



121, 123 and 125 Holt Avenue, Cremorne

Draft Heritage Assessment Report

Prepared for North Sydney Council

GNL
HERITAGE

Acknowledgement of Country

We respect and acknowledge the First Nations of the lands and waterways on which we live and work, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with First Nations peoples to support the protection of their culture and heritage. We strongly advocate social, cultural and political justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with GML’s Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
22-0023B	1	Draft Report	31 January 2024
22-0023B	2	Final Report—Issue 1	15 February 2024
22-0023B	3	Final Report—Issue 2	15 February 2024
22-0023B	4	Final Report—Issue 3	22 February 2024

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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123 Holt Avenue, Cremorne. (Source: © GML)

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1 Introduction

1.1 Background

In July 2023, GML recommended that Council prepare a Planning Proposal to amend Schedule 5 of the North Sydney Local Environmental Plan 2013 (NSLEP 2013) to include the following items of local significance:

- The 'Holt Avenue Group,' comprising property Nos 115, 117, 119, 121 and 123 Holt Avenue, Cremorne as a group heritage item
- 'Carina', No. 125 Holt Avenue, Cremorne as an individual heritage item.

The Interim Heritage Order protecting Nos 115–119 Holt Avenue was revoked by the Minister of Heritage on 17 August 2023. The Planning Proposal (PP5/23-115-125 Holt Ave Cremorne) seeking local heritage listing of Nos 115–123 (Holt Avenue Group) and 125 Holt Avenue (Carina) was issued a Gateway Determination on 5 September 2023. Further, subject to a Complying Development Certificate (CDC), the dwellings at Nos 115–119 Holt Avenue have been demolished.

The Planning Proposal intending to list Nos 115–123 Holt Avenue was publicly exhibited between 19 September to 17 October 2023. Following a review of the submissions received during the exhibition, in November 2023 Council approached GML to seek further advice on the heritage status of the remaining properties at 121–125 Holt Avenue.

1.2 Objective of the study

The objective of the study is to provide advice to Council on the heritage status of the remaining properties at 121–125 Holt Avenue, following the loss of Nos 115–119 Holt Avenue in September 2023.

This report provides Council with heritage advice regarding the following:

- Whether the recent demolition of 115–119 Holt Avenue has any impact(s) on the heritage status of the remaining items Nos 121, 123 and 125 Holt Avenue, Cremorne.
- Whether there is still sufficient merit to progress the listing of the remaining items Nos 121, 123 and 125 Holt Avenue, Cremorne.
- If the remaining items are still worthy of heritage listing, recommendation on the proposed listing (group/pair/individual listing).
- Review of the submissions received by the public during the exhibition period of the planning proposal and provide succinct response to the key issues raised.

1.3 Identification of study area

The subject sites are located at 121, 123 and 125 Holt Avenue, Cremorne, within the North Sydney Local Government Area (LGA) and are identified in Figure 1.1 and 1.2 below. The properties are located on the southeastern side of Holt Avenue between Military Road in the north and Spofforth Street in the east. The lot numbers, land zoning and maximum building height of the properties are outlined in Table 1.1 below.

Table 1.1 Property information.

Address	Lot number	Land zoning	Maximum building height
121 Holt Avenue	Lots 1 and 2 DP 135515	R3: Medium Density Residential	8.5m
123 Holt Avenue	Lot 1 DP 947542	R3: Medium Density Residential	8.5m
125 Holt Avenue	SP 11200	R3: Medium Density Residential	8.5m

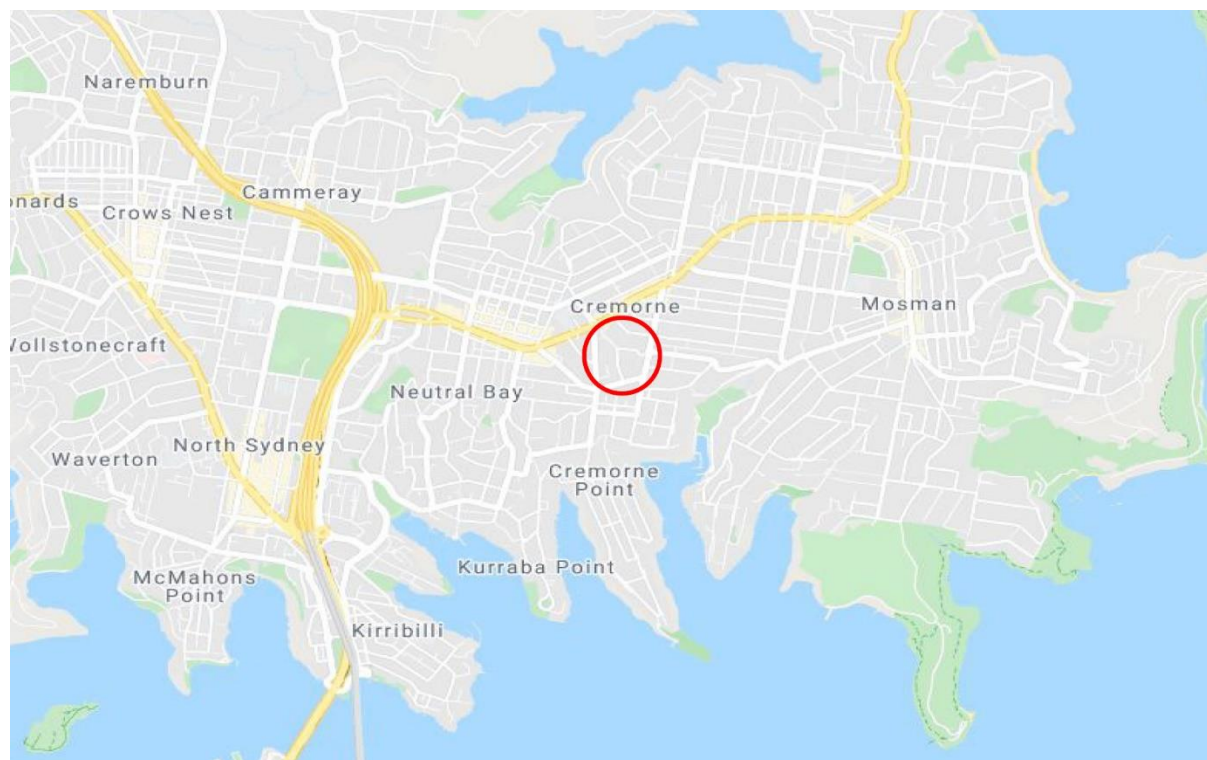


Figure 1.1 Location of Cremorne in its wider context. (Source: © Google Maps with GML overlay, 2024)



Figure 1.2 Location of the subject dwellings. (Source: Nearmap with GML overlay, 2024)

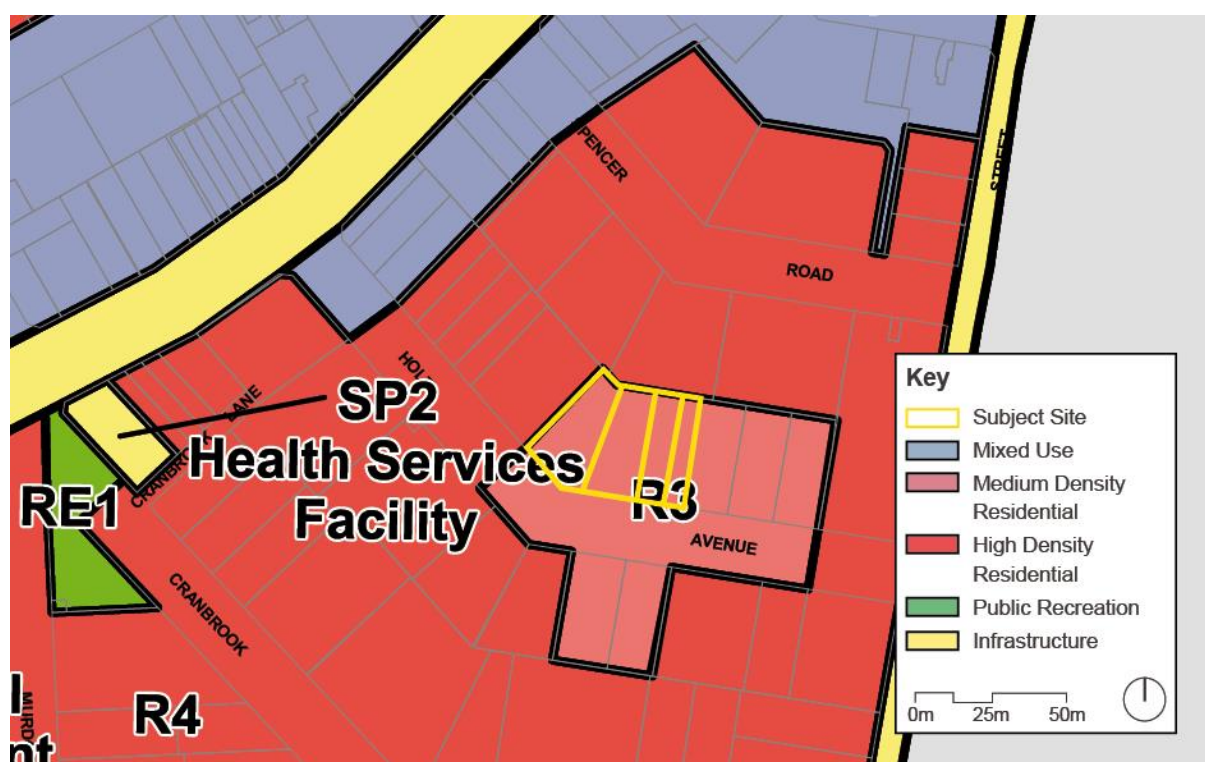


Figure 1.3 LEP zoning relating to the subject sites. (Source: North Sydney LEP 2013, Land Zoning Map – Sheet LZN_003 with GML overlay)

1.4 Methodology

This Heritage Assessment (HA) report uses methodology and terminology consistent with guidelines from the NSW Department of Planning and Environment (now the Department of Planning, Housing and Infrastructure), including *Assessing Heritage Significance: Guidelines for Assessing Places and Objects against the Heritage Council of NSW Criteria*,¹ and the guidelines of the Burra Charter.²

1.5 Terminology

The terminology used in this report is consistent with the Burra Charter and with relevant guidelines prepared by the former NSW Department of Planning and Environment.

- **Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
- **Fabric** means all the physical material of the place including elements, fixtures, contents, and objects.
- **Conservation** means all the processes of looking after a place so to retain its cultural significance.
- **Maintenance** means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.
- **Preservation** means maintaining a place in its existing state and retarding deterioration.
- **Restoration** means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- **Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
- **Adaptation** means changing a place to suit the existing use or a proposed use.
- **Use** means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
- **Compatible use** means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
- **Setting** means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

- **Related place** means a place that contributes to the cultural significance of another place.³
- **Curtilage** is defined as the area of land surrounding an item that is required to retain its heritage significance. The nature and extent of the curtilage will vary and can include but is not limited to lot boundaries and visual catchments.

1.6 Limitations

Research includes a desktop analysis of available information and reports, and additional primary and archival research undertaken at the North Sydney Heritage Centre (Stanton Library).

Site visits were conducted on 18 and 22 January 2024 to inspect the interiors of 121 and 123 Holt Avenue.

1.7 Authorship and acknowledgements

The report is prepared by Shikha Swaroop (Senior Heritage Consultant) and Léonie Masson (Senior Heritage Consultant, Historian), with strategic input and review by Lisa Trueman (Director, Lisa Trueman Heritage Advisor).

1.8 Acknowledgements

GML gratefully acknowledges the assistance of North Sydney Council in providing background information and support.

1.9 Endnotes

- ¹ Department of Planning and Environment 2023, *Assessing Heritage Significance: Guidelines for Assessing Places and Objects against the Heritage Council of NSW Criteria*, <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.
- ² Australia ICOMOS Inc, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, 2000.
- ³ All of the above definitions are from Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, pp 2–3.

2 Statutory context

2.1 Introduction

In NSW, items of heritage significance are afforded statutory protection under the following New South Wales Acts:

- Heritage Act 1977 (Heritage Act)
- Environmental Planning and Assessment Act 1979 (EPA Act).

2.2 Heritage Act 1977

The Heritage Act is a statutory tool designed to conserve the state's environmental heritage. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'.

There are no items listed on the State Heritage Register (SHR) in the study area. There are two items listed on the SHR in the wider vicinity. These are 'Belvedere' at 7 Cranbrook Avenue, and 'Egglemont' at 11 Cranbrook Avenue.

2.3 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning, Housing and Infrastructure and provides for environmental planning instruments to be made to guide the process of development and land use. The EPA Act also provides for the protection of local heritage items and conservation areas through listing on Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs) which provide local councils with the framework required to make planning decisions.

2.4 North Sydney Local Environmental Plan 2013

The NSLEP 2013 is the principal environmental planning instrument applying to the land. Schedule 5 of the NSLEP identifies heritage items and HCAs. The subject site is not listed as a heritage item nor is it located within a listed HCA.

The objectives of Clause 5.10 are as follows:

- (a) to conserve the environmental heritage of North Sydney,

- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The subject properties are not currently listed as a heritage item, nor are they within a HCA, within the NSLEP.

2.5 North Sydney Development Control Plan 2013

The *North Sydney Development Control Plan 2013* (NSDCP 2013) Part B Section 13 (Heritage and Conservation) provides specific development objectives and controls for conservation areas, heritage items and development in the vicinity of heritage items.

Part 13.5.7 *Group heritage items* of the NSDCP contains specific controls for group heritage items. Section 13 Heritage & Conservation defines group heritage items as *examples of semi-detached dwellings and attached dwellings which have common or shared features*. Their significance as part of a group is identified in the relevant State Heritage Inventory database sheet.

The objectives of *13.5.7 Group heritage items* of the NSDCP 2013 state that group heritage items require the retention the significant features or characteristics of the group but allow flexibility for change where significance will not be affected.

13.5.7 Group heritage items

There are many examples of semi-detached dwellings and attached dwellings which have common or shared features. Alterations and additions to one building within the group can affect the heritage significance of the group as a whole. The controls in this subsection apply to heritage items that form part of a group as identified on the relevant heritage data inventory sheet. Where there is an inconsistency between this subsection and another subsection in this Section, this subsection will prevail.

Figure B-13.10: For group and pair items – locate new work away from the shared and/or significant elements of the group.

Objectives

O1 Retain the significant features or characteristics of the group but allow flexibility for change where significance will not be affected.

Provisions

P1 Retain significant features that are common to the group.

Note: Council may require reinstatement of missing details on group heritage items where physical or documentary evidence is available

P2 Locate new work away from the significant elements of the group.

P3 Retain significant historical boundaries.

3 Heritage context

3.1 Heritage listings

The subject properties are not currently listed as heritage items under Schedule 5 of the NSLEP 2013, nor are they listed within an HCA. There are no existing heritage items in the immediate vicinity of the properties within the North Sydney LGA, although there are several items of local and state significance in the surrounding area. The heritage context of the subject properties within the NSLEP is shown in Figure 5.1.

The subject properties are adjacent to the boundary between the North Sydney LGA and the Mosman LGA. Within the Mosman LGA, the eastern portion of Holt Avenue is located within the Holt Estate HCA (C3). The Mosman section of Holt Avenue also incorporates two heritage listings recognised under Schedule 5 of the MLEP, 'Divided Road' (I379) and 'Street Trees' (I380). The subject properties are similarly in the vicinity of the Glover and Nathans Estate HCA (C12). There are several further individually listed items in the wider vicinity of the subject properties within the Mosman LGA. The heritage context of the subject properties within the MLEP is shown in Figure 5.2.

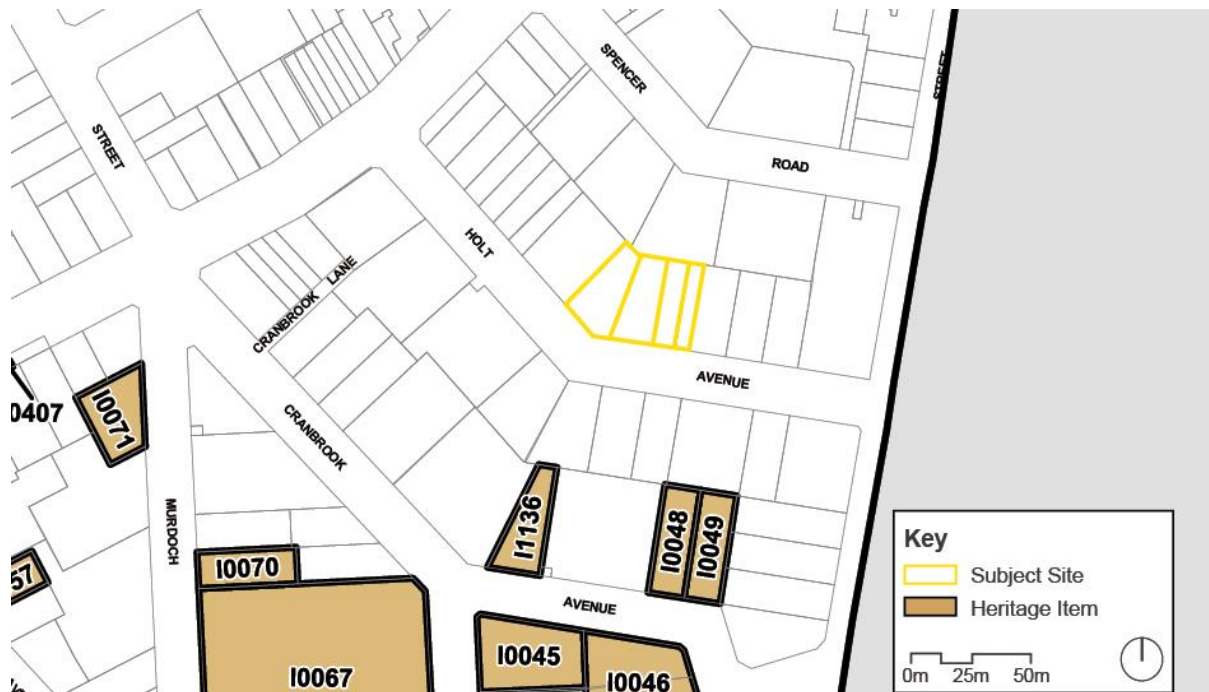


Figure 3.1 The heritage context of the subject properties within the NSLEP. (Source: North Sydney LEP 2013 Heritage Map – Sheet HER_003 with GML overlay)



Figure 3.2 The heritage context of the study area and adjacent Mosman LGA. (Source: Mosman LEP 2012 Heritage Map – Sheet HER-002 with GML overlay)

3.2 Heritage items in the vicinity

Table 3.1 Heritage items in the vicinity of the subject properties within the North Sydney LGA.

Item name	Address	Significance	Listing	Item No.
Belvedere	7 Cranbrook Avenue	Local	State Heritage Register	00320
			NSLEP 2013	I0045
Egglemont	11 Cranbrook Avenue	Local	State Heritage Register	00321
			NSLEP 2013	I0046
House	32 Cranbrook Avenue	Local	NSLEP 2013	I0048
House	34 Cranbrook Avenue	Local	NSLEP 2013	I0049
SCEGGS Redlands	53–57 Murdoch Street	Local	NSLEP 2013	I0067

Item name	Address	Significance	Listing	Item No.
Former Cremorne Hall	57 Murdoch Street (2 Allister Street)	Local	NSLEP 2013	I0068
House	59 Murdoch Street	Local	NSLEP 2013	I0070
House	24 Cranbrook Avenue	Local	NSLEP 2013	I1136

Table 3.2 Heritage items in the vicinity of the subject properties within the Mosman LGA.

Item Name	Address	Significance	Listing	Item No.
Holt Estate Heritage Conservation Area		Local	MLEP 2012	C3
Divided Road	Holt Avenue	Local	MLEP 2012	I379
Street Trees	Holt Avenue	Local	MLEP 2012	I380
Glover and Nathans Estate Conservation Area		Local	MLEP 2012	C12
House	69 Rangers Avenue	Local	MLEP 2012	I254
House	64 Spencer Road	Local	MLEP 2012	I281
Divided Road and Street Trees	Spencer Road	Local	MLEP 2012	I450

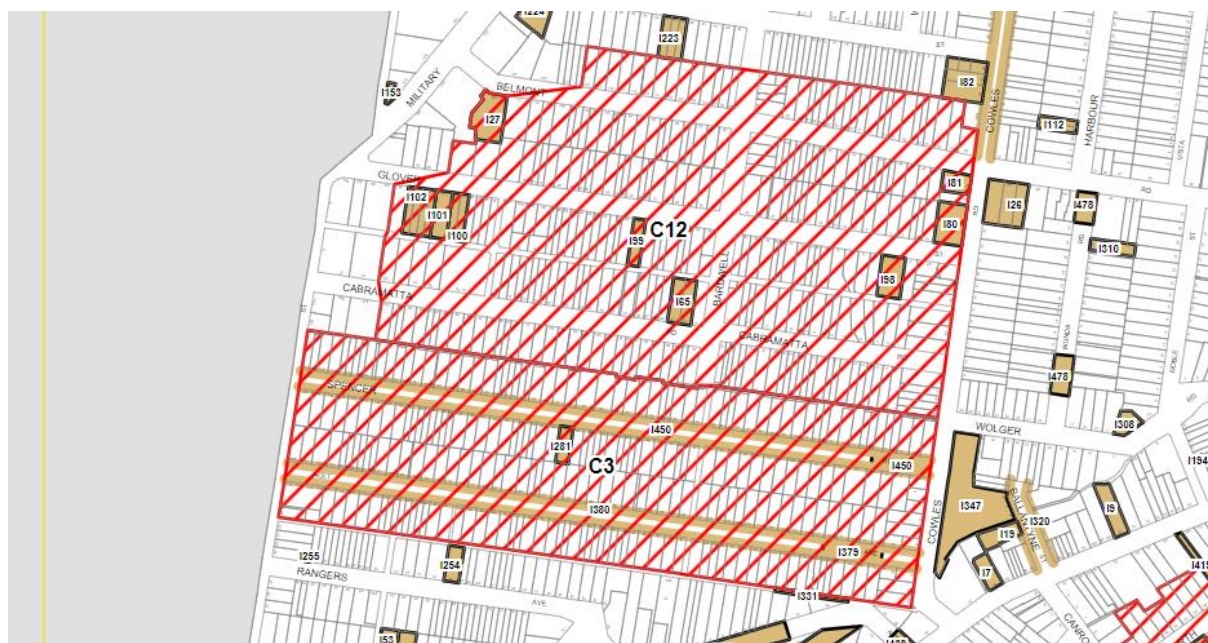


Figure 3.3 The location and boundaries of the neighbouring Glover and Nathans Estate HCA (C12) in the Mosman LGA. (Source: Mosman Residential DCP 2012, Heritage Map 002)

4 Historical overview

4.1 Introduction

This section provides a detailed history of the properties using primary and secondary sources, supplemented with additional primary research from the National Library of Australia (NLA), the State Library of NSW, NSW Land Registry Services and NSW State Archives & Records. North Sydney Council was the principal source of primary documentary research for the development history of the subject sites, including building and development applications and valuation and rate records.

4.2 Aboriginal history

Aboriginal people have occupied Sydney's North Shore for thousands of years; radiocarbon dating of archaeological material from Cammeray dates Aboriginal occupation of the area back to at least 5,800 years ago. The Cammeragul (Cammeraygal) and the Wallumedegal occupied the North Shore of Sydney in 1788, when the First Fleet arrived in Sydney Cove. Boundaries were not clearly defined, but Governor Phillip noted that the Cammeragal (sic) occupied the 'north-west part of this harbour' and Wallumedegal the 'opposite shore'.

The groups were nomadic and had various camp sites that were used depending on the season and availability of food or other requirements. They sheltered in sandstone rock shelters, which lined waterways, and huts constructed from local resources. The groups fished, hunted and harvested food from abundant local resources. They had a complex cultural life, with distinct languages, customs and a rich spirituality.

