
PROPOSED HERITAGE LISTING - 10 PARK CRESCENT, PYMBLE

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To have Council consider the proposed heritage listing of 10 Park Crescent, Pymble, in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

BACKGROUND:

On 26 July 2022, Council resolved to make an Interim Heritage Order for 10 Park Crescent, Pymble, using delegated authority, which was delegated on 29 July 2022.

COMMENTS:

Council commissioned TKD Architects to prepare a heritage assessment for the property at 10 Park Crescent, Pymble. The assessment determines that the property has sufficient heritage significance to warrant retention and listing as a local heritage item. This matter was reported to Council on 15 November 2022 and was deferred for a site inspection. This matter is being reported back to Council.

RECOMMENDATION:

That a Planning Proposal to heritage list 10 Park Crescent, Pymble be prepared and submitted to the Department of Planning and Environment for a Gateway determination.

PURPOSE OF REPORT

To have Council consider the proposed heritage listing of 10 Park Crescent, Pymble, in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

BACKGROUND

This matter was reported to Council on 15 November 2022 and was deferred for a Councillor site inspection. At the time of writing this report, a site inspection has been scheduled for 29 November 2022. This matter is being reported back to Council.

The subject property at 10 Park Crescent, Pymble known as '*Covington*' was previously listed as a local heritage item under the Ku-ring-gai Planning Scheme Ordinance 1971. Following the Pymble Town Heritage Centre Review in 2006, the property was subsequently de-listed via Ku-ring-gai Local Environmental Plan (Local Centres) 2012. At this time, the property was also zoned R4 High Density Residential, although with a lower height and floor space ratio for the standard in the R4 zone.

In 2006, an external heritage consultant considered that it would be reasonable to remove the heritage listing, however this recommendation was not based on an internal inspection of the house as it was not possible to gain access at the time. Based on an external inspection, the consultant concluded that *Covington* was a 'reasonably nice example of its type' but not worthy of retaining its heritage listing. The consultant also noted that it may be reasonable to retain the listing had it not been a constraint to the planning for the area. A comparative analysis was also undertaken.

In June 2021, a third party approached Council officers (the author of the preliminary assessment) in relation to the possibility of heritage listing the subject property. The third party was advised that the property had been previously listed and de-listed and that without knowing the full history of this process, there was an assumption that this was based on due process.

A development application was lodged on 27 April 2022 for demolition of *Covington* and construction of a residential flat building on the site. A site inspection of the property, including the internals of the house, was then undertaken on 6 June 2022. The site inspection revealed of number of key intact and original internal features that are not evident in the most recent real estate advertisement and which substantiate further investigation into the heritage significance of the property. These features are noted in a 1930s article sourced from the National Library of Australia, which was published in relation to the subject dwelling.

A preliminary heritage assessment was undertaken by a heritage consultant on behalf of Council and completed in June 2022. As a result of the assessment, the property is considered to be of sufficient potential heritage value for at least its aesthetic, representative and possible rarity values within the council area. The preliminary heritage assessment recommended that an Interim Heritage Order ('IHO') be placed over the dwelling. The IHO would act as a temporary measure to allow a more detailed assessment to be undertaken to determine if the dwelling, including its internals, warrants protection as a heritage item.

On 26 July 2022, a confidential report was considered by Council with the recommendation to place an Interim Heritage Order under section 25 of the NSW Heritage Act 1977 on the property identified as 10 Park Crescent Pymble, Lot 26 DP 7427 to enable a full and proper evaluation of the heritage

significance and prevent any harm to the site in the interim. Council resolved to proceed in the manner outlined in the report.

Under the conditions of the IHO, the order will lapse on 29 January 2023 unless Council passes a resolution to list the item on the Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ('KLEP 2015') to protect and manage the items, or it nominates the item for inclusion on the State Heritage Register.

Both a Development Application (deemed refusal) for 10 Park Crescent Pymble, and Council's Interim Heritage Order over 10 Park Crescent Pymble are currently the subject of appeals to the NSW Land & Environment Court.

COMMENTS

Commissioned by Council, an independent heritage assessment of 10 Park Crescent, Pymble was completed by TKD Architects. The final assessment for the property was received in October 2022 and is included as **Attachment A1**.

The TKD heritage assessment has been prepared in line with Heritage New South Wales ('NSW') and Heritage Council of NSW guidelines. Only one of potentially seven Heritage Council criteria needs to be satisfied to fulfil the Heritage Council threshold for heritage listing.

The heritage assessment demonstrates that 10 Park Crescent, Pymble meets the Heritage Council criteria of local heritage significance for local heritage listing for more than one criterion. As a result, the heritage assessment recommends that the property be added to Schedule 5 of the KLEP 2015 as '10 Park Crescent Pymble, and interiors,' with the curtilage defined as the entire legal lot.

Heritage Significance

The following has been extracted from the TKD Architects heritage assessment:

The following assessment of heritage significance uses the framework for the assessment of significance advocated by the NSW Heritage Office in the guidelines included in the NSW Heritage Manual. In this framework places are assessed in accordance with the defined criteria set out below.

Criterion A

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

10 Park Crescent, Pymble is illustrative of the suburban consolidation of Pymble over the early to mid-twentieth century. Development in the area began with grand residences in the late nineteenth century following the coming of the railway, but the suburb did not take on its suburban character with a variety of housing on smaller lots until this period. The house demonstrates the more modest scale of suburban development in the suburb, being designed for a young newly-married couple by friend and prominent architect Percy James Gordon.

10 Park Crescent, Pymble meets Criterion A at a local level.

Criterion B

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

10 Park Crescent, Pymble has associations with architect Percy James Gordon and the firm of Morrow and Gordon as a residential commission during a period of growth for the firm, when a number of their most notable designs were produced. The design and planning of the residence represent Gordon's independent work in the first few years of his leadership of the practice after the departure of Morrow, but reflects the continuation of the firm's emphasis on practicality in design and plan with modern fittings.

10 Park Crescent, Pymble meets Criterion B at a local level.

Criterion C

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

10 Park Crescent, Pymble is a representative and largely intact example of a residence designed in the Interwar Old English style, exhibiting many of its key features. Changes to its external form are sympathetic and do not detract from the aesthetic values of the place, with the house retaining a substantial degree of its integrity externally. The high-quality and intact interior finishes and fixtures retained in key spaces internally are of particular aesthetic value. The retention of these interiors in key rooms (including the hall, living room, dining room and master bedroom) include silver silkwood wall panelling, fine joinery including sliding doors, tapestry and leadlight glass windows, fibrous plaster ceilings and cornices, in-built radiators with decorative metal grills, and a Tudor style synthetic stone fireplace. The in-built radiators with decorative metal grilles (detailed to match the electro-copper designs on the door glazing) are of technical significance as evidence of 1930s central heating systems and their incorporation into house design in decorative ways. The survival of such evidence is rare, usually being removed with technical advancements. The intact interiors provide evidence of middle class lifestyle and aspirations during the 1930s.

The building retains much of its original setting, including its relationship with the adjoining park, with the house planned to capture views to the park from the two verandahs and porch, and to make the most of the sunlight from this aspect. The split-level nature of its original garden, set into the hill, is retained though the original rockery has been removed and the space relandscaped. The original brick fence and stone bank and steps from the drive up to the house remain in-situ.

10 Park Crescent, Pymble meets Criterion C at a local level.

Criterion D

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

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10 Park Crescent, Pymble is unlikely to have strong or special associations with particular communities or groups in NSW. However, the social significance of the place has not been assessed or tested.

10 Park Crescent, Pymble is unlikely to meet the threshold for Criterion D.

Criterion E

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

10 Park Crescent, Pymble may retain some evidence of 1930s central heating systems of some technical significance, however, it is unlikely that the systems have research potential or would yield evidence of such systems which is not already well documented in archival and other sources.

10 Park Crescent, Pymble is unlikely to meet Criterion E at a local level.

Criterion F

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

10 Park Crescent, Pymble is likely to have rarity value for the in-situ evidence of 1930s central heating systems it provides. The evidence of these systems, particularly the decorative metal grilles to the radiators, appears to be rare at a local level in houses of a similar age. Such evidence was not identified in any of the other 23 houses of the same style in Ku-ring-gai compiled in the comparative analysis. The level of integrity of its interiors in its key spaces generally also appear to be rare at a local level. It is also unusual because it is a single storey in height – other listed examples are mostly two storeys.

10 Park Crescent, Pymble meets Criterion F at a local level.

Criterion G

An item is important in demonstrating the principal characteristics of a class of NSW's (or the local areas) cultural or natural places; or cultural or natural environments.

10 Park Crescent, Pymble is a largely intact example of an Interwar Old English style dwelling, retaining its key external features and typical form, as well as high-quality interior features and finishes. The condition and integrity of the largely intact suite of rooms at the front of the house, and their bespoke decorative elements, make it an important example of its type.

10 Park Crescent, Pymble meets Criterion G at a local level.

Statement of Significance

10 Park Crescent, Pymble is of heritage significance at a local level for its historic, associational, aesthetic, representative and rarity values. The place derives historical significance from its ability to demonstrate the suburban consolidation of Pymble from the early to mid-twentieth century, and

from its associations and connections with DT Morrow and Gordon architects in an important period of the firm's history. The exterior form and fabric of the house, as well as its high-quality interior features and finishes, are of aesthetic significance and illustrative of the Inter-war Old English style. One-storey examples of the style are uncommon in the local government area. Demonstrating many of its key features, it is a characteristic example of this style. The property derives rarity value from the integrity of its key interior spaces, and the retention of its 1930s central heating system with decorative metal grilles to radiators.

INTEGRATED PLANNING AND REPORTING

Theme 3: Places, Spaces and Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
Ku-ring-gai's heritage is protected, promoted and responsibly managed.	Strategies, plans and processes are in place to effectively protect and preserve Ku-ring-gai's heritage assets.	Implement, monitor and review Ku-ring-gai's heritage planning controls including the development of a heritage strategy.

GOVERNANCE MATTERS

This report addresses the first stage in obtaining a Gateway Determination for a Planning Proposal which seeks to an item of local heritage significance under an amendment to Schedule 5 of the KLEP 2015. If the Planning Proposal is supported by the Department, the Planning Proposal will be placed on exhibition seeking further State agency and stakeholder feedback prior to being reported back to Council to decide if the property should be formally listed.

The process for the preparation and implementation of planning proposals is governed by the provisions of the *Environmental Planning and Assessment Act, 1979* ('EP&A Act') Council will seek the plan-making delegation under Section 3.36(2) of the EP&A Act to finalise the Planning Proposal.

Under the Ministerial Direction Local Planning Panels Direction – Planning Proposals and the delegations granted to the General Manager it is proposed this matter will not be referred to Ku-ring-gai Local Planning Panel on the basis the proposed heritage listing is for an existing house within an established low density residential zone and the proposed heritage listing will not have any significant adverse impact on the environment or adjoining land.

