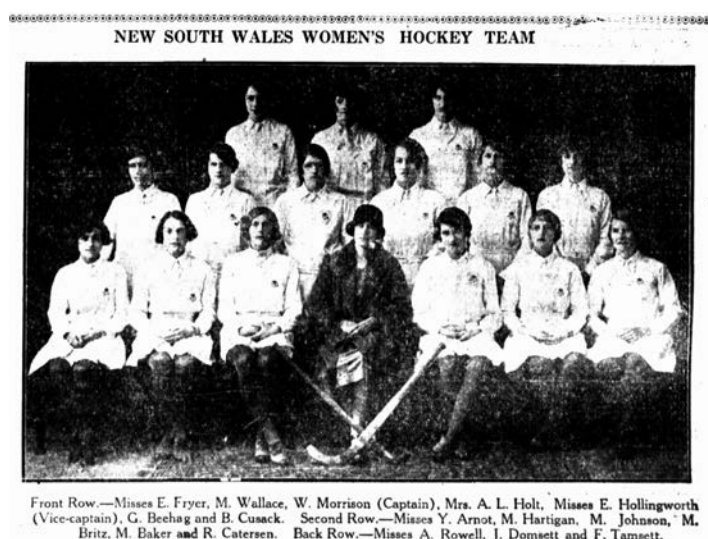


Figure 5.10: *The Telegraph*, 12 August 1930, p.21



Figure 5.11: *The Home*, Vol. 18 No. 6, 1 June 1937, p.82



Figure 5.12: *The Sun*, 26 October 1919, p.16

Alan and Janet were married at St Marks Church in Darling Point on 15 October 1919. The reception was held at *The Octagon*, with the couple later motoring to *The Chase*, Moss Vale for their honeymoon. Wedding photos were taken by Harold Cazneau<sup>27</sup> (Figure 5.12).

<sup>23</sup> C. W. Wrigley, 'Guthrie, Frederick Bickell (1861–1927)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/guthrie-frederick-bickell-6509/text11169>, published first in hardcopy 1983.

<sup>24</sup> *The Inverell Times*, 15 August 1930, p.4.

<sup>25</sup> *The Sun*, 5 December 1948, p.40; Hockey NSW: 'Life Members', web, <https://www.hockeynsw.com.au/about/life-members/>, accessed 24 March 2022.

<sup>26</sup> *The Home*, Vol. 18 No. 6, 1 June 1937, p.82; *The Bulletin*, Vol. 61 No. 3161 11 September 1940, p.28; *Townsville Daily Bulletin*, 19 May 1939, p.6.

<sup>27</sup> *The Sun*, 26 October 1919, p.16

### 5.3 The Corner House

In 1919 Alan Holt commissioned architecture firm Waterhouse & Lake to design the residence on Lot 11, which per the caveat on the title, was to be 'built of brick and/or stone with a roof of slate and/or tiles and shall not cost less than one thousand five hundred pounds.'<sup>28</sup> The building application, listing A. Macintosh as the builder and works estimated to cost £2637, was lodged on the 6<sup>th</sup> August 1919; Council approved the proposal without amendment.<sup>29</sup>

In early January 1920, the Holts lodged a Building Application to build the garage at the property. Alexander Mackintosh was again listed as the builder (likely in the process of constructing the house). The garage was eventually conditionally approved by Council on the 29<sup>th</sup> January 1920.<sup>30</sup>

The residence had been completed and the Holts living at 'Corner House' on the north side of Wellington Street by the 1921 *Sands Directory* (relating to 1920).<sup>31</sup> Early on, the property address was simply 'The Corner House, Wellington Street', before being re-assigned as Edgecliff Road. The house number crept up over the years as development increased in the street; by 1937, the property settled on 364 Edgecliff Road, Woollahra.<sup>32</sup>



Figure 5.13: The rear of The Corner House. Art in Australia Vol. 1 No. 2, 1 May 1922, p.65

Alan may have gone back to wool buying, but his love of cars continued, hence the addition of a garage at the site. One of the cars housed in the garage at The Corner House was the 1927 model Dodge De Luxe which Alan advertised for sale in 1927<sup>33</sup> (Figure 5.14).

<sup>28</sup> LRS: CT Vol. 4072 Fol. 104

<sup>29</sup> Municipality of Woollahra, Register of Building Applications, (BA 221/1919)

<sup>30</sup> Municipality of Woollahra, Register of Building Applications, (BA 90/1920)

<sup>31</sup> City of Sydney Archives: *Sands Directory*, 1921 Part 9, p.892

<sup>32</sup> AEC: *Electoral Rolls*, New South Wales / Wentworth / Woollahra / 1934 & 1943

<sup>33</sup> *Sydney Morning Herald*, 13 June 1927, p.17



**DODGE DE LUXE 1927 MODEL TOURING CAR, 5 BEARING CRANKSHAFT, 2 UNIT ELECTRICAL SYSTEM WITH 5 DISC WHEELS AND TYRES. PRIVATELY OWNED. DONE 8000 MILES. SHOCK ABSORBERS. TWIN BUMPER BARS. £30 IN EXTRAS ALTOGETHER. DUCO BLUE FINISH. PERFECT CONDITION IN EVERY RESPECT. A SNAP AT £275. A. L. HOLT, 298 Edgecliff-rd, Woollahra. 'Ph., FM1574.**

Figure 5.14: A.L. Holt's advertisement for the sale of a 1927 Dodge Deluxe Touring Car (Source: SMH, 13 June 1927, p.17)

Alan purchased an additional small triangle of land from northern neighbouring Lot 14 in September of 1927<sup>34</sup> (Figures 5.15-5.17).

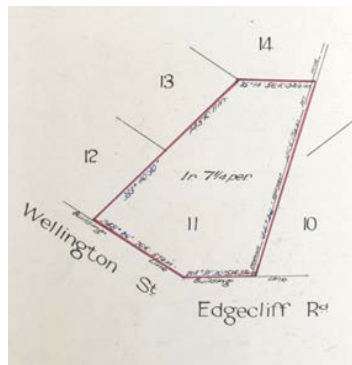


Figure 5.15: Alan Holt's Lot 11, April 1919 (Source: LRS: CT Vol. 2929 Fol. 172)

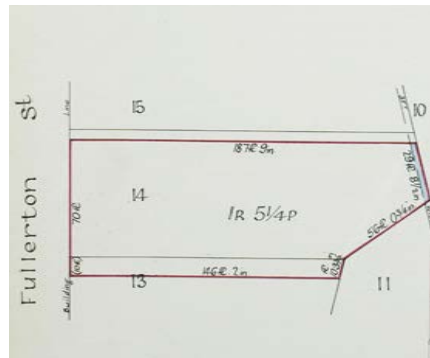


Figure 5.16: Lot 14 to the north of now-364A Edgecliff Road, prior to part being transferred to Lot 11. (Source: LRS: CT Vol. 2864 Fol. 177)

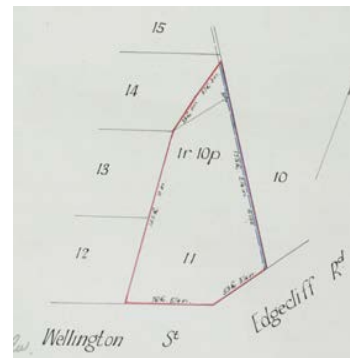


Figure 5.17: Lot 11 following the annexation of part of Lot 14. 2 November 1927. [LRS: CT Vol. 4072 Fol. 104]

When Alan passed away in September 1945, aged just 53, Janet Holt continued to live at *The Corner House*.<sup>35</sup> In 1948, she advertised for a cook, citing '3 adults, no cleaning or laundry...364 Edgecliff Road Woollahra, FM1574'.<sup>36</sup>

Janet's involvement with the Women's Hockey Association continued throughout the late 1940s. Newspaper reports of the English women's cricket team's 1948 tour to Australia report that 'Thirteen members of the team were entertained at a picnic beach party by the New South Wales Hockey Association at the home of one of the members, Mrs A. L. Holt, at Whale Beach'.<sup>37</sup>

The Whale Beach house was in addition to *The Corner House*, which Janet retained until the end of 1952, when she sold the property to Lois Margaret Marks, wife of eminent Jewish tobacco merchant Abraham Adolph (Adolph) Marks.<sup>38</sup>

English-born Adolph Marks was in the tobacco trade for 70 years; at one time, he owned 22 tobacconist shops in Sydney.<sup>39</sup> Adolph owned a row of shops (11-21 Alfred Street Sydney, now demolished) next to the Ship Inn at Circular Quay. He retained No. 15 out of the property sale in 1945, with the shop still used as a tobacconist bearing the 'A.A Marks' moniker into the early 1960s.<sup>40</sup>

<sup>34</sup> LRS: CT Vol. 2864 Fol. 177

<sup>35</sup> SARA: *Indexes to Deceased Estate Files 1859-1958*; Reference: 3264, File No. A88782

<sup>36</sup> *Sydney Morning Herald*, 27 January 1948, p.10

<sup>37</sup> *Sydney Morning Herald*, 6 December 1948, p.5

<sup>38</sup> LRS: CT Vol. 4072 Fol. 104; AEC: *Electoral Rolls*, New South Wales / Wentworth / Woollahra / 1949

<sup>39</sup> *The Australian Jewish Times*, 25 May 1956, p.1

<sup>40</sup> *Sydney Morning Herald*, 10 October 1945, p.4; City of Sydney Archives: City of Sydney - Building Surveyor's Detail Sheets, 1949-1972: Sheet 2 - Sydney Cove (01/01/1949 - 31/12/1972), [A-00880195]



Figure 5.18: City of Sydney Archives: Circular Quay (01/01/1920 - 31/12/1920), [A-00025397]  
<https://archives.cityofsydney.nsw.gov.au/nodes/view/586042>



Figure 5.19: Yellow arrow indicates the tobacconist shop owned by A. A. Marks in Alfred Street, Circular Quay, 1962. (09/10/1962), [City of Sydney Archives A-00045785].

The Marks moved around the corner from *The Rest* at 5 Trelawney Street Woollahra to live at 364 Edgecliff Road.<sup>41</sup> Their time together at *The Corner House* was relatively short; Abraham passed away, aged 84, in May 1956.<sup>42</sup>

49-year-old Lois continued to live at property. It was she who was responsible for the subdivision of the rear yard

<sup>41</sup> AEC: *Electoral Rolls*, New South Wales / Wentworth / Woollahra / 1937, 1949, 1954

<sup>42</sup> Ancestry.com.au: Photo of Adolph and Rose Marks' headstone, Jewish section Rookwood Cemetery Sydney, shared by Marie Rutherford, 23 November 2015; *Indexes to Deceased Estate Files 1859-1958*; Reference: 3355, File No. B141395

and the commission of the Thompson, Spooner & Dixon designed two-bedroom residence at now-364A Edgecliff Road in 1964.<sup>43</sup>

On the 28<sup>th</sup> October 1965 Lois transferred ownership of *The Comer House* to Wesley Edward Browne (OAM) and wife Sari Patricia Browne (OAM).<sup>44</sup> Wesley was Lois' step-grandson; son of Adolf's daughter Belle (Isabelle) by his first wife Rose (d.1936).<sup>45</sup>

Lois retained ownership of now-364A, where she lived, at the rear of Wesley, Sari and their son Garry (Garry Browne AM).<sup>46</sup> In 2005, when Lois passed away, aged 98, she was buried in the Jewish section of Rookwood Cemetery, with her headstone remembering her as 'Devoted wife of Adolph A Marks... Loved by Sari and Wesley Browne and family and Patty Davis and family'.<sup>47</sup>

#### 5.4 The Brownes

At the time they took on ownership of *The Comer House*, Wesley was a director of Australian Import/export and distribution company Stuart Alexander & Co Pty Ltd; a company he would be associated with for at least 69 years, serving as Managing Director, and Chairman.

18-year-old Wesley followed in the footsteps of his veteran father, Roy Browne, and joined the Royal Australian Air Force in 1943. He later reflected that he had been motivated to join the RAAF by his family's strongly held conviction to serve their country. Likewise, he recognised the need to support those who had served:

I believe that the support of people who do serve and protect our country is just as important. When I proposed to my wife in 1953, she said she'd only marry me if I joined Legacy. I joined in 1960 as we both felt it was most important to look after the widows and children of men who had lost their lives during war or died subsequently.<sup>48</sup>

It was his involvement with Legacy that launched an enduring commitment to community service, joined and supported by Sari. Wesley would become Sydney Legacy's President in 1983, the President of the Federal Association of Jewish Ex-Servicemen & Women, a member of the Sir John Monash Foundation, and Chairman of the Spirit of Australia Foundation which remembers Sir John Monash, and a board member of the NSW Jewish War Memorial.

In 1996, he was awarded the Medal of the Order of Australia 'In recognition of service to the community, particularly through ex-service welfare'.<sup>49</sup> In 2014, Wesley was named Citizen of the Year in the Woollahra Citizenship Awards, conferred by Woollahra Municipal Council to recognise '...an individual who has demonstrated long-term commitment and devoted an exceptional amount of time, energy and passion to the local community'.<sup>50</sup>

Sari was also involved with her own set of causes. Over the years she would host regular and extraordinary meetings at *The Comer House* for organisations such as the NSW Jewish Education Ladies' Auxiliary.<sup>51</sup> In 2003, Sari was awarded with the Medal of the Order of Australia, 'For service to the community, particularly the Sydney Legacy Women's Auxiliary and the National Council of Women'.<sup>52</sup>

Garry emulated his parent's dedication to business and community service. He spent 42 years at the helm of Stuart Alexander & Co as CEO before becoming its Executive Chairman. A Rotarian, he also is the director of the philanthropic arm of Stuart Alexander & Co, S'Team Foundation, which works to improve the lives of underprivileged young Australians. He sits on the Executive of the not-for-profit Jewish Communal Appeal.<sup>53</sup> Garry

<sup>43</sup> AEC: *Electoral Rolls*, New South Wales / Wentworth / Woollahra / 1963; WMC: Building Applications 1964, BA 1152/1964

<sup>44</sup> LRS: CT Vol. 9953 Fol. 135

<sup>45</sup> *Sunday Times*, 12 December 1920, p.16

<sup>46</sup> LRS: CT Vol. 9953 Fol. 135, CT 2/224367; AEC: *Electoral Rolls*, New South Wales / Wentworth / Bligh / 1977, 1980

<sup>47</sup> Ancestry.com.au: Photo of Lois Margaret Marks headstone, Jewish section Rookwood Cemetery Sydney, shared by Marie Rutherford, 24 November 2015

<sup>48</sup> JCA: Wesley Browne OAM – Lest we forget, 24 April 2015, <https://jcacommunityinaction.wordpress.com/2015/04/24/our-jewish-anzac-lest-we-forget/>

<sup>49</sup> PMC: Australian Honours Search Facility, Mr Wesley Edward Browne, Award ID 875308, <https://honours.pmc.gov.au/honours/awards/875308>

<sup>50</sup> WMC: Previous Citizenship Award winners, 2014, [https://www.woollahra.nsw.gov.au/community/whats\\_happening/woollahra\\_citizenship\\_awards/previous\\_citizenship\\_award\\_winners](https://www.woollahra.nsw.gov.au/community/whats_happening/woollahra_citizenship_awards/previous_citizenship_award_winners)

<sup>51</sup> *The Australian Jewish Times*: 28 July 1977 p.18, 7 June 1979, p.11, 31 January 1980 p.14

<sup>52</sup> *Commonwealth of Australia Gazette Special*, Issue No. S169, 9 June 2003, p.12

<sup>53</sup> UTS: Garry Browne AM, 2018, <https://www.uts.edu.au/current-students/managing-your-course/graduation/past-speakers-and-speeches/2018-garry-browne-am>



was awarded the Member of the Order of Australia in 2014 for 'significant service to the community as a supporter of a range of social welfare, youth, Jewish and environmental organisations, and to business.'<sup>54</sup>

Sari and Wesley Browne owned *The Corner House* until June 2019, when was sold for the first time in 54 years. The was property sold again on the 30th of November 2020.<sup>55</sup>



Figure 5.20: Sari and Wesley Browne OAM  
(Source: JCA:jcacomunityinaction.wordpress.com/2015/04/24/our-jewish-anzac-lest-we-forget/)



Figure 5.21: Garry Browne AM.  
(Source: garrybrowne.com.au)

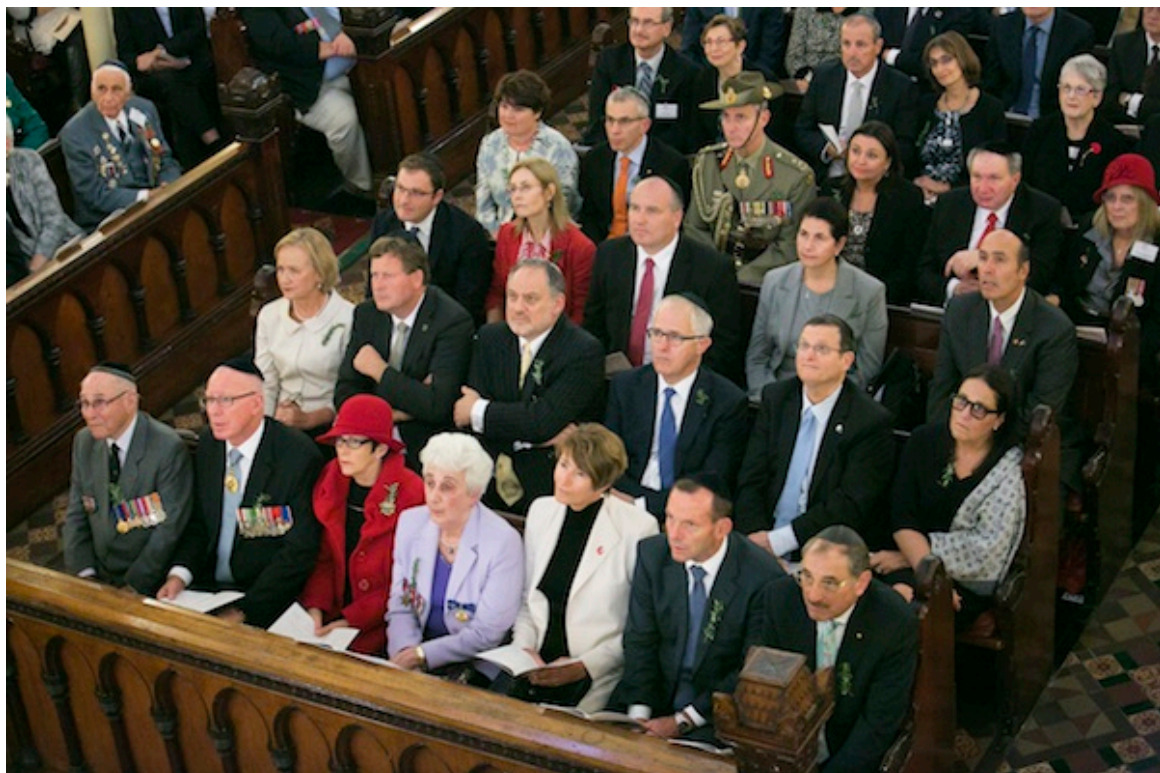


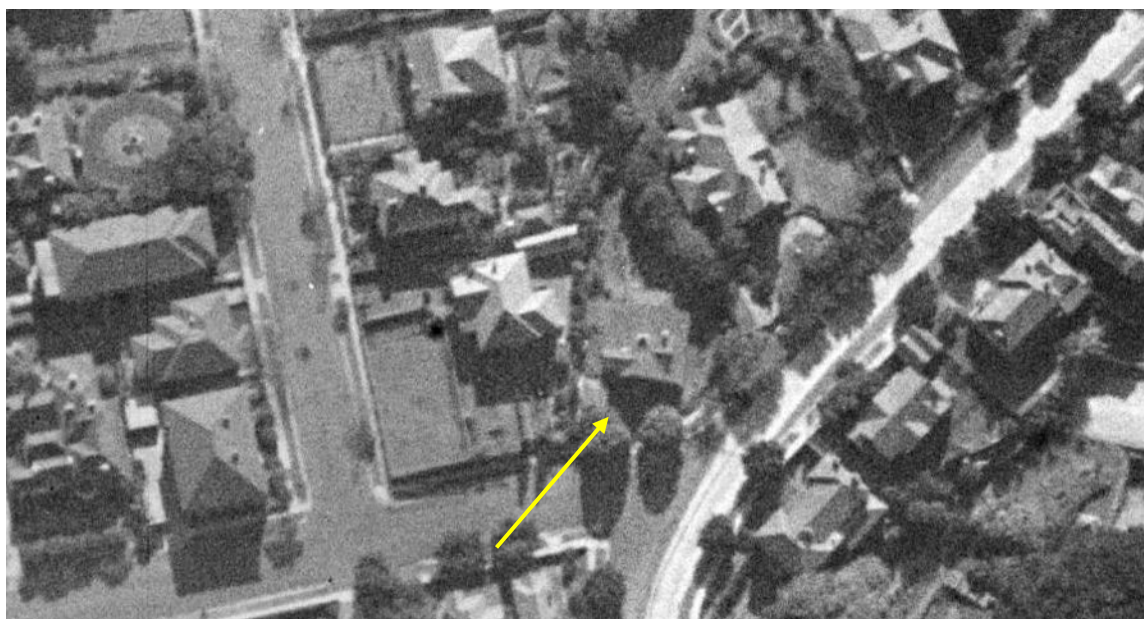
Figure 5.22 Distinguished guests at the NSW ANZAC Centenary Commemorative Service, held at The Great Synagogue on 3 May 2015. Front row: Mr Wesley Browne OAM, His Excellency General The Hon David Hurley AC DSC (Ret'd), Mrs Linda Hurley, Mrs Sari Browne OAM, Mrs Margie Abbott, Prime Minister Tony Abbott MP, Mr Robert Goot AM SC, President of ECA]. [NAJEX: Nadine Saacks for the Centenary of Anzac Jewish Program, 3 May 2015, <https://najex.org.au/anzac-centenary-2/photos-anzac-centenary-commemorative-service/>]