The devastation brought by colonisation and the outbreak of smallpox did not mean the end of Aboriginal occupation in Sydney's North Shore. The ongoing presence of Aboriginal people is recorded in paintings, personal letters from the time and oral histories. In 1878, the *Sydney Morning Herald* reported that many Aboriginal people from the Shoalhaven had established camps at Berrys Bay and other northern sites—scattered outposts in a rapidly growing colonial city.

4.3 Early land grants and European occupation

4.3.1 Thrupp's grant and the Long View Estate

The subject sites are located on part of a 700-acre (283-hectare) grant secured by John Piper for his son-in-law Alfred Thrupp in 1814. Thrupp and his wife, Sally, departed for Tasmania soon after and never occupied the land. It appears to have been sold to Piper in the process, because on his bankruptcy in 1827, the land was purchased by Solomon Levey and Daniel Cooper. The following year they gave permission to James Milson to 'take charge' of Thrupp's Farm to prevent the theft of firewood. A building known popularly as Thrupp's Cottage was built on the foreshore alongside Hayes Street in the 1820s.

Daniel Cooper died in 1853, bequeathing the land to his nephew John Cooper. He progressively subdivided and leased parcels of land for 99-year terms over the following 60 years. These leaseholds generally comprised large blocks of land while many of the lessees subdivided the land and assigned underleases.

In 1881 John Cooper conveyed a lease of 120 acres (48.5 hectares) to William Henry Paling and Andrew Hardie McCulloch junior for the term of 99 years. Paling and McCulloch subdivided their leasehold and sold the allotments as underleases. In August 1885 Paling and McCulloch conveyed the lease to 13 acres, 2 roods and 15 perches in total (over 5 hectares) to Adolph Caesar Shadler of St Leonards, a bread and biscuit manufacturer.

Shadler subdivided his property into 118 allotments as the Long View Estate (or Longview Estate), also popularly known as Shadler's Estate. The subdivision was registered at the Land Titles Office as Deposited Plan 4764 (see Figure 4.1). The 118 allotments were laid out across three sections bounded by existing roads, Military Road and Spofforth Street, with three new streets formed in the estate, Short Street (now known as Cabramatta Road), Middle Street (now Spencer Road) and Shadler Street (renamed Holt Avenue).

The Long View Estate was advertised for auction lease sale on 21 November 1885, comprising an 'elevated level corner block subdivided into 118 good building sites fronting Military-road, Spofforth-street, Middle-street, Shadler-street'¹ with leases to run for 95 years. Richardson and Wrench reported that portions of the leasehold estate sold at prices ranging from 4 shillings and 9 pence to 3 shillings and 9 pence per foot per annum.² The first auction of leases in the estate was not a success as two years later, on 10 September 1887, 115 unsold allotments were advertised for auction sale:

This part of the North Shore will undoubtedly become the most fashionable spot in the locality, and persons in search of land suitable for Villa Residences ... should not allow this opportunity to pass.³

McCulloch's interest in the leasehold in the Long View Estate was assigned in 1889 to the Assets Realization and General Finance Company Limited.⁴ Paling's leasehold interest continued after his death in 1895 to his executor, the Perpetual Trustee Company.⁵

In April 1906 the Assets Realization and General Finance Company Limited and Perpetual Trustee Company Limited, joint owners of land in the Long View and Parraween estates at Cremorne, conveyed about 102 acres (41.27 hectares) to the Warringah Property Co. Limited. This was a new company registered in August 1906 to acquire the leasehold lands at North Sydney that JWR Reynolds, AJ Reynolds, JF Reynolds, GR Rourke and JA Maclean had purchased from the Assets Realisation and General Finance Company Limited and Perpetual Trustee Company Limited.⁶

Land tax was first imposed in New South Wales in 1895, by the *Land and Income Tax Assessment Act 1895*. An underlying motive behind this new bill was community pressure levied on the Government to tax wealth in the hands of property owners. The Government also desired to break up the large estates.⁷ This bill imposed a heavy financial burden on the Cooper family as owners of extensive estates. Consequently, in September 1912, Tom Raine Raine and Claude Gerard Phillips, trustees of the will of Daniel Cooper, contracted to sell the freehold reversion of about 132 acres (53.41 hectares) to the Warringah Property Company Ltd for £26,500.⁸ Over time underleases in the estate were extinguished by the Warringah Property Company by merger in the fee simple (freehold) when transferred to the existing underlease holders. Some underleases did not convert to freehold until the 1920s. The study area comprises several allotments in Section 3 of the Long View Estate. A detailed history of each of the subject sites is outlined below.

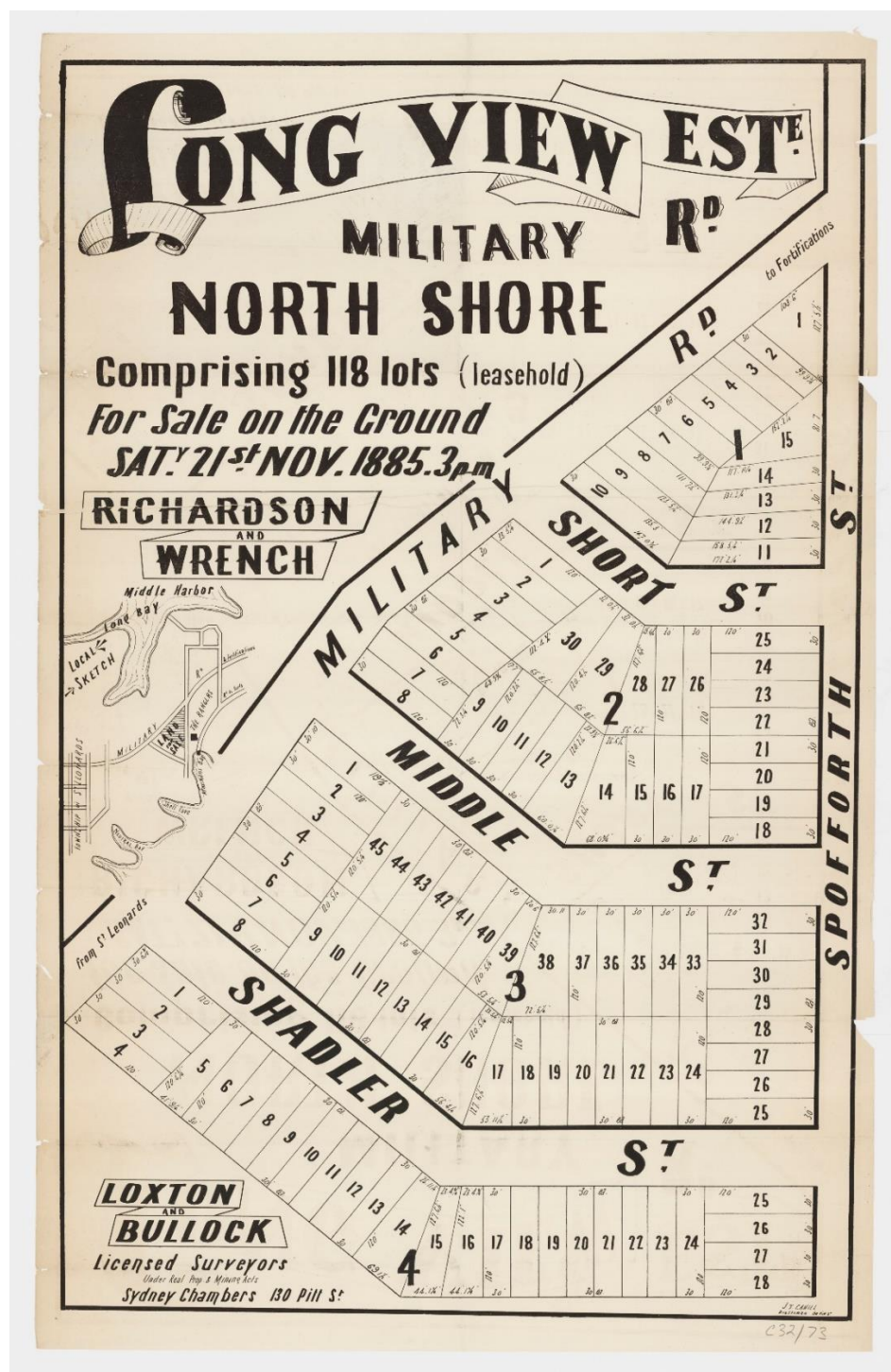


Figure 4.1 Long View Estate Military Road, North Shore, 21 November 1885. (Source: State Library of NSW, a4688067)

4.3.2 121 Holt Avenue

No. 121 Holt Avenue is located on Lot 19 and part Lot 20 in Section 3 of DP 4764 (Long View of Longview Estate).

Thomas Ross, a builder, purchased the underlease of several adjoining allotments in Section 3 of the Longview Estate in 1906 and 1907 from the Perpetual Trustee Company Limited and The Assets Realization and General Finance Company Limited (lessees from the Cooper Estate). On 22 November 1906 Ross obtained lease 448387, comprising Lot 19 and part Lot 20, the present site of 121 Holt Avenue.

The 1907–08 rate book lists Thomas Ross as the rate-paying lessee of a parcel of land leased from the Warringah Property Company. The house was completed by the beginning of 1908, because the 1908–09 rate book notes Thomas Ross as the rate-paying lessee of the property, which was described as a vacant house. The rate book entry also indicates that Ross conveyed the underlease to Walter Gohrs of Mosman. Mrs L Martin is listed in Leoneville (alternatively spelt Leonville), Shadler Street [sic]. The 1911–13 Valuation Book shows John Cooper as the owner of the property and that Gohrs has sold the underlease to Earnest Hines while the house was named Leonville. Hines sold the underlease of the cottage by 1914 to Mrs Esther Falk.

The 1914 Valuation Book lists Leena [sic] Martin as the occupant of 121 Holt Avenue, and the rate-paying lessee was Mrs Esther Falk from 1914 to at least 1917–19. The house was variously occupied in the 1920s including by HE Taylor and then Alfred Williams. Williams renamed the house 'Karoo'. According to North Sydney Council triennial valuation books Alfred Williams was recorded as the occupant of the property in 1917–19, 1920–22 and 1922–24; however, it is not entirely accurate as he died in March 1922, survived by his widow, Annie Williams. The property was advertised for auction sale as Karroo on 12 July 1923 by order of the Public Trustee, estate of Alfred Williams, deceased:

An attractive cottage, well built of brick on stone, with a tiled roof, verandah in front and rear, and contg. hall, living room, dining room, 3 bedrooms, bathroom with heater, shaving cabinet, etc. Large kitchen, with has stove and range, laundry, pantry, etc. Electric light and sewer'.⁹

The advertisement stressed that the property was offered on title leasehold.¹⁰ The property does not appear to have changed hands at this date as there is no record on the leasehold title document.

The freehold of multiple allotments in the Long View and Parraween estates, including the subject land, was sold to General Investments Limited in January 1924. In the meantime Annie, Alfred's widow, continued to live at 121 Holt Avenue and is listed as the occupant in the 1925–27 Valuation Listing.

The Williams family continued to occupy 121 Holt Avenue. In March 1941 the engagement of Kathleen, the only daughter of Mrs Annie Williams and the late Alfred Williams, to Jack Howard, only child of Mr and Mrs W H Selway of Sydney, was announced in the *Sydney Morning Herald*.¹¹

No. 121 Holt Avenue was sold in May 1943 to Annie Agnes Williams, George Williams and Kathleen Williams as tenants in common.¹² The trio are listed at this address in the 1943 electoral rolls. One member of the family, Winfred Sarah Williams, MB, B.Ch (Wales), was registered by the New South Wales Medical Board care of 121 Holt Avenue in 1944.

Kathleen Selway (nee Williams) was widowed in 1944 when her husband, Flying Officer Jack Howard Selway of the RAAF, was killed in action in Timor. She continued to live at 121 Holt Avenue with her mother during this period and became the registered proprietor in October 1947. She was listed at this address until the 1963 electoral roll.

The property changed ownership in April 1963 to Marjorie Emily Bawtree Alley, 'spinster', of Cremorne. She owned and occupied 121 Holt Avenue until a little before her death in August 1984 when she was living at Oatley. In December 1984 the property passed by transmission to Vivienne Watkins nee Alley, who had shared the house with Marjorie Emily Bawtree Alley from before 1968. No. 121 Holt Avenue was advertised for auction sale in March 1985 when it was sold to Richard Maxwell Fyson Woods. A survey sketch (Figure 4.2) was prepared to accompany the change of ownership to Council in 1985. Coinciding with the change of ownership RM Woods lodged a successful building application for additions to the rear of the dwelling by Progressive Constructions Pty Ltd, which were estimated to cost \$15,000.¹³ Later the same year Council approved an amended drawing for a new front fence and additions to the residence.

RM Woods lodged a building application to Council in December 1992 to construct alterations and additions to the existing house costing \$18,000; the builder was Progressive Constructions Pty Ltd.¹⁴ The works comprised a new bedroom, bathroom, walk-in wardrobe and a timber deck with pergola at the rear of the dwelling. Council issued approval for the application in February 1993. The following year Woods lodged a successful application to erect a double carport at the property by Progressive Constructions Pty Ltd.¹⁵

The property last changed hands in 2010. In 2013, development application 7/13 was lodged with Council for a new front fence and gates.

HILL & BLUME
REGISTERED SURVEYORS



DATE: 2nd May, 1985
REF: 34018-18793 KB
PAGE No.: 2 OF 2 PAGES

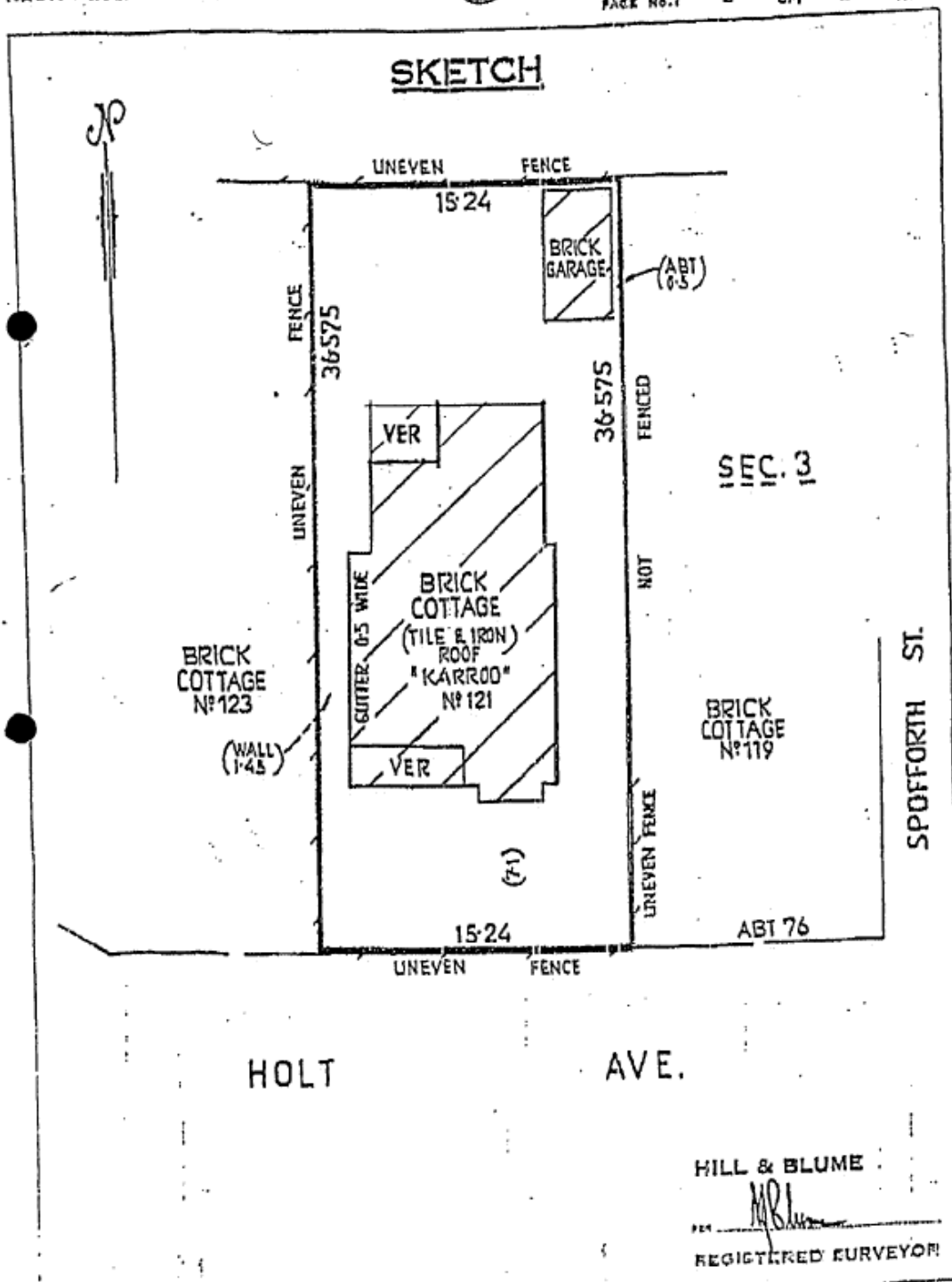


Figure 4.2 Survey sketch of 121 Holt Avenue, 1985/Hill & Blume. (Source: North Sydney Council, P339/121/3)

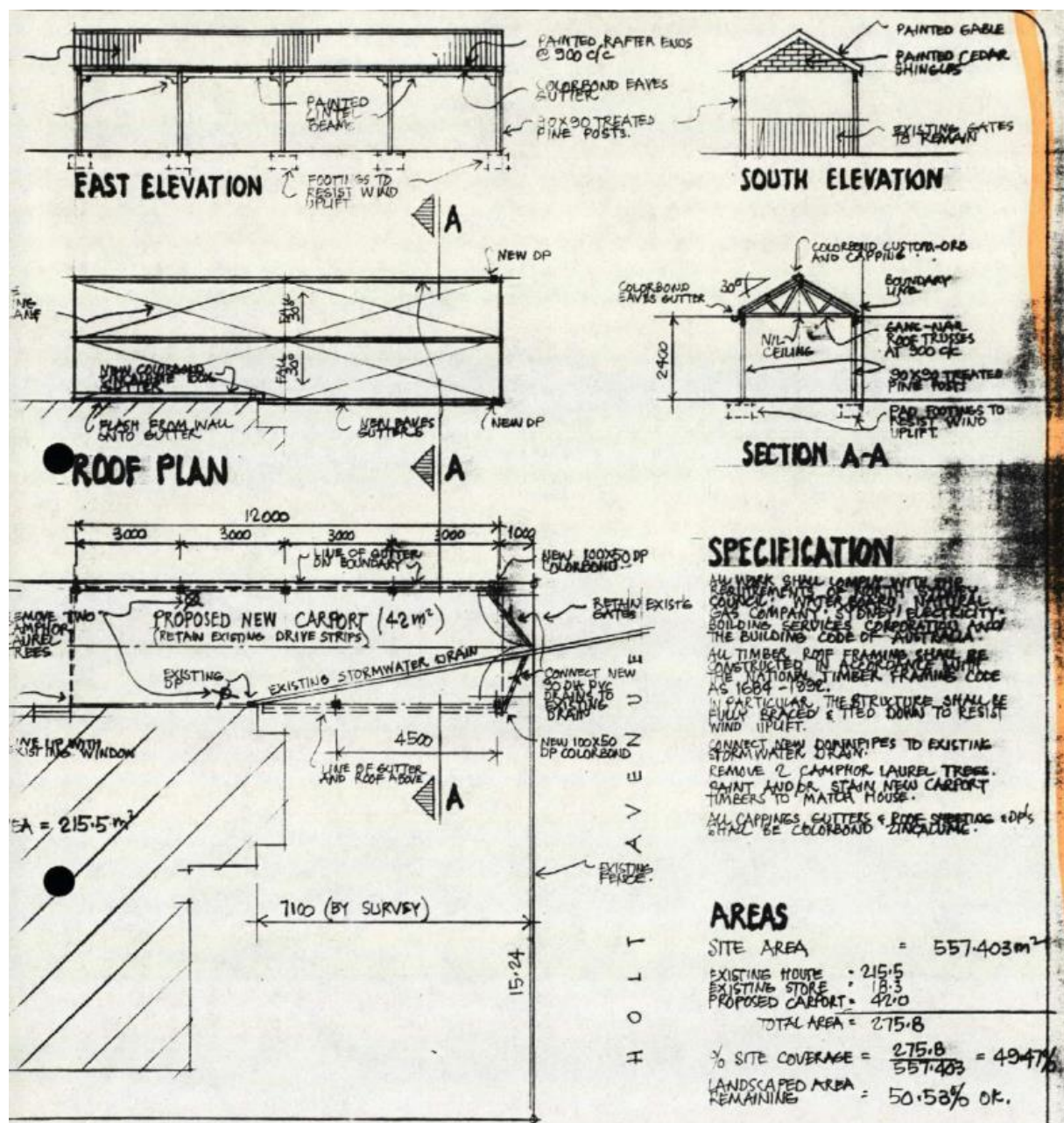


Figure 4.3 Part sections and elevations plan for proposed double carport, 121 Holt Avenue, 1994. (Source: North Sydney Council, P339/121/3)

4.3.3 123 Holt Avenue

No. 123 Holt Avenue is located on Lot 18 and part Lot 17 in Section 3 of DP 4764 (Long View of Longview Estate).

On 24 October 1907 the Warringah Property Company Limited conveyed the underlease of two adjoining parcels of land to Richard Henry Pearce, builder, namely Lot 16/part Lot

17 (site of 125 Holt Avenue) and Lot 18/part Lot 17 (site of 123 Holt Avenue).¹⁶ Consequently 123 and 125 Holt Avenue share a common history.

In the 1907–08 rate book, Edward Skelton Garton was listed as the rate-paying lessee of lots 16, 17 and 18; however, this is not borne out by land title documents. Though Garton’s wife Helen was the owner of underleases of several allotments in sections 1 and 4 of the Long View Estate, the first reference to the underlease of the subject land on the certificate of title records only the underlease to Richard Henry Pearce of the three allotments.

Many of the underleases sold in the Long View Estate were acquired by a relatively small number of individual speculative investors and builders. Among these was Thomas Ross, who purchased the underlease of most of the allotments in Section 3 fronting Spencer Road (then named Middle Street) and the allotments fronting Spofforth Street, along with a small number of allotments in Holt Avenue, including part of the subject site. Helen Rebecca Garton, the wife of architect Edward Skelton Garton, owned the underlease of at least half of the allotments in Section 4, fronting the southern side of Holt Avenue, among others parcels in the estate. Undoubtedly her husband purchased the land and put the lots in her name. Richard Henry Pearce was another speculative builder on the Long View Estate, owning the underlease of several allotments, including the site of 123 and 125 Holt Avenue.

In the 1908–09 rate book Garton’s name is struck out and amended to Richard Henry Pearce (builder) and Wickham Reginald Septimus (auditor) as the new lessee and occupier of the land respectively, effective from 26 June 1908. The underlease was sold initially to Wickham in 1908¹⁷, but later sold back to Pearce in 1910.¹⁸ The 1908–1910 Valuation Book described the property as being occupied by Reginald Wickham, owned by John Cooper and leased to Richard Henry Pearce. The valuation entry indicates it was an ‘unfinished house’ but the unimproved, improved and annual values of £300, £775 and £55 listed respectively indicate that the house was completed during the three-year period, most likely in 1908 or 1909.

The house was probably designed by Edward Skelton Garton as it appears he and Richard Henry Pearce had an agreement to jointly build houses in the Mosman and Cremorne area. However, a dispute arose between the two men when Garton accused Pearce of lying about their business arrangement and not giving him the profits from the sales of houses they had jointly built. This financial dispute resulted in court proceedings that led to Edward Skelton Garton being declared bankrupt by public notice on 8 December 1908. The court found there was a partnership between the gentlemen and that Garton was Pearce’s architect.¹⁹ The newspaper accounts do not specifically mention Holt Avenue (formerly Shadler Street) but the rate records certainly connect Garton and Pearce to the subject site. The house was built around this time and is listed in the 1908–10 triennial valuation book as an unfinished house owned by John Cooper, leased

to Richard Henry Pearce and occupied (when completed) by Reginald Wickham. The house, called 'Bangalow', is first listed in the Sands Directory in 1909 occupied by Wickham. The following year Bangalow was occupied by Mrs Agnes Mack. She is listed as the occupant of the property in the 1911–13 Valuation Book. Mack was listed here until 1912. The next occupant recorded at this address is Mrs RF Furber in 1913 and 1914, also confirmed by the 1914 rate book entry.