RISK MANAGEMENT

There is a community expectation that places of heritage significance within the Ku-ring-gai Council Local Government Area will be identified and protected. There is a strategic risk of damaging the reputation of Council if these culturally significant places are not identified and considered for protection.

FINANCIAL CONSIDERATIONS

The cost of preparing this report is covered by the Ku-ring-gai draft Principal Local Environmental Plan - Urban Planning & Heritage Budget – Strategy and Environment Department.

SOCIAL CONSIDERATIONS

The identification and protection of Ku-ring-gai's heritage places contributes to the ongoing conservation of Ku-ring-gai's community-valued historic landscape and garden suburbs.

ENVIRONMENTAL CONSIDERATIONS

The retention and conservation of heritage places has an important role in protecting the environment. The environmental sustainability benefits afforded by the retention of heritage places includes the substantial reduction in building demolition and new construction waste, and the conservation of embodied energy in the existing buildings.

COMMUNITY CONSULTATION

As part of making the IHO for the site, the IHO was published in the NSW Government Gazette on 29 July 2022. Council advised the property owners and the NSW Heritage Council on 28 July 2022 that the order had been approved and published in the NSW Government Gazette, and that the purpose of the IHO is to enable a full assessment of the properties' heritage significance to be conducted.

The affected property owners were notified of this report going before Council. The property owners will be further notified and have the opportunity to provide feedback during the formal exhibition period should Council support the listings in a planning proposal.

Should the Planning Proposal receive a favourable Gateway Determination it will be exhibited in accordance with the Department's Gateway Determination requirements and with explanatory heritage information. This exhibition period will involve appropriate notification and receipt of submissions on the draft Planning Proposal from the relevant State agencies and the general community, and a further report back to Council regarding this matter.

INTERNAL CONSULTATION

Consultation with relevant Departments of Council has taken place in preparing this report. In addition, the matter was presented to Council's Heritage Reference Committee ('HRC') on 28 July 2022. It was not referred to HRC earlier, ahead of the July Council meeting, because of the urgency of this matter. The matter was also received and noted at the Heritage Reference Committee on 27 October 2022.

SUMMARY

An assessment of heritage significance supports that the property at 10 Park Crescent, Pymble is worthy of inclusion as a heritage item (including interiors) on Schedule 5 of the KLEP 2015. The purpose of this report is to instigate Council's commencement of a Planning Proposal in relation to this listing.

RECOMMENDATION:

- A. Planning Proposal be prepared to include Schedule 5 of the KLEP 2015- Lot 26 DP 7427, 10 Park Crescent Pymble, and Interiors.
- B. The Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.

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- C. Council requests the plan making delegation under Section 3.36(2) of the EP&A Act for this Planning Proposal.
- D. Upon receipt of a favourable Gateway determination, the exhibition and consultation process is to be carried out in accordance with the Gateway determination and requirements of the Environmental Planning and Assessment Act, 1979.

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Attachments:

A1 


Heritage Assessment - 10 Park Crescent, Pymble - October 2022

2022/296304



10 Park Crescent, Pymble

Heritage Assessment



Prepared for
Ku-ring-gai Council

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Document Issue Register

Issue	Date	Purpose	Written	Approved
P1	19 October 2022	Draft issue for review	OT	RL/GP
A	21 October 2022	Final report	OT	RL/GP

1 INTRODUCTION

1.1 Purpose of the report

This Heritage Assessment of 10 Park Crescent, Pymble has been prepared by Tanner Kibble Denton Architects (TKD) on behalf of Ku-ring-gai Council ('Council').

Council is seeking a heritage assessment to resolve whether the property meets the threshold for inclusion on Schedule 5 of the Ku-ring-gai Local Environmental Plan (LEP).

1.2 Report methodology and structure

The content and format of this Heritage Assessment follows the guidelines for the preparation of significance assessments and conservation policy provided by the Heritage Branch, NSW Department of Planning. It is also consistent with the methodology set out in *The Conservation Plan* (seventh edition, 2013), prepared by JS Kerr, and published by Australia ICOMOS.

The report adopts the terminology defined in the *Australia ICOMOS Burra Charter*, 2013 for the conservation and management of places of cultural significance in Australia.

1.3 Author identification

This document was prepared by Olivia Turner, Heritage Specialist, and was reviewed by Dr Roy Lumby, Senior Heritage Specialist, and George Phillips, Practice Director, all of Tanner Kibble Denton Architects.

1.4 Acknowledgements

The author gratefully acknowledges the assistance of the following in the preparation of this report:

- Lorna Watt, Ku-ring-gai Historical Society
- Ku-ring-gai Council officers

1.5 Study area

The property is located on the western side of Park Crescent within the suburb of Pymble, a short distance north of the railway station and commercial centre. The site is identified as Lot 26 of DP7427. The residence on the site, originally known as 'Covington,' was constructed in 1936.

The property fronts Robert Pymble Park to the east with broad views of the park afforded from the front elevation. The property is set amongst similarly scaled residential development of various ages, including houses and apartment blocks, one to two storeys in height. The Park Estate Conservation area is located to the east of the property.



- 1 Location plan of 10 Park Crescent, Pymble, not to scale.
Source: Near Maps with TKD Architects overlay.



1.6 Definitions

Technical terms used in this CMP are as defined in The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013.¹

1.7 Abbreviations

Abbreviations used in the Heritage Assessment include:

DP	Deposited Plan
ICOMOS	International Committee on Monuments and Sites
LEP	Local Environmental Plan
SLNSW	State Library of NSW
TKD	Tanner Kibble Denton

¹ The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013. Accessible online at: <https://australia.icomos.org/publications/burra-charter-practice-notes/#bc>

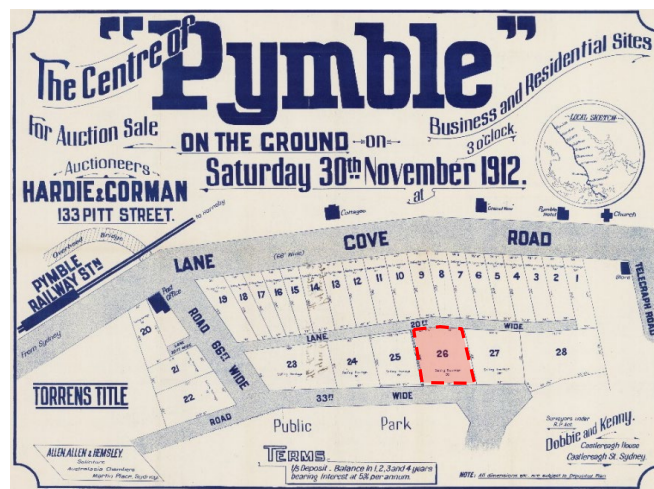
2 HISTORICAL ANALYSIS

2.1 Early Site History

The area north of Sydney Harbour was occupied by Aboriginal People for many thousands of years prior to European settlement. The area now known as Ku-ring-gai was originally inhabited by a complex collection of groups with diverse clan structures and languages, including the Darramurragal People.² The local Aboriginal population was devastatingly affected by the smallpox epidemic introduced by European settlers from 1788. Despite this, local Aboriginal people continued to maintain connections to country, regularly travelling through on ancestral routes and stopping at established resting places like Pymble Hill.

The subject site was part of a 600-acre crown grant to Robert Pymble in 1823, with the suburb being named after the influential early settler and sawyer.³ Pymble felled the rich resources of timber on his grant, which were ferried to Sydney to be used for railway infrastructure and housing. After the clearance of Pymble's land, orchards were established on large swathes of the grant, with the fertile soil of the area producing a surplus of citrus fruits, plums, peaches, apples, pears and grapes.⁴ After the death of Robert Pymble in 1861, the grant passed into the ownership of Pymble family, including his son Robert Pymble (Jr).⁵ Large sections of the grant were subdivided for residential development in the early 1880s, with a major phase of development ushered in by the coming of the railway, officially opened in 1890.

In 1882 Robert Pymble Jr converted 36 acres of land, which included the subject site, to Torrens title.⁶ At this time his occupation was recorded as a yeoman. In 1883 ten acres of this land, including the subject site, were acquired by Walter William Joseph O'Reilly, a Doctor of Medicine from the City of Sydney.⁷ In 1893, just under seven acres of that land were acquired by Dr Alexander Jarvie Hood, a medical practitioner of Sydney, and Dr Gustav Kottman, a chemist of Sydney.⁸



2 Centre of Pymble subdivision sale notice (1912). Subject site highlighted.
Source: SLNSW, Item IE9070449.

² Aboriginal Heritage Office, 'Filling a Void' (2015) and 'Clans of Sydney' (n.d.), www.aboriginalheritage.org; Ku-ring-gai Council, 'Ku-ring-gai Heritage Strategy,' (2021).

³ Primary Application 5426, Land and Property Information NSW Online.

⁴ Ku-ring-gai Historical Society, 'Pymble Local History,' (n.d.) (Online).

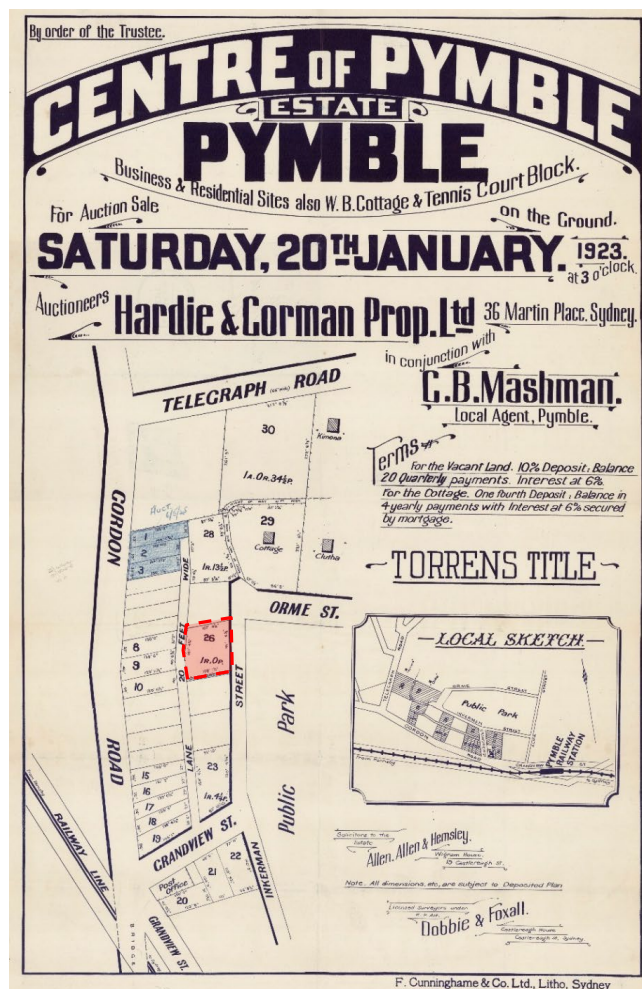
⁵ Primary Application 5426, Land and Property Information NSW Online.

