

# **Parraween Street Cremorne**

## **Heritage Assessment Addendum**



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**North Sydney Council**

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# Executive Summary

This report is an addendum to the *Parraween Street and Hayden Orpheum Picture Palace, Cremorne Heritage Assessment*, prepared for North Sydney Council (Council) by Lucas Stapleton Johnson and Partners, dated October 2022.

The earlier report aimed to review the potential creation of a Heritage Conservation Area covering the northern side of Parraween Street, Cremorne between Paling Street and Macpherson Street; and to determine whether any of the individual properties located along Parraween Street warranted listing as local and/or State heritage item. The report concluded the following:

- Parraween Street does not warrant protection as a Heritage Conservation Area.
- Nos. 50, 52, 54, 56, 70 & 72 and 78 & 80 Parraween Street warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 58 to 68 Parraween Street and Nos. 74 to 76 Parraween Street do not warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Further research should be undertaken to identify the extent of surviving buildings credited to Helier Harbutt to provide a better understanding of the involvement of the Harbutt Brothers on the early 20<sup>th</sup> century development of the North Sydney Council LGA, including Nos. 82 to 88 and No. 108 Parraween Street.

Subsequently, North Sydney Council issued Interim Heritage orders over Nos. 50, 52, 54, 56, 70, 72, 78 & 80 Parraween Street (IHO 3/2022) and Nos. 82 to 88 Parraween Street (IHO 4/2022). Council also resolved to undertake further research into the extent of surviving buildings credited to Helier Harbutt to provide a better understanding of the involvement of the Harbutt Brothers on the early 20<sup>th</sup> century development of North Sydney Council LGA as recommended in the initial report (October 2022).

Lucas Stapleton Johnson & Partners have been engaged by Council to undertake the following additional research in order to satisfactorily assess the merits of including all or some of the items identified in the recently gazetted IHOs in a future planning proposal for their listing as local heritage items under the *North Sydney Local Environmental Plan 2013*:

- Internal inspection of all properties which were the subject of the IHOs listed above to assist in a more holistic appreciation of their intactness.
- Further research into the history of the Harbutt Brothers including a thorough comparative analysis of Nos. 82-88 and No. 108 Parraween Street, within the context of their wider body of work.

This report concludes the following:

- Nos. 50, 52, 54 and 56 Parraween Street **warrant listing** as a local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 70 & 72 Parraween Street **warrant listing** as local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 78 & 80 Parraween Street **warrant listing** as local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

- Nos. 82, 84 and 88 Parraween Street **warrant listing** as local heritage items (individual listings) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- No. 86 Parraween Street **does not warrant listing** as a local heritage item under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

# Contents

<b>1. Introduction</b>	<b>1</b>
1.1. Background to the Study	1
1.1.1. The Brief	2
1.2. The Study Area	2
1.3. Methodology	2
1.3.1. Terms	3
1.3.2. Exclusions	3
1.3.3. Copyright of Images	3
<b>2. Physical Evidence</b>	<b>5</b>
2.1. Introduction	5
2.2. Description of the Buildings	5
2.2.1. No. 50 Parraween Street	5
2.2.2. No. 52 Parraween Street	8
2.2.3. No. 54 Parraween Street	10
2.2.4. No. 56 Parraween Street	12
2.2.5. No. 70 Parraween Street	14
2.2.6. No. 72 Parraween Street	16
2.2.7. No. 78 Parraween	18
2.2.8. No. 80 Parraween Street	21
2.2.9. No. 82 Parraween Street	23
2.2.10. No. 84 Parraween Street	25
2.2.11. No. 86 Parraween Street	28
2.2.12. No. 88 Parraween Street	28
<b>3. Comparative Analysis</b>	<b>31</b>
3.1. Introduction	31
3.1.1. The Harbutt Brothers	31
3.2. Harbutt Brother Properties	31
3.2.1. Section 3 of the Parraween Estate	32
3.2.2. The Surrey Estate	38
3.2.3. The Harbutt Subdivision	40
3.2.4. The Cremorne Heights Subdivision	45
3.3. Conclusion	58
<b>4. Assessment of Significance</b>	<b>61</b>
4.1. Introduction	61
4.2. Revised Assessments of Significance	61
4.2.1. No. 50 and Nos. 52 to 56 Parraween Street	61
4.2.2. Nos. 70 and 72 Parraween Street	65
4.2.3. Nos. 78 & 80 Parraween Street	69
4.2.4. No. 82 Parraween Street	72
4.2.5. No. 84 Parraween Street	76
4.2.6. No. 86 Parraween Street	80
4.2.7. No. 88 Parraween Street	84
4.2.8. Precis	88
<b>5. Recommendations</b>	<b>89</b>
5.1. Introduction	89
5.2. Recommendations	89

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# 1. Introduction

## 1.1. Background to the Study

This report is an addendum to the *Parraween Street and Hayden Orpheum Picture Palace, Cremorne Heritage Assessment*, prepared for North Sydney Council (Council) by Lucas Stapleton Johnson and Partners, dated October 2022.

The October 2022 report aimed to review the potential creation of a Heritage Conservation Area covering the northern side of Parraween Street, Cremorne between Paling Street and Macpherson Street; to determine whether any of the individual properties located along Parraween Street warranted listing as local and/or State heritage item; and to review the cultural significance of the Hayden Orpheum Picture Palace and its curtilage with the aim of determining whether the place warrants listing on the State Heritage Register.

The following recommendations were made as a result of the assessment and analysis undertaken:

- Parraween Street does not warrant protection as a Heritage Conservation Area.
- Nos. 50, 52, 54, 56, 70 & 72 and 78 & 80 Parraween Street warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 58 to 68 Parraween Street and Nos. 74 to 76 Parraween Street do not warrant listing as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Further research should be undertaken to identify the extent of surviving buildings credited to Helier Harbutt to provide a better understanding of the involvement of the Harbutt Brothers on the early 20<sup>th</sup> century development of the North Sydney Council LGA, including Nos. 82 to 88 and No. 108 Parraween Street.

On 4<sup>th</sup> November 2022, Council received advice that Complying Development Certificates (CDCs) had been submitted for the full or partial demolition of the dwellings at Nos. 50 to 88 Parraween Street and Nos. 63 to 67 Gerard Street, Cremorne. The lodgement of the CDCs indicated that Nos. 50, 52, 54, 56, 70 & 72, 78 & 80, and 82 to 88 Parraween Street were under a clear ‘threat of harm’, which is a prerequisite for an Interim Heritage Order (IHO) to be issued under the provisions of the *Heritage Act 1977*.

On 7<sup>th</sup> November 2022, an extraordinary Council meeting was held where Council resolved to support the issuing of an Interim Heritage Order (IHO 3/2022) on No's 50, 52, 54, 56, 70, 72, 78 & 80 Parraween Street as identified in the initial report by this firm (dated October 2022). Council also resolved to commence preparation of a Planning Proposal to include these properties as items of local heritage significance within the *North Sydney Local Environmental Plan 2013*.

On 14<sup>th</sup> November 2022, Council considered a Mayoral Minute and resolved that Council urgently issue an Interim Heritage Order (IHO 4/2022) with respect to Nos. 82 to 88 and that Council undertake further research on the properties at 82-88 Parraween Street, Cremorne to identify the extent of surviving buildings credited to Helier Harbutt to provide a better understanding of the involvement of the Harbutt Brothers on the early 20<sup>th</sup> century development of North Sydney Council LGA as recommended in the initial report (October 2022).

### 1.1.1. The Brief

As per the Brief, Lucas Stapleton Johnson & Partners have been engaged by Council to undertake the following additional research in order to satisfactorily assess the merits of including all or some of the items identified in the recently gazetted IHOs in a future planning proposal for their listing as local heritage items under the *North Sydney Local Environmental Plan 2013*:

- Internal inspection of all properties which were the subject of the IHOs listed above (with the exception of No. 86 Parraween Street) to assist in a more holistic appreciation of their intactness.
- Further research into the history of the Harbutt Brothers including a thorough comparative analysis of Nos. 82-88 and No. 108 Parraween Street, within the context of their wider body of work.

## 1.2. The Study Area

The suburb of Cremorne is located within the northern suburbs of Sydney, in the local government area of North Sydney Council, the Parish of Willoughby, County of Cumberland.

The study area for this report includes a portion of Parraween Street between Paling Street and Langley Avenue. Parraween Street is a residential street running east-west, parallel with and immediately to the north of Military Road, the principal road through the suburb of Cremorne (refer to Figure 1.1).

The individual properties that are the subject of this Heritage Assessment Addendum are as follows (refer to Figure 1.2):

Parraween Street Properties	
<ul style="list-style-type: none"> <li>• 50 Parraween Street (Lot 30, Section 2 DP4785 and Lot 1, DP1050050)</li> <li>• 52 Parraween Street (Lot A, DP366345)</li> <li>• 54 Parraween Street (Lot B, DP366345)</li> <li>• 56 Parraween Street (Lot C, DP366345)</li> <li>• 70 Parraween Street (Lot X, DP 442664)</li> <li>• 72 Parraween Street (Lot Y, DP 442664)</li> </ul>	<ul style="list-style-type: none"> <li>• 78 Parraween Street (Lot 1, DP 441402)</li> <li>• 80 Parraween Street (Lot 2, DP 441402)</li> <li>• 82 Parraween Street (Lot 1, DP19887)</li> <li>• 84 Parraween Street (Lot 2, DP19887)</li> <li>• 86 Parraween Street (Lot 3, DP19887)</li> <li>• 88 Parraween Street (Lot 4, DP19887)</li> </ul>

## 1.3. Methodology

The form and methodology of this report follows the general guidelines for conservation management plans outlined in the following documents:

- *The Conservation Plan*, J. S. Kerr, Australia ICOMOS, Seventh edition, 2013
- *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, Australia ICOMOS Inc., 2013.
- *Assessing Heritage Significance*, Heritage NSW, 2001.
- Heritage NSW's publication *Heritage Manual*, 2002.

### 1.3.1. Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter* (see Appendix 1).

**Place:** means a geographically defined area that may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. The term place is defined under the *Burra Charter* and is used to refer to sites and areas of cultural significance.

#### Abbreviations

c.	circa	ML	Mitchell Library
DP	Deposited Plan	NLA	National Library of Australia
HCA	Heritage Conservation Area	No.	Number
LEP	Local Environmental Plan	SHR	State Heritage Register
LRS	Land Registry Services, NSW	SLNSW	State Library NSW
LSJ	Lucas, Stapleton, Johnson & Partners Pty Ltd		

### 1.3.2. Exclusions

This report addresses only the European cultural significance of the place. This report does not address Aboriginal heritage significance (archaeology and cultural values).

Historical archaeology and the ecological values of the locality have also not been addressed as part of this study.

### 1.3.3. Copyright of Images

The images and photographs (except those of the authors) used in this report have been reproduced for this report only. Copyright continues to reside with the copyright owners and permission must be sought for their use in any other document or publication.

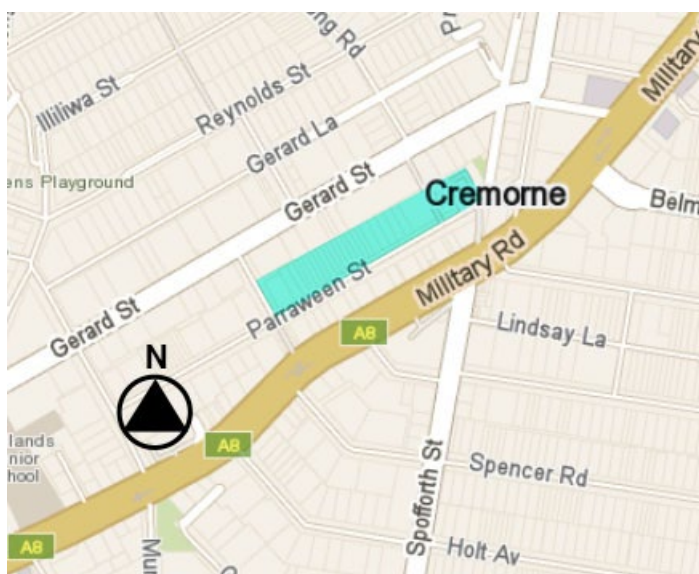


Figure 1. 1: Map of Cremorne showing the location of the study area (in blue). Source: Whereis.com



Figure 1. 2: Aerial photograph of the study area identifying the properties the subject of this Addendum report.  
Source: LRS SixMaps

## 2. Physical Evidence

### 2.1. Introduction

A site inspection of Parraween Street was undertaken in June 2022 and each building recorded and photographed externally. Preliminary research into each building was undertaken to identify the date, architect (where known) and original and/or early use of the place and historical associations.

In January and February 2023, internal inspections of the majority of properties which were the subject of the IHOs were undertaken. Access to No. 86 Parraween Street was not able to be obtained. Therefore the assessments contained in this report rely on the external of the property only.

The following provides an update of the physical description of the properties that are the subject of this Addendum.

### 2.2. Description of the Buildings

The following provides a brief description of the subject properties along the northern side of Parraween Street

#### 2.2.1. No. 50 Parraween Street

No. 50 Parraween Street (Lot 1, DP1050050) was constructed in c1888 by builder John Connor and was the first residence to be built on the north side of Parraween Street east of Paling Street.

The property consists of a detached single storey cottage, in the Georgian revival style, with tiled gabled roof (originally corrugated metal), a single storey skillion rear wing with corrugated metal roof, and an attached skillion laundry with corrugated metal roof. A timber framed pergola with corrugated polycarbonate roof cladding is attached to the rear elevation.

The whole of the dwelling is rendered and painted, the render is quite thin and in poor condition in places and the house may have originally been in face brick. All chimneys have been removed and two 'whirly bird' roof vents are located on the rear roof plane.

The configuration and detailing of the external elevations of the house remain substantially intact with timber framed double hung sash windows, rounded headed window openings, timber framed windows with glazed louvres, and hooded vents (also rendered over). The house appears to be in fair condition externally.

The front elevation is the most decorative with moulded sill brackets to the windows on both sides of the front door and rendered quoining around the front door. The front door appears original, being a five panelled door with bolection moulding and yellow obscure glazing (later infills) in the upper panels and fanlight above. The architrave of the front door is detailed with dentil mouldings.

The front verandah has a concrete floor with plain timber posts without bracketing, timber fascia with beaded edge and the roof of the verandah is contiguous with the front roof plane and is also tiled.

Internally, the dwelling remains substantially intact, although is in fair to poor condition. Internal detailing is very simple with plain, shallow, coved cornices, fibrous cement ceilings, timber flooring (carpeted over), simple timber skirtings and moulded timber architraves to internal doors. All fireplaces have been removed although the chimney breast in the living room survives.

The internal configuration of the rear wing has been altered, although it appears the dwelling may have originally had two small projecting rear wings with an open courtyard between which has since been infilled to form a sleep-out. The original rear door with fanlight leading from the living room remains discernible. The rear wings retain their original uses, being a bathroom and a kitchen (although both have been refitted).

The residence is located on a substantial allotment, with a generous rear yard containing a large, corrugated metal clad shed, with driveway access running along the eastern boundary. The front yard is defined by a timber post and metal balustrade fence on concrete base and consists of mixed plantings.

Generally, the condition of the dwelling is fair, and it is of relatively high integrity in terms of its overall form and configuration and detailing.



Figure 2. 1: No. 50 Parraween Street



Figure 2. 2: No. 50 Parraween Street front door detail.



Figure 2. 3: Detail of front verandah and window



Figure 2. 4: East elevation



Figure 2. 5: Rear elevation.



Figure 2. 6: Rear yard and shed.



Figure 2. 7: Rear elevation with skillion addition.



Figure 2. 8: Original rear door and window.



Figure 2. 9: Typical internal detailing in front bedroom.



Figure 2. 10: Typical internal architraves.

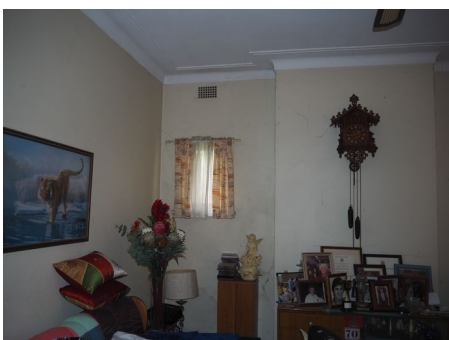


Figure 2. 11: Living room chimney breast. Fireplace removed.



Figure 2. 12: Kitchen with later fitout.

### 2.2.2. No. 52 Parraween Street

No. 52 Parraween Street (Lot A DP366345) is the western most dwelling of a row of three attached workers cottages, that were constructed in c1889 by builder John Connor.

The property consists of a single storey gabled roof cottage of rendered masonry, with corrugated metal roof, timber framed windows and four panelled timber front door with fanlight with pattern glazing. As with No. 50, the architrave to the front door is detailed with dentil mouldings and the front window has moulded sill brackets. The front verandah is inset under the front roof plane with masonry fin walls with arched recesses. Decorative cast iron brackets are provided at each end of the verandah. The floor of the verandah has been clad in slate (?) tiles to match the entry pathway and the roof has been boarded.

Attached to the western elevation is a single storey rendered masonry skillion addition, with corrugated metal roofing and timber framed windows, which is currently in use as a playroom.

At some stage, the single storey skillion rear wing of the house has been rebuilt and extended to provide kitchen, dining, bathroom and bedroom. Evidence of the original skillion rear wing has been retained in the form of the opening between the original living room and new kitchen (see Figure 2.20).

The main chimney and rear chimney survive, both being of rendered masonry with glazed terracotta pots. The location of the kitchen hearth is no longer discernible in the layout of the kitchen.

The original configuration of the main wing of the house, with entry hall, master bedroom and living room remains intact.

Internally, the dwelling has been refurbished with new timber flooring throughout. Surviving original detailing includes cornices, skirting boards, decorative moulded air vents, window architraves and a moulded ceiling rose in the living room. The door opening between the front hall and the living room appears also to be a later infill, replacing a timber door with fanlight above. The chimneybreast with mantel, fireplace and hearth tiles survives in the living room, although the hearth is a later addition.

The dwelling is located on a long allotment with two rear sheds, one being of brick construction, with corrugated metal skillion roof and timber window and door joinery that is in use as a home office. Behind is another metal clad shed. The whole of the rear yard has been paved in slate (?) tiles.

Generally, the condition of the dwelling is good, and it is of high integrity in terms of its overall form and configuration, although the later refurbishment work at the rear makes the place of moderate integrity.



Figure 2. 13: No. 52 Parraween Street with later addition skillion to west elevation.



Figure 2. 14: Front elevation.



Figure 2. 15: Front elevation of skillion addition



Figure 2. 16: Detail of front door with dentils matching those at No. 50 Parraween Street



Figure 2. 17: Side passage with portico.



Figure 2. 18: Rear and east elevation of rear wing.



Figure 2. 19: Rear shed converted for use as a study.



Figure 2. 20: View from kitchen to living room showing form of original skillion rear wing expressed in the opening.



Figure 2. 21: Original fireplace with later hearth.



Figure 2. 22: Ceiling to front hallway

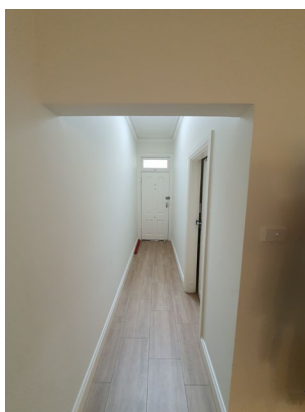


Figure 2. 23: Front hallway with altered opening into living room.



Figure 2. 24:: Rear hallway of later extension to rear wing.

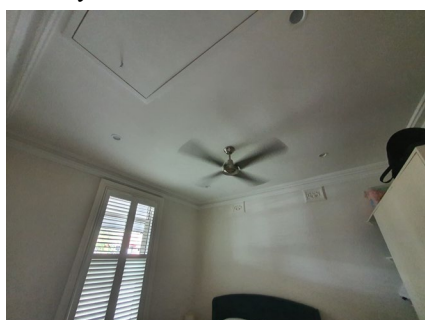


Figure 2. 25: Ceiling to bedroom with original cornices.



Figure 2. 26: Original cornices and ceiling rose (damaged) to living room.

### 2.2.3. No. 54 Parraween Street

No. 54 Parraween Street (Lot B DP366345) is the centre dwelling in a row of three attached workers cottages, that were constructed in c1889 by builder John Connor.

The property consists of a single storey gabled roof cottage of rendered masonry, with corrugated metal roof, timber framed windows and four panelled timber front door, and a fanlight with pattern glazing. The render to the front elevation is ashlar lined.

As with No. 50 and 52, the architrave to the front door is detailed with dentil mouldings and the front window has decorative moulded sill brackets. The front verandah is inset under the front roof plane and separated from its neighbour by rendered masonry fin walls with arched recesses. Decorative cast iron brackets are provided at each end. There is evidence in the fin walls to suggest that the verandah roof was originally slightly concave.

A small skillion rear wing survives which is also of rendered masonry with corrugated metal roofing, with timber framed doors and windows. Attached to this is a fibrous cement skillion addition in use as a laundry. The side passage on the east side of the rear wing leading to the rear yard is covered over with a timber pergola and polycarbonate roofing.

Both the main chimney of face brick with glazed terracotta pot and the rendered masonry rear chimney (pot missing) survives. Evidence of the kitchen hearth survives in the form of the upper portion of the chimney breast.

The original configuration of the house, with entry hall, master bedroom and living room leading into the rear wing with kitchen and bathroom and separate laundry remains intact.

Internally, it appears that the dwelling has undergone a series of refurbishments, including in the mid-20th century which has resulted in the addition of rendered masonry wainscoting to all rooms in the main wing of the house. The internal joinery also appears to be of similar date, being very simple in profile with no mouldings as would traditionally be found in a dwelling of this date. This work gives the interiors a Moderne style overlay that is somewhat incongruous with the exterior detailing. The chimney breast with mantel piece survives in the living room (the fireplace has been closed over). At some stage, it also appears that all the ceilings have been replaced including the cornices which are simple and coved. The kitchen and bathroom are both later fitouts.

The dwelling is located on a long allotment with a rear yard that half paved in concrete and half lawn with shrubs and trees planted along the east and west boundaries.

Generally, the condition of the dwelling is good, and it is of high integrity in terms of its overall form and configuration, although the later refurbishment work internally and replacement materials makes the place only moderate integrity.