The freehold of the subject site was conveyed to Pearce in 1914²⁰ and almost immediately conveyed same to Mrs Hilda Beaumont Mginie and Mrs Annie Rebecca Small.²¹ In 1914–15 Richard Henry Pearce sold the lease of the subject site to Annie Rebecca Small, wife of William Paul Small, a company manager of Sydney, and Hilda Beaumont Moginie, wife of Arthur Harold Moginie of Neutral Bay, a manufacturers' agent and niece of William Paul Small. AH Moginie is listed at this address in the Sands Directory from 1915. AH Moginie was one of the first two directors of new company Stewart Black Proprietary Limited, which was a manufacturing stationer, printer, etc.

Annie Rebecca Small leased the property in November 1922 to Herbert Woodley Gilles, a company manager. The following year the property was advertised to lease as a 'five roomed cottage, glassed-in sleeping-out verandah, all conveniences, lawns etc'.²² No. 123 Holt Avenue was occupied from this time by a succession of tenants, among them George Birtles and his wife Ethel May Birtles. They were listed at 123 Holt Avenue in April 1945 when they were advised their son Flight Sergeant Ronald Joseph Birtles was presumed killed in action in Europe. The following January Ethel died aged 57 years.

Following the death of Annie Rebecca Small in April 1944 the property changed hands in December 1950 to Kenneth James Turton, a clerk of Neutral Bay. He and his wife Joan Noeleen Turton are listed at 123 Holt Avenue in electoral rolls from at least 1954 until 1972. During their ownership and occupancy of the residence North Sydney Council approved a building application in 1961 by Betabilt Carports & Garages to erect a garage at the property.²³

In November 1972 the property was sold to Thomas Murray Slimmon, trader (and the owner of adjoining property, 125 Holt Avenue), of Cremorne. TM Slimmon received an order in March 1973 to demolish and remove the timber-framed addition attached to the rear of the existing cottage, which was built without Council approval (Figure 4.4). Council noted one month later that the owner had made no attempt to demolish the unauthorised works. In May David Slimmon applied to erect a single-storey addition at the rear of the dwelling on behalf of his deceased father, TM Slimmon. Council rescinded the notices served and approved the building application subject to 18 conditions. In particular, condition 15 stipulated that the unauthorised work was to be demolished and condition 16, the external walls of the addition were to be constructed of a material similar to the existing cottage and to the satisfaction of Council's building surveyor.²⁴ The

application lapsed in February 1975, no substantial work having commenced. It is unclear from Council records if the unauthorised additions had been demolished.

No. 123 Holt Avenue changed hands again in October 1975 to David Graham Slimmon of Cremorne, an animator, and the son of the previous owner.



Figure 4.4 Three views showing unauthorised building works, 123 Holt Avenue, 6 March 1973.
(Source: North Sydney Council, P339/123/3)

No. 123 Holt Avenue was advertised for sale in March 1985 for \$169,950 as an 'original 3 bed...home in top location, very livable with potential to improve'.²⁵ A second advertisement in June 1985 described the property as an 'unrenovated Federation home'.²⁶ Slimmon owned the property until July 1986 when it was conveyed to Geoffrey Thomas Butterworth and Margaret Yvonne Butterworth. Butterworth was an architect and managed his own company Geoff Butterworth & Partners.

The following July (1987) the Butterworths lodged a building application in July to construct alterations and additions to the dwelling, comprising the demolition of the existing verandah, separate WC, bathroom, fireplace and laundry, and alterations/additions comprising an ensuite, bathroom, laundry, skylights, sunroom and verandah.²⁷ Later the same year they lodged a successful building application in November to erect a swimming pool and carport at the property. The works were valued at \$25,000.²⁸

A survey sketch plan was prepared for the site in March 1988 by Hill & Blume (Figure 4.5). The property was advertised for auction sale in October 1994 (Figure 4.6) and it was sold the following January to Sarah Elizabeth Wansey.²⁹

The most recent development applications at 123 Holt Avenue comprise CDC 67/11, lodged 2 June 2011 and determined on 6 June 2011, to demolish the skillion roof to the rear portion of the existing house, construct a two-storey extension and reconstruct the existing pool to a new shape.

Three years later CDC 322/12 was lodged on 23 December 2014 and determined on 5 January 2015 for modifications to approved alterations and additions to an existing dwelling.

HILL & BLUME PTY. LTD.
REGISTERED SURVEYORS



DATE: 30th March 1988

REF: 34943/18793 AA

PAGE NO. 2 OF 2 PAGES

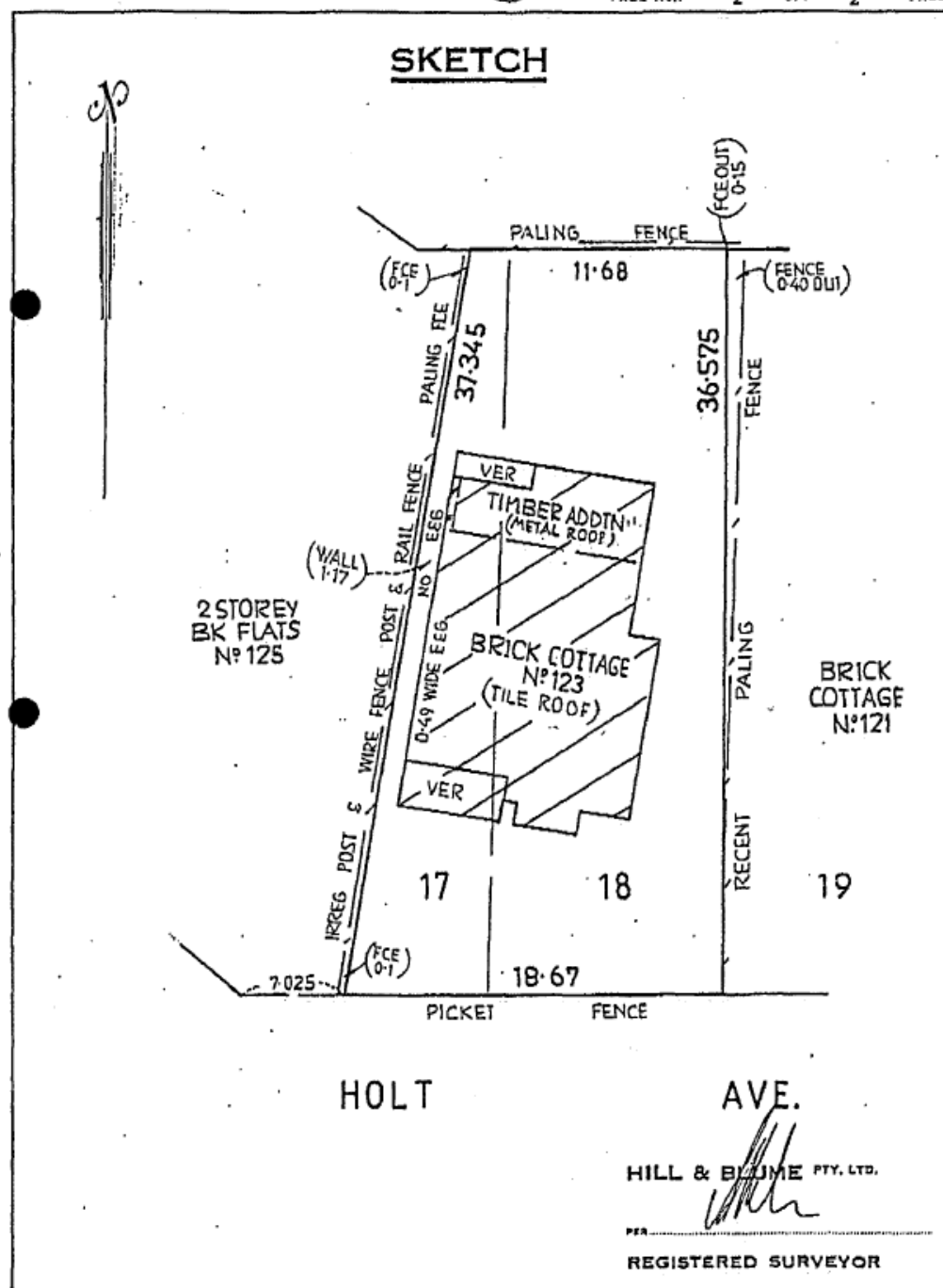


Figure 4.5 Sketch plan of 123 Holt Avenue, March 1988, Hill & Blume. (Source: North Sydney Council, P339/123/3)

No. 123 Holt Avenue was advertised for auction sale in October 1994 as per the notice in Figure 4.27.



Figure 4.6 Auction sale advertisement. (Source: *Sydney Morning Herald*, 8 October 1994, p 70)

4.3.4 125 Holt Avenue

No. 125 Holt Avenue is located on Lot 16 and part Lot 17 in Section 3 of DP 4764 (Long View of Longview Estate).

On 24 October 1907 the Warringah Property Company Limited conveyed the underlease of two adjoining parcels of land to Richard Henry Pearce, builder, namely Lot 16 and part Lot 17 (site of 125 Holt Avenue) and Lot 18 and part Lot 17 (site of 123 Holt Avenue).³⁰ As a consequence 123 and 125 Holt Avenue share a common history.

In the 1907–08 rate book Edward Skelton Garton was listed as the rate-paying lessee of lots 16, 17 and 18; however, this was not borne out by land title documents. His wife, Helen, was the owner of underleases of several allotments in sections 1 and 4 of the Long View Estate, but the first reference to the underlease of the subject land in Section 3 is as referenced earlier when Richard Henry Pearce was noted as the owner of the lease of the said allotments.

In the 1908–09 rate book, Garton's name is struck out and amended to Richard Henry Pearce (builder) and Wickham Reginald Septimus (auditor) as the new lessees of the land, effective from 26 June 1908.

The most likely explanation of the contradictory documentation relates to an arrangement that existed in this period between the two gentlemen (discussed in Section 4.3.5 above). It appears that Edward Skelton Garton and Richard Henry Pearce had an

agreement whereby Pearce agreed to take ownership of the underlease of several parcels of land at Mosman, employ Garton to design houses which Pearce would erect on the sites, with the subsequent profit from the sales being split between the two men. Their dispute is described in Section 4.3.5. As previously mentioned, the newspaper accounts do not specifically refer to Holt Avenue (formerly Shadler Street).

In December 1913 Richard Henry Pearce, builder, lodged a successful building application to North Sydney Council to build a cottage on Lot 16 (and part Lot 17). It is possible that Pearce utilised Edward Skelton Garton's drawings to complete 125 Holt Avenue given their former partnership in building houses in the area.

The house was completed by November 1914, when Edna Walker of 'Carina' [125 Holt Avenue], Shadler Street, Neutral Bay' reported the theft of a gold brooch during an excursion to the beach. This was the first mention of a house name for this property. In May 1915 Richard Henry Pearce sold the property to Julia Jones White and Harriet Susanna Walker as tenants in common.³¹ Carina is first listed in the Sands Directory in 1916.

No. 125 Holt Avenue was advertised for sale in December 1917 as a 'Modern Detached DF Brick Cottage, slate roof, 6 large rms, lounge hall, and offices, in perfect order, 3 verandahs, 2 mins from Military-rd. Land 79 x 21, Torrens'.³² The property was sold to Emily Grace Brooke, a 'spinster' of Cremorne, in March 1918. The triennial valuation books 1920–22, 1922–24 and 1925–26 list Edith Marie Brooke and Emily Grace Brooke as the rate-paying lessees. The former is also listed at 125 Holt Avenue in the Sands Directory after this date, while the latter is listed at 125 Holt Avenue in the electoral rolls from 1931. They commissioned a local builder, M de Chateaubourg of Wollstonecraft, to undertake additions to the residence in 1924.³³ The Sands Directory in 1928 lists multiple tenants at 125 Holt Avenue including Emily Grace Brooke, ES Maclean, Mrs Rosengarten and E Moffatt.

Edith Marie Brooke died at 125 Holt Avenue in July 1928. Following the death of Emily Grace Brooke in May 1942 the property was conveyed to Wilfred Clarence Brooke of Cremorne, a retired stock and station agent. In the period between the respective deaths of Edith and Emily Brooke there were other occupants. The Sands Directory of 1932–23 lists Emily Grace Brooke, Mrs CS Smyth and Mrs WD Rosengarten at 125 Holt Avenue. Another tenant was Frank Gillespie (1937).

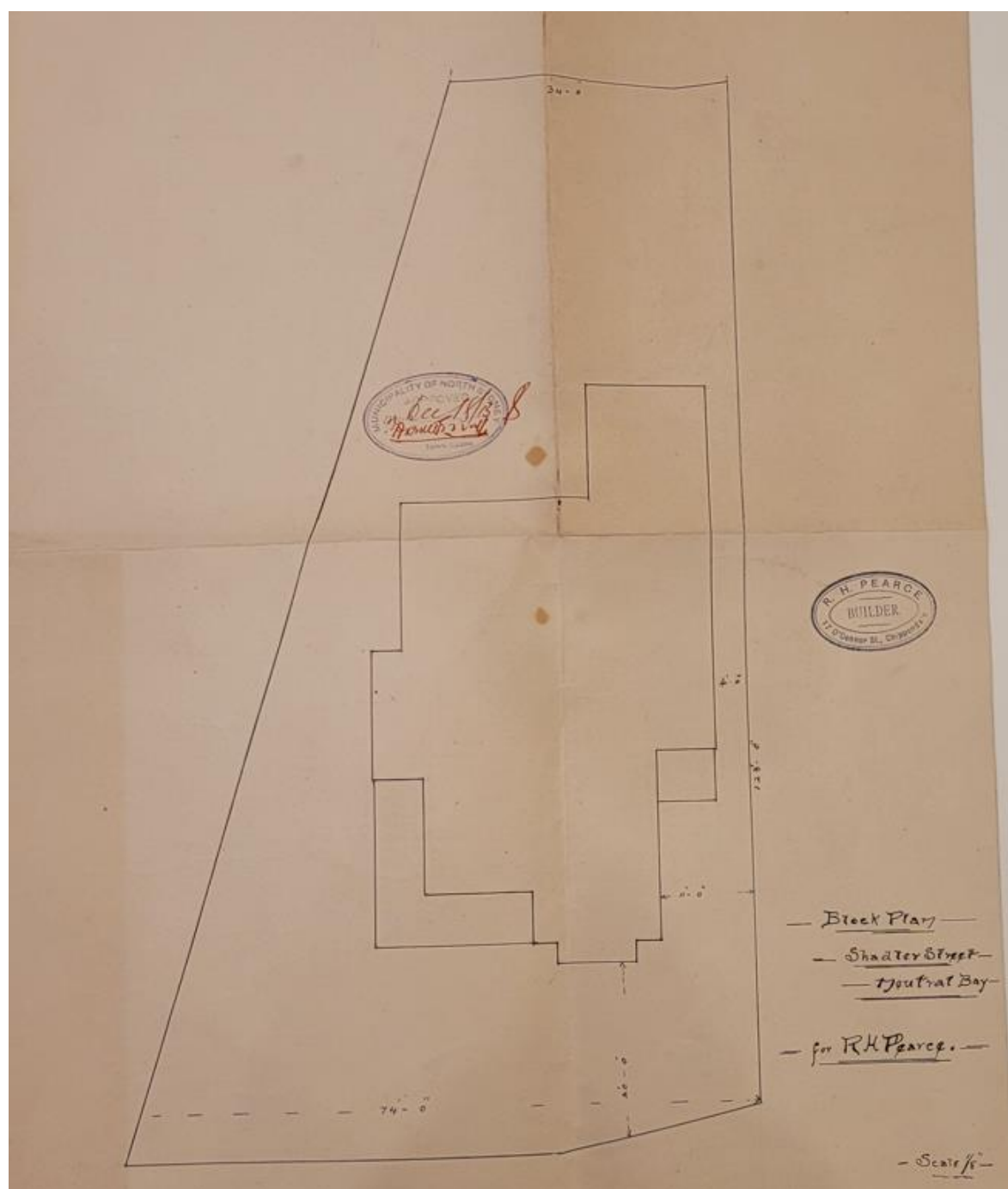


Figure 4.7 Block plan of Shadler Street, Neutral Bay for RH Pearce, 1913. (Source: NSMCA 91/5, Folder P, 1913)

When Wilfred Clarence Brooke died in 1948 the property changed hands in May 1950 to William Carl Chadwick and Shaw Strickland as tenants in common. Two months later they transferred 125 Holt Avenue to Elsie Moulder Maclean, Marion Isabel Wallen, Dorothy Edith Bagot and Helen Edith Elaine Moore as tenants in common. The following

year William Henry Cory Allison and Gwendoline Charlotte Allison became registered proprietors of the property.

Following the death of William Henry Cory Allison in January 1953, his widow sold the property in March 1955 to James Daniels of Cremorne, airline employee, and his wife, Isabel Joan Daniels. They do not appear to have lived here. James became the sole owner in April 1959 following Isabel's death. He owned 125 Holt Avenue until December 1970 when it was sold to Thomas Murray Slimmon of Cremorne, a trader. Following his death, 125 Holt Avenue changed hands in October 1975 to his son, David Graham Slimmon of Cremorne, an animator.

David Slimmon conveyed the property in 1976 to David Leslie Abrahams. At this date the deed was cancelled, and a strata plan registered.³⁴ The strata plan (Figure 4.8, Figure 4.9 and Figure 4.10) shows the property known as Erembie subdivided into four tenancies. The individual units were later sold at different times to separate owners.

Figure 4.8 Plan of strata subdivision of Lot 16 and Part Lot 17 Sec 3 DP 4764, Strata Plan 11200, registered 8 September 1976. (Source: NSW Land Registry Services, Strata Plan 11200)

FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 2 of 3 Sheets

STRATA PLAN 11200

CAR SPACES

SCHEDULE OF UNIT ENTITLEMENT	
LOT NO	UNIT ENTITLEMENT
1	20
2	25
3	25
4	30
AGGREGATE	100

- NOTES**
1. AREAS ARE APPROXIMATE ONLY
 2. ● DENOTES COVERED CARSPACE
 3. CARSPACE PT LOT 3 LIMITED IN HEIGHT TO 2.4 ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR
 4. LOW WALLS SUPPORT SUSPENDED CONCRETE FLOOR OF CAR SPACES

N.E. FACE OF BK. WALL	2-35	2-53
PT. 2	●	●
(14 m ²)		(15 m ²)
S.W. FACE OF BK. WALL	2-35	2-53
LINE OF ENDS OF WALLS		

Reduction Ratio 1: 125

Lengths are in metres



[Signature]
Proprietor/Surveyor

[Signature]
Council Clerk

SURVEYOR'S REFERENCE:

Figure 4.9 Strata Plan 11200, Unit Entitlements (carpark spots). (Source: NSW Land Registry Services)

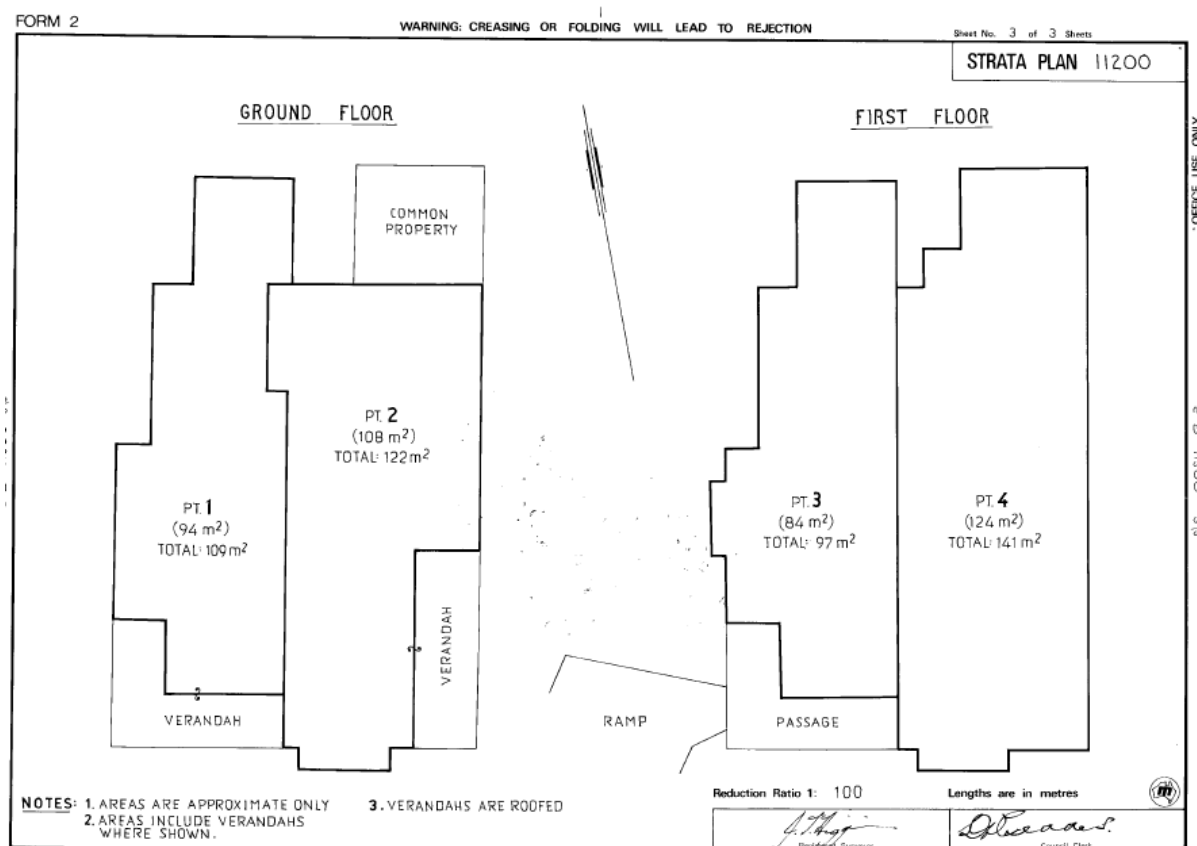


Figure 4.10 Strata Plan 11200, ground and first floors. (Source: NSW Land Registry Services)

In 1994 the property was listed as a heritage item in Local Approvals Policy No 4: Heritage Conservation following the North Sydney Heritage Study Review in 1993 by Godden Mackay. It was transferred into the Schedule of Heritage Items in the Draft Local Environmental Plan in 1997 and placed on public exhibition.

Roderick and Frances Frazer lodged an application to undertake alterations to 3/125 Holt Avenue in September 1997. The works comprised erecting four skylights and renovating the bathroom including removing the existing bath. Council approved the application in October 1997.³⁵ Figure 4.11 comprises the elevations and floor plan of the approved works.

The following year the building was described as a 'rare successful synthesis of styles which has produced an attractive building whose bulk is not apparent from the frontage. It is a rare survivor in its immediate vicinity'.