⁶ Certificate of title 618-99, Land and Property Information NSW Online.

⁷ Certificate of title 676-91, Land and Property Information NSW Online.

⁸ Certificate of title 1096-84, 1162-94, 1275-93, 1383-52, 1405-46, 1885-211, 1885-214 Land and Property Information NSW Online.

The land surrounding the subject site was officially subdivided in 1912 as 'The Centre of Pymble Estate,' marketed for business and residential development.⁹ The subject site was identified as Lot 26 of DP 7427, being one rood in size. The street now known as Park Crescent was originally named Inkerman Street. The subject site remained in the ownership of the two speculative investors, Hood and Kottman, as part of a larger landholding, until 1919. At this time the Public Trustee acquired Kottman's share of the land under the 'Trading with the Enemy Act,' motivated by the government's anti-German sentiment after WWI. In 1923 the subject site, along with 12 lots fronting the Pacific Highway (then Gordon Road), were acquired in third part shares by James Fenwick of Sydney, tug owner (brother-in-law of A J Hood), and Fenwick's two daughters Mary Hood Fenwick of Lindfield, spinster, and Agnes Hood Andrew of Picton, married woman.¹⁰



3 Centre of Pymble subdivision sale notice (1923). Subject site highlighted.
Source: SLNSW,

⁹ State Library of New South Wales, 'The centre of Pymble - Lane Cove Rd, Telegraph Rd' (1912) in Pymble Subdivision Plans, Call No Z/SP/P20/16.

¹⁰ Certificates of title 4428-205, 206, 207; 3507-29, 30, 31.; 3478-196, Land and Property Information NSW Online.



Desire for a local park at Pymble had been expressed by the Pymble Progress Association from 1901.¹¹ The association engaged in negotiations with Hood and Kottman to acquire their land in the early twentieth century, but these never yielded a result. The pair did, however, allow some of the land to occasionally be used for fetes and cricket games. During the early 1920s Council began to explore the acquisition of the present site for a public park. Park Crescent was officially renamed in 1927 as the formalization of the park advanced.¹² By 1928, Council had acquired all the land they required, and the park was opened as "Pymble Park." The park retained this name until 1978 when it was renamed Robert Pymble Park.¹³

4 Children in Robert Pymble Park (Park Cr. in background), c1930.
Source: Enid Fenwick Collection, Ku-ring-gai Library.

2.2 Construction of 'Covington' and the Herriott Family

In August 1935, the subject site was sold to Arthur Ernest Herriott and his wife Enid Helen Wauch Herriott.¹⁴ They had been married in April of that year at St James Presbyterian Church, Burwood.¹⁵ AE Herriott worked for a public accountancy firm with his brother and business partner William Malcolm Herriott, trading as Herriott & Herriott, originally based in Elizabeth Street, Sydney.¹⁶ The firm was established after the two brothers returned from World War I (both having achieved the rank of captain) and struggled to find re-employment.¹⁷ Interestingly, in 1935 AE Herriott served as the auditor for Parramatta Council in a highly-publicised embezzlement case where a clerk stole £466 (a substantial sum at the time, around \$50,000 in today's money).¹⁸

AE Herriott and his wife engaged architects DT Morrow and Gordon to design a residence for them. Herriott and architect PJ Gordon of the firm were neighbours in Homebush at the time Herriott was married. Gordon assisted Herriott in both selecting an appropriate block for his new home, and designing a residence for it.¹⁹

DT Morrow and Gordon let the contract for the construction of the house to builders C and R Ellis of Rhodes in October 1935.²⁰ The house cost £3200 to construct. Upon commencement of the construction of the house, a deep clay subsoil was encountered.²¹ As a result, Gordon specified foundations of concrete reinforced with one inch steel rods to avoid cracking to brickwork with the expansion and contraction of the clay.

¹¹ Allan Rost, 'Pymble Park Precinct,' *The Historian*, Vol 38.1 (2009), p35.

¹² Ibid, p36.

¹³ Ku-ring-gai Council, 'Robert Pymble Park Masterplan,' (2020), p3.

¹⁴ Certificate of title 4724-17, Land and Property Information NSW Online.

¹⁵ *The Uralla Times*, 'Herriott-Fletcher,' 25 April 1935, Page 6.

¹⁶ *The Sun*, 'Advertising,' 5 June 1927, Page 14.; *Sydney Morning Herald*, 'Advertising,' 26 October 1925, Page 17.; *Government Gazette of the State of New South Wales*, 'PARRAMATTA PROPERTIES LIMITED (IN LIQUIDATION),' 1 October 1943, Page 1743; *The Daily Telegraph*, 'These names make racing news,' 1 December 1940, Page 26.; *Commonwealth of Australia Gazette*, 'Registration as Tax Agents,' 16 December 1943, Page 2716.

¹⁷ Allan Rost, 'Pymble Park Precinct,' *The Historian*, Vol 38.1 (2009), p42

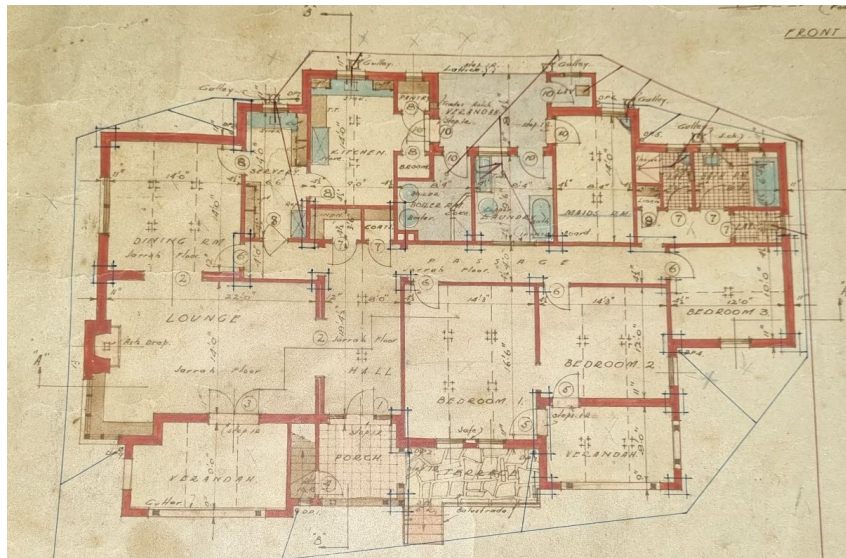
¹⁸ *The Cumberland Argus and Fruitgrowers Advocate*, 'Council's funds,' 8 August 1935, Page 1.

¹⁹ Allan Rost, 'Pymble Park Precinct,' *The Historian*, Vol 38.1 (2009), p42.

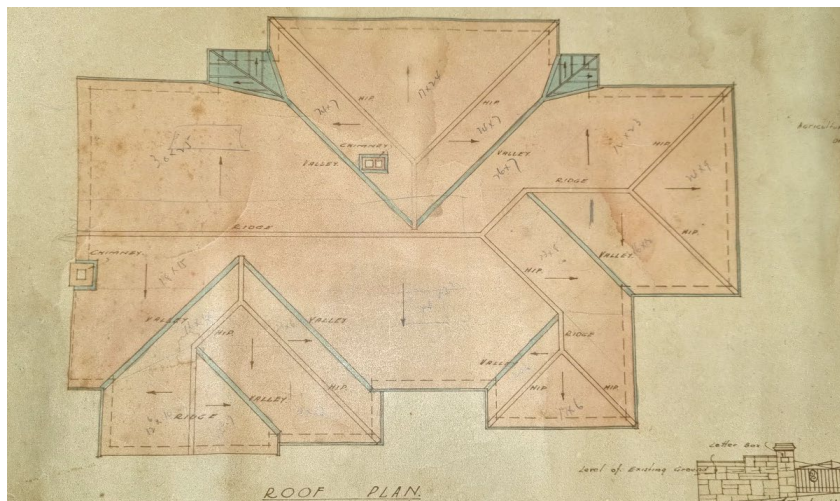
²⁰ *Sydney Morning Herald*, 'Contracts Let,' 1 October 1935, Page 7.

²¹ Ibid.

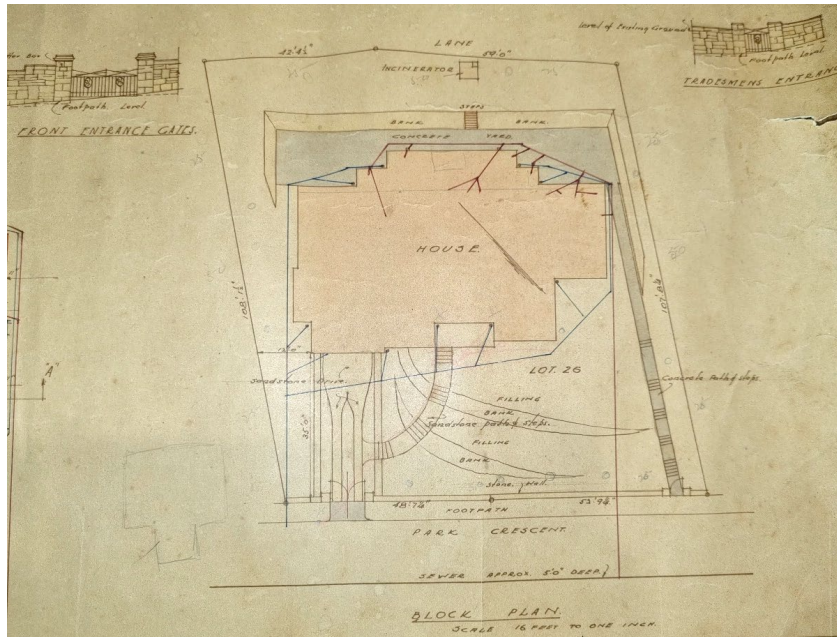
The original plans for the house did not include an attic floor or dormer windows – it appears the decision to include these occurred immediately before, or during construction, which commenced in October-November 1935. When completed in October 1936, the house was described as having an attic floor containing a playroom and study, and pictured with dormer windows (see below). Other changes occurred between the original plans and the completion of the house, such as the construction of the fence in brick rather than stone.



