

**3 Commodore Crescent
McMahons Point
NSW 2060**

HERITAGE IMPACT STATEMENT

CONTENTS

1. Introduction
2. Description of property
3. Listings
4. History and Significance
5. The Proposal
6. Heritage Justification for Proposed Works
7. Conclusion

1.0 INTRODUCTION

This Heritage Assessment has been prepared to accompany a Development Application for alterations and additions to a stone cottage at 3 Commodore Crescent McMahons Point NSW. The property is owned and occupied by Geoff and Yve Reed. The Design Architect for the project is Michael Cummings Architect.

This report has been commissioned by the owners of the property and prepared during July 2022 to May 2023 by:

Anne Warr, Heritage Consultant,
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2.0 DESCRIPTION OF PROPERTY

2.1 Location

The stone cottage at 3 Commodore Crescent dates from 1837 and was the first European dwelling constructed on the south-east edge of Berry's Bay. It has commanding views across Berry's Bay and the harbour to the city beyond, see figures 1.0 to 5.0 below.



Figure 1.0, Location map



Figure 2.0, Satellite image.



Figure 3.0, Subject property viewed across Berry's Bay from Will Ashton Lookout, AW 24.08.22



Figure 4.0, SIXMAPS satellite image



Figure 5.0, SIXMAPS 1943 satellite image

2.2 Property description

The c1837 stone cottage originally consisted of 2 rooms upstairs and 2 rooms downstairs with a rear kitchen wing and a verandah facing south over Berry's Bay. The cottage grew to the north over the years with around 8 major building campaigns, until it reached its final configuration in 2021, see figures 6.0 to 8.0.

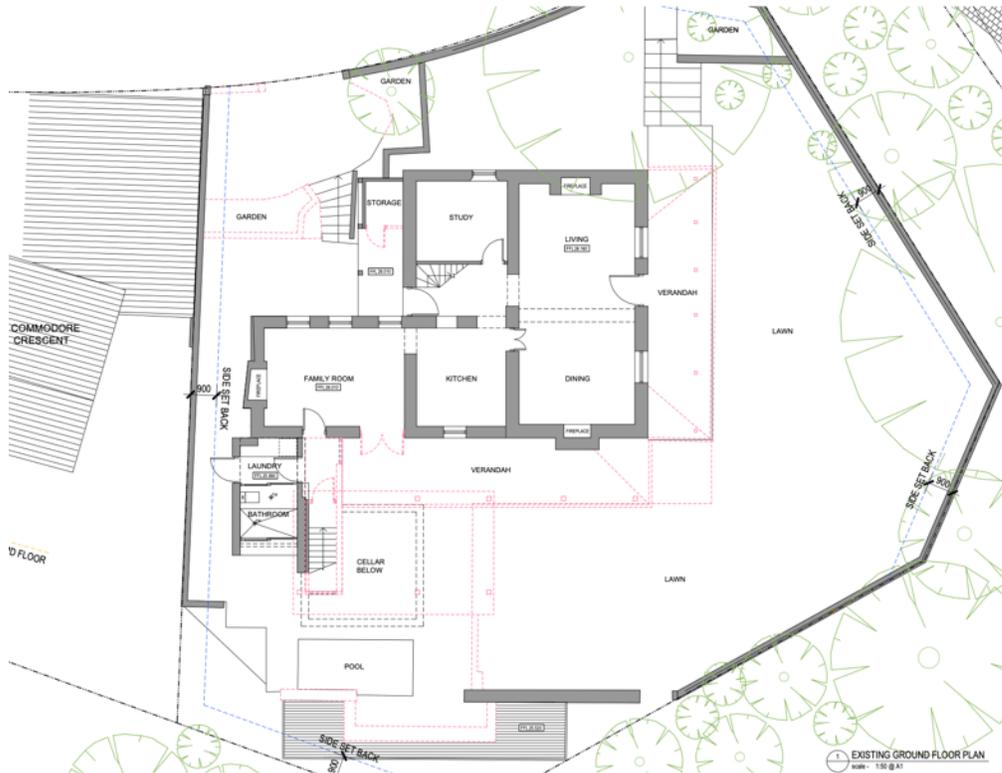


Figure 6.0, Existing Ground Floor Plan, Michael Cumming Architect, 12.08.22

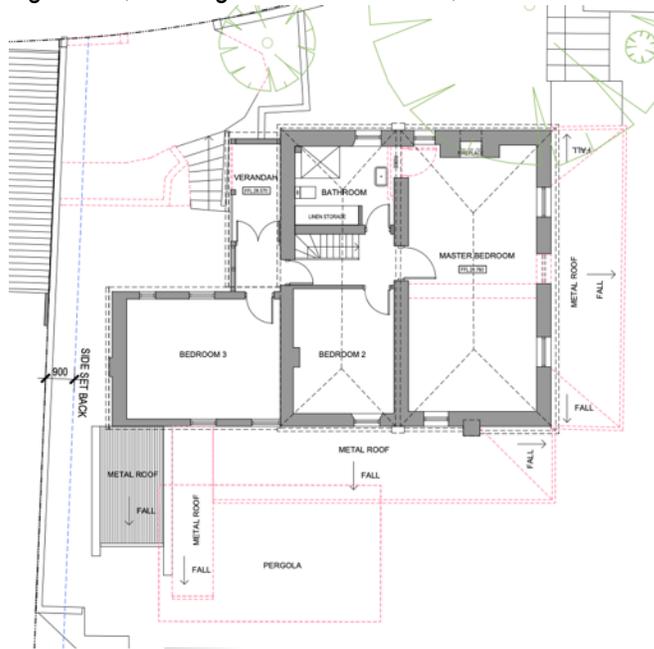


Figure 7.0, Existing First Floor Plan, Michael Cumming Architect, 12.08.22

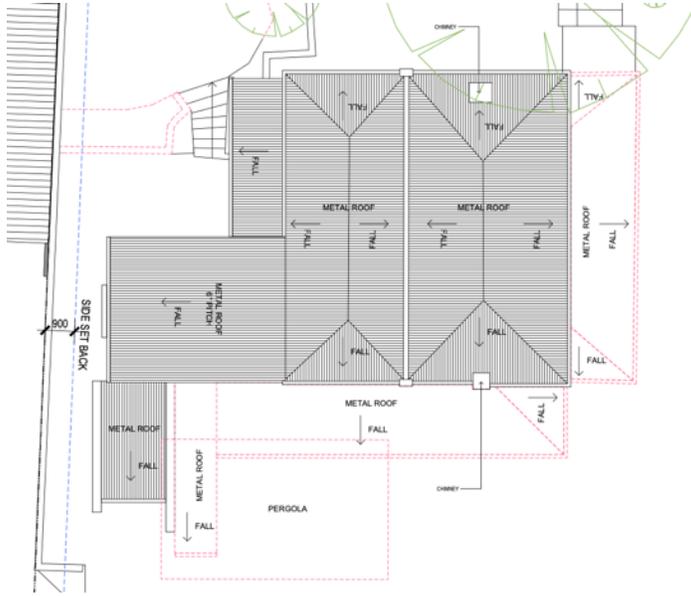


Figure 8.0, Existing Roof Plan, *Michael Cumming Architect*, 12.08.22

Current images

Streetscape / setting



Figure 9.0, South Elevation, AW 17.05.22



Figure 10.0, West Elevation, AW 17.05.22



Figure 11.0, West/ North Elevation, AW 17.05.22



Figure 12.0, Entrance gates from Commodore Crescent, AW 17.05.22



Figure 13.0, North Elevation, AW 11.02.22



Figure 14.0, North Elevation, AW 11.02.22



Figure 15.0, East / North Elevation, AW 11.02.22



Figure 16.0, Looking west at former kitchen wing, AW 11.02.22



Figure 17.0, West Elevation, AW 11.02.22



Figure 18.0, Pool area looking west, AW 11.02.22



Figure 19.0, South verandah looking east, AW 11.02.22



Figure 20.0, South verandah looking west, AW 11.02.22



Figure 21.0, Southern elevation, AW 11.02.22

Interior



Figure 22.0, Eastern fireplace, AW 17.05.22



Figure 23.0, Entrance staircase, AW 17.05.22



Figure 24.0, Stair to cellar, AW 11.02.22



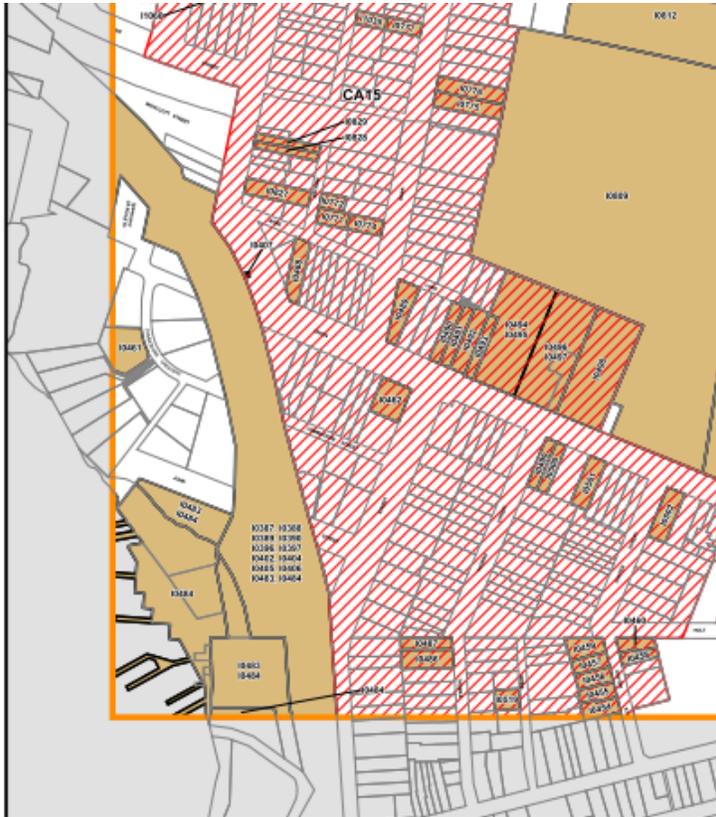
Figure 25.0, Northern bathroom, AW 11.02.22

3.0 HERITAGE LISTINGS, HISTORY AND SIGNIFICANCE

3.1 Heritage Listings

3 Commodore Crescent:

- IS an individually listed heritage item, No. 10461, see figure 61.0 below
- IS NOT an item of State Significance, listed on the State Heritage Register.
- IS located in the vicinity of a number of individually listed heritage items,
- IS NOT located within a Conservation Area.
- IS located adjacent to the Lavender Bay Conservation Area, CA15



North Sydney Local Environmental Plan 2013

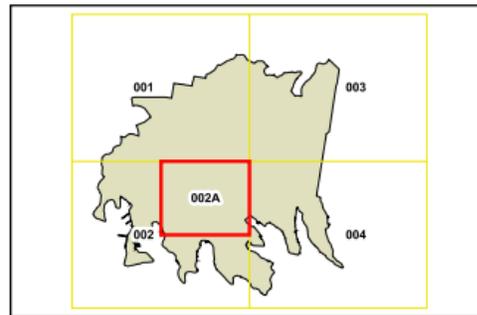
Heritage Map - Sheet HER_002A

Heritage

-  Conservation Area - General
-  Item - General
-  Item - Landscape

Cadastre

-  Cadastre 10/08/20 © North Sydney Council



Scale: 1:5,000 @ A3

Figure 26.0, North Sydney LEP 2013, Heritage Map 002A.