Figure 2. 27: Front elevation of No. 54 Parraween Street



Figure 2. 28: Front door with fanlight and dentil mouldings matching those at No. 50 Parraween Street



Figure 2. 29: Front window.

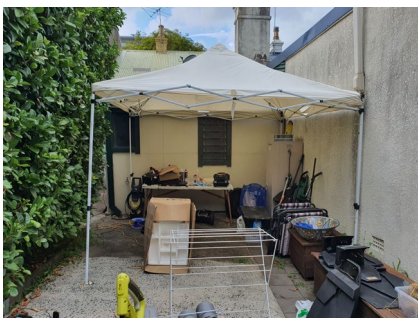


Figure 2. 30: Rear elevation of rear wing.



Figure 2. 31: Side passage with window to main wing.

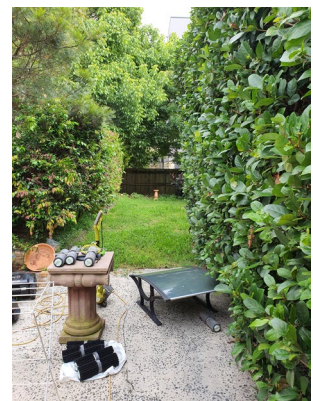


Figure 2. 32: Rear yard.

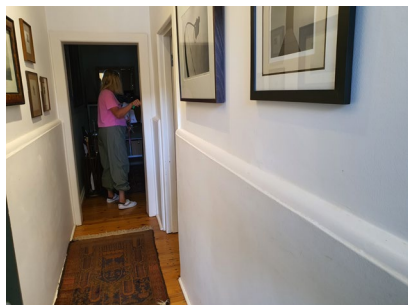


Figure 2. 33: Front hallway with later moulded render wainscoting.



Figure 2. 34: View of front hall wall looking to front door.

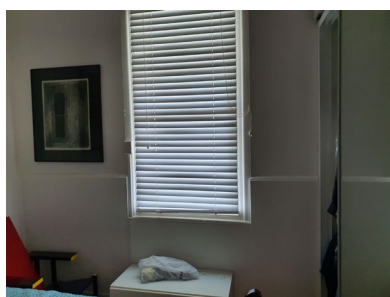


Figure 2. 35: Detail of moulded render wainscoting to front bedroom.



Figure 2. 36: Living room with original window.



Figure 2. 37: Chimney breast with mantelpiece in living room.

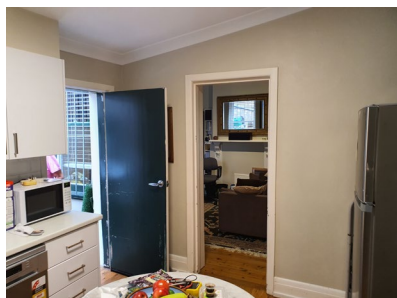


Figure 2. 38: Kitchen looking through to living room.



Figure 2. 39: Kitchen fitout



Figure 2. 40: Bathroom fitout

## 2.2.4. No. 56 Parraween Street

No. 56 Parraween Street (Lot C DP366345) is the eastern most dwelling in a row of three attached workers cottages, that were constructed in c1889 by builder John Connor.

Access to the rear wing of this property was not available and only the front hall and bedroom were inspected internally.

The property consists of a single storey gabled roof cottage of rendered masonry with corrugated metal roof facing the street with a later two storey rear addition of rendered masonry with corrugated metal roofing. The ridge of the main wing of the house has been slightly raised in order to accommodate the first floor of the rear wing behind. This work was undertaken in c2014 (DA 17/14 and DA 458/13).

Although the front elevation of the cottage retains its original configuration, much of the decorative detailing matching Nos. 54 and 54 Parraween Street has been removed including the architrave with

dentil mouldings to the front door, the front door, the rendered masonry window sill with moulded sill brackets and the cast iron brackets to the verandah. The floor of the verandah has been clad in sandstone tiles and the roof has been boarded over.

Internally, it appears the dwelling has been completely refurbished including new internal joinery, new cornices, skirtings, ceilings and floors. The original configuration of the cottage survives only in the entry hall and front bedroom. All of the original cottage from the living room has been demolished to accommodate the new two storey rear wing.

The dwelling is located on a long allotment with an open rear yard with metal pergola attached to the rear wing and a paved front yard that holds a single car space.

Generally, the condition of the place is good, and the cottage has moderate integrity to its form and configuration and street elevation, while the front hallway and bedroom survive, the remainder of the house is no longer intact.



Figure 2. 41: No. 56 Parraween Street



Figure 2. 42: View of Nos. 52 to 56 Parraween Street. No. 56 Parraween is at the right with altered roof and first floor addition.



Figure 2. 43: Front elevation with later addition window, front door and sandstone paving to verandah.



Figure 2. 44: Replaced architrave to front door.



Figure 2. 45: Rear yard.



Figure 2. 46: Side passage showing east elevation.

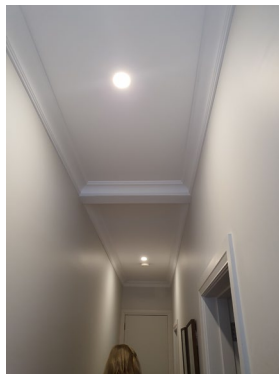


Figure 2. 47: View of front hall with new ceilings and cornices.

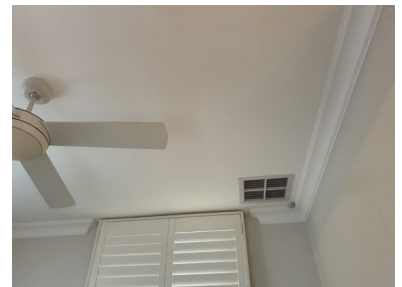


Figure 2. 48: View of front bedroom with new ceiling and cornices. Note the ceiling has been lowered to accommodate the first floor addition.

### 2.2.5. No.70 Parraween Street

No. 70 Parraween Street (Lot X DP 442664), is the western half of a pair of semi-attached dwellings together, with No. 72 Parraween Street, built in c1908 by local developer Charles Blackman.

The dwelling is a single storey cottage of face brick on sandstone base course with tiled hipped roof in the Federation/Arts & Crafts style, with a four panel front door with top panels glazed and a etched glass fanlight, a timber framed French door with fanlight and timber louvered shutters and flat gauged brick arches over both. A name plate “Anfield” is attached to the front wall adjacent to the front door.

The front elevation contains a verandah with tessellated tiles and a concrete edge, timber verandah posts with decorative timber brackets, boarded ceiling and exposed eaves rafters. The roof of the verandah is contiguous with the main roof and is also tiled.

Internally, the main cottage remains highly intact, although the detailing is old fashioned and is not in keeping with the Federation or Arts & Crafts styles. A double length entry hall is divided by an arched opening, with two bedrooms accessed from the hallway which leads into the living room.

The front room (master bedroom) retains the chimney breast, however no evidence of the fireplace or hearth remains. The living room retains its fireplace, with decorative fireplace tiles and plain hearth tiles. The fire surround is simply detailed and of painted timber and appears to be a later addition.

Original details include decorative air vents, decorative moulded ceiling roses, picture rails, timber moulded skirtings, plain coved cornice with reeded detailing on the ceiling, and moulded timber architraves to door and window openings. Flooring throughout has been replaced.

It appears that the original configuration of the house included a rear wing, accessed from the living room, with a separate doorway providing direct access into the rear yard (two original doors are located on either side of the fireplace in the northern wall). At some stage the original rear wing has been demolished and rebuilt to provide a new kitchen with dining/living area, separate laundry and bathroom. Currently, shelving is placed in front of what appears to be the original back door of the house (see Figure 2.60). The western elevation of the rear wing is in fibrous cement planning to resemble weatherboards.

Although a narrow allotment, the rear yard is of a reasonable size with a timber pergola with polycarbonate and a separate shed. The front yard is paved and contains a single car space. The property is screened from public view by a high (1.8m) solid metal front fence.

The cottage is in good condition and the main body of the dwelling is highly intact, while the rear wing has been substantially altered and of little integrity.



Figure 2. 49:  
Front entry to  
No. 70  
Parraween Street  
with decorative  
bracket to  
verandah.



Figure 2. 50: Front elevation  
with French doors.



Figure 2. 51: Rear elevation of rear wing.



Figure 2. 52: Rear yard  
with later addition shed.



Figure 2. 53: Front hallway with  
original door with fanlight to  
bedroom.

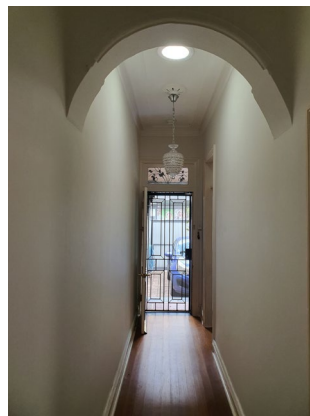


Figure 2. 54: Front hallway with  
arched opening.

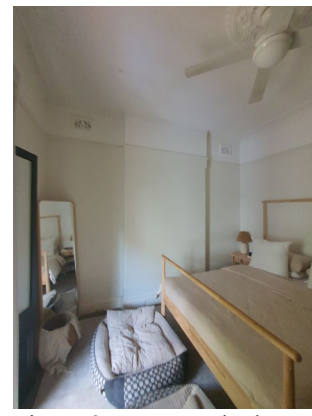


Figure 2. 55: Front bedroom with  
chimney breast. Fireplace has been  
removed.



Figure 2. 56: Living room with  
original doors to either side of  
chimney breast.



Figure 2. 57: Original fireplace in  
living room.

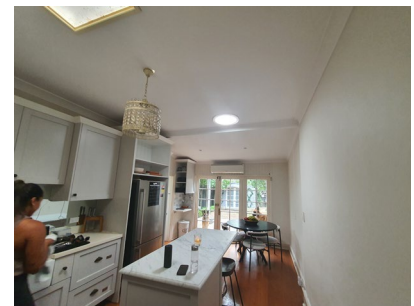


Figure 2. 58: Altered rear wing  
with kitchen fitout.



Figure 2. 59: Bathroom within original rear wing with later fitout



Figure 2. 60: Shelving over original door leading into living room.

### 2.2.6. No. 72 Parraween Street

No. 72 Parraween Street (Lot Y DP 442664), is the eastern half of a pair of semi-attached dwellings, together with No. 70 Parraween Street, built in c1908 by local developer Charles Blackman.

The dwelling is a single storey cottage of face brick on sandstone base course with tiled hipped roof in the Federation/Arts & Crafts style, with projecting front bay with gable front with painted timber shingles and timber barge board, cement (?) tile awning on decorative timber brackets with exposed eaves rafters over an aluminium framed sliding window.

The main entry to the house is located on its east elevation via a verandah which has been enclosed with weatherboards and contains aluminium framed windows. The original configuration and detailing of the verandah remains discernible in the tessellated tile flooring

The front door is a three panel, half glazed door with fanlight (painted over) with timber threshold, leading into the entry hallway, with a bedroom leading off to the left. The hall turns to the right via an arched opening leading through to the living room, with a second bedroom on the right.

Internal details match those found at No. 70 Parraween Street including decorative air vents, decorative moulded ceiling roses, picture rails, timber moulded skirtings, plain coved cornice with reeded detailing on the ceiling, and moulded timber architraves to door and window openings. Flooring has been carpeted over.

The living room retains its chimney breast with a later replacement mantel piece, although the fireplace has been removed. A chimney breast also remains in the front bedroom, although the fireplace and mantel have been removed.

The rear wing with kitchen and bathroom, is a later addition, of rendered fibrous cement sheeting with corrugated metal skillion roof that extends across the whole width of the main body of the cottage.

A timber framed pergola over a timber deck is attached to the rear elevation and occupies the majority of the small rear yard. A metal shed is also located in the rear yard. The front yard is paved over in concrete and is used as hard stand parking for a car and a boat.

The cottage appears to be in fair to good condition and the main body of the dwelling is highly intact in terms of configuration and detailing, while the rear wing has been substantially altered and is of little integrity.



Figure 2. 61:  
No. 72  
Parraween  
Street



Figure 2. 62:  
Enclosed side  
verandah and  
original timber  
awning with  
brackets to  
front window  
(replaced with  
aluminium  
framed  
window).



Figure 2. 63::  
Side  
passageway  
with original  
windows and  
boarded eaves.



Figure 2. 64::  
View of rear  
yard with shed  
and covered  
deck.

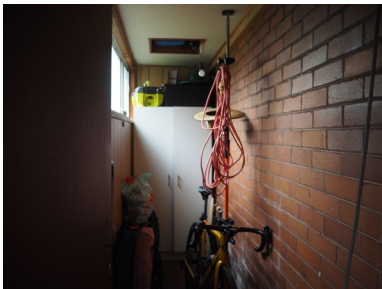


Figure 2. 65:  
Internal view of  
enclosed side  
verandah.



Figure 2. 66:  
Original  
encaustic tiles  
to verandah  
floor.

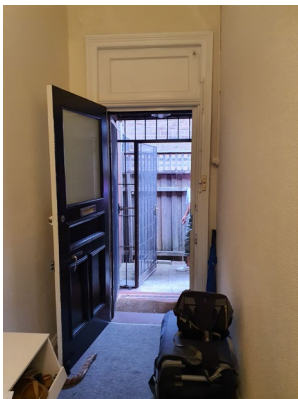


Figure 2. 67: Internal view of  
front door with fanlight (painted  
over)

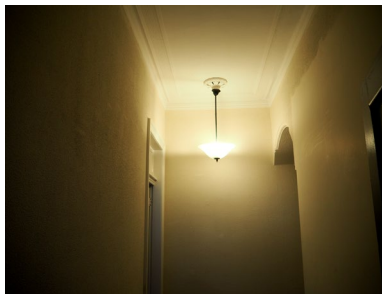


Figure 2. 68: Entry hallway.

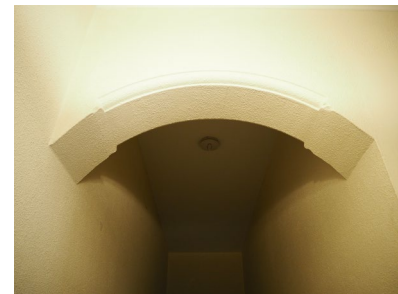


Figure 2. 69: Arched opening in  
hallway.



Figure 2. 70: Front bedroom with original window architrave and later aluminium framed window.

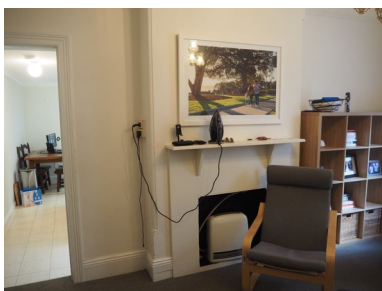


Figure 2. 71: Chimney breast to living room with later fireplace and mantel.



Figure 2. 72: Detail of original cornice, picture rail and ceiling rose to living room.

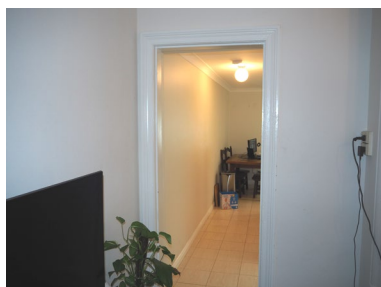


Figure 2. 73: Later door architrave to opening leading into rear wing.



Figure 2. 74: Rear wing with kitchen fitout.

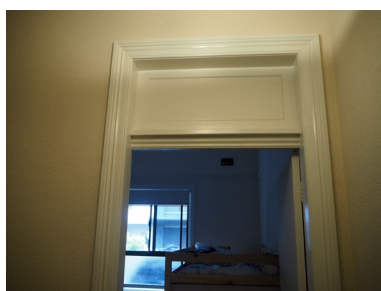


Figure 2. 75: Original internal door with fanlight (painted over).

### 2.2.7. No. 78 Parraween

No. 78 Parraween Street (Lot 1 DP 441402), is the western half of a pair of semi-attached dwellings, together with No. 80 Parraween Street, built in c1908 by local developer Charles Blackman.

The property contains a single storey semi-detached cottage of painted brick, with tiled hipped roof with shingled gablet front and gablet to ridge, exposed rafter eaves, a front verandah under the front roof plane, with Art Nouveau style brackets on decorative timber posts, painted concrete flooring and painted brick fin wall with recessed arch separating it from the adjoining dwelling.

The façade has 2 x arch headed timber framed, single pane, sash windows, a later timber front door with original fanlight, and a name plate “Araluen” is attached to the front wall adjacent to the front door. The original face brick chimney to the kitchen hearth is visible in the rear roof plane (no pot).

The cottage is generally in the Federation style.

Internally, the house contains a double length entry hall with arched opening and decorative moulded corbels, and painted pressed metal ceilings, with two bedrooms leading off the hall on the left. Internal doors are four panelled with fanlights and both bedrooms have painted pressed metal ceiling.

The four panelled door with fanlight leading into the living room has a patterned glazed upper panel and the living room is located at a lower floor level than the entry hall.

The living room retains its chimney breast, mantel and fireplace, which are all painted. Furniture is currently placed in front of the fireplace and it is assumed it is closed over. The ceiling appears to have been replaced in the living room.

Original, T&G boarding is visible in the front bedroom and both the front bedroom and living room retain their picture rails. Skirtings and architraves in the main body of the cottage are of moulded timber.

The rear wing has been completely rebuilt, although the location of the original rear elevation is visible in ceiling of the kitchen. According to the current occupant, a door was originally located immediately adjacent to the rear living room door, however this was closed over as part of the later refurbishment works and the entry into the bathroom/laundry reconfigured. A later addition awning over a paved patio area is attached to the rear elevation. The side passage is paved in brick and concrete.

The dwelling is set back from the street frontage with a single hard stand car space located in the front yard. The small rear yard is lawn, with plantings along the side boundaries and mature conifer in the north-east corner.

The dwelling is in good condition and the main body of the cottage is substantially intact and of high integrity. The rear wing has been completely reconfigured and rebuilt and is of little integrity.



Figure 2. 76: Front elevation of Nos. 78 and 80 Parraween Street



Figure 2. 77: Front elevation of No. 78 Parraween Street.



Figure 2. 78: Rear elevation.



Figure 2. 79: Rear yard.

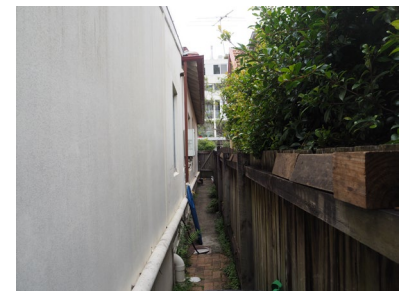


Figure 2. 80: Side passageway.



Figure 2. 81: Entry hallway with arched opening and decorative moulded corbels.



Figure 2. 82: Pressed metal ceiling to entry hallway.



Figure 2. 83: Pressed metal ceiling to front bedroom.



Figure 2. 84: Original timber flooring in front bedroom.



Figure 2. 85: Typical internal door with fanlight to second bedroom.



Figure 2. 86: Pressed metal ceiling in second bedroom.



Figure 2. 87: Original half glazed door with fanlight to living room.

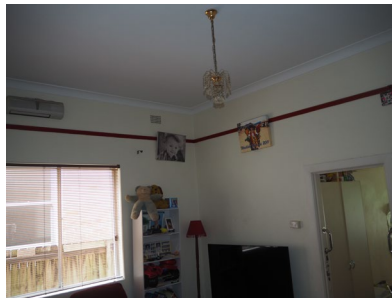


Figure 2. 88: Living room with replaced ceiling and cornices and original picture rail. The window is also a later addition.

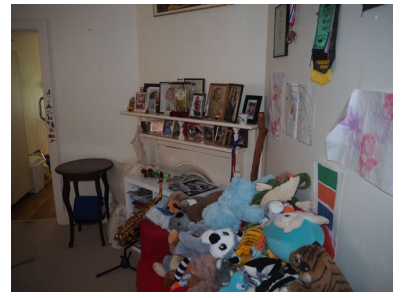


Figure 2. 89: Original fireplace with hearth boarded over in living room.



Figure 2. 90: Later addition rear wing with kitchen fitout.

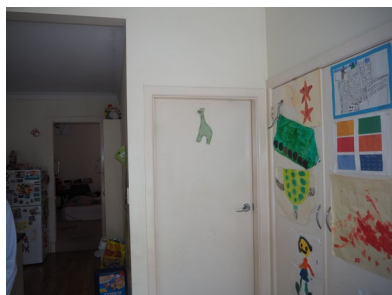


Figure 2. 91: Reconfigured rear wing now containing bathroom.

### **2.2.8. No. 80 Parraween Street**

No. 78 Parraween Street (Lot 2 DP 441402) is the eastern half of a pair of semi-attached dwellings, together with No. 78 Parraween Street, built in c1908-10 by local developer Charles Blackman.

The property contains a single storey semi-detached cottage of painted brick, with tiled hipped roof with shingled gablet front and gablet to ridge, exposed rafter eaves, a front verandah under the front roof plane, with Art Nouveau style brackets on decorative timber posts, painted concrete flooring and painted brick fin wall with recessed arch separating it from the adjoining dwelling.

The façade has a single arch headed, timber framed, sash window and a later timber front door with original fanlight with a painted design of the silhouette of cats.

The cottage is generally in the Federation/Arts & Crafts style.

Internally, the dwelling is identical to its adjoining neighbour, No. 78 Parraween Street, with a double length entry hall with arched opening and decorative moulded corbels, two bedrooms leading off the hallway (one to the left and one to the right) and a living room located a lower floor level than the hallway.

Original internal details include pressed metal ceilings in the hallway, moulded timber architraves and skirtings, four panelled doors with fanlights (the living room door has been removed) and T&G timber board flooring. Ceilings to the bedrooms and living room have been replaced and no evidence of a fireplace in the front bedroom was found, although it is assumed it was located behind the built-in wardrobe.

As with No. 78 Parraween Street, the living room chimney breast and fireplace is located in the corner of the room, however the surround and hearth have been reclad in granite tiles with a timber mantel and an electric fireplace installed.

The rear wing has been rebuilt and extended, although evidence remains of the location of the original rear wall in the ceiling. The bathroom is retained in its original location within the rear wing.

A timber deck has been constructed abutting the rear elevation and the rear yard is partially paved with a mix of plantings. The side passage is paved in concrete. As with No. 78 Parraween Street, the front yard is partially paved to accommodate a hard stand single car parking space.