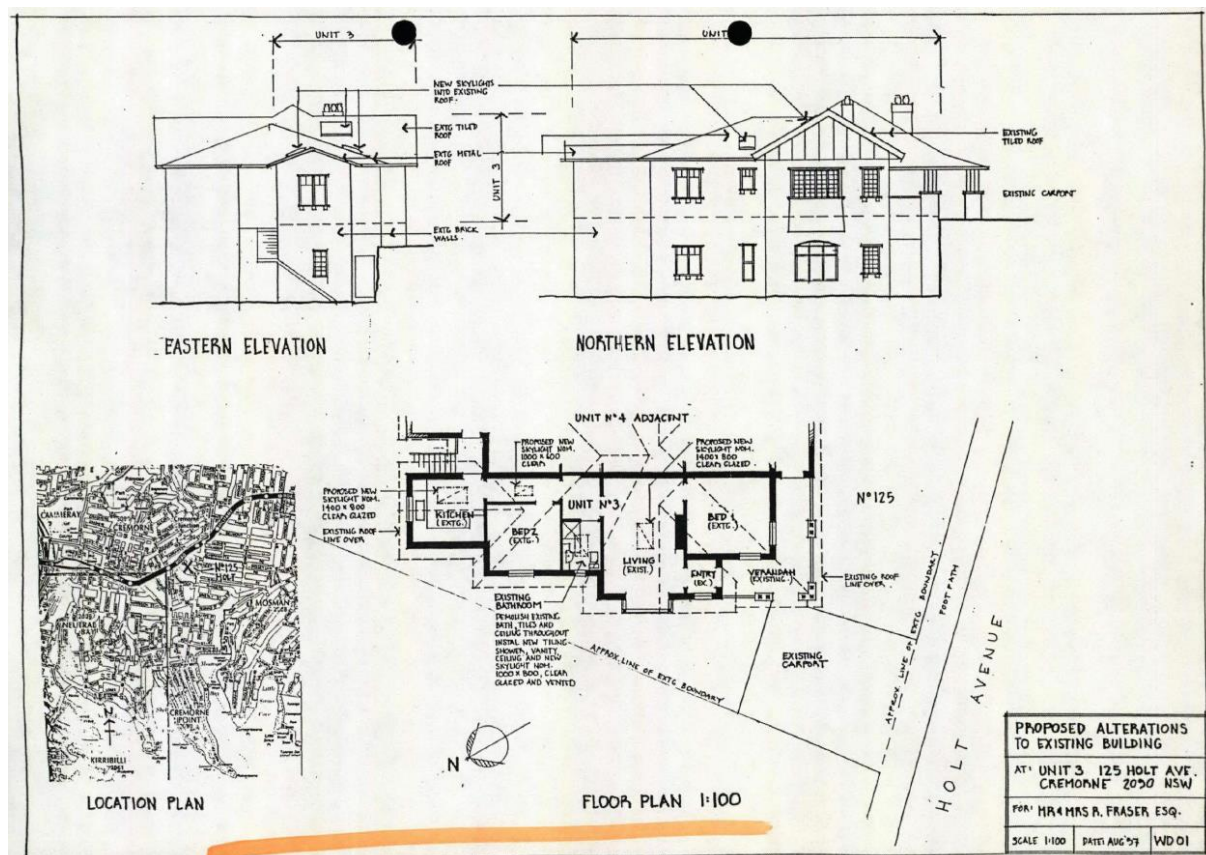


Figure 4.11 Proposed alterations to existing building, Unit 3, 125 Holt Avenue Cremorne for Mr and Mrs R Frazer, August 1997. (Source: North Sydney Council, P339/125/3)

4.3.5 Edward Skelton Garton (1864–1935), architect

In February 2023, the Mosman Historical Society Newsletter published an article by the Harrison Precinct and Cremorne Conservation Group about the architect Edward Skelton Garton. The following biographical history of Garton has been extracted from the article and supplemented with additional information.

Edward Skelton Garton was born in New Zealand in 1864 to William and Emma Garton (née Skelton). An ES Garton is listed as a passenger arriving in Melbourne on the schooner *Stanley* in October 1886 from Kaipara, New Zealand. By 1892, ES Garton was living in Boyle Street, Mosman as he signed a petition to separate Mosman's Ward from North Sydney Municipality and form Mosman Municipality.³⁶ The following year, he was sued by Denis Taafy of Waverley for work done and building material supplied.³⁷ In February 1895, 'Edward Skelton Garton of Boyle Street, Mosman, builder' was declared bankrupt³⁸ 'attributing his failure to losses on a contract'.³⁹ His official assignee advertised in June the auction sale of a weatherboard cottage in Boyle Street comprising, 'the estate of ES Garton'.⁴⁰

He was discharged from bankruptcy in March 1899.⁴¹ In the intervening period, Garton was living at Boyle Street and continuing to work as a builder. For instance, in 1897 he advertised for sale a 'handsome villa residence (new)' in Mosman, implying that he was the designer and builder.⁴² From the late 1890s, Garton built and sold several houses in Mosman, including three before the end of 1899. Soon after, he was described as an architect and builder and in 1901 was listed in partnership with his brother George Garton with offices at 82 Pitt Street, Sydney. In 1904, he was nominated (and elected unopposed) as the alderman for the West Ward of Mosman Council.

In August 1904, the *Mosman, Neutral and Middle Harbour Resident* stated:

Alderman E.S. Garton, Architect, has a number of new buildings in hand. Besides the proposed boarding house at Mosman Wharf [1 Avenue Road], he has in hand about twelve cottages and villas in various parts of Mosman and Neutral.... The new residence near the point wharf is being built upon his specifications. In fact, almost all the buildings on that point [Curraghbeena Point] are his work. Mr Garton endeavours always to make some dissimilarity in the style between various buildings.⁴³

Garton mentored Australia's first female architect, Florence Taylor (née Parsons), who was articled to Garton from 1900 to 1905, after which she went on to work for John Burcham Clamp, a prominent Sydney architect who was partnered briefly with Walter Burley Griffin.

In December 1908, the Supreme Court issued a sequestration order against ES Garton on the petition of John Kilgour. Almost simultaneously Garton sued Richard Henry Pearce regarding trusteeship of certain lands at Mosman on which cottages had been erected. Garton had over-specified on property developments and was declared bankrupt and became the subject of a highly publicised court case involving a dispute with his builder Richard Henry Pearce. The *Evening News* gave a detailed account of his insolvency hearing that involved eight newly-built houses which he had designed and put in Pearce's name, as well as the nature of their partnership and profit sharing. Additionally, Garton held another 20 allotments in different parts of Mosman which he had bought from Richard Harnett Jnr and Company in 1902 and owed £3300.⁴⁴ Garton at this time was married and had three children, renting furniture, living in the house mortgaged to John Kilgour and working for his brother George Garton.

Edward Skelton Garton married Helen Buckman in Sydney in 1887, and they had three children: Cyril, Vivian Arthur Zealand and Enid. Edward enlisted in World War I, registering his address as 'Kelvin', Bertha Street, Cremorne, and aged 45. He embarked on 2 October 1918 on the *SS Melusia* as part of the Australian Naval and Military Expeditionary Force reinforcements.

In July 1916, he registered the firm Garton & Company, land and estate agency.

In 1922, he and his wife moved to Rabaul, Papua New Guinea, where he had been appointed Chief Government Architect. He died at Ravavu, Rabaul on 18 July 1935, survived by his widow and two children.

Garton was a prolific architect in the Mosman and Neutral Bay area in the period from 1900 to 1909 as evidenced by the number of tender notices and contracts let notices in Sydney newspapers Table 4.1. An illustration of one of Garton's designs in Neutral Bay was featured in the article on 'Sydney Domestic Architecture-Mosman and its vicinity' in the 30 June 1905 edition of *Art and Architecture: the journal of the Institute of Architects of New South Wales* as shown below.



1908 was a particularly busy year as recorded in the December edition of Building magazine as it carried a list of the principal works carried out by builders under architects and ES Garton's name appears several times throughout the year as follows:

- Mosman – villa
- Neutral Bay – bakery
- Cremorne – waterside residence
- North Sydney – 2 large semi-detached villas
- Roseville – brick villa
- Lindfield – cottages
- Mosman – shop premises
- Kirribilli – residence
- Neutral Bay – villa
- Double Bay – residence.

There was a shift from 1911 in the geographic location of his work. While the majority of his work continued to be of a residential nature, he was now designing buildings in suburbs further north along the North Shore line and south of the harbour. Figures 4.33 - 4.37 includes three plans drawn by Garton for residences at Warrawee, also a plan for the Toxteth Park Hotel at Glebe in 1906 and plans for the proposed alterations and additions to the Marlborough Hotel at Newtown in 1909.

Table 4.1 Tender notices/contracts let advertised by ES Garton, 1900–1909.

Date	Source	Description
19 May 1900	Daily Telegraph	Tenders for four villas, Neutral Bay
6 June 1900	Sydney Morning Herald	Tenders invited, erection three brick cottages, Mosman
14 June 1900	Daily Telegraph	Tenders, erection three cottages, Mosman
22 June 1900	Sydney Morning Herald	Tender invited, erection WB cottage, Mosman
23 June 1900	Daily Telegraph	Tenders invited, erection brick cottage, Avenue Road, Mosman
31 October 1900	Daily Telegraph	Tenders invited, additional to cottage at Neutral Bay
3 November 1900	Sydney Morning Herald	Tenders invited, erection of brick cottage, Mosman
10 November 1900	Daily Telegraph	Tenders invited, erection of water-side villa, Mosman
24 January 1901	Sydney Morning Herald	Tenders invited, erection of brick villa, Mosman
14 September 1901	Sydney Morning Herald	Tenders invited, villa, Prince Albert Street, Mosman

Date	Source	Description
		Tenders invited, villa, Bradley's head Road, Mosman
18 February 1902	Daily Telegraph	Contract let, villa residence Shadforth Street, Mosman
14 February 1903	Sydney Morning Herald	Tenders invited, erection of six brick houses, Glebe
2 September 1903	Sydney Morning Herald	Tenders invited, erection of pair semi-detached brick cottages, Mosman
2 February 1904	Sydney Morning Herald	Tenders invited, two villas and two cottages at Mosman, two cottages at Burwood, cottage at Manly and Villa at Rose Bay and North Sydney
2 August 1904	Sydney Morning Herald	Tenders invited, erection of large brick residence, Mosman
20 April 1906	Sydney Morning Herald	Tender invited to connect house to sewer, Raglan Street, Mosman
1 June 1906	Sydney Morning Herald	Tenders invited, erection villa, Neutral Bay Tenders invited, sewerage connection for 3 houses, Neutral Bay
9 October 1907	Sydney Morning Herald	Tenders invited, sanitary plumbing 4 villas, Manly
3 March 1908	Weekly Supplement to Building	Neutral Bay, villa North Sydney, eight brick cottages
10 March 1908	Weekly Supplement to Building	Cremorne, waterside residence - contract let to EC Lusted
22 June 1909	Weekly Supplement to Building	Neutral Bay – two villa residences, contract let to Robert Ingram
2 July 1909	Weekly Supplement to Building	Drummoyne, erection of a villa residence, contract let to Alexander Sutherland

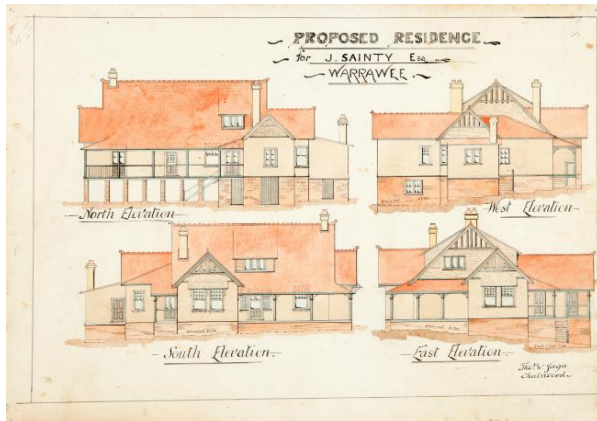


Figure 4.12 Plan for a residence in Warrawee prepared by Garton and Garton Architects for J Sainty, undated. (Source: Museums of History NSW, Caroline Simpson Library)

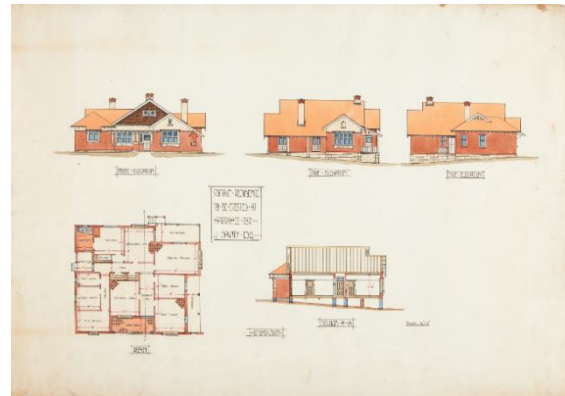


Figure 4.13 Plan for a residence in Warrawee prepared by Garton and Garton Architects for J Sainty, undated. (Source: Museums of History NSW, Caroline Simpson Library)

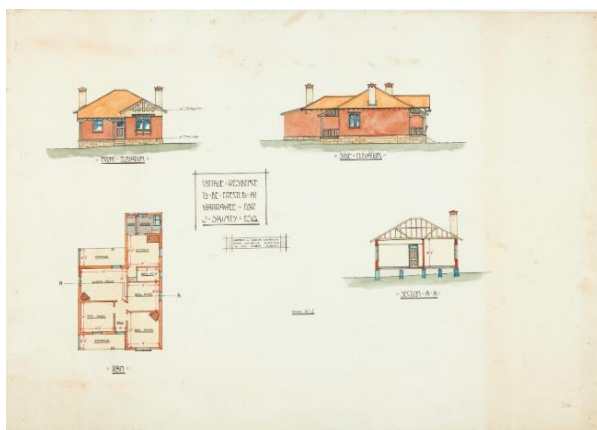


Figure 4.14 Plan for a residence in Warrawee prepared by Garton and Garton Architects for J Sainty, undated. (Source: Museums of History NSW, Caroline Simpson Library)



Figure 4.15 Plan for the Toxteth Park Hotel, Westmoreland Street, Forest Lodge, 1906. (Source: Museums of History NSW, State Archives Collection)

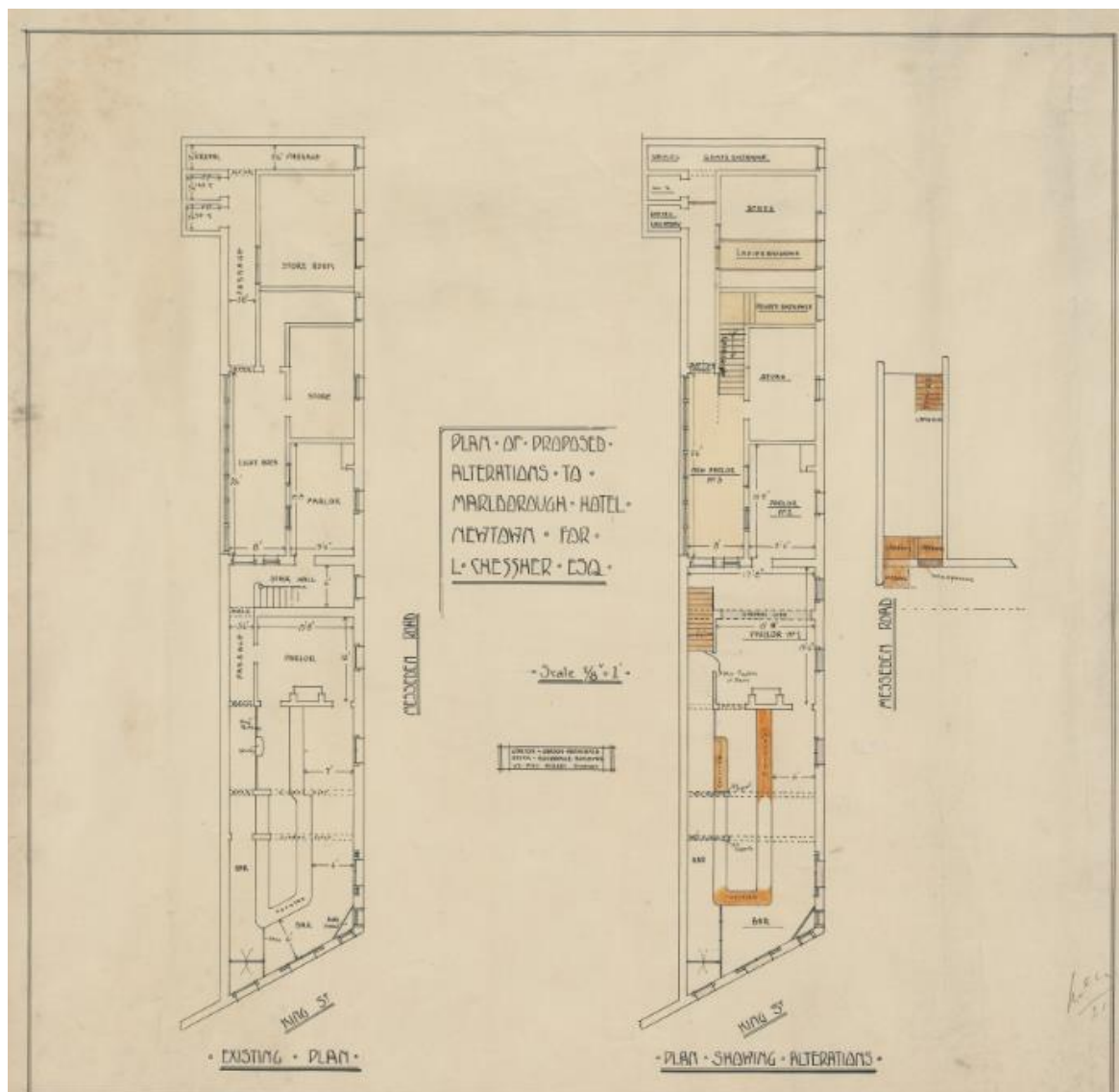


Figure 4.16 Plans for proposed alterations at the Marlborough Hotel, King Street, Newtown.
(Source: State Archives NSW 1909)

List of works attributed to Edward Skelton Garton:

- 1 Avenue Road, Mosman
- 9A–11 Musgrave Street, Mosman
- 20 Bradleys Head Road, Mosman
- 6, 8 and 10 Spofforth Street, Cremorne
- 123 and 125 Holt Avenue, Cremorne.

Of the above works, 1 Avenue Road is listed on the State Heritage Register as item 00367 and 9A–11 Musgrave Street (item I183) and 20 Bradleys Head Road, Mosman (I40) are listed in Mosman Local Environmental Plan 2013 for local heritage significance.

4.4 Endnotes

- ¹ 'Advertising', *The Daily Telegraph*, 17 November 1885, p 2, Trove, National Library of Australia, viewed 7 May 2022 <<http://nla.gov.au/nla.news-article237148289>>.
- ² 'Monetary and Commercial', *Sydney Morning Herald*, 23 November 1885, p 8, Trove, National Library of Australia, viewed 7 May 2022 <<http://nla.gov.au/nla.news-article13604510>>.
- ³ 'Advertising', *Evening News*, 3 September 1887, p 6, Trove, National Library of Australia, viewed 17 February 2022 <<http://nla.gov.au/nla.news-article108005430>>.
- ⁴ NSW Land Registry Services, OSD Bk 415 No 383.
- ⁵ NSW Land Registry Services, Primary Application 13129.
- ⁶ 'New companies', *Evening News*, 21 August 1906, p 3, Trove, National Library of Australia, viewed 26 April 2022 <<http://nla.gov.au/nla.news-article114093504>>.
- ⁷ Smith, Stewart 2005, *Land Tax: An Update, Briefing Paper No 5/05*, NSW Parliamentary Library Research Service.
- ⁸ 'Real estate', *Sydney Morning Herald*, 21 September 1912, p 7, Trove, National Library of Australia, viewed 26 April 2022 <<http://nla.gov.au/nla.news-article15362614>>. NSW Land Registry Services, OST Deed Bk 997 No 743.
- ⁹ 'Advertising', *The Sydney Morning Herald*, 7 July 1923, p 18, Trove, National Library of Australia, viewed 19 April 2022 <<http://nla.gov.au/nla.news-article16078898>>.
- ¹⁰ 'Advertising', *The Sydney Morning Herald*, 7 July 1923, p 18, Trove, National Library of Australia, viewed 19 April 2022 <<http://nla.gov.au/nla.news-article16078898>>.
- ¹¹ 'Family Notices', *Sydney Morning Herald*, 31 March 1941, p 8, Trove, National Library of Australia, viewed 19 April 2022 <<http://nla.gov.au/nla.news-article17733207>>.
- ¹² NSW Land Registry Services, CT Vol 5377 Fols 28-30.
- ¹³ Building Application 434/85, North Sydney Council.
- ¹⁴ Building Application 92/787, North Sydney Council.
- ¹⁵ Building Application 94/159, North Sydney Council.
- ¹⁶ NSW Land Registry Services, CT Vol 1726 Fol 204, Lease 478082.
- ¹⁷ NSW Land Registry Services, Dealing 486221
- ¹⁸ NSW Land Registry Services, Dealing 591350.
- ¹⁹ 'In Bankruptcy', *Sydney Morning Herald*, 23 February 1909, p 5, Trove, National Library of Australia, viewed 21 February 2022 <<http://nla.gov.au/nla.news-article15038242>>.
- ²⁰ NSW Land Registry Services, Dealing A133251.
- ²¹ NSW Land Registry Services, Dealing A134290.
- ²² 'Advertising', *Sydney Morning Herald*, 8 December 1923, p 21, Trove, National Library of Australia, viewed 21 February 2022.
- ²³ Building Application 61/343, North Sydney Council.
- ²⁴ Building Application 73/173, P338/123/3, North Sydney Council.
- ²⁵ 'Advertising', *Sydney Morning Herald*, 9 March 1985, p 119, Sydney Morning Herald Archive, State Library of NSW.
- ²⁶ 'Advertising', *Sydney Morning Herald*, 9 June 1985, p 119, State Library of NSW, Sydney Morning Herald Archive.
- ²⁷ Building Application 87/545, North Sydney Council.
- ²⁸ Building Application 87/1031, North Sydney Council.
- ²⁹ NSW Land Registry Services, CT Vol 2582 Fol 72.

- ³⁰ NSW Land Registry Services, CT Vol 1726 Fol 204, Lease 478082.
- ³¹ NSW Land Registry Services, CT Vol 2575 Fols 122/123.
- ³² 'Advertising', *Sydney Morning Herald*, 5 Dec 1917, p 6, Trove, National Library of Australia, viewed 21 February 2022.
- ³³ 'Advertising', *Construction and Local Government Journal*, 16 Apr 1924, p 2, Trove, National Library of Australia, viewed 21 February 2022, <<http://nla.gov.au/nla.news-article109758960>>.
- ³⁴ NSW Land Registry Services, CT Vol 2575 Fols 122/123.
- ³⁵ Building Application 97/701 and DA 1521/97, North Sydney Council.
- ³⁶ 'North Sydney Municipality-Petition for Division of', *New South Wales Government Gazette*, 9 June 1892, p 4723, Trove, National Library of Australia, viewed 15 June 2023 <<http://nla.gov.au/nla.news-article222969047>>.
- ³⁷ 'Metropolitan District Court', *The Sydney Morning Herald*, 9 June 1893, p 2, Trove, National Library of Australia, viewed 15 June 2023 <<http://nla.gov.au/nla.news-article28262542>>.
- ³⁸ 'In Bankruptcy', *Evening News*, 1 February 1895, p 5, Trove, National Library of Australia, viewed 15 June 2023 <<http://nla.gov.au/nla.news-article108070946>>.
- ³⁹ 'In Bankruptcy', *Evening News*, 12 March 1895, p 5, Trove, National Library of Australia, viewed 15 June 2023 <<http://nla.gov.au/nla.news-article108065666>>.
- ⁴⁰ 'Advertising', *The Sydney Morning Herald*, 19 June 1895, p 8, Trove, National Library of Australia, viewed 15 June 2023 <<http://nla.gov.au/nla.news-article13995021>>.
- ⁴¹ 'In Bankruptcy', *New South Wales Government Gazette*, 24 January 1899, p 668, Trove, National Library of Australia, viewed 15 June 2023 <<http://nla.gov.au/nla.news-article220989504>>.
- ⁴² 'Advertising', *The Sydney Morning Herald*, 12 June 1897, p 3, Trove, National Library of Australia, viewed 15 June 2023 <<http://nla.gov.au/nla.news-article14126857>>.
- ⁴³ 'Edward Skelton Garton (1864-1935) Mosman Architect, Alderman and Developer', *Mosman Historical Society Newsletter*, February 2023, reproduced from Harrison Precinct and Cremorne Conservation Group.
- ⁴⁴ 'An Architect's Insolvency', *Evening News*, 23 February 1909, p 6, Trove, National Library of Australia, viewed 15 June 2023 <<http://nla.gov.au/nla.news-article113346586>>.