3.2 Nearby Heritage Listed items

Stannard Bros Shipyard and associated industrial buildings	6 John Street and 16–18 Munro Street, Boatbuilders Walk	Local	I0484
Sandstone cliff	Munro and John Streets (behind boat yard, east side of Berry’s Bay)	Local	I0483
Sawmiller’s Reserve	Munro Street	Local	I0521
House	10 Munro Street	Local	I0481

4.0 HISTORY AND SIGNIFICANCE

4.1 Summary History

The house began in c1837 as a simple Georgian cottage with 2 rooms on the ground floor and 2 rooms on the first floor with a single level kitchen at the rear with a skillion roof. The main hipped roof was shingled and the walls made of locally quarried stone. The house faced south across Berry’s Bay with a verandah over the southern stone flagged entrance porch.

By 1855 an extension to the rear added a north-east room and a hallway with stair leading to 2 additional rooms on the first floor. A new single level kitchen was added to the north with a large stone chimney on the northern elevation. By 1875, an upper level verandah had been added. This is the form the house remained in during occupancy by the Blue family until at least 1919.

Little substantial change was made from 1919 until 1968 when MacKay Cox Architects were engaged to undertake renovations. These works included adding an underground wine cellar to the west accessed by a covered stairway, re-building the south verandah with new horizontal timber handrail and contemporary glazed doors from first floor and ground floor, and removing all the internal plaster to reveal the stonework. A western verandah was added.

In 1990, the first conservation program was undertaken on the house by heritage architects Clive Lucas Stapleton Partners. These works included removing the two-storey southern verandah and reconstructing the original single level Georgian verandah, and reconstructing the 3 windows to the first floor. The entrance door and fanlight were also reconstructed. During the 1990s, the western verandah was re-built at a lower height than the 1970 verandah.

In 1993, Architects Chen Chow Little were engaged to undertake contemporary works including a laundry / shower area and small plunge pool to the west, and new fence to Commodore Crescent with off-street parking area. In 1997, Heritage architects Noel Bell Ridley Smith were engaged to reconstruct the northern verandah as seen in the 1875 Holtermann photograph.

In 2020, U+I studio were engaged to make alterations to the first-floor north-west room above the former kitchen to make it comply with BCA conditions for a habitable room. This involved raising the roof height and inserting additional windows under the roof line. The property was sold shortly after completion of these works.

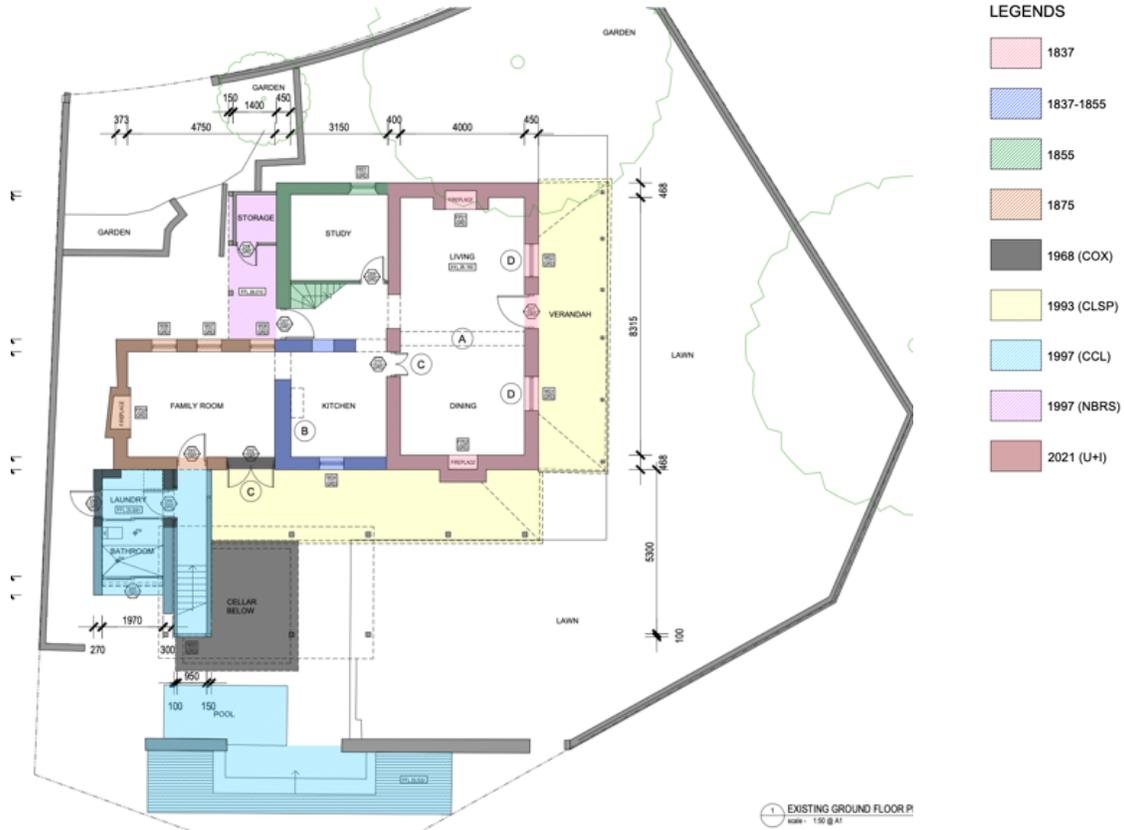
In 2022, the new owners engaged Michael Cummings Architect and Anne Warr Heritage Consulting to prepare new plans for the house.

4.2 Phases of Development

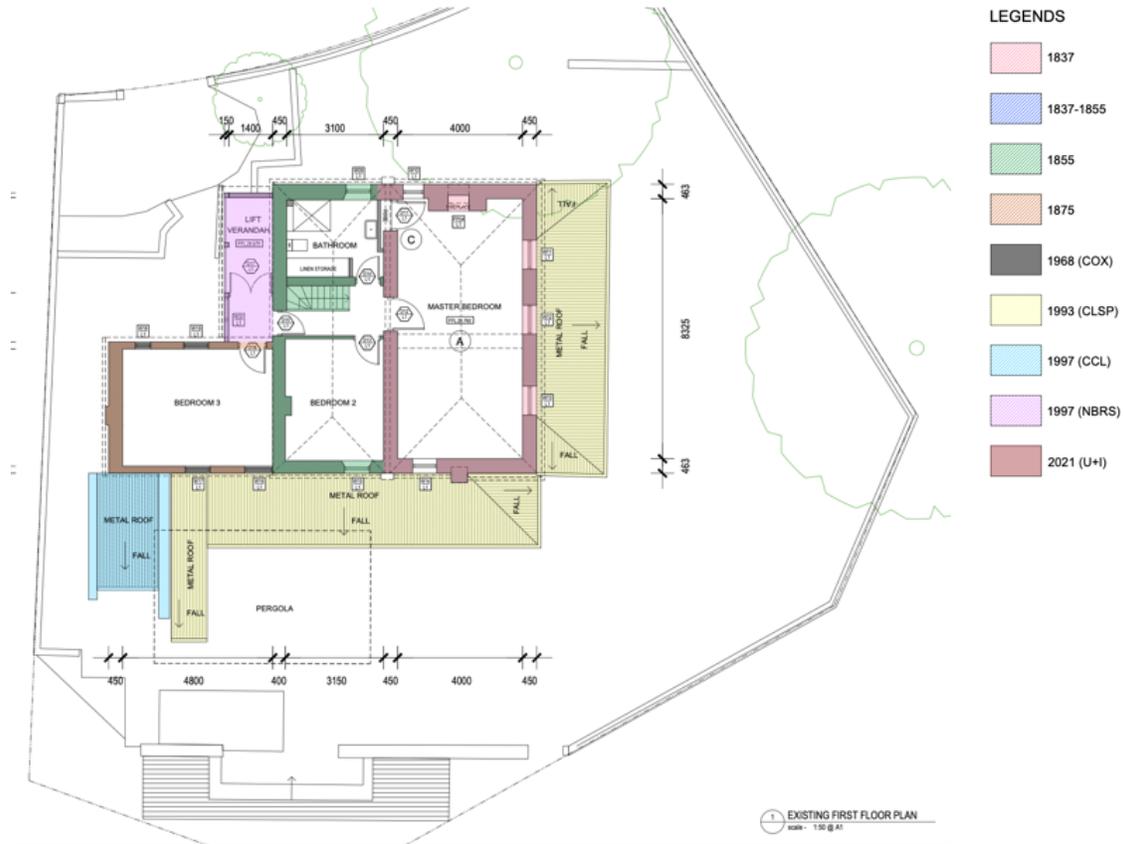
STAGE	DATES	ARCHITECT / SOURCE	MAIN WORKS / CHANGES
1	c1837	CLS&P CMP Conrad Martens sketches 1845	Sketch shows no upper verandah on south elevation. Georgian cottage.
2	C 1855	Painting, 1864,	No upper verandah on south side, single storey skillion added at rear.
3	C 1875	Holtermann photo 1875	Shows 2 storey verandah on south side, and 2 storey verandah on north side.
4	1968-71	McKay Cox	New simplified timber railings to south verandah and new simplified timber doors. Removed 2 storey verandah to north elevation. Removed internal plaster to walls to reveal stonework.
	1971-1990	?	At some stage between 1971 and 1990, the internal stone wall to ground and first floor south rooms was removed. The walls are shown in Cox drawings of 1968, but not shown in CLS&P CMP of 1990.
5	1990	CLS&P	Removed 2 storey verandah to south, replaced with single storey verandah as per original 1840s Georgian cottage. Cox windows removed and Georgian style windows and doors reinstated.
6	1993-97	Chenchow Little	Inserted new bathroom/ laundry and spa pool with fencing.
7	1997	NBRS&P	Reinstated 2 storey verandah to north side, with timber balustrading, as per Holtermann photo of 1875.