<sup>54</sup> PMC: Australian Honours Search Facility, Mr Garry Browne, Award ID 1148870, <https://honours.pmc.gov.au/honours/awards/1148870>

<sup>55</sup> LRS: CT 1/224367



## 5.5 Aerial photographs



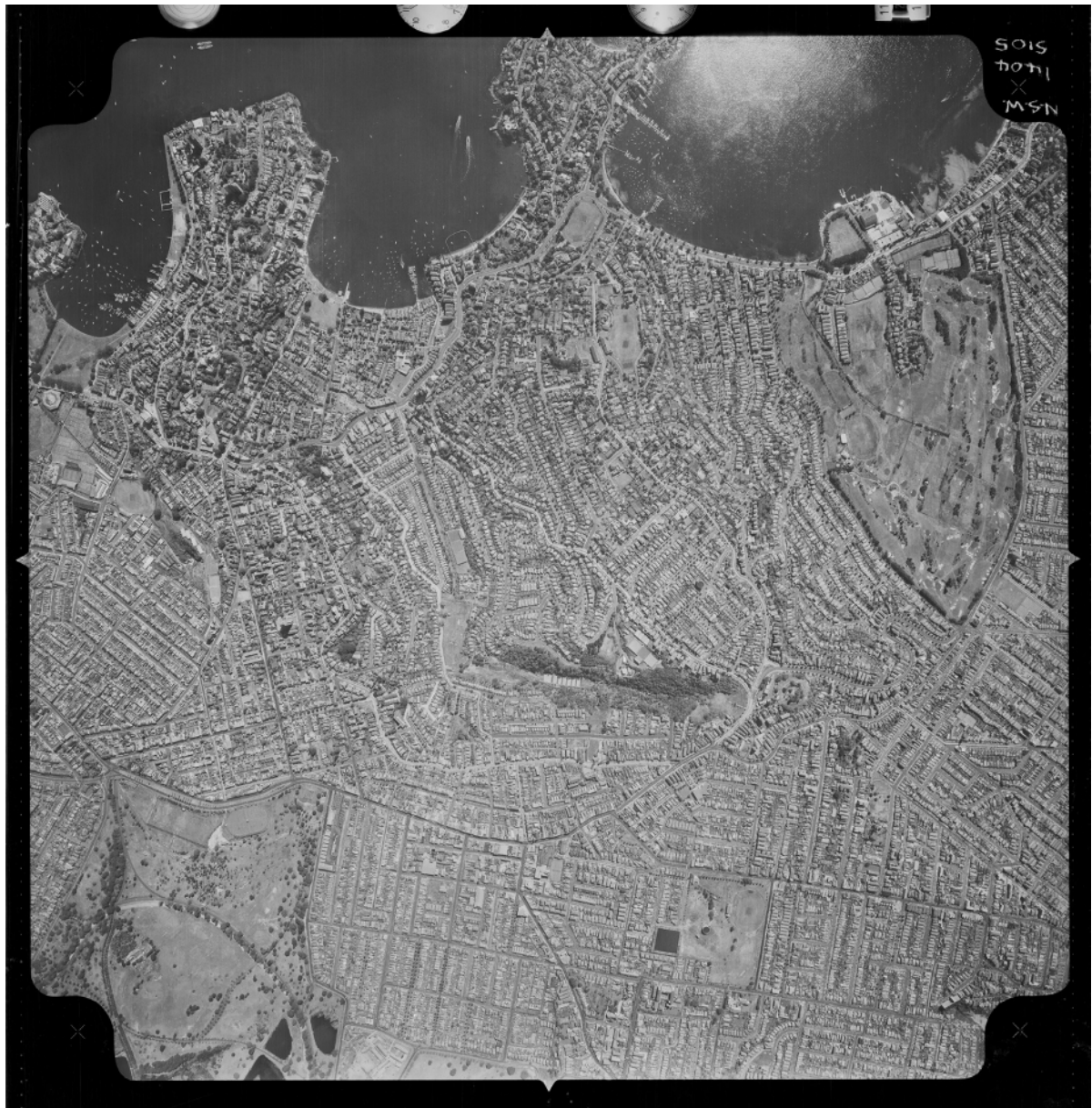
Figures 5.23 & 5.24: 1943 aerial photo with 364 Edgecliff Road indicated by the yellow arrow. (Source: SIX Maps)





Figures 5.25 & 5.26: 1 January 1961 with 364 Edgecliff Road indicated by the yellow arrow. (Source: DCS: Spatial Collaboration Portal, Sydney, 01/01/1961, image 1058\_35\_087)





Figures 5.27 & 5.28: 29 August 1965 with 364 Edgecliff Road indicated by the yellow arrow.  
(Source: DCS: Spatial Collaboration Portal, Sydney, 29/08/1965, image 1404\_21\_105)





Figure 5.29: 2022 with 364 Edgecliff Road indicated by the yellow arrow. (Source: SIX Maps)



Figure 5.30: 1 January 1961 with 364 Edgecliff Road indicated by the yellow arrow.  
(Source: DCS: Spatial Collaboration Portal, Sydney, 01/01/1961, image 1058\_35\_087)



Figure 5.31: 29 August 1965 with 364 Edgecliff Road indicated by the yellow arrow.  
(Source: DCS: Spatial Collaboration Portal, Sydney, 29/08/1965, image 1404\_21\_105)



## 5.6 Building Application history:

### 5.6.1 Building Application history – 364 Edgecliff Road, Woollahra:

The Building Application for a new residence at 364 Edgecliff Road was approved by Woollahra Municipal Council on 11 August 1919. Council records<sup>56</sup> indicate the following information for 364 Edgecliff Road:

BA No.	221
Date Received	6 August 1919
Name of Owner	A.L. Holt
Name of Architect or Builder	A. Mackintosh
New Buildings or Additions	House
Situation	Lot 11 Quiraing Estate, Cr Wellington & Edgecliff Rd
Ward	PW
No of New Buildings	1
Cost of New Buildings	2637 [pounds]
Fee Paid	2 [pounds]
Date when considered by Council	11 August 1919
Council's Decision	Approved
Remarks	[none]

There is no approved drawing of this BA within the Woollahra archives.

On 29 January 1920 a further Building Application, BA 90/1920, was approved by Council regarding the construction of a garage. Building Register details as follows:

BA No.	9
Date Received	5 January 1920
Name of Owner	A.L. Holt
Name of Architect or Builder	A. Mackintosh
New Buildings or Additions	Garage
Situation	Cr Wellington & Edgecliff Rd
Ward	PW
No of New Buildings	-
Cost of New Buildings	20 [pounds]
Fee Paid	5 [pounds]
Date when considered by Council	-
Council's Decision	Refused – will be approved conditionally. Approved 29/1/20
Remarks	[none]

There is no approved drawing of this BA within the Woollahra archives.

On 3 December 1991 Council approved a building application, BA 1012/1991, prepared by Pratt Miniter Traditional Homes, to lay a concrete slab in the existing garage and to replace the original doors with a new Tilt-A-Door (Figure 5.32).

<sup>56</sup> Municipality of Woollahra, *Register of Building Applications*, (BA 221/1919)

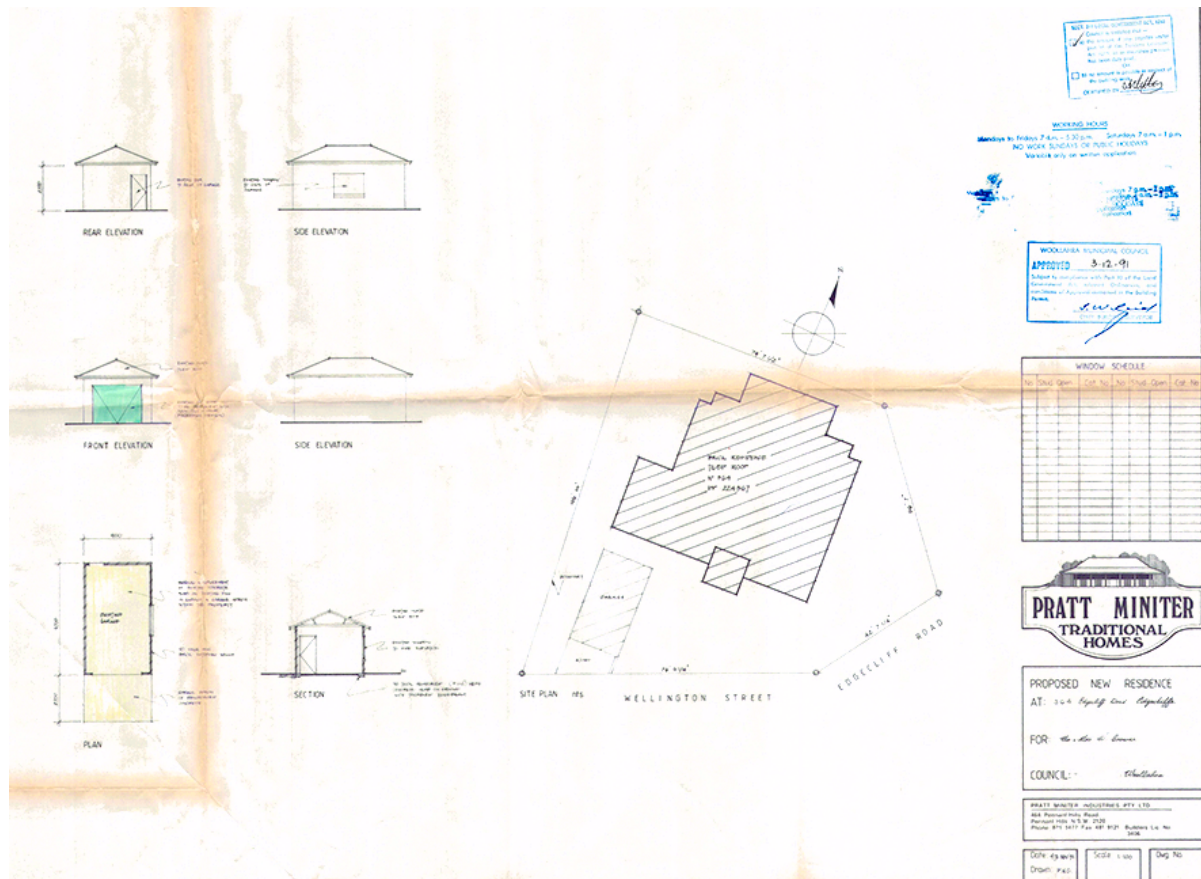


Figure 5.32: BA drawing for a new slab and door to the existing garage at 364 Edgecliff Road, Woollahra for Mr & Mrs W. Browne, dated 4.11.1991. Designer: Pratt Miniter Traditional Homes. (Source BA 1012/1991, Woollahra Municipal Council)

A fourth Building Application, in 1993, for the erection of a TV antenna, BA 80/1993, was refused due to lack of sufficient detail (Figure 5.33).



Figure 5.33: Drawing submitted for the installation of a new TV aerial. (Source BA 80/1993, Woollahra Municipal Council)

## 5.6.2 Building Application history – 364A Edgecliff Road, Woollahra:

On 31 December 1964 Council approved a building application, BA 1152/1964, for the erection of a part two-storey house on the newly-subdivided rear allotment, 364A Edgecliff Road (Figure 5.34). The house was a small two-bedroom house designed to take advantage of the triangular north corner of the allotment and with car parking under the house in the undercroft. The architects for the house were Thompson, Spooner & Dixon and the house was designed for Mrs A.A. Marks, the post-war purchaser of *The Corner House* from the Holt Family. In April 1965 a modified plan was approved by Council, substituting the metal deck roof with a concrete tile roof (Figure 5.35).



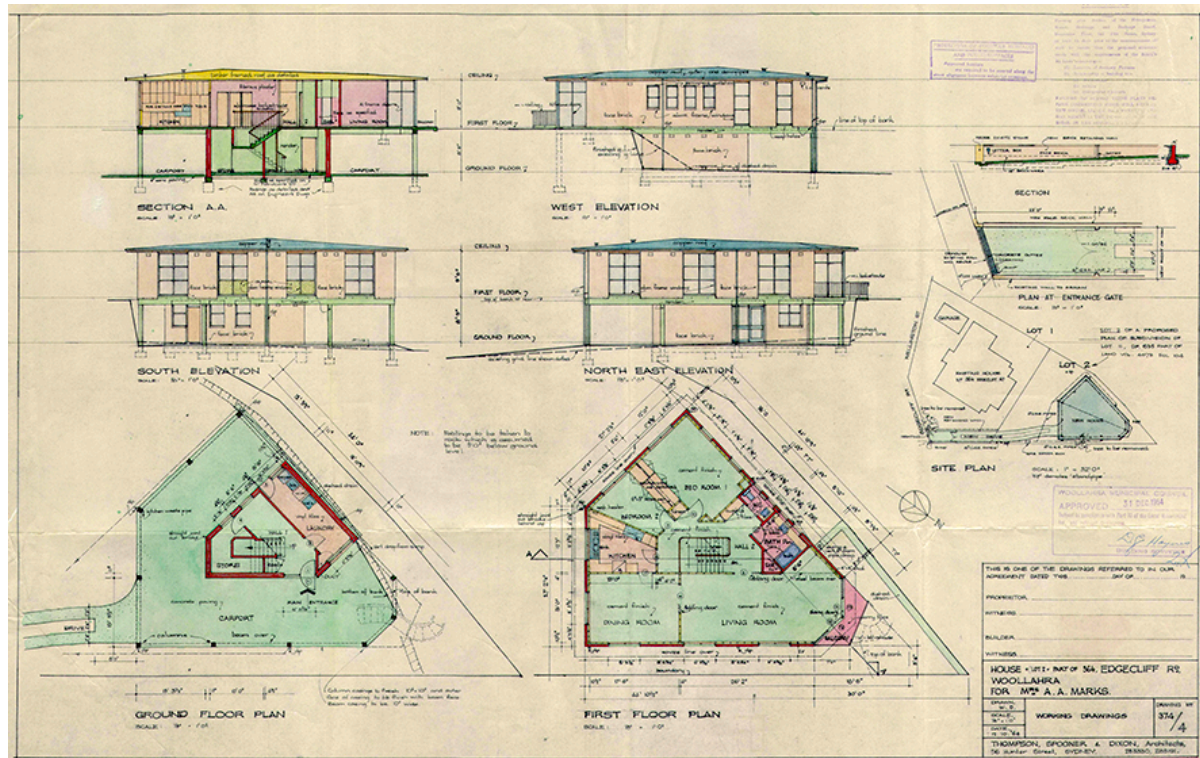


Figure 5.34: House Lot 2 Part of 364 Edgecliff Road, Woollahra for Mrs A.A. Marks, dated 12.10.64. Architects: Thompson Spooner & Dixon. (Source BA 1152/1964, Woollahra Municipal Council)

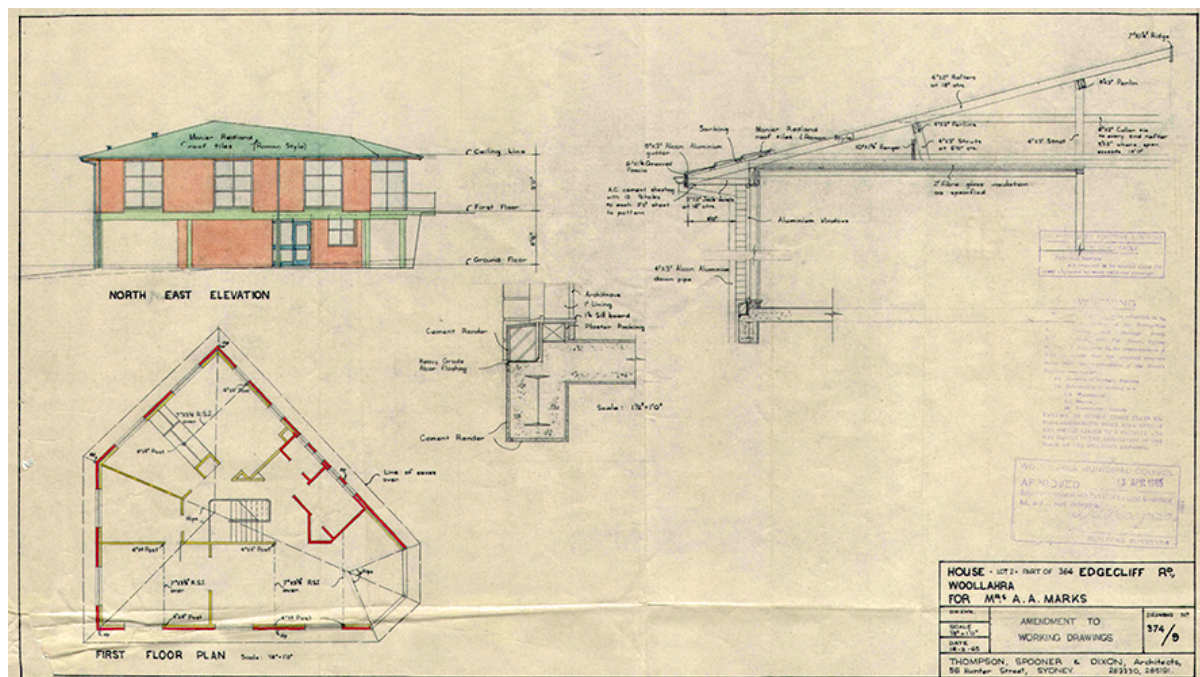


Figure 5.35: House Lot 2 Part of 364 Edgecliff Road, Woollahra for Mrs A.A. Marks, dated 12.10.64. Architects: Thompson Spooner & Dixon. This is the revised BA drawing. (Source BA 1152/1964, Woollahra Municipal Council)



## 6.0 Documentary Evidence: The Architects and their Projects

### 6.1 The Architects

The architects for the design of the house at 364 Edgecliff Road, Woollahra were Waterhouse & Lake<sup>57</sup> who formally commenced in practice together in 1908.

The architects for the design of the 1964/65 house at 364A Edgecliff Road, Woollahra were Thompson, Spooner & Dixon of Hunter Street, Sydney.<sup>58</sup> The practice was established over a period from 1932 to 1949.