5 Site analysis

This section provides an analysis of the physical attributes of the study area, including the individual properties on Holt Avenue, including interiors and the streetscape along Holt Avenue. GML consultants inspected the area on 18 and 22 January 2024 following the demolition of Nos 115–119 Holt Avenue.

5.1 Local context

Holt Avenue, Cremorne, extends from the major transport corridor of Military Road in the northwest to Spofforth Street in the east. The street slopes down from Military Road with a dog-leg bend at its middle. Spofforth Street forms the eastern boundary of the North Sydney LGA, with Mosman LGA located to the east. Spofforth Street is also a significant through road, providing an alternative route to the city for residents of Mosman and Cremorne. Holt Avenue extends into the Mosman LGA, connecting the eastern side of Spofforth Street to Cowles Road. Approximately three-quarters of Holt Avenue is located within the Mosman LGA.

The southern side of Holt Avenue that is located within the North Sydney LGA is characterised by residential flat buildings from the late twentieth and early twenty-first century. Some of these have been completed recently, replacing earlier dwellings.

Going from west to east, the northern side of Holt Avenue contains commercial development on the corner of Military Road, a child care centre at 139 Holt Avenue, two highly modified semi-detached dwellings at 135 and 137 Holt Avenue, a mid-twentieth century residential flat building at 129 Holt Avenue, a two-storey Federation era duplex at 125 Holt Avenue. A mid-twentieth century high rise flat building is located at the corner of Holt Avenue and Spofforth Street.

5.2 121 Holt Avenue

5.2.1 Exterior

121 Holt Avenue is a single storey detached Federation Bungalow located on the northern side of Holt Avenue. It is set back from the street, with a front yard consisting of a lawn, low lying planting and paving. The original front fence has been replaced with timber picket fencing embedded within a stone fence. A timber car port, with imitation Federation details has been added along the south-eastern side.

The dwelling is constructed of brick masonry with tuckpointed face brick external walls and a sandstone base with terracotta vents. The primary façade (southern) is asymmetrical, featuring a projecting faceted bay to the east and a verandah to the west. The dwelling features a steep hipped concrete tile roof. The roof has deep eaves with exposed rafters. One original chimney remains intact and has a roughcast render finish. The gable end of the projecting bay features a timber roof finial, timber fascia boards and timber shingles.

The front verandah features original timber posts, balustrade, brackets, frieze and fascia board. The verandah floor has tessellated tiles. The fenestration pattern of the dwelling is consistent with its architectural style and comprises doors and windows of traditional proportions. The primary façade consists of timber framed casement windows with coloured glass. The side elevations feature the original timber framed double hung windows. The original timber panelled door with ripple glass panels and fanlight has been retained.

The rear of the dwelling features a single storey contemporary timber extension which is largely obscured from the street.

5.2.2 Interior

Internally, the front section of the dwelling has largely retained its original configuration and features. The interiors consist of a central hallway flanked by rooms to either side and the hallway leading to the rear of the dwelling, which consists of the contemporary additions.

Original features to the front section of the dwelling include:

- The timber flooring and skirtings,
- The archway along the hallway, doorway to the end of the hallway and opening to the living room with stop chamfered edges.
- The fireplaces with stop chamfered edges. However, the fireplace surrounds have been replaced;
- The timber panelled internal doors with fanlights and architraves;
- The plaster mouldings along the internal walls and terracotta vents. New quad cornices are added in areas that are modified; and
 - Decorative plaster cornices and ceiling roses.

The rear of the dwelling is largely altered and features an open kitchen and lounge, new bedroom and bathrooms, aluminium framed openings and a timber deck in the backyard.

5.2.3 Intactness and Integrity

Streetscape

Prior to the demolition of 115-119 Holt Avenue, 121 Holt Avenue formed part of a group of five Federation dwellings of comparable subdivision, setting, setbacks, scale, form, features and materiality. Their cohesiveness allowed for the group to be legible as a relatively intact streetscape dating from the Federation period. The group had a distinct streetscape presentation along Holt Avenue despite being surrounded by post war and contemporary apartment blocks.

Following the demolition of 115-119 Holt Avenue resulting in the loss of the historical streetscape and the proposed new apartment block to its east, the streetscape value of 121 Holt Avenue has been reduced and comprised.

Exterior

Key external modifications to the exterior of 121 Holt Avenue include:

- Addition of a carport to the south-east;
- Addition of a new front fence;
- Replacement of the original terracotta or slate tiles with concrete tiles; and
- Removal of two chimneys.

Interior

Key modifications of the interior of 121 Holt Avenue include:

- Removal of the internal wall between the living and dining room;
- Removal of a fireplace in the front bedroom and the addition of a wardrobe in its place.
- Modifications to the fireplace surrounds in the living and dining room; and
- Addition of a contemporary rear extension to the north.

Integrity

The primary façade and front section of the interiors demonstrate a fair degree of intactness, and the building remains generally legible as a Federative speculative dwelling. However, overall, due to these modifications, the building by itself is not considered to demonstrate a good level of integrity and is not a fine example of its typology. The loss of the historical setting and streetscape of 121 Holt Avenue further diminishes its integrity.

5.2.4 Photographs



Figure 5.1 View of the primary elevation of 121 Holt Avenue, looking north.



Figure 5.2 View showing the carport with matching timber shingles, looking northwest.



Figure 5.3 View showing the property from the street, with stone fence and timber balustrade, looking northwest.



Figure 5.4 View of the living room.



Figure 5.5 View of the dining area.



Figure 5.6 View of the front bedroom.



Figure 5.7 Ceiling of the living room.



Figure 5.8 View of the bedroom.

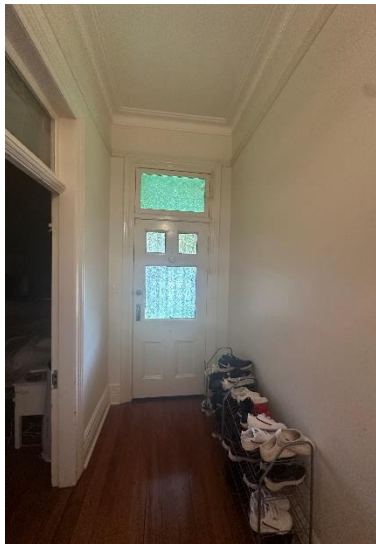


Figure 5.9 Original entrance door.



Figure 5.10 Internal doors.

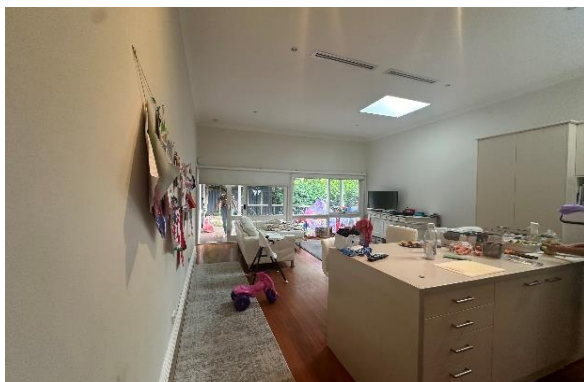


Figure 5.11 Contemporary extension to the rear.



Figure 5.12 Rear (northern) elevation.

5.3 123 Holt Avenue

5.3.1 Exterior

123 Holt Avenue is a single storey detached Federation Bungalow located on the northern side of Holt Avenue. It is set back from the street, with a front yard consisting of a lawn, low lying planting and paving. The original front fence has been replaced with timber picket fencing.

The dwelling is constructed of brick masonry with tuckpointed face brick external walls and sandstone base. The primary façade (southern) is asymmetrical, featuring a projecting faceted bay to the east and a verandah to the west. The dwelling features a steep hipped terracotta tiled roof. The roof has deep eaves with exposed rafters. Two original chimneys remain intact and have a roughcast render finish. The gable end of the projecting bay features timber fascia boards and timber shingles.

The front verandah consists of brick bricks with sandstone caps, original timber posts, balustrade, brackets and fascia board. The verandah floor has tessellated tiles. The fenestration pattern of the dwelling is consistent with its architectural style and comprises doors and windows of traditional proportions. The primary façade consists of timber framed casement windows. The side elevations feature the original timber framed double hung windows. The primary façade has an arched opening with fixed glass to the eastern side. The original timber panelled door with a fanlight and sidelights has been retained. The eastern façade has been altered and fitted with contemporary sliding doors.

The rear of the dwelling features a two-storey contemporary extension which is partially visible from the street.

5.3.2 Interior

The original configuration and features of the front section of the dwelling have moderate intactness. The interiors consist of a central hallway flanked by rooms to either side and the hallway leading to the rear of the dwelling, which consists of the contemporary addition. The front bedroom consists of a contemporary wardrobe and bathroom.

Original features to the front section of the dwelling include:

- The timber flooring and skirtings,
- The archway along the hallway with the timber fretwork.
- The fireplaces with stop chamfered edges. However, the fireplace surrounds have been replaced;
- The timber panelled internal doors with architraves;

- Decorative plaster cornices and ceiling roses. However, the decorative plaster ceilings are later additions in some rooms.

The rear of the dwelling comprises a two-storey addition of contemporary spatial character and materiality. The backyard consists of timber flooring and a pool.

5.3.3 Intactness and Integrity

Streetscape

Prior to the demolition of 115-119 Holt Avenue, 123 Holt Avenue formed part of a group of five Federation dwellings of comparable subdivision, setting, setbacks, scale, form, features and materiality. Their cohesiveness allowed for the group to be legible as a relatively intact streetscape dating from the Federation period. The group had a distinct streetscape presentation along Holt Avenue despite being surrounded by post war and contemporary apartment blocks.

The demolition of 115-119 Holt Avenue has resulted in the loss of some of the historical streetscape value of 123 Holt Avenue. However, the dwelling continues to share some distinct visual relationship with 125 Holt Avenue to its west, retaining some evidence of its historical setting. Further, due to its location at the bend of Holt Avenue and its wide frontage, 123 Holt Avenue has retained some of its streetscape contribution as a individual dwelling despite the demolition of 115-119 Holt Avenue.

Exterior

Key external modifications to the exterior of 121 Holt Avenue include:

- The removal of a chimney;
- Addition of a new timber picket front fence which is sympathetic to the character of the dwelling.
- Replacement of the original terracotta or slate tiles with concrete tiles; and

Interior

Key modifications of the interior of 123 Holt Avenue include the replacement of the timber flooring, removal of fireplace surrounds, alterations of the original ceilings and a contemporary two storey addition. The two-storey addition does not exceed the main ridgeline of the front dwelling and does not greatly impact the presentation of the primary façade of the dwelling.

Integrity

The primary façade of 123 Holt Avenue demonstrates a high degree of intactness and is easily legible as a good example of a Federation speculative house. Despite the

demolition of 115-119 Holt Avenue, the visual relationship between 123 and 125 Holt Avenue also allows for the retention of its historical setting. Further, 121 Holt Avenue would act as a buffer between the new development at 115-119 Holt Avenue and 123 Holt Avenue, protecting the setting of 123 Holt Avenue.

5.3.4 Photographs



Figure 5.13 View of the primary elevation of 123 Holt Avenue, looking north.



Figure 5.14 East elevation with contemporary sliding doors.



Figure 5.15 Arched opening in the front room.



Figure 5.16 Later addition decorative plaster ceiling.

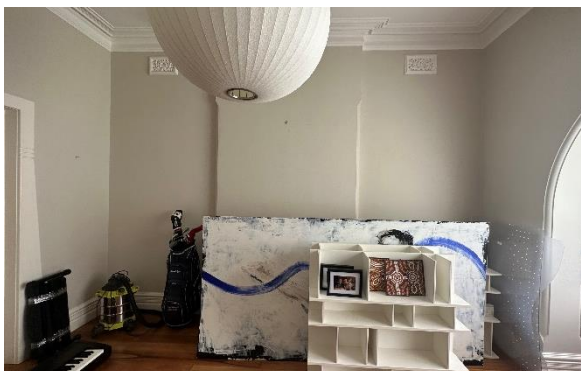


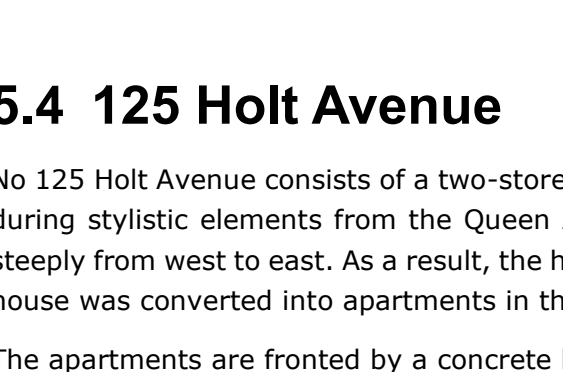
Figure 5.17 View of the fireplace in the front room.



Figure 5.19 View of the front bedroom.



Figure 5.21 Contemporary rear extension.



The apartments are fronted by a concrete hardstand and a small garden. Externally, the structure demonstrates features typical of the Federation period including:

- Gabled roof with blue terracotta tiles;
- Half-timbering and timber bargeboards to the gable ends;
- Broad eaves with exposed rafters;
- Rendered chimney with brick capping;
- Face brick walls which have been painted over;
- Timber shingles;
- Timber framed casement windows with leadlight;

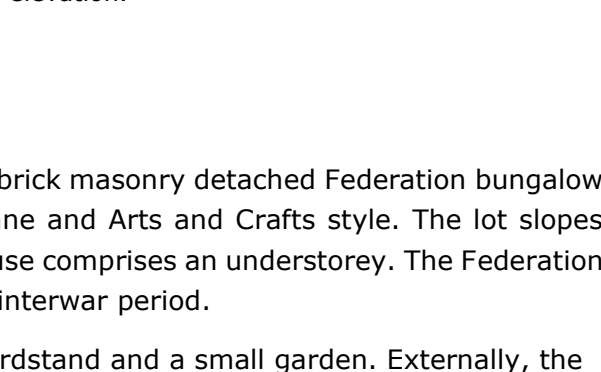
Figure 5.18 Room to the north of the front room.



Figure 5.20 New ceilings in the front bedroom.



Figure 5.22 View of the rear (northern) elevation.



5.4 125 Holt Avenue

No 125 Holt Avenue consists of a two-storey brick masonry detached Federation bungalow during stylistic elements from the Queen Anne and Arts and Crafts style. The lot slopes steeply from west to east. As a result, the house comprises an understorey. The Federation house was converted into apartments in the interwar period.

- Verandahs to the ground and first floor; and
- Heavy set brick piers to the verandahs with timber posts.

Internally, the original structure has been divided in the interwar period when the building was converted into apartments. However, many original and early interwar features have been retained. This includes:

- Terrazzo thresholds to the entrance;
- Timber panelled doors with leadlight inserts set within an arched entryway;
- Decorative plaster ceilings;
- Internal arched entrances with stop chamfer detailing;
- Ornate plaster air vents;
- Internal timber panelled doors with original hardware;
- Fireplaces with glazed tiles, timber or plaster surrounds and metal inserts; and
- Timber floorboards and ornate skirtings.

While the apartments have been modified, particularly with contemporary fit outs to the kitchen and bathrooms, they demonstrate a relatively high degree of intactness and remain discernible as Federation/interwar apartments.



Figure 5.23 View of the primary elevation of 125 Holt Avenue, looking north.



Figure 5.24 View showing a detail of the upper storey of the eastern elevation. The enclosed balcony, with timber detailing, is visible.



Figure 5.25 View of the rear elevation, facing south-west.

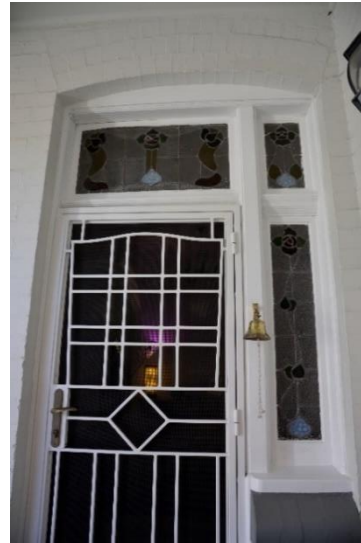


Figure 5.26 Ground floor apartment to east—view of the timber door with leadlight inserts.



Figure 5.27 Ground floor apartment to east—original decorative plaster ceilings.

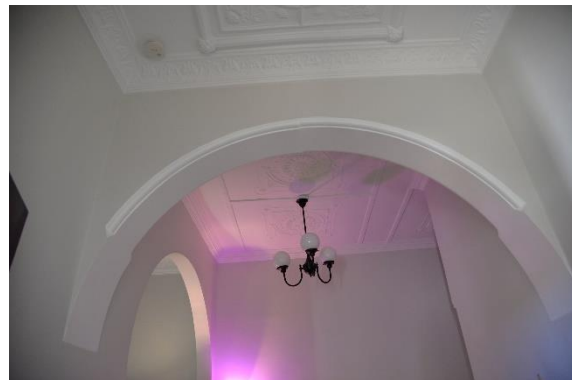


Figure 5.28 Ground floor apartment to east—arched entryway with stop chamfer detailing.



Figure 5.29 Ground floor apartment to east—original fireplace.

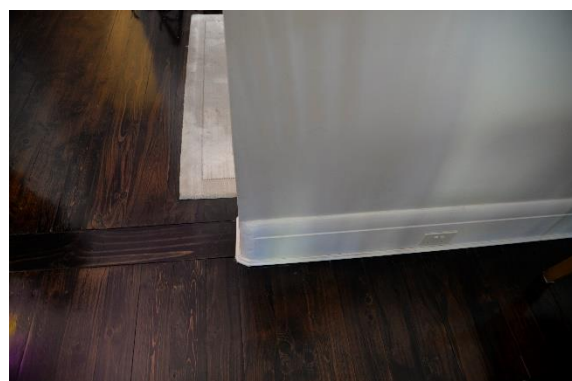


Figure 5.30 Ground floor apartment to east—arched entryway with stop chamfer detailing.



Figure 5.31 First floor apartment to west—terrazzo threshold.



Figure 5.32 First floor apartment to west—terrazzo threshold.



Figure 5.33 First floor apartment to west—original fireplace.



Figure 5.34 First floor apartment to west—bedroom with original plaster ceiling and stained glass timber-framed windows.

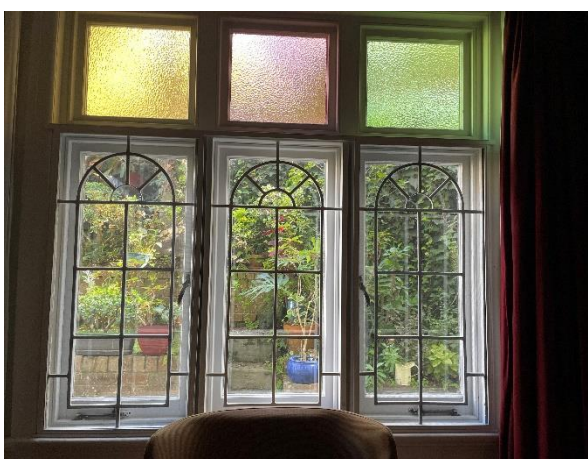


Figure 5.35 First floor apartment to west—original timber-framed casement windows with stained glass.

6 Comparative analysis

The comparative analysis has been undertaken assessing the subject site against dwellings of a similar period and architectural style within the Cremorne and North Sydney LGA area. The examples have been sourced using a search of similar, heritage listed properties on the NSW State Heritage Inventory (SHI).

6.1 121 and 123 Holt Avenue as a pair within the Holt Avenue Group

Nos 121 and 123 Holt Avenue comprise single-storey, free-standing Federation Bungalows which were previously assessed to be part of an intact group of Federation houses—the Holt Avenue Group. Following the demolition of 115–119 Holt Avenue in late 2023, an updated comparative analysis has been undertaken. The table below provides a discussion comparing the properties at No. 121 and 123 Holt Avenue, as a pair, to Federation-era properties of single storey which are listed as group items within the North Sydney LGA.

Bennett Street group—36, 38, 40 and 42 Bennett Street, Cremorne	
Item Nos	I0031, I0032, I0033 and I0034
<p>Discussion</p> <p>This group features 4 dwellings situated on Bennett Street, Cremorne, comprising 36, 38, 40 and 42 Bennett Street. Limited information of the historical background and assessment of significance is available on the SHI. The properties are listed for their historical, aesthetic and representative heritage values. The following statement of significance for the heritage items have been extracted from the SHI:</p> <p>36 Bennett Street</p> <p>An interesting and well-detailed Federation Queen Anne style cottage which is an important element in a group of similarly styled cottages. Despite a regionally typical attic room extension with dormer window, it retains it's essential character. These cottages provide important contrasts to the more elaborate residences of the suburb.</p> <p>38 Bennett Street</p> <p>An interesting and well-detailed Federation Queen Anne style cottage which is an important element in a group of similarly styled cottages. It remains relatively intact. These cottages provide important contrasts to the more elaborate residences of the suburb.</p> <p>40 Bennett Street</p> <p>Formerly a simply detailed but unusually proportioned Queen Anne cottage, this house has had its projecting gabled bay increased to two storeys in the last decade. Detailing</p>	

and proportions have been maintained but the single-storey cohesion of the row of cottages of which it is part has been compromised. It remains an interesting house, given validity by its neighbours.

42 Bennett Street

Good example of a stone Georgian cottage of the Federation period, featuring faceted bay windows and Art Nouveau timber verandah valences. Part of a group of similar cottages which provide important contrasts to the more elaborate houses of the suburb. Despite alterations, it retains its essential character.

The statement of significance of the heritage items at 36, 38, 40 and 42 Bennett Street note that the dwellings, despite their modifications, retain their essential characteristic features and have heritage value for their visual cohesion and their streetscape contribution as a group.

These dwellings are modest examples of the Federation Bungalow style. Constructed of masonry, the properties feature face brickwork or painted brickwork, hipped tiled roofs with tall chimneys, ornate timber joinery, front verandahs and timber framed windows of traditional proportions. They also have similar settings and setbacks. Key alterations include the addition of dormer windows and small balconies to accommodate a second-floor addition with the attic space.

Nos 121 and 123 Holt Avenue have similar scale, setbacks, architectural form and features and their materiality to the Bennett Street group. Further, 121 and 123 Holt Avenue generally demonstrate a higher degree of external intactness. However, the streetscape contribution of Nos 121 and 123 Holt Avenue and the overall visual cohesiveness is less compared to the Bennett Group due to the loss of the historical setting along Holt Avenue following the demolition of Nos 115–119 Holt Avenue.

Harrison Street group—4, 6 and 8 Harrison Street, Cremorne

Item No.	I0058, I0059, I0060
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Figure 6.1 4 Harrison Street, Cremorne. (Source: NSW SHI, July 2020)



Figure 6.2 6 Harrison Street, Cremorne. (Source: NSW SHI, July 2020)



Figure 6.3 8 Harrison Street, Cremorne. (Source: NSW SHI, July 2020)

Discussion

This group features 3 dwellings situated on Harrison Street, Cremorne, comprising 4, 8 and 10 Bennett Street. Limited information of the historical background and assessment of significance is available on the SHI. The properties are listed for their historical, aesthetic and representative heritage values. The following statement of significance for the heritage items have been extracted from the SHI:

4 Harrison Street

An excellent group of Federation houses which form a continuous streetscape of varied and interesting buildings. The group display the trend to produce an Australian

vernacular architectural style involved from Queen Anne and Arts and Crafts idioms based on the bungalow form. No. 4 & 6 are of particular interest, whilst No. 10 is modest but complements the group. No. 12 forms a natural boundary to the groups.

6 Harrison Street

An excellent group of Federation houses which form a continuous streetscape of varied and interesting buildings. The group display the trend to produce an Australian vernacular architectural style involved from Queen Anne and arts and Crafts idioms based on the bungalow form. Numbers 4 & 6 are of particular interest, whilst no. 10 is modest but complements the group. No. 12 forms a natural boundary to the groups.

8 Harrison Street

An excellent group of Federation houses which form a continuous streetscape of varied and interesting buildings. The group display the trend to produce an Australian vernacular architectural style involved from Queen Anne and Arts & Crafts idioms based on the bungalow form. Numbers 4 & 6 are of particular interest, whilst number 10 is modest but complements the group. No 12 forms a natural boundary to the groups.