8	2020-21	U+I Building studio	Raised height of rear first floor north room; obtained approval for increased off-street parking.
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The following two plans summarise the various phases of development of the cottage.



Ground Floor – sequence of changes



First Floor – sequence of changes.

NOTES

- (A)** WALLS BUILT 1837
WALLS REBUILD BETWEEN 1968-1990
- (B)** KITCHEN CHIMNEY REMOVED
- (C)** DOORS BY COX 1968 (OR OPENINGS)
- (D)** WINDOWS LOWERED TO DOORS (1875)
RAISED TO WINDOWS (1993)

4.3 Detailed Phases of Development

STAGE 1 c 1837

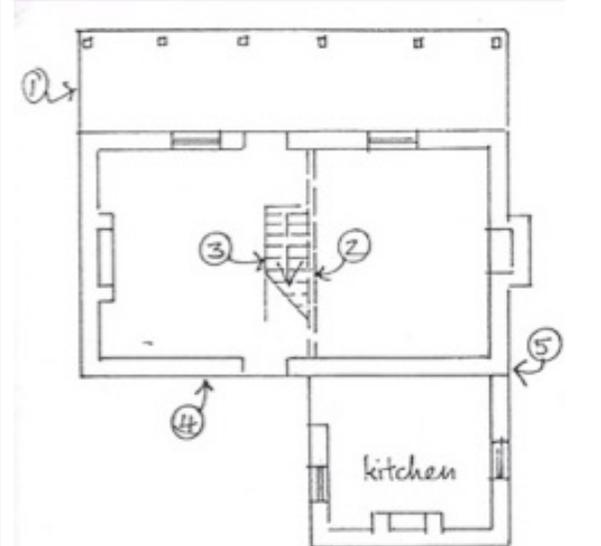
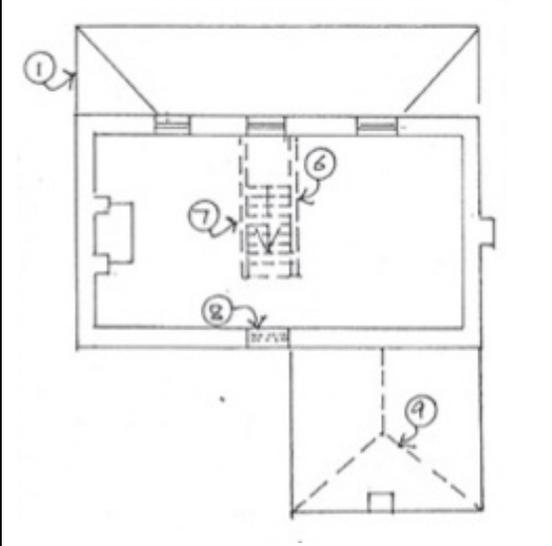
Stage 1 (+ Kitchen stage 1a) not before 1837 <i>From CLS&P CMP Feb 1990</i>	
Ground Floor	First floor
	
<ol style="list-style-type: none"> 1. If house had a verandah originally, probably straight pitched, not concave. 2. Evidence for wall uncertain 3. Likely approx position of stair 4. External whitewash survives 5. Joint in wall: kitchen possibly an early addition (say stage 1a). 	<ol style="list-style-type: none"> 6. Evidence, if any, hidden by window lining 7. Possible wall, no evidence 8. Possible window, no evidence. 9. No evidence for roof, but hip may be shown in C. Martns 1844 sketch; however drawing is very vague.



Figure 30.0, Conrad Martens. Blues Bay, c 1845.



Figure 31.0, Conrad Martens. View from North Shore, c 1845. ML PX 25 f.18

STAGE 2 c 1855

Stage2 – before 1855 From CLS&P CMP Feb 1990	
Ground Floor	First floor
<ol style="list-style-type: none"> 1. Joint in stonework 2. Original door probably moved from A to B 	<ol style="list-style-type: none"> 3. Concave verandah roof probably built by this time. 4. Possible wall, no evidence. 5. Early skillion? (ref BC Stock picture 1864)

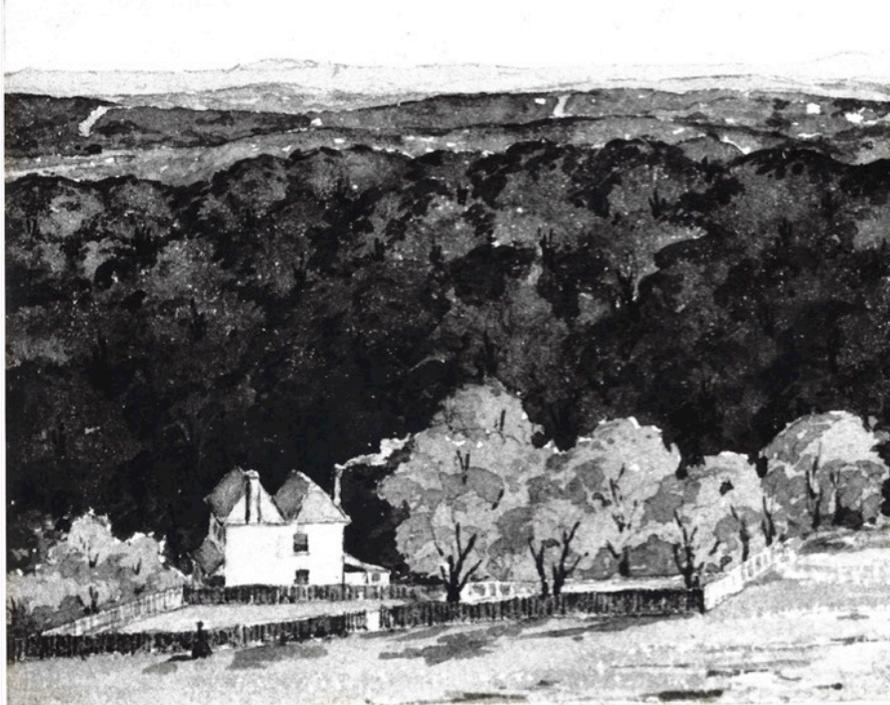


Figure 32.0, View of Sydney from North Sydney. 18th Feb 1864, Bernard Cambridge Stock

STAGE 3 c 1875

Stage 3 - before 1875 + later additions c 1929 From CLS&P CMP Feb 1990	
Ground Floor	First Floor
<p style="text-align: right;"> 3 Sto 9/10 refe (12) PX Nth A.E </p>	<p style="text-align: right;"> <i>cantil.</i> <i>(refer</i> <i>* or p</i> ⑥ Upper slight still ⑦ Stone ⑧ Wind ⑨ Inset sketch ⑩ Side show R. Ma ⑪ C </p>
<p>1. Chimney re-built at some stage</p>	<p>6. Upper part of skillion addition may be slightly later build (say stage 3a) but still before 1875.</p>

<ol style="list-style-type: none"> 2. Chimney removed above roof line, presumably in conjunction with building stage. 3. Some evidence of partition walls. 4. Two storey verandah 5. Approx extent of 2-storey verandah apparently with solid end wall, or partition, and cantilevered extension to upper doorway (refer Holtermann photo). 	<ol style="list-style-type: none"> 7. Stone sill probably moved from A to B. 8. Window inserted before c1892 9. Inserted windows shown in R.Martens sketch (n.d.) and in 1890s photo 10. Side verandah with ? laundry? Infill shown in 1890s photo, not in earlier R.Martens sketch. Chimney or lavatory shown c 1929.
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Figure 33.0, Holtermann Collection, Commodore Crescent, 1875, Box 82, No. 4B



Figure 34.0, Rebecca Martens (1838-1909), Blues Bay, n.d. ML PX36

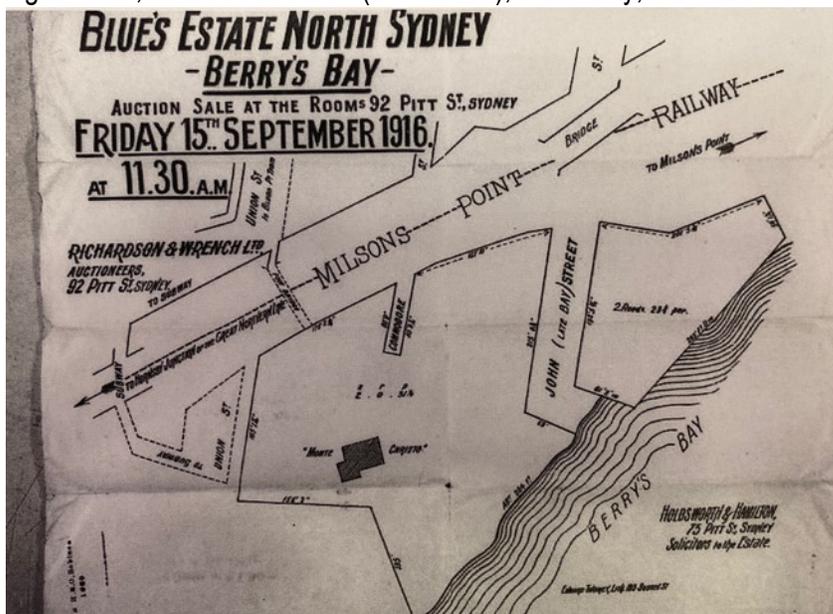


Figure 35.0, Blue's Estate North Sydney, Auction notice, 15th Sept 1916. Stanton Library, History Collection.