### 6.2 The Architects of 364 Edgecliff Road: Waterhouse & Lake

Andrew Howell writes of Waterhouse & Lake in the 2012 *Encyclopedia of Australian Architecture* as follows:

John Hamilton William Lake (1872-1924) ... had served in partnership intermittently in Sydney with F.G. Castleden as Castleden & Lake. Bertrand James Waterhouse (1876-1965), after training at the Sydney Technical College, served his articles with John Brain Spencer (1849-1930) ... before gaining employment in 1900 with the NSW Government Architect's Branch (NSW GAB) as a relieving draftsman. While employed within the department, Waterhouse became acquainted with Castleden, who was at that time employed as the government architect responsible for public works at Tamworth, NSW. It seems that Castleden introduced Waterhouse to Lake and the two became close friends, a friendship possibly cemented by a shared love of painting.

In mid-1907 Castleden moved to Newcastle, NSW, to join the aged and ailing Frederick Menkens in partnership, leaving Lake to look after the office of Castleden & Lake alone. During the following year it seems Waterhouse occasionally moonlighted from his regular employment to assist Lake with a number of significant residential commissions. ... By mid-1908, with more offers of work rolling in, Lake offered a position as partner to Waterhouse, who resigned from his full-time employment with the NSW GAB.<sup>59</sup>

In the opinion of Andrew Howell, included in the 2012 *Encyclopedia of Australian Architecture*, Waterhouse and Lake was a major residential architectural practice:

The firm of Waterhouse & Lake is generally considered to have been the most accomplished of a capable generation of architects practising in NSW in the period immediately preceding WWI. The firm brought together two architects of differing talents who together produced some of the most remarkable residential architecture constructed in NSW in the early part of the 20th century. ...

On the strength of 'The Crossways' and 'Ailsa', a flood of commissions followed, with the firm peaking in 1914 with over 60 commissions. The firm developed a particular stylistic look that featured ashlar rock-faced sandstone bases, roughcast rendered whitewashed walls and the liberal use of vertically hung shingles. The firm used steeply pitched habitable roofs with a picturesque arrangement of dormers, oriels, bay windows and deeply recessed verandahs or sleepouts. These types of houses appear to have been mostly the purview of Waterhouse, while Lake tended to work competently and capably with carefully restrained houses that often featured carefully detailed brickwork, hipped roofs with single-height eaves and grand arches. Lake was also responsible for some early reinforced concrete flats built about the foreshores of Sydney. ...

Waterhouse proved himself particularly adept at internal planning, producing well-planned houses that featured centrally located grand living halls and living spaces that could be opened up, to produce modern open-planned common areas that took into account predominant views and changing ideas about the inclusive nature of the family and taking into account the inclusion of children, rather than treating them as separate entities in the family. Their planning was simple, integrated and carefully considered.<sup>60</sup>

---

<sup>57</sup> "Architects' Work" *Construction & Local Government Journal*, 11 August 1919, p.1 and undated working drawing of the house at the Caroline Simpson Library and Research Collection, Sydney Living Museums

<sup>58</sup> BA 1152/1964 Woollahra Municipal Council

<sup>59</sup> Howell, Andrew, "Waterhouse & Lake" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, p.753

<sup>60</sup> Howell, Andrew, "Waterhouse & Lake" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, pp.753-754

Waterhouse & Lake were the architects for the house, as confirmed by the publication that they had accepted the tender of A. Mackintosh, Wahroonga for the construction of a residence in Woollahra<sup>61</sup> and as confirmed by the undated working drawings for the house which depict the extant house and the name of the architect (Figure 6.1). This drawing forms part of the Alexander Mackintosh Archive at the Caroline Simpson Library & Research Collection at Sydney Living Museums. Alexander Mackintosh was the builder of the A.L. Holt House, amongst other houses for Waterhouse & Lake and other prominent architects of the period.

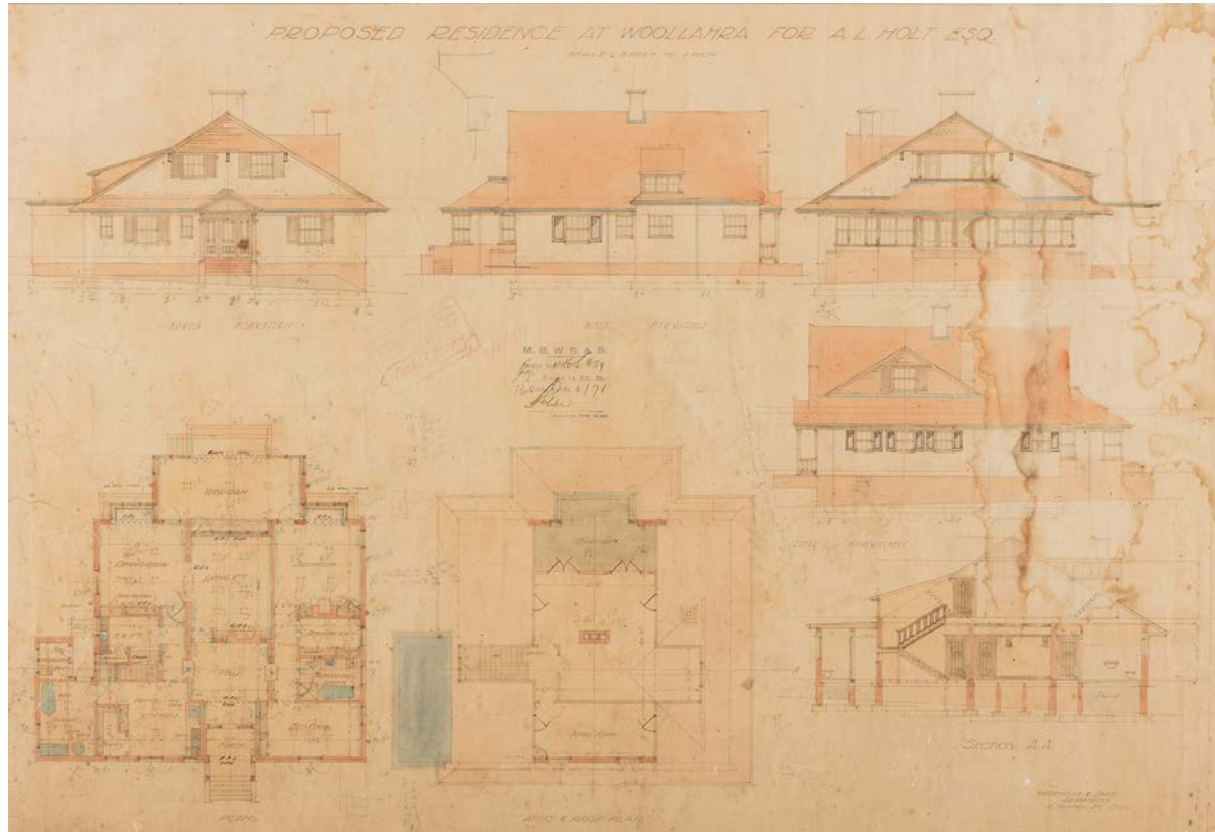


Figure 6.1: Proposed Residence at Woollahra for A.L. Holt Esq. Architects: Waterhouse & Lake. This undated working drawing clearly shows that the current floor plans as well as the external appearance of the house are remarkably intact (with the exception of the loss of the terra cotta shingles to the roof, the flying gables and the dormer cheeks and faces and the alteration to the east dormer to accommodate a Bathroom & WC). (Source: Caroline Simpson Library and Research Collection, Alexander Mackintosh Archive, CSL&RC MSS 2003/3:1 [Waterhouse & Lake], 48639\_Holt\_01.jpg)

### 6.3 Publication:

The Holt House, known as *The Corner House*, was submitted for display in the 1922 Institute of Architects of NSW exhibition of members' works and was one of two Waterhouse & Lake buildings shown in the exhibition out of a total of over 230 exhibits. *Art in Australia* carried a lengthy article discussing the exhibition and illustrated the article with 19 of the entrants, two of which were by Waterhouse & Lake.<sup>62</sup> *The Corner House* (exhibition number 129) was described as, "Waterhouse and Lake have very happily combined symmetry with an informal design free of classic tradition."<sup>63</sup> The only representation of the house was the photograph of the north façade from the rear yard (Figure 6.2) that did not show the column-supported entry porch on the south façade, hence the "free of classic tradition" description. Also, the strong symmetry in the floor plan of *The Corner House* was not demonstrated as no plan of the house was exhibited. This was the case with most of the exhibits, much to the great disappointment of the author of the *Art in Australia* article.

The house was also included in the list of works contained in Chapter 15 of the unfinished 2006 Master of Architecture Degree thesis on Waterhouse & Lake by Andrew Howell.<sup>64</sup>

<sup>61</sup> "Architects' Work" *Construction & Local Government Journal*, 11 August 1919, p.1

<sup>62</sup> The other project was "Residence for E.D. Blomfield, Esq.," "The Second Annual Exhibition of the Institute of Architects of N.S.W.," *Art in Australia*, Vol. 1 No. 2 (1 May 1922), p.65.

<sup>63</sup> "The Second Annual Exhibition of the Institute of Architects of N.S.W.," *Art in Australia*, Vol. 1 No. 2 (1 May 1922), p.58.

<sup>64</sup> Howell, Andrew, *From the Arts and Crafts to the Mediterranean – The Life and Work of Waterhouse & Lake*, Master of Architecture Degree thesis UNSW 2006, p.113

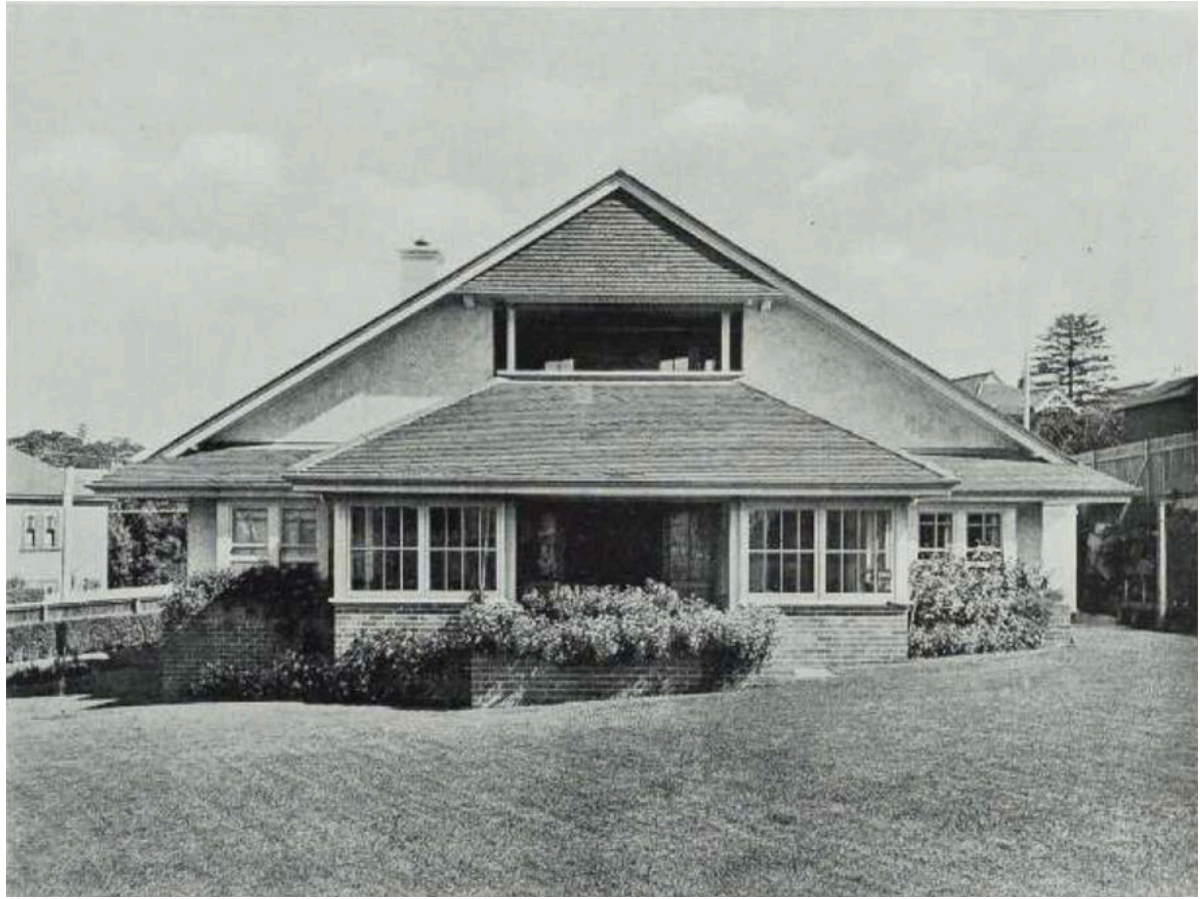


Figure 6.2: Photograph of the house as exhibited in 1922. Original caption to the photograph in *Art in Australia*: "The Corner House, residence for A.L. Holt Esq. Waterhouse & Lake, Architects. Hinton Witts, photo." (Source: *Art in Australia*, 1 May 1922, p.65)

#### 6.4 Architects of 364A Edgecliff Road, Woollahra: Thompson, Spooner & Dixon

The architects for the design of the 1964/65 house at 364A Edgecliff Road, Woollahra were Thompson, Spooner & Dixon of Hunter Street, Sydney.<sup>65</sup> Eric Lindsay Thompson (1904-1957) graduated from the University of Sydney in 1930 and initially worked with his architect uncle, Ernest Lindsay Thompson before setting up in practice in 1932. In 1945 he was joined by Robert Lyndsay Spooner and in 1949 by Alan Derwent Dixon.<sup>66</sup> The State Library of NSW collection of the firm's drawings dates from c.1932-1978.

In 1936 Eric Lindsay Thompson designed alterations to the Roseville Hall, creating the Roseville Cinema.<sup>67</sup> Thompson, Spooner & Dixon were the architects for the 1955 building for the Women's League of Health in George Street North, The Rocks (Figure 6.3). The building was a 1950s modernist building that was reworked in circa 1985 to give a façade that was felt, at the time, to be more appropriate for the surrounding area (Figure 6.4). By the time of the façade reconstruction, the building housed the Julian Ashton Art School. Another city building by Thompson, Spooner & Dixon was the, now demolished, 1958 13-storey Phoenix Assurance building in Bridge Street (Figure 6.5).<sup>68</sup>

A preliminary list of the firm's works, gleaned from the holdings of the firm's work at the State Library of NSW, is included in Appendix B of this report.

<sup>65</sup> BA 1152/1964 Woollahra Municipal Council

<sup>66</sup> "Death of E. Lindsay Thompson," *Building: Lighting: Engineering*, 24 June 1957, p.76 and "Eric Lindsay Thompson," *The Historian*, October 2010, p.160

<sup>67</sup> "Eric Lindsay Thompson," *The Historian*, October 2010, p.160

<sup>68</sup> University of Melbourne, Department of Architecture, *Cross-Section*, December 1958, p.2





Figure 6.3: Women's League of Health Building, 117-119 George Street North, The Rocks, 1955. Architects: Lindsay Thompson, Spooner & Dixon. (Photo: Tim Collis-Bird, January 1970. Source: Sydney Harbour Foreshore Authority Register, accessed 5 February 2022)

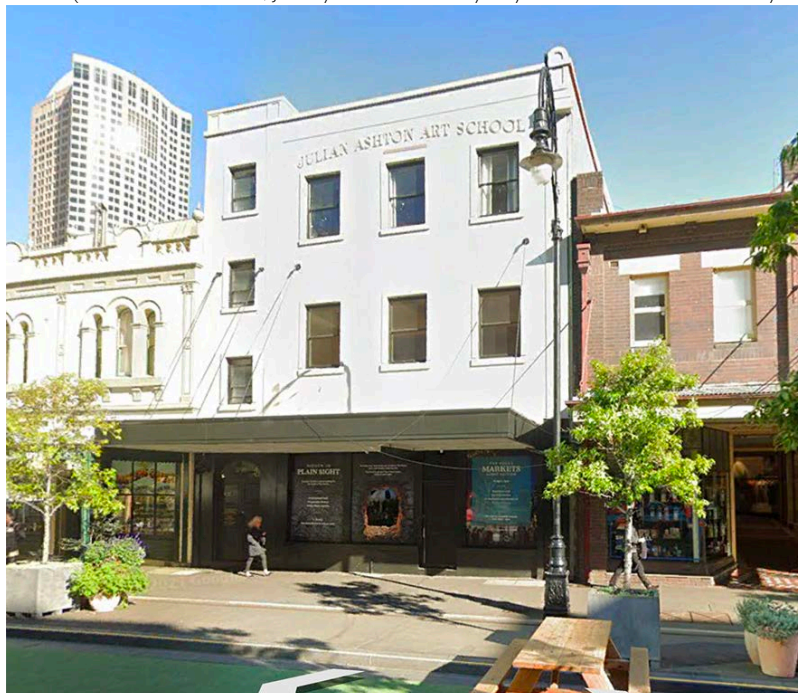


Figure 6.4: Julian Ashton Art School, George Street North, The Rocks after the c.1985 façade alteration. (Source: Google Earth Pro, accessed 4 February 2022)

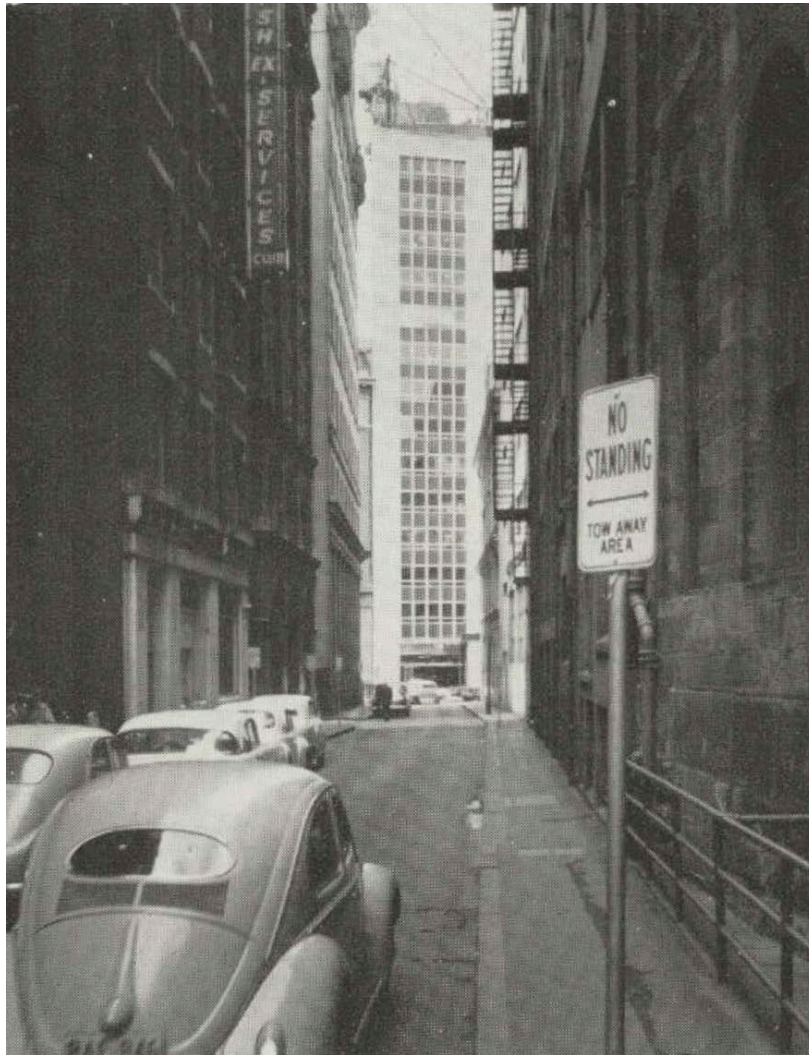


Figure 6.5: Phoenix Assurance Building, Bridge Street, Sydney, 1957. Architects: Lindsay Thompson, Spooner & Dixon  
(Photo: David Moore. Source: University of Melbourne, Department of Architecture, *Cross-Section*, December 1958, p.2)

## 7.0 Physical Evidence

### 7.1 Description of the Site

The site is located on the north side of the corner of Edgecliff Road and Wellington Street, Woollahra. The original site (combining the current sites of 364 & 364A Edgecliff Road) has a fall from north to south of approximately 3.8 metres.<sup>69</sup> An original sandstone dwarf wall with stone gate pillars (with engraved house name & number) and a modern metal palisade fence delineates the street boundary. The sandstone wall has infilled areas indicating that the original fence was supported on timber posts. Therefore, it can be assumed that the front fence was a timber picket fence on top of the extant sandstone dwarf wall. The front path is paved in random stone paving as are most of the other paths around the house.

