



ADDENDUM TO REPORT OF Neal McCarry DATED 18 April 2023

SUBJECT: Heritage Status of 86 Parraween Street, Cremorne
AUTHOR: Neal McCarry, Team Leader Strategic Planning
DATE: 18 April 2023

Attachments: Parraween Street Cremorne Heritage Assessment Addendum: No 86 Parraween Street, Cremorne, 18 April 2023

SUMMARY

The intent of this addendum report is to amend one of the recommendations included in the North Sydney Local Planning Panel (LPP) Report of 19 April 2023 which relates to the heritage significance of No. 86 Parraween Street, Cremorne.

On 17 April 2023, as part of the Class 1 Appeal Court Proceedings against the Interim Heritage Orders, the interiors of the affected properties (including No. 86 Parraween Street) were inspected by the Court and representatives of both parties. This was the first opportunity for Council's heritage consultant to view the interior of this property.

The inspection revealed sufficient information to establish that No. 86 Parraween Street is worthy of identification as a local heritage item. The attached Addendum Heritage Assessment of 86 Parraween Street, dated 18 April 2023 supports the heritage significance of No. 86 Parraween Street. The revised heritage assessment found that No. 86 Parraween Street is considered to be of historical, associational, aesthetic and representational significance.

On the basis of the revised heritage assessment of No. 86 Parraween Street, it is recommended that the Planning Proposal (PP3/23) include No. 86 Parraween Street for inclusion as a local heritage item in the Council's Local Environmental Plan 2013.

DETAILS

The North Sydney Local Planning Panel is considering a report on 19 April 2023, on a Council-initiated Planning Proposal (PP 3/23) applying to properties at 50-88 Parraween Street in Cremorne.

Re: Heritage Status of 86 Parraween Street, Cremorne

The report of 19 April 2023 includes the following recommendations:

- Recommendation 1** the properties at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84 and 88 Parraween Street, Cremorne are identified as local heritage items through their listing within Schedule 5 – Environmental Heritage and identification on the Heritage Map.
- Recommendation 2** Zoning Map for the properties at 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne is amended from Zone R4 High Density Residential to Zone R3 Medium Density Residential; and
- Recommendation 3** Height of Building Map for the properties at 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 Parraween Street, Cremorne is amended from 12m to 8.5m.

In relation to Recommendation 1 of the LPP report, the Addendum Heritage Assessment Report of March 2023 noted that a site visit of No. 86 Parraween Street could not be arranged at the time of the assessment. The consultant's heritage assessment of 86 Parraween Street therefore did not consider the interiors of the building at the time of finalising the Addendum Heritage Assessment Report (March 2023) which resulted in a recommendation that No. 86 Parraween Street did not warrant heritage listing, based solely on the assessment of the exterior of the building.

On 17 April 2023, as part of the Class 1 Appeal Court Proceedings against the IHOs, the interiors of the affected properties (including No. 86 Parraween Street) were inspected by the Court and representatives of both parties. This was the first opportunity for Council's heritage consultant to view the interior of this property.

The inspection revealed sufficient information to establish that No. 86 Parraween Street is worthy of identification as a local heritage item. The attached Addendum Heritage Assessment of 86 Parraween Street, dated 18 April 2023 supports the heritage significance of No. 86 Parraween Street. The revised heritage assessment found that No. 86 Parraween Street is considered to be of historical, associational, aesthetic and representational significance.

On inspection of the interiors of the dwelling, it was found that the internal integrity of this building is comparable to the level of integrity found at Nos. 82, 84 and 88 Parraween Street. The dwelling retains much of its original configuration and internal detailing and the moderate to high level of intactness makes the place likely to be of heritage significance.

On the basis of the revised heritage assessment of No. 86 Parraween Street, it is recommended that the Planning Proposal include No. 86 Parraween Street for inclusion as a local heritage item in the Council's Local Environmental Plan 2013.

Re: Heritage Status of 86 Parraween Street, Cremorne

Summary of Revised Statement of Significance – 86 Parraween Street, Cremorne

The following is the revised statement of heritage significance of the subject item, extracted from the attached Heritage Assessment Addendum on 86 Parraween Street prepared by the heritage consultant on 18 April 2023:

No. 86 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) and for its associations with noted local builders and developers the Harbutt Brothers.