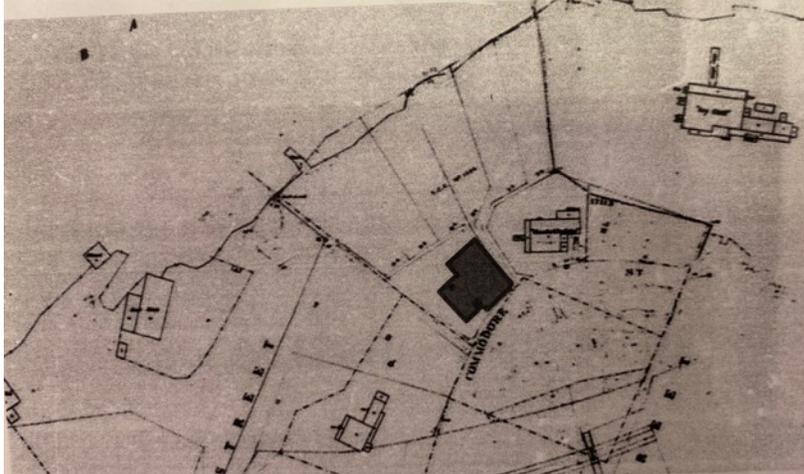


Figure 36.0, Report on 5 Commodore Crescent, from North Sydney Block Plan, 1890s, showing 3 Commodore Crescent next door,



Figure 37.0, Enlargement of plan above. Showing 'Monte Cristo'.

STAGE 4 1968-1971

1968-1971

Architects: Ian McKay Philip Cox, Blues Point Road North Sydney.

Client: Mr Russel Slade

BA 68/4

Plans submitted 8 Jan 1968.

Works completed 23/2/1971

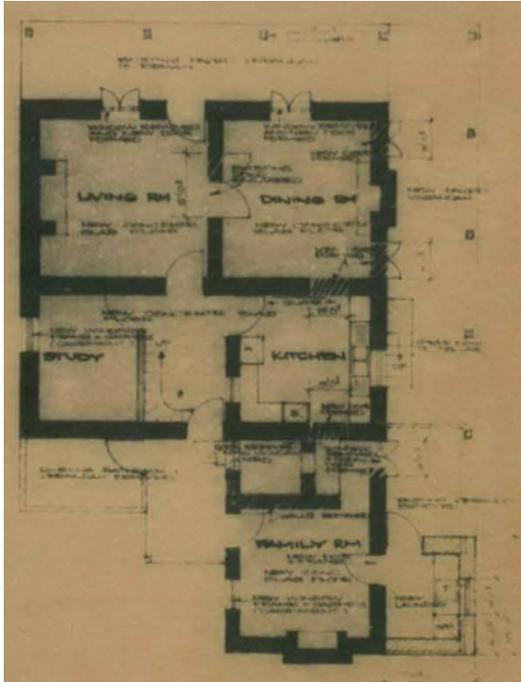


Figure 38.0, Ground floor plan, Ian McKay Philip Cox, 08.01.1968

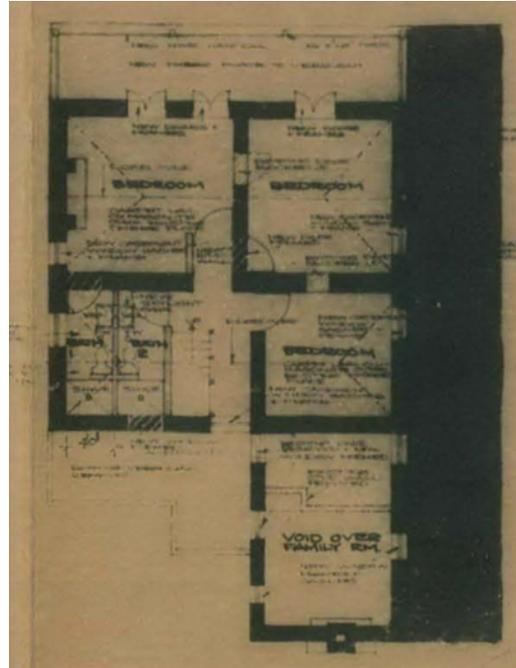


Figure 39.0, First floor plan, Ian McKay Philip Cox, 08.01.1968

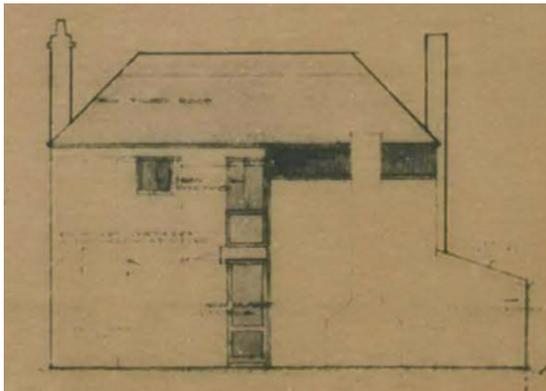


Figure 40.0, North Elevation, Ian McKay Philip Cox, 08.01.1968

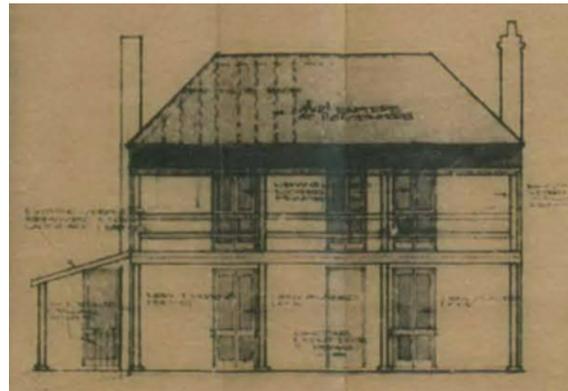


Figure 41.0, South Elevation, Ian McKay Philip Cox, 08.01.1968

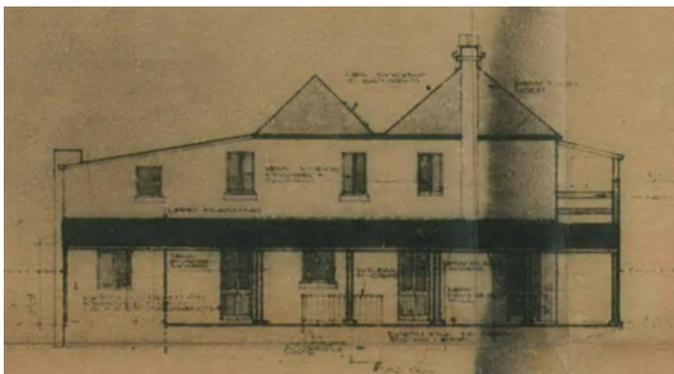


Figure 42.0, West Elevation, Ian McKay Philip Cox, 08.01.1968

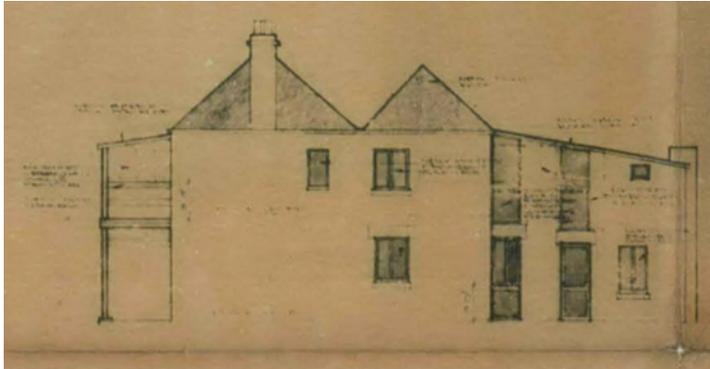


Figure 43.0, East Elevation, Ian McKay Philip Cox, 08.01.1968

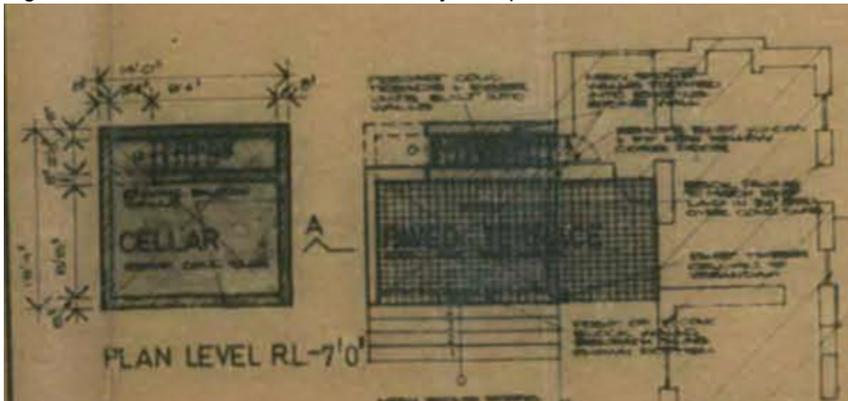


Figure 44.0, Plan of cellar, Ian McKay & Partners, 5/1/70 for Mr Russell Slade.

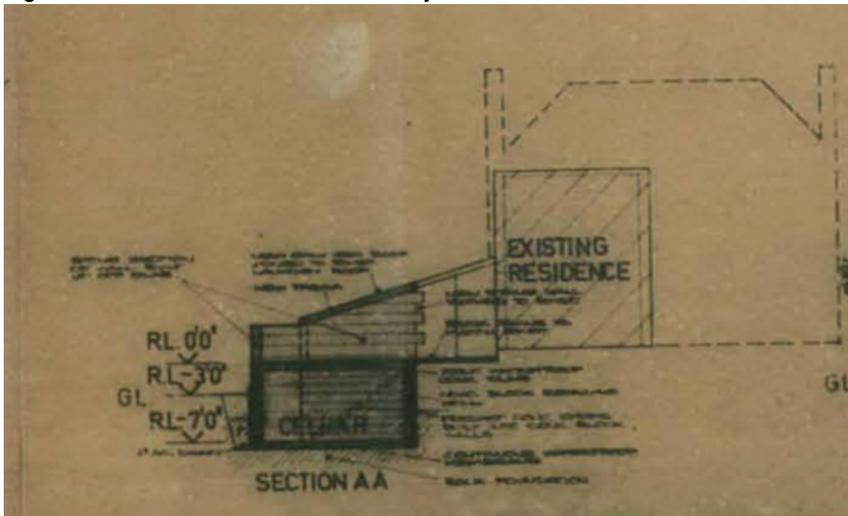


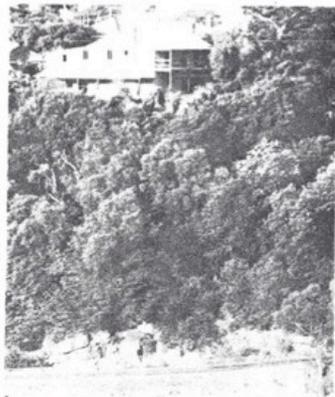
Figure 45.0, Section through cellar, Ian McKay & Partners, 5/1/70 for Mr Russell Slade.