The statement of significance of the group heritage items at 4, 6 and 8 Harrison Street note that the dwellings have heritage value due to their continuous streetscape comprising Federation houses.

These dwellings are examples of the Federation Bungalow style. Constructed of masonry, the properties feature face brickwork or painted brickwork, hipped tiled roofs with tall chimneys, ornate timber joinery, front verandahs and timber framed windows of traditional proportions. They also have similar settings and setbacks. Key alterations include the addition of dormer windows and small balconies to accommodate a second-floor addition with the attic space.

Nos 121 and 123 Holt Avenue have similar scale, setbacks, architectural form and features and their materiality to the Harrison Street group. Further, 121 and 123 Holt Avenue generally demonstrate a higher degree of external intactness. Though not part of the listing, the Federation streetscape continues along 10 and 12 Harrison Street thus retaining the original historical setting along Harrison Street. The streetscape contribution of Nos 121 and 123 Holt Avenue and the overall visual cohesiveness is less compared to the Harrison Group due to the loss of the historical setting along Holt Avenue following the demolition of Nos 115–119 Holt Avenue.

Summary

The group heritage listed items in this comparative analysis have been assessed as having historical, aesthetic and representative significance at a local level. The analysis of the heritage listed properties have a number of key indicators that are consistent with the subject properties at 121 and 123 Holt Avenue:

- The heritage items and the subject properties all originate from the early twentieth century. Nos 121 and 123 reflect typical architectural characteristics of the period, which are shared with the heritage listed properties.
- Similar to the listed items, 121 and 123 Holt Avenue were designed in the Federation Bungalow architectural style. They are of a modest scale compared to the heritage listed examples as they were designed as speculative middle-class

homes. While limited historical information is available on the SHI regarding the heritage listed properties, they are similarly modest, though some have been altered to include second storey additions, similar to 123 Holt Avenue.

- The dwellings share many architectural features typically attributed to the Federation Bungalow including steep tiled hipped roofs, tall brick masonry chimneys, face brickwork or painted brickwork external walls, asymmetrical forms with projecting bays and a front verandah, timber joinery along the verandah and timber framed openings of traditional proportions. They have similar setbacks, low front fencing and small front gardens.

However, where the heritage listed group items and Nos 121 and 123 Holt Avenue differ is their historical setting and overall streetscape contribution. Both the Bennett Street group and Harrison Street group have retained their historical setting as a group and display a high degree of visual cohesion due to uniformity of their scale, setbacks, architectural style and materiality.

On the other hand, Nos 121 and 123 Holt Avenue, though of similar scale, setbacks, architectural style and materiality, have lost their historical streetscape setting due to the recent demolition of 115–119 Holt Avenue. Nos 121 and 123, as a pair, have diminished streetscape contribution, reducing their historical, aesthetic and representative values.

6.2 121 and 123 Holt Avenue as individual heritage items

To understand the comparative heritage values of 121 and 123 Holt Avenue as individual items, comparative analysis has been undertaken with other similar heritage listed Federation houses within Cremorne. Heritage listed properties designed by Edward Skelton Garten within the Mosman LGA are generally of a grander scale as they were designed as homes of more affluent individuals rather than as speculative developments. 121 and 123 Holt Avenue, as individual dwellings, have been compared against the following heritage listed properties of similar scale and architectural styles:

- 7 Florence Street, Cremorne; and
- 7 Ellalong Street, Cremorne.

7 Florence Street, Cremorne

Item No.	I0052
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Figure 6.4 7 Florence Street, Cremorne. (Source: NSW SHI, July 2020)

Discussion

7 Florence Street consists of a heritage listed single storey detached dwelling dating from the Federation period. Limited information of the historical background and assessment of significance is available on the SHI. The property is listed for its historical, aesthetic and representative heritage values. The following statement of significance for the heritage items have been extracted from the SHI:

An excellent Federation cottage, executed in rusticated sandstone. Its Queen Anne stylisation is understated but effective and it sits prominently on it's elevated corner site.

Like the properties at 121 and 123 Holt Avenue, 7 Florence Street is an example of a modest Federation dwelling which generally display a high degree of external intactness. Due to the materiality (sandstone external walls), architectural form and features and location on an elevated site, 7 Florence Street is generally of high aesthetic value.

Comparatively, 121 Holt Avenue does not exhibit the same streetscape presence and is a more restrained example of the typology. 123 Holt Avenue, due to its location at the bend of Holt Avenue and a wide frontage to Holt Avenue, has a more prominent streetscape presence.

Publicly available photographs on real estate websites suggest that 7 Florence Street has undergone modifications internally and a new two storey rear extension.

7 Ellalong Street, Cremorne

Item No.	I0051
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Figure 6.5 7 Ellalong Street, Cremorne. (Source: NSW SHI, July 2020)

Discussion

7 Ellalong Street consists of a heritage listed single storey detached Federation bungalow. Limited information of the historical background and assessment of significance is available on the SHI. The property is listed for its historical, aesthetic and representative heritage values. The following statement of significance for the heritage items have been extracted from the SHI:

An excellent Federation Bungalow, providing an interesting urban example of the vernacular Australian rural homestead. It is well-detailed and attractive. The landscaping contributes to the understanding of the style of the dwelling and original setting. The interior is also of significance.

Like the properties at 121 and 123 Holt Avenue, 7 Ellalong Street is an example of a Federation Bungalow which generally display a high degree of external intactness. However, 7 Ellalong Street is also listed for its intact interiors. 7 Florence Street is generally of high aesthetic value due to the finesse in design and its garden setting.

Comparatively, 121 Holt Avenue is a more restrained example of the typology. Similarly, 123 Holt Avenue, is more modest compared to 7 Ellalong Street as it was designed as speculative development.

Summary

The heritage listed items in this comparative analysis have been assessed as having historical, aesthetic and representative significance at a local level. The analysis of the heritage listed properties have some key indicators that provide an understanding of the comparative values of 121 and 123 Holt Avenue as individual heritage items:

- The heritage items and the subject properties all originate from the early twentieth century. Nos 121 and 123, though more modest in scale, reflect many typical architectural characteristics of the period, which are shared with the heritage listed properties.
- 121 and 123 Holt Avenue was designed in the Federation Bungalow style though of a more modest scale as they were speculative middle class homes. While limited historical information is available on the SHI, photographs on real estate websites suggest that in comparison to the subject properties, the heritage listed items are generally very intact externally and generally have high aesthetic value.
- The design and garden setting of 7 Ellalong Street allows it to be a fine example of a Federation bungalow. In comparison, 121 and 123 are more restrained and modest examples of their type as they were designed as speculative development.
- The location of 7 Florence Street on a corner elevated lot enhances its streetscape contribution. Similarly, due to the wide front of 123 Holt Avenue, its visual relationship with 125 Holt Avenue and its location at the bend of Holt Avenue, 123 Holt Avenue has a positive streetscape contribution.
- 7 Florence Street has undergone extensive modifications to the rear including a two-storey contemporary addition. However, this does not detract from the original form and features of the dwelling. Similarly, 121 and 123 Holt Avenue have rear extension which are largely obscured from the street and not greatly impact the legibility of the original dwellings externally.

6.3 125 Holt Avenue

The dwelling at No. 125 Holt Avenue comprises a single, free-standing, two-storey Federation Bungalow. Constructed of rendered masonry, the building was constructed by builder Richard Henry Pearce, likely to a design by his former business partner, architect Edward Skelton Garton. The property was previously heritage listed for its aesthetic significance, and particularly for its rarity value as a two-storey bungalow in the Cremorne area. Despite internal subdivision to convert the dwelling into flats, the buildings display a good degree of external integrity. The table below provides a discussion comparing the property at No. 125 to Federation-era properties of two or more storeys in the Cremorne area which are currently heritage listed. A search of heritage listed two-storey Federation Bungalows found few directly comparable

properties, with many two-storey Federation-era dwellings demonstrating a different aesthetic and historic character (such as the Arts and Crafts cottages of the Cranbrook Avenue Group, addressed above). Similarly, the construction of the building in the later stages of the Federation period and its swift conversion to flats suggest that the property is likely to share similar values to early Interwar Flat buildings which were developed in the area.

Discussion comparing 125 Holt Avenue, Cremorne, and Federation-era properties in the Cremorne area

Formerly listed as a group in the North Sydney Heritage Study (item #1052), now represented by individual listings



Figure 6.6 15–17 Bertha Road, Cremorne 'House'. (Source: NSW State Heritage Inventory)

Item No.	I0037	Date of Construction	Unknown
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Discussion

The heritage listed 'House' at 15–17 Bertha Road, Cremorne, is a two-storey masonry Federation dwelling designed by HA Wilshire. The heritage inventory sheet describes the property as:

An unusual Federation house which demonstrates variety and experimentation within the design ethic of the period, and which would be amongst the earliest applications of flat-roof design for domestic architecture in Sydney. It is related to its neighbour, 58 Murdoch Street, forming a design pair. Both houses are believed to be designed by the same architect, H.A. Wilshire, possibly as residences for his own family. A face brick, two storey Federation house whose striking feature is its flat roof surmounted by a rooftop room of plain white walls. The house features projecting, triple casement windows with flat hoods and console brackets to sills. Eaves throughout are all similarly detailed, with prominent exposed rafters. The entry porch is contained within a building corner and has restrained decorative timberwork and features a circular window. The roof is surrounded by a white timber picket balustrade between painted brick posts. This building is designed in the Federation Arts & Crafts style.

Wilshire was noted for his use of flat-top roofs, and the property at 15–17 Bertha Road is characteristic of his style. The property is situated on a narrow lot, with minimal landscaping which emphasises its scale. The building’s design is comparatively simple, with its minimal ornamentation restricted to decorative timber-framed windows and pronounced rafters to the eaves of the roof. There is a shallow timber balcony above the primary entrance with a later addition to the rear, which appears to be of fibro. By contrast the property at No. 125 demonstrates greater visual interest incorporating bold roughcast rendered columns, balustrades ornamented by timber shingles, and simple timber detailing to the gables.

Both properties were initially designed for affluent professionals, with 15–17 Bertha Road thought to be designed as the home of the architect. While No. 125 is currently in the vicinity of large-scale later development, it was initially built as a substantial property in its immediate context, situated next to modest single-storey dwellings. The current slope of Holt Avenue and the retention of landscaping mean that No. 125 retains a high degree of landmark quality in its immediate context, providing a bold counterpoint to the row of single-storey properties to the southwest. The Bertha Street property is situated on a steeper downward slope, opposite substantial dwellings constructed contemporaneously to the building. As such, the property lacks the comparative landmark quality of No. 125 in its immediate context.

Although the flat roof of 15–17 Bertha Road is a rarer architectural detail, as a whole, the property at No. 125 Holt Ave demonstrates a high degree of aesthetic significance. The significance of the flat roof has been impacted by the introduction of an unsympathetic balustrade, and while it retains fine original windows, the design of the façade is more restrained, showing greater similarity to later Interwar Flat buildings than ornate Federation dwellings. Although modified, the property at No. 125 displays a greater degree of physical integrity to the public domain, whereas the intrusive addition to 15–17 Bertha Road is visible from the street and detracts from its presentation. Similarly, No. 125 maintains much of its original setting, retaining a setback from the street and featuring a manicured garden and hedges, which enhances its presentation, concealing surrounding development to the north. By contrast, later development to the west of 15–17 Bertha Road detracts from its historic character.

19 Bennett Street, Cremorne (also known as 6 Bertha Road)



Figure 6.7 Detail of ‘Ingleneuk’, 19 Bennett Street. (Source: NSW State Heritage Inventory)

Item No.	I0029	Date of Construction	Unknow
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Discussion

Ingleneuk is a one-and-a-half-storey masonry residence designed by Henry A Wilshire. It is described on the heritage inventory sheet as:

Ingleneuk is significant as a large, distinctive Queen Anne style house constructed in 1903 by noted architect Henry A. Wilshire. Its general form, architectural style, interiors and exteriors survive from its original date of construction. Still located on the majority of its original allotment, Ingleneuk is significant for its generous garden setting containing remnant landscape features and layout related to its original construction date. The existing house is designed by architect Henry A. Wilshire, the partner in a highly successful Sydney firm, HA Wilshire and Day. Ingleneuk is also associated with Charles Robert Crossman, a locally prominent businessman of the early 20th century greatly involved with the sports clubs and development of the surrounding suburbs, who owned and occupied the property for approximately 55 years. Together with several other residences in the area, Ingleneuk forms a group of early twentieth century residences designed by Henry A. Wilshire. Located on a visually prominent site, Ingleneuk and its garden setting contributes greatly to the character of the area and is one of a number of significant, early to mid-twentieth century residences on large allotments located in the vicinity.

Ingleneuk predates No. 125 Holt Avenue, and was designed as a prominent, private residence. The two properties are similarly modest compared to grand dwellings along the foreshore; however, Ingleneuk is enhanced by expansive landscaping, including gardens, a swimming pool and tennis court. Although the subject property at 125 Holt Avenue incorporates landscaping and hedging, it lacks the grandeur of setting seen at Ingleneuk. However, situated in the centre of its considerable lot, Ingleneuk has limited visibility from the public domain. By contrast, though comparatively modest, No. 125 Holt Avenue demonstrates a degree of landmark quality in its immediate context.

Ingleneuk is representative of the transition between modest workers' accommodation to the north of Cremorne towards the transport routes along Military Road, and the grander private residences of affluent residents towards the foreshore in Cremorne Point. Although of a similar scale to No. 125, it shares greater aesthetic sensibilities and historic values with the affluent housing along the foreshore. No. 125 Holt Avenue is historically more representative of a modest two-storey dwelling designed for a middle-class owner. Further, where Ingleneuk has remained a single private residence, the Holt Avenue property was converted to flats soon after its construction, suggestive of the expansion of the workers' population and the intensification of residential development in Cremorne in the interwar period.

86 Milson Road, Cremorne Point (Mayfair Flat Building)



Figure 6.8 'Mayfair Flat Building', 86 Milson Road, Cremorne Point. (Source: NSW State Heritage Inventory)

Item No.	I0123	Date of Construction	Unknown
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Discussion

The Mayfair Flat Building is a three-storey Interwar Flat building with Federation style detailing. The heritage inventory sheet describes the property as:

representative of the interwar flats developments in Cremorne and an interesting example of the type, using Federation details to the Reserve and harbour aspect which are repeated to the street. One of a number of adjacent similar buildings which together form a varied period ensemble.....A four storey rendered brick apartment building with hipped gable roof of terracotta tiles. This building is designed in the Federation Freestyle.

Similarly to the property at No. 125 Holt Avenue, the Mayfair Flat Building demonstrates a simple rectangular form, with a hipped and tiled roof. The two buildings are constructed of rendered masonry and are ornamented with timber shingles and rendered columns. Where No. 125 Holt Avenue was designed as a private residence and was soon converted to flats, the Mayfair Building was purpose-built as a flat building.

While both properties are set back from the street, the subject property at No. 125 is enhanced by landscaping which emphasises its scale within its immediate landscape, and is suggestive of its origins as a private single-family residence.

Although both properties share aesthetic similarities, the subject property at No. 125 demonstrates a higher degree of decorative detailing, and—within its immediate residential context—a higher degree of landmark quality. By contrast, although the Mayfair Flats are of a larger scale, the introduction of a later garage to the front of the building obscures its form from the street, diminishing its landmark quality. Further, although not purpose built as a flat building, the conversion of No. 125 to flats is historically demonstrative of the interwar expansion of the Cremorne area in response to an influx of workers and the transition from single-family dwellings to communal flats.

'Leesthorpe' (within Bradleys Head Road Conservation area)



Figure 6.9 'Leesthorpe', I40 Mosman LEP. (Source: Realestate.com)

Discussion

No. 125 Holt Avenue was constructed by the builder Richard Henry Pearce. It is likely that the building was designed by Edward Skelton Garton, who had formed a partnership with Pearce which was infamously dissolved following a court case. Many of Pearce's buildings were constructed to Garton's designs with minimal variations. It appears that No. 125 Holt Avenue was one of Garton's designs, although it is unclear if their partnership has been dissolved before construction.

A heritage listed property in the Mosman LGA, Leesthorpe appears to have been constructed to a similar design of Garton's. It was constructed for a wealthy merchant and has remained as a private residence since construction.

Leesthorpe is a double-storey Federation dwelling designed by Edward Skelton Garton. It is an individually listed property, described on the State Heritage inventory as:

An elegant and intact Federation period house with an unusual entry porch. Federation Queen Anne/Arts & Crafts. Large two-storey face brick Federation Queen Anne/Arts & Crafts residence. The house features a 2-storey L-shaped verandah and an unusual entry. The entry portico is formed with substantial timber elements in a deep bracketed entablature supported on timber columns. Over the entrance is a bracketed, faceted oriel with its own small roof sitting just below the half-timbered gable. Rough-cast chimneys rise out of the slate roof. The house is set close to the street (relative to other large Federation houses in Mosman) and has more recent modifications at the rear.

The basic structure of the two properties is essentially identical; however, Leesthorpe demonstrates a finer degree of ornamentation. Where No. 125 Holt Avenue features heavy balustrades with rendered columns, the verandahs and balconies of Leesthorpe are constructed of timber. Leesthorpe is constructed of face brick and retains much of its original fabric. The

property is situated in a large plot and features manicured landscaping which enhances its setting. No. 125 Holt Avenue is a more modest execution of Garton's design, and while relatively externally intact, it lacks the intricate detailing and landscaping of Leesthorpe. However, within the Cremorne context, it is a good example of Garton's grander residential designs and is suggestive of the re-use of his work by Pearce throughout the North Sydney area.

Summary

No. 125 Holt Avenue is a two-storey Federation Bungalow designed as a private residence and converted to flats in the interwar period. The property is one of a small number of remnant two-storey Federation Bungalows in the north of the Cremorne area, demonstrating a restrained rectangular form, comparable to surrounding flat buildings, rather than ornate Federation homes along the foreshore. Although modest compared to grander residences towards the harbour, in its immediate context and streetscape the building demonstrates a high degree of landmark quality, displaying grander proportions than the neighbouring buildings, and incorporating landscaping which emphasises its aesthetic value.

Similar residences such as Inglemeuk and the property at 15–17 Bertha Street display a similar form and massing and suggest the popularity of the typology for grander middle-class dwellings of the later Federation period. While No. 125 Holt Avenue lacks the expansive grounds and grandeur of the landscaping of Inglemeuk, it commands greater presence in its immediate context. Similarly, while 15–17 Bertha Street incorporates unique architectural elements with the use of the flat roof, the building's alterations and additions have detracted from its physical presentation, and the lack of landscaping highlights the intrusive additions. The retention of its setting has allowed the late-Federation character and historic residential setting of No. 125 to be more easily understood. An exploration of the listed Federation buildings on the NSLEP in the Cremorne area suggests that there are few remnant Federation Bungalows north of the foreshore. As such, while it is a modest dwelling in the wider North Sydney area, No. 125 Holt Avenue is a rare and well-maintained example of its typology in Cremorne. Compared to similar dwellings such as Nos 15–17 Bertha Street, it demonstrates a higher degree of integrity, and landmark quality.

No. 125's restrained form and style shows greater similarity to early Interwar Flat buildings than two-storey early Federation cottages. The building's conversion to flats is historically representative of the influx of workers to the area, and the need for intensified residential development. As such, No. 125 Holt Avenue is historically comparable to the Interwar Flat buildings that emerged in the area, and particularly to those buildings introduced early in the Interwar period. The simple rectangular form is seen in later properties such as the Mayfair Flat building; however, having been a private

residence, No. 125 Holt Avenue displays a higher degree of decorative detailing. Similarly, the purpose-built flat buildings were designed to fit in within a row of similar properties, matching the scale and form of the neighbouring properties, whereas No. 125 was designed as a grander counterpoint to the neighbouring single-storey dwellings, with the slope of the land and the retention of landscaping preserving much of its historic setting and character. As such, the later flat buildings lack the landmark quality which No. 125 Holt Avenue displays in its immediate residential context. Although a modest example of its type, in relation to similar properties in the Cremorne area, No. 125 Holt Avenue appears to be a rare example of a two-storey Federation Bungalow which is neither a modest workers' cottage, nor a grand foreshore home, or a flat building. It occupies a fairly unique position as a physical demonstration of the transition from large-scale private residences to interwar workers' housing, which is communicative of the varied character of the Cremorne area and its transitional nature in the early twentieth century.

7 Assessment against standard criteria

This section sets out an assessment of the heritage significance of 121, 123 and 125 Holt Avenue in accordance with the standard criteria established in the Heritage Council of NSW guidelines. The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place, as well as its relationship to both the immediate and wider setting.

The Heritage Council of NSW guidelines, prepared by the NSW Environment and Heritage Group, in the former Department of Planning and Environment (July 2023), provide the framework for the assessment and the Statement of Significance in this report.

To apply the assessment criteria, both the nature and degree of significance for the place need to be identified. This is because items vary in the extent to which they embody or reflect key values and in the relative importance of their evidence or associations.

The assessment also needs to relate the item's values to its relevant geographical and social context, usually identified as either local or state contexts. Items may have both local and state significance for similar or different values/criteria.

7.1 121–123 Holt Avenue as a pair within the Holt Avenue Group

Based on historical research and physical investigations, GML had previously assessed that the properties at 115, 117, 119, 121 and 123 Holt Avenue—Holt Avenue Group—met the threshold for heritage listing at a local level due to their historical, historical association, aesthetic, rare and representative values. Collectively the five dwellings presented as a cohesive group which was a critical aspect of their heritage significance.

Following the demolition of Nos 115, 117 and 119 Holt Avenue, an updated assessment of significance has been prepared. Table 7.1 below provides an updated assessment of Nos 121 and 123 Holt Avenue undertaken to determine whether there is sufficient merit to proceed with the heritage listing of the dwellings as a pair.

Table 7.1 Discussion of significance for 121 and 123 Holt Avenue as a pair within the Holt Avenue Group.

Criterion (a) (Historic Significance)

A place or object is important in the course, or pattern, of the local area's cultural or natural history.

Previous Assessment of 115–123 Holt Avenue

Nos 115–123 Holt Avenue shows evidence of the historical residential development of North Sydney generally, and Cremorne specifically in the Federation period. Like much of North Sydney, the properties originate from part of Alfred Thrupp's grant, and eventually formed part of the 1885 Longview Estate subdivision. Although the properties were not constructed under the Victorian period, the site maintains the subdivision pattern of this estate.

The properties at 115–121 Holt Avenue were constructed in 1907, with 123 Holt Avenue constructed shortly after in c1908–09. When viewed as a group the subject properties form an important part of the streetscape and contribute to the collective understanding of the Federation character of the streetscape, and the development of the former Longview Estate.

Significantly, the properties provide rare evidence of the phenomenon of speculative development throughout the Cremorne area. Much of the suburb, and the Longview Estate specifically, was initially developed in the early twentieth century as part of programs of development by individual builders, or partnerships between builders and architects, who would buy large tracts of land on which to construct a series of similar, modest houses to sell for profit. Archival records suggest that much of Holt Avenue was constructed as part of developments undertaken by builders Thomas Ross and Richard Henry Pearce, with both often working to designs by architect Edward Skelton Garton. Nos 115–121 form part of a development by Thomas Ross, with 123 completed by Pearce.

Despite modifications to the interiors and the rear of the dwellings, the buildings collectively display a high degree of integrity externally and can be understood as part of a wider housing development. As much of the area has been eroded by contemporary development, they are now a rare physical example of the practice of speculative development in Cremorne.

The only major alterations to the buildings are the dormers to Nos 115 and 117. They are designed sympathetically to architectural style of the dwellings and do not detract from their overall historical character. Similarly, the later addition fences and carports do not obscure the buildings and generally sympathetic to the character of the dwellings. Despite these additions, the group demonstrates a high degree of integrity externally and thus continues to provide evidence of the historical speculative development in the Cremorne area in the late Federation period.

Based on the above assessment, the Holt Avenue Group meets the threshold for listing for its historical significance.

The Holt Avenue Group has cultural significance at a local level under this criterion.

Assessment of 121 and 123 Holt Avenue (as a pair)

The historical significance of the Holt Avenue Group was for its collective demonstration of speculative development in the Cremorne area. As a group of six dwellings within the Longview Estate, they provided evidence of a historical residential development patterns during the Federation period within the Cremorne area.