The dwelling is in good condition and the main body of the cottage is substantially intact and of high integrity. The rear wing has been reconfigured and rebuilt and is of little integrity.



Figure 2. 92: Nos. 78 and 80 Parraween Street.



Figure 2. 93: Frontage of No. 80 Parraween Street with No. 82 Parraween Street adjacent.

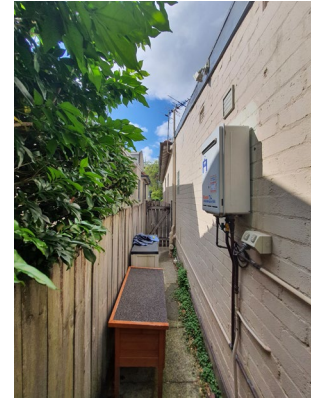


Figure 2. 94: Side passage to east side of house.



Figure 2. 95: View of rear elevation of rear wing.

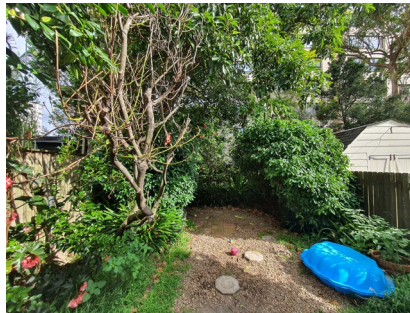


Figure 2. 96: Rear yard.



Figure 2. 97: Entry hallway with arched opening and decorative moulded corbels.



Figure 2. 98: Entry hallway with pressed metal ceiling and original door with fanlight to bedroom.

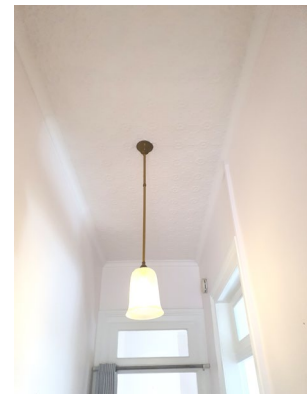


Figure 2. 99: Pressed metal ceiling to hallway.

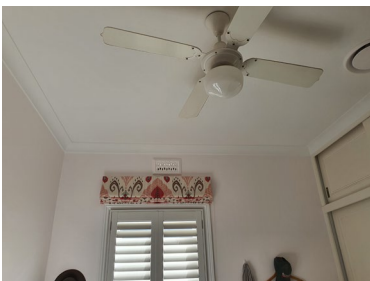


Figure 2. 100: Original window and air vent to bedroom with new ceiling and cornices.



Figure 2. 101: Typical skirting boards and original timber board flooring.

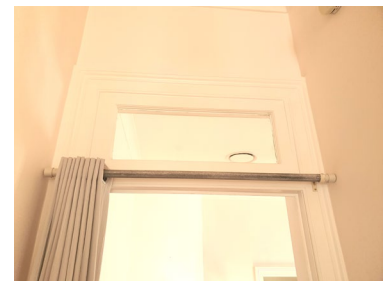


Figure 2. 102: Typical door architrave with fanlight.



Figure 2. 103: Later addition fireplace and hearth to original chimney breast in living room.



Figure 2. 104: Door to rear wing from living room.



Figure 2. 105: View of living room.



Figure 2. 106: Rear wing with later kitchen fitout.

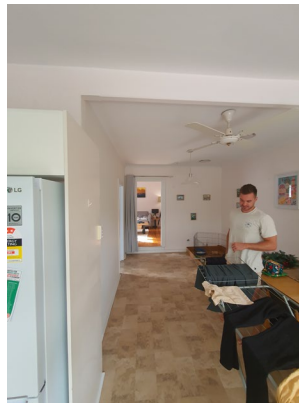


Figure 2. 107: Rear wing with later kitchen fitout.

### 2.2.9. No. 82 Parraween Street

No. 82 Parraween Street (Lot 1 DP 19887) is a free-standing Federation cottage, built in c1914 by Helier Harbutt, a local builder and developer.

The property contains a single storey free-standing cottage of painted brick on sandstone base course with tiled hipped roof and projecting front bay with timber battened gable front and arch headed timber framed, sash windows. A matching set of casement windows with arched brick window heads and rendered sills are located on the front elevation. The front verandah is located under the front roof pane with simple chamfered timber posts and the tessellated tiled flooring appears to be a later reconstruction. No brackets survive. The front door is a later addition timber door with original patterned glass fanlight. It is noted that the side (east) elevation of the main body of the cottage remains unpainted and indicates that the house was probably originally face brick in a light-coloured brick.

Internally, the original configuration of the house survives with central entry hallway and three bedrooms leading off the hallway and a relatively small living room. It appears that an arched opening has been removed and replaced with a square arch opening along the hallway. Original details that survive include ceilings (fibrous cement), cornices, ceiling roses and chimney breasts, although no fireplaces remain. Internal doors appear to be original, although the architraves are very simple in profile. The original rear wing containing the bathroom and laundry is now enclosed within a larger rear wing structure containing kitchen and dining/living area.

Externally, the main body of the house is substantially intact. Internally, the house remains intact to its configuration and detailing and the place is considered to be of high integrity.



Figure 2. 108: No. 82 Parraween Street.



Figure 2. 109: Later tiling to verandah.



Figure 2. 110: Original windows to front elevation.



Figure 2. 111: Rear elevation of rear wing.



Figure 2. 112: View down west side passage.



Figure 2. 113: View down east side passage with face brick to main body of house.



Figure 2. 114: Hallway with square arch opening (later addition).

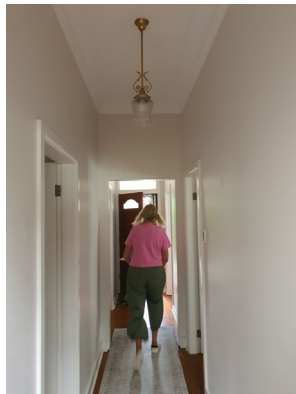


Figure 2. 115: Hallway looking to front door.

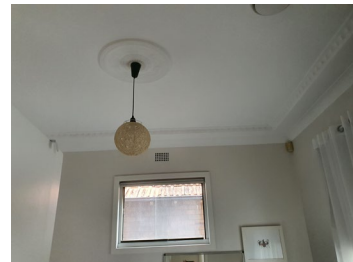


Figure 2. 116: Ceiling and cornices to front bedroom.



Figure 2. 117: Ceiling and cornices to master bedroom.



Figure 2. 118: Cornices to hallway.

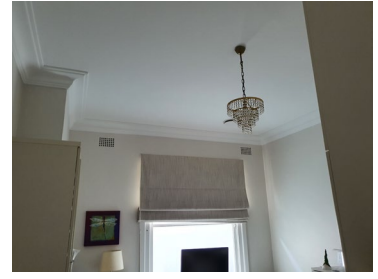


Figure 2. 119: Ceiling and cornices to living room. Note chimney breast.



Figure 2. 120: View of later addition rear wing with kitchen and living/dining area.

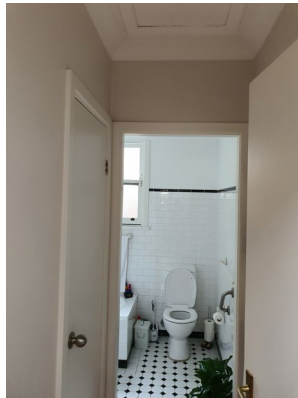


Figure 2. 121: Bathroom within original rear wing.

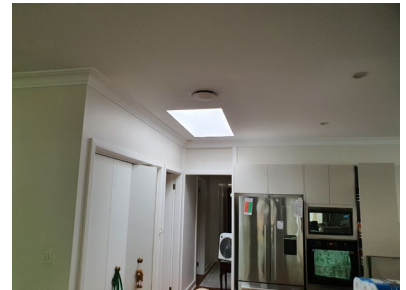


Figure 2. 122: Original rear wing (altered) now enclosed within large, later addition rear wing.



Figure 2. 123: Location of former fireplace in living room now with built in cupboard.

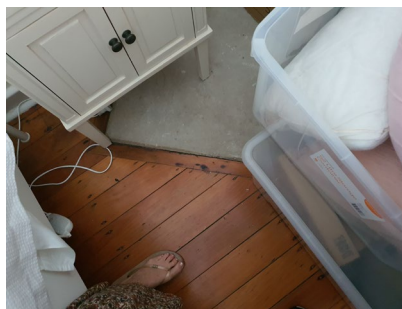


Figure 2. 124: Concrete hearth providing evidence of location of original corner fireplace in master bedroom.

### 2.2.10. No. 84 Parraween Street

No. 84 Parraween Street (Lot 2 DP19887) is a Federation cottage built in c1908 by Helier Harbutt, local builder and developer.

The single storey, free standing cottage is of face brick with tiled, hipped roof with facebrick chimney and terracotta pot, a projecting front gable with rough cast render to the gable front, two arch headed windows, single pane, single hung timber windows, brick sills and flat gauge brick arches. The front verandah with exposed timber rafter eaves has timber posts with Art Nouveau style brackets, painted concrete flooring. The front elevation contains a half-glazed, four panel front door with fanlight and single arch headed window, single pane, double hung timber window.

The house is well setback from the street with a garden and two concrete paths. No carparking is provided for in the front yard.

Internally, the house appears substantially intact, with entry hallway with two bedrooms off either side, a door opening (door removed) with fanlight leading into the living room and a similar door opening leading into the kitchen from the living room.

The house contains original door joinery, four panel doors, picture rails, ceiling roses and two ornate timber fireplaces (one in the master bedroom and the other in the living room). The living room fireplace retains its original blue and white fire surround and hearth tiles and according to real estate photographs, the bedroom fireplace retains its green and white hearth tiles. The ceiling to the master bedroom has been battened, although all ceilings appear original (fibrous cement).

A small room leads off the living room with a boarded ceiling and the kitchen and bathroom are contained within the original rear wing (face brick with skillion roof) with a box room accessed from the kitchen.

The house appears to be in fair condition and is in need of repointing, however, it is highly intact and considered to be of high integrity.



Figure 2. 125: No. 84 Parraween Street.



Figure 2. 126: Verandah post and bracket, exposed eaves rafters and front window.



Figure 2. 127: Rear elevation.



Figure 2. 128: Western side passage showing the intersection between the rear wing and the main house



Figure 2. 129: Rear yard.



Figure 2. 130: Battered ceiling with ceiling rose and picture rail to master bedroom.



Figure 2. 131: Ornate timber fireplace in master bedroom.



Figure 2. 132: Typical internal four panelled door.



Figure 2. 133: Ornate fireplace to living room.



Figure 2. 134: Detail of tiling to living room fireplace.



Figure 2. 135: Ceiling rose to living room.



Figure 2. 136: Door opening with fanlight leading from hallway to living room.

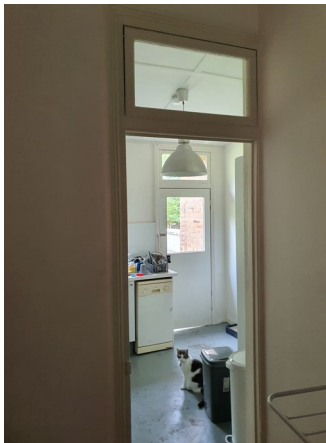


Figure 2. 137: Door opening with fanlight leading into the rear wing from living room.

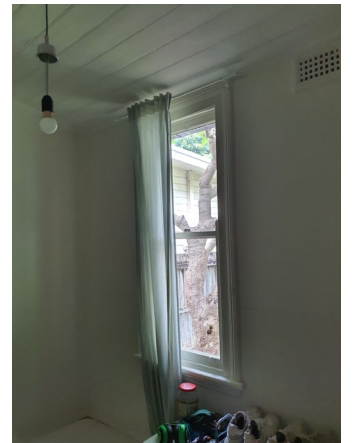


Figure 2. 138: Original window and boarded ceiling to room off the living room.

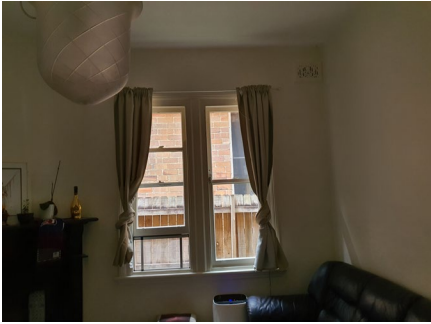


Figure 2. 139: Double window in living room.



Figure 2. 140: Coloured glazing to front door fanlight.

### 2.2.11. No. 86 Parraween Street

No. 86 Parraween Street (Lot 3 DP19887) is a Federation cottage built in c1908 by Helier Harbutt, local builder and developer.

The single storey, free standing cottage is of face brick (now painted) with tiled, hipped roof with facebrick chimney and terracotta pots, a projecting front bay with hipped tiled roof, and two sets of casement windows with arch brick window heads. The front verandah with exposed timber rafter eaves has timber posts (brackets removed) and a painted concrete flooring.

Access to the interior of the house was not available.

The house is well setback from the street with a garden and two concrete paths. A later addition covered carport has been constructed in the front yard.



Figure 2. 141: Front elevation of No. 86 Parraween Street.

### 2.2.12. No. 88 Parraween Street

No. 88 Parraween Street (Lot 4 DP19887) is a Federation cottage built in c1908 by Helier Harbutt, local builder and developer.

The single storey free-standing cottage is of rendered masonry with tiled hipped roof and projecting front bay with rough cast render gable front with a bullseye louvred vent, rendered quoins to the projecting bay, 2 x arch headed windows with single pane, sash windows and moulded arch heads. The front verandah with exposed timber rafter eaves, timber posts with later addition coast iron

decorative brackets and reproduction encaustic tile flooring (extended). The front elevation contains a half glazed, four panel front door with patterned glass and a fan light and a single arch headed timber framed sash window and a name plate "Parraween House".

Set well back from the street frontage, the front yard contains a garden as well as a hard stand carparking area. The pathway leading to the house has reproduction encaustic tiles to match the verandah.

Internally, the house originally had the same configuration as its neighbour at No. 84 Parraween Street, although it has undergone some change with enlarged door openings to rooms off the living room.

Original details throughout include fibrous cement ceilings, decorative moulded ceiling roses, picture rails, four panel internal doors, moulded cornices and timber T&G floorboards. A cement hearthstone survives in the master bedroom, although the fireplace has been removed. The fireplace to the living room was replaced in the mid 20<sup>th</sup> century and contains a gas fired hearth.

Two bedrooms lead off either side of the entry hallway leading to the living room, which has two smaller rooms (a bedroom and a dining room) leading off it. The dining room and bedroom accessed off the living have both had their door openings enlarged and a glazed French door has been introduced leading into the kitchen in the rear wing. A French door leading to a rear deck is provided in the dining room. As with No. 84 Parraween, the rear wing is integrated with the main body of the house and contains both the kitchen and bathroom in a face brick skillion addition.

The rear yard contains a fibrous cement clad, skillion roof shed containing the laundry.

The cottage is in good condition and is substantially intact to its original configuration and detailing and is considered to be of high integrity.



Figure 2. 142: No. 88 Parraween Street



Figure 2. 143: Front verandah and front door.



Figure 2. 144: View of rear yard and rear elevation.



Figure 2. 145: Shed located in rear yard.

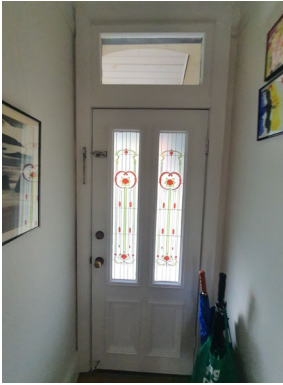


Figure 2. 146: Internal view of front door.



Figure 2. 147: Ceiling to master bedroom with ceiling rose, cornices and picture rail.

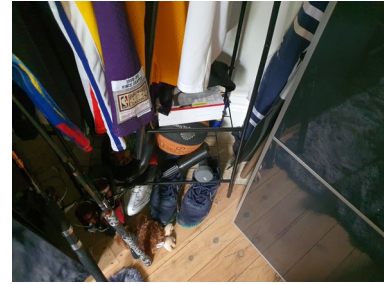


Figure 2. 148: Evidence of location of original fireplace in corner of master bedroom.



Figure 2. 149: Typical internal four panel door.

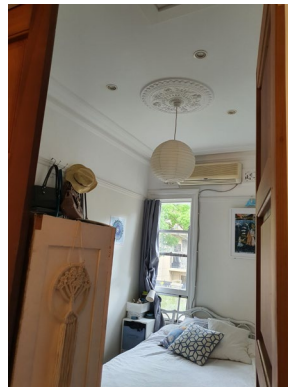


Figure 2. 150: View of small bedroom off living room.



Figure 2. 151: General view of living room.



Figure 2. 152: Ceiling to living room with ceiling rose, later down lights, original cornice and picture rail.



Figure 2. 153: Later replacement fireplace to living room.



Figure 2. 154: Altered door opening to dining room.



Figure 2. 155: Later French doors and enlarged door opening.



Figure 2. 156: Leadlight glazing to bathroom window.



Figure 2. 157: Kitchen fitout with skillion roof form.

## 3. Comparative Analysis

### 3.1. Introduction

The brief for this project requires that further research be undertaken into the history of the Harbutt Brothers including a thorough comparative analysis of Nos. 82-88 Parraween Street, within the context of their wider body of work.

#### 3.1.1. The Harbutt Brothers

Brothers Helier and Percy were the sons of Thomas Jefcoate Harbutt of North Shields, England. In 1876, Thomas Harbutt, with his second wife, Annabelle Jennings and his children emigrated to Auckland, New Zealand. Although an ironmonger by trade, Harbutt Snr. established a successful brushware manufacturing business.<sup>1</sup>

Helier (1875-1947), was born in Jersey, England, the son of Thomas Harbutt's first wife Elizabeth Leslie. Percy Hawea (1877-1959), was born in Auckland to Thomas Harbutt's second wife (Annabelle Jennings).

By the early 1900s, both Percy and Helier (together with his wife Eva Wood), had relocated to Sydney and established a business as building contractors, Harbutt Brothers. They were involved in developing land around Mosman, Cremorne and Neutral Bay. Another brother, Lawrence Harbutt (1861-1937) was a real estate agent and both businesses operated from Harbutt's Building on the corner of Military Road, Macpherson and Parraween Streets, Cremorne (demolished).

Of relevance to the involvement of the Harbutt Brothers in the residential development of the North Sydney local government area, in 1910, Helier became one of the founding directors of The Northern Suburbs Brick Co. Ltd (later renamed the Northern Suburbs Co-Operative Brick Co. Ltd.). The brickworks were located on 27 acres fronting Gordon Road, Artarmon.<sup>2</sup>

For further information regarding the Harbutt Brothers, refer to the original report (dated October 2022).

### 3.2. Harbutt Brother Properties

Based on the additional research undertaken in the preparation of this Addendum report, the Harbutt Brothers were associated with the residential development of the suburb of Cremorne from the early 1900s through to (at least) the 1920s. The surviving buildings (identified below) indicate that the Harbutt Brothers benefitted from the subdivision and leasehold sale of the Cooper estate lands throughout North Sydney (and Mosman).

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<sup>1</sup> <https://timespanner.blogspot.com/2012/01/street-stories-22-broom-maker.html>

<sup>2</sup> Leplastrier, C., 1915; *Willoughby's Fifty Years: A Retrospect of the Jubilee Period of the Council of the Municipality of Willoughby for the years 1865-1915*, Willoughby Municipal Council, p. 88

In order to locate those properties associated with the Harbutt Brothers that are still surviving today, the following searches were undertaken:

- Newspaper advertisements, including tender notices, that referenced the Harbutt Brothers, Helier Harbutt and/or Percy Harbutt (via National Library of Australia/Trove Partners).
- Building Application files held in Stanton Library that reference the Harbutt Brothers, Helier Harbutt and/or Percy Harbutt.
- Assessment Books for Warringah Ward held in Stanton Library that reference the Harbutt Brothers, Helier Harbutt and/or Percy Harbutt.
- Land title search via Land Registry Services.
- External site inspections and photographic recording (where possible).

The research undertaken to identify surviving Harbutt Brothers properties was not exhaustive and the following selected properties do not represent the totality of the surviving works of the Harbutt Brothers within the North Sydney Local Government Area (LGA). For the purposes of the comparative analysis with the Parraween Street residences (Nos. 82 to 88 Parraween Street), groups of dwellings, rather than individual, isolated examples of the work of the Harbutt Brothers have been discussed below.

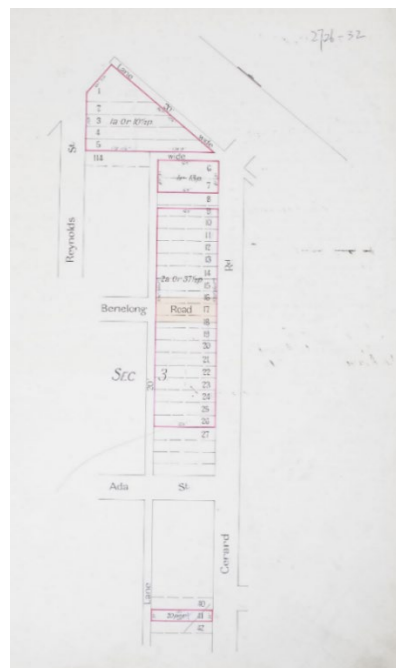
### 3.2.1. Section 3 of the Parraween Estate

In c1916, the Warringah Property Company Ltd obtained the freehold tenure over portions of land along Gerard Street and Reynolds Street (formerly Waters Street) within Section 3 of the Parraween Estate.<sup>3</sup> (Refer to history in main report for full details regarding the Parraween Estate.)

Shortly thereafter, the majority of these allotments were transferred individually or in groups to members of the Harbutt family and developed by the Harbutt Brothers for residences comparable with those located along Parraween Street.

Today, only a relatively small number of the Harbutt family buildings survive within this section of the Parraween Estate. Following is a brief discussion of the surviving properties that are associated with the Harbutt Brothers, Helier and Percy.