Figure 46.0, West elevation Ian McKay & Partners, 5/1/70 for Mr Russell Slade.

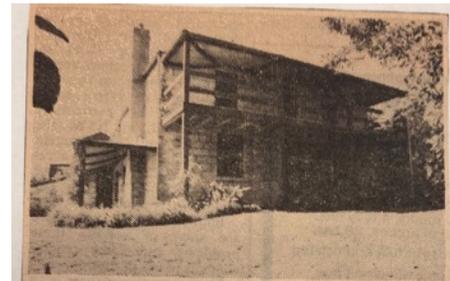


3 COMMODORE CRESCENT, WAVERTON
Open for inspection: Wednesdays and Saturdays 1.00 p.m. - 2.00 p.m.



To be submitted to
Public Auction in the
Auditorium, 7th level
Australia Square,
George Street, Sydney
on FRIDAY 18th APRIL
1980, commencing at
10.30 a.m.

Figure 47.0, Auction notice, April 1980



The stone cottage which Richardson and Wrench will auction on April 18.

History adds value to Sydney cottage

By ROBYN GOODFELLOW

AN historic cottage built on land granted to the famous convict Billy Blue at North Sydney is expected to fetch a minimum of \$150,000 at auction this month.

The stone three-bedroom colonial cottage was built before 1840, perhaps by Billy Blue's grandson, James, who was a stonemason in the area, according to historian Meg Swords.

The cottage stands just within the northernmost boundary of the 80 acres granted by Governor Macquarie to Billy Blue in January 1817.

Billy Blue, one of the most colourful and eccentric characters of early Sydney town, arrived in 1801; a negro convict sentenced for stealing sugar.

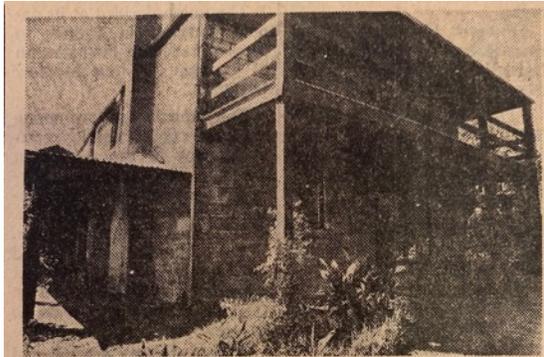
Billy Blue was befriended by Governor Macquarie, who gave him the right to ply the very first ferry - a single rowing boat - between Dawes Point and what is now called Blues Point.

All the land lying south of Union Street, North Sydney, between Berrys Bay and Lavender Bay, was granted to Billy Blue.

The cottage has been extensively restored, has a harbour view and a professionally designed cellar.

The vendor is Princeton Homes Pty Ltd, associated with a Sydney real estate agent.

Figure 48.0, Auction notice, April 1980



Billy Blue's house in Waverton.

Historic home for sale

Billy Blue's sandstone cottage at 3 Commodore Crescent, Waverton, will be put up for auction on April 18.

It is a link with a colourful and eccentric convict who was one of the first permanent residents of the North Shore, and after whom Blues Point was named.

The cottage is at the northernmost edge of the 80 acres granted by Governor Macquarie in 1817 to Billy Blue,

who was transported in 1801 for stealing sugar.

In her book *Billy Blue The Old Commodore*, Meg Swords writes that Governor Macquarie often used Billy Blue's rowing-boat service between Dawes Point and Blues Point.

Meg Swords says that Billy Blue adopted the "rank" of commodore after Governor Macquarie jocularly raised him to it on learning he had increased his rowing-boat fleet to 11.

3 Commodore Crescent, McMahons Point: This National Trust listed sandstone cottage is known colloquially as Billy Blue's Cottage, after William Blue, who built the original house on the property.

William Blue established the first regular ferry service across the Harbour, earning him the nickname Commodore Blue. The present cottage was built for his son John in the 1830s. Additions were built in the 1880s. The two storey cottage has three bedrooms, a small study, a double lounge, a dining room, a kitchen and a bathroom. There are rough stone fireplaces at either end of the lounge and in the dining room. The house has views of Berrys Bay

and the Harbour and access to Waverton Park via a right of way.

The property will be auctioned by Raine and Horne, Crows Nest, in conjunction with Brinley Hodges Real Estate, McMahons Point, on Thursday, September 18. It is expected to fetch between \$350,000 and \$400,000. Inspect today and Wednesday between 2 pm and 3.30 pm.

S^H Billy Blue's Cottage, in McMahons Point, is listed by the National Trust and was built in the 1830s.

Figure 49.0, Article SMH, 20.03.1980 p.2, Stanton Library, History Collection. Note next to clipping says: *This is not Billy's house. Possibly built by James Blue son/grandson of John Blue who was B.B's youngest son. Meg Swords 25.3.1981.*

Figure 50.0, Property description prior to auction, SMH Good Weekend, 13/09/1986, p.68



Figure 51.0, Property description prior to auction, SMH Good Weekend, 13/09/1986, p.68

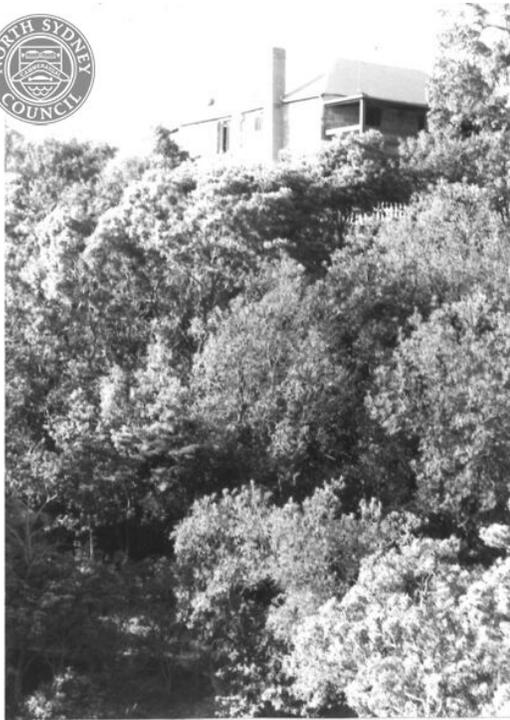


Figure 52.0, LH REF PF1544/2 Stanton Library. South-west elevation of 3 Commodore Cresc. 1981



Figure 53.0, LH REF PF1544/1 Stanton Library. Side View of 3 Commodore Cresc. 1981



Figure 54.0, LH REF PF1543/2. Side View of 3 Commodore Cresc. 1981



Figure 55.0, LH REF CPF11/9. Side elevation of Blue's Cottage, 3 Commodore Crescent, McMahons Point. 1980



Figure 56.0, LH REF CPF11/10. Roof and chimney at rear of Blues Cottage, 3 Commodore Crescent, McMahons Point. 1980.



Figure 57.0, LH REF CPF11/11. Side elevation of Blue's Cottage, 3 Commodore Crescent, McMahons Point. 1980.



Figure 58.0, LH REF CPF11/13. Side elevation of Blue's Cottage, 3 Commodore Crescent, McMahons Point. 1980

STAGE 5 1990

C1990 WORKS BY CLIVE LICAS STAPLETON & PARTNERS

Sept 1990, CLS&P apply for building application for 'restoration works'.

Specification of works is below.

Proposal: Conservation works comprising repair of existing elements and reconstruction of original verandah, windows and door to south elevation.

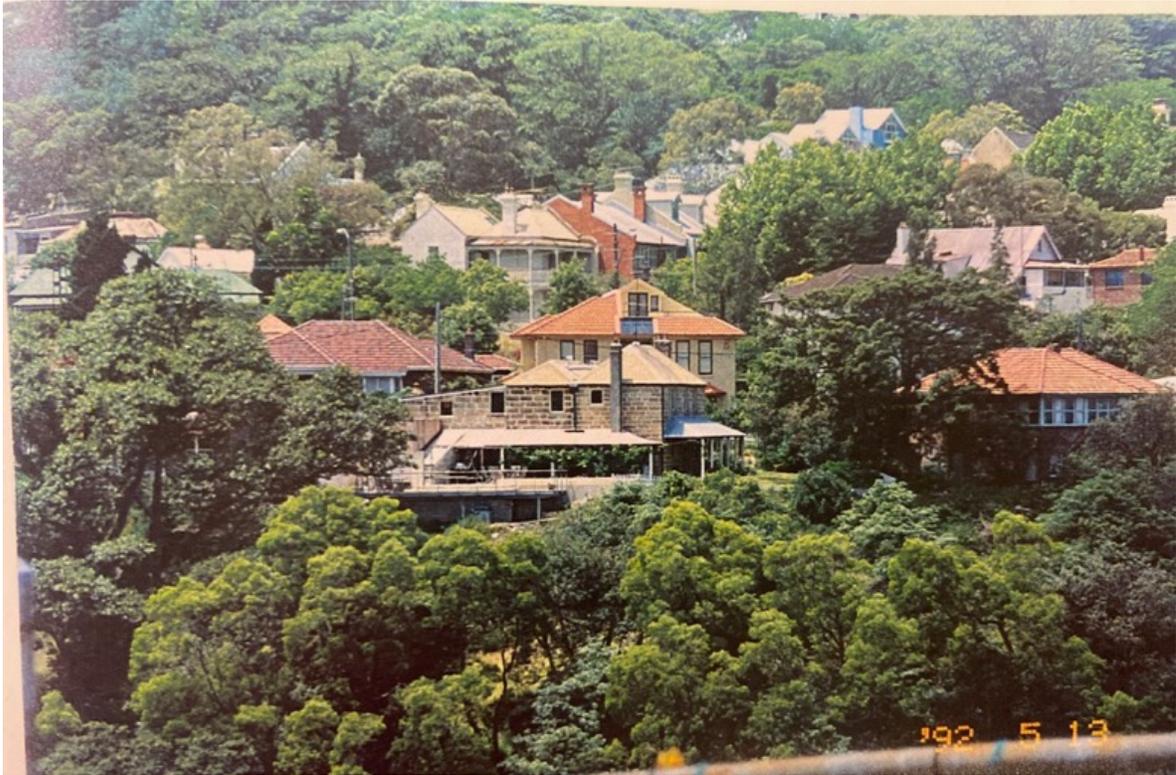


Figure 59.0, 'Blue's Cottage' – 13.05.1992, Stanton Library, History Collection. After completion of works by CLS&P.