Large street trees obscure a direct view of the front of the house from due south so that only oblique views are available. The 1920 single-car garage is accessed off Wellington Street.

The rear portion of the original site, containing the major part of the original rear garden, was subdivided and a part two-storey house was constructed on the rear site. A concrete driveway was constructed within the axe-handle portion of the rear site along the west boundary of the residual site of 364 Edgecliff Road.

The photograph published in 1922 (Cover & Figure 6.2) shows the original face brick planter boxes and shrubs close to the walls of the house. To the left in the photograph there is a closely clipped hedge. The planting along the east boundary on the right of the photograph, which appears to comprise a paling fence on top of a retaining wall, is not clearly shown. The rear yard comprises a mown lawn. Inspection of the site has revealed that the majority

<sup>69</sup> ESA Survey, Detail & Level Survey, 364-364A Edgecliff Road, Woollahra, 2/12/2020

of the east boundary of the site is a modern Colourbond steel fence on top of a small sandstone cliff. There is a miscellany of plants including vines, Agapanthus and Frangipani on, and in front of, the cliff.

## **7.2 Description of the Building**

### **7.2.1 Planning**

The house footprint is almost square and the main reception rooms of the house are arranged symmetrically around, and accessed from, the central axis of the Hall/Living space. The use of such a geometric rigour is unusual in the usually “organic” planning of Arts and Crafts houses but was a hallmark of the planning of Waterhouse & Lake's houses.

#### **Ground Floor:**

The planning of the Holt House Ground Floor utilises the Waterhouse & Lake planning strategy of seemingly symmetrical façade and plan with a central Hall/Living space. Where the site permitted, the architects orientated the main Living areas to face north opening onto a north-facing terrace. This was the case with the Holt House. The three north rooms of the house (Dining Room, Living Room and main Bedroom all open onto a roofed, semi-enclosed north-facing Verandah. An unroofed extension of the Verandah was delineated with a brick planter box. All these features of the plan remain intact.

To the east of the central formal spine are the two bedrooms with the main Bedroom also having a Dressing Room. Both bedrooms shared the main Bathroom of the house. It should be noted that the Caroline Simpson Library & Research Collection copy of the drawing of the house has been marked and annotated in pencil by either the builder or the architect on site to indicate changes made during construction. One such change is the location of the door to the Bathroom. The plan shape and sizes of these rooms remain intact although the Bathroom has been remodelled within the original walls.

To the west of the central spine are the Dining Room and House Maid Pantry. The third main room on the west side is the Kitchen which is located on the south side of the house overlooking the street and entrance to the house. This location ensured that the room would remain as cool as possible and the maid would be the first to see the arrival of visitors. This location for the Kitchen was written about often in the interwar magazines and was becoming popular in the interwar period.

Under a flat-roofed section on the west side of the house is located a fuel store, a WC and a Laundry with a bath. Presumably the WC and bath were for the use of the live-in maid. The rear porch on this side of the house also served as a tradesman's entrance. This flat-roofed structure is original and was used by Waterhouse & Lake on some of their smaller houses.





Figure 7.1: Current floor plans of 364 Edgecliff Road, Edgecliff. (Source: realestate.com.au – accessed 30/1/2022)

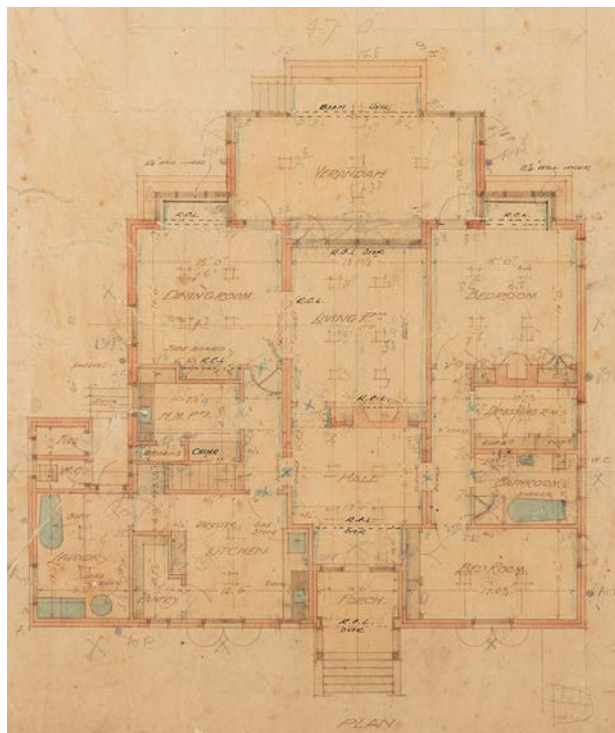


Figure 7.2: Proposed Residence at Woollahra for A.L. Holt Esq. Ground Floor Plan. Architects: Waterhouse & Lake. North is up. (Source: Caroline Simpson Library and Research Collection, Alexander Mackintosh Archive, CSL&RC MSS 2003/3:1 [Waterhouse & Lake], 48639\_Holt\_01.jpg)

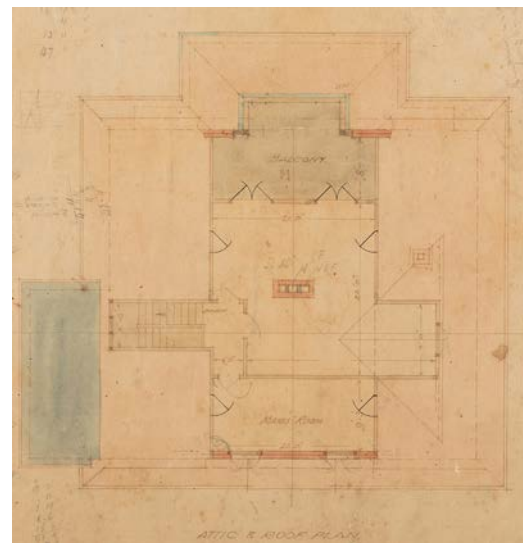


Figure 7.3: Proposed Residence at Woollahra for A.L. Holt Esq. Attic & Roof Plan. Architects: Waterhouse & Lake. North is up. (Source: Caroline Simpson Library and Research Collection, Alexander Mackintosh Archive, CSL&RC MSS 2003/3:1 [Waterhouse & Lake], 48639\_Holt\_01.jpg)

### First Floor:

The First Floor is contained within the large roof space. Contained within the Attic are the Maids [sic] room, a large, unlabelled room with two doors which could be subdivided at a later date into two bedrooms and a north-facing roofed Balcony. The First Floor now contains two bedrooms and an internal Study in the space originally left as

undivided space. The Maid's bedroom is labelled Bedroom 4 and there is now a Bathroom and WC in an additional west dormer adjacent to the original dormer encompassing the stairs.

The interwar period was the period when the servant-less house became the norm for the majority and so a house with live-in maid's accommodation indicates the wealth of an Eastern Suburbs, upper Middle-Class family.

The planning is also carefully zoned with the family's private rooms on the east side of the house and the main living spaces facing north towards the private rear garden. The maid's spaces are also carefully separated from the main family rooms with direct access from her bedroom to the kitchen via the stairs in the west range of rooms. The house turns its back on the street in favour of a private family life.

### 7.2.2 Exterior

The exterior walls of the 1919 house are painted roughcast render on a face brick foundation base. The windows are timber, primarily casement-hung with hinged timber louvred window shutters on the major windows. The entrance porch on the south elevation is gable-roofed with Doric columns with side handrails and turned timber balusters. The stainless-steel handrails are modern additions. The entry step treads are terrazzo and the porch is paved in original ceramic tiles. The entry doorset comprised a central door and two wide sidelights, all with timber panels below lock rail level and glass panes above, glazed with fluted obscure glass.

The main roof of the house sweeps up across the gabled south façade from the Ground Floor level eaves to provide deep, protective eaves. The roof of the house follows its original profile and is typical of Waterhouse & Lake's large gable roofs that encompass a First-Floor level and have dramatic flying gable screens. The roof of the house is clad in concrete tiles and the front flying gable screen is sheeted in weatherboards. The weatherboards have been installed immediately behind the gable barge board and so the original belcast curve has been lost. The original structure for the timber shingles and belcast may remain behind the weatherboards. The rear gable, the side gable, and the cheeks (vertical sides) of the dormers are clad in timber shingles and the rear and side flying gable screens retain their belcast curves. The north-facing Ground Floor façade still retains its original face brick planter boxes and the small open porch behind the central planter box retains its octagonal terra cotta tiles.

The 1920 single-garage has a hip roof clad in the original terra cotta shingles. The street-front wall of the garage is face brick whereas the other three walls are roughcast rendered to match the house.

The exterior of the house and garage are remarkably intact with the exception of the concrete roof tiles and timber weatherboard cladding to the front gable screen. In addition, a newer east dormer has been constructed to accommodate a First-Floor Bathroom and WC. Aerial photographs indicate the dormer was built prior to 1943. The colouring of the original working drawing indicates that the roof of the house was to be clad in terra cotta and the extant evidence of terra cotta shingles on the garage roof indicates that the original roof cladding was probably terra cotta shingles. The original working drawing also indicates that the dormer cheeks and the flying gable screens were to be clad in terra cotta (shingles), however, the rear and side flying gable screens and the cheeks of the original dormer are clad in thick, split timber shingles and these are probably original to the construction of the house. The photograph of 1922 confirms that terra cotta shingles were used on the roof of the house (Figures 5.3 & 6.2). Terra cotta shingles on roofs, gables and flying gable screens was a Waterhouse & Lake detail used on many of their houses, including Waterhouse's own house in Neutral Bay (1920) (Figure 8.7). Timber shingles were also another gable and flying gable screen cladding material, including the contemporary Spencer House in Stanton Road, Mosman (1919) (Figures 8.5 & 8.6).



Figure 7.4: East façade.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.5: Viewed from south-east with non-original steel fence.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.6: Viewed from south-east.  
 (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.7: Incised gate post.  
 (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.8: Main entry path & porch with non-original handrails and timber weatherboards.  
 (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.9: Main entry path & porch with non-original handrails.  
 (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.10: South façade from entry porch.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.11: South façade from entry porch.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.12: Garage viewed from Wellington Street.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.13: Garage with non-original door.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.14: Terra cotta roof shingles on garage.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.15: Sandstone wall in Wellington Street.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.16: South façade looking east.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.17: East façade looking north.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.18: Original north façade planter box.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.19: Original north façade planter box.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.20: North façade from north-west.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.21: North gable screen with timber shingles.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.22: Timber shingles on original stair dormer and on later bathroom addition.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.23: West garden looking south.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.24: West path looking south to tradesman's entrance.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.25: Tradesman's entrance with window to storage.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.26: Octagonal tiles & terrazzo threshold in tradesman's entrance.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.27: Path along west side of house looking south to garage.  
Note ferns on sandstone cliff.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)

### 7.2.3 Interior

The house was inspected on 9 March 2022 by Scott Robertson and two of Woollahra Council's officers.

#### Ground Floor

The Entry Hall/Foyer is an almost square plan shape with a carpeted timber floor, a decorative plaster ceiling, plastered walls, and painted timber joinery. The joinery is original and comprises simple splayed top skirtings and splayed architraves with square blocks at the intersection of the vertical and horizontal elements of the architrave. A similar motif appears at the junction of the plaster ribbons on the ceiling closest to the cornice, but the square is surmounted by a roundel. Further in from the cornice there is a highly decorative plaster ribbon that has details picked out in gold. To the right the Hall gives access to the Bedroom wing via an original sliding door, to the left an original sliding door gives access to the corridor accessing the Kitchen and stairs to the First Floor, and at the left side of the north wall a door gives access to the Living Room. An original cloak cupboard is located on the east wall immediately adjacent to the front door.

The Living Room retains its original dark face brick fireplace and the built-in cupboards around the fireplace are also original. The door to the room has three long timber panels and a high pane of fluted glass. A servant call bell remains on the east wall of the room. The original decorative plaster ceiling is similar to the Hall ceiling and also has details picked out in gold. Hinged double doors with side windows in the north wall give access to the enclosed original verandah. The north wall of the room was moved north during construction as indicated by the pencil alterations to the original working drawing.

The north verandah is enclosed by original windows and later double doors. The sloping ceiling rises up to a high flat plaster ceiling which features a central diamond in plaster strapwork. Windows at the east and west of the verandah allow vision into the two north rooms of the east and west range of rooms; the Dining Room to the west and the main Bedroom to the east.

The east range of rooms comprises the main Bedroom at the north end, a small Study (former Dressing Room), the Bathroom, and a Bedroom (now labelled Living). The main Bedroom retains its joinery (including built-in wardrobes) and has a simpler plaster ceiling divided into large squares by original plaster strapwork. The fireplace has been blocked off. The small Study also retains its original finishes and the former front Bedroom also retains its original finishes and detailing. The ceiling decorations in this wing follow the same simpler pattern of squares.

The west range of rooms contains the Dining Room, Play Room (former H.M. [House Maid's] Pantry), and Kitchen, and, in the attached flat roof section the Laundry, WC and Fuel Store. The Kitchen is still contained within its original walls and retains its Pantry. Also extant is the indicator board for the room service bells for the "Living Room, Dining Room, [main] Bedroom, Verandah, Landing, Back door & Front door." The ceiling and fixtures are non-original but the wall finish, the skirtings, architraves, windows, and doors are original. The Laundry also retains its wall finish and octagonal terra cotta floor tiles, but the ceiling is a modern plasterboard ceiling. No original fixtures remain. The back porch/tradesman's entrance retains its original octagonal terra cotta tiles.

The current Play Room was the original House Maid's Pantry (what today is known as a "Butler's" Pantry). It retains its original joinery including storage cupboards and the rear face of the servery through the sideboard into the adjacent Dining Room. The sink unit has been removed. The Dining Room retains all its original finishes including the decorative plaster ceiling (that matches the ceiling of the Living Room) and the superb original polished built-in sideboard unit with its double-sided drawers and the servery hatch into the House Maid's Pantry. All the other original timber joinery remains.

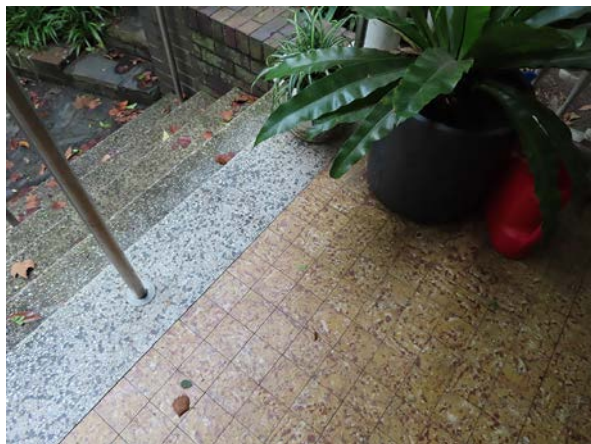


Figure 7.28: Original entry porch tiles and terrazzo treads.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.29: Front door and sidelights.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)

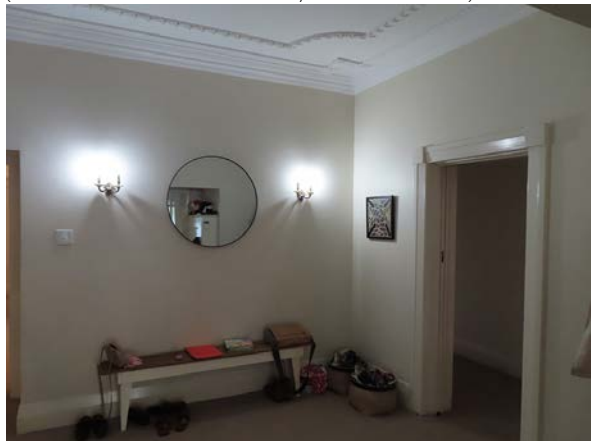


Figure 7.30: Entry Hall looking north-east.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.31: Entry Hall looking west.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.32: Entry Hall ceiling detail showing gold highlights.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.33: Original sliding door from Entry Hall to east side range of rooms (west door similar).  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.34: Living Room looking north to Verandah.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.35: Living Room looking south to original fireplace and built-in cupboards.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)

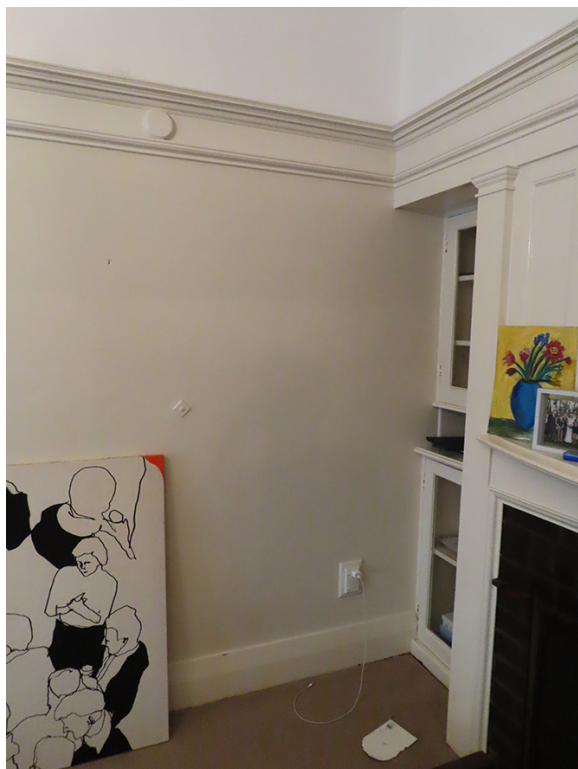


Figure 7.36: Living Room looking east to servant call button on wall.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.37: North Verandah looking west. (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)

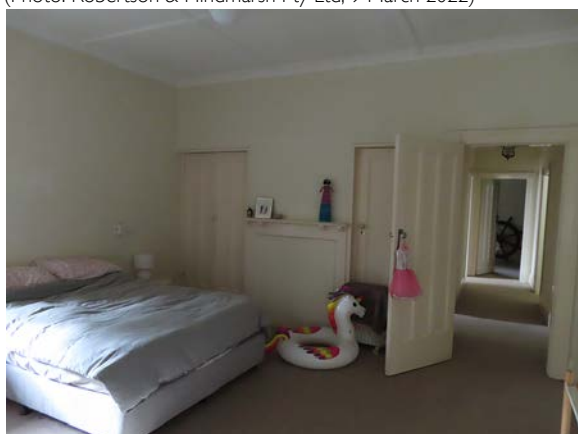


Figure 6.38: Main Bedroom looking south to built-in wardrobes and hall to other bedrooms.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)

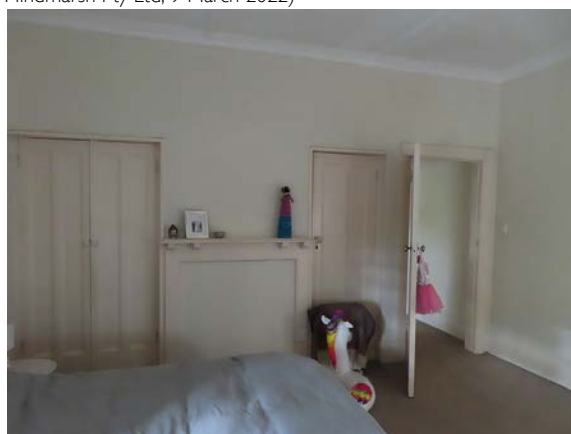


Figure 6.39: Main Bedroom looking south to built-in wardrobes.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.40: Main Bedroom looking south at architrave detail.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.41: Study (former Dressing Room).  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.42: Looking south into front Bedroom.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.43: Looking east in front Bedroom.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.44: Looking north in the Kitchen, door to Pantry on right.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.45: Looking south in the Kitchen into Hall connecting to Dining Room. Servant call bell board above door.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.46: Servant call bell board above Kitchen door.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.47: Looking west from Kitchen to Laundry.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.48: Looking south-west in Laundry. Original octagonal floor tiles. (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.49: Original cupboards in Playroom (original House Maid's Pantry). (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.50: Original cupboards in Playroom (original House Maid's Pantry). (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.51: Looking north in Dining Room. (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.52: Looking north in Dining Room.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.53: Detail of plaster ceiling in Dining Room.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.54: Looking south in Dining Room showing the original built-in polished sideboard that connects through to the original House Maid's Pantry. All the interior joinery was probably polished timber. (Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



### First Floor

The stairs leading off the west hall lead up to the First Floor rooms. The stairs are located within the original skillion-roofed dormer and the timber staircase, balustrade, handrail and newel posts are original to the construction of the house. At the top of the stairs a short north-south corridor, with its original finishes and joinery, connects the front (south) bedroom that was the original Maid's Room. This room retains its original finishes and joinery.