Figure 3. 1 (right): Plan showing allotments along Gerard Street and Reynold Street obtained by the Warringah Property Company Ltd. in c1916. Source: Certificate of Title Vol. 2726 Fol. 32



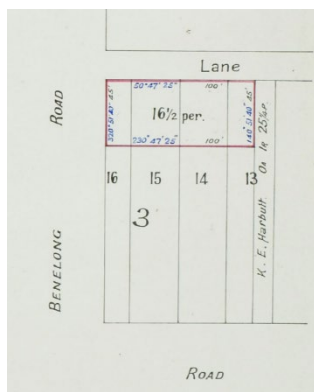
#### Benelong Road, Cremorne

As per the Certificate of Title Vol. 2726 Fol. 32, Benelong Road (vars. Bennelong Road or Benelong Street East) which ran from Brightmore Street to Reynolds Street/Gerard Lane was extended south to intersect with Gerard Street (see Figure 3.2).

The southern extension to Benelong Road now holds the following properties: Nos. 118 to 124 Benelong Road (east side) and Nos. 79 to 85 Benelong Road (west side), which, aside from No. 81

<sup>3</sup> PA 18276 and Certificate of Title Vol. 2726 Fol. 32

Benelong Road, are all free-standing, single storey Federation style cottages (some with later second storey additions). No. 81 Benelong Road is a later two storey detached residence that appears to date from the late 20<sup>th</sup> century.



In 1917, a number of allotments from the Warringah Property Company were transferred to Helier and Percy Harbutt including the northern most part of Lots 13 to 16 of Section 3.<sup>4</sup> It appears the aim of the Harbutt brothers was to develop this portion of land with a cottage fronting the eastern side of the new portion of Benelong Road and this allotment now contains No. 118 Benelong Street.

Figure 3. 2 (left): Extract from Certificate of Title Vol. 2772 Fol. 38 showing the part allotments transferred to Helier and Percy Harbutt in 1917, on which No. 188 Benelong Road is located.

In 1919, further parts of Lots 13 to 16, were purchased by John W. R. Reynolds, company manager of the Warringah Property Company Ltd., which were subsequently transferred to Helier and Percy Harbutt in 1920. Shortly thereafter, these properties were transferred to Anna Belle (alt. Annabelle) Harbutt of Auckland, widow, the mother of Percy Harbutt and stepmother to Helier Harbutt. Using the same approach as No. 118 Benelong Road, these allotments were developed with cottages fronting Benelong Road, being Nos. 120 and 124 Benelong Road.<sup>5</sup>

In 1919, part Lots 13 to 16, which now holds No. 122 Benelong Road was transferred to Anna Belle Harbutt, with a power of attorney granted to L. Harbutt.<sup>6</sup> At the same time part Lots 18, 19, 20 and 21, were also transferred to Anna Belle Harbutt and were also developed with cottages fronting the western side of Benelong Road, being Nos. 79, 81, 83 and 85 Benelong Road.<sup>7</sup>

The *Sands Directory* indicates that both the west and east sides of Benelong Road between Gerard Street (to the south) and Reynolds Street (to the north) had been developed by c1916. As the properties were in the ownership of the Warringah Property Company Ltd. at that time and subsequently by members of the Harbutt family, it can be assumed that Nos. 79 to 85 and Nos. 118 to 124 Benelong Road were initially developed by the Harbutt Brothers as investment properties for lease.

The group of dwellings, as originally developed, were all single storey, detached cottages of face brick on sandstone base course, with tiled hipped roofs with a projecting gable with bay window and front verandah under the front roof plane with timber verandah posts and decorative timber moulded brackets, and render and face brick chimneys.

All of the surviving Federation cottages appear to be in good condition and aside from No. 124 Benelong, appear to be highly intact externally. All are set within landscaped gardens, with masonry and timber paling or sandstone front walls. Later addition carports with gable roofs have been introduced to some of the properties.

Of the group, Nos. 120, 122, 79 and 85 all display the architectural motif of the rising sun on their gable fronts, which in some cases has been replicated on the gable front of later addition garages and to gablets to second storey additions (later additions by others). The rising sun motif was a popular

<sup>4</sup> Certificate of Title Vol. 2772 Fol. 38

<sup>5</sup> Certificate of Title, Vol. 3126 Fol. 158

<sup>6</sup> Certificate of Title, Vol. 2938 Fol. 33

<sup>7</sup> Certificate of Title, Vol. 2938 Fol. 33

design seen in domestic architecture, introduced in the decades following Federation, to signify new beginnings.

Benelong Road is not located within a heritage conservation area and none of the individual properties are identified as being local heritage items.



Figure 3. 3: Haroldene, No. 79 Benelong Road with rising sun motif to gable front.



Figure 3. 4: Woodbine, No. 83 Benelong Road.



Figure 3. 5: Bowenvale, 85 Benelong Road with rising sun motif to gable front and to gable front of the garage.



Figure 3. 6: Denemah, No. 118 Benelong Road which appears to be the earliest dwelling of the group and slightly different in configuration with a separate front verandah, large gable frontage and entry via the side of the house.



Figure 3. 7: Asta, No. 120 Benelong Road with rising sun motif to front gable. A dormer window to the attic is a later addition.

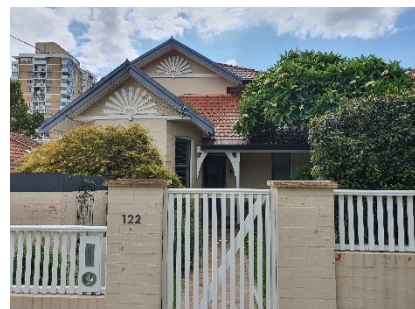


Figure 3. 8: No. 122 Benelong Road with rising sun motif to front gable. The gable located behind appears to be a later addition, also with a rising sun motif.



Figure 3. 9 (left): Opawa, 124 Benelong Road. Note that this dwelling has undergone works in the mid 20<sup>th</sup> century resulting in the enclosing of the front verandah and recladding the front gable, although the original form of the cottage remains clearly discernible.

## Gerard Street

Although the Harbutt Brothers and other family members are known to have purchased allotments 9 to 13 and 21 to 26, along the northern side of Gerard Street, only a group of four dwellings survive today, being Nos. 72, 74, 76 and 78 Gerard Street, although all have undergone substantial change.

Nos. 72 to 78 Gerard Street are located on Lots 11 and 12 and part Lots 10 and 13, which were purchased by Kate Elizabeth Harbutt, spinster of Vacluse, in 1917. Kate Harbutt (c1860-1946) was the daughter of Thomas Harbutt and his second wife Anna Belle Jennings, the sister of Percy and Lawrence and half-sister of Helier.

Nos. 72 to 78 Gerard Street first appear in the Sands Directory in 1912 (prior to the establishment of Benelong Road), whilst in the ownership of the Warringah Property Company Ltd., and it is assumed that, through Kate's direct associations with the Harbutt Brothers, these dwellings were built by Helier and Percy Harbutt as investment properties for their sister.

No. 72 Gerard Street is a single storey detached dwelling of rendered masonry with hipped tiled roof with projecting front gable with entry portico. As a result of the rendering of the exterior, many of the original details have been removed. A new, separate dwelling over a three-car garage has been constructed in the rear yard of the property, fronting Gerard Lane.

No. 74 Gerard Street is a single storey detached dwelling of rendered masonry with hipped tiled roof and projecting gable front with battening to the gable, an enclosed front portico. As with No. 72, the extent of change to the exterior of the house has resulted in the loss of original detailing and the enclosed portico is an intrusive addition. The main house has been converted into a residential flat building and a separate dwelling over garaging is located within the rear yard, fronting Gerard Lane.

In c2006, No. 76 underwent substantial alterations including a new second storey with three levels to the rear, conversion into a duplex, and a new three car garage with access via Gerard Lane at the rear.<sup>8</sup> Although a traditional gable roof form with projecting gable to the street frontage has been maintained, this dwelling can no longer be considered comparable with other surviving examples of the work of the Harbutt Brothers.

Of this group of dwellings, only No. 78 Gerard Street appears substantially intact to its original configuration and detailing, at least to the main body of the cottage. The property contains a single storey, detached dwelling of face brick with hipped, tiled roof with projecting gable front (assumed with a rising sun motif) and verandah under the front roof plane. Original details include timber framed windows and doors and timber verandah posts with moulded timber brackets. The front timber

<sup>8</sup> Development Consent DA 256/06

picket fence has a timber framed lych gate with a rising sun motif, and as with the other properties, the house is set well below street level.

At some stage, a secondary dwelling in the rear yard over a double garage, accessed via Gerard Lane, has been constructed. Regardless, No. 78 Gerard Street is still able to be appreciated as an early 20<sup>th</sup> century Federation cottage in its garden setting.

The Gerard Street properties are not located within a heritage conservation area, and none are identified as being local heritage items.



Figure 3. 10: No. 72 Gerard Street.



Figure 3. 12: No. 74 Gerard Street.



Figure 3. 11: The rear development to No. 72 Gerard Street. Source: Google Streetview

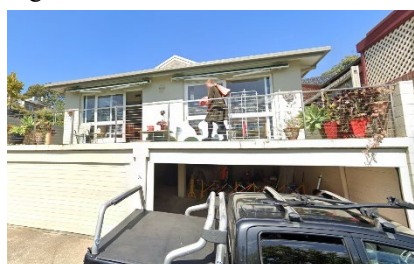


Figure 3. 13: The rear development to No. 74 Gerard Street. Source: Google Streetview

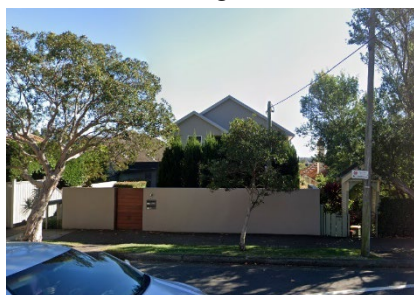


Figure 3. 14: No. 76 Gerard Street. Source: Google Streetview

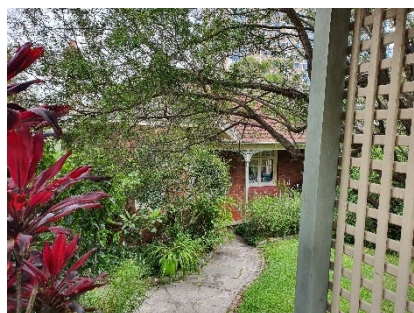


Figure 3. 16: No. 78 Gerard Street.

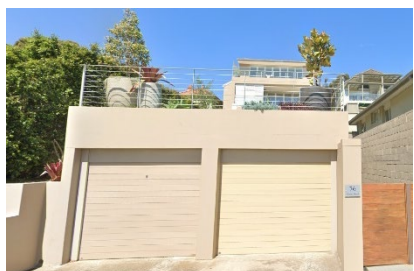


Figure 3. 15: The rear development to No. 76 Gerard Street with the three terrace level at the rear of the main development. Source: Google Streetview



Figure 3. 17: The rear development to No. 78 Gerard Street. Source: Google Streetview

## Langley Avenue and Prospect Avenue

In 1919, Helier and Percy Harbutt, as tenants in common, purchased Lots 1 to 3 and part Lot 4 of Section 3 of the Parraween Estate. These allotments formed the intersection of Reynolds Street (now Prospect Avenue) and Langley Avenue and were subdivided to allow development to front each street.<sup>9</sup> The Langley Avenue and Prospect Avenue properties are not located within a heritage conservation area, and none are identified as being local heritage items.

### *Nos. 10 and 12 Langley Avenue*

No. 10 Langley Avenue is a free-standing, single storey cottage of face brick with a hipped, tiled roof with gablet and a projecting gable with battening to the gable, a front verandah under the front roof plane set well back from the street frontage in a garden setting with a later addition single car garage with gable roof and finial to the street frontage.

No. 12 Langley Avenue is a free-standing, single storey cottage of painted brick (assumed originally face brick) on a sandstone base course, with a hipped, tiled roof with gablet and a projecting gable with battening to the gable, a front verandah with timber posts and moulded timber brackets under the front roof plane set well back from the street frontage in a garden setting with a later addition single car garage with gable roof with rising sun motif to the gable and a finial to the street frontage.

Both cottages appear to be of high integrity to their street frontages. Real estate photographs reveal that No. 12 has been altered with the addition of a second level within the roof space.



Figure 3. 18: No. 10 Langley Avenue.



Figure 3. 19: No. 12 Langley Avenue. Source: Realestate.com

### *Nos. 2 and 4 Prospect Avenue (formerly Reynolds Street)*

No. 2 Prospect Avenue is a single storey, free standing cottage located on a generous allotment with a large modern addition to the rear. The main body of the house appears substantially intact and is face brick with a tiled hipped roof with two projecting gable fronts, one facing Prospect Avenue, the other facing Langley Avenue. The gable fronts display a rising sun motif (identical to those found on Benelong Road).

No. 4 Prospect Avenue is also a single storey, free standing cottage of painted brick (assumed originally face brick with a hipped, tiled roof and a projecting bay to the street frontage).

<sup>9</sup> Certificates of Title Vol 2732 Fol. 32, Vol. 2942 Fols. 76 to 85 and Vol. 2925 Fols. 3 and 4



Figure 3. 20: No. 2 Prospect Avenue, with rising sun motif. Source: dijones.com



Figure 3. 21: No. 4 Prospect Avenue.

### 3.2.2. The Surrey Estate

The 30 acres of land to the northeast of the Parraween Estate was granted to James Holt in 1841 (Parish portion 114). This land was transferred to James Ernest Holt Spencer in 1904 and subsequently subdivided and sold for residential development in 1907 as the Surrey Estate.

In 1908, Helier and Percy Harbutt, as tenants in common, purchased Lot 1 of Section C of DP 5210.<sup>10</sup> The allotment was located on the western side of Macpherson Street, on the southern side of the intersection with Richmond Avenue.

In 1911, Helier and Percy Harbutt, as tenants in common, purchased Lots 34 and 35 of Section B of DP 5210, which were located on the northern side of Richmond Avenue at its western end.<sup>11</sup>

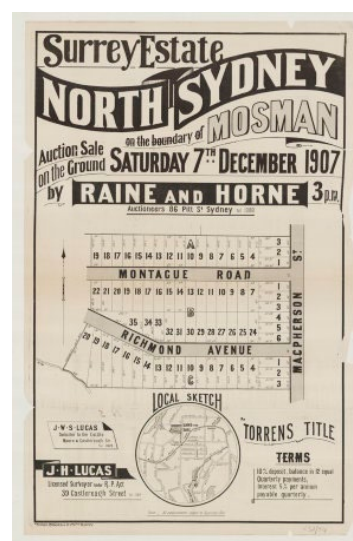


Figure 3. 22: Real estate poster of the Surrey Estate, dated 1907. Source: SLNSW, Z/SP/C32/54

### Macpherson Street

In 1910, Helier Harbutt submitted an application to the Municipality of North Sydney for the construction of a pair of semi-attached cottages described as being Lot 1 of Section C of the Surrey [sic] Estate.<sup>12</sup> This pair of cottages survive at Nos. 28 and 30 Macpherson Street, on the southern side of the intersection with Richmond Avenue.

Neither property is located within a heritage conservation area and they are not identified as local heritage items.

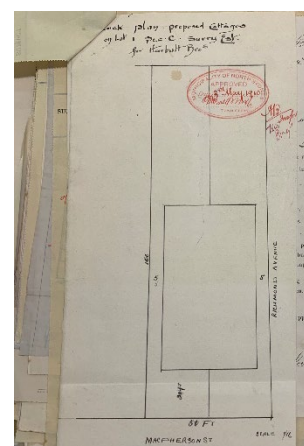


Figure 3. 23: Block plan prepared by Helier Harbutt accompanying the BA 10/1497

<sup>10</sup> Certificates of Title Vol. 1931 Fols. 65 and 66

<sup>11</sup> Certificates of Title Vol. 2206 Fol. 123 and Vol. 2186 Fol. 29

<sup>12</sup> Building Application 10/1497

No. 28 Macpherson Street is a single storey cottage of rendered masonry on a sandstone base course with a hipped, slate roof with terracotta ridge tiles and finials, render and face brick chimney with terracotta pot and with a projecting gable front which is timber shingled, with a large multi-pane picture window on its front façade with multi-pane sash windows to either side. Entry to the cottage is on its southern elevation via a verandah under the main roof with plain timber posts.

No. 30 Macpherson Street is also a single storey cottage of rendered masonry on a sandstone base course with a hipped, slate roof with terracotta ridge tiles and finials and face brick chimney (pot missing), with a projecting gable front which holds a rising sun motif and rendered garlands, with two single pane sash windows with lead-lighting to the front façade, with similar windows to either side. The entry to the cottage is on the northern elevation via a verandah under the main roof with turned timber posts and moulded timber brackets.



Figure 3. 24: No. 28 Macpherson Street.



Figure 3. 25: No. 30 Macpherson Street with rising sun motif.

### Richmond Avenue

In 1912, the Harbutt Brothers submitted an application to the Municipality of North Sydney for the construction of two detached cottages over Lots 34 and 35, Section B of the Surry Estate<sup>13</sup>. These two cottages located at Nos. 8 and 10 Richmond Avenue survive.

Nos. 8 and 10 Richmond Avenue are located with the *Montague Road Heritage Conservation Area* (CA04), although they are not identified as local heritage items.

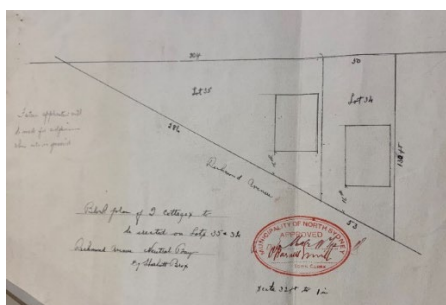


Figure 3. 26: Block plan submitted with Building application 12/334 for the construction of Nos. 8 and 10 Richmond Avenue.

Nos. 8 and 10 Richmond Avenue, Cremorne are a pair of near identical, free-standing, single storey cottages of painted brick on sandstone base course with tiled hipped roofs and projecting gable fronts with battening and bay windows, exposed eaves rafters, front verandah under the main roof with decorative timber posts and brackets, timber framed casement and sash windows with colour glazed panels to upper panes and fanlights.

<sup>13</sup> Building application 12/334



Figure 4. 27: No. 8 Richmond Avenue. Source: www.domain.com



Figure 4. 28: No. 10 Richmond Avenue. Source: www.domain.com

### 3.2.3. The Harbutt Subdivision

Although running north-south directly to the east of the Parraween Estate, Macpherson Street, Cremorne did not form part of the Cooper estate lands. The Government Road, which is now Langley Avenue, defined the eastern boundary of the Cooper/Thrupp grant. The land immediately to the east was granted in 1853 to John Harkness (Parish portion 118) and Thomas Hill Bardwell (Parish portion 119), each receiving 20 acres.<sup>14</sup>

In 1872, James John Glover purchased Harkness's 20 acre grant and in 1871, Bardwell's 20 acre grant was purchased by Thomas Glover and immediately transferred to his son James John Glover.<sup>15</sup> James Glover, a storekeeper on Military Road, Mosman, was an alderman of the Municipality of Mosman in the late 1890s, becoming Mayor in the early 1900s.<sup>16</sup>

Macpherson Street was formed by Glover (and others) and dedicated as a public road in 190,<sup>17</sup> which left a strip of land at the western extent of Glover's land abutting Langley Avenue and the Parraween Estate. This strip of land was formalised as part of Glover's land in 1904.<sup>18</sup>

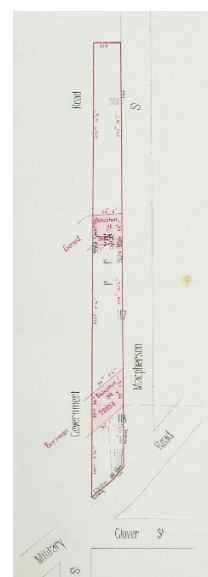


Figure 3. 29: Extract from CT Vol. 1636 Fol 246 with strip of land to west of Macpherson Street.

In 1910, Helier and Percy Harbutt purchased all of that portion of Macpherson Street between Gerard Street and Reynolds Street (formerly Waters Road).<sup>19</sup>

In 1911, Helier and Percy Harbutt purchased that section of the western side of Macpherson Street between Military Road and Gerard Street.<sup>20</sup>

In 1910, before formal transfer of the land, Helier Harbutt submitted an application (no BA number noted) to the Municipality of North Sydney for the construction of four cottages in "Lots 1, 2, 3 and 4 of the Harbutt subdivision". The allotments fronted the western side of Macpherson Street between Parraween Street and Waters Road (it is assumed that Waters Road should have read Gerard Street). It

<sup>14</sup> Serial 91, pg. 3 and Serial 91, pg. 74

<sup>15</sup> Certificate of Titles Vol. 151 Fol. 209, Vols. 116 Fol.131 and Fol. 130 Fol. 149

<sup>16</sup> *The Sydney Morning Herald*, Wednesday 8<sup>th</sup> February 1899, p. 2 and *The Mosman Mail*, Saturday 20<sup>th</sup> February 1904, p. 1

<sup>17</sup> Government Gazette of NSW, Friday 18<sup>th</sup> July 1902 (Issue No. 439), p. 5115

<sup>18</sup> Certificate of Title Vol. 1636 Fol. 246

<sup>19</sup> Certificate of Title Vol. 2104 Fol. 60

<sup>20</sup> Certificate of Title Vol. 2121 Fol. 175

appears that the Harbutt Brothers planned to develop the land for large scale residences and/or pairs of semi-detached cottages.

In July 1910, Helier submitted another application for the construction of six cottages between Gerard Street and Waters Road (now Reynolds Street).

Both of these unnumbered applications were approved by Council in September 1910 (see Figures 3.30 and 3.31) and fully developed by the Harbutt Brothers (see Figures x and x). Today only a small number of these cottages survive today; being Nos. 4-6, Nos. 1/10 and 2/10, and Nos. 12 and 14 Macpherson Street.

Macpherson Street is not located within a heritage conservation area and none of the surviving cottages are identified as local heritage items.

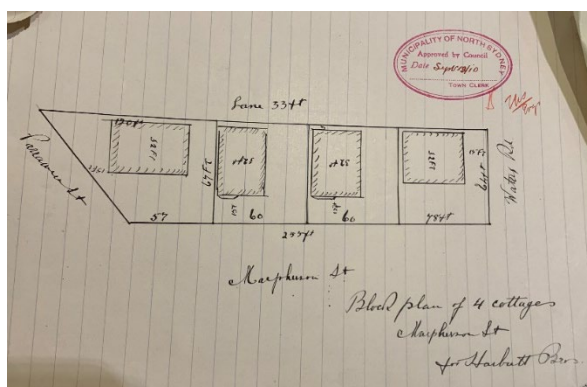


Figure 3.30: Block plan prepared by Helier Harbutt accompanying the 1910 BA for the development of four cottages along Macpherson Street.