Clive Lucas, Stapleton & Partners Pty Ltd

ARCHITECTS

155 Brougham Street, Kings Cross, Sydney, 2011. Telephone: (02) 357 4811 Facsimile: (02) 357 4603

MONTE CHRISTO
3 COMMODORE CRESCENT, McMAHONS POINT

STAGE I
SCHEDULE OF PROPOSED WORKS

RECEIVED REC
11. 9. 0
PHYSICAL FILE No. 154.3
DOCUMENT No. 300
SUBJECT No. 789
7th September 1990
DOCUMENT TYPE 01
FOLLOW UP ACTION
LOCATION CODE 2000
E.P. PROCESSED 12 SEP 1990

1.00 SOUTH VERANDAH

- 1.01 Demolish existing two storey timber verandah.
- 1.02 Repair edge of roof and reconstruct fascia where damaged by existing verandah.
- 1.03 Remove existing guttering and fit new galvanised steel ogee guttering to full width of roof to south elevation and new 75mm dia. downpipe to existing configuration.
- 1.04 Construct new single storeyed verandah of hardwood to detail with corrugated galvanised steel roof and ogee gutter.
- 1.05 New verandah structure is to fit into the original mortice holes in the stone flags and the pockets in the wall.
- 1.06 Carefully lift 2 no. flags, which have sunk on the verandah and rebed on sand, at a level which allows run-off but fits in with the surrounding flagging.
- 1.07 Carefully piece in in solid stone the redundant mortices and pockets in the stonework.

2.00 GROUND FLOOR - SOUTH ELEVATION

- 2.01 Carefully remove existing joinery from window and door openings including internal lighting pelmet.
- 2.02 Reconstruct stone wall and sill as shown to form door and window openings to the original configuration. Alignment of door and window reveals to conform to site evidence with sill and head details to match the intact window opening.

Preserve existing stone lintels.
Build in dampcourse below the sills as shown.
- 2.03 Reconstruct and fit hardwood door and window frames as shown with horns built into the masonry to the original details.
- 2.04 Reconstruct inward opening casement windows to detail and to fit openings, with external storm linings scribed to the stone and grouted up to prevent water entry.

- 2.05 Reconstruct original entrance door and fanlight to detail.
- 3.00 FIRST FLOOR - SOUTH ELEVATION
- 3.01 Carefully remove existing 3 no. doors and frames from opening.
- 3.02 Stone up openings as shown to reconstruct 3 no. original window openings with new sandstone sills and existing stone lintels.
Externally the ashlar is to match and be toothed into the existing work.
- 3.03 Reconstruct and fit 3 no. casement windows in hardwood frames all as detailed with horns of frames built in to original detail.
- 3.04 Fit new dampcourse below stone sill as shown.
- 3.05 External storm linings to be closely scribed to the finished stonework and grouted up to prevent water entry.
- 4.00 PAINTING
- 4.01 All verandah columns and the verandah beams to be finished in full gloss enamel as follows:
1 coat wood primer (acrylic)
1 coat enamel undercoat
2 coats full gloss enamel
- 4.02 All new guttering and downpipes to be painted in full gloss enamel as for joinery, except primer to be metal etch primer.
- 4.03 All timber and galvanised sheeting to underside of verandah, above the beam, to be left unpainted.
- 4.04 All new external joinery to door and windows to be finished in full gloss enamel as for 4.01.
- 4.05 All new internal joinery to be finished with shellac and wax to give a traditional waxed polish finish.

Figure 60.0, Specification for works to 3 Commodore Cresc prepared by CLS&P, Sept 1990.

STAGE 6 1993-1997

Architects: Chenchow Little

1993 – survey of property

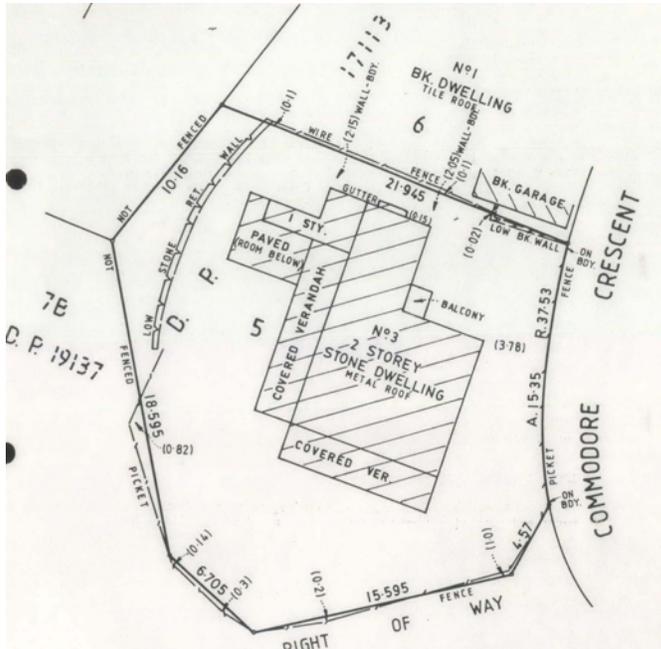


Figure 61.0, Survey prepared January 13, 1993, by Tasy Moraitis of Denny Linker & Co 173 New South Head Road Edgecliff NSW.

Wednesday, March 3

E SYDNEY
BY SUSAN BORHAM

"A garden setting like something out of the Cotswolds" ... Billy Blue's cottage, sold yesterday for \$810

Bidders battle for Blue's abode

Historic Billy Blue's cottage was sold yesterday to a publicity-hungry Australian businessman for \$810,000.

The cottage - in Commodore Crescent at McMahon's Point - is named after one of the best-known members of Sydney's early convict colony and features in many of Conrad Martens's paintings.

It was previously owned by Advance Bank's deputy chairman, Peter Carney, and was auctioned at L. J. Hooker's Pitt Street offices.

Mark Reynolds, of Hooker's Mosman office, said: "We had five serious bidders for the property."

It boasts prime views across Berry's Bay and North Sydney, over Mort Bay, Goat Island and Darling Harbour. It is located within what historians have described as "a garden setting like something out of the Cotswolds".

The suburb of Blues Point was named after Billy Blue, a part-Jamaican Negro who became Sydney's first ferryman.

He had been sentenced to "transportation for seven years" at Kent Quarter Sessions in England in 1796 and arrived in Sydney in 1801.

Blue quickly became a major character on Sydney's waterfront, operating his ferry to the Miller's Point.

Affectionately known as "Commodore", he married both Williams in 1805 and had six children.

The cottage was originally built by Blue for his son using sandstone blocks initially transported to the site

Figure 62.0, Auction notice, SMH, March 3, 1993.



Figure 63.0, Mosman Daily, 11/2/1993, p.27, Stanton Library, Local History Collection.

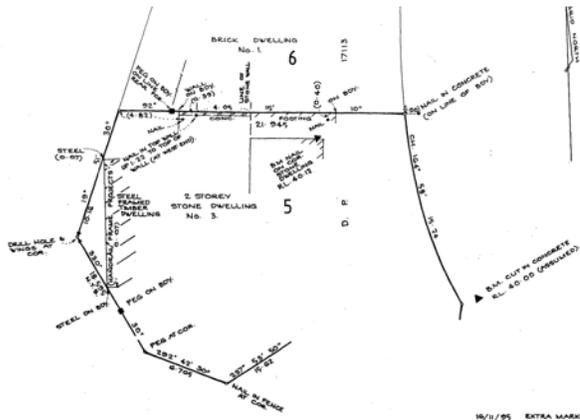


Figure 64.0, Detailed Survey prepared 16.11.1995, by Tasy Moraitis of Denny Linker & Co 173 New South Head Road Edgecliff NSW.

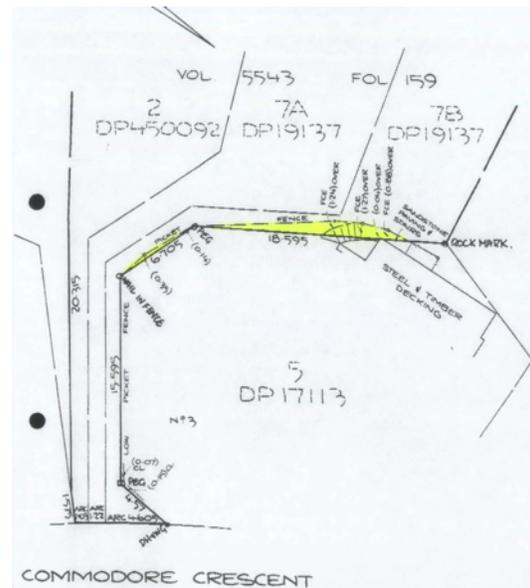


Figure 65.0, Detailed Survey prepared by Teerman Newton Pty Ltd, 5.8.1996 showing encroachments.