At the north end of the corridor is a large Bedroom that opens onto the north First Floor Verandah. There is a blocked-up fireplace in the Bedroom. Opening off the east side of the corridor is a windowless room (now labelled Study) that leads through to another Bedroom in the east gable of the house.

Opening off the west side of the corridor south of the stairs is a short corridor leading to a WC room and a Bathroom. Both these rooms are non-original but appear to be an early addition to the house as they are shown in the 1943 aerial photograph.



Figure 7.55: Top of the stairs.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.56: The original windows lighting the stairs.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.57: Looking south along the First Floor corridor to the front Bedroom with the short hall to the bathroom & WC to the right.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)

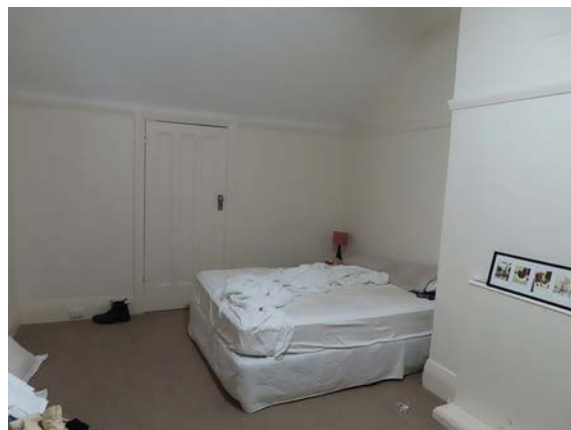


Figure 7.58: Looking east in the north First Floor Bedroom, with original joinery.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.59: North First Floor Verandah, with original woodwork.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.60: South First Floor Bedroom (former Maid's Room), with original woodwork.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)





Figure 7.61: Short Hall to WC and Bathroom.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.62: First Floor Bathroom with painted asbestos cement wall and bath hob lining.  
(Photo: Robertson & Hindmarsh Pty Ltd, 9 March 2022)



Figure 7.63: Original buildings (shaded blue) and original planter boxes, paths, and fence (shaded red). (Source: ESA Survey, Detail & Level Survey, 364-364A Edgecliff Road, Woollahra, 2/12/2020 with Robertson & Hindmarsh Pty Ltd overlay, February 2022)

## 8.0 Comparative Analysis

### 8.1 The Works of Waterhouse & Lake, Architects

Research for this report indicates that, between 1908 and 1953 the Waterhouse & Lake practice designed well over 100 houses in addition to commissions for buildings other than houses. See Appendix A for the preliminary list of Waterhouse & Lake projects within New South Wales. This list has been drawn from the list of the firm's works contained in the catalogue of the 2004 exhibition at Mosman Art Gallery as well as the list in Andrew Howell's incomplete 2006 Master of Architecture degree thesis.

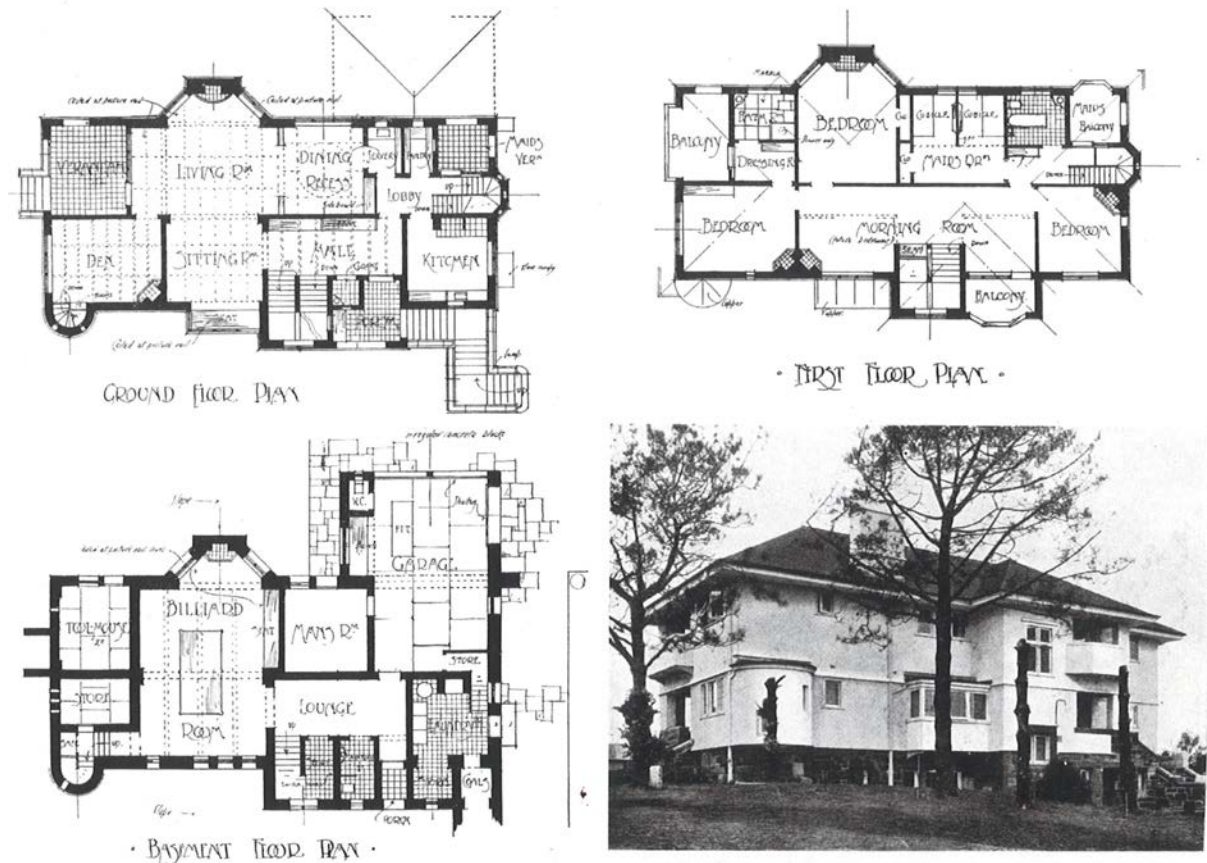


Figure 8.1: Crossways, Dr Robert Gordon Craig House, 50 Martin Road, Centennial Park, 1908. Architects: Waterhouse & Lake. (Source: Harriet Edquist, 2008, *Pioneers of Australian Modernism: The Arts and Crafts Movement in Australia*, Melbourne: Miegunyah Press, p.57)

In the 2004 exhibition catalogue architect and academic, John Phillips, analysed and contextualised the work of Waterhouse & Lake:

B.J. Waterhouse is generally regarded as the most brilliant domestic architect to emerge in New South Wales in the decade immediately before the First World War. In partnership with J.W. Hamilton Lake, he produced a series of houses notable for their striking silhouettes, intelligent planning and refinement of detail. Commissions to design other building types also came his way - churches, theatres, business premises, residential flats and university buildings - but it was as a house architect that he chiefly made his name. As his former pupil, Adrian Ashton, son of the artist, Will Ashton, summed it up at the time of Waterhouse's death in 1965:

*He designed a type of residence [in the earlier part of his career] which, although reflecting the prevailing British domestic tradition, with steep-pitched roofs and numerous bay-windows, inglenooks and arched entrances, was spacious, comfortable and regarded as quite the most modern of the period. Stucco, stone and shingles featured prominently in their elevational treatment. With an excellent team of master builders, they were soundly constructed, with first-class craftsmanship, detail and finish, for nothing but the best was good enough for Mr Waterhouse.<sup>70</sup>*

<sup>70</sup> Phillips, John, 2004, "B.J. Waterhouse: The Domestic Architect," *From Nutcote to Elwatan: The Art and Architecture of B.J. Waterhouse*, exhibition catalogue Mosman Art Gallery, p.4



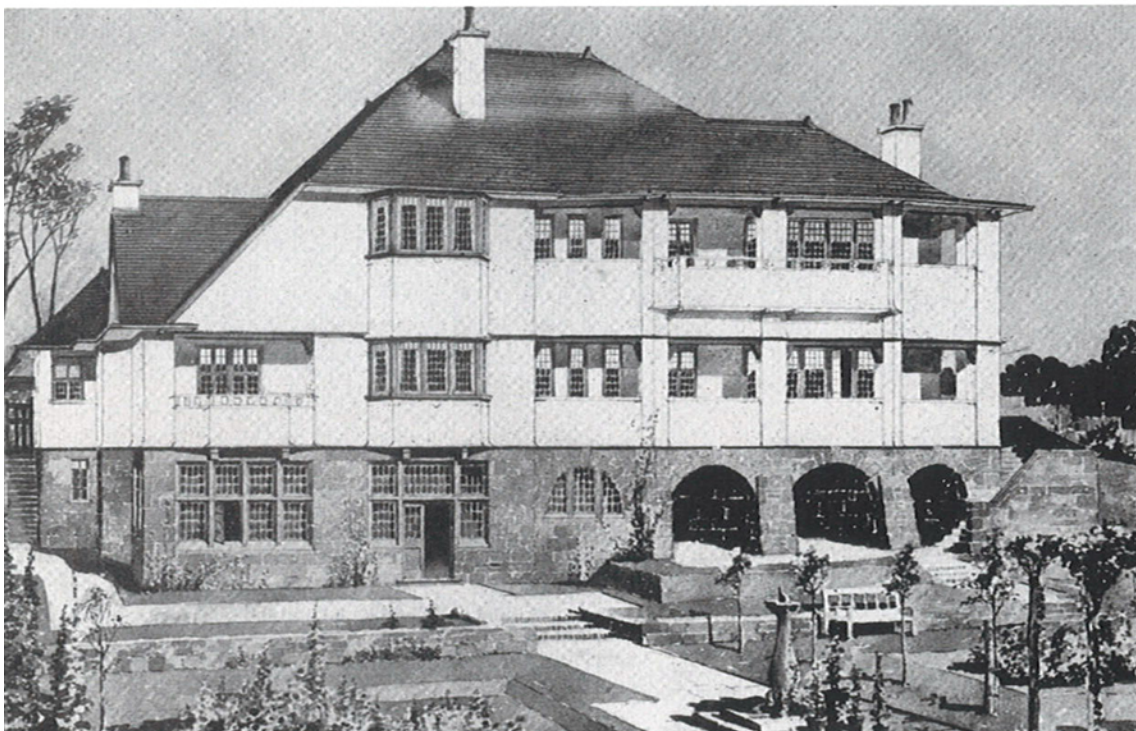


Figure 8.2: Brent Knowle, J.H. Evans-Booker House, 31 Shellcove Road, Neutral Bay, 1914. Architects: Waterhouse & Lake.  
(Source: *Salon*, June 1914, in Harriet Edquist, 2008, *Pioneers of Australian Modernism: The Arts and Crafts Movement in Australia*, Melbourne: Miegunyah Press, p.58)

John Phillips continues:

In the planning of their houses Waterhouse and Lake followed the pattern, which they had inherited through local architects like Edward Jeaffreson Jackson and James Peddle from English architects like Richard Norman Shaw and J.J. Stevenson. This involved arranging the reception rooms and kitchen offices around a rectangular entrance hall, here serving as the main circulation space in the house and obviating the need for potentially ill-lighted and gloomy corridors. Good examples of this type of plan are to be found at *Ailsa* (1908), *Tulkiyan* (1913), *Rowardennan* (1913) and *The Gables* (1920) [Figure 8.7]. In houses like *Alnwick House* (1917) and *Brent Knowle* (1914) [Figure 8.2], where the entrance

hall is developed on a fairly grand scale, the hall itself doubles up as an overflow space to the reception rooms. Broad openings with double sliding doors link the hall to the dining room, drawing room and, in the case of *Brent Knowle*, to the library as well. Thus, the entire living space of hall, drawing room, dining room and library is strongly integrated to form an excellent venue for the entertainment of guests.

In the above section Phillips cites the other major contemporary Sydney-based Arts & Crafts architects, Edward Jeaffreson Jackson and James Peddle, as well as analysing the planning method used by Waterhouse & Lake; the main living spaces ("reception rooms") were arranged around a central Hall. The central Hall of *The Corner House* was conceived of as a living space rather than a corridor such that small houses could dispense with wasted circulation space (Figures 8.3 & 8.4). The challenge of the small servant-less house was a major preoccupation of architects and popular magazines in the interwar period.

*The Corner House* embodies the planning discipline of Waterhouse and Lake as applied to a small Middle-Class house. The major rooms are arranged around the central Hall which, at its northern end, is the major living space of the house, separated from the entrance part of the Hall by the fireplace. Thus, Waterhouse & Lake were, as Adrian Ashton stated in his obituary of Waterhouse, incorporating in their houses the most modern ideas of the Arts & Crafts architects in England. Harriet Edquist, in her seminal book on the Australian Arts & Crafts movement specifically mentions the Holt house:

The bungalows designed in Sydney during the war were a major source of innovation in the development of the open plan. While Desbrowe-Annear, Alsop, Butler and Waterhouse and Lake had absorbed American open-planning principles and those of Baillie Scott in their urban houses, the bungalow gave rise to a plan that was more informal and open-ended. In this plan form, the interior was opened up from the front porch through the centre to the rear verandah. Donald Esplin had such a plan in his 'bungalow residence' at Northbridge, while Waterhouse and Lake also experimented with the type in their Whiddon house at Artarmon (1916) and the Holt house in Woollahra (1919). The Holt house was built on a square plan characterised by an open central core accessed directly by the front porch and rear verandah. The adjacent rooms were also conceived of as open rectangles with areas cut out for a bathroom/ dressing room in the bedroom wing and pantry in the dining/kitchen wing.<sup>71</sup>

The small house was obviously as important to the practice as the larger, grand houses of the upper Middle-Class as they were able to design both types of houses simultaneously, as evidenced by their largest commission, *Elwatan* (1926), being designed within a few years of *The Corner House*. Contemporary with *The Corner House* (1919) (Figures 8.3 & 8.4) was the house for Mrs Spencer in Stanton Road, Mosman (1919) (Figures 8.5 & 8.6). The plans of the two small houses are almost identical although the Spencer House was constructed without the Attic rooms. Both houses were built by Alexander Mackintosh, who constructed a number of Waterhouse & Lake's houses.

The Spencer House is a smaller house than *The Corner House* but it still had accommodation for a live-in maid. The maid's accommodation was on the Spencer House's Ground Floor and necessitated a more cramped plan than *The Corner House* and the annex for the WC and Laundry is smaller than that of *The Corner House*. The use of timber shingles on the Spencer House also created a more traditional and less prestigious appearance than that intended for *The Corner House*. *The Corner House*'s planning is more refined and representative of the Waterhouse & Lake planning method of a central Hall to which the other main living rooms connect. It is significant that Waterhouse & Lake submitted *The Corner House* to the 1922 Institute of Architects of NSW exhibition rather than the Spencer House. Despite being built by the same builder and having almost identical floor plans, *The Corner House* was a stronger representation of what the architects were trying to achieve in the planning, aesthetics and living arrangements in the small, modern house.

*The Corner House* for A.L. Holt is an important expression of integrated open planning of the small house using the planning principles utilised in some of the practice's larger commissions as well as by Arts & Crafts architects in Britain and the USA. The house combined the open plan of the central public area with the separate private areas for the family and for the maid.

---

<sup>71</sup> Edquist, Harriet, 2008, *Pioneers of Modernism: The Arts and Crafts Movement in Australia*, Melbourne: The Miegunyah Press, pp.114-115



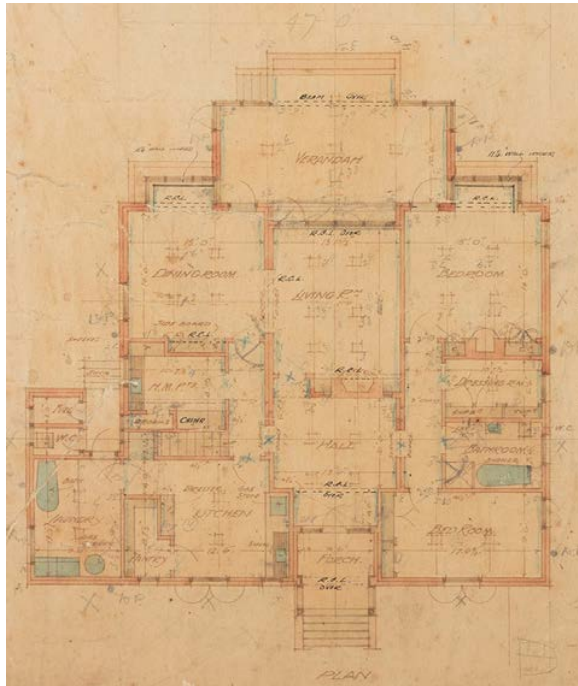


Figure 8.3: Proposed Residence at Woollahra for A.L. Holt Esq. Ground Floor Plan. Architects: Waterhouse & Lake. North is up.  
(Source: Caroline Simpson Library and Research Collection, Alexander Mackintosh Archive, CSL&RC MSS 2003/3:1 [Waterhouse & Lake], 48639\_Holt\_01.jpg)



Figure 8.4: Proposed Residence at Woollahra for A.L. Holt Esq. North Elevation. Architects: Waterhouse & Lake.  
(Source: Caroline Simpson Library and Research Collection, Alexander Mackintosh Archive, CSL&RC MSS 2003/3:1 [Waterhouse & Lake], 48639\_Holt\_01.jpg)

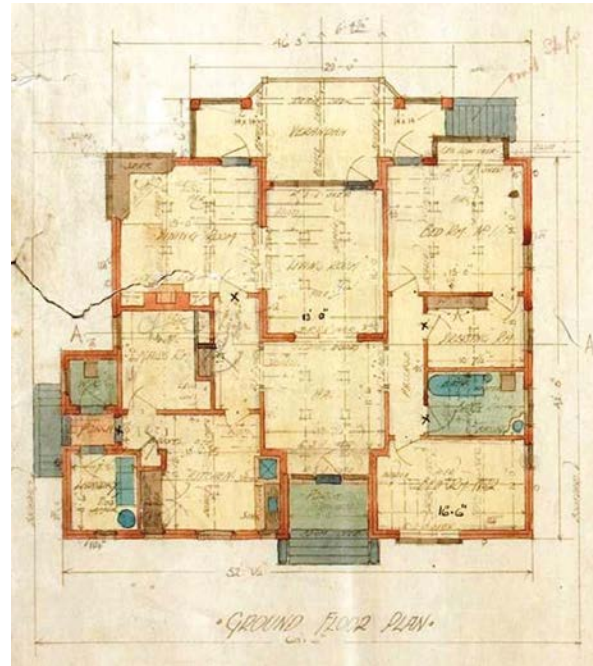


Figure 8.5: Residence at Mosman for Mrs Spencer. Ground Floor Plan. Architects: Waterhouse & Lake. North is up.  
(Source: Caroline Simpson Library and Research Collection, Alexander Mackintosh Archive, CSL&RC MSS 2003/3:1 [Waterhouse & Lake], 48639\_Spencer\_01.jpg)

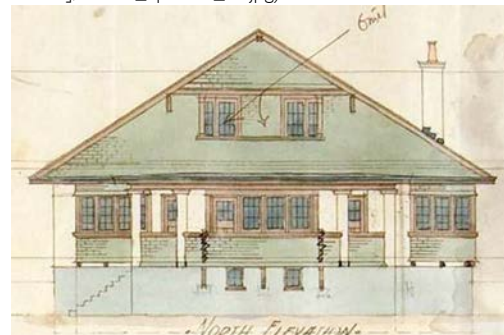


Figure 8.6: Residence at Mosman for Mrs Spencer. North Elevation. Architects: Waterhouse & Lake.  
(Source: Caroline Simpson Library and Research Collection, Alexander Mackintosh Archive, CSL&RC MSS 2003/3:1 [Waterhouse & Lake], 48639\_Spencer\_01.jpg)

An important house built at the same time as *The Comer House* and the *Spencer House* was B.J. Waterhouse's own house in Neutral Bay, *The Gables* (1920) (Figure 8.7). *The Gables* demonstrates the architect's use of the square house plan, the steep roofs clad in terra cotta shingles, the use of those shingles on the gables and the use of balconies and terraces to mediate between the interior and exterior of the house. These principles also form the basis of the design of *The Comer House*.