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, with 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. Internally the original configuration of the main body of the house survives with original details including square set cornices, decorative moulded vents, timber floorboards (painted), some internal joinery and dado lines within the majority of the interior spaces.

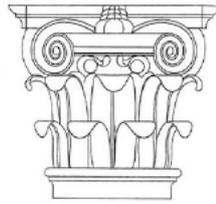
As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 88 Parraween Street), No. 86 Parraween Street, is representative of the work of the Helier and Percy Harbutt, notable local builders and property developers, displaying 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. 86 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

RECOMMENDATION:

Based on the findings of the revised Heritage Assessment Addendum on 86 Parraween Street, Recommendation 1 of NSLPP Report of 19 April 2023 be amended to also include No. 86 Parraween Street and be read as follows:

Amended Recommendation 1 the properties at 50, 52, 54, 56, 70, 72, 78, 80, 82, 84, **86** and 88 Parraween Street, Cremorne are identified as local heritage items through their listing within Schedule 5 – Environmental Heritage and identification on the Heritage Map.

SIGNED Neal McCarry
Team Leader Policy



LSJ Heritage Planning & Architecture

Lucas Stapleton Johnson & Partners Pty Ltd

The Trust Building, Suite 303, 155 King Street, Sydney, NSW, 2000 Email: mailbox@lsjarchitects.com Telephone: 02 9357 4811

ACN: 002 584 189 ABN: 60 763 960 154 Websites: www.lsjarchitects.com www.traditionalaustralianhouses.com.au

Parraween Street Cremorne Heritage Assessment

Addendum: No. 86 Parraween Street, Cremorne

Prepared for: North Sydney Council

Issued: 18th April 2023

Introduction

This Addendum to the *Parraween Street Cremorne Heritage Assessment Report* (dated 28th March 2023) has been prepared by Kate Denny of Lucas Stapleton Johnson & Partners.

On 17th April 2023, Kate Denny was granted access to the interiors of No. 86 Parraween Street to conduct a short site inspection of the dwelling. As a result of this inspection, it was found that the interiors of the dwelling were of a comparable level of integrity to Nos. 82, 84 and 88 Parraween Street. The dwelling retains much of its original configuration and internal detailing and the moderate to high level of intactness makes the place likely to be of heritage significance.

The previous conclusion regarding the heritage significance of No. 86 Parraween Street had been made in the absence of a complete understanding of the fabric of the place. As the investigation of significance has now been substantially completed for No. 86 Parraween Street, Cremorne, inclusive of an investigation of the fabric of the place, a reassessment of significance was undertaken in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001). The outcome of this assessment found that No. 86 Parraween Street Cremorne is considered to be of historical, associational, aesthetic and representational significance.

The following revised recommendation is provided:

- No. 86 Parraween Street **warrants listing** as a local heritage item under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

A Revised Statement of Significance and Precis of Assessment for the place is attached.

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

Revised Statement of Significance for No. 86 Parraween Street

Criterion (a) Historical Significance

No. 86 Parraween Street, Cremorne is of historical significance on a local level as forming part of the early 20th 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. 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 and internally). 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. Internally the original configuration of the main body of the house survives with original details including square set cornices, decorative moulded vents, timber floorboards (painted), some internal joinery and dado lines within the majority of the interior spaces. Later changes have resulted in the removal of chimney pieces and later fitouts to kitchen and bathroom.

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.

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 19th 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 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 20th 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 20th 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.

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. 86 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) and for its associations with noted local builders and developers the Harbutt Brothers.

The place is a good, though modest, representative example of a Federation style cottage with Arts & Crafts elements, with 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. Internally the original configuration of the main body of the house survives with original details including square set cornices, decorative moulded vents, timber floorboards (painted), some internal joinery and dado lines within the majority of the interior spaces.

As one of a small number of surviving cottages attributed to the Harbutt Brothers on Parraween Street (together with Nos. 82, 84 and 88 Parraween Street), No. 86 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. 86 Parraween Street, make a substantial contribution to the recognised historical character of the residential precincts of North Sydney.

Precis of Assessment

Legend:

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

Assessment of Significance for No. 86 Parraween Street

ADDRESS	DATE	STYLE	INTEGRITY	ASSESSMENT CRITERIA						
				A	B	C	D	E	F	G
86 Parraween St	Early 20th	Fed	H	√	√	√	X	√	X	√