With the demolition of 115–119 Holt Avenue, the evidence of this type of development in the Federation period is compromised. 121 and 123 as a pair do not provide comprehensive evidence of the occurrence of speculative development in Cremorne as efficiently as the Holt Avenue Group did its entirety. Due to the demolition of Nos 115–119 and the amalgamation of

their lots, key indicators of the historical phase such as the early subdivision pattern, regular setbacks, garden settings and architectural typology is no longer readily legible. 121 and 123 as a pair do not sufficiently demonstrate the pattern of speculative housing in the Cremorne area. While the two have some uniformity in their subdivision pattern, setbacks and architectural typology, they no longer provide a complete testimony of the historical housing pattern.

Nos 121 and 123 Holt Avenue, as a pair within the Holt Avenue Group, do not meet the threshold for cultural significance under Criterion (a) Historic significance.

Criterion (b) (Historical Association)

A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

Previous Assessment of 115–123 Holt Avenue

Historical research conducted in June 2023 suggests that Edward Skelton Garton was a significant architect at a local level. His works within North Sydney LGA include 6, 8 and 10 Spofforth Street which display characteristic similar to the Holt Avenue Group. His works are also listed on the Mosman LEP 2013 for local significance and on the SHR. Within the group, 119 and 123 are Garton's work and 115 and 117 are also likely works by Garton but no documentary confirmation of this has been obtained. While the listed examples are of much grander scale for affluent owners, the properties along Holt Avenue represent Garton's work on more modest speculative homes.

As a group, their external features display a high level of integrity. The architectural style incorporated by Garton remains discernible and the buildings, despite minor modifications, are good examples of Garton's works.

Based on the above assessment, the Holt Avenue Group meets the threshold for listing for its associative significance.

The Holt Avenue Group meets the threshold for cultural significance under this criterion.

Assessment of 121 and 123 Holt Avenue (as a pair)

Previously it was assessed that the Holt Avenue Group is a good example of speculative homes designed by Garton. His architectural style helped create visual cohesion for the Holt Avenue Group. Garton was a prolific architect of local significance and works designed by Garton are listed within Mosman LGA. 123 Holt Avenue serves as a modest example of his work, designed as middle class speculative housing and features design and detailing typical of the Federation period.

There is no documentary evidence that 121 Holt Avenue was designed by Edward Skelton Garton.

No 121 Holt Avenue does not meet the threshold for cultural significance under Criterion (b) Historical association.

No 123 Holt Avenue has cultural significance at a local level under this criterion.

Criterion (c) (Aesthetic/creative/technical achievement)

A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

Previous Assessment of 115–123 Holt Avenue

Nos 115–123 Holt Avenue are typical Federation Bungalows, sharing characteristic elements of the typology such as projecting gable bays with overhanging eaves, roughcast rendered chimneys, timber shingles (apart from 119), timber-framed casement windows, hipped roof with tiling (apart from 119), and timber joinery to the verandah.

Although the properties have been modified, with the introduction of new elements such as the introduction of the dormer windows at 115 and 117, works to the primary façades are sympathetic. Other alterations are generally constrained to the rear of the properties where they are not visible from the public domain. Some properties in the group have had carports and masonry fences introduced; however, these elements are sympathetic in style and fabrication, and do not obscure the properties from the street, or detract from their Federation character.

As a group, the properties retain their original siting and setbacks, and feature pleasant front gardens which contribute to the aesthetic character of the street. The dwellings maintain a consistent, low-rise scale, and building line, and demonstrate similar roof forms, which provide a consistent character.

The properties are representative of modest, middle-class housing developments of the Federation period. Although comparatively modest in relation to grander dwellings to the south of the suburb, they provide a significant example of their typology in central Cremorne. As a group they demonstrate a consistent Federation character, scale and materiality, and make a strong contribution to the streetscape, providing an understanding of the historic character of the area.

Externally, the major modifications to the building include the dormer windows, front fence and carports. However, those elements are largely sympathetic to the visual character of the dwellings or do not obscure significant architectural features. The dwellings as a group display a high degree of design integrity and retain their visual appeal along the Holt Avenue streetscape.

Based on the above assessment, the Holt Avenue Group meets the threshold for listing for its aesthetic significance.

The Holt Avenue Group has cultural significance at a local level under this criterion.

Assessment of 121 and 123 Holt Avenue (as a pair)

The Holt Avenue Group was previously assessed as having aesthetic significance due to their strong contribution to the historic streetscape character of Holt Avenue. The group of houses had visual appeal due to the cohesiveness of their subdivision pattern, setbacks, garden settings, architectural form and features and materiality.

As a pair, 121 and 123 Holt Avenue demonstrate some uniformity in terms of their subdivision pattern, setbacks, garden settings, architectural form and features and materiality. However, following the demolition of 115-119 Holt Avenue, the visual cohesion between 121 and 123 Holt Avenue is diminished, and the dwellings are not distinct as a pair. Further, the two dwellings display a varied degree of intactness, with 123 being more intact than 121 Holt Avenue externally.

As a pair, due to the demolition of Nos 115–119, the strong streetscape contribution of the group is reduced, diminishing their aesthetic value. They do not adequately meet the threshold for listing due to the loss of historic setting which contributed to its aesthetic value and are not sufficiently cohesive or unique in their streetscape presentation.

The streetscape contribution of Nos 121 and 123 would likely be adversely impacted by the proposed contemporary development to their east.

Nos 121 and 123 Holt Avenue, as a pair within the Holt Avenue Group, do not meet the threshold for cultural significance under Criterion (c) (Aesthetic/creative/technical achievement).

Criterion (d) (Social, cultural and spiritual significance)

A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.

Previous Assessment of 115–123 Holt Avenue

A detailed social values assessment of the properties at 115–123 Holt Avenue was not undertaken in GML’s previous reports as a detailed community consultation had not been undertaken at that stage. The assessment was based on desktop research and early submission from local community groups.

The properties form part of the Holt Avenue Group proposed for listing by the Cremorne Conservation Group. The efforts of this community group suggest that the properties have some social value to the local community, although it is unlikely that this would be sufficient to meet the threshold for listing under this criterion.

An assessment of Aboriginal cultural values is beyond the scope of this report.

The Holt Avenue Group does not meet the threshold for cultural significance under this criterion.

Assessment of 121 and 123 Holt Avenue (as a pair)

The public exhibition of the Planning Proposal (PP5/23- 115-125 Holt Avenue, Cremorne) formed a detailed consultation with public at an LGA wide level and sought comments from the general public. A review of the key issues addressed in the public submissions received is detailed in Section 8 below. Additionally, community groups such as Cremorne Conservation Group and Mosman Historical Society have been involved in providing evidence to carry out the assessment of the properties.

The *Assessing heritage significance* guidelines note that the community may seek to retain certain building types in preference to its replacement with more contemporary development, which is not sufficient for the place to meet the threshold for social significance. A review of the submissions provides no evidence that the pair has any direct strong or special associations with community groups.

Desktop research does not provide any additional evidence that the place has social, cultural or spiritual significance. Based on current evidence, it is unlikely that community responses received would be sufficient evidence to meet the threshold for listing under this criterion.

Nos 121 and 123 Holt Avenue, as a pair within the Holt Avenue Group, do not meet the threshold for cultural significance under Criterion (d) (Social, cultural and spiritual significance).

Criterion (e) (Research potential)

A place or object has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.

Although the Holt Avenue Group is representative of the historical development of Cremorne, the properties do not appear to demonstrate any evidence of significant architectural development to meet the threshold for listing under this criterion.

An archaeological assessment is not within the scope of this report.

The Holt Avenue Group does not meet the threshold for cultural significance under Criterion (e) (Research potential). Similarly, Nos 121 and 123 Holt Avenue, as a pair within the Holt Avenue Group, do not meet the threshold for cultural significance under this criterion.

Criterion (f) (Rare)

A place or object possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.

Previous Assessment of 115–123 Holt Avenue

Originating from the Longview Estate subdivision, the Holt Avenue Group dwellings were constructed from 1907 to 1909 as part of a series of speculative developments in the Federation

period. Nos 115–121 were developed by Thomas Ross, with 123 constructed by Richard Henry Pearce. Archival documentation shows that these builders, along with the architect Edward Skelton Garton whose designs they often employed, owned several leases of land throughout the former Longview Estate, which they developed for sale. These developments established a residential character and scale in the area, with the Holt Avenue Group demonstrating the shared architectural character, and consistent form and siting, typical of such a group.

Later development and re-development has led to the loss of similar properties throughout the Cremorne area. The Holt Avenue Group now provides a rare example of what was once a widespread development. As such, although the properties have undergone some modification, their overall external integrity is high and they can be readily understood as a group, and provide a rare understanding of the early character of the northern area of Cremorne.

Based on the above assessment, the Holt Avenue Group meets the threshold for listing for its rarity significance.

The Holt Avenue Group has cultural significance at a local level under this criterion.

Assessment of 121 and 123 Holt Avenue (as a pair)

Previously the Holt Avenue Group was assessed to be a rare surviving intact Federation streetscape within Cremorne. However, the intactness of this streetscape has been severely compromised due to the demolition of 115–119 Holt Avenue. While among the only surviving examples of speculative development within the Longview Estate, this is not sufficient to meet the threshold of listing. Rarity is assessed at a suburb, LGA wide or statewide level rather than along individual streets or historical subdivisions. Nos 121 and 123, as a pair, are not rare examples of Federation housing within Cremorne. Similar housing stock with stronger streetscape contribution exist along Bennett Street and Holt Avenue, Mosman which exhibit a higher degree of intactness.

Nos 121 and 123 Holt Avenue, as a pair within the Holt Avenue Group, do not meet the threshold for cultural significance under Criterion (f) (Rare).

Criterion (g) (Representative)

A place or object is important in demonstrating the principal characteristics of a class of the local area's:

- cultural or natural places
- cultural or natural environments.

Previous Assessment of 115–123 Holt Avenue

The Holt Avenue Group is representative of an important period of Federation development in the Cremorne area. Originating from land that was owned by Daniel and John Cooper and subdivided in the Longview Estate in 1885, the dwellings were constructed between 1907 and 1909. The properties maintain the subdivision pattern of the 1885 Longview Estate and are representative of an early period of intensive subdivision which occurred throughout the Cremorne area.

The properties present as a cohesive group of characteristic Federation Bungalow dwellings. They maintain their original scale, siting and setbacks, and building lines, and are demonstrative of the popularity of the typology in the North Shore area through the general retention of their primary façades, despite modifications. Although modified, the dwellings are good examples of their type, and provide an understanding of modest middle-class dwellings which were developed in proximity to transport routes. They provide a counterpoint to the more ornate and substantial Federation housing stock created for more affluent dwellings towards the foreshore and communicate the varied social make-up of the suburb in the early twentieth century. The properties retain much of their original setting, maintaining pleasant front gardens, and collectively provide an understanding of the historic character of the Cremorne area in a significant period of expansion.

The properties show stylistic similarity to contributory dwellings located in the neighbouring Holt Estate HCA in the Mosman LGA. Although 115–123 Holt Avenue were constructed slightly later than these dwellings, the fact that so many houses in this style were built is a tribute to how widely these design principles were adopted in North Sydney and have been valued by the community since.

Significantly, the properties are also representative of the phenomenon of speculative building developments in Cremorne. Nos 115–121 were constructed in 1907 by Thomas Ross, with 123 completed shortly after by Richard Henry Pearce. They were constructed as part of wider projects undertaken by these builders to create housing for sale throughout the Longview Estate. Although the Holt Avenue Group is now a rare remnant of these developments, they are representative of a phase of development which at one time defined the character of the area, before the transition to the more intense residential development of the interwar period.

Although there are some extant groupings of Federation properties throughout the Cremorne and Cremorne Point areas, these groups are generally representative of grander housing designed for affluent residents, and were often constructed sporadically, rather than as part of an intentional group development. The Holt Avenue Group thus has a high degree of representative significance, providing evidence of middle-class housing and lifestyles in Cremorne in the twentieth century.

The buildings have undergone some modifications externally, the most significant of which are the dormers to Nos 115 and 117, and the replacement of front fences and the additions of carports. The dormers are designed to be sympathetic to the character of the dwellings. The fences and carports do not obscure any key architectural form or features and could be considered temporary as they can be altered without impacting the historical fabric of the dwellings. The modifications do not diminish the representative value of the group. The group demonstrates a high degree of integrity externally.

Based on the above assessment, the Holt Avenue Group meets the threshold for listing for its representativeness significance.

The Holt Avenue Group has cultural significance at a local level under this criterion.

Assessment of 121 and 123 Holt Avenue (as a pair)

Nos 121 and 123 Holt Avenue in isolation do not effectively represent the historical Longview Estate subdivision, the pattern of speculative housing in Cremorne for middle class housing nor the architectural style of the Federation period. They no longer remain good examples of fine intact Federation era streetscape prevalent in the Cremorne area. The demolition of Nos 115–119 has adversely impacted the overall legibility of an intact cohesive Federation era streetscape.

While their subdivision pattern, setbacks, scale, form, features and materiality is typical of the period and style, due to the loss of their historical setting and streetscape, they are no longer comprehensive representations of speculative housing stock of the Federation period.

Nos 121 and 123 Holt Avenue, as a pair within the Holt Avenue Group, do not meet the threshold for cultural significance under Criterion (g) (Representative).

7.2 121 and 123 Holt Avenue as individual heritage items

Previously GML had assessed 123 Holt Avenue as being part of a group of six houses which formed a cohesive group of Federation dwellings. In light of the demolition of 115–119 Holt Avenue, GML has assessed that the heritage significance of the group at Holt

Avenue has been diminished and the pair at 121 and 123 Holt Avenue by themselves do not have the same heritage values as the group in its entirety.

GML has also given consideration to as to whether 121 and 123 Holt Avenue meet the threshold for listing as individual heritage items. Out of the group of six, 123 Holt Avenue displayed the highest degree of integrity and intactness externally. Further, the dwelling by itself has some visual merit due to its wide frontage, location on the bend of Holt Avenue and its contribution to the setting and significance of 125 Holt Avenue, which is deemed to be of local heritage significance.

The assessment is also based on the inspection of the interiors on 18 and 22 January 2024, which was not carried out in GML's previous assessment of the group.

Table 7.2 Discussion of significance for 123 Holt Avenue as a pair within the Holt Avenue group.

Criterion (a) (Historic Significance)

A place or object is important in the course, or pattern, of the local area's cultural or natural history.

Assessment of 121 Holt Avenue (as an individual item)

121 Holt Avenue dates from the historical residential development of Cremorne during the Federation period. It was part of the 1885 Longview Estate subdivision, and the site maintains the subdivision pattern of the period. Like other speculative development in Cremorne during that period, 121 Holt Avenue is an example of a modest middle-class housing of that period. The dwelling forms part of a general residential pattern and is not exemplar by itself in providing evidence of this key historical phase of residential development in the Cremorne area.

No 121 Holt Avenue does not meet the threshold for cultural significance under Criterion (a) Historic significance.

Assessment of 123 Holt Avenue (as an individual item)

Similar to 121 Holt Avenue, 123 Holt Avenue dates from the Federation period. It was part of the 1885 Longview Estate subdivision, and the site maintains the subdivision pattern of the period. However, compared to 121 Avenue, 123 Holt Avenue demonstrates a higher degree of refinement in design and detailing. The dwelling has retained sufficient design integrity to sufficiently provide evidence of a speculative middle-class house within the Cremorne area during the Federation period.

Following the demolition of 115–119 Holt Avenue, the historical setting and its visual relationship with other dwellings of similar period and architectural style was compromised. While it is no longer indicative of a pattern of housing within the LGA, historical streetscapes or subdivision pattern, 123 Holt Avenue by itself it is a good prototype of a speculative dwelling dating from the Federation period.

No 123 Holt Avenue meets the threshold for cultural significance at a local level under Criterion (a) (Historic Significance).

Criterion (b) (Historical Association)

A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

Assessment of 121 Holt Avenue (as an individual item)

There are no known associations of significance linked to 121 Holt Avenue.

No 121 Holt Avenue does not meet the threshold for cultural significance at a local level under Criterion (b) (Historical Association).

Assessment of 123 Holt Avenue (as an individual item)

123 Holt Avenue was designed by architect Edward Garton. Garton was a prolific architect of local significance and works designed by Garton are listed within Mosman LGA. 123 Holt Avenue serves as a modest example of his work, designed as middle-class speculative housing and features design and detailing typical of the Federation period.

No 123 Holt Avenue meets the threshold for cultural significance at a local level under Criterion (b) (Historical Association).

Criterion (c) (Aesthetic/creative/technical achievement)

A place or object is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

Assessment of 121 Holt Avenue (as an individual item)

121 Holt Avenue is a simple and restraint example of a Federation bungalow. While it is generally intact externally and its garden setting, architectural form and features express some level of visual interest, the dwelling as an individual is not distinct.

Individually, while still legible as speculative dwelling with form and features of the Federation Bungalow, due its internal and external modifications, 121 Holt Avenue is not a good example of its type. Further, with the demolition of 115-119 Holt Avenue, the dwelling has also lost its previously intact historical streetscape, reducing its visual qualities. The integrity of 121 Holt Avenue is adversely impacted due to the modifications, demolition of 115-119 Holt Avenue and the proposed new development at 115-119 Holt Avenue, all of which compromise the aesthetic qualities of 121 Holt Avenue.

No 121 Holt Avenue does not meet the threshold for cultural significance at a local level under Criterion (c) (Aesthetic/creative/technical achievement).

Assessment of 123 Holt Avenue (as an individual item)

123 Holt Avenue is an example of a modest Federation bungalow which demonstrates generally high degree of design integrity externally. Despite being a speculative home, it is a good example of the Federation bungalow architectural style. It includes features such as a tiled hipped roof with intact tall chimneys, an asymmetrical façade with a wide frontage to the street, face brickwork external walls, verandah with brick and sandstone piers and timber joinery and timber framed windows and doors of traditional proportions.

123 has moderate intactness internally and features some original fabric to the front section of the dwelling including original timber flooring, skirtings, timber panel doors, chimney breasts, ventilation grilles and some original cornices. The rear of the dwelling comprises a two-storey contemporary extension which does not greatly diminish the legibility of the original form of the dwelling.

The aesthetic value of 123 Holt Avenue is enhanced due to its wide frontage to Holt Avenue, its location at the street corner at the bend of Holt Avenue and its visual relationship with 125 Holt Avenue. 123 and 125 Holt Avenue share similarities in the architectural form, detailing and roofscape. Despite the loss of the historical setting to the west, 123 Holt Avenue helps retain some historical setting of 125 Holt Avenue, which has been identified to meet the threshold for heritage listing. Further, 121 Holt Avenue would act as a visual buffer between No 123 and the proposed new development at 115-199 Holt Avenue, thus protecting some of the original setting of 123 Holt Avenue.

No 123 Holt Avenue meets the threshold for cultural significance at a local level under Criterion (c) (Aesthetic/creative/technical achievement).

Criterion (d) (Social, cultural and spiritual significance)

A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.

Assessment of 121 Holt Avenue (as an individual item)

The public exhibition of the Planning Proposal (PP5/23- 115-125 Holt Avenue, Cremorne) formed a detailed consultation with public at an LGA wide level and sought comments from the general public. A review of the key issues addressed in the public submissions received is detailed in Section 8 below. Additionally, community groups such as Cremorne Conservation Group and Mosman Historical Society have been involved in providing evidence to carry out the assessment of the properties.

The Assessing heritage significance guidelines note that the community may seek to retain certain building types in preference to its replacement with more contemporary development, which is not sufficient for the place to meet the threshold for social significance. A review of the submissions provides no evidence that the pair has any direct strong or special associations with community groups.

Desktop research does not provide any additional evidence that the place has social, cultural or spiritual significance. Based on current evidence, it is unlikely that community responses received would be sufficient evidence to meet the threshold for listing under this criterion.

An assessment of Aboriginal cultural values is beyond the scope of this report.

121 Holt Avenue does not meet the threshold for cultural significance under Criterion (d) (Social, cultural and spiritual significance).

Assessment of 123 Holt Avenue (as an individual item)

The public exhibition of the Planning Proposal (PP5/23- 115-125 Holt Avenue, Cremorne) formed a detailed consultation with public at an LGA wide level and sought comments from the general public. A review of the key issues addressed in the public submissions received is detailed in Section 8 below. Additionally, community groups such as Cremorne Conservation Group and Mosman Historical Society have been involved in providing evidence to carry out the assessment of the properties.

The Assessing heritage significance guidelines note that the community may seek to retain certain building types in preference to its replacement with more contemporary development, which is not sufficient for the place to meet the threshold for social significance. A review of the submissions provides no evidence that the pair has any direct strong or special associations with community groups.

Desktop research does not provide any additional evidence that the place has social, cultural or spiritual significance. Based on current evidence, it is unlikely that community responses received would be sufficient evidence to meet the threshold for listing under this criterion.

An assessment of Aboriginal cultural values is beyond the scope of this report.

123 Holt Avenue does not meet the threshold for cultural significance under Criterion (d) (Social, cultural and spiritual significance).

Criterion (e) (Research potential)

A place or object has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.

Although the Holt Avenue Group is representative of the historical development of Cremorne, the properties do not appear to demonstrate any evidence of significant architectural development to meet the threshold for listing under this criterion.

An archaeological assessment is not within the scope of this report.

121 and 123 as individual dwellings do not meet the threshold for cultural significance under Criterion (e) (Research potential).

Criterion (f) (Rare)

A place or object possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.

Assessment of 121 Holt Avenue (as an individual item)

121 Holt Avenue is a restrained example of a Federation bungalow developed as part of trend of speculative development within the North Sydney LGA and Cremorne during the Federation period. As noted in the comparative analysis, several similar examples exist within the LGA which demonstrate a higher degree of intactness than 121 Holt Avenue. As an individual dwelling, 121 Holt Avenue is not a rare example of its type.

No 121 Holt Avenue does not meet the threshold for cultural significance at a local level under Criterion (f) (Rare).

Assessment of 123 Holt Avenue (as an individual item)

123 Holt Avenue is an example of a Federation bungalow developed as part of trend of speculative development within the North Sydney LGA and Cremorne during the Federation period. While its design is visually distinct, several similar examples existing within the LGA as noted in the comparative analysis and 123 Holt Avenue is not a rare example of its type.

No 123 Holt Avenue does not meet the threshold for cultural significance at a local level under Criterion (f) (Rare).

Criterion (g) (Representative)

A place or object is important in demonstrating the principal characteristics of a class of the local area's:

- cultural or natural places
- cultural or natural environments.

Assessment of 121 Holt Avenue (as an individual item)

121 Holt Avenue is a restrained example of a Federation bungalow developed as part of trend of speculative development within the North Sydney LGA and Cremorne during the Federation period. While its characteristics are typical of the period and it is generally legible as a Federation speculative dwelling, due to the modifications to its interiors and exteriors, individually it is not considered to be a fine example of its type and does not demonstrate its typology adequately.

No 121 Holt Avenue does not meet the threshold for cultural significance at a local level under Criterion (g) (Representative).

Assessment of 123 Holt Avenue (as an individual item)

123 Holt Avenue demonstrates the typology of a modest Federation Bungalow within the Cremorne area. It is designed by architect Edward Garton and exhibits principal characteristics of the Bungalow style including a tiled hipped roof with intact tall chimneys, an asymmetrical façade with a wide frontage to the street, face brickwork external walls, verandah with brick and sandstone piers and timber joinery and timber framed windows and doors of traditional proportions. While it lacks the grandeur of other Federation bungalows within the LGA, the high degree of intactness externally, its good visual qualities and design makes it a good example of modest middle-class housing in the Federation period.

No 123 Holt Avenue meets the threshold for cultural significance at a local level under Criterion (g) (Representative).

7.3 125 Holt Avenue

GML had previously assessed that 125 Holt Avenue meets the threshold for heritage listing at a local level for its historical, historical association, rarity and representative value. The demolition of 115–119 Holt Avenue does not alter the assessment of heritage significance of 125 Holt Avenue.