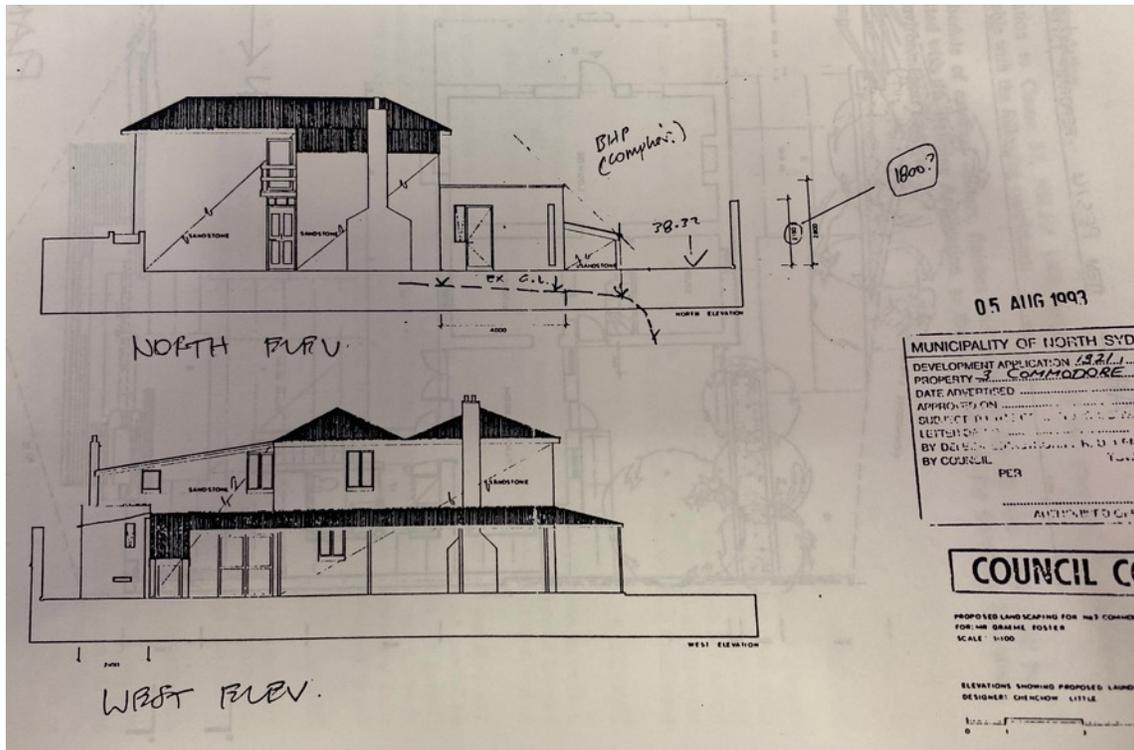


Figure 66.0, Chenchow Little Elevations, submitted to North Sydney August 1993

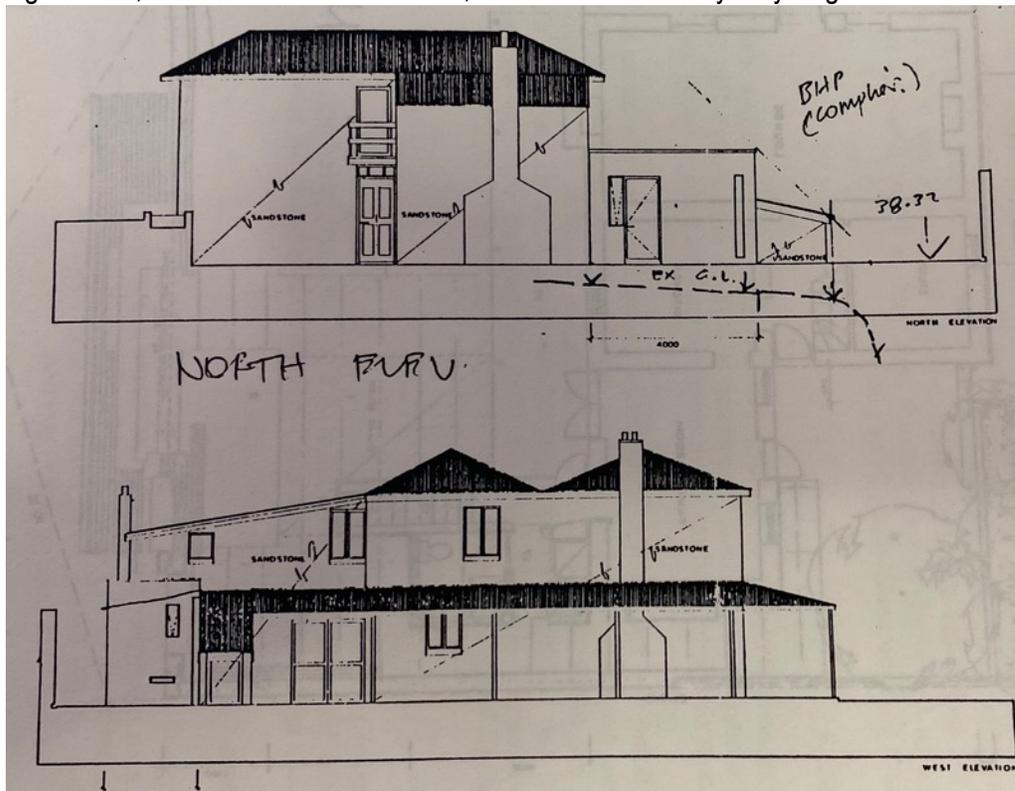


Figure 67.0, enlargement of above. Note no north verandah.

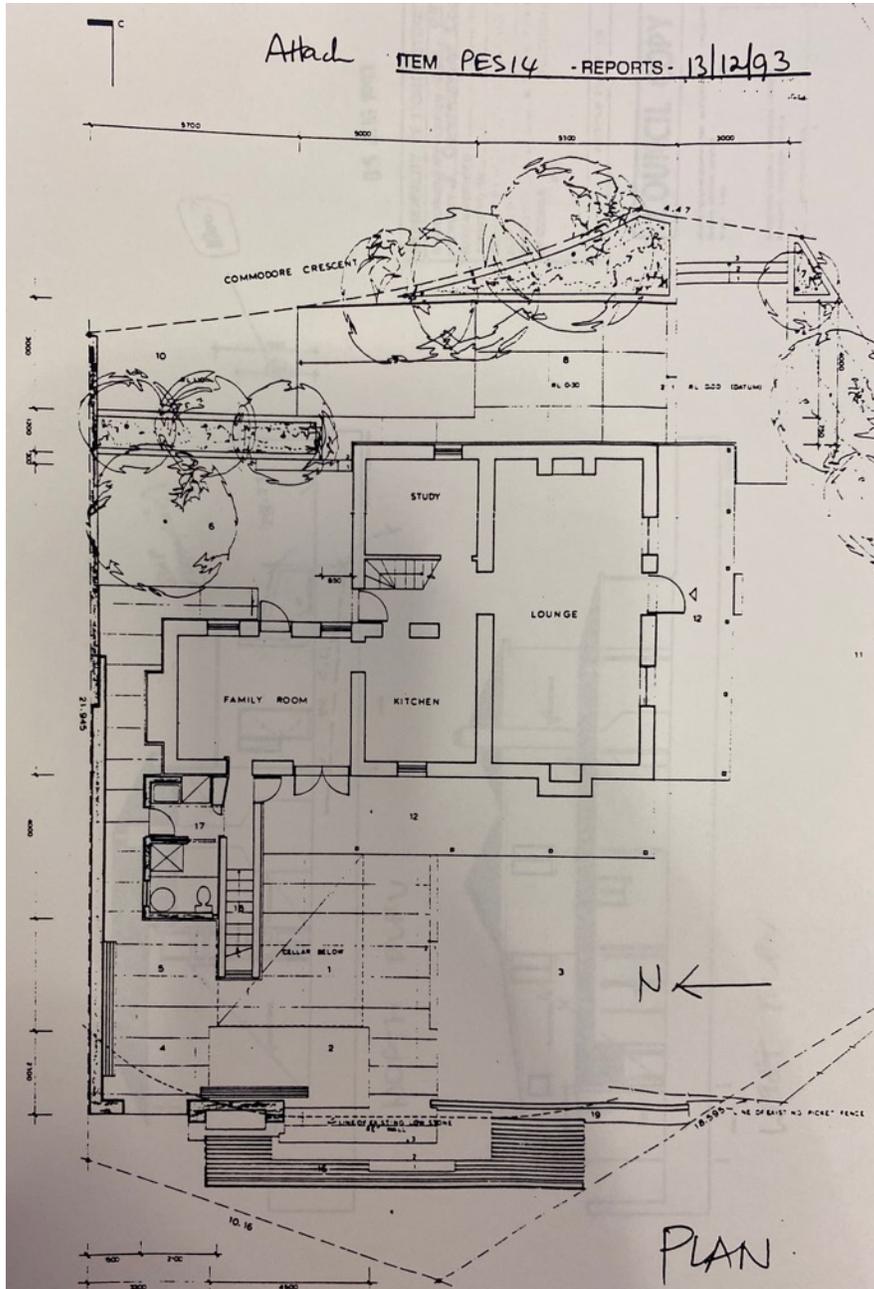


Figure 68.0, Chenchow Little Plan, submitted to North Sydney August 1993

1993 DA 1321/93, approved 17.12.93

Works: Alterations & additions to heritage dwelling – remove existing laundry and replace with new laundry and bathroom, re-pave portion of rear of house and spa.

Reinforced concrete footings and floor and brick walls. Cost \$80,000.00

Architects: Tony Chenchow of Chenchow Little, 169 Phillip Street Waterloo.

Clients / owners: Graeme Foster and Karen Smith

Comments by Planners, North Sydney, 1993

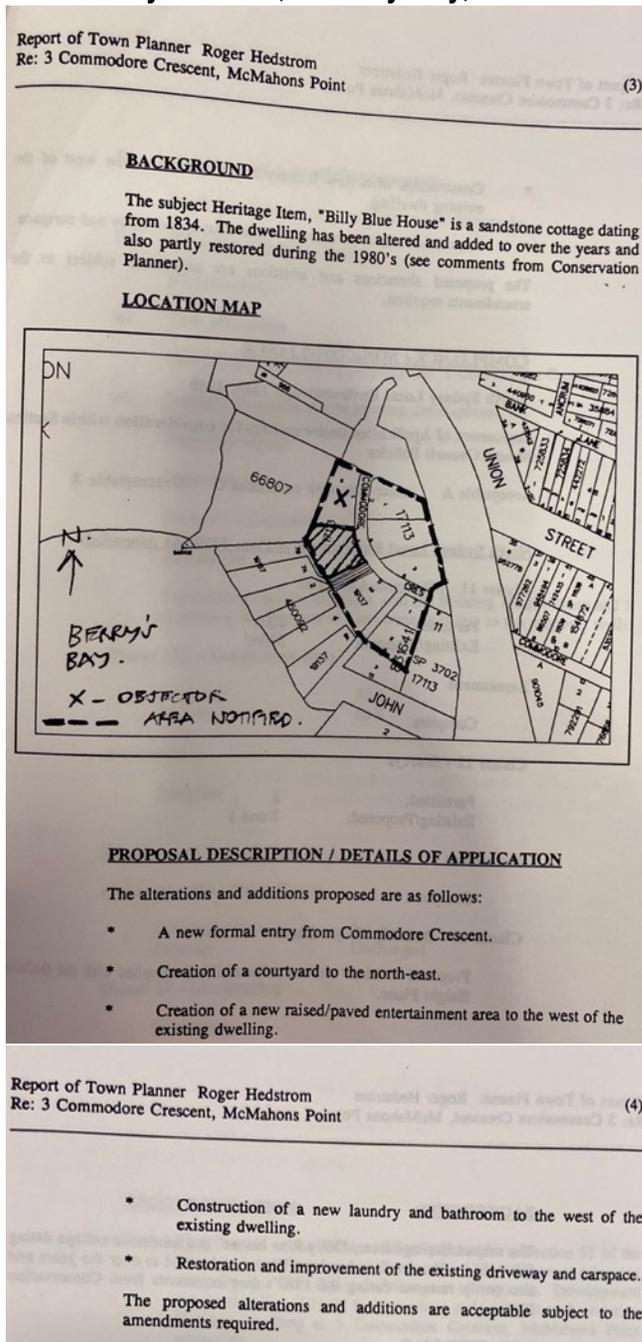


Figure 69.0, Report on proposals by Town Planner, North Sydney, Dec 1993.