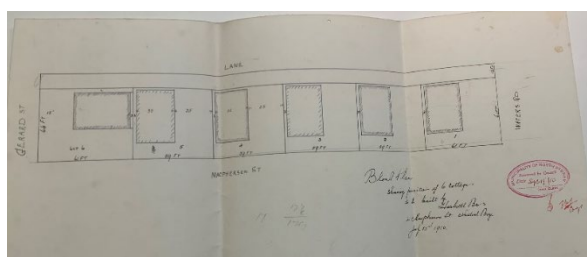


Figure 3.31: Block plan prepared by Helier Harbutt accompanying the 1910 BA for the development of six cottages along Macpherson Street.



Figure 3.32: 1943 aerial view of Macpherson Street between Parraween and Gerard Streets showing the four cottages developed by the Harbutt Brothers.



Figure 3.33: 1943 aerial view of Macpherson Street between Gerard Street and Prospect Avenue showing the six cottages developed by the Harbutt Brothers.

## Macpherson Street

### 4 & 6 Macpherson Street

In 1911, Helier Harbutt submitted an application for the construction of a pair of semi-attached cottages at Nos. 4 and 6 Macpherson Street.<sup>21</sup>

This pair of cottages are both single storeys, painted masonry (assumed originally face brick) on sandstone base courses, with hipped, tiled roofs and projecting gable fronts, with timber shingling. Both appear to be substantially intact externally to their original configuration and detailing.

A recent development consent has been granted for the demolition of both cottages and the construction of a new residential flat building.<sup>22</sup>



Figure 3. 34: Block plan prepared by Helier Harbutt accompanying BA 11/488 for the development of the semi-detached cottages at Nos. 4-6 Macpherson Street.



Figure 3. 35: South (side) elevation of No. 4 Macpherson Street.



Figure 3. 36: Front elevation of No. 4 Macpherson Street.



Figure 3. 37: Front elevation of No. 6 Macpherson Street.



Figure 3. 38: Front elevation of No. 6 Macpherson Street.

<sup>21</sup> Building application 11/488

<sup>22</sup> Development application DA 229/21

### ***Nos. 1 and 2/10 Macpherson Street***

Nos. 1 and 2/10 Macpherson Street is a pair of semi-attached, single storey cottages of painted masonry (assumed originally face brick) with hipped, tiled roofs and projecting front gables with decorative render moulding to the gable fronts including a rising sun motif to both. The configuration of the front elevations of the cottages suggests that, as originally built, they were actually a single, free-standing residence. Based on the Sands Directory, the original cottage dates from c.1911-12.

The cottages are painted brick (originally face brick), tiled, hipped roof with projecting front gables, both with decorative render including the rising sun motif.

As it appears that the house has been reconfigured into a duplex, there has been some loss of original detailing to the front façade and to the configuration of the house in relation to the original entry.

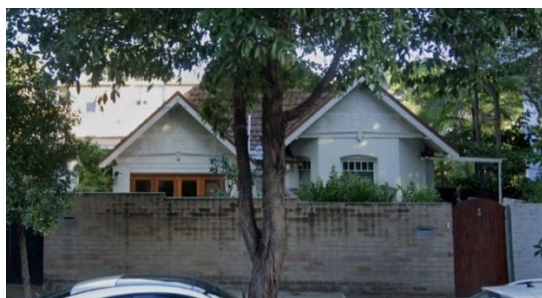


Figure 3. 39: No.s 1 & 2/10 Macpherson Street. Source: Google Streetview



Figure 3. 40: Front elevation of No. 1/10 Macpherson Street.



Figure 3. 41: Front elevation of No. 2/10 Macpherson Street.

### ***Nos. 12 & 14 Macpherson Street***

Nos. 12 and 14 Macpherson Street are both single storey, double fronted, free-standing cottages with tiled, hipped roofs and two projecting gables. At least one of the gables for each cottage has decorative render incorporating the rising sun motif. No. 12 Macpherson Street is face brick, while No. 14 has been painted. It also appears that No. 14 Macpherson Street has been converted into a duplex. The configuration of these cottages provides an indication of the original configuration of No. 10 Macpherson Street (converted into a duplex).

Based on the *Sands Directory*, these cottages date from c.1911-12.



Figure 3. 42: Front elevation of No. 12 Macpherson Street.



Figure 3. 43: Front elevation of No. 14 Macpherson Street.

To the rear of Nos. 10, 12 and 14 Macpherson Street are early additions fronting Langley Avenue, that appear to be use as separate residences (Nos. 9, 15 Langley Avenue and Nos. 2 and 3/14 Macpherson Street).

The simple forms of these rear additions are suggestive of rear additions that the Harbutt Brothers undertook to another of their properties, the boarding house Hazlehurst, 2-4 Reed Street, Cremorne. In 1919 and 1920, the Harbutt Brothers obtained approval from the Municipality of North Sydney to construct simple rear additions to provide an additional residence and additional rooms in the rear yard of the main building (see Figures 3.47 to 3.48 below). It is assumed that a similar approach was taken for the Macpherson Street properties and although altered, these early additions survive.



Figure 3. 44: Nos. 2 and 3/14 Macpherson Street fronting Langley Avenue.



Figure 3. 45: Rear of No. 12 Macpherson Street (No. 15 Langley Avenue).



Figure 3. 46: Rear of No. 10 Macpherson Street (No. 9 Langley Avenue).

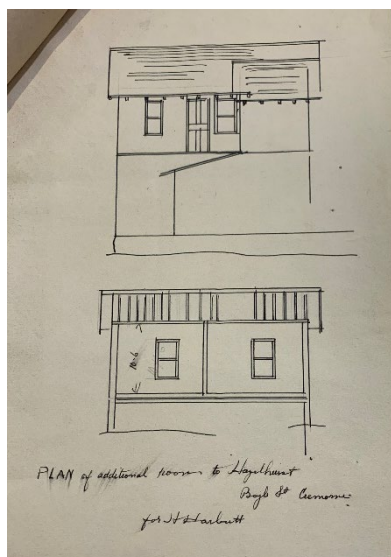


Figure 3.47: Elevations of an addition to Hazlehurst prepared by Helier Harbutt and approved by Council in 1919. This addition contained three bedrooms, a bathroom and a balcony.

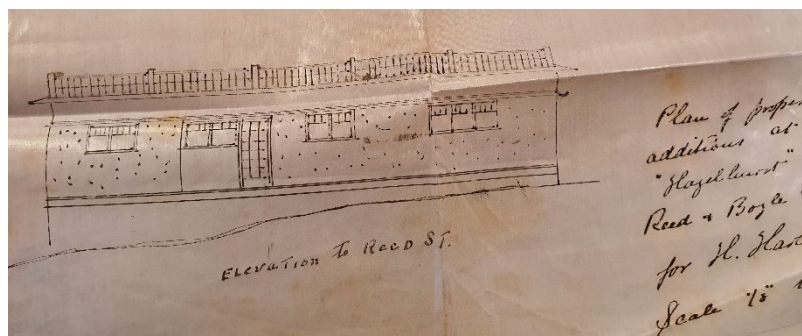


Figure 3.48: Elevation of an addition to Hazlehurst, prepared by Helier Harbutt and approved by Council in 1920 (BA 20/0007). This addition contained a billiards room as well as 2 bedrooms, kitchen, living room, bathroom, porch and verandah.

### 3.2.4. The Cremorne Heights Subdivision

In July 1879, John Cooper (the manager of the Cooper Estate lands) conveyed a 99-year lease of part of the Cooper Estate at Cremorne to Richard Hayes Harnett Senior, who then transferred it to his son, Richard Hayes Harnett Junior (the first Mayor of Mosman in 1893).<sup>23</sup> The land was subdivided as the "Cooperville Estate" and was offered on 99-year leases from 1 July 1880.

On 16 February 1907 Harnett commissioned Raine & Horne to undertake the leasehold subdivision of Iredale Avenue, being promoted as the Cremorne Heights subdivision with views overlooking Mosman Bay.

In 1910 and 1911, Helier and Percy Harbutt purchased the underleases of Lots 6 to 9, 15 to 18 and 25 (all north of Boyle Street) and Lots 1 to 6, 9 to 11 and 31 to 43 (south of Boyle Street) of the Cremorne Heights subdivision.<sup>24</sup> These allotments fronted Murdoch Street, Reed Street, Boyle Street, Iredale Avenue and (Lower) Spofforth Street. Shortly thereafter, the ownership of the land was transferred to freehold, with Helier and Percy as tenants in common.<sup>25</sup> Aside from Lot 37 (No. 34 Boyle Street), Lot 38 (36 Boyle Street) and Lot 6 (20 Iredale Avenue), all these allotments appear to have been developed by the Harbutt Brothers as freestanding dwellings, semi-attached cottages or residential flat buildings, the majority of which survive today.

The properties associated with the Harbutt Brothers within the Cremorne Heights subdivision are located within the Cremorne Heritage Conservation Area (CA03) as identified in Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

<sup>23</sup> Primary Application No. 12764

<sup>24</sup> Primary Application No. 17854

<sup>25</sup> Certificates of Titles Vol. 2531 Fols. 75 to 84 (inclusive)



Figure 3. 49: Real estate poster advertising the Cremorne Heights subdivision. Source: SLNSW, Z/SP/C32/9



Figure 3. 50: Sketch plan of Primary Application No. 17854 identifying the allotments purchased by Helier and Percy Harbutt in 1910/11.

Amongst the buildings constructed by the Harbutt Brothers was a large-scale boarding house building on Lots 15 to 18, known as Hazelhurst, Nos. 2-4 Reed Street. This building has been demolished; however, its southern boundary sandstone wall remains, and the building is memorialised with a plaque located at the intersection of Boyle and Reed Streets.

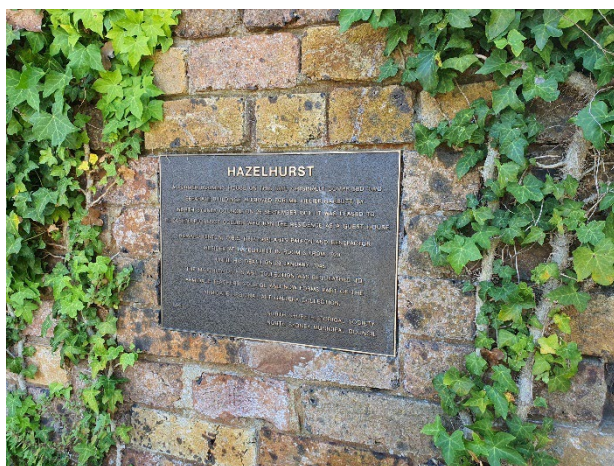


Figure 3. 51: Plaque located on boundary wall of Nos. 2-4 Reed Street (now a large residential flat building) noting the history of Hazelhurst, the boarding house constructed by the Harbutt Brothers.

## Murdoch Street

### 21 & 23 Murdoch Street

In 1912, Percy Harbutt submitted an application to the Municipality of North Sydney for the construction of a two-storey residence on Lots 6 & 7 fronting the eastern side of Murdoch Street. In 1920, Percy submitted an application (no number) to extend the building to the south, which was described at the time as “flats”, known as Rahini. Percy Harbutt is shown as residing on the east side of Murdoch Street in 1913 in the *Sands Directory*, and by 1916 his address is shown as Rahini, Murdoch Street. In 1915, the property was transferred to Eva Harbutt, the wife of Helier.<sup>26</sup>

<sup>26</sup> Certificate of Title Vol. 2584 Fol. 227

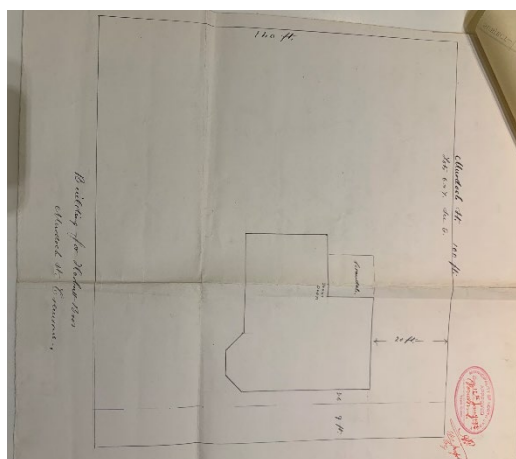


Figure 3. 52: Block plan accompanying application BA 12/234 for the construction of a two-storey building on Lots 6 and 7 Murdoch Street.

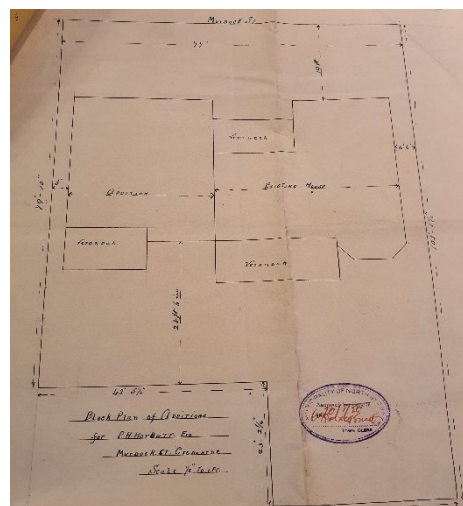


Figure 3. 53: Block plan accompanying application to extend the building on Lots 6 and 7 Murdoch Street in 1920.

No. 23 Murdoch Street is a two to three storey residential flat building that was obviously constructed in two stages. The northern half of the building is a two storey, painted brick with tiled gabled roof with shingled front gable and exposed eaves rafters, with arch headed windows with shutters and four coloured glazed panels in the upper panes.

The southern half of the building is three storey, rough cast render with render quoining, tiled hipped roof and arch headed windows with shutters and three coloured glazed panels in the upper panes. The street frontage has a projecting balcony with hipped roof over the main entry into this half of the building. The north and south halves of the building are interlinked with a skillion roof addition, clad in timber shingles with a lead light window.



Figure 3. 54: Northern half of No. 23 Murdoch Street.



Figure 3. 55: Southern half of No. 23 Murdoch Street.

Immediately to the south is located a residential flat building, formerly known as Wentworth Flats, No. 21 Murdoch Street. The building is two storeys of painted brick at ground level with rough cast render to first floor level, with a tiled hipped and gabled roof, a projecting gable front to the north half and projecting hipped roof front to the southern half, exposed eaves rafters, enclosed verandahs with timber shingle cladding, timber framed casement windows with colour glazed panels or leadlighting. To the rear of the property, fronting Boyle Street, is a pair of painted brick garage.

In 1915, the property was transferred to Ann Bentham Eunice Harbutt, wife of Percy.<sup>27</sup>

It appears that the building was completed by at least 1914, and was perhaps originally constructed as a large, two storey, semi-attached residence, which may explain the differences in the form and detailing between the northern half and the southern half. In 1914, a Dr. L.O.S. Poidevin (physician and Australian cricketer) is noted in the *Sands Directory* as residing in the next property to the south of Rahini at No. 23 Murdoch Street. By 1915, both Dr. Poidevin and F. H. Sabiel M.B. (physician and surgeon) are listed in the *Sands Directory* as living to the south of Rahini. At some stage, the building was converted into a residential flat building.



Figure 3. 56: The northern half of No. 21 Murdoch Street.



Figure 3. 57: The southern half of No. 21 Murdoch Street.



Figure 3. 58: Double garage located at the rear of No. 21 Murdoch Street, accessed from Boyle Street to the east.

### ***No. 15 Murdoch Street***

No. 15 Murdoch Street is located on part Lots 1 & 2, fronting the eastern side of Murdoch Street, to the south of Boyle Street. The property contains a double fronted, single storey cottage of face brick with sandstone base course, with tiled hipped roof with two projecting gable fronts.

Each of the gables have fretted timber detailing in the rising sun motif that is identical to the design of the rising sun motifs found on the Harbutt Brother properties along Benelong Road, Macpherson Street and Prospect Avenue.

The property was sold to Vivien I. G. Shand in 1915,<sup>28</sup> although it appears to have been constructed by 1913, appearing in the *Sands Directory* as the first house south of the intersection with Boyle Street and being resided in by William H. Norman, who continued to reside there until at least 1919.

<sup>27</sup> Certificate of Title Vol. 2565 Fol. 87

<sup>28</sup> Certificate of Title Vol. 2565 Fol. 81 & 82



Figure 3. 59: The Bungalow, No. 15 Murdoch Street.  
Note rising sun motif to northern gable front.



Figure 3. 60: The Bungalow, No. 15 Murdoch Street.  
Note rising sun motif to southern gable front.

### Boyle Street

The *Sands Directory* indicates that in 1913 four residences had been built on the southern side of Boyle Street between Iredale Avenue and Spofforth Street. These houses are Nos. 34, 36, 38 and 40 Boyle Street and although all the land (Lots 37, 38, 39 and 40) had been transferred to the Harbutt Brothers in 1910/11, it appears that they were responsible for the construction of only Nos. 38 and 40 Boyle Street. (Allotments 37 and 38 were transferred in 1912 to other owners and it is assumed they were responsible for the construction of the dwellings at Nos. 34 and 36 Boyle Street.)

St. Wulston, No. 38 Boyle Street is a single storey, free standing dwelling, that appears to be face brick on a sandstone base course, with a steep gabled slate roof with terracotta ridge tiles and finials, a projecting gable front with rough cast render and timber shingling, a front dormer and gablet over the entry portico, both with timber shingling. The house is set below the street level. A later addition face brick double garage is located on the street frontage.

Ngarori, No. 40 Boyle Street is a single storey dwelling of painted brick with a hipped slate roof with exposed eaves rafters and terracotta ridge tiles and finials, brick and roughcast render chimneys and a projecting front gable with timber shingling. The dwelling is set below the street level.



Figure 3. 61: St. Wulston, No. 38 Boyle Street.



Figure 3. 62: Ngarori, No. 40 Boyle Street.



Figure 3. 63: Ngarori, No. 40 Boyle Street.

By 1914, another residence had appeared in the *Sands Directory*, immediately to the west of No. 40 Boyle Street, at the corner of Iredale Avenue. Weycliffe, No. 42 Boyle Street is a single storey, free standing dwelling that has been converted into three flats with a later rear addition. The residence is rough cast render with a cement tile (assumed originally slate) hipped roof with roughcast render and brick chimney, a projecting gable front facing Boyle Street, with timber shingling, decorative turned timber posts and brackets to the front verandah. The side (Iredale Avenue) elevation has a porch entry with similar decorative timber posts and brackets, exposed eaves rafters and leadlighting to timber framed casement windows.



Figure 3. 64: Weycliffe, No. 42 Boyle Street as seen from Boyle Street.



Figure 3. 65: North elevation of No. 42 Boyle Street.



Figure 3. 66: West elevation of No. 42 Boyle Street as seen from Iredale Avenue.

To the west of Iredale Avenue, at the intersection with Murdoch Street is located Lila, No. 44 Boyle Street, which first appears in the *Sands Directory* in 1914 being resided in by Alexander McVernon. In 1915, the Harbutt Brothers transferred the property to Phillip Arthur Chambers,<sup>29</sup> and the *Sands Directory* of 1916 shows Chambers residing in the property.

<sup>29</sup> Certificate of Title Vol. 2567 Fol. 64

The house is a single storey, free standing dwelling of face brick on sandstone base course with tiled hipped roof and projecting gable front with timber boarded gable, timber framed sash windows with glazed panels to the upper panes. Aerial views of the property indicate that additions have occurred at the rear and possibly within the roof space.



Figure 3. 67: Lila, 44 Boyle Street (also referred to as 17 Murdoch)

## Iredale Avenue

### No. 28 Iredale Avenue

In 1910, Helier Harbutt submitted a Building Application (unnumbered) to the Municipality of North Sydney for the construction of a two-storey residence of 7 rooms, with kitchen and offices located at the corner of Boyle Street and Iredale Avenue. Located on Lots 3 & 4 of the Cremorne Heights subdivision, the dwelling still survives at No. 28 Iredale Avenue. The property was sold to Napoleon Poidevin in 1915 and the dwelling, known as Merilla, with Poidevin residing there, first appears in the *Sands Directory* in 1914.

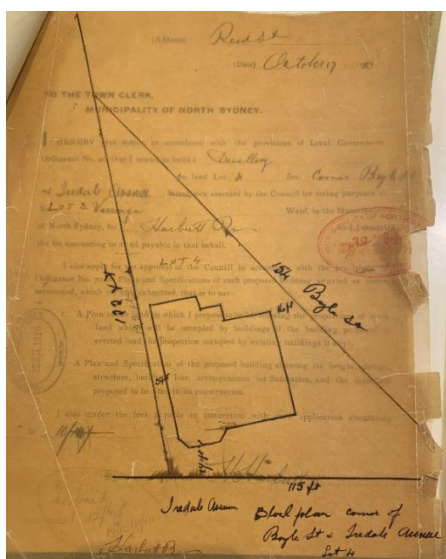


Figure 3. 68: Copy of block plan prepared by Helier Harbutt accompanying the Building Application (unnumbered) for No. 28 Iredale Avenue.

No. 28 Iredale Avenue consists of a two-storey residence of painted brick on sandstone base course with hipped and gabled, tiled roof with verandah with balcony above with timber shingled cladding and battening to gable fronts. Windows are timber framed, sash windows with colour, glazed panels to upper panes and to fanlights.



Figure 3. 69: No. 28 Iredale Avenue. Source: [www.realestate.com](http://www.realestate.com).



Figure 3. 70: No. 28 Iredale Avenue as seen from street level.

### ***Nos. 4 to 10 Iredale Avenue***

In 1911, The Harbutt Brothers submitted a Building Application for the construction of four cottages over parts of Lots 8, 9, 10 and 11.<sup>30</sup> These four cottages appear to survive at Nos. 4, 6, 8 and 10 Iredale Avenue and first appear in the *Sands Directory* in 1912. In 1915, the allotments were transferred to new owners.

Cloisone, No. 4 Iredale Avenue, is a single storey, free standing cottage of painted brick and render with hipped, tiled roof. The dwelling is raised above ground level and is accessed via stairs leading to the front verandah, which has timber posts with decorative timber brackets. The front door is inset within an arched opening. The house has undergone alterations including the addition of a dormer to the front roof plane and a two-storey rear addition.