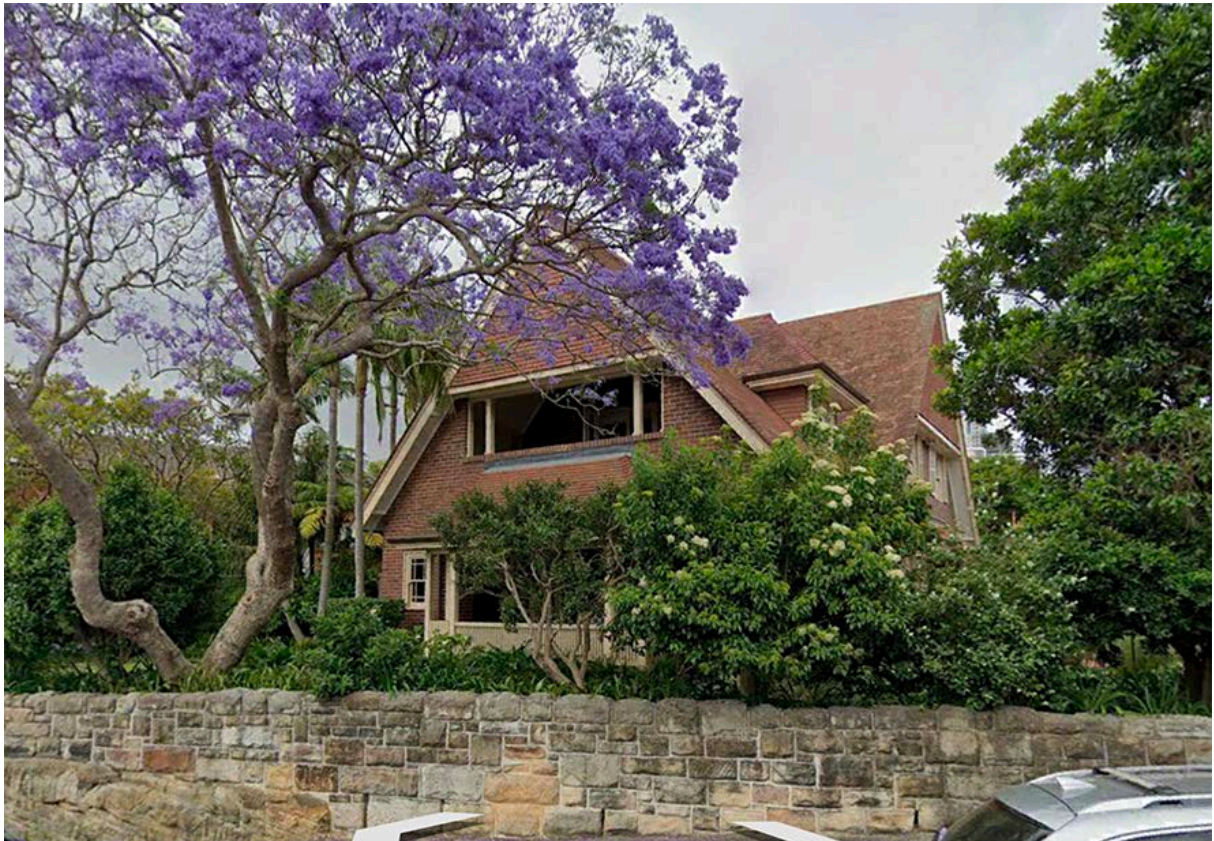


Figure 8.7: *The Gables*, B.J. Waterhouse Residence, Neutral Bay, 1920. Architects: Waterhouse & Lake  
(Source: Google Earth Pro, accessed 2 February 2022)

## 8.2 Arts & Crafts houses

The Arts & Crafts movement in Australia was a phenomenon of the last two decades of the nineteenth-century and the first two decades of the twentieth-century. The Arts & Crafts movement was an international movement in Britain, Europe and the United States as well as in the European diaspora.<sup>72</sup> The Arts & Crafts movement was the forerunner of Modernism in the use of unadorned surfaces, materials used in their “honest” natural state, and the form of the building following and displaying the internal functional layout and cross section of the building (ie “form following function”).

---

<sup>72</sup> Edquist, Harriet, 2008, *Pioneers of Modernism: The Arts and Crafts Movement in Australia*, Melbourne: The Miegunyah Press, p.ix





Figure 8.8: *Highlands*, A.J. Hordern Residence, Wahroonga, 1891-1893. Architect: John Horbury Hunt.  
(Photo: Robertson & Hindmarsh Pty Ltd, 2018)

Nineteenth-century Arts & Crafts houses in Australia were epitomised by the large timber shingle-clad gabled upper floors of Horbury Hunt's houses. Hunt brought the shingled architecture of the American north-east to Australia in his magnificent houses such as *Pibrac*, Warrawee (1889), *Hamilton House*, Moss Vale (1889) and *Highlands*, Wahroonga (1893) (Figure 8.8). These shingled mansions were built on large estates in outer suburban areas or country towns where the house could be set amongst large gardens or forests with space for large kitchen gardens. These three examples were located where the owners could catch the train to their city offices. In contrast, the large Arts & Crafts mansions of the early twentieth-century were built in the inner middle ring suburbs such as the lower North Shore or the Eastern Suburbs. Here the houses could have harbourside or harbour-view sites and the owners could catch the ferry to their offices in the city, or drive their own motor cars.

Whilst the American influence of the Shingle Style was strong in the nineteenth-century with the use of timber shingles for roofs and walls, the English Arts & Crafts architects exerted their influence on Australian practitioners prior to World War I in the use of face brick, roughcast render, terra cotta or slate roofs and the terra cotta tiles hung on gables and flying gable screens. These two streams of the movement continued in the interwar period with the use of timber or terra cotta shingles to gables and spandrels as well as the increasing use of roughcast render on houses.

Melbourne academic, Harriet Edquist, places Arts & Crafts buildings at the centre of the development of Australian architecture at the end of the nineteenth-century and the beginning of the twentieth-century. Edquist considers Arts & Crafts architecture to be the precursor of Modernism and that the contribution of the open plan, the honest unadorned use of materials and the expression of the internal planning on the exterior of the buildings were all characteristics of Arts & Crafts and Modern or Functionalist architecture. The works of Waterhouse & Lake are well-represented in each of the themes and periods of her book which surveys all of Australia. Edquist lists Horbury Hunt, George Sydney Jones, Roscoe Collins, Walter Liberty Vernon, Edward Jeaffreson Jackson (Figures 8.9 & 8.10), F.G. Castleden and B.J. Waterhouse as the major New South Wales Arts and Crafts architects in the period straddling the turn of the century.<sup>73</sup>

---

<sup>73</sup> Edquist, Harriet, 2008, *Pioneers of Modernism: The Arts and Crafts Movement in Australia*, Melbourne: The Miegunyah Press, p.xiii





Figure 8.9: St Thomas Rectory, North Sydney, 1899. Architect: Edward Jeaffreson Jackson.  
(Source: Harriet Edquist, 2008, *Pioneers of Australian Modernism: The Arts and Crafts Movement in Australia*, Melbourne: Miegunyah Press, p.54)



Figure 8.10: Hindfell, Gullett House, Wahroonga, 1901. Architect: Edward Jeaffreson Jackson.  
(Source: Harriet Edquist, 2008, *Pioneers of Australian Modernism: The Arts and Crafts Movement in Australia*, Melbourne: Miegunyah Press, p.54)



## 9.0 Analysis of the Evidence

### 9.1 Analysis

The documentary evidence establishes the authorship of the house and garage's design, the builder of the house and garage, as well as the identity of the commissioning owner of the house. Waterhouse & Lake was a major architectural practice in the period from 1908 until the end of the 1930s. They were at the forefront of the Arts & Crafts movement in architecture and created houses that were excellent examples of the style of architecture as well as excellent examples of the new form of planning a house and relating it to the surrounding environment. Like many other interwar practices they also designed in other styles, such as the interwar Mediterranean style of *Nutcote* (1925).

Allan Lee Holt was a businessman involved in Australia's major export industry, wool, as well as being an entrepreneur director of a motor vehicle import agency in addition to being one of the directors of a company that manufactured one of the first locally-produced motor vehicles, the Australian Six.

The planning of *The Comer House* for A.L. Holt was a distillation of the planning principles used by Waterhouse & Lake on their larger earlier houses as well as embodying overseas concepts of the open plan for small houses. The placement of the primary rooms away from the street facing north was a recognition of the importance of orientation towards the north. *The Comer House* also maintained the pre-World War I social hierarchy of accommodating a live-in maid, reflecting the affluence of the commissioning client within the social strata of the Eastern Suburbs of Sydney.


Inspection of the property has confirmed that *The Comer House* is still relatively intact with most of its original detailing intact. The planning of the house has been maintained in terms of the Ground Floor room layout and walls and the exterior of the house retains its original finishes and details, with the exception of the terra cotta tile shingle roof and the timber shingles to the front gable screen. A second dormer was added to the east side to accommodate a First Floor Bathroom and WC prior to 1943.

### 9.2 Statutory Listings

29 Waterhouse & Lake houses have been listed as items of Local environmental heritage in a number of LGAs in addition to the Municipality of Woollahra. Two houses have been listed as being of State significance on the State Heritage Register; *Tulkiyan* (1913) in Gordon (Ku-ring-gai LGA) and *Nutcote* (1925) in Neutral Bay (North Sydney LGA). These listings are recognition of the importance of Waterhouse & Lake houses to the development of Australian architecture and the development of the areas in which they are located. A number of Waterhouse & Lake houses are also listed on the AIA's Register of Significant Architecture.

Our preliminary research for this report indicates that there were at least 17 projects designed by Waterhouse & Lake in the area now covered by the Municipality of Woollahra. Of the Waterhouse & Lake houses in the Municipality of Woollahra only four are currently listed as items of environmental heritage on the Woollahra LEP 2014. The listed houses in the Woollahra LGA are all earlier and larger than *The Comer House* but are smaller than some of the larger houses by Waterhouse & Lake listed on statutory lists in other Local Government Areas.

#### Listed Arts & Crafts buildings in Municipality of Woollahra (Woollahra LEP 2014)

Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	Statutory listing
1897	548 New South Head Road, Double Bay	<i>St Brigid's</i>		Frederick Moore Simpson	Local, item 214
1909	1 St Mark's Road, Darling Point	<i>Yeomerry</i>		Waterhouse & Lake	Local, item 181

Year	Address	Name	Photo (from Google Earth Pro, uno)	Architect	Statutory listing
1913 or 1916?	633 New South Head Road, Rose Bay	<i>Murong</i>		Waterhouse & Lake	Local, item 322
1915	7 Bundarra Road, Bellevue Hill	<i>Bundarra</i>		Waterhouse & Lake	Local, item 16
1917 or 1915?	11 St Mark's Road, Darling Point (aka 5 Greenoaks Ave)	<i>Alnwick House</i>		Waterhouse & Lake	Local, item 131
1923	2 Sutherland Street, Darling Point	<i>Loomberah</i>		Morrow & De Putron	Local, item 182
1926	4 Sutherland Street, Darling Point			Oakley & Middleton	Local, item 183

The list of Waterhouse & Lake buildings has been derived from lists in the 2004 exhibition catalogue for Mosman Art Gallery and the list in the 2006 thesis by Andrew Howell. The preliminary list of projects by Waterhouse & Lake is included at Appendix A to this report. The places coloured blue in Appendix A are those located within the Woollahra LGA.

## 10.0 Assessment of Heritage Significance

### 10.1 Historical themes

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

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



## 10.2 Assessment Criteria

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

### HERITAGE ACT 1977

#### OFFICIAL NOTICES

Minister for Urban Affairs and Planning

#### Notification

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

### CRITERIA FOR LISTING ON THE STATE HERITAGE REGISTER

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

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

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

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

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

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

<sup>3</sup> Guidelines for the application of these criteria may be published by the NSW Heritage Office.<sup>74</sup>

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

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

The preponderance of Arts & Crafts style buildings is concentrated in the Eastern Suburbs and North Shore of Sydney with relatively few examples in other suburbs. Their preponderance on the North Shore and in the Eastern Suburbs reflects the affluence of the areas and the desirability of creating houses of distinction that demonstrate the wealth and social status of the houses' residents.

<sup>74</sup> Government Gazette of the Government of New South Wales, Friday 23 April 1999 [issue No.51], Page 2834

### 10.3 Application of the Assessment Criteria to 364 Edgecliff Road, Woollahra

The following section analyses the elements of No. 364 Edgecliff Road, Woollahra that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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

**Discussion:**

The interwar development of suburbs in the Eastern Suburbs was related to the wealthy elite of Sydney who constructed houses with garages that indicated their wealth in being able to own motor cars, as well as requiring accommodation to protect their expensive motor cars. In addition, the subject house contained accommodation for a live-in maid which further indicated the wealth of the upper Middle-Class family that commissioned the house. The 1920s was a period when council building application books are replete with applications for the construction of garages for older properties and it was expected that newly-developed properties in the interwar period would be constructed with garages in the wealthier suburbs.

The style of the house, Arts & Crafts, was an important popular style amongst the elite of the Eastern Suburbs and the North Shore. The style of architecture reflected the good taste of the commissioning families and was also an important style of architecture in Britain and the USA in the first decades of the Twentieth-century.

**Significance:**

364 Edgecliff Road, Woollahra is of Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car, accommodation for the live-in maid and a style of architecture that reflected both the wealth and good taste of the commissioning family.

364 Edgecliff Road, Woollahra does not meet the threshold for listing at a State level under this criterion.

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

**Discussion:**

The architectural firm of Waterhouse & Lake was one of the most prominent domestic architecture firms in New South Wales in the first two decades of the Twentieth-century. The importance of the firm and its architectural legacy is reinforced by the publication of their houses at completion, the inclusion of their work in contemporary exhibitions organised by the Institute of Architects of NSW, the curation of a Twenty-first-century exhibition of their work, and their inclusion in the *Encyclopedia of Australian Architecture* as well as featuring in Harriet Edquist's book on the Australian Arts & Crafts movement.

The commissioning owner of the house, A.L. Holt, was also an important businessman in Sydney by virtue of his being one of the first five founding directors of the company manufacturing one of the first Australian-made motor cars, the Australian Six.

**Significance:**

364 Edgecliff Road, Woollahra is of Local associative significance because of its strong association with important architectural firm of Waterhouse & Lake who designed some of the most important Arts & Crafts houses in New South Wales in the first two decades of the Twentieth-century.

364 Edgecliff Road, Woollahra is of Local associative significance because of its strong association with A.L. Holt, the commissioning owner of the house and one of the first five founding directors of Australian Motors Ltd that manufactured one of the first Australian-made cars, the Australian Six.

364 Edgecliff Road, Woollahra does not meet the threshold for listing at a State level under this criterion.



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

**Discussion:**

The planning of the house at 364 Edgecliff Road, Woollahra is a distillation of the important Arts & Crafts domestic planning principles used by Waterhouse & Lake; the use of a central living Hall from which the other reception rooms of the house could be accessed. In the firm's larger houses this enabled all the reception rooms to be opened up to one another for entertaining and, in the smaller houses, such as *The Corner House*, the central Hall enabled the reduction in the need for corridors.

The planning of the house also separated the family rooms from the service rooms occupied by the maid and the location of the Kitchen at the front of the house enabled the maid to oversee the greeting of guests to the house. The location of the Kitchen at the front and the location of the main living rooms at the rear of the house facing north and away from the street also prefigured the post-World War 2 modernist architects in creating private outdoor space facing north away from the gaze of passers-by.

The house is an excellent example of Arts & Crafts architecture and reflects the taste of the commissioning owners of the house. The presence of Maid's quarters reinforces the assumption of the affluence of the commissioning family.

The importance of the garden on the north side of the house is significant in that the main living areas of the house faced the rear garden and had a northerly aspect. The orientation of the house away from the street and towards the north is an important aspect in the evolution of an environmentally appropriate architecture for Australia.

**Significance:**

364 Edgecliff Road, Woollahra is of Local aesthetic significance for its excellent Arts & Crafts style of architecture and is an excellent example of the aesthetic & planning principles of the Arts & Crafts style employed by Waterhouse & Lake in solving the challenges of planning the smaller houses of the interwar period. Their planning principle of the central Hall/Living Room from which other rooms were accessed was utilised in a number of their houses, both large and small.

The orientation of the house away from the street and giving the main living rooms of the house a northerly aspect is an important part of the significance of the house in developing an environmentally appropriate architecture for Australia, as well as recognising the privacy of family life.

364 Edgecliff Road, Woollahra does not meet the threshold for listing at a State level under this criterion.

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

**Discussion:**

The third owners of The Corner House, The Browne family, were closely associated with the welfare of veterans' families through their involvement in Legacy. Both Wesley and Sari Browne were recognised for their services to veterans' families by being awarded the Medal of the Order of Australia. Wesley Browne was the step-grandson of Lois Marks who had been the second owner of The Corner House who had subdivided the block and commissioned the house at 364A Edgecliff Road. Thus, the two properties remained joined by familial ties.

**Significance:**

364 Edgecliff Road, Woollahra is of Local associative significance through its association with Wesley & Sari Browne who were prominent in the welfare of veterans' families through Legacy.

364 Edgecliff Road, Woollahra does not meet the threshold for listing at a State level under this criterion.

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

**Discussion:**

The house is possibly not of significance under this criterion, but this may not be the case following further research.

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

**Discussion:**

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

**Significance:**

364 Edgecliff Road, Woollahra is of Local significance because it provides evidence, in its planning, of a way of life that is now almost defunct and is, therefore rare.

364 Edgecliff Road, Woollahra does not meet the threshold for listing at a State level under this criterion.

**Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's**  
– cultural or natural places; or  
– cultural or natural environments

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

**Discussion:**

The house is an excellent example of the type of an interwar Arts & Crafts house of the upper Middle Class residing in the Eastern Suburbs. The design of the house demonstrates the principal characteristics of the Arts & Crafts style of architecture with its large roof encompassing the First-Floor rooms, the use of terra cotta shingles and the use of roughcast render to the Ground Floor walls.

**Significance:**

364 Edgecliff Road, Woollahra is of Local significance as a substantially intact representative example of an Arts & Crafts house and of a small house still representing the lifestyle of the well-to-do Middle-Class of the Eastern Suburbs of Sydney.

364 Edgecliff Road, Woollahra does not meet the threshold for listing at a State level under this criterion.

#### **10.4 364 Edgecliff Road, Woollahra: Statement of Significance**

*The Comer House*, 364 Edgecliff Road, Woollahra is of Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car, accommodation for the live-in maid and a style of architecture that reflected both the wealth and good taste of the commissioning family. The house has a strong association with the important architectural firm of Waterhouse & Lake who designed some of the most important Arts & Crafts houses in New South Wales in the first two decades of the twentieth-century. The house is of Local aesthetic significance for its excellent Arts & Crafts style of architecture and is an excellent example of the aesthetic & planning principles of the Arts & Crafts style employed by Waterhouse & Lake in solving the challenges of planning the smaller houses of the interwar period. Their planning principle of the central Hall/Living Room from which other rooms were accessed was utilised in a number of their houses, both large and small.