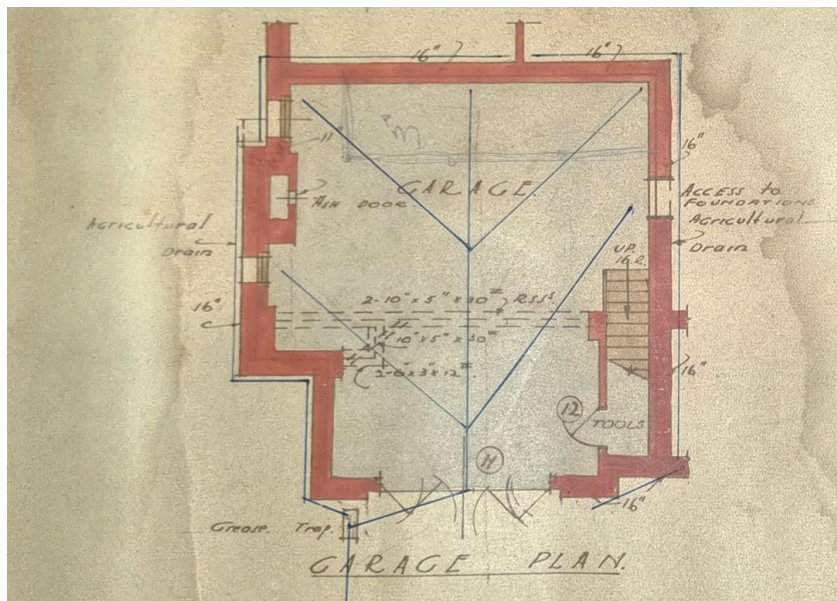
5 Original floorplan prepared by DT Morrow and Gordon for AE Herriott's residence at Pymble, dated August 1935.
Source: Supplied to Ku-ring-gai Council



6 Original roof plan prepared by DT Morrow and Gordon for AE Herriott's residence at Pymble, dated August 1935.
Source: Supplied to Ku-ring-gai Council



- 7 Original site plan and fence details prepared by DT Morrow and Gordon for AE Herriott's residence at Pymble, dated August 1935.
Source: Supplied to Ku-ring-gai Council



- 8 Original garage plan prepared by DT Morrow and Gordon for AE Herriott's residence at Pymble, dated August 1935
Source: Supplied to Ku-ring-gai Council

When completed, the house featured in the October 1936 edition of *Decoration and Glass*, a magazine for home builders, architects, and decorators. An illustrated article focused on the house and detailed its myriad of special features:

A House at Pymble [*Decoration and Glass*, 1 October 1936, p32-33, 90, 92]

"'Covington,' the Pymble, Sydney, residence of Mr. and Mrs. A. E. Herriot, stands on a hillside overlooking a small park. From the two verandahs and the terrace one looks across on to the filmy blue-green of gum trees and the richer green of grassy lawns. The house has been planned—D. T. Morrow and Gordon were the architects—to make the most of the view and to catch the sunlight.

Mottled red and brown texture bricks were chosen for the exterior and these, with the colourful roof tiles, fit in admirably with the setting. The bricks are laid in a light coloured cement, with raked out joints, and an interesting bit of genuine nogging adds character to the entrance porch. The woodwork is painted brown.

Brick steps, with wrought iron balustrade, lead from the path up to a stone-flagged open terrace, protected by an iron railing. Entrance to the porch is effected from here and also from the garage.

Advantage has been taken of the slope in the site to build the two-car garage in under the main floor and a stair leads up from here, thus obviating the necessity of going out of doors to get to or from the car. A feature of the garage is the easy movement of the doors, which are hung on a special double track and fold around on to the side walls. The entrance porch is paved with Dutch tiles, which are quaint and effective.

Tapestry glass, in an original design of electro-copper glazing, was used in the front door and sidelights. These lead into a large hall, panelled in silver silkwood, with double doors of a similar design opening into the lounge. There is central heating throughout the house; the radiators are built into wall recesses, and the metal grilles in front of them are also of a similar motif to the metal work of the doors.

Besides opening, by means of full glass doors, on to the verandah, the lounge has large windows placed at a corner so that the view can be appreciated to the full. A wide and comfortable seat is built in under the windows.

The large fireplace in this room has a surround of synthetic stone, the general lines of which are Tudor, but the relieving ornament is distinctly Australian, with gum leaves and the waratah as the motif. The walls of the lounge are finished in a stippled texture surface. A further pair of glass sliding doors give entry to the dining room. The walls here are panelled in silver silkwood, the panels placed vertically, with reeded strips giving a touch of individuality. The hall panelling is divided horizontally.

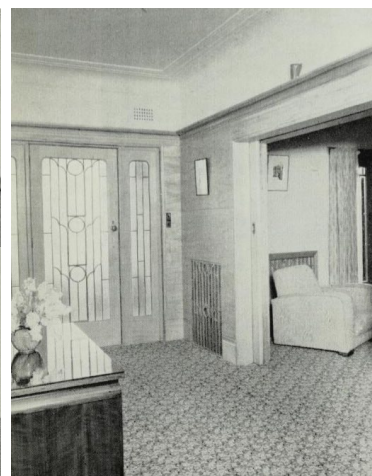
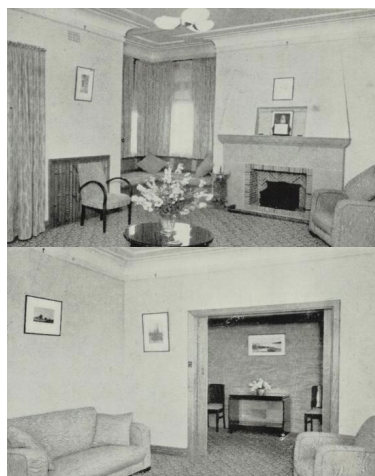
These three rooms—hall, lounge and dining room—can be opened up as one for entertaining and this factor has influenced the furnishing. The scheme of decoration has been kept the same throughout. The carpet, taken right to the walls, is of a small floral pattern, and carries shades of soft green, beige and brown. The lounge suite and all the chairs are upholstered in pale green fabric and the curtains are to tone, backed by natural net.

The dining suite is Queensland walnut, as also are the solid doors right through the home. They are flush, with genuine statuary bronze handles. Unusual light fittings of cream glass and chromium are an appropriate finish to the reception rooms.

The three bedrooms are large and roomy and two of them open on to a second protected verandah, also placed to enjoy the view and the sunshine. The bathrooms are tastefully tiled in cream and green and the fittings are green. A stair leads from this part of the house to a study and a large play-room in the roof, and these rooms are completely panelled and ceiled with insulating board.

A large servery connects the kitchen and dining room. Flush panelled cupboards line the servery and kitchen and stainless steel sinks extend the full width of each room. The pantry is also well equipped. Cupboards are plentiful and there is an especially useful one in the maid's room, beside hat and cloak cupboards in the hall and provision for linen, etc. All these cupboards are fitted with automatic light switches.

There is a hot water installation and the central heating system even extends to the bathroom. The telephone is of the plug-in type and there is a point in every main room."



9 Photographs of the exterior and interior of the house and ground floor plan shortly after completion.
Source: *Decoration and Glass*, 1 October 1936, p34-35.



11 Photographs of the house as of January 2012.
Source: Domain Real Estate

The house was advertised for sale again in 2013. Besides minor changes to interior finishes little appears to have changed in this period.



12 Photographs of the house as of May 2013.
Source: Domain Real Estate

There is limited evidence of any substantive change to the house between 1935 and 2014, with no BAs or DAs found in Council's indexed records. Council records show that in 2014 a spa pool was installed on the property (north of the house), and in 2016 alterations and additions were carried out to the building. The latter consisted of interior refurbishment, minor extension to the rear (involving demolition of the rear kitchen wall and some other internal walls), and enlargement of the attic level. The architect of these alterations described the property, prior to the works, as "literally untouched."²⁵

Documentation for the works shows that they were designed to be sympathetic and materials like original windows, alongside early bathroom fittings, were salvaged for reuse in new spaces. Unique features like a set of original servant bells were also apparently retained in situ.

²⁵ Michelle Walker Architects, 'Pymble: Covington' [Blog post], 26 May 2017, Accessed online at: (mwarchitects.net.au)

Historical aerial overview



1943



1951



1961



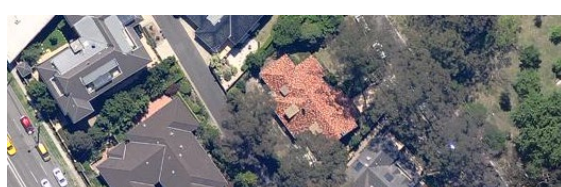
1965



1978



1986



2009

3 ANALYSIS OF PHYSICAL EVIDENCE

3.1 Introduction

The property at 10 Park Crescent contains a brick residence constructed 1935-1936 which exhibits key features of the Inter-War Old-English style. The dwelling presents asymmetric massing to the street with a large gabled roof to the southern end, finished with decorative timber battens and timber vent. External brickwork is comprised of mottled red and brown texture bricks, with leadlight glazing to all original windows. Herringbone brickwork and timber nogging distinguish the porch as the entry to the building. Such features are considered typical of the style.²⁶

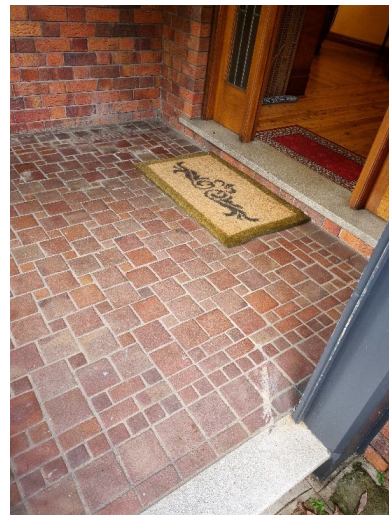
The interiors of the building were made accessible to TKD Architects for a short period of time on 14 October 2022. Previous photographs by council officers, real estate images and walk-through videos were also utilised, sourced from Domain and RealEstate.com.au.

3.2 Exterior

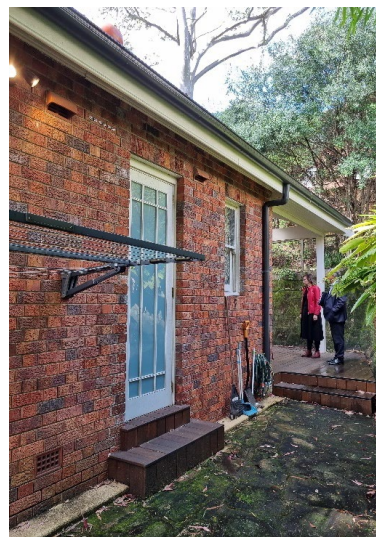
The exterior of the building remains largely intact. There is limited evidence of alteration – confined to the enlargement of the front dormer, new gabled end with minor roof extension to the north, addition of a window to the attic and ground level on north elevation, the enclosure of the verandahs (with windows), and the minor extension of the rear. The overall form of the front façade has been retained with the main gable over the southern verandah and garage, the porch, and the northern verandah projecting from the bulk of the house. Original external features are retained including painted timber bargeboards, timber nogging, v-jointed ceiling boards and turned timber screen to porch, leadlight glazing to all original windows, electro-copper glazing to the front door and sidelights, brick steps, wrought iron balustrade to terrace, terracotta/clay paving tiles to porch (which contemporary sources describe as “Dutch” tiles), and stone-flagging to terrace.