Koorang, No. 6 Iredale Avenue, is now a two-storey residence, although as original constructed it was single storey with an undercroft area that has since been adapted as additional living space. The cottage is face brick with a hipped, tiled roof and large gablet to the front elevation with battening, exposed eaves rafters and timber posts with decorative brackets to the front verandah, which is partially enclosed. The house also now has a two-storey rear addition.

Perak, No. 8 Iredale Avenue, is a substantial two-storey residence with front verandah at both levels, of painted brick with a hipped, tile roof. The house appears to have been constructed as a duplex, as when it first appears in the *Sands Directory* in 1912 it is listed with two occupants, M. Wasserbrenner and S. Fitzgerald.

Lonbank, No. 10 Iredale Avenue is a single storey, free standing residence with undercroft, of face brick with tiled, gable roof and front verandah with exposed eaves rafters, timber posts and timber moulded brackets. The front window appears to be timber framed casement windows with colour glazed panels to the upper pane and the fanlight.

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<sup>30</sup> Building Application 11/729



Figure 3. 71: Cloisone, No. 4 Iredale Avenue.  
Source: realestate.com



Figure 3. 72: Koorang or Kooranung, No. 6 Iredale Avenue.



Figure 3. 73: Perak, No. 8 Iredale Avenue

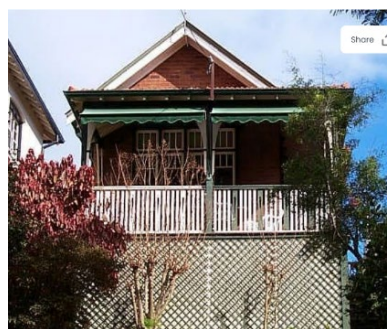


Figure 3. 74: Lonbank, No. 10 Iredale Avenue.  
Source: onthefhouse.com

### ***Nos. 3 to 7 Iredale Avenue***

Nos. 3, 5 and 7 Iredale Avenue are located on Lots 41, 42 and part Lot 43 of the Surrey Estate, which first appear in the *Sand Directory* in 1912 and were on sold in 1915-1916. This group of houses are located on the eastern side of Iredale Avenue, at its southern end and are located at below street level. It is assumed that they were built by the Harbutt Brothers, being in their ownership at the time of their construction.

Felix Haven, No. 3 Iredale Avenue, is a single storey, free-standing residence of roughcast rendered masonry with a hipped, tiled roof with two front gablets and a large gablet to the roof ridge with bullseye vent, exposed eaves rafters, front verandah under the main roof with timber posts and decorative timber brackets, timber framed casement windows with coloured glazed panels to fanlights and upper panes. The front entry is inset within an arched opening. At some stage a large dormer window has been constructed on the western roof plane.

Glenferrie, No. 5 Iredale Avenue, is a single storey, free-standing residence of painted brick with hipped, tiled roof with projecting front wing and front gable with false collar ties and timber shingling, exposed eaves rafters and timber framed casement windows. Based on real estate photographs, the dwelling now has a large addition to its rear and side elevation, although the two storey gable wing to the rear survives.

Te Koya, No. 7 Iredale Avenue is a single storey, free-standing residence of face brick on sandstone base (cement rendered over) with hipped, tiled roof with projecting front and rear gables that are timber shingled, timber framed casement windows with coloured glazed panels to upper panes and fanlights and an awning with decorative timber brackets to the front casement window.



Figure 3. 75: No. 3 Iredale Avenue.



Figure 3. 77: No. 5 Iredale Avenue.



Figure 3. 76: No. 3 Iredale Avenue. Source: realestate.com



Figure 3. 78: Rear of No. 5 Iredale Avenue. Source: realestate.com



Figure 3. 79: No. 7 Iredale Avenue. Source: realestate.com



Figure 3. 80: Rear elevation of No. 7 Iredale Avenue. Source: realestate.com

### *Nos. 22 to 26 Iredale Avenue*

Nos. 20, 22, 24 and 26 Iredale Avenue are located on Part Lots 3 and 4, Lot 5 and Lot 6 of the Surrey Estate, which first appear in the *Sand Directory* in 1912 and were on sold in 1915. This group of houses are located on the western side of Iredale Avenue, and it is assumed that they were built by the Harbutt Brothers, being in their ownership (leasehold) at the time of the initial construction of these four houses.

Rewa, No. 20 Iredale Avenue is located on Lot 6 and contains a large, two storey, free-standing residence that first appears in the *Sands Directory* in 1912 with two separate occupants, A. Hudson and H.J.T. Younger. In 1911, an advertisement appeared in the *Sydney Morning Herald* letting out three unfurnished rooms in Rewa, Iredale Avenue, which was noted as being a new villa.<sup>31</sup> In 1915, the property was transferred to Alice May Collier, wife of Bertram H. Collier. The Colliers are listed as residing in the house in the 1915 *Sands Directory*, and in 1916, a notice appeared under the Roll of

<sup>31</sup> Advertising, *The Sydney Morning Herald*, Wednesday, 29<sup>th</sup> March 1911, p. 4

Honour in the *Sydney Morning Herald* following the death of Lieutenant Bertram Collier, inserted by his wife, Alice Collier of Rewa, Iredale Avenue, Cremorne.<sup>32</sup>

The house is an excellent and ornate example of a Federation house of painted brick (originally face brick) on a sandstone base, with hipped and gabled tiled roof, projecting gabled front that is shingled with bay windows at ground and first floor level, gable fronted portico entry, a wrap-around verandah with heavy timber posts and moulded brackets, timber framed casement windows with coloured glazed panels and recessed balcony within the front roof plane.

No. 20 Iredale Avenue Cremorne is identified as a local heritage item under Schedule 5 of the *North Sydney Local Environmental Plan 2013* (Item No. I0062).

Templestone & Penrhyn, No. 22 Iredale Avenue are located on Lot 5 and first appear in the *Sands Directory* in 1912. The property contains a free standing, single storey Federation duplex of face brick on a sandstone base with undercroft, a tiled hipped roof and two projecting gable fronts, one with a rising sun motif in render to the gable, the other with a lattice design in render. The northern gable front is shingled, and the front entry is inset between the two projecting bays. Based on real estate advertisements, the property appears to be substantially intact internally, with original details surviving throughout including cornices, skirtings, door joinery and fireplaces.

Waima, No. 24 Iredale Avenue is located on part Lots 3 and 4 and first appears in the *Sands Directory* in 1914 being resided in by Florence Laury (Lawrie), who became the freehold owner of the property in 1915.<sup>33</sup> By 1917, self-contained flats were being advertised for lease at Waima.<sup>34</sup>

The property contains a two storey Federation flat building, containing four flats of face brick on a sandstone base, tiled hipped roof with two projecting gable fronts, one in face brick with timber shingled bay windows and battened gable, the other of fibrous cement and timber shingles, exposed eave rafters, timber framed casement windows with multi-pane fanlights. The front entry is inset between the two projecting gable fronts.

Torrington No. 26 Iredale Avenue is located on part Lots 3 and 4 immediately to the south of Merilla, No. 28 Iredale Avenue. Torrington first appears in the *Sands Directory* in 1912 being resided in by J.T. Middleton, who became the freehold owner of the property in 1915.<sup>35</sup>

The property contains a free-standing, single storey Federation cottage of painted brick on a sandstone base, with a tiled hipped roof with two projecting gable fronts, one with a bay window with timber framed casement windows with coloured glazed panels to the top pane and fanlight. The entry to the cottage is inset between the two projecting bays. A name plate "Torrington" remains attached to the front elevation. Real Estate advertisements reveal that the rear elevation remains in face brick of a light-coloured brick.

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<sup>32</sup> Roll of Honour, *The Sydney Morning Herald*, Saturday, 12<sup>th</sup> August 1915, p. 12

<sup>33</sup> Certificate of Title Vol. 2571 Fol. 197

<sup>34</sup> Advertising, *The Daily Telegraph*, Saturday 9<sup>th</sup> June 1917, p. 7

<sup>35</sup> Certificate of Title Vol. 2560 Fol. 22



Figure 3. 81: Rewa, No. 20 Iredale Avenue. Source: realestate.com

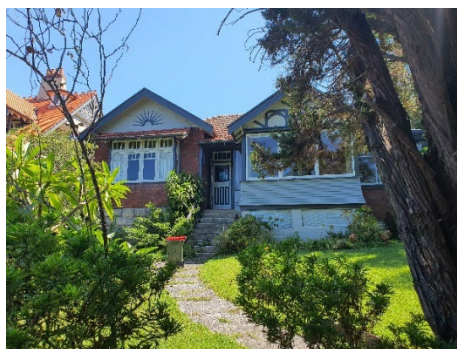


Figure 3. 82: Templestone & Penrhyn, No. 22 Iredale Avenue.



Figure 3. 83: Waima, No. 24 Iredale Avenue.



Figure 3. 84: Torrington, No. 26 Iredale Avenue.

### Lower Spofforth/Glenferrie Avenue

Lots 31 to 35 of the Surrey Estate/Cooperville subdivision front what was known as Spofforth Street, south of Boyle Street. Today, these allotments are known as No. 6 Lower Spofforth Street, Nos. 17 and 19 Glenferrie Avenue and Nos. 68 and 70 Kareela Road. No. 6 Lower Spofforth Street, Nos. 17 and 19 Glenferrie Avenue appear to have been built by the Harbutt Brothers in c1915 to 1918 (No. 21 Glenferrie Avenue is of a later date).

The Harbutt Brothers retained ownership of these properties (Lots 33, 34 and 35) until well into the mid-20<sup>th</sup> century and it is assumed they utilised these assets to finance the building of their other properties throughout the North Sydney LGA, as the Certificates of Titles indicate numerous mortgages were taken out.<sup>36</sup>



Figure 3. 85: 1943 aerial view of the subject properties along Lower Spofforth Street Glenferrie Avenue and Kareela Road (outlined in orange). Source: SixMaps

<sup>36</sup> Certificates of Title Vol. 4090 Fols. 36 and 37

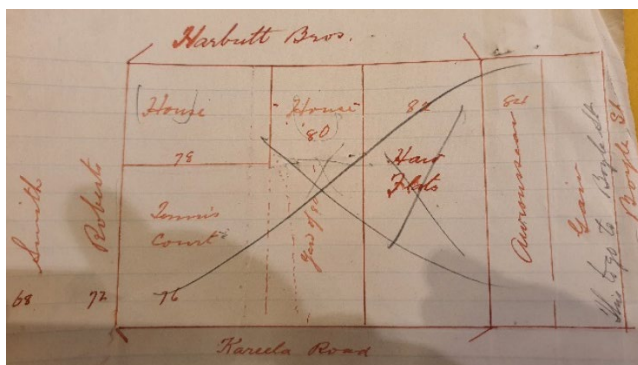


Figure 4. 86: Copy of sketch plan held in Stanton Library archives showing the Harbutt Brothers properties fronting what was then referred to as Kareela Road.

### No. 6 Lower Spofforth Street (Walk)

In 1915, the Harbutt Brothers submitted a Building Application for the construction of a new residence over Lots 33, 34 and 35, with a right of way connecting the land through to Iredale Avenue to the west.<sup>37</sup> This property is Hawes Flats, No. 6 Lower Spofforth Street (Walk), a three storey Federation style block of flats of roughcast render and fibrous cement sheeting with battening, with hipped, tiled roof, timber framed casement windows, leadlight windows and enclosed verandahs.

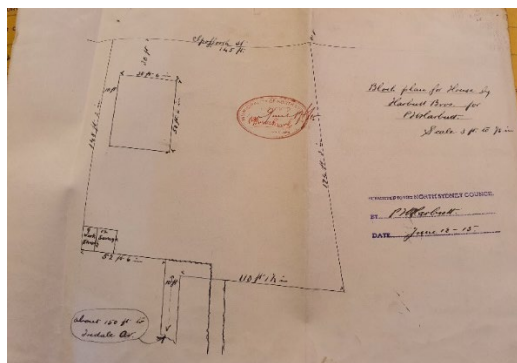


Figure 3. 87: Block plan for BA 15/2936 for No. 6 Lower Spofforth Street (Walk) submitted by Percy Harbutt.



Figure 3. 88: Hawes Flats, No. 6 Lower Spofforth Street (Walk). Source: realestate.com

### No. 19 Glenferrie Avenue

In 1917, the Harbutt Brothers submitted a Building Application (unnumbered) for the construction of a cottage on Lot 33 and part Lot 34, which was approved in September 1917. This property is No. 19 Glenferrie Avenue and consists of a single storey, free standing cottage in the Federation style of rough cast render, with gabled, tiled roof, timber framed casement windows.

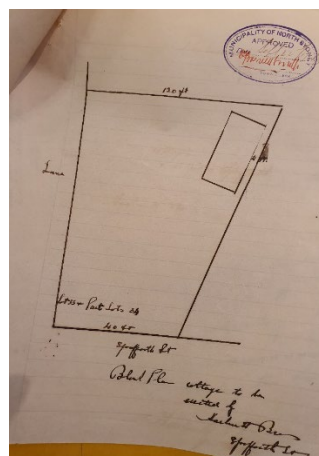


Figure 3. 89: Block plan submitted with the application for No. 19 Glenferrie Avenue.

<sup>37</sup> Building Application 15/2936



Figure 3. 90: No. 19 Glenferrie Avenue. Source: realestate.com

### *No. 17 Glenferrie Avenue*

The following year, in 1918, the Harbutt Brothers submitted another Building Application for the construction of a block of flats on Lot 33. This property is No. 17 Glenferrie Avenue and consists of a two-storey building that is now a single residence of roughcast render with a hipped and gabled tiled roof, battened fibrous cement sheeting verandahs, multi-pane sash windows and exposed eaves rafters.

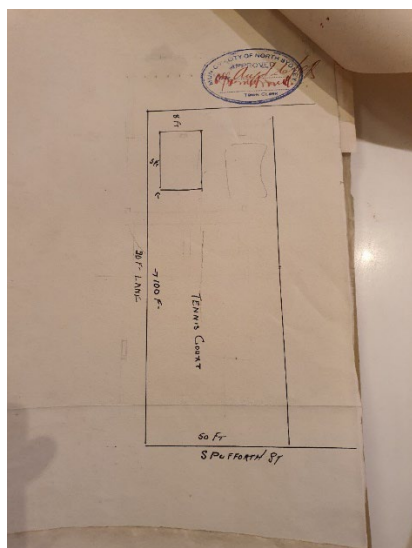


Figure 3. 91: Block plan submitted with the application for No. 17 Glenferrie Avenue.



Figure 3. 92: No. 17 Glenferrie Avenue. Source: realestate.com

## 3.3. Conclusion

Based on the foregoing research, the Harbutt Brothers, as builders and property developers, worked exclusively in the Federation style with Queen Anne and Arts & Crafts elements.

Producing free-standing and semi-attached cottages and large residences, as well as residential flat buildings, the Harbutt Brothers adapted the Federation style to accommodate the working classes through to the upper middle classes. The level of architectural detailing (both internally and externally) ranged from quite simple, with little external adornment and simply profiled internal joinery to the quite ornate (No. 20 Iredale Road Cremorne is the grandest example of their work identified for this report).

Key style indicators for the Federation Queen Anne style<sup>38</sup> employed by the Harbutt Brothers in their work include a prominent gable facing the street, timber battening to gable front, projecting bays, Marseilles pattern terracotta roof tiles, terracotta ridge tiles, timber gable screens, varied roof shapes including gablets, tall chimneys with terracotta pots, tuck pointed face brick, roughcast walling, verandas with timber posts and ornamental brackets, casement sash windows and multi-paned top lights.

Key style indicators for the Federation Arts & Crafts style<sup>39</sup> employed in their work include leadlight glazing, casement windows, coloured glass, quoin motifs, timber shingle cladding, exposed eaves rafters, battered chimneys, terracotta ridging, bay windows, leadlight, arched brick window heads, batted gable ends, gable infills, bullseye vents and sunrise motif in gable render design.

Based on the above analysis of known Harbutt Brothers buildings, both their dwellings and flat buildings display some consistency in form, with a strong preference for projecting front bays with gable roofs. The Harbutt Brothers often utilised the gable fronts to individualise the cottages within a row. From the 1910s they were employing the distinctly Australian rising sun motif, which became a defining feature of many of the cottages they constructed throughout Cremorne (see No. 22 Iredale Avenue, No. 15 Murdock Street, Nos. 10, 14 and 30 Macpherson Street, No. 2 Prospect Avenue and Nos. 79, 85, 120 and 122 Benelong Road).

Nos. 80 to 88 Parraween Street, display the key style indicators of the Federation Arts & Crafts style as employed by the Harbutt Brothers, although all four cottages are modest examples of the type. In comparison with the other Harbutt Brothers single storey, free standing cottages on Benelong Road, Iredale Avenue and Boyle Street, the Parraween Street cottages were clearly developed for the working classes, being a group of cottages of identical form and configuration, modest in scale and with simple detailing. Regardless, the Harbutt Brothers individualised each of the cottages by way of the treatment of the street elevations and gable front detailing.

Of the four cottages, No. 88 Parraween is the most ornate with rendered quoin motif, bullseye vent and roughcast render to the gable front. No. 86 Parraween Street is the least detailed of the group and the absence of a gable to the projecting bay places this cottage at odds with its neighbours. The use of a hipped roof to the front projecting bay is an uncommon feature in the work of the Harbutt Brothers and lessens the aesthetic attributes of the cottage in comparison with its neighbours.



Figure 3. 93: No. 82 Parraween Street



Figure 3. 94: No. 84 Parraween Street

<sup>38</sup> Apperley, R., Irving, R. and Reynolds, P., 1989; *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, Sydney, p.134

<sup>39</sup> Ibid.; p. 142 and Stapleton, M & I., 1997; *Australian House Styles*, The Flannel Flower Press Pty Ltd, Mullumbimby, p. 58-59



Figure 3. 95: No. 86 Parraween Street.



Figure 3. 96: No. 88 Parraween Street.

Based on the locations of their known works, the Harbutt Brothers benefitted from the subdivision and leasehold sale of the Cooper Estate lands throughout North Sydney (and Mosman). Their offices were located at the corner of Macpherson Street and Military Road (Harbutt's Building, 348 Military Road, Cremorne), a building which they shared with their brother Lawrence Harbutt, a real estate agent.

As builders, property developers and estate agents, the Harbutt Brothers, became notable and prolific contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray. It appears that it was the practice of the Harbutt Brothers to take up the leasehold (later the freehold) title of multiple allotments along suburban streets and build free-standing cottages, semi-attached cottages and blocks of flats in the Federation style.

This was not an unusual practice, as other builders and developers are known to have benefitted from the release of the Cooper Estate lands in the same way, including Charles and Mary Blackman, who constructed pairs of semi-attached cottages along Parraween Street at the same time as the Harbutt Brothers (Nos. 58 to 80 Parraween Street). The Blackman cottages are also examples of Federation style architecture with Arts & Crafts elements, although they are smaller in scale and less generous in detailing (other than Nos. 78 and 80 Parraween Street), than the cottages developed by the Harbutt Brothers.

As noted in the *North Sydney Heritage Study Review*,<sup>40</sup> the creation of the Municipality of North Sydney in 1893, coupled with the leasehold sale of the Cooper Estate lands, led to a fairly rapid population increase throughout the North Sydney LGA in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. This period of development coincided with Federation and a discussion about building for the Australian climate and identity. Thus, localities such as Cremorne, Neutral Bay, Cremorne Point and Cammeray began to grow and took on the character of Federation residential suburbs, a character that survives today.

The Harbutt Brothers arrived in Australia from New Zealand during this era and examples of their work are known to survive throughout the former Cooper Estate lands (inclusive of the Parraween Estate), all in the Federation style. The amount and quality of their work make a substantial contribution to the recognised historical character of the Federation era residential precincts of the North Sydney LGA.

<sup>40</sup> Godden Mackay Pty Ltd. in association, 1993; *North Sydney Heritage Study Review*, p. 137

## 4. Assessment of Significance

### 4.1. Introduction

Following the internal inspection of most of the subject properties (excluding No. 86 Parraween Street) and the completion of a detailed comparative analysis of the work of the Harbutt Brothers (see Section 3 of this report), revised assessments of significance have been provided below for Nos. 50, 52, 54, 56, 70, 72, 78 & 80 and 82 to 88 Parraween Street.

The following statements of significance are based on the foregoing analysis in this report and have been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

### 4.2. Revised Assessments of Significance

#### 4.2.1. No. 50 and Nos. 52 to 56 Parraween Street

##### Criterion (a) Historical Significance

No. 50 and Nos. 52 to 56 Parraween Street, Cremorne are of historical significance on a local level as some of the oldest surviving buildings in the locality of Parraween Street. Constructed in c.1887-89, they were the first buildings to be constructed along Parraween Street east of Paling Street and survive today relatively intact to their original configurations. Constructed by bricklayer John Connor, as his own residence (No. 50), with adjacent row of workers cottages for rent (Nos. 52 to 56), the group of buildings are associated with the initial release, subdivision and sale of the Parraween Estate (part of the Cooperville Estate lands) and earliest phase of suburban development of the Parraween Estate lands that occurred in c.1883.

Meets the criterion on a local level.

<i>Assessing Heritage Significance</i> (2001)	
Guidelines for Inclusion	
Show evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	Yes
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association.	No

### Criterion (b) Historical Associational Significance

Nos. 50 and 52 to 56 Parraween Street, Cremorne are associated with John Connor, bricklayer, who took out the leaseholds over the land (Lots 28 to 30 of Section 2 of the Parraween Estate) in 1886 and developed the land for his own house with adjacent row of three workers cottages. John Connor is not a noted person in the history of Cremorne and is not well known today. More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion on a local level.

<i>Assessing Heritage Significance (2001)</i>	
<b>Guidelines for Inclusion</b>	
Show evidence of significant human occupation	<b>No</b>
Is associated with a significant event, person or group of persons	<b>No</b>
<b>Guidelines for Exclusion</b>	
Has incidental or unsubstantiated connections with historically important people or events	<b>Yes</b>
Provides evidence of people or events that are of dubious historical importance	<b>Yes</b>
Has been so altered that it can no longer provide evidence of a particular association.	<b>No</b>

### Criterion (c) Aesthetic Significance

Nos. 50 and 52 to 56 Parraween Street are of aesthetic significance on a local level as a surviving group of late Victorian vernacular cottages with Georgian Revival and Italianate detailing, that remain relatively intact to their original forms and configuration.