The orientation of the house away from the street and giving the main living rooms of the house a northerly aspect is an important part of the significance of the house in developing an environmentally appropriate architecture for Australia, as well as recognising the privacy of family life.

364 Edgecliff Road, Woollahra is also of Local associative significance because of its strong association with A.L. Holt, the commissioning owner of the house, and one of the first five founding directors of Australian Motors Ltd that manufactured one of the first Australian-made cars, the Australian Six. The house is of Local significance through its long-term association with Wesley & Sari Browne who were prominent in the welfare of veterans' families through their involvement in Legacy.

#### **10.5 Application of the Assessment Criteria to 364A Edgecliff Road, Woollahra**

The following section analyses the elements of No. 364A Edgecliff Road, Woollahra that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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

**Discussion:**

The house is not of significance under this criterion as it is a typical example of the post-World War 2 re-subdivision of earlier sites continued the process of increasing densification that has been a continual feature of the development and growth of Sydney.

The style of the house reflects the 1960s use of floor-to-ceiling windows and the use of face brickwork walls and the planning reflected a simple functional division and is also a typical but unexceptional example.

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

**Discussion:**

The third owners of *The Corner House*, The Browne family, were closely associated with the welfare of veterans' families through their involvement in Legacy. Both Wesley and Sari Browne were recognised for their services to veterans' families by being awarded the Medal of the Order of Australia. Wesley Browne was the step-grandson of Lois Marks who had been the second owner of *The Corner House* who had subdivided the block and commissioned the house at 364A Edgecliff Road. Thus, the two properties, 364 & 364A Edgecliff Road, remained joined by familial ties even after the subdivision of the allotment.

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

**Discussion:**

The house is not of significance under this criterion as it does not have an exceptional aesthetic appearance and is not by a firm of architects that have been recognised by contemporaries or by later researchers as having a high degree of architectural skill with regard to residential commissions.

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

**Discussion:**

The third owners of *The Corner House*, The Browne family, were closely associated with the welfare of veterans' families through their involvement in Legacy. Both Wesley and Sari Browne were recognised for their services to veterans' families by being awarded the Medal of the Order of Australia. Wesley Browne was the step-grandson of Lois Marks who had been the second owner of *The Corner House* who had subdivided the block and commissioned the house at 364A Edgecliff Road. Thus, the two properties, 364 & 364A Edgecliff Road, remained joined by familial ties even after the subdivision of the allotment.

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

**Discussion:**

The house is not of significance under this criterion.

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

**Discussion:**

The house is not rare and does not display any characteristics that are rare or endangered with regard to post-war domestic architecture. Therefore, the house is not of significance under this criterion.

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

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

**Discussion:**

The house does not demonstrate the architectural characteristics representative of the post-war exploration of domestic Australian architecture. Its use of a concrete frame is indicative, perhaps, of the architects' commercial work and skill in working in such materials. The house does demonstrate a unique response to the site in elevating the house above car-parking, thus freeing up more of the site for landscaping, but such landscaping is not of any quality.

The house is not of significance under this criterion.

## **10.6 364A Edgecliff Road, Woollahra: Significance**

In our opinion, 364A Edgecliff Road, Woollahra does not meet the threshold for listing as an item of environmental heritage as a separate item, despite continuing to be linked through familial ties to the owners of 364 Edgecliff Road. These family ties provide a reasonable basis for continuing to consider the two allotments as one unit of interest.

The careful siting of the house at the northern end of the site at 364A Edgecliff Road, indicates the importance given to the north aspect of the house at 364 Edgecliff Road and the maintenance of an appropriate visual curtilage to, and separation between, the two houses. This separation indicates that no development should occur between the existing house on that site and the boundary with 364 Edgecliff Road.

## **11.0 Curtilage**

The Heritage Council of NSW recognises four types of curtilage to protect the significance of an item of environmental heritage.<sup>75</sup> The types of curtilage are:

- Lot Boundary Heritage Curtilage,
- Reduced Heritage Curtilage,
- Expanded Heritage Curtilage, and
- Composite Heritage Curtilage.

The original residential allotment for *The Corner House* at 364 Edgecliff Road comprised the current allotments for both 364 Edgecliff Road and 364A Edgecliff Road. The design of the house emphasised the main living areas of the house facing the rear, private garden and facing the sun for comfortable living conditions, especially in winter. The subdivision of the allotment into two lots preserved the solar access into the north-facing living rooms of the house but cut off access to the former rear, private garden.

The reduction of the original site means that a heritage curtilage that encompasses the rear allotment, 364A Edgecliff Road would require an Expanded Heritage Curtilage. This would impose restrictions on the redevelopment of the

---

<sup>75</sup> *Heritage Curtilages*, Heritage Office, NSW Department of Urban Affairs and Planning, 1996



rear allotment regarding overlooking and overshadowing the house and garden at 364 Edgecliff Road. Whilst this might seem onerous to any owner of the rear allotment it should be noted that the proponents of the current redevelopment of both sites propose to consolidate the allotments back into one lot. It should be noted also that the proponent of the construction of the current house at 364A Edgecliff Road placed the new house at the far north end of the site to minimise overshadowing of the house and garden at 364 Edgecliff Road.

An alternative to an Expanded Heritage Curtilage covering both allotments would be to restrict the heritage curtilage to the site of 364 Edgecliff Road in a Lot Boundary Heritage Curtilage and rely on the LEP controls regarding development near a heritage item to protect both the amenity and the heritage significance of the extant house and garden.

## **12.0 Conclusion and Recommendations**

### **12.1 Heritage significance**

It is our opinion that *The Corner House*, 364 Edgecliff Road, Woollahra meets the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014 under the following criteria:

- Criterion (a): Historical significance,
- Criterion (b): Associative significance,
- Criterion (c): Aesthetic significance,
- Criterion (f): As an item demonstrating a defunct social practice, and
- Criterion (g): As a representative example of the Arts & Crafts style of architecture.

364 Edgecliff Road, Woollahra does not meet the threshold for listing at a State level under the Heritage Council of NSW criteria.

It is our opinion that 364A Edgecliff Road, Woollahra does not meet the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014, despite the familial connection between the owner of 364A Edgecliff Road and the third owners of *The Corner House* at 364 Edgecliff Road.

**It is our opinion that *The Corner House* (house (including interiors), garage, and garden sandstone fence base) at 364 Edgecliff Road, Woollahra (Lot 1 DP 224367) should be listed as an item of environmental heritage on the Woollahra LEP 2014.**

### **12.2 Heritage Curtilage**

One of the aspects of the heritage significance of *The Corner House* is the orientation of its main living areas to north. Any development of the site at 364A Edgecliff Road is to recognise and respect the requirement for solar access into the main living areas and gardens of the house at 364 Edgecliff Road. The familial connection between the owner of 364A Edgecliff Road, who commissioned the construction of the house, and the third owner of *The Corner House*, is a basis for continuing to consider the two allotments as one historical unit.

**It is our opinion that the ideal heritage curtilage of the house and garden at 364 Edgecliff Road, Woollahra (Lot 1 DP 224367) should be an Expanded Lot Heritage Curtilage encompassing both 364 Edgecliff Road, Woollahra (Lot 1 DP 224367) and 364A Edgecliff Road, Woollahra (Lot 2 DP 224367).**

### 13.0 Bibliography

Anon, 2004, *From Nutcote to Elwatan: The Art and Architecture of B.J. Waterhouse*, catalogue of exhibition 4 September-17 October 2004 at Mosman Art Gallery.

Anon, 1922, "The Second Annual Exhibition of the Institute of Architects of N.S.W.", *Art in Australia*, Vol. 1 No. 2 (1 May 1922), pp.57-69.

Apperly, R., Irving, R., Reynolds, P., 1989, *A Pictorial Guide to Identifying Australian Architecture*, Sydney: Angus & Robertson Publishers.

Edquist, Harriet, 2008, *Pioneers of Modernism: The Arts and Crafts Movement in Australia*, Melbourne: The Miegunyah Press

Howell, Andrew, *From the Arts and Crafts to the Mediterranean – The Life and Work of Waterhouse & Lake*, Masters of Architecture Degree thesis, UNSW 2006 [not completed due to the author's death]

Howell, Andrew, "Waterhouse & Lake" in Goad, Philip & Willis, Julie (eds), 2012, *The Encyclopedia of Australian Architecture*, Melbourne: Cambridge University Press, pp.753-754.

Reith, Kathie, (2019 – unpublished), *Locating the Works of Waterhouse & Lake 1908-1924: An investigation begun in 2003 and reviewed in 2019*

Robertson, Scott, "Everyman's Castle: Housing in NSW 1918-42" in Ferson, Mark & Nillson, Mary (eds), 2001, *Art Deco in Australia: Sunrise over the Pacific*, Sydney: Craftsman House, pp.144-151.

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

University of Melbourne, Department of Architecture, *Cross-Section*, December 1958, p.2








## Appendix A

### Projects Schedule – Waterhouse & Lake

Blue indicates buildings in the current boundaries of the Woollahra LGA




Red indicates demolished

#### Houses

Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1908	33 Shellcove Road, Neutral Bay	Ailsa	Capt Robert Craig			
1908	39 Cremorne Road, Cremorne	Elf Bank	Mary Hay (daughter of Robert Hay)			
1908	33 Cremorne Road, Cremorne	Huntly Lodge	Robert Hay	 RESIDENCE, ROBERT HAY, ESQ., WATERHOUSE AND LAKE, CREMORNE.	Converted after fire to flats in 1915 by the same architects	
1908	50 Martin Road, Centennial Park	The Crossways	Dr Gordon Craig	 "THE CROSSWAYS," HOUSE OF DR. GORDON CRAIG. Waterhouse & Lake, Architects.		Local
1909	14 Cremorne Road, Cremorne		W.R. Greenwood	 "A LIVABLE HOME" AT CREMORNE, NEAR SYDNEY. Waterhouse & Lake, Architects.		
1909	Unknown address, Rose Bay (actually Wunulla Rd from 1913)	Arran Place	James Brown Craig	 ELEVATION - ROSE BAY	Craig lived in Arran Place, Wunulla Rd until 1916 when he is listed in Wolseley Rd). Unknown house in Rose	

Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
					Bay in <i>Art &amp; Architecture</i> Vol 6 1909, p.182-5. Demolished	
1909	1 St Mark's Road, Darling Point	Yeomerry	Claude Hill Reading		Now owned by Ascham School	Local, item 181
1910	95 Wylde Street, Potts Point	Kenilworth	Frank Winslow Hunter			
1910	8 Claude Avenue, Cremorne	Muritai	Alexander Davidson			
1910	28 Lang Road, Centennial Park	Fongkah	Claud Benalla			Local
1910	16 Dudley Street, Randwick		Camden Marcus Grocott			
1910	19 Warrawee Avenue, Warrawee	Greenway				
1910	33 Stanhope Road, Killara				Demolished	
1910	6 Francis Street, Randwick	Tooloom	James Pernell		House demolished c.1960	
1911	71 Kurraba Road,		Towbridge		Altered	



Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1911	Neutral Bay 27 Stanton Road, Mosman	Wandeen	Adolph & Pearl Vollbrecht			Local
1912	42a Milson Road, Cremorne	Wandeen		Not visible from street		
1912	14 Burran Avenue, Mosman		James G. Anderson		Demolished	
1912	37 Shellcove Road, Neutral Bay	St Anne's	Capt Robert Craig			Local
1912	9 Osborne Road, Manly				May not be by Waterhouse & Lake	
1912	56 Lenthall Street, Kensington		Horace Hercules Blackwell			
1912	95 Macleay Street, Potts Point	Kenilworth			Altered	
1912 or 1914?	54 Burns Road, Warrawee	Packwood	William McIntosh			
1912	26 Warringah Road, Mosman	Estcourt			Demolished	
1913	5 Warrawee Avenue, Warrawee	Rowardennan	Joseph Beresford Grant & his sister-in-law Pricilla	Not visible from street		Local
1913	37 New South Head Road, Darling Point				Demolished	

Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1913	54 Wunulla Road, Point Piper	Murlo	John Farram		Demolished. Garage also designed for this house in 1925 by Waterhouse & Lake	
1913	707 Pacific Hwy, Gordon	Tulkiyan	William Donaldson			State, SHR item 01733
1913	10 Warrawee Avenue, Warrawee	Witchita				Local
1913 or 1914?	53 St John's Avenue, Gordon	Lochness	William McRae			
1913	41-43 Wallace Street, Burwood		Mrs Ada Mary Buzacott		Pair semi- detached cottages	
1913	2 Francis Street, Randwick	Clelands				
1913	35 Milson Road, Cremorne			Not visible from street		Local
1913	10 Guthrie Avenue, Cremorne	Bundabulla (originally Marango)	Cuthbert Gordon Thompson			Local
1913	21 Milner Crescent, Wollstonecraft	Farnham				









Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1913 or 1916?	633 New South Head Road, Rose Bay	Murong	Michael Daley			Local, item 322
1914	1a Wolesley Road, Point Piper	Arran Place	James Brown Craig		Craig moved here from Arran Place in Wunulla Rd in 1916, bringing the name with him. Illustrated in <i>The Salon</i> Nov/Dec 1912	
1914	4 Francis Street, Randwick	Narellan	Hanna Keesing			
1914	2 Roslyn Avenue, Roseville	Woodhayes	Augustine Lewry Coleman			Local
1914	29 Bogota Avenue, Neutral Bay	Wollundry				
1914	31 Shellcove Road, Kurraba Point	Brent Knowle	Maj J.H. Evans- Booker			Local
1914 or 1916?	52 Rosebery Road, Killara	Vaila or Glen-Vaila	Ernest Waldgrove Tait		Altered	
1914	27 Bancroft Avenue, Roseville				Demolished	





Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1914	29 Highlands Avenue, Gordon				Demolished	
1914	1 Clarence Street, Burwood	Kemp Lynn	Miss Elizabeth Sanders			
1915	Lue Station (near Mudgee)	Lue Station				Local
1915	56 Shellcove Road, Neutral Bay					Local
1915	105 Bower Street, Manly					Local
1915	14 Lang Road, Centennial Park	Biltmore	Caroline Smith			Local
1915 or 1916?	3 Fidden's Wharf Road, Killara	Terricks				
1915 or 1916?	7 Fidden's Wharf Road, Killara	Carlean	L. Stuart			
1915	7 Bundarra Road, Bellevue Hill	Bundarra	Martin McGrath			Local, item 16
1915	56 Cranbrook Road, Bellevue Hill	Rolston	Mrs S. Higgins			
1916	12 Greycliffe Avenue, Vaucluse				Demolished	



Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1916	34 Heydon Avenue, Warrawee		Beresford Grant			Local
1916	104 Artarmon Road, Artarmon		Frederick K. Whiddon			
1917 or 1915?	11 St Mark's Road, Darling Point (aka 5 Greenoaks Ave)	Alnwick House	L. Dodds			Local, item 131
1917	2a Heydon Avenue, Warrawee	Tikinui			2a demolished However, 2 Heydon Ave resembles W. & L.'s work	
1917	13 Shellcove Road, Neutral Bay	St Agnes	William A. Chadwick			Local
1918	26 Moruben Road, Mosman		Helen Fay		Demolished	
1918	6 Dick Street, Coogee	Craig-nor	David Morris			
1918	7 Shellcove Road, Neutral Bay		Trustees of Capt Craig		Much altered	Local

Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1918	9 Shellcove Road, Neutral Bay	Shellcove Mansions				
1919	24-26 Coogee Bay Road, Randwick	Glen Mervyn	James Shepherd		Largely intact	
1919	41 Stanton Road, Mosman	Burrawinda	Cecil & Jessie (nee Fay) Spencer (drawing says for Mrs Spencer)	 (Google Earth Pro, Feb 2022)	Note, the plan of this house almost identical to <i>The Corner House</i> of 1919. House now altered.	
1919	34 Cranbrook Avenue, Cremorne		Alexander Stanley King	 (Google Earth Pro, March 2022)		Local
1919	364 Edgecliff Road, Woollahra	The Corner House	A.L. Holt	 THE CORNER HOUSE, RESIDENCE FOR A. L. HOLT, ESQ. Woollahra N.S.W. Australia	Plan almost identical to Spencer House (Burrawinda) of 1919	
1920	26 Birriga Road, Bellevue Hill		Martin McGrath		Garages	
1920	27 Shell Bank Avenue, Mosman	Chevy Chase			Garage demolished	





Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1920	22 Hilltop Crescent, Manly	Mount Shasta	Marjory & Henry Taubman		Demolished c.1999	
1920	Llandilo & Kingsland Ave, Strathfield				Demolished	
1920	6 Claude Avenue, Cremorne		Percy A. Burton			Local
1920	8 Claude Avenue, Cremorne					Local
1920	26 Milson Road, Cremorne					Local
1920	35 Milson Road, Cremorne		Mrs Lilian Mabel Baker			Local
1920	10 Bertha Street, Cremorne					
1920	16 Spruson Street, Neutral Bay	The Gables	B.J. Waterhouse		Waterhouse's own house	Local
1921	171 Avoca Street, Randwick				Demolished	
1921	Unknown address, Leura	Berylune	Joseph Wiener			

Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1921	Show Ground Road, Moss Vale		E.D. Blomfield		In same issue of <i>Art in Australia</i> as The Corner House	
1923 or 1924	33 Coolong Road, Vaucluse		S.B. Love	Not visible from street	Drawings drawn by Ellice Nosworthy	
1923	38 Blaxland Road, Wentworth Falls	Silvermere				Local
1923					J.H.W. Lake dies	
1924	Unknown address (maybe 28 Burrawong Rd), Mosman		Edward A. Fay		Drawings drawn by Ellice Nosworthy	
1924	115-125 The Boulevard, Strathfield	Somerset	Larcombe		Now part of Trinity Grammar	
1925	5 Wallaringa Avenue, Neutral Bay	Nutcote	May Kelly (aka May Gibbs)	 (maygibbs.com.au)	Designed in collaboration with May Gibbs	State, SHR item 00505
1926	43 Robertson Road, Centennial Park		Robert K. Lee-Brown?			Local



Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1926	284 Castle Hill Road, Castle Hill	Elwatan	Sir Hugh Dixson		Now part of Mowll Village	
1926	3 Carthona Avenue, Darling Point	Gingie	R.J. Pye	 (Google Earth Pro, Feb 2022)	Most unusual linear design between the harbour and the street in a narrow street	
1929	10 Buena Vista Avenue, Mosman	Kew Place	Rupert Scammell			Local
1929	12 Buena Vista Avenue, Mosman	Airlie			Pair with No. 14. Note Harriet Edquist (2008) states this pair of houses is by Edwin Roy Orchard (p.60)	Local
1929	14 Buena Vista Avenue, Mosman			 (Google Earth Pro, March 2022)	Pair with No. 12 (see comment above)	Local

Year	Address	Name	Applicant/ Owner	Photo (from Howell thesis – unless noted otherwise)	Remarks	Statutory listing
1934	63-65 Bower Street, Manly	Grocott	M.E. Grocott		BAAs for house and then garage submitted in 1932	
1935	26 Iluka Road, Clifton Gardens		M.D. Mackinnon		Much altered	
1936	35 Bangalla Street, Warrawee	Kelanoa or Glenburn	Harry S. Angus		Much altered	
1938	30 Bangalla Street, Warrawee	Cobbins	Francis James Crennan			Local
1940	35 Pearl Bay Road, Mosman		L. Wimble		Much altered	
1941	139 Castle Hill Road, Baulkham Hills	Dunrath			Originally located in Bellevue Hill (built 1840- 1855). Owner, Francis De Groot, commissioned Waterhouse to dismantle house and re- erect in Baulkham Hills	
1950	27 Harbour Street, Mosman	Alice Buddee			Garage	
1953	28 Collins Road, St Ives	Keith & Joan Waterhouse		Not visible from street (battle axe)	Waterhouse's son and wife	
1965					<b>B.J. Waterhouse dies</b>	