Recent modifications are quite sympathetic and clearly discernible as contemporary; new windows are installed in the verandah openings and enlarged dormer, but do not attempt to replicate the glazing detail of the original windows. The modified dormer, and new dormer to the northern end of the house, are clad in western red cedar timber shingles, as early photographs indicate the original smaller dormer likely had been. The rear extension and verandah are clad in timber and painted white (with lightweight glazed doors), featuring a series of glass sliding doors onto the deck, which are again clearly contemporary but compatible with the original dwelling and its materiality, deferring to its striking form and colour. The 2016 extension focused on the central portion of the rear, originally an open verandah and kitchen wall, and some rear internal walls – discussed below. The roof form of the minor extension and verandah at rear is gabled at the north end, with a new skillion metal roof to the south end, both clearly distinguishable as new while the roof form remains as original elsewhere. The original roof material was multi-coloured glazed terracotta roof tiles, which have since been replaced with uniform orange terracotta roof tiles. Metal roofing to rear dormers appears to have been recently replaced.

²⁶ Apperley, Irving and Reynolds, 'A Pictorial Guide to Identifying Architectural Styles,' (Angus & Robertson, Sydney: 1994) p204,



- 13 Exterior views of 10 Park Crescent. Above: As viewed from the street.
Below: (L) detail of brick steps, stone terrace and wrought metal balustrade. (R) Tiles to porch, matching what contemporary sources describe as 'Dutch' terracotta/clay floor tiles.
Source: TKD Architects



14 Exterior views of 10 Park Crescent, as viewed from rear. Above: Original windows at north end of rear elevation, with new roof above. Below: (L) New extension clad in painted timber and modern timber deck. (R) North elevation of house (new door in place of former window opening, and new window, with simple sill detail distinguishing it from the sloping sill bricks in original window openings). Source: TKD Architects

3.3 Interior

Ground floor

The original configuration and flow of spaces to the eastern (front) section of the house are largely intact – including the stairway up from the garage, the entry through the porch to the hall, the hall with its linen and coat cupboards at the western end, and the formal lounge room and formal dining room (including the sliding doors and inbuilt corner bench) at the south. The former verandah to the south is still legible despite the enclosure of the space with a window (brick balustrades being original). The master bedroom to the north of the hall is also intact, as are the smaller bedrooms leading off the original passage here, though one has been divided into a dressing room and bathroom. As with the southern verandah, the northern verandah has been enclosed by a window, but is still legible as a former verandah. Both appear to retain original timber lining boards as ceilings.

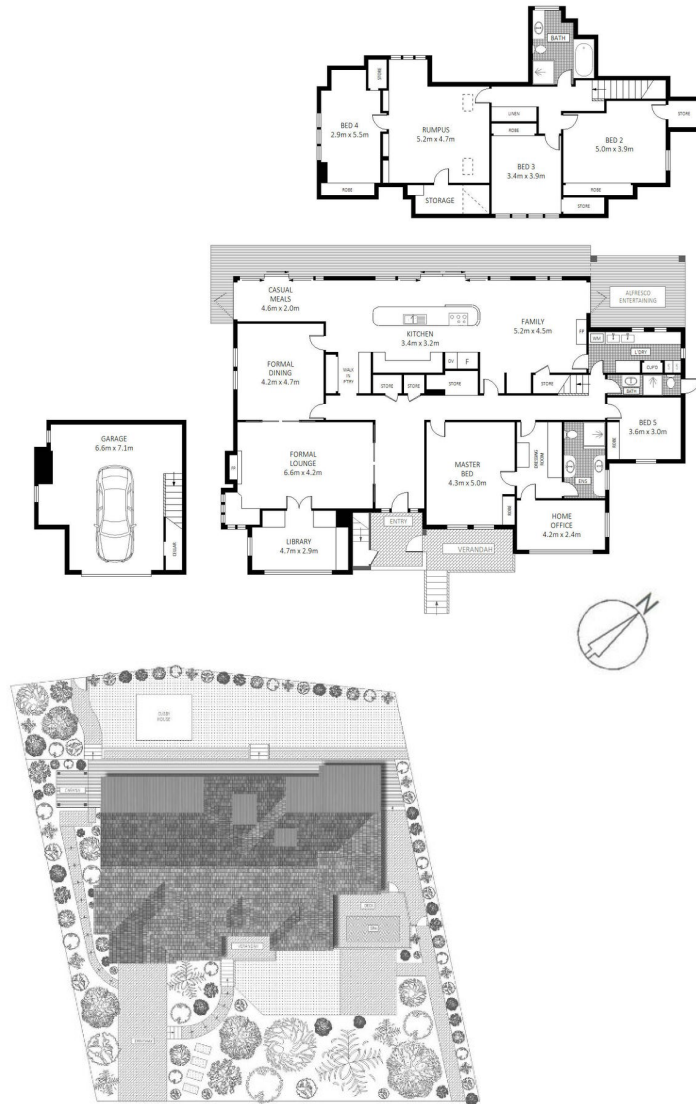
The eastern (front) section of the house retains an array of significant original features including extensive timber panelling in silver silkwood to the entry hall and dining room, glass double sliding doors to the lounge room (featuring a pattern similar to the electro-copper detail on the front door), radiators (disconnected) with finely detailed metal grilles, built-in timber panelled seating to the lounge room, synthetic stone fireplace with 'H' (for 'Herriott') embossed on the lintel alongside Australian floral motifs, brick hearth, glazed sliding doors to the dining room, fine timber joinery including architraves, skirting and picture rails, fine timber doors (some produced by Beale & Co) and hardware, fibrous plaster cornices and ceilings, terrazzo thresholds, and original (1936) stair to the attic with room below. New and relatively sympathetic wallpaper has been installed above the timber panelling in some locations. The original timber flooring appears to have been replaced. The garage retains its original timber stair with metal handrail, timber door and window to ground entry, alongside its battened ceiling. A number of original light switches and other services survive throughout the garage and ground floor.

Change to the plan has taken place mainly to the western side of the passage. Whilst the section of the formal dining room on the western side remains intact, the services spaces to the north have been modified. These include the former servery and kitchen space, alongside the former porch, boiler room, laundry, and maid's room. The modifications entailed the removal of the original external wall of the kitchen and scullery, and some of the internal walls in this area, with the minor extension of the building west to make an enlarged kitchen and family/casual dining area. It retains some of the original uses of the space as back-of-house kitchen and service area. There has also been some modification to the layout of the bathroom wing to the northern end (removal of some sections of wall and rearrangement to form a toilet and laundry) though it remains externally intact and readable as part of the original house. A new window opening has been made at the northern end of the space with an infilled opening on the western side (original window relocated), and conversion of the former window opening to a door. A covered deck area has also been added to the rear up to the stone bank.

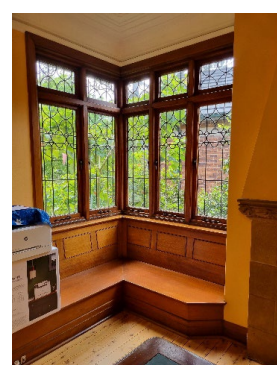
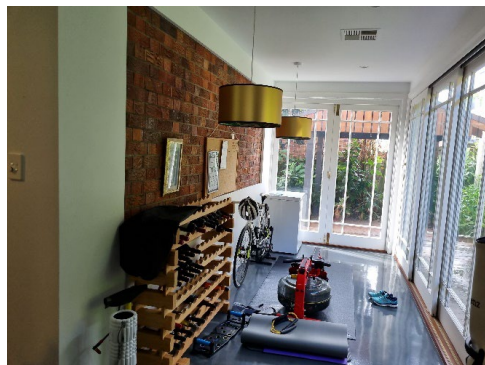
The western section of the ground floor is characterised by modern finishes and features that draw inspiration from the original dwelling (i.e., the use of green for feature walls and in bathroom tiles as per the original colour scheme). A section of the original brickwork is exposed on the southern end of the new dining area, evidence of its formerly external nature. New skirting is a modern interpretation of the profiled original skirting.

Attic floor

The layout of the attic floor appears to have changed over time, but no original attic floor plans survive. The attic was originally described as containing a study and large playroom, completely panelled, and ceiled with insulating board. It is unclear whether the bathroom extending to the west was original. The attic space was enlarged and remodelled in 2016, extended to the north and east, in line with the installation of the new and enlarged dormers. It retains raked battened ceilings to the main space and some original doors and architraves. The battened detail is continued in the new spaces.

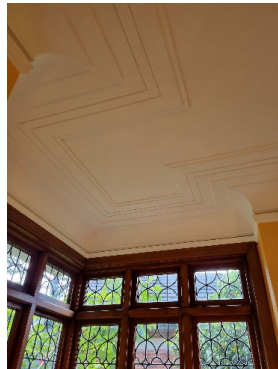


15 Current (December 2020) floorplans and site plan.
Source: Realestate.com.au



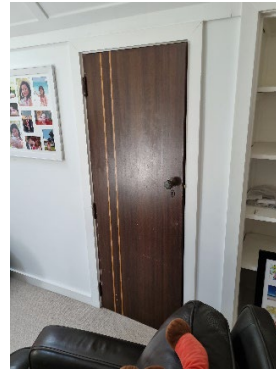
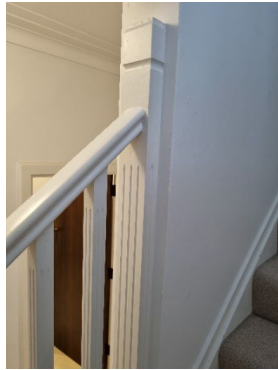
16 Interior views of house, top to bottom: Original lounge room, original dining room, and extended dining area to rear with exposed brickwork panel

17 Interior views of house, top to bottom: Entry Hall showing electro-plated copper sidelight, extensive timber panelling and decorative grilles to radiators; built-in timber panelled cupboards in hall; and built-in timber panelled seat in dining room.



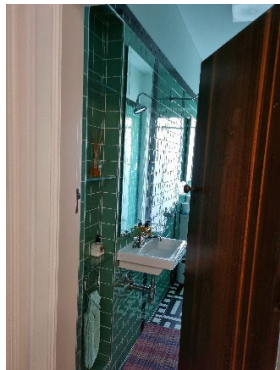
18 Interior views of house, top to bottom: original ceiling and cornice details to passage, lounge room and master bedroom.

19 Interior views of house, top to bottom: Verandah ceiling lining boards (appear original) in now enclosed verandah, example of 1930s light switch in dining room, and synthetic stone fireplace with 'H' for Herriott and Australian floral motifs.



20 Interior views of house, top to bottom: stair (appears original to 1936), stair and skirting to stair, view of attic space toward extension showing battened ceiling (appears original).