No. 50 Parraween Street is of aesthetic significance as a simply detailed, single storey, rendered masonry cottage with gabled tiled roof extending over the front balcony with simple squared timber posts, with landscaped front garden. Details of note include the rendered quoining around the front door, decorative sill brackets and dentils to the front door architrave, a detail repeated in the adjacent row of cottages. Internally, the dwelling retains its original configuration (with minor later additions) and some original architectural detailing including simply detailed cornices, skirtings and joinery. Fireplaces have been removed and internally, the cottage is of little architectural note.

The adjacent row of three, semi-detached workers cottages at Nos. 52 to 56 Parraween Street are of aesthetic significance as simply detailed, single storey, rendered masonry cottages with gabled corrugated metal roofing that encompasses the front verandahs of all three cottages. Evidence suggests that the facades were originally ashlar lined, fin walls retain their arched recesses and the front doors to Nos. 52 and 54 Parraween Street display the same dentil mouldings as those found at No. 50 Parraween Street. Although both Nos. 52 and No. 56 have undergone some change, the work is generally sympathetic and does not prevent the ability to appreciate the row as a consistent group of workers cottages.

Internally, all three cottages have been altered, resulting in the loss of some original details, however, across the group of three cottages, enough evidence remains of original architectural features (including fireplaces, cornices, skirtings, ceiling roses and joinery) to allow restoration/reconstruction of each cottage to its original configuration.

As a group of buildings, Nos. 50 and 52 to 56 Parraween Street, make a strong historical contribution to Parraween Street and the immediate locality and are comparable with other late 19<sup>th</sup> and early 20<sup>th</sup> century rows of workers cottages located throughout the North Sydney LGA.

Meets the criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Shows or is associated with, creative or technical innovation or achievement	<b>No</b>
Is the inspiration for a creative or technical innovation or achievement	<b>No</b>
Is aesthetically distinctive	<b>Yes</b>
Has landmark qualities	<b>No</b>
Exemplifies a particular taste, style or technology	<b>Yes</b>
<b>Guidelines for Exclusion</b>	
Is not a major work by an important designer or artist	<b>Yes</b>
Has lost its design or technical integrity	<b>No</b>
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	<b>No</b>
Has only a loose association with a creative or technical achievement	<b>No</b>

### Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville Estate lands and the Parraween Estate from the late 19<sup>th</sup> century, Nos. 50 and 52 to 56 Parraween Street may be valued by local residents for their historical character and relative intactness.

Potentially meets the criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Is important for its associations with an identifiable group	<b>No</b>
Is important to a community's sense of place	<b>Yes</b>
<b>Guidelines for Exclusion</b>	
Is only important to a community for amenity reasons	<b>No</b>
Is retained only in preference to a proposed alternative	<b>No</b>

### Criterion (e) Research Potential

No. 50 and Nos. 52 to 56 Parraween Street have minor research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne.

Does not meet criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Has the potential to yield new or further substantive scientific and/or archaeological information	<b>No</b>
Is an important benchmark or reference site or type	<b>No</b>
Provides evidence of past human cultures that is unavailable elsewhere	<b>No</b>

<b>Guidelines for Exclusion</b>	
The knowledge gained would be irrelevant to research on science, human history or culture	<b>No</b>
Has little archaeological or research potential	<b>Yes</b>
Only contains information that is readily available from other resources or archaeological sites	<b>No</b>

### Criterion (f) Rarity

As a group of buildings all constructed by the one person, John Connor, bricklayer, as his own residence with adjacent row of workers cottage for rent, Nos. 50 and 52 to 56 Parraween Street are considered to be rare on a local level. Although a number of other rows of workers cottages can be found throughout the North Sydney LGA, none appear to retain an adjacent free-standing house linked by way of history, form, style and architectural detailing.

Meets the criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Provides evidence of a defunct custom, way of life or process	<b>Yes</b>
Demonstrates a process, custom or other human activity that is in danger of being lost	<b>No</b>
Shows unusually accurate evidence of a significant human activity	<b>No</b>
Is the only example of its type	<b>Yes</b>
Demonstrates designs or techniques of exceptional interest	<b>No</b>
Shows rare evidence of a significant human activity important to a community	<b>No</b>
<b>Guidelines for Exclusion</b>	
Is not rare	<b>No</b>
Is numerous but under threat	<b>No</b>

### Criterion (g) Representativeness

As a group of late Victorian workers cottages, Nos. 50 and 52 to 56 Parraween Street are representative of the earliest phase of development of the Cooperville Estate lands following the release, subdivision and sale of the land (leasehold) for suburban development in c.1883. The form, simple detailing and configuration of the free-standing cottage and row of workers cottages (regardless of later changes) are representative of Victorian era residential development for the working classes in the newly developing suburb of Cremorne.

Meets the criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Is a fine example of its type	<b>Yes</b>
Has the principal characteristics of an important class or group of items	<b>Yes</b>
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	<b>No</b>
Is a significant variation to a class of items	<b>Yes</b>
Is part of a group which collectively illustrates a representative type	<b>Yes</b>
Is outstanding because of its setting, condition or size	<b>No</b>
Is outstanding because of its integrity or the esteem in which it is held	<b>No</b>
<b>Guidelines for Exclusion</b>	
Is a poor example of its type	<b>No</b>
Does not include or has lost the range of characteristics of a type	<b>No</b>
Does not represent well the characteristics that make up a significant variation of a type	<b>No</b>

## Summary Statement of Significance

The group of four cottages at No. 50 and Nos. 52 to 56 Parraween Street Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The group consists of four relatively intact late Victorian cottages, developed for the working classes, displaying modest Georgian Revival and Italianate detailing, and their significance is strengthened by their linked histories and shared architectural details (both internally and externally).

Constructed by bricklayer John Connor in c.1887-89, comprising his own free-standing residence with adjacent row of semi-detached workers cottages, the residences survive as examples of the earliest phase of development that occurred following the release, subdivision and sale (leasehold) of the Cooperville Estate lands for suburban development in c.1883. The group of cottages are of historical significance as evidence of the earliest phase of development within the Parraween Estate.

The relative intactness and consistency in form, materials and detailing of the cottages, together with their relatively intact front gardens (aside from No. 56), make a strong contribution to the surviving historical character of the immediate locality and are a distinctive feature in the streetscape of Parraween Street.

As a group of buildings, all constructed by the one person, and linked by way of history, form, style and architectural detailing, Nos. 50 to 56 Parraween Street are considered to be rare on a local level.

### 4.2.2. Nos. 70 and 72 Parraween Street

#### Criterion (a) Historical Significance

Nos. 70 and 72 Parraween Street, Cremorne are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooper Estate lands). Constructed in c.1909 by building contractor Charles Blackman as speculative development, the pair of semi-attached Federation bungalows remain substantially intact to their original configurations and detailing.

Meets the criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Show evidence of a significant human activity	<b>No</b>
Is associated with a significant activity or historical phase	<b>Yes</b>
Maintains or shows the continuity of a historical process or activity	<b>No</b>
<b>Guidelines for Exclusion</b>	
Has incidental or unsubstantiated connections with historically important activities or processes	<b>Yes</b>
Provides evidence of activities or processes that are of dubious historical importance	<b>No</b>
Has been so altered that it can no longer provide evidence of a particular association.	<b>No</b>

#### Criterion (b) Historical Associational Significance

Nos. 70 & 72 Parraween Street, Cremorne are associated with building contractor Charles Blackman, who, together with his wife Mary, took out the leaseholds over the land (Part Lots 23 and 24 of Section 2 of the Parraween Estate) in 1906 and developed the land as one of a group of similar type semi-attached Federation cottages that characterise Parraween Street. Charles Blackman is not a noted person in the history of Cremorne and is not well known today. More broadly, the properties are

associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Show evidence of significant human occupation	<b>No</b>
Is associated with a significant event, person or group of persons	<b>No</b>
<b>Guidelines for Exclusion</b>	
Has incidental or unsubstantiated connections with historically important people or events	<b>Yes</b>
Provides evidence of people or events that are of dubious historical importance	<b>Yes</b>
Has been so altered that it can no longer provide evidence of a particular association.	<b>No</b>

### Criterion (c) Aesthetic Significance

Nos. 70 & 72 Parraween Street are of aesthetic significance on a local level as a pair of substantially intact, semi-attached, single storey Federation cottages of unusual configuration presenting as a single dwelling with No. 70 fronting the street (south elevation) and No. 72 entered via a verandah on the side (east) elevation (currently enclosed with timber weatherboard).

Constructed in c.1909 with typical Federation detailing of face brick with contrasting brick sills on sandstone base course, with hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and encaustic tile verandah with squared timber posts and decorative timber brackets. Internally, the main body of both cottages remain substantially intact to their original configuration and detailing including four panelled doors with fanlights, moulded skirtings and cornices, picture rails, moulded plaster ceiling roses, timber mantelpieces and No. 70 retains an original fireplace with tiled hearth and surrounds. The pair of cottages form part of a larger group of similar pairs of semi-attached cottages, of lesser integrity.

Although both properties now contain a hard stand parking space within their front yards, the intactness, configuration and detailing of this pair of cottages remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Shows or is associated with, creative or technical innovation or achievement	<b>No</b>
Is the inspiration for a creative or technical innovation or achievement	<b>No</b>
Is aesthetically distinctive	<b>Yes</b>
Has landmark qualities	<b>No</b>
Exemplifies a particular taste, style or technology	<b>Yes</b>
<b>Guidelines for Exclusion</b>	
Is not a major work by an important designer or artist	<b>Yes</b>
Has lost its design or technical integrity	<b>No</b>
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	<b>No</b>

**Assessing Heritage Significance (2001)**

Has only a loose association with a creative or technical achievement

**No****Criterion (d) Social Significance**

As part of the historic development of the former Thrupp land grant, the Cooper Estate lands and the Parraween Estate from the late 19<sup>th</sup> century, Nos. 70 & 72 Parraween Street may be valued by local residents, for their historical character and relative intactness.

Potentially meets the criterion on a local level.

**Assessing Heritage Significance (2001)****Guidelines for Inclusion**

Is important for its associations with an identifiable group

**No**

Is important to a community's sense of place

**Yes****Guidelines for Exclusion**

Is only important to a community for amenity reasons

**No**

Is retained only in preference to a proposed alternative

**No****Criterion (e) Research Potential**

No. 70 & 72 Parraween Street have some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne. To a lesser extent, there is also the potential for further information to be gained regarding local developer Charles Blackman and the extent of his involvement in the early development of the suburb of Cremorne.

Meets the criterion on a local level.

**Assessing Heritage Significance (2001)****Guidelines for Inclusion**

Has the potential to yield new or further substantive scientific and/or archaeological information

**No**

Is an important benchmark or reference site or type

**No**

Provides evidence of past human cultures that is unavailable elsewhere

**No****Guidelines for Exclusion**

The knowledge gained would be irrelevant to research on science, human history or culture

**No**

Has little archaeological or research potential

**Yes**

Only contains information that is readily available from other resources or archaeological sites

**No****Criterion (f) Rarity**

Nos. 70 and 72 Parraween Street are considered rare on a local level due to their form and configuration. Although detailed in a typical Federation style (both externally and internally), the pair of semi-attached cottages present as a single free-standing dwelling, with the front entry to No. 72 located on a side elevation, an uncommon approach to the semi-attached cottage form.

Meets the criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Provides evidence of a defunct custom, way of life or process	<b>No</b>
Demonstrates a process, custom or other human activity that is in danger of being lost	<b>No</b>
Shows unusually accurate evidence of a significant human activity	<b>No</b>
Is the only example of its type	<b>No</b>
Demonstrates designs or techniques of exceptional interest	<b>Yes</b>
Shows rare evidence of a significant human activity important to a community	<b>No</b>
<b>Guidelines for Exclusion</b>	
Is not rare	<b>No</b>
Is numerous but under threat	<b>Yes</b>

### Criterion (g) Representativeness

Nos 70 and 72 Parraween Street are representative of the work of local building contractor Charles Blackman, who constructed a row of similar type cottages along Parraween Street in the early 20<sup>th</sup> century, of which Nos. 70 and 72 remain substantially intact. The form, detailing, material selection and configuration of the pair of semi-attached cottages are representative of Federation style residential development for the working classes.

Meets the criterion on a local level.

<b>Assessing Heritage Significance (2001)</b>	
<b>Guidelines for Inclusion</b>	
Is a fine example of its type	<b>Yes</b>
Has the principal characteristics of an important class or group of items	<b>Yes</b>
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	<b>No</b>
Is a significant variation to a class of items	<b>Yes</b>
Is part of a group which collectively illustrates a representative type	<b>Yes</b>
Is outstanding because of its setting, condition or size	<b>No</b>
Is outstanding because of its integrity or the esteem in which it is held	<b>No</b>
<b>Guidelines for Exclusion</b>	
Is a poor example of its type	<b>No</b>
Does not include or has lost the range of characteristics of a type	<b>No</b>
Does not represent well the characteristics that make up a significant variation of a type	<b>No</b>

### Summary Statement of Significance

Nos. 70 and 72 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values and their relative rarity. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation cottages of high integrity to their original configuration and detailing (externally and internally). Their significance is strengthened by their unusual form and configuration, presenting as a single dwelling rather than as a pair.

The pair of bungalows are also representative of a type of modest housing, erected in the early 20<sup>th</sup> century to accommodate local workers and displays many of the key characteristics of the Federation architectural style including face brick on sandstone base course, hipped tiled roof, face brick chimney, projecting gable front with timber shingling and boarded under-eaves, tiled (fibre cement?) window awning with shaped timber stays, exposed eaves rafters, timber panelled half-glazed door with fanlight and tessellated tiled verandah with squared timber posts and decorative timber brackets. Internally, the cottage retains original features including timber joinery, four panelled doors with

fanlights, moulded skirtings, picture rails, ceiling roses and timber mantelpieces. No. 70 retains its original, tiled fireplace and hearth.

Forming part of a larger group of similar types of pairs of cottages along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, Nos. 70 & 72 Parraween Street make a strong contribution to the streetscape due to their relative intactness, form, Federation details, integrity and historical character.

### 4.2.3. Nos. 78 & 80 Parraween Street

#### Criterion (a) Historical Significance

Nos. 78 & 80 Parraween Street, Cremorne are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed between 1908 to 1910, by local building contractor Charles Blackman as speculative development, the pair of semi-attached Federation bungalows remain relatively intact to their original configurations and detailing.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	Yes
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association.	No

#### Criterion (b) Historical Associational Significance

Nos. 78 & 80 Parraween Street, Cremorne are associated with building contractor Charles Blackman, who, together with his wife Mary, took out the leaseholds over the land (Lot 21 and Part Lots 20 and 22 of Section 2 of the Parraween Estate) in 1906 and developed the land as one of a group semi-attached Federation bungalows that characterise Parraween Street. Charles and Mary Blackman are not considered to be notable persons in the history of Cremorne and are not well known today. More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	No
Is associated with a significant event, person or group of persons	No
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	Yes
Provides evidence of people or events that are of dubious historical importance	Yes
Has been so altered that it can no longer provide evidence of a particular association.	No

### Criterion (c) Aesthetic Significance

Nos. 78 & 80 Parraween Street are of aesthetic significance on a local level as a pair of substantially intact, modest, semi-attached, single storey Federation bungalows of high integrity. Constructed between 1908 to 1910 in the Federation style, the pair of houses are mirrored under a single hipped terracotta tiled roof with a single front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with chamfered timber posts and decorative brackets. Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair.

Internally, the main body of both houses remain substantially intact to their original configuration and detailing with surviving Federation details including pressed metal ceilings, four panelled doors with fanlights, ceiling roses, picture rails, moulded skirtings, timber T&G floorboards, and arched hallway opening with corbels. No. 78 retains its original living room corner chimney piece with timber mantel. The relative intactness of both houses enhances their aesthetic significance.

Although both properties now contain a hard stand parking space within their front yards, the width of the sites allows for a front garden and the intactness, configuration and detailing of this pair of cottages remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	No
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Guidelines for Exclusion	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	No
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	No
Has only a loose association with a creative or technical achievement	No

### Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19<sup>th</sup> century, Nos. 78 & 80 Parraween Street may be valued by local residents, for their historical character and intactness.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	Yes
Guidelines for Exclusion	
Is only important to a community for amenity reasons	No
Is retained only in preference to a proposed alternative	No

### Criterion (e) Research Potential

No. 78 & 80 Parraween Street have some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne. To a lesser extent, there is also some potential for further information to be gained regarding local building contractor Charles Blackman and the extent of his involvement in the early development of the suburb of Cremorne and surrounding suburbs.

Meets the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	No
Has little archaeological or research potential	Yes
Only contains information that is readily available from other resources or archaeological sites	No

### Criterion (f) Rarity

Nos. 78 & 80 Parraween Street are not considered rare being examples of a pair of semi-attached Federation bungalows, many of which are located throughout the North Sydney LGA.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	Yes
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	Yes
Shows rare evidence of a significant human activity important to a community	No
Guidelines for Exclusion	
Is not rare	Yes
Is numerous but under threat	Yes

### Criterion (g) Representativeness

As a pair of semi-attached, single storey Federation bungalows, Nos. 78 & 80 Parraween Street are representative of the early 20<sup>th</sup> century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today. The form, detailing, material selection and configuration of the pair of semi-attached cottages are representative of Federation style residential development for the working classes.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	Yes
Has the principal characteristics of an important class or group of items	Yes

Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	No
Is a significant variation to a class of items	Yes
Is part of a group which collectively illustrates a representative type	Yes
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
<b>Guidelines for Exclusion</b>	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	No
Does not represent well the characteristics that make up a significant variation of a type	No

### Summary Statement of Significance

Nos. 78 & 80 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration and detailing.

The pair of semi-attached bungalows, constructed between 1908 and 1910, are of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The pair of bungalows are representative of modest Federation style housing, erected in the early 20<sup>th</sup> century to accommodate local workers. Retaining a number of key style characteristics of the Federation style, the houses are mirrored under a single hipped gablet terracotta tiled roof with projecting front gablet with timber shingling defining the two entries, face brick chimney, exposed eaves rafters, verandah under the main roof with squared timber posts and decorative brackets. Originally of face brick, both houses are now painted, with rendered windowsills, timber joinery and fanlight over the front doors. Minor differences in detailing (a pair of sash windows to No. 78 and a single sash window to No. 80) subtly individualise the pair. Internally, both houses remain substantially intact in configuration and detailing to the main body of the bungalows.

Forming part of a row of pairs of semi-attached cottages along Parraween Street of mixed intactness and integrity built by local building contractor Charles Blackman (Nos. 58 to 80 Parraween Street), Nos. 78 & 80 Parraween Street are of a notably different form and make a strong contribution to the streetscape due to their relative intactness and integrity, Federation detailing, and historical character.

#### 4.2.4. No. 82 Parraween Street

##### Criterion (a) Historical Significance

No. 82 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20<sup>th</sup> century residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development, the Federation style cottage remains relatively intact to its original configuration and detailing (externally and internally).

Meets the criterion on a local level.

<b>Guidelines for Inclusion</b>	
Show evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes

Maintains or shows the continuity of a historical process or activity	<b>No</b>
<b>Guidelines for Exclusion</b>	
Has incidental or unsubstantiated connections with historically important activities or processes	<b>Yes</b>
Provides evidence of activities or processes that are of dubious historical importance	<b>No</b>
Has been so altered that it can no longer provide evidence of a particular association.	<b>No</b>

### Criterion (b) Historical Associational Significance

No. 82 Parraween Street has significant historical associations with local builders and property developers, the Harbutt Brothers, who took out the leasehold over Part Lots 19 and 20 of Section 2 of the Parraween Estate in 1907 and developed the land as one of a group of thirteen similar type (assumed) free-standing, Federation cottages along Parraween Street, of which only five survive today.

The Harbutt Brothers, Helier (1875-1947) and Percy Hawea (1877-1959), are notable contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray, taking up multiple allotments along suburban streets and building free-standing cottages, semi-attached cottages and blocks of flats in the Federation style. Examples of their work are known to survive throughout the former Cooper Estate lands and the quality and diversity in form of their work make a substantial contribution to the recognised historical character of the residential precincts throughout the North Sydney LGA.

More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Meets the criterion on a local level.

<b>Guidelines for Inclusion</b>	
Show evidence of significant human occupation	<b>No</b>
Is associated with a significant event, person or group of persons	<b>Yes</b>
<b>Guidelines for Exclusion</b>	
Has incidental or unsubstantiated connections with historically important people or events	<b>No</b>
Provides evidence of people or events that are of dubious historical importance	<b>No</b>
Has been so altered that it can no longer provide evidence of a particular association.	<b>No</b>

### Criterion (c) Aesthetic Significance

No. 82 Parraween Street is of aesthetic significance on a local level as a substantially intact, modest, single storey Federation bungalow of moderate to high integrity, of a form typical of the work of the Harbutt Brothers.

Constructed in c1908 with typical Federation detailing of face brick (now painted) on a sandstone base course with projecting front bay with timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. Later changes have resulted in the removal of chimney pieces and the complete rebuilding of the rear wing enveloping the original bathroom/laundry skillion rear wing.

Although the property now contains a hard stand parking space within the front yard, the intactness, configuration and detailing of this cottage remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	No
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Guidelines for Exclusion	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	No
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	No
Has only a loose association with a creative or technical achievement	No

### Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19<sup>th</sup> century, No. 82 Parraween Street may be valued by local residents, for its historical character and intactness and for its known associations with notable local builders and property developers the Harbutt Brothers.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	Yes
Guidelines for Exclusion	
Is only important to a community for amenity reasons	No
Is retained only in preference to a proposed alternative	No

### Criterion (e) Research Potential

No. 82 Parraween Street has some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne; although this information is readily available throughout the locality.

The property has some research potential for further information to be gained in relation to the work of the Harbutt Brothers, including their building practices and design considerations, although better examples of the work of the Harbutt Brothers survive elsewhere.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No

**Guidelines for Exclusion**

The knowledge gained would be irrelevant to research on science, human history or culture	<b>No</b>
Has little archaeological or research potential	<b>No</b>
Only contains information that is readily available from other resources or archaeological sites	<b>Yes</b>

**Criterion (f) Rarity**

No. 82 Parraween Street is considered relatively rare on a local level within the context of Parraween Street, being one of a small number of an original thirteen cottages built by the Harbutt Brothers in the early 20<sup>th</sup> century. However, as an example of a well-built, substantially intact, Federation cottage, of which numerous examples of similar type houses are located throughout the North Sydney LGA, the property is not considered to be rare.