Table 7.2 Discussion of significance for 125 Holt Avenue.

Criterion (a) (Historic Significance)

A place or object is important in the course, or pattern, of the local area's cultural or natural history.

No. 125 Holt Avenue displays evidence of the historical development of North Sydney generally, and Cremorne specifically. Originating from a part of the 1885 Longview Estate, its lot maintains the subdivision pattern of this estate, although the property would not be completed until November 1914.

Designed as a two-storey private residence, it was initially grand in its local environment, compared to the modest single-storey dwellings along Holt Avenue. It represents one of a small number of remnant two-storey bungalows created for middle-class owners towards the north of Cremorne, with grander residences generally contained in the southern areas towards the foreshore. The property was converted to flats in the interwar period and is thus representative of a historical period of transition which saw the intensification of development on workers' housing and affordable flats throughout the area to accommodate an influx of workers. The conversion of a once 'grand' house in a predominantly middle-class area of freestanding dwellings is communicative of the need to introduce additional housing in proximity to transport routes.

The major modifications are restricted to the kitchen and bathroom areas which have contemporary fitouts. Overall, 125 Holt Avenue demonstrates high degree to integrity to provide evidence of residential development in Cremorne in the Federation and interwar years.

No. 125 Holt Avenue meets the threshold for cultural significance at a local level under Criterion (a) (Historic Significance)

Criterion (b) (Associative Significance)

A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

No. 125 Holt Avenue is associated with the builder Richard Henry Pearce and architect Edward Skelton Garton, who were locally active in the period and responsible for several dwellings throughout the North Sydney area as part of a series of speculative developments. Although their partnership dissolved in scandal in 1908, the property was constructed by Pearce and shows stylistic similarities to other dwellings designed by Garton in the wider North Sydney area, notably Leesthorpe, a heritage listed Federation mansion in Mosman, suggesting Garton's initial involvement.

Further historical research suggests that Edward Skelton Garton was a significant architect at a local level. Examples of his works within North Sydney LGA include 6, 8 and 10 Spofforth. His works are listed on the Mosman LEP 2013 for local significance and on the SHR. While the listed examples are of much grander scale for affluent owners, the properties along Holt Avenue represent Garton's work on more modest speculative homes. As a group, their external features remain legible and provide evidence as a good example of Garton's work.

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The property was converted to apartments in the mid-1920s and since then, several individuals owned or occupied the properties. While there were a number of professionals, including stock agents, traders and animators, none of these individuals appear to be of significance to the Cremorne area.

Further historical research suggests that Edward Skelton Garton was a significant architect at a local level. Examples of his works within North Sydney LGA include 6, 8 and 10 Spofforth. His works are listed on the Mosman LEP 2013 for local significance and on the SHR. While the listed examples are of much grander scale for affluent owners, the properties along Holt Avenue represent Garton's work on more modest speculative homes. As a group, their external features remain legible, displays a high level of integrity and provide evidence as a good example of Garton's work.

No. 125 Holt Avenue meets the threshold for cultural significance at a local level under Criterion (b) (Associative Significance).

Criterion (c) (Aesthetic significance)

A place or object has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

No. 125 is a two-storey Federation Bungalow with restrained elements of the Queen Anne and Arts and Crafts styles, which has since been internally divided into apartments. Despite this alteration, the property displays a high degree of external integrity and intactness, maintaining characteristic elements such as the gable bay with overhanging eaves, columns with timber elements, decorative timber shingles and rafters, and original timber-framed windows. Internally, the timber floorings, skirtings, fireplaces, archways, cornices and ceilings remain intact and contribute to the visual appeal of the place.

It is a modest example of this typology compared to grander residences towards the foreshore. However, it is aesthetically representative of middle-class housing, which would have been more common towards the transport routes along Military Road, demonstrating a greater degree of ornamentation than seen at similar dwellings such as 15–17 Bertha Road. It appears to be a rare remnant example of this typology in the Cremorne area.

The property is well maintained, conserves its Federation presentation, and retains its setback and landscaped garden which contribute to the character of the streetscape. Due to the slope of the land and the incorporation of hedging, the initial scale and comparative grandeur of the property can be understood, giving the building a degree of landmark quality in its immediate context.

No. 125 Holt Avenue meets the threshold for cultural significance at a local level under Criterion (c) (Aesthetic significance).

Criterion (d) (Social, cultural and spiritual significance)

A place or object has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.

The public exhibition of the Planning Proposal (PP5/23- 115-125 Holt Avenue, Cremorne) formed a detailed consultation with public at an LGA wide level and sought comments from the general

public. A review of the key issues addressed in the public submissions received is detailed in Section 8 below. Additionally, community groups such as Cremorne Conservation Group and Mosman Historical Society have been involved in providing evidence to carry out the assessment of the properties.

The Assessing heritage significance guidelines note that the community may seek to retain certain building types in preference to its replacement with more contemporary development, which is not sufficient for the place to meet the threshold for social significance. A review of the submissions provides no evidence that the place has any direct strong or special associations with community groups.

Desktop research does not provide any additional evidence that the place has social, cultural or spiritual significance. Based on current evidence, it is unlikely that community responses received would be sufficient evidence to meet the threshold for listing under this criterion.

An assessment of Aboriginal cultural values is beyond the scope of this report.

No. 125 Holt Avenue does not meet the threshold for cultural significance under Criterion (d) (Social, cultural and spiritual significance).

Criterion (e) (Research Potential)

A place or object has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.

Although the property is representative of the historical development of Cremorne, it does not appear to demonstrate any evidence of significant architectural development to meet the threshold for listing under this criterion.

An archaeological assessment is not within the scope of this report.

125 Holt Avenue does not meet the threshold for cultural significance under Criterion (e) Research potential.

Criterion (f) (Rare)

A place or object possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.

No. 125 is a rare remnant example of a two-storey Federation Bungalow in the Central Cremorne area. Originating from the 1885 Longview Estate, the property was not completed until the end of 1914 and thus represents the final phase of residential development in this area. It was designed as a grander middle-class dwelling, compared to the numerous single-storey bungalows and cottages that comprised the surrounding speculative developments along Holt Avenue. Although the property is modest and restrained compared to the homes of affluent residents towards the south of the suburb, it has rarity as a grander example of middle-class housing.

It is largely externally intact, retaining its form, fabric and much of its setting. The slope of the street partially conceals the contemporary development to the northeast, and as such, the scale and comparative historic landmark quality of the building can be understood in its immediate context. A study of existing heritage listed dwellings suggests that while there are some instances of two-storey Federation dwellings in Cremorne, there are few in the Bungalow style. As such, the building has rarity as a remnant example of this typology.

Similarly, although the interior of the property has been converted to flats, this is consistent with the historical rise in popularity of flat buildings in the interwar period. There are numerous interwar flat buildings throughout the Cremorne area, yet 125 has significance as a rare example of a transitional building demonstrating the shift in development focus at the end of the Federation period.

No. 125 Holt Avenue meets the threshold for cultural significance at a local level under Criterion (f) (Rare).

Criterion (g) (Representative)

A place or object is important in demonstrating the principal characteristics of a class of the local area's:

- cultural or natural places
- cultural or natural environments.

No. 125 Holt Avenue is representative of an important period of development in the Cremorne area, originating from the Longview Estate in 1885 and constructed in 1914. The property is a characteristic two-storey Federation Bungalow, with a rectangular form and typical elements such as a wraparound verandah, timber detailing, and decorative roughcast render. The property was designed as a middle-class private dwelling, and although modest compared to grander properties along the foreshore designed for wealthier residents, it is a good example of its typology and was historically grand in its immediate setting.

The property displays a good degree of external integrity and intactness, and retains much of its original form and external fabric. It maintains its original setback and landscaping, providing an understanding of its Federation character and setting. Its form and design are representative of the popularity of the typology in the North Shore, and the primary façade demonstrates a greater degree of decorative detail compared to similar dwellings in the Cremorne area.

Historically, it is representative of the transition from Federation to interwar housing. While the building's ornamentation is typically Federation, its restrained rectangular form is an early example of the two-storey flat buildings that emerged in the area following the Federation period. Having been converted to flats in the interwar period, the property is demonstrative of the built form response to the influx of workers in this period, and the concurrent intensification of residential development. It has a high degree of representative value in the Cremorne area.

No. 125 Holt Avenue meets the threshold for cultural significance at a local level under Criterion (g) (Representative).

7.4 Summary of the assessment of heritage significance

Address	Date	Style	Integrity	Assessment Criteria						
				A	B	C	D	E	F	G
121-123 Holt Avenue as a pair within the former Holt Avenue Group	1907-1909	Modest Federation Bungalows	Moderate to High externally Moderate internally	X	X	X	X	X	X	X
121 Holt Avenue (as an individual item)	1908	Federation Bungalow	Moderate externally Moderate internally	X	X	X	X	X	X	X

Address	Date	Style	Integrity	Assessment Criteria						
				A	B	C	D	E	F	G
123 Holt Avenue (as an individual item)	1908-1909	Federation Bungalow	High externally Moderate internally	✓	✓	✓	X	X	X	✓
125 Holt Avenue (as an individual item)	1914	Federation Bungalow with influences of Queen Anne and Arts and Craft styles	High externally and internally	✓	✓	✓	X	X	✓	✓

7.5 Statement of Significance

7.5.1 123 Holt Avenue (as an individual item)

The dwelling at No. 123 has historic, historical association, aesthetic, and representative value to the Cremorne area as a good remnant example of a single storey detached modest Federation Bungalow.

Historically, the subdivision of 123 Holt Avenue dates from the Longview Estate formed in 1885. The dwelling was constructed between 1908-1909 as a speculative home and is a good example reflective of typical housing trends of that period. It is a good prototype of a speculative home designed in the Federation period. It was designed by architect Edward Garton who was a prominent and prolific architect within the North Sydney LGA. Garton incorporated styles, features and materiality typical of the period in the design of 123 Holt Avenue and it serves as a good example of Garton's work for speculative developers.

123 Holt Avenue displays a high degree of intactness and is representative of housing in the Cremorne area during the Federation period. The dwelling features many attributes typical of the Federation Bungalow style including its front garden, tiled hipped roof with intact tall chimneys, an asymmetrical façade with a wide frontage to the street, face brickwork external walls, verandah with brick and sandstone piers and timber joinery and timber framed windows and doors of traditional proportions. Internally, it demonstrates a moderate degree of intactness and original features include timber flooring, skirtings, timber panel doors, chimney breasts, ventilation grilles and some original cornices.

The aesthetic value of 123 Holt Avenue is enhanced due to its wide frontage to Holt Avenue, its location at the street corner at the bend of Holt Avenue and its visual

relationship with 125 Holt Avenue. 123 and 125 Holt Avenue share similarities in the architectural form, detailing and roofscape. 123 Holt Avenue also helps retain some historical setting of 125 Holt Avenue, which has been identified to meet the threshold for heritage listing.

7.5.2 125 Holt Avenue (as an individual item)

The dwelling at No. 125 has historic, associative, aesthetic, rarity and representative value to the Cremorne area as a well-maintained, remnant example of a two-storey Federation Bungalow.

The property originates from the 1885 Longview Estate subdivision which created the street layout and lot forms of Holt Avenue. Although the property was not completed until November 1914, it retains its original lot. Much of the surrounding area within the Longview Estate was developed as part of a series of speculative building developments, with the southeastern portion of Holt Avenue developed by builders Thomas Ross and Richard Henry Pearce, largely to designs by Edward Skelton Garton. Although built by Pearce, likely to Garton's design, No. 125 is a rare instance of a two-storey dwelling constructed in the midst of these single-storey workers' dwellings, and would have been one of the grander residences in the streetscape. Garton was a prolific and significant architect in the lower North Shore area, notably in Cremorne and Mosman. No 125 provides evidence of his design for modest middle-class homes in the Federation period.

Although later development has eroded much of the surrounding Federation developments, No. 125 is largely externally intact, retaining much of its original form and fabric. Significantly, the property retains its setback and a manicured garden, and being located at a bend in the road on the downwards slope of the street, and surrounded by hedges, it retains much of its historic setting, providing an understanding of its late Federation character and presentation.

Aesthetically, the property demonstrates typical elements of the Federation Bungalow style including a projecting gable bay, wide wraparound verandah and decorative roughcast render and timber detailing. Although the property is modest and restrained compared to the homes of affluent residents towards the south of the suburb, it has rarity as a grander example of middle-class housing. It is particularly well maintained at its street-facing elevation, and compared to similarly restrained two-storey Federation dwellings it demonstrates a good degree of decorative detailing.

Historically, it is representative of a period of transition in Cremorne. While the building's ornamentation is typically Federation, its restrained rectangular form is an early example of the two-storey flat buildings that in the area following the Federation period. Having been converted to flats in the interwar period, the property is demonstrative of the built form response to the influx of workers in this period, and the concurrent intensification of

residential development. As a rare example of this type, the property has a high degree of representative value in the Cremorne area.

8 Review of public submissions

The Planning Proposal (PP5/23) was placed on public exhibition from 19 September 2023 to 17 October 2023.

59 submissions supported the Planning Proposal for the listing of the remaining three dwellings at 121–125 Holt Avenue. Two (2) submissions (owner of 121 Holt Avenue and the owners of 115–119 Holt Avenue) raised objections to the proposed heritage listing.

On 15 December 2023, Council provided GML with a summary of public submission received. Tables 8.1, 8.2, 8.3 and 8.4 below provides a summary of key issues raised in the public submissions and GML’s review and response to the key issues.

Table 8.1 Review and response of public submissions in support of listing 121–125 Holt Avenue.

Public submission	GML Response
Rare & Precious -The rarity of 121-125 Holt Avenue has been elevated following the demolition of 115-119 Holt Ave. 121-125 Holt Ave are the last remaining Federation buildings from the Longview Estate.	<p>GML had previously assessed Nos 115–123 Holt Avenue to be a rare example of an intact Federation streetscape within the Cremorne area. The demolition of Nos 115–119 has adversely impacted the integrity of the historical streetscape that section of Holt Avenue, this impacting the rarity of the Holt Avenue group.</p> <p>While among the only surviving examples of speculative development within the Longview Estate, this is not sufficient to meet the threshold of listing. Rarity is assessed at a suburb, LGA wide or statewide level rather than along individual streets or historical subdivisions.</p> <p>Nos 121 and 123, as a pair, are not rare examples of Federation housing within Cremorne, as noted in the comparative analysis. Similar housing stock with stronger streetscape contribution exist along Bennett Street and Holt Avenue, Mosman which exhibit a higher degree of intactness.</p> <p>123 and 125 Holt Avenue has been recommended for heritage listing.</p>
Heritage significance - The GML Heritage assessment identified the properties as worthy of heritage listing for their history, associative, aesthetic, representative and rarity values. These houses have been previously protected under an interim heritage order.	<p>GML’s assessment accompanying the planning proposal was of the Holt Avenue Group comprising Nos 115–123 Holt Avenue. Given the demolition of 115–119 Holt Avenue, GML has updated its heritage assessment of 121 and 123 Holt Avenue and finds that as a pair they no longer meet the threshold for heritage listing. 123 Holt Avenue was assessed for significance as an individual heritage item and meets the threshold for listing.</p> <p>This is detailed in Section 7.1 above.</p>
Government approval - The PP received Gateway Approval from the DPE and was	GML’s report accompanying the planning proposal was for the heritage assessment of the Holt Avenue

Public submission	GML Response
unanimously supported by the North Sydney Local Planning Panel (NSLPP).	<p>Group comprising Nos 115–123 Holt Avenue. Given the demolition of 115–119 Holt Avenue, GML has updated its heritage assessment of 121 and 123 Holt Avenue and finds that as a pair they no longer meet the threshold for heritage listing. 123 Holt Avenue was assessed for significance as an individual heritage item and meets the threshold for listing.</p> <p>This is detailed in Section 7.1 above.</p>
Preserve community history - to protect and preserve the community's history, unique identity and cultural heritage for future generations.	<p>GML is of the opinion that 121 and 123 Holt Avenue, as a pair, no longer provide adequate evidence of an intact group of Federation speculative homes and do not meet the threshold for listing as a group heritage item. The demolition of the 115–119 Holt Avenue has compromised the value of the dwellings as historical evidence and their streetscape contribution.</p> <p>123 and 125 Holt Avenue have been recommended for individual heritage listing.</p>
Unique identity – Properties demonstrate unique characteristics of the area. These federation houses are wonderful example of the Lower North Shore heritage.	<p>While the surviving dwellings are legible as Federation dwellings within the Cremorne area, the overall representative value of 121 and 123 Holt Avenue (as a pair) has been diminished due to the demolition of 115–119 Holt Avenue and they are no longer good examples of a cohesive group of Federation dwellings.</p> <p>123 and 125 Holt Avenue have been recommended for individual heritage listing and would help retain the local character.</p>
Educational value - Future generations can learn and appreciate cultural heritage of the area via these properties.	<p>123 and 125 Holt Avenue have been recommended for individual heritage listing for their cultural significance.</p> <p>As assessed in Section 7.1 above, 121 and 123 Holt Avenue, as a pair, does not meet the threshold for heritage listing at a local level.</p>
Council's role to protect heritage- Although Council has a role to allow for certain developments to occur, protection and preservation of historic buildings of heritage value is also an important role. Further efforts are required in protecting the remaining three houses.	<p>In regard to the heritage protection of the three houses-121, 123 and 125 Holt Avenue, GML recommends the heritage listing of No 123 and 125 Holt Avenue.</p> <p>GML's heritage assessment is evidence based and independent of any proposed developments on the subject properties or its vicinity, other than an assessment of how developments contribute to the setting of the properties.</p>
Community solidarity - The properties provide tangible evidence to the future generations of the community's efforts, in collaboration with Council, to safeguard Cremorne's local heritage and protect the neighbourhood's character and the identity.	<p>GML acknowledges the contribution of the community and community groups such as the Cremorne Conservation Group and Mosman Historical Society in providing evidence to carry out the assessment of the properties. Community consultation forms a crucial component of heritage</p>

Public submission	GML Response
	studies and assessments and should be incorporated into future heritage studies.
No public benefits on demolishing the items- Replacing the existing buildings with new apartments will not guarantee affordable houses to the existing residents. Neutral Bay and Cremorne have been a target for over-development with a new SSD under assessment for Gerard/Parraween St.	GML's heritage assessment is based on historical and physical evidence and is independent of alternatives to the existing dwellings and any proposed development.

Table 8.2 Review and response of public submissions in objection of heritage listing from the owner of 121 Holt Avenue.

Public submission	GML Response
<ul style="list-style-type: none"> 3 expert heritage assessments conclude 121 Holt Ave does not meet the threshold for heritage listing. The Minister for Heritage revoked the IHO applying to 115-119 Holt Ave; and 5 (five) of the houses have since been demolished including 115-119 Holt Avenue recently and 131 and 133 Holt Avenue last year. No internal inspection has been undertaken to justify the listing. Questions the value of heritage listing as it requires approval of minor changes, significant delays and additional costs. Council should undertake a comprehensive LGA wide review of heritage, rather than rushing through a process to stop redevelopment. 	<p>GML's previous reports (completed in 2022 and 2023) consist of GML's review and response to the assessments carried out by other heritage consultancies.</p> <p>Previously GML recommended the heritage listing of 121 Holt Avenue as part of the Holt Avenue group comprising 115–123 Holt Avenue. This report consists of an updated assessment which concludes that 121 Holt Avenue does not meet the threshold of local heritage listing when assessed as a pair with 123 Holt Avenue and also as an individual item.</p>

Table 8.3 Review and response of public submissions in objection of heritage listing from the owner of 115–119 Holt Avenue.

Public submission	GML Response
<ul style="list-style-type: none"> The properties at 115, 117 and 119 Holt Avenue have been demolished, subsequent to receiving CDC approval. The PP therefore should exclude these demolished properties and remove all references to these 	GML recommends that the Planning Proposal should be amended for the heritage listing of 123 and 125 Holt Avenue, Cremorne.

Public submission	GML Response
addresses within the exhibited planning proposal.	

Table 8.4 Review and response of public submission in support of listing by owners of 123 Holt Avenue.

Public submission	GML Response
<ul style="list-style-type: none"> Few remaining houses in the local area will be lost without heritage protection. There are only three remaining Federation era homes in the Cremorne section of Holt Avenue. The PP therefore should exclude these demolished properties and remove all references to these addresses within the exhibited planning proposal. The Harrison-Bennett Precinct group recently stated that it is the “streetscapes that create the community we all love”. 	<p>GML’s heritage assessment, which is carried out in accordance with Heritage NSW guidelines for assessing significance, is independent of any proposed development or demolition that may impact the property.</p> <p>The rarity of places and items are assessed within the suburb, or local LGA or statewide level rather than within a single street. There are other examples of Federation speculative homes in Cremorne and North Sydney LGA.</p> <p>The comparative analysis has been updated to include the Harrison and Bennett Street group heritage items. As detailed in Section 6.1 above, in comparison to those precincts, the significance of the remnant houses within the Holt Avenue Group has been diminished due to the demolition of 115–119 Holt Avenue.</p> <p>In light of the demolition, GML has assessed whether 123 Holt Avenue meets the threshold for individual listing and concludes that 123 Holt Avenue has cultural significance at a local level.</p>

9 Conclusions and recommendations

This report has assessed the heritage significance of the dwellings at 121, 123 and 125 Holt Avenue based on historical research, physical analysis, and comparative analysis. It includes a detailed assessment of the site against the standard assessment criteria to determine the significance of the place in the North Sydney LGA.

- The report concludes that there is not sufficient evidence to proceed with the heritage listing of 121 and 123 Holt Avenue as a pair within the Holt Avenue Group for the following reasons:
 - The Holt Avenue Group was previously recommended for heritage listing as a group of Federation houses which have historical, historical associations, aesthetic, rarity and representative value at a local level. However, due to the demolition of 115–119 Holt Avenue, the overall integrity of the group has been compromised.
 - Nos 121 and 123 by themselves do not constitute an intact streetscape which provide adequate evidence of a pattern of speculative development within the Cremorne area during the Federation period;
 - The legibility of the group as a Federation streetscape is diminished due to the demolition of 115–119 Holt Avenue thus compromising its streetscape contribution and aesthetic and representative value as a pair of Federation dwellings.
 - The demolition of 115–119 Holt Avenue has adversely impacted the rarity value of the Holt Avenue Group which was previously a rare example of a group of highly intact dwellings externally.
- 123 Holt Avenue meets the threshold for cultural significance for historic, associative, aesthetic and representative values for the following reasons:
 - It displays evidence of the historical speculative development of North Sydney generally and Cremorne specifically in the Federation period.
 - It is a good example of a speculative house designed in the Federation period.
 - 123 Holt Avenue was designed by locally prominent architect Edward Skelton Garten and comprises features typical of his style.
 - It is a single storey Federation Bungalow and displays a high degree of external integrity and intactness and is a good example of it's a modest Federation Bungalow.
 - The architectural form and features of the dwelling, its streetscape contribution, location at the bend of Holt Avenue and its visual relationship with 125 Holt Avenue contribute to the aesthetic value of the place.

- 125 Holt Avenue meets the threshold for cultural significance for historic, associative, aesthetic, rarity and representative values for the following reasons:
 - It displays evidence of the historical development of North Sydney generally and Cremorne specifically in the late Federation period.
 - 125 Holt Avenue was designed by locally prominent architect Edward Skelton Garten and comprises features typical of his style.
 - It is a two-storey Federation Bungalow with restrained elements of the Queen Anne and Arts and Crafts styles, which has since been internally divided into apartments. Despite this alteration, the property displays a high degree of external integrity and intactness.
 - The form, architecture and interwar modifications to the dwelling are representative of the built form response to the local influx of workers in the late Federation and interwar periods, and the concurrent intensification of residential development.
 - It has significance as a rare example of a transitional building demonstrating the shift in development focus at the end of the Federation period.

9.1 Recommendations

It is recommended that Council prepares a Planning Proposal to amend Schedule 5 and the Heritage Maps of the NSLEP 2013 to include the following items of local significance:

1. 'Federation house', No 123 Holt Avenue as an individual heritage item.
2. 'Carina', No. 125 Holt Avenue, Cremorne as an individual heritage item