21 Interior views of house, top to bottom: two examples of original joinery within attic (first being a Beale & Co. door), and attic bathroom (provenance unknown)



22 Interior views of house, top to bottom: Modern bathroom in place of former bathroom behind original door, modern laundry in location of former bathroom (original windows visible and cabinet salvaged from original bathroom), modern fitout to new bathroom.

23 Interior views of house, top to bottom: View within modern kitchen looking toward dining room, view of original (relocated) door to laundry within family room (with under stair room to right), and original window within new bathroom (in divided bedroom).

3.4 Site and gardens

The broader site retains evidence of its original planning in the split-level front garden and rear yard. The original brick front fence is retained with its 'front' and 'tradesman's' entrances though gates appear to have been removed. The sandstone bank, steps and path up to the house from the driveway, the concrete path and steps from the tradesman's entrance, and the stone terrace, bank and steps at the rear of the site also survive. The stone bank at rear features built in planters. The rockery in the front garden has been removed, with the split-level space now filled with a variety of low plantings. A large mature tree, planted in the mid to late twentieth century, is also present. At the rear there is a small cubby house atop the bank, and a gazebo structure to the southern end of the rear deck, both having been installed in recent decades. The house also retains its important relationship to the nearby Robert Pymble Park on the opposite side of Park Crescent, which it was designed to face and capture views of.



24 View of front garden, split level somewhat obscured by plantings.



25 View of brick fence and main entrance, stone bank and steps up to house.



26 'Tradesman's' entrance and concrete steps and path.



27 View to Robert Pymble Park from Park Crescent.



28 Original stone bank to rear and steps.



29 Inbuilt planters to stone bank.

3.5 Integrity

The house and site retain a substantial degree of integrity. The primary spaces of the house on the eastern side of the ground floor, including the lounge room, dining room and master bedroom, remain substantially intact. Modifications to the house have been largely concentrated on the rear service areas, which have been sympathetically adapted for modern living and continue to operate in a similar function as kitchen and dining spaces.

4 COMPARATIVE ANALYSIS

4.1 Heritage-listed buildings by Morrow and Gordon Architects



30 PJ Gordon, April 1936.
Source: *Decoration and Glass*

David Morrow originally commenced architectural practice in the 1880s with his articles to Morrell and Kemp.²⁷ Morrow collaborated with William De Putron for several years before they formalised their partnership in 1909. Their practice was described as considered, cohesive and modern in a 1910 *Building* article:

"In the work of D.T. Morrow and W. De Putron, we have the application of young and well-trained minds to modern in different branches, the illustrations shown include commercial and residential work. There is a personality about the work which stamps it as emanating from the one office, particularly in the purity of design, with its strictly modern feeling in being useful, as well as decorative." ²⁸

This philosophy continued to characterise the firm's work during its many decades of operation. In 1909, Morrow's nephew Percy James Gordon joined the firm to serve his articles while studying at the Sydney Technical College. He travelled and worked in England and the United States in 1914-1915, briefly returning to the firm in 1915 before serving in the AIF from 1916-1918. He studied at the London Architectural Association in 1918 after the war, graduating as an associate. He re-joined the firm following a short stint of sole practice after his return to Sydney in 1919.

One of the largest clients of Morrow and De Putron was the prominent merchant Anthony Hordern and family, for whom they designed a number of grand houses including Babworth House and Hopewood House, Darling Point and Milton Park, Bowral. The firm also designed buildings for other retailers including Snows, Fays Mick Simmons and Grace Bros during the early twentieth century. PJ Gordon became partner in 1922 when the firm was renamed Morrow, De Putron and Gordon. De Putron left the firm in 1925 and the practice became known as DT Morrow and Gordon. Gordon became senior partner following Morrow's retirement in 1932.

In the late 1920s and 1930s the firm produced a number of prominent buildings including the Grace Building (1929) and the AWA Building (in association with Robertson, Marks and McCredie, 1939). In 1936 PJ Gordon featured in the "Who's Who" section of *Decoration and Glass*, with the feature describing him as an architect with many fine buildings to his credit despite his relatively young age (in his early forties).²⁹ PJ Gordon was a prominent member of the RAI's NSW Chapter and President from 1944-1946, travelling to the UK, Italy, and Scandinavia in 1947 to undertake research into factories and public housing. This research inspired the Devonshire Street Flats, Surry Hills, considered one of the foremost examples of the influence of Swedish new Empiricism applied in Australia.³⁰ Similarly, the Greenway Flats completed between 1948 and 1954 were considered distinctly modern and applied international precedents from New York's Bedford-Stuyvesant area. Gordon passed in 1976 but the firm continued under this name until 1992.




²⁷ Biographical details from: Phillip Goad and Julie Willis, Eds., *The Encyclopedia of Australia Architecture*, (2012) Entry for 'Morrow and Gordon,' p472-473; Australian Institute of Architects Archival Material – Architect Biographies, 'Gordon, Percy James,' 2011, p1-8.

²⁸ *Building*, 'What does the future hold for Australian Architecture?,' Vol 3 No. 29, 12 January 1910, p61.



²⁹ *Decoration and Glass*, 'Who's Who,' Vol 1 No. 12, 1 April 1936, p48.

³⁰ *Encyclopaedia of Australia Architecture*, Entry for 'Morrow and Gordon,' p472.

A search for buildings listed as heritage items designed by Morrow and Gordon (including its predecessor Morrow and DePutron whilst Gordon was employed by the firm) yields a variety of results spanning different building types and periods:

Building	Basis of comparison	Integrity	Listing
<p>Milton Park, Horderns Road, Bowral, NSW. (1911)</p> 	<ul style="list-style-type: none"> Designed by Morrow and De Putron (whilst Gordon was with the firm) 	<p>Integrity not stated. A number of additions have taken place.</p>	<p>Locally listed – Wingecarribee Local Environmental Plan 2010, Item No. 071.</p>
<p>'Eventide,' 63 Milson Road, Cremorne Point, NSW. (1912)</p> 	<ul style="list-style-type: none"> Designed by Morrow and De Putron (whilst Gordon was with the firm) 	<p>Has been sympathetically enlarged and restored, attic space adapted for habitable rooms. Legible room configuration internally, surviving decorative features and finishes. Large first level gabled roof form is unsympathetic.</p>	<p>Locally listed – North Sydney Local Environmental Plan 2013, Item No. 0120.</p>
<p>Babworth House, 103 Darling Point Road, Darling Point, NSW. (1912-1915)</p> 	<ul style="list-style-type: none"> Designed by Morrow and De Putron (whilst Gordon was with the firm) 	<p>Noted as one of the most intact examples of an early twentieth century grand house in Australia.</p>	<p>State listed – SHR No. 01300.</p> <p>Locally listed – Woollahra Local Environmental Plan 2014, Item No. 103.</p>
<p>Ballarat House, 68-72 Wentworth Avenue, Surry Hills, NSW. (1915)</p> 	<ul style="list-style-type: none"> Designed by Morrow and De Putron (whilst Gordon was with the firm) 	<p>The integrity of the building is not given. Interior likely modified. The original elements of the Wentworth Avenue façade are noted alongside the survival of the timber structure of the building and original ceilings.</p>	<p>Locally listed – Sydney Local Environmental Plan 2012, Item No. 1649.</p>

Building	Basis of comparison	Integrity	Listing
<p>"Snow's Emporium," 127-131 Liverpool Street, Sydney, NSW. (1915)</p> 	<ul style="list-style-type: none"> Designed by Morrow and De Putron (whilst Gordon was with the firm) 	<p>The building is noted as generally externally intact. Interior spaces are graded as of low significance implying they no longer retain any original finishes.</p>	<p>Locally listed – Sydney Local Environmental Plan 2012, Item No. 1853.</p>
<p>Anzac Memorial Hall, 742 Military Road, Mosman, NSW. (1922)</p> 	<ul style="list-style-type: none"> Designed by Morrow and De Putron (whilst Gordon was with the firm) 	<p>Sympathetic major alteration to the building is noted.</p>	<p>Locally listed – Mosman Local Environmental Plan 2012, Item No. 159.</p>
<p>The Vanderbilt Flats, 13 Springfield Avenue, Potts Point, NSW. (1925)</p> 	<ul style="list-style-type: none"> Interwar building Designed by Morrow and De Putron (whilst Gordon was with the firm) 	<p>Appears externally intact with some windows replaced. Common areas and some apartments are relatively intact. Appears to be an addition to roof.</p>	<p>Locally listed – Sydney Local Environmental Plan 2012, Item No. 1162.</p>
<p>14 Etham Avenue, Darling Point, NSW. (1926)</p> 	<ul style="list-style-type: none"> Interwar building Designed by Morrow and Gordon 	<p>Largely intact externally. Interior not mentioned in listing.</p>	<p>Locally listed – Woollahra Local Environmental Plan 2014, Item No. 182.</p>
<p>Kirkland House, Scots College, Bellevue Hill, NSW. (1926)</p> 	<ul style="list-style-type: none"> Interwar building Designed by Morrow and Gordon 	<p>Integrity not given, but noted as a significant, high quality, architect-designed building.</p>	<p>Part of locally listed school item – Woollahra Local Environmental Plan 2014, Item No. 67.</p>

Building	Basis of comparison	Integrity	Listing
<p>Grace Building, 77-79 York Street, Sydney, NSW. (1928-1930)</p> 	<ul style="list-style-type: none"> Interwar building Designed by Morrow and Gordon at a similar time to the subject building 	<p>Largely intact externally. It is noted that after 1945 “massive intervention” occurred to the interior, removing and obstructing much of the original interiors. Now a hotel.</p>	<p>State listed – SHR No. 00712.</p> <p>Locally listed – Sydney Local Environmental Plan 2012, Item No. 1990.</p>
<p>Gio Building, 770 George Street, Haymarket, NSW. (1930)</p> 	<ul style="list-style-type: none"> Interwar building Designed by Morrow and Gordon at a similar time to the subject building 	<p>Masonry facade noted as intact, with no original fabric exposed internally. Original fibrous plaster ceilings stated to survive above modern ceiling. Altered arrangement on all floors noted.</p>	<p>Locally listed – Sydney Local Environmental Plan 2012, Item No. 845.</p>
<p>The Drummond Far West Home, 22 Wentworth Street, Manly, NSW. (1934-1935)</p> 	<ul style="list-style-type: none"> Interwar building Designed by Morrow and Gordon at the same time as the subject building, as PJ Gordon began to lead the practice 	<p>Façade largely intact though painted. Integrity of interiors are unknown.</p>	<p>Locally listed – Manly Local Environmental Plan 2013, Item No. 245.</p>
<p>CB Hotel, 396 Pitt Street, Haymarket, NSW. (1940)</p> 	<ul style="list-style-type: none"> Interwar building Designed by Morrow and Gordon when it was under the leadership of PJ Gordon 	<p>Façade and interiors of the Hotel noted as largely intact.</p>	<p>Locally listed – Sydney Local Environmental Plan 2012, Item No. 857.</p>
<p>Greenway Flats, 3-11 McDougall Street Kirribilli, NSW. (1948-54)</p> 	<ul style="list-style-type: none"> Designed by Morrow and Gordon, for NSW Housing Commission, when the firm was under the leadership of PJ Gordon 	<p>Substantially intact. Some original finishes survive in the main corridors and stairs.</p>	<p>Locally listed – North Sydney Local Environmental Plan 2013, Item No. 187.</p>

Findings

The results show that listed items designed by Morrow and Gordon in the Greater Sydney Area:

- range from smaller-scale houses, to grand residences, to residential flat buildings and commercial buildings;
- were designed and constructed between the 1910s to the 1950s, reflecting the various phases of the firm of Morrow and Gordon and its predecessor Morrow and De Putron;
- range in integrity, most being relatively intact externally, with some having largely altered interiors, others retaining key internal original features.