**Buildings Other than Houses**

Year	Address	Name	Applicant/ Owner	Photo	Remarks	Statutory listing
1909	137A Megalong Road, Leura	St Alban's			Church	Local
1911	336-338 Sussex Street, Sydney				Demolished	
1911	332-336 Sussex Street				Demolished	
1912	308 Pacific Hwy, Crows Nest	CBC Bank			Bank	
1912	5 Coolong Road, Vacluse	Coolong Flats			Flats Demolished	
1914	379-383 Pitt Street Sydney	Fayworth House			Ground & First Floors only	
1914	184 Pitt Street, Sydney	Paladium Theatre (renamed Strand)			Demolished	
1914	Tamworth	Prescott's Warehouse			Demolished	
1915		Kings Cross Theatre			Demolished 1966	
1915	20 Wentworth Street, Manly	Wentworth Flats			Demolished	
1916	205 Willoughby Road, Naremburn	St Cuthbert's			Anglican church (altered)	

Year	Address	Name	Applicant/ Owner	Photo	Remarks	Statutory listing
1918	31 Victoria Parade, Manly	Newstead Flats			Flats (altered)	
1918	30 Cliff Street, Manly	Beaumaris Flats			Flats	
1919	Kurim Avenue, Clifton Gardens	Sydney Ferries garage			Demolished	
1920		Staff quarters for Sydney Ferries staff			Demolished	
1920	152 Sussex Street, Sydney				Warehouse demolished	
1921	Willoughby Road, Naremburn	St Cuthbert's Memorial Hall			Demolished 1983	
1922	124 Wolesley Road, Point Piper	A & A Cliff Towers			House converted to flats in 1922	
1923	Kurim Avenue, Clifton Gardens	5 garages for Sydney Ferries			Demolished	
1925	Liverpool & Commonwealth Streets, Sydney	YWCA			Demolished	
1928	6 Etham Avenue, Darling Point				Flats/garages	



## Appendix B

### Schedule of Residential Projects: Thompson, Spooner & Dixon

(Projects sourced from the Thompson, Spooner & Dixon collection at the State Library of NSW)

Blue indicates buildings in the current boundaries of the Woollahra LGA

Pain house, Pennant Hills / possibly E. Lindsay Thompson, 1934  
Smythe house, Randwick / E. Lindsay Thompson, 1935  
Armytage house, Mosman / E. Lindsay Thompson, 1935  
Glover house, Mosman / E. Lindsay Thompson Architect, 1935  
Grozier house alterations, Greenwich / E. Lindsay Thompson Architect, 1935  
Yajda house, Bellevue Hill / E. Lindsay Thompson, 1936  
Boarding house, Avalon / E. Lindsay Thompson, 1936  
Bauld house, Mosman / E. Lindsay Thompson, 1936  
Cotto residence, McMahon's Point / E. Lindsay Thompson, 1936  
Curlewis house, Palm Beach / E. Lindsay Thompson Architect, 1936  
Foster House, Dolans Bay / E. Lindsay Thompson Architect, 1937  
Cottage housing, Strathfield / E. Lindsay Thompson, 1937  
Stassi house amendments, Kirribilli / E. Lindsay Thompson, 1937  
Curlewis house, Mosman / E. Lindsay Thompson Architect, 1938  
Scott house, Balmoral / E. Lindsay Thompson Architect, 1938  
Mutch House, Avalon / E. Lindsay Thompson Architect, 1938  
Bell house, Woollahra / E. Lindsay Thompson, 1938  
Lott House, Hurstville / E. Lindsay Thompson, 1941  
Edlin house, Willoughby / E. Lindsay Thompson, 1944  
Fairburn house, Ryde / E. Lindsay Thompson Architect, 1945  
McDonald house, Normanhurst / E. Lindsay Thompson, 1945  
Co-operative flat building, Elizabeth Bay / George Molnar in association with E. Lindsay Thompson, 1946  
"Dunara" Garden Estate subdivision, Woollahra, 1946  
Heldon house, Beverly Hills / E. Lindsay Thompson and Spooner Architects, 1946  
Murray House, Kogarah / E. Lindsay Thompson Architect, 1946  
Nague House, Hurstville / Thompson and Spooner Architects, 1946  
Hynes house, Cabarita / Thompson, Spooner and Dixon Architects, 1946  
Baxter house, Lane Cove / Thompson, Spooner and Dixon Architects, 1946  
Gibbins house, Lane Cove / Thompson, Spooner and Dixon Architects, 1946  
Gillham house, Epping / E. Lindsay Thompson, 1946  
Greenwood house alterations, Mosman / E. Lindsay Thompson Architect, 1946  
Hawkes house, Palm Beach / E. Lindsay Thompson and Spooner Architects, 1946  
Jessup house, Eastwood / E. Lindsay Thompson Architect, 1946  
McDonald house, Normanhurst / E. Lindsay Thompson Architect, 1946  
House, Lane Cove / E. Lindsay Thompson Architect, 1946  
Newstead house, Heron's Park / E. Lindsay Thompson, 1946  
2 houses for T. H. Ryan and A. Whatley, Ryde / Thompson, Spooner and Dixon Architects, 1946  
Suhan house, Mosman / E. Lindsay Thompson Architect, 1946  
Gosbell house, Collaroy / Thompson, Spooner and Dixon Architects, 1947  
Gray house, Ryde / E. Lindsay Thompson Architect, 1947  
Halliday house, Hornsby / Norman W. McPherson Architect, 1947  
Watt house, Coogee / E. Lindsay Thompson, 1948  
Mills house, Hoxton Park / E. Lindsay Thompson, 1948  
Whiddon house ("Cliff Towers"), Point Piper / Waterhouse and Lake architects, 1922 and further additions E. Lindsay Thompson, 1949 (specification included)  
Bell house, Palm Beach / Thompson, Spooner and Dixon Architects, 1950-1953  
Baker house, Castlecrag / Thompson, Spooner and Dixon Architects, 1954  
Sutcliffe house, North Balgowlah / Thompson, Spooner and Dixon Architects, 1954 and alterations 1968  
Fairfax house, Elaine Estate / Leslie Wilkinson, 1954  
Gallop house, Mosman / M.S. Miklashevsky Architect, 1937 ; Alterations and additions for Mr D. Magnus / Thompson, Spooner and Dixon Architects, 1963  
Marks house, Woollahra / Thompson, Spooner and Dixon Architects, 1964  
Coles house, Pennant Hills / Thompson, Spooner and Dixon, 1964  
Wade house, Normanhurst, Thompson and Spooner, 1965

## **Appendix C**

**Heritage Inventory Sheet**  
Follows on next page.

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	The Corner House (house including interiors, garage, and garden sandstone fence base)		
Former name	The Corner House		
Item type	Built		
Address	Number <b>364</b>	Street <b>Edgecliff Road</b>	Suburb <b>Woollahra</b>
Property description	Lot <b>1</b>		DP <b>224367</b>
Use	Current <b>Residence</b>		Former <b>Residence</b>
Statement of significance	<p><i>The Corner House</i>, 364 Edgecliff Road, Woollahra is of Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car, accommodation for the live-in maid and a style of architecture that reflected both the wealth and good taste of the commissioning family. The house has a strong association with the important architectural firm of Waterhouse &amp; Lake who designed some of the most important Arts &amp; Crafts houses in New South Wales in the first two decades of the twentieth-century. The house is of Local aesthetic significance for its excellent Arts &amp; Crafts style of architecture and is an excellent example of the aesthetic &amp; planning principles of the Arts &amp; Crafts style employed by Waterhouse &amp; Lake in solving the challenges of planning the smaller houses of the interwar period. Their planning principle of the central Hall/Living Room from which other rooms were accessed was utilised in a number of their houses, both large and small.</p> <p>The orientation of the house away from the street and giving the main living rooms of the house a northerly aspect is an important part of the significance of the house in developing an environmentally appropriate architecture for Australia, as well as recognising the privacy of family life.</p> <p>364 Edgecliff Road, Woollahra is also of Local associative significance because of its strong association with A.L. Holt, the commissioning owner of the house, and one of the first five founding directors of Australian Motors Ltd that manufactured one of the first Australian-made cars, the Australian Six. The house is of Local significance through its long-term association with Wesley &amp; Sari Browne who were prominent in the welfare of veterans' families through their involvement in Legacy.</p>		
Level of significance	State: No		Local: Yes
Heritage listings	None		
DESCRIPTION			
Designer	Waterhouse & Lake		
Builder	Alexander Mackintosh		
Construction years	1919 - 1920		



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

<b>Physical Description</b>	<p><b>The Garden</b></p> <p>The site sits on the north side of the corner of Edgecliff Road and Wellington Street, Woollahra. The original site (combining the current sites of 364 &amp; 364A Edgecliff Road) has a fall from north to south of approximately 3.8 metres. An original sandstone dwarf wall with stone gate pillars (with engraved house name &amp; number) and a modern metal palisade fence delineates the street boundary. The sandstone wall has infilled areas indicating that the original fence was supported on timber posts. Therefore, it can be assumed that the front fence was a timber picket fence on top of the extant sandstone dwarf wall. The front path is paved in random sandstone paving as are most of the other paths around the house. These are either original or early.</p> <p>The rear portion of the original site, containing the major part of the original rear garden, was subdivided and a two-storey house was constructed on the rear site. A concrete driveway was constructed within the axe-handle portion of the rear site along the west boundary of the residual site of 364 Edgecliff Road.</p> <p><b>The Building</b></p> <p>The house constructed at 364 Edgecliff Road is a two-storey house with the First Floor incorporated within the large gable roof. The external walls are roughcast rendered on a face brick base. The gables screens are shingled with the exception of the front gable which has been sheeted in weatherboards. The original terra cotta roof shingles remain on the garage but have been replaced on the house with concrete tiles. The original timber windows remain. The symmetrical front façade is articulated by the projecting central entry porch with its Doric columns and turned timber balusters. The original flat-roofed laundry wing and service entrance remains although a new flat roof has been installed above the original.</p> <p>The planning of the house is centred on the Entry Hall/Living Room from which the other rooms are accessed. This was an important planning device used by Waterhouse &amp; Lake to minimize corridors. The original internal room layout on the Ground Floor is intact and the internal finishes and joinery remains intact (although most of the timberwork has been painted). The original built-in sideboard in the Dining Room is still polished timber and it still connects to the room behind (which was originally the House Maid's Pantry).</p>
<b>Physical condition</b>	Excellent
<b>Modification and Dates</b>	Garage constructed 1920. First Floor Bathroom & WC added at an early, unknown date. Site subdivided 1964.
<b>Archaeological potential</b>	Nil
<b>HISTORY</b>	
<p><b>Early historical notes</b></p> <p>The coastal regions of Sydney between Port Jackson and Botany Bay are the ancestral territories of the Eora people. The traditional owners of the land now within the Woollahra Council area were the Cadigal (Gadigal) and the Birrabirragal people. In common with other tribes living by Sydney Harbour, the Gadigal lived in harmony with the natural resources within their country, fishing from canoes or hunting the animals that lived in surroundings. The tribe appears to have moved within their territory in response to the seasons and family connections. Shell middens and other archaeological remains in the area provide material evidence of many centuries of sustained connection to the land that also sustained them. The arrival of white settlers caused the wholesale disruption of traditional life and the cultural practices of the Eora people generally. Despite enormous challenges, today many Indigenous people identify as Eora and maintain cultural practices and a connection to Country.</p>	

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## The site

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

The land upon which *The Corner House* was eventually constructed was granted as a 99-year leasehold title to Jason Fullerton on the 3<sup>rd</sup> December 1856.

In April 1862, Robert Clarke, transferred the 3 acres at the corner of Edgecliff Road to Scottish-born John Donald McLean; successful squatter and politician, with extensive shipping and mercantile interests in NSW. In December that year he collected part A, followed by part C from Jonathon Fullerton. John's wife Mary was the recipient of part D in October 1867. Together they amassed a 6-acre estate where they built their mansion *Quiraing* for £16,000 in 1865.

John McLean passed away from injuries sustained from a horse fall in 1866. Mary retained *Quiraing* for a time before it was sold. After a few exchanges, it was purchased by The Hon. John Frazer in 1873. John Frazer of John Frazer & Co was a successful merchant, director of the Fitzroy Iron Works, grazier, MP and generous philanthropist. He sold his house *Ranelagh* at Darling Point before moving to *Quiraing* with wife Elizabeth and children. He passed away there, aged 57, in 1884.

Elizabeth Frazer retained the property and registered it under the Real Property Act; the certificate of title for the 6 acres was produced in March of 1907. The title was transferred to son, Ewan Richards Frazer, on 27 March 1915 following his mother's death. In turn, Ewan sold the property to Joseph Ward Airey and Reginald Marcus Clark (merchants) and William Edwin Day on 24 September 1915.

Airey, Clark and Day subdivided the acreage and registered it as Deposited Plan 8356; 18 lots fronting now-Fullerton, Trelawney, Wellington Streets and Edgecliff Road. The subdivision was marketed as the 'Quiraing' estate. Lots 2 and 3 were the first to be sold on the 3<sup>rd</sup> of November 1916. Alan Lee Holt purchased the study site, Lot 11, from the 'Quiraing' estate on the 21<sup>st</sup> March 1919.

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

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

HERITAGE SIGNIFICANCE ASSESSMENT					
<b>Historical significance</b> SHR criteria (a)	<p>364 Edgecliff Road, Woollahra is of Local historical significance in reflecting the lifestyle of the lower echelons of the upper Middle Class in the interwar period with a garage for their car, accommodation for the live-in maid and a style of architecture that reflected both the wealth and good taste of the commissioning family.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows evidence of a significant human activity  <input type="checkbox"/> is associated with a significant activity or historical phase  <input type="checkbox"/> maintains or shows the continuity of a historical process or activity               </td><td> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes  <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance  <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association               </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
Guidelines for inclusion	Guidelines for exclusion				
<input checked="" type="checkbox"/> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association				
<b>Historical association significance</b> SHR criteria (b)	<p>364 Edgecliff Road, Woollahra is of Local associative significance because of its strong association with important architectural firm of Waterhouse &amp; Lake who designed some of the most important Arts &amp; Crafts houses in New South Wales in the first two decades of the Twentieth-century.</p> <p>364 Edgecliff Road, Woollahra is of Local associative significance because of its strong association with A.L. Holt, the commissioning owner of the house and one of the first five founding directors of Australian Motors Ltd that manufactured one of the first Australian-made cars, the Australian Six.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows evidence of a significant human occupation  <input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons               </td><td> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes  <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance  <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association               </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows evidence of a significant human occupation <input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
Guidelines for inclusion	Guidelines for exclusion				
<input checked="" type="checkbox"/> shows evidence of a significant human occupation <input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association				
<b>Aesthetic significance</b> SHR criteria (c)	<p>364 Edgecliff Road, Woollahra is of Local aesthetic significance for its excellent Arts &amp; Crafts style of architecture and is an excellent example of the aesthetic &amp; planning principles of the Arts &amp; Crafts style employed by Waterhouse &amp; Lake in solving the challenges of planning the smaller houses of the interwar period. Their planning principle of the central Hall/Living Room from which other rooms were accessed was utilised in a number of their houses, both large and small.</p> <p>The orientation of the house away from the street and giving the main living rooms of the house a northerly aspect is an important part of the significance of the house in developing an environmentally appropriate architecture for Australia, as well as recognising the privacy of family life.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement  <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement  <input checked="" type="checkbox"/> is aesthetically distinctive  <input type="checkbox"/> has landmark qualities  <input checked="" type="checkbox"/> exemplifies a particular taste, style or technology               </td><td> <input type="checkbox"/> is not a major work by an important designer or artist  <input type="checkbox"/> has lost its design or technical integrity  <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded  <input type="checkbox"/> has only a loose association with a creative or technical achievement               </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input checked="" type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input checked="" type="checkbox"/> exemplifies a particular taste, style or technology	<input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement
Guidelines for inclusion	Guidelines for exclusion				
<input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input checked="" type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input checked="" type="checkbox"/> exemplifies a particular taste, style or technology	<input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement				



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

<b>Social significance</b> SHR criteria (d)	364 Edgecliff Road, Woollahra is of Local associative significance through its association with Wesley & Sari Browne who were prominent in the welfare of veterans' families through Legacy.	
<b>Technical/Research significance</b> SHR criteria (e)	No	
<b>Rarity</b> SHR criteria (f)	364 Edgecliff Road, Woollahra is of Local significance because it provides evidence, in its planning, of a way of life that is now almost defunct and is, therefore rare.	
<b>Representativeness</b> SHR criteria (g)	364 Edgecliff Road, Woollahra is of Local significance as a substantially intact representative example of an Arts & Crafts house and of a small house still representing the lifestyle of the well-to-do Middle-Class of the Eastern Suburbs of Sydney.	

Guidelines for inclusion	Guidelines for exclusion
<input checked="" type="checkbox"/> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place	<input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative

Guidelines for inclusion	Guidelines for exclusion
<input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere	<input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites

Guidelines for inclusion	Guidelines for exclusion
<input checked="" type="checkbox"/> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community	<input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat

Guidelines for inclusion	Guidelines for exclusion
<input checked="" type="checkbox"/> is a fine example of its type <input checked="" type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input checked="" type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held	<input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

<b>Integrity</b>	Substantially intact with most of its original external and internal finishes and details, and internal joinery, flooring, plasterwork and an exceptional original polished timber built-in double-sided sideboard.			
<b>RECOMMENDATIONS</b>				
<b>Recommendations</b>	Retain the house and interior, as well as the garage, and street boundary wall.			
<b>INFORMATION SOURCES</b>				
<b>Type</b>	<b>Author/Client</b>	<b>Title</b>	<b>Year</b>	<b>Repository</b>
Study	Rosemary Broomham / Woollahra Municipal Council	The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920	2001	Woollahra Local Studies Collection
Records	NSW Valuer General	NSW Valuer General Assessments	Various	Woollahra Local Studies Collection
Plans	Various	Subdivision Plans	Various	State Library of NSW
Record	Woollahra Municipal Council	Building Application Records	Various	Woollahra Local Studies Collection
Record	Woollahra Municipal Council	Rates Book Records	Various	Woollahra Local Studies Collection
Record	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Local Studies Collection
Report	Robertson & Hindmarsh Pty Ltd / Woollahra Municipal Council	Assessment of Heritage Significance: <i>The Corner House</i> , 364 Edgecliff Road, Woollahra for Woollahra Municipal Council	2022	Woollahra Municipal Council
<b>AUTHOR OF THIS REPORT</b>				
<b>Name</b> Dr Scott Bruce Robertson Robertson & Hindmarsh Pty Ltd			<b>Date</b> 7 April 2022	

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	South façade of the house with entry porch.		
			
Image Year	9 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

**Image Caption**

Garage viewed from Wellington Street.



**Image  
Year**

9 March 2022

**Image author  
and Copyright  
Holder**

Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

**Image Caption**

View from north-west of rear façade.



**Image  
Year**

9 March 2022

**Image author  
and Copyright  
Holder**

Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

<b>Image Caption</b>	Front door and cloak cupboard.
----------------------	--------------------------------




<b>Image Year</b>	9 March 2022	<b>Image author and Copyright Holder</b>	Robertson & Hindmarsh Pty Ltd
-------------------	--------------	--	-------------------------------




# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Entry foyer looking west.		
			
Image Year	9 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Living Room looking north.		
			
Image Year	9 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet


Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES				
Image Caption		Fireplace and built-in cupboards on south wall of Living Room.		
				
Image Year		9 March 2022	Image author and Copyright Holder	
			Robertson & Hindmarsh Pty Ltd	



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Rear verandah looking west		
			
Image Year	9 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Dining Room looking north.		
			
Image Year	9 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

**Image Caption**

Original built-in sideboard on south wall of Dining Room.



**Image  
Year**

9 March 2022


**Image author  
and Copyright  
Holder**

Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Main Bedroom looking south.		
			
Image Year	9 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption		Proposed Residence at Woollahra for A.L. Holt Esq. Architects: Waterhouse & Lake. Drawing from Alexander Mackintosh Archive at Caroline Simpson Library & Research Collection, Sydney Living Museums.	
Image Year	1919	Image author and Copyright Holder	Waterhouse & Lake, Architects. (Source: Caroline Simpson Library and Research Collection, Alexander Mackintosh Archive, CSL&RC MSS 2003/3:1 [Waterhouse & Lake], 48639_Holt_01.jpg)