Does not meet the criterion on a local level.

**Guidelines for Inclusion**

Provides evidence of a defunct custom, way of life or process	<b>No</b>
Demonstrates a process, custom or other human activity that is in danger of being lost	<b>No</b>
Shows unusually accurate evidence of a significant human activity	<b>No</b>
Is the only example of its type	<b>No</b>
Demonstrates designs or techniques of exceptional interest	<b>No</b>
Shows rare evidence of a significant human activity important to a community	<b>No</b>

**Guidelines for Exclusion**

Is not rare	<b>No</b>
Is numerous but under threat	<b>Yes</b>

**Criterion (g) Representativeness**

No. 82 Parraween Street is representative of the early 20<sup>th</sup> century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

In form and detailing, No. 82 Parraween Street, is a representative example of a modest, substantially intact, single storey Federation cottage, displaying a number of the key characteristics of the Federation style with Arts & Craft style elements.

The cottage is also a representative example of the work of the Harbutt Brothers, Helier and Percy Harbutt, who developed a number of cottages throughout the former Cooperville Estate lands, employing consistent forms, configurations and Federation detailing with preferred design features (notably the projecting bay front with gable). No. 82 Parraween Street, together with its neighbours at Nos. 84, 86 and 88 Parraween Street, collectively illustrate the adaptation of the Federation style for modest housing as undertaken by the Harbutt Brothers.

Meets the criterion on a local level.

**Guidelines for Inclusion**

Is a fine example of its type	<b>Yes</b>
Has the principal characteristics of an important class or group of items	<b>Yes</b>
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	<b>No</b>
Is a significant variation to a class of items	<b>Yes</b>
Is part of a group which collectively illustrates a representative type	<b>Yes</b>
Is outstanding because of its setting, condition or size	<b>No</b>

Is outstanding because of its integrity or the esteem in which it is held	<b>No</b>
<b>Guidelines for Exclusion</b>	
Is a poor example of its type	<b>No</b>
Does not include or has lost the range of characteristics of a type	<b>No</b>
Does not represent well the characteristics that make up a significant variation of a type	<b>No</b>

### Summary Statement of Significance

No. 82 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 84, 86 and 88 Parraween Street), No. 82 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 82 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

### 4.2.5. No. 84 Parraween Street

#### Criterion (a) Historical Significance

No. 84 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20<sup>th</sup> century residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development, the Federation style cottage remains relatively intact to its original configuration and detailing (externally and internally).

Meets the criterion on a local level.

<b>Guidelines for Inclusion</b>	
Show evidence of a significant human activity	<b>No</b>
Is associated with a significant activity or historical phase	<b>Yes</b>
Maintains or shows the continuity of a historical process or activity	<b>No</b>
<b>Guidelines for Exclusion</b>	
Has incidental or unsubstantiated connections with historically important activities or processes	<b>Yes</b>
Provides evidence of activities or processes that are of dubious historical importance	<b>No</b>
Has been so altered that it can no longer provide evidence of a particular association.	<b>No</b>

### Criterion (b) Historical Associational Significance

No. 84 Parraween Street has significant historical associations with local builders and property developers, the Harbutt Brothers, who took out the leasehold over Part Lots 18 and 19 of Section 2 of the Parraween Estate in 1907 and developed the land as one of a group of thirteen similar type (assumed) free-standing, Federation cottages along Parraween Street, of which only five survive today.

The Harbutt Brothers, Helier (1875-1947) and Percy Hawea (1877-1959), are notable contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray, taking up multiple allotments along suburban streets and building free-standing cottages, semi-attached cottages and blocks of flats in the Federation style. Examples of their work are known to survive throughout the former Cooper Estate lands and the quality and diversity in form of their work make a substantial contribution to the recognised historical character of the residential precincts throughout the North Sydney LGA.

More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	No
Is associated with a significant event, person or group of persons	Yes
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	No
Provides evidence of people or events that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association.	No

### Criterion (c) Aesthetic Significance

No. 84 Parraween Street is of aesthetic significance on a local level as a substantially intact, modest, single storey Federation cottage of high integrity, of a form typical of the work of the Harbutt Brothers.

Constructed in c1908 with typical Federation detailing of face brick on a sandstone base course with projecting front bay with rough cast gable front, exposed eaves rafters, arched brick window heads, and inset verandah with chamfered timber posts and ornate timber brackets. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. Highly ornate timber mantelpieces with original fireplaces with tiled surrounds and hearths surviving the master bedroom and living room.

The property retains its modest garden setting and the high integrity and intactness of the cottage is of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	No
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Guidelines for Exclusion	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	No
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	No
Has only a loose association with a creative or technical achievement	No

### Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19<sup>th</sup> century, No. 84 Parraween Street may be valued by local residents, for its historical character and intactness and for its known associations with notable local builders and property developers the Harbutt Brothers.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	Yes
Guidelines for Exclusion	
Is only important to a community for amenity reasons	No
Is retained only in preference to a proposed alternative	No

### Criterion (e) Research Potential

No. 84 Parraween Street has some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne; although this information is readily available throughout the locality.

The property has some research potential for further information to be gained in relation to the work of the Harbutt Brothers, including their building practices and design considerations, although better examples of the work of the Harbutt Brothers survive elsewhere.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	No
Has little archaeological or research potential	No
Only contains information that is readily available from other resources or archaeological sites	Yes

### Criterion (f) Rarity

No. 84 Parraween Street is considered relatively rare on a local level within the context of Parraween Street, being one of a small number of an original thirteen properties built by the Harbutt Brothers in the early 20<sup>th</sup> century. However, as an example of a well-built, substantially intact, Federation cottage, of which numerous examples of similar type houses are located throughout the North Sydney LGA, the property is not considered to be rare.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	No
Shows rare evidence of a significant human activity important to a community	No
Guidelines for Exclusion	
Is not rare	No
Is numerous but under threat	Yes

### Criterion (g) Representativeness

No. 84 Parraween Street is representative of the early 20<sup>th</sup> century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

In form and detailing, No. 84 Parraween Street, is a representative example of a modest, substantially intact, single storey Federation cottage, displaying a number of the key characteristics of the Federation style with Arts & Craft style elements.

The cottage is also a good, representative example of the work of the Harbutt Brothers, Helier and Percy Harbutt, who developed a number of cottages throughout the former Cooperville Estate lands, employing consistent forms, configurations and Federation detailing with preferred design features (notably the projecting bay front with gable). No. 84 Parraween Street, together with its neighbours at Nos. 82, 86 and 88 Parraween Street, collectively illustrate the adaptation of the Federation style for modest housing as undertaken by the Harbutt Brothers.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	Yes
Has the principal characteristics of an important class or group of items	Yes
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	No
Is a significant variation to a class of items	Yes
Is part of a group which collectively illustrates a representative type	Yes
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Guidelines for Exclusion	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	No
Does not represent well the characteristics that make up a significant variation of a type	No

### Summary Statement of Significance

No. 84 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a roughcast rendered gable front, exposed eaves rafters, arched brick window heads, and inset verandah with chamfered timber posts and ornate timber brackets. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings. The two surviving original ornate timber mantelpieces with tiled fireplace surrounds and hearths are noteworthy.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 86 and 88 Parraween Street), No. 84 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 84 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

#### 4.2.6. No. 86 Parraween Street

No. 86 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20<sup>th</sup> century residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development, the Federation style cottage remains relatively intact to its original configuration and detailing (externally).

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	Yes
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association.	No

#### Criterion (b) Historical Associational Significance

No. 86 Parraween Street has significant historical associations with local builders and property developers, the Harbutt Brothers, who took out the leasehold over Part Lots 17 and 18 of Section 2 of the Parraween Estate in 1907 and developed the land as one of a group of thirteen similar type (assumed) free-standing, Federation cottages along Parraween Street, of which only five survive today.

The Harbutt Brothers, Helier (1875-1947) and Percy Hawea (1877-1959), are notable contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray, taking up multiple allotments along suburban streets and building free-standing cottages, semi-attached cottages and blocks of flats in the Federation style. Examples of their work are known to survive throughout the former Cooper Estate lands and the quality and diversity in form of their work make a substantial contribution to the recognised historical character of the residential precincts throughout the North Sydney LGA.

More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	No
Is associated with a significant event, person or group of persons	Yes
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	No
Provides evidence of people or events that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association.	No

### Criterion (c) Aesthetic Significance

No. 86 Parraween Street is of minor aesthetic significance on a local level as a substantially intact, single storey Federation bungalow of moderate to high integrity (externally).

Constructed in c1908 with typical Federation detailing of face brick (now painted) on a sandstone base course with projecting front bay with hipped tiled roof, arch brick window heads, exposed eaves rafters, tall face brick chimney with terracotta pots and inset verandah with chamfered timber posts, the cottage is a modest example of the type.

The insertion of a covered carport within the front yard detracts somewhat from the contribution the cottage makes to the surviving historical character of Parraween Street.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	No
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	No
Has landmark qualities	No
Exemplifies a particular taste, style or technology	No
Guidelines for Exclusion	
Is not a major work by an important designer or artist	No
Has lost its design or technical integrity	Yes
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	Yes
Has only a loose association with a creative or technical achievement	No

### Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19<sup>th</sup> century, No. 86 Parraween Street may be valued by local residents, for its historical character and intactness and for its known associations with notable local builders and property developers the Harbutt Brothers.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	Yes
Guidelines for Exclusion	
Is only important to a community for amenity reasons	No
Is retained only in preference to a proposed alternative	No

### Criterion (e) Research Potential

No. 86 Parraween Street has some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne; although this information is readily available throughout the locality.

The property has some research potential for further information to be gained in relation to the work of the Harbutt Brothers, including their building practices and design considerations, although better examples of the work of the Harbutt Brothers survive along Parraween Street and elsewhere.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	Yes
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	No
Has little archaeological or research potential	No
Only contains information that is readily available from other resources or archaeological sites	No

### Criterion (f) Rarity

No. 86 Parraween Street is considered relatively rare on a local level within the context of Parraween Street, being one of a small number of an original thirteen cottages built by the Harbutt Brothers in the early 20<sup>th</sup> century. However, as an example of a modest, Federation cottage, of which numerous examples of similar type houses are located throughout the North Sydney LGA, the property is not considered to be rare.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	No
Shows rare evidence of a significant human activity important to a community	No
Guidelines for Exclusion	
Is not rare	No
Is numerous but under threat	Yes

### Criterion (g) Representativeness

No. 86 Parraween Street is representative of the early 20<sup>th</sup> century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

In form and detailing, No. 86 Parraween Street, is a representative example of a modest, substantially intact, single storey Federation cottage, displaying a number of the key characteristics of the Federation style with Arts & Craft style elements.

The cottage is also a representative example of the work of the Harbutt Brothers, Helier and Percy Harbutt, who developed a number of cottages throughout the former Cooperville Estate lands, employing consistent forms, configurations and Federation detailing. No. 86 Parraween Street, together with its neighbours at Nos. 82, 84 and 88 Parraween Street, collectively illustrate the adaptation of the Federation style for modest housing as undertaken by the Harbutt Brothers, however, in comparison with its neighbours, No. 86 Parraween Street is of less interest.

Does not meet the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	No
Has the principal characteristics of an important class or group of items	No
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	No
Is a significant variation to a class of items	No
Is part of a group which collectively illustrates a representative type	Yes
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Guidelines for Exclusion	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	No
Does not represent well the characteristics that make up a significant variation of a type	Yes

### Summary Statement of Significance

No. 86 Parraween Street, Cremorne is of some significance on a local level for its historical, associational, and representational values.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands) and for its associations with noted local builders and developers the Harbutt Brothers.

As a representative example of a Federation style cottage, No. 86 Parraween Street is very modest in detailing and although substantially intact externally, better examples of the type exist along Parraween Street and throughout Cremorne, including other cottages built by the Harbutt Brothers.

As No. 86 Parraween Street is not considered a good representative example of the work of the Harbutt Brother as it lacks the characteristic form of a Harbutt Brothers building (absence of projecting bay with gable front), it is recommended that 86 Parraween Street does not warrant heritage listing on Schedule 5 – Environmental Heritage of *North Sydney Local Environmental Plan 2013*

#### 4.2.7. No. 88 Parraween Street

No. 88 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20<sup>th</sup> century residential development of the Parraween Estate (part of the Cooperville Estate lands). Constructed in c1908 by local builder and property developers the Harbutt Brothers as speculative development, the Federation style cottage remains relatively intact to its original configuration and detailing (externally and internally).

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	Yes
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association.	No

#### Criterion (b) Historical Associational Significance

No. 88 Parraween Street has significant historical associations with local builders and property developers, the Harbutt Brothers, who took out the leasehold over Part Lots 15 and 16 of Section 2 of the Parraween Estate in 1907 and developed the land as one of a group of thirteen similar type (assumed) free-standing, Federation cottages along Parraween Street, of which only five survive today.

The Harbutt Brothers, Helier (1875-1947) and Percy Hawea (1877-1959), are notable contributors to the residential development of the suburbs of Cremorne, Cremorne Point, Neutral Bay and Cammeray, taking up multiple allotments along suburban streets and building free-standing cottages, semi-attached cottages and blocks of flats in the Federation style. Examples of their work are known to survive throughout the former Cooper Estate lands and the quality and diversity in form of their work make a substantial contribution to the recognised historical character of the residential precincts throughout the North Sydney LGA.

More broadly, the properties are associated with persons and companies of note that were involved with the management, sale and subdivision of the Parraween Street, including Gerard Phillips administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper. However, these associations are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman.

Meets the criterion on a local level.

Guidelines for Inclusion	
Show evidence of significant human occupation	No
Is associated with a significant event, person or group of persons	Yes
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	No
Provides evidence of people or events that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association.	No

### Criterion (c) Aesthetic Significance

No. 88 Parraween Street is of aesthetic significance on a local level as a substantially intact, modest, single storey Federation bungalow of moderate to high integrity, of a form typical of the work of the Harbutt Brothers.

Constructed in c1908 with typical Federation detailing of roughcast render with quoin motif, with a projecting front bay with rendered gable with bullseye vent, rendered arch headed windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with surviving details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.

Although the property now contains a hard stand parking space within the front yard, the intactness, configuration and detailing of this cottage remains of aesthetic interest and enhances the historical character of Parraween Street.

Meets the criterion on a local level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	No
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Guidelines for Exclusion	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	No
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	No
Has only a loose association with a creative or technical achievement	No

### Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville estate lands and the Parraween Estate from the late 19<sup>th</sup> century, No. 88 Parraween Street may be valued by local residents, for its historical character and intactness and for its known associations with notable local builders and property developers the Harbutt Brothers.

Potentially meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	Yes

**Guidelines for Exclusion**

Is only important to a community for amenity reasons	<b>No</b>
Is retained only in preference to a proposed alternative	<b>No</b>

**Criterion (e) Research Potential**

No. 88 Parraween Street has some research potential on a local level in relation to the history of the early development of the Cooperville Estate lands, the type of persons who took advantage of the development opportunities offered and the roles the original/early occupants played in the subsequent development of the surrounding suburb of Cremorne.

The property also has some research potential for further information to be gained in relation to the work of the Harbutt Brothers, including the extent of their involvement in the residential development of Cremorne, their influence on the established historical character of the locality and in their building practices and design considerations.

Meets the criterion on a local level.

**Guidelines for Inclusion**

Has the potential to yield new or further substantive scientific and/or archaeological information	<b>Yes</b>
Is an important benchmark or reference site or type	<b>No</b>
Provides evidence of past human cultures that is unavailable elsewhere	<b>No</b>

**Guidelines for Exclusion**

The knowledge gained would be irrelevant to research on science, human history or culture	<b>No</b>
Has little archaeological or research potential	<b>No</b>
Only contains information that is readily available from other resources or archaeological sites	<b>No</b>

**Criterion (f) Rarity**

No. 88 Parraween Street is considered relatively rare on a local level within the context of Parraween Street, being one of a small number of an original thirteen cottages built by the Harbutt Brothers in the early 20<sup>th</sup> century. However, as an example of a well-built, substantially intact, Federation cottage, of which numerous examples of similar type houses are located throughout the North Sydney LGA, the property is not considered to be rare.

Does not meet the criterion on a local level.

**Guidelines for Inclusion**

Provides evidence of a defunct custom, way of life or process	<b>No</b>
Demonstrates a process, custom or other human activity that is in danger of being lost	<b>No</b>
Shows unusually accurate evidence of a significant human activity	<b>No</b>
Is the only example of its type	<b>No</b>
Demonstrates designs or techniques of exceptional interest	<b>No</b>
Shows rare evidence of a significant human activity important to a community	<b>No</b>

**Guidelines for Exclusion**

Is not rare	<b>No</b>
Is numerous but under threat	<b>Yes</b>

**Criterion (g) Representativeness**

No. 88 Parraween Street is representative of the early 20<sup>th</sup> century suburban residential development of the former Cooperville Estate lands that resulted in the form, configuration and historical character of the suburb of Cremorne and surrounding localities that survives today.

In form and detailing, No. 88 Parraween Street, is a representative example of a modest, substantially intact, single storey Federation cottage, displaying a number of the key characteristics of the Federation style with Arts & Craft style elements.

The cottage is also a good, representative example of the work of the Harbutt Brothers, Helier and Percy Harbutt, who developed a number of cottages throughout the former Cooperville Estate lands, employing consistent forms, configurations and Federation detailing with preferred design features (notably the projecting bay front with gable). No. 88 Parraween Street, together with its neighbours at Nos. 82, 84 and 86 Parraween Street, collectively illustrate the adaptation of the Federation style for modest housing as undertaken by the Harbutt Brothers.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is a fine example of its type	No
Has the principal characteristics of an important class or group of items	Yes
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	No
Is a significant variation to a class of items	No
Is part of a group which collectively illustrates a representative type	Yes
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Guidelines for Exclusion	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	No
Does not represent well the characteristics that make up a significant variation of a type	No

### Summary Statement of Significance

No. 88 Parraween Street, Cremorne is of significance on a local level for its historical, associational, aesthetic, and representational values. The single storey, free-standing Federation cottage is substantially intact (externally and internally) and makes a notable contribution to the streetscape due to its integrity and historical character.

Constructed in c1908, the cottage is of historical significance on a local level as forming part of the earliest phases of residential development of the Parraween Estate (part of the Cooperville Estate lands).

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, including a timber battened gable front, arch headed timber framed sash windows and inset verandah with chamfered timber posts. Internally the original configuration of the main body of the house survives with original details including fibrous cement ceilings, moulded cornices, ceiling roses and skirtings.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 86 Parraween Street), No. 88 Parraween Street, is representative of the work of the Helier and Percy Harbutt, local builders and property developers, displaying the design preferences of the Harbutt Brothers (notably the projecting front bay with gable). The Harbutt Brothers are notable contributors to the residential development of the North Sydney LGA and the quality and diversity in form of their work, including No. 88 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

### 4.2.8. Precis

As per the above, an assessment of Nos. 50, 52, 54, 56, 70, 72, 78 & 80 and 82 to 88 Parraween Street has been undertaken in accordance with the guidelines provided in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001), and concluded that the subject properties meet the thresholds for the following criteria for assessing significance (refer to Table 4.1):

#### Legend:

Date	Style	Integrity	Criterion
Late 19 <sup>th</sup> = 1860 to 1899	C = Contemporary	H = High	A = Historical significance
Early 20 <sup>th</sup> = 1900 to 1929	V GR = Victorian Georgian Revival	M = Moderate	B = Historical Associational Significance
Late 20 <sup>th</sup> = 1960 to 1999	Fed = Federation	L = Low	C = Aesthetic/Technical Significance
			D = Social Significance
			E = Research Potential
			F = Rarity
			G = Representational

Table 4. 1: Assessment of Significance for Parraween Street properties.

ADDRESS	DATE	STYLE	INTEGRITY	ASSESSMENT CRITERIA						
				A	B	C	D	E	F	G
50 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
52 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
54 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
56 Parraween St	Late 19th	V GR	M/H	√	X	√	X	X	√	√
70 Parraween St	Early 20th	Fed	H	√	X	√	X	√	√	√
72 Parraween St	Early 20th	Fed	H	√	X	√	X	√	√	√
78 Parraween St	Early 20th	Fed	H	√	X	√	X	√	X	√
80 Parraween St	Early 20th	Fed	H	√	X	√	X	√	X	√
82 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√
84 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√
86 Parraween St	Early 20th	Fed	M	√	√	X	X	√	X	X
88 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√

## 5. Recommendations

### 5.1. Introduction

North Sydney Council has requested the preparation of this Addendum to the *Parraween Street and Hayden Orpheum Picture Palace, Cremorne Heritage Assessment* (October 2022), with the purpose of undertaking additional research in order to satisfactorily assess the merits of including all or some of the items identified in the recently gazetted IHOs in a future planning proposal for their listing as local heritage items under the *North Sydney Local Environmental Plan 2013*:

The additional research undertaken for this Addendum report involved the following:

- Internal inspection of all properties which were the subject of the IHOs (IHO 3/2022 and 4/2022) with respect to Nos. 50 to 54, Nos. 70 & 72, Nos. 78 & 80 and Nos. 82 to 88 Parraween Street (with the exception of No. 86 Parraween Street) to assist in a more holistic appreciation of their intactness.
- Further research into the history of the Harbutt Brothers including a thorough comparative analysis of Nos. 82-88 Parraween Street, within the context of their wider body of work.

### 5.2. Recommendations

Based on the outcomes of the assessment of significance undertaken of those properties located on Parraween Street, the subject of the IHOs, and taking into account the physical evidence (external and internal), historical research and the comparative analysis the following recommendations are made:

- Nos. 50, 52, 54 and 56 Parraween Street **warrant listing** as a local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 70 & 72 Parraween Street **warrant listing** as local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 78 & 80 Parraween Street **warrant listing** as local heritage item (group listing) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Nos. 82, 84 and 88 Parraween Street **warrant listing** as local heritage item (individual listings) under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- No. 86 Parraween Street **does not warrant listing** as local heritage item under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

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