In this context, the subject property is of a similar residential scale to some of the items listed (63 Milson Road, Cremorne Point and 14 Etham Avenue, Darling Point). It dates to an important period of the firm's history as prominent architect PJ Gordon took control of the firm after the departure of DT Morrow (22 Wentworth Street, Manly and 396 Pitt Street, Haymarket were built in this period). The subject property has more intact interiors than a number of the listed items. In particular, it retains its distinctive interior features like the inbuilt radiators with decorative grilles, and a substantial portion of its practical and useful original planning as designed by Gordon, demonstrating the ethos of the firm in valuing modernity and practicality.






4.2 Interwar Old English style buildings in Ku-ring-gai





The following table has been compiled from searches for Inter-war Old English or Tudor style houses in Ku-ring-gai in the following locations: real estate notices, online architecture blogs, publications focusing on heritage architecture in Ku-ring-gai (e.g., *Housing in Ku-ring-gai* by Robert Moore (1989)), local heritage studies which identify building by type (e.g., *Review of Potential Heritage Items in Ku-ring-gai* by Perumal Murphy Alessi, 2006) and the widely used reference text *A Pictorial Guide to Identifying Australian Architectural Styles* by Apperley et al (which includes examples of the type).





The Inter-war Old English style grew from a nostalgia for English traditional culture in Australia during the 1930s.³¹ It was inspired by English rural and village architecture, and executed in high quality materials and finishes with an emphasis on quaintness. The reference by Apperley et al lists characteristics of the style, which include:





- Asymmetrical massing
- Medium-pitch roofs with gabled ends and decorative timber barge boards
- Imitation half-timbering and timber nogging
- External walls in texture, clinker, heeler or herringbone brickwork
- Corbelling and arched forms
- Tall brick chimneys
- Casement windows, bay windows and leadlight glazing, often diamond pattern





³¹ Apperley, Irving and Reynolds, *A Pictorial Guide to Identifying Australian Architectural Styles* (1989), p205.


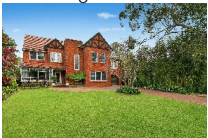
Building	Basis of comparison	Integrity	Listing
<p>22 Park Crescent, Pymble (c1935)</p> 	<ul style="list-style-type: none"> Old English style residence Interwar era 	<p>Appears externally intact and appears to retain original interior features including timber joinery, architraves, stair, fireplace, some leadlight windows based on real estate photos.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 75.</p>
<p>1 Springdale Road, Killara</p> 	<ul style="list-style-type: none"> Old English style residence Likely Interwar era 	<p>Appears substantially intact from street, but with a large addition to Stanhope Road frontage. No recent real estate photos.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 365.</p>
<p>1428 Pacific Highway, Turramurra</p> 	<ul style="list-style-type: none"> Old English style residence Likely Interwar era 	<p>Noted as substantially intact in the 1980s heritage study. No recent real estate photos and limited visibility from street view.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 159.</p>
<p>1262 Pacific Highway, Turramurra</p> 	<ul style="list-style-type: none"> Old English style residence Likely Interwar era 	<p>Appears externally intact to street and appears to retain original interior features including architraves, skirting, cornices, stair, fireplace, bathroom finishes, leadlight windows based on most recent real estate photos.</p>	<p>Not listed.</p>
<p>1A Korangi Road, Pymble (c1953)</p> 	<ul style="list-style-type: none"> Old English style residence 	<p>Appear externally intact to street but modified and relatively substantially extended at rear. Most interiors appear contemporary based on most recent real estate photos..</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 555.</p>

Building	Basis of comparison	Integrity	Listing
<p>29 Lynwood Avenue, Killara (c1932)</p> 	<ul style="list-style-type: none"> Old English style residence Interwar era 	<p>Appears externally substantially intact with some extension in the same style. Appears to retain original interior features including exposed polished timber beams, stone fireplace, timber joinery, panelling, and stairs based on most recent real estate photos..</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 316.</p>
<p>2 Grosvenor Street, Wahroonga</p> 	<ul style="list-style-type: none"> Old English style residence Likely Interwar era 	<p>Appear externally intact to street. 1980s heritage study inventory not found, no recent real estate photos.</p>	<p>Not listed.</p>
<p>1A Church Street, Pymble</p> 	<ul style="list-style-type: none"> Old English style residence Likely Interwar era Unusual single storey example - like 10 Park Crescent 	<p>Appears externally intact to street. Real estate images suggest interiors have been substantially modified. Timber skirting and a fireplace potentially remain based on most recent real estate photos.</p>	<p>Not listed.</p>
<p>12 Eulbertie Avenue, Warrawee</p> 	<ul style="list-style-type: none"> Old English style residence Interwar era 	<p>Appears externally intact to street, with rear one-storey extension visible to Heydon Avenue frontage. Limited evidence of interiors appears to survive – limited to staircase and potentially fireplace and a small number of simply detailed ceilings/cornices based on most recent real estate photos.</p>	<p>Not listed.</p>

Building	Basis of comparison	Integrity	Listing
<p>46 Albert Street, Killara (c1930s)</p> 	<ul style="list-style-type: none"> • Old English style residence • Likely Interwar era 	<p>Appears externally intact to street with some rear extension, based on real estate photos. Appears to retain interior features ceilings and ceiling roses, fireplace, exposed timber beams, timber panelling and joinery throughout.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 251.</p>
<p>Witchita, 10 Warrawee Avenue, Warrawee (c1928) – designed by Emil Sodersten.</p> 	<ul style="list-style-type: none"> • Old English style residence • Likely Interwar era • Unusual single storey example - like 10 Park Crescent 	<p>Appears externally intact to street. Appear to retain a variety of original internal features including fine timber joinery, architraves and skirting, leadlight windows, decorative fibrous plaster ceilings and fireplace based on most recent real estate photos. Has been extended.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 1076.</p>
<p>70 Stanhope Road, Killara</p> 	<ul style="list-style-type: none"> • Old English style residence • Likely Interwar era 	<p>Appears to have been modified to street with a two-storied platform comprising a carport and deck above. It may retain some original features including fireplaces and stair based on most recent real estate photos..</p>	<p>Not listed.</p>
<p>15 Clermiston Avenue, Roseville</p> 	<ul style="list-style-type: none"> • Old English style residence • Likely Interwar era 	<p>Appears externally intact to street, with additions to rear in a similar style. Appears to retain original internal features including leadlight windows, fireplaces, cornices, ceilings, skirting based on most recent real estate photos.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 675.</p>

Building	Basis of comparison	Integrity	Listing
<p>23 Redgum Avenue, Killara (c.1936)</p> 	<ul style="list-style-type: none"> • Old English style residence • Likely Interwar era 	<p>Appears externally intact to street. Appears to retain original internal features including decorative ceilings, some timber joinery including built in corner bench, leadlight windows, staircase based on most recent real estate photos.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 357.</p>
<p>28 Lynwood Avenue, Killara</p> 	<ul style="list-style-type: none"> • Old English style residence • Likely Interwar era • One-storey with attic level 	<p>Appears externally intact to street. Limited recent interior real estate images suggest it may retain limited original internal features including skirting, architraves, fireplace.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 315.</p>
<p>3 Maples Avenue, Killara</p> 	<ul style="list-style-type: none"> • Old English style residence (some Georgian influence however/atypical features) • Likely Interwar era 	<p>Appears externally intact to street. Limited interior real estate images from suggest the interiors retained substantial integrity – including original timber joinery, skirting, ceilings, cornices, and fireplaces.</p>	<p>Not listed.</p>
<p>5 Maples Avenue, Killara (c1940)</p> 	<ul style="list-style-type: none"> • Old English style residence (some Mediterranean influence however/atypical features) • Interwar era 	<p>Appears externally intact to street. Recent interior real estate images suggest interiors have been modified though some original features survive including fireplace and thick timber architraves.</p>	<p>Not listed.</p>

Building	Basis of comparison	Integrity	Listing
<p>5 Powell Street, Killara (c.1938)</p> 	<ul style="list-style-type: none"> • Old English style residence • Interwar era 	<p>Appears externally intact to street. Appears to have had an addition to the east elevation with similar high-pitched style. Interior real estate images suggest original interior features are retained in parts of the building including exposed timber beams to ceilings, synthetic stone fireplace with family crest, ceilings and cornice, timber joinery, skirting, picture rails, and stair.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. I347.</p>
<p>7 Taunton Street, Pymble. (c1936)</p> 	<ul style="list-style-type: none"> • Old English style residence • Interwar era 	<p>Appears externally intact to street. Interior real estate images suggest original interior features are retained including a variety of timber joinery including architraves, skirting and stair, original ceilings, cornices, leadlight windows, and fireplaces.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. I84.</p>
<p>8 Brentwood Avenue, Warrawee (c1930s)</p> 	<ul style="list-style-type: none"> • Old English style residence • Interwar era 	<p>Appears externally intact to street. Interior real estate images suggest original interior features are retained including ceilings and cornices, sliding doors, and synthetic stone fireplace.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. I166.</p>
<p>4 Yosefa Avenue, Warrawee (c1932)</p> 	<ul style="list-style-type: none"> • Old English style residence • Interwar era • One-storey 	<p>Appears externally intact to street, evidence of major first floor addition to rear. Interior real estate images suggest original interior features are retained including exposed polished timber beams to ceilings, timber joinery including inbuilt cabinets and benches, fireplace shelf, architraves and picture rails, and original fireplaces.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. I1088.</p>

Building	Basis of comparison	Integrity	Listing
<p>18 Gilda Avenue, Wahroonga.</p> 	<ul style="list-style-type: none"> • Old English style residence • Interwar era 	<p>Appears externally intact to street. Appears to have been sympathetically extended to rear. Interior real estate images suggest original interior features are retained including ceilings and cornices, fireplaces, timber skirting.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 1931.</p>
<p>1566 Pacific Highway, Wahroonga</p> 	<ul style="list-style-type: none"> • Old English style residence • Interwar era 	<p>Appears externally intact to street with enclosure to verandah. One-storey flat-roofed extension to rear and new studio and garage. Interiors appear substantially modified based on real estate images, with some painted joinery and stair potentially surviving to front of house.</p>	<p>Locally listed – Ku-ring-gai Local Environmental Plan 2015, Item No. 1970.</p>

4.3 Findings

The table above indicates that many Old English style residences in Ku-ring-gai are locally listed. Those not listed are likely to have been extensively modified, or are poor examples of the style. The property at 10 Park Crescent is comparable in its integrity to the items listed and is a good and representative example of its type. What sets the subject residence apart from some of these items are its high-quality interiors and their integrity, particularly in the key spaces of the house. Its interiors are comparable to or more intact than the interiors of other listed items. Details such as the retention of the early radiator grilles make the house particularly unique. It is also one of a small number of identified single storey Interwar Old English style homes in the local government area.

5 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Introduction

The concept of “cultural significance” embraces the values of places or items to the community, which cannot be expressed in financial terms alone. Assessment of cultural significance endeavours to establish why a place or item is considered important and valued by the community. Significance, therefore, is embodied in the fabric of the place, including the setting, the records associated with the place and the response that the place evokes in the community.

Although not currently listed as a heritage item by Ku-ring-gai Council, the building was formerly identified as a heritage item following the 1989 Heritage Study, and subsequently listed as a heritage item on the Ku-ring-gai Planning Scheme Ordinance 1971 (KPSO). The property was de-listed following the Pymble Town Centre Heritage Review in 2006. The reasons for de-listing related to the residence being a ‘reasonably nice example of its type’ but not worthy of retaining heritage listing due to the constraint it placed on development in the area (the site being close to Pymble Railway Station and the town centre). It should be noted that no internal inspection was undertaken as part of the review in 2006, and no photos of the interior were examined.

5.2 Previous assessment

The original inventory sheet for 10 Park Crescent was prepared in December 1986 and completed by Heritage Architect Robert Moore. The original heritage listing of the place was based on this sheet, which provided limited details typical of the large drive-by heritage studies of this period. The inventory sheet identified the reasons for listing as related to the architectural value of the place. The contribution of the garden to its aesthetic values were also noted. The item was identified as illustrating the suburban consolidation of the area, and its integrity given as substantially intact.



31 The building as pictured in the 1989 Heritage Study.
Source: Ku-ring-gai Library - Local Studies

5.3 Assessment of significance

The following assessment of heritage significance uses the framework for the assessment of significance advocated by the NSW Heritage Office in the guidelines included in the NSW Heritage Manual. In this framework places are assessed in accordance with the defined criteria set out below.

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

10 Park Crescent, Pymble is illustrative of the suburban consolidation of Pymble over the early to mid-twentieth century. Development in the area began with grand residences in the late nineteenth century following the coming of the railway, but the suburb did not take on its suburban character with a variety of housing on smaller lots until this period. The house demonstrates the more modest scale of suburban development in the suburb, being designed for a young newly-married couple by friend and prominent architect Percy James Gordon.

10 Park Crescent, Pymble meets Criterion A at a **local** level.

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

10 Park Crescent, Pymble has associations with architect Percy James Gordon and the firm of Morrow and Gordon as a residential commission during a period of growth for the firm, when a number of their most notable designs were produced. The design and planning of the residence represent Gordon's independent work in the first few years of his leadership of the practice after the departure of Morrow, but reflects the continuation of the firm's emphasis on practicality in design and plan with modern fittings.

10 Park Crescent, Pymble meets Criterion B at a **local** level.

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

10 Park Crescent, Pymble is a representative and largely intact example of a residence designed in the Interwar Old English style, exhibiting many of its key features. Changes to its external form are sympathetic and do not detract from the aesthetic values of the place, with the house retaining a substantial degree of its integrity externally. The high-quality and intact interior finishes and fixtures retained in key spaces internally are of particular aesthetic value. The retention of these interiors in key rooms (including the hall, living room, dining room and master bedroom) include silver silkwood wall panelling, fine joinery including sliding doors, tapestry and leadlight glass windows, fibrous plaster ceilings and cornices, in-built radiators with decorative metal grills, and a Tudor style synthetic stone fireplace. The in-built radiators with decorative metal grilles (detailed to match the electro-copper designs on the door glazing) are of technical significance as evidence of 1930s central heating systems and their incorporation into house design in decorative ways. The survival of such evidence is rare, usually being removed with technical advancements. The intact interiors provide evidence of middle class lifestyle and aspirations during the 1930s.

The building retains much of its original setting, including its relationship with the adjoining park, with the house planned to capture views to the park from the two verandahs and porch, and to make the most of the sunlight from this aspect. The split-level nature of its original garden, set into the hill, is retained though

the original rockery has been removed and the space relandscaped. The original brick fence and stone bank and steps from the drive up to the house remain in-situ.

10 Park Crescent, Pymble meets Criterion C at a **local** level.

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

10 Park Crescent, Pymble is unlikely to have strong or special associations with particular communities or groups in NSW. However, the social significance of the place has not been assessed or tested.

10 Park Crescent, Pymble is unlikely to meet the threshold for Criterion D.

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

10 Park Crescent, Pymble may retain some evidence of 1930s central heating systems of some technical significance, however, it is unlikely that the systems have research potential or would yield evidence of such systems which is not already well documented in archival and other sources.

10 Park Crescent, Pymble is unlikely to meet Criterion E at a **local** level.

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

10 Park Crescent, Pymble is likely to have rarity value for the in-situ evidence of 1930s central heating systems it provides. The evidence of these systems, particularly the decorative metal grilles to the radiators, appears to be rare at a local level in houses of a similar age. Such evidence was not identified in any of the other 23 houses of the same style in Ku-ring-gai compiled in the comparative analysis. The level of integrity of its interiors in its key spaces generally also appear to be rare at a local level. It is also unusual because it is a single storey in height – other listed examples are mostly two storeys.

10 Park Crescent, Pymble meets Criterion F at a **local** level.

Criterion G An item is important in demonstrating the principal characteristics of a class of NSW's (or the local areas) cultural or natural places; or cultural or natural environments.

10 Park Crescent, Pymble is a largely intact example of an Interwar Old English style dwelling, retaining its key external features and typical form, as well as high-quality interior features and finishes. The condition and integrity of the largely intact suite of rooms at the front of the house, and their bespoke decorative elements, make it an important example of its type.

10 Park Crescent, Pymble meets Criterion G at a **local** level.

5.4 Statement of Significance

The following statement summarises the significance of 10 Park Crescent, Pymble:

10 Park Crescent, Pymble is of heritage significance at a local level for its historic, associational, aesthetic, representative and rarity values. The place derives historical significance from its ability to demonstrate the suburban consolidation of Pymble from the early to mid-twentieth century, and from its associations and connections with DT Morrow and Gordon architects in an important period of the firm's history. The exterior form and fabric of the house, as well as its high-quality interior features and finishes, are of aesthetic significance and illustrative of the Inter-war Old English style. One-storey examples of the style are uncommon in the local government area. Demonstrating many of its key features, it is a characteristic example of this style. The property derives rarity value from the integrity of its key interior spaces, and the retention of its 1930s central heating system with decorative metal grilles to radiators.

6 RECOMMENDATIONS

The property at 10 Park Crescent, Pymble has sufficient heritage significance to warrant retention and listing as a local heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015. The building is not located within a conservation area, and current planning instruments do not provide sufficient protection for the building. Listing it as a heritage item will enable its heritage significance to be protected. The following actions are recommended:

- The property should be added to Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 as '10 Park Crescent Pymble, and interiors,' with the curtilage defined as the entire legal lot;
- The residence, including its Park Crescent frontage and setting, should be retained and conserved;
- The surviving original external form, interior configuration and spaces, and features and finishes including original windows and doors, should be retained and conserved in any future development;
- Brickwork should remain unpainted and not be rendered;
- No first-floor additions should be undertaken;
- All conservation and new works should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter);
- It is recommended that a Conservation Management Plan or Conservation Management Strategy be prepared to guide future works and conservation at the place.

7 SOURCES

Title information - Land and Property Information NSW Online

Primary Application 5426
Certificate of title 618-99
Certificate of title 676-91
Certificate of title 1096-84
Certificate of title 1162-94
Certificate of title 1275-93
Certificate of title 1383-52
Certificate of title 1405-46
Certificate of title 1885-211
Certificate of title 1885-214
Certificate of title 3478-196
Certificates of title 3507-29 to 31
Certificates of title 4428-205 to 207
Certificate of title 4724-17

Reports and journal articles

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Ku-ring-gai Council, 'Robert Pymble Park Masterplan,' (2020).
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Newspaper articles

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The Cumberland Argus and Fruitgrowers Advocate, 'Council's funds,' 8 August 1935, Page 1.
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Government Gazette of the State of New South Wales, 'PARRAMATTA PROPERTIES LIMITED (IN LIQUIDATION),' 1 October 1943, Page 1743
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Sydney Morning Herald, 'Contracts Let,' 1 October 1935, Page 7.
Sydney Morning Herald, 'Family Notices,' 4 June 1936, Page 10.
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Sydney Morning Herald, 'Family Notices,' 20 February 1945, Page 10.
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Michelle Walker Architects, 'Pymble: Covington' [Blog post], 26 May 2017, Accessed online at: mwarchitects.net.au
State Library of New South Wales, 'The centre of Pymble - Lane Cove Rd, Telegraph Rd' (1912) in Pymble Subdivision Plans, Call No Z/SP/P20/16.

community comment, be reported back to Council.

CARRIED UNANIMOUSLY

285

Proposed Heritage Listing - 10 Park Crescent, Pymble

File: S10066

Vide: GB.16

To have Council consider the proposed heritage listing of 10 Park Crescent, Pymble, in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015.

Resolved:

(Moved: Councillors Spencer/Wheatley)

- A. Planning Proposal be prepared to include Schedule 5 of the KLEP 2015- Lot 26 DP 7427, 10 Park Crescent Pymble, and Interiors.
- B. The Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.
- C. Council requests the plan making delegation under Section 3.36(2) of the EP&A Act for this Planning Proposal.
- D. Upon receipt of a favourable Gateway determination, the exhibition and consultation process is to be carried out in accordance with the Gateway determination and requirements of the Environmental Planning and Assessment Act, 1979.

CARRIED UNANIMOUSLY

286

Heritage Reference Committee Minutes of 27 October 2022

File: CY00368/12

Vide: GB.17

To have Council consider the minutes from previous Heritage Reference Committee ('HRC') meeting held on 27 October 2022.

Resolved:

(Moved: Councillors Spencer/Wheatley)

That Council receive and note the HRC minutes from the meeting held on 27 October 2022.

CARRIED UNANIMOUSLY