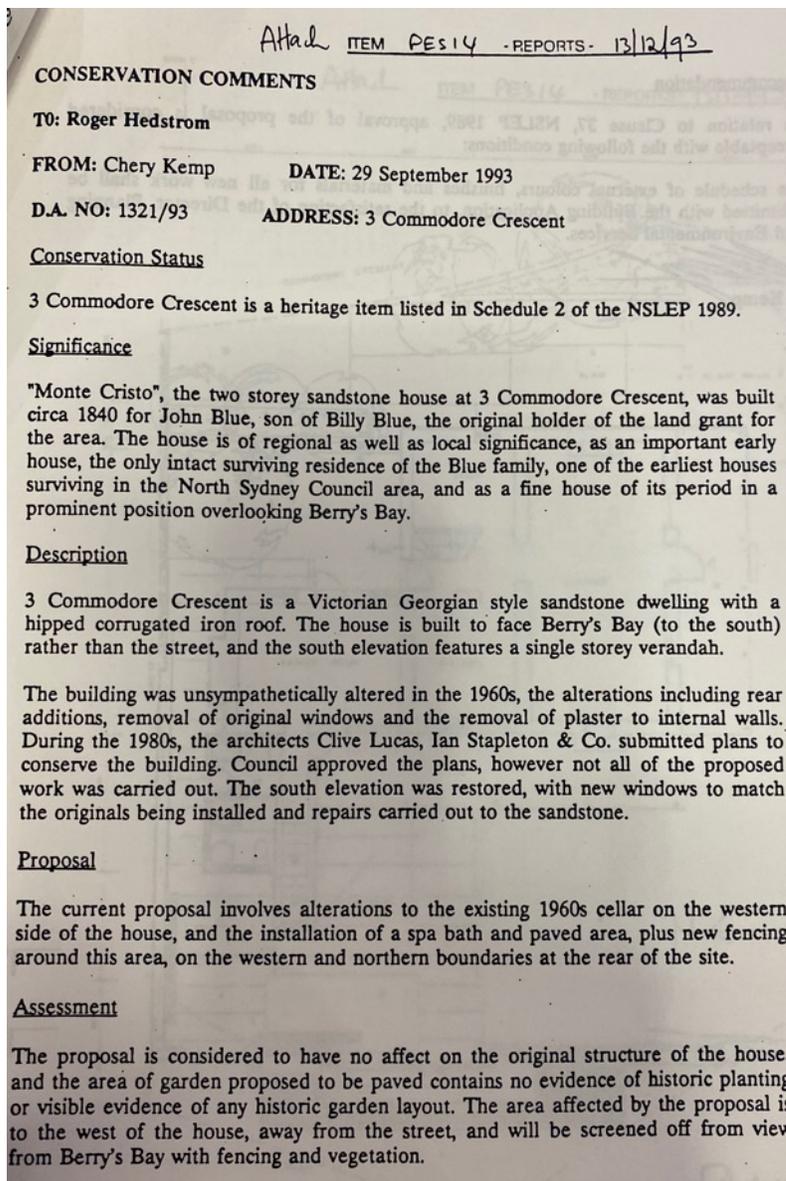


Figure 70.0, Heritage assessment of proposed works by Chenchow Little, 29.09.1993

1996 BA 96/814

Architects: Tony Chenchow of Chenchow Little, 169 Phillip Street Waterloo
Clients / owners: Graeme Foster and Karen Smith

Works: New verandah, roof cladding, fencing & car space.

3.7 STAGE 7 - 1997

1997 Addition ('reinstatement') of northern verandah,
Architects: NBRS&P.
Works completed Nov 1997.

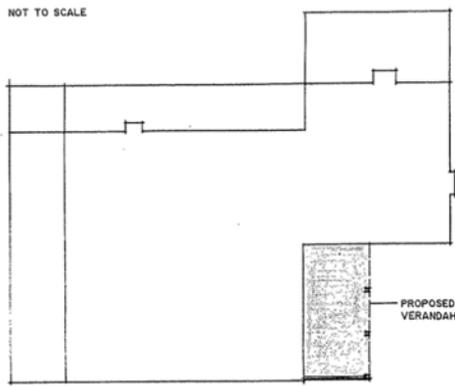


Figure 73.0, Location plan of verandah to be reinstated

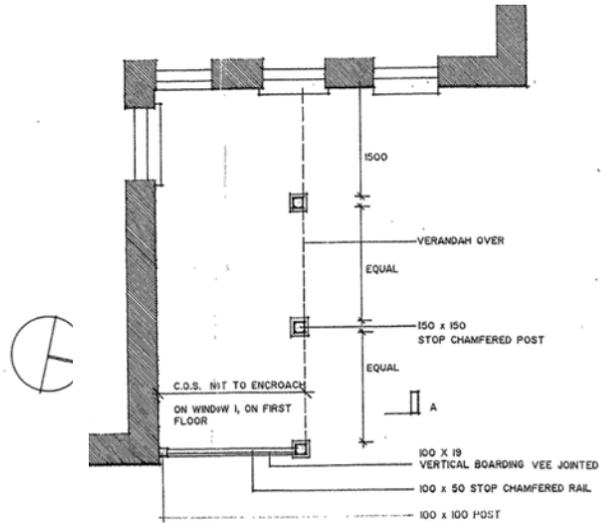


Figure 74.0, Ground level Plan

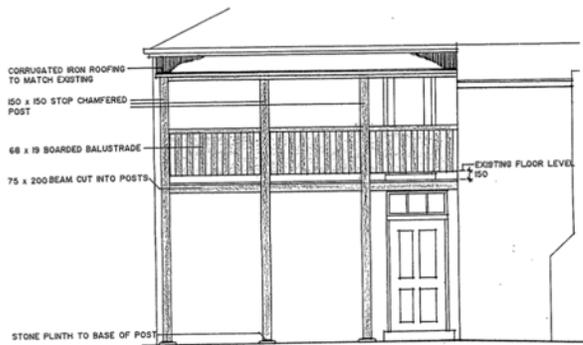


Figure 75.0, North Elevation

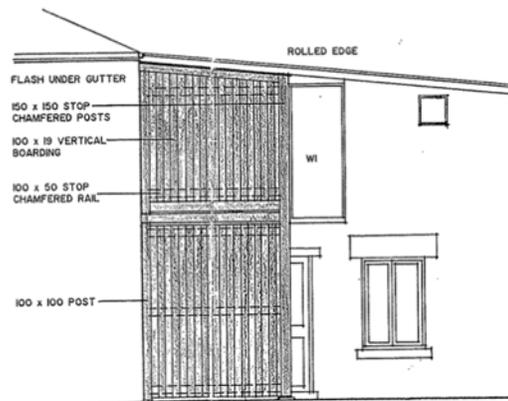


Figure 76.0, East Elevation

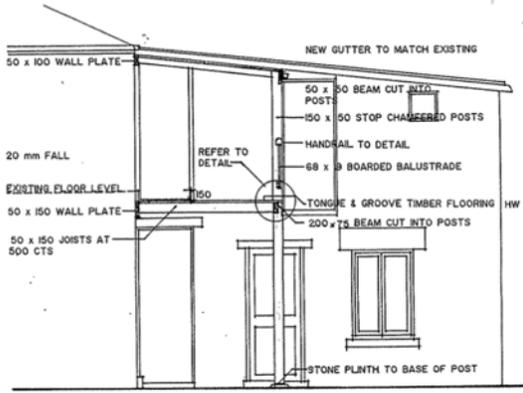
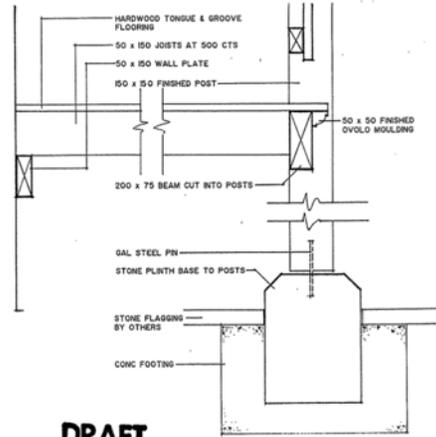


Figure 77.0, Section A



DRAFT
Figure 78.0, Detail

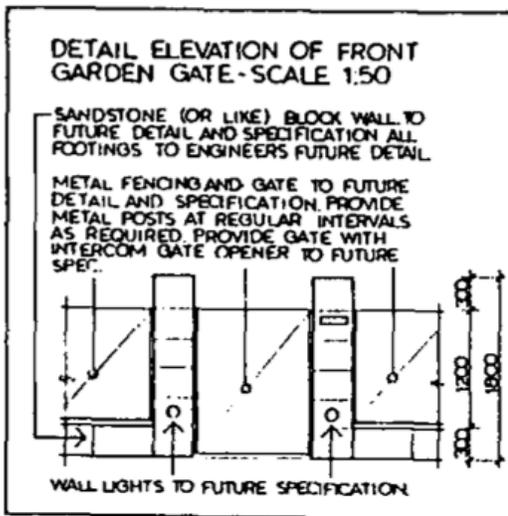


Figure 79.0, Gate detail, Chenchow Little, DA/BA01 approved 26.05.97

The following Conservation Comments were prepared by Cherry Kemp, Heritage Planner for North Sydney Council, 26/5/1997.

CONSERVATION COMMENTS

TO: ~~██████████~~ *Matthew Jericho*

FROM: Chery Kemp, Conservation Planner DATE: 24.1.97

D.A.NO. 1612/96 ADDRESS: 3 Commodore Crescent

Conservation Status

Heritage Item, NSLEP 1989.

Description

2 storey sandstone house, originally built for John Blue (Billy Blue's son) and his wife circa 1849-1850, making this one of the earliest houses surviving in the North Sydney area. (see attached Heritage Listing sheet for further details).

Proposal

To reconstruct a timber-framed verandah with corrugated iron roof to the north corner of the building (note: this verandah is shown in Holtermann photos of the 1870s); construct a paved ramp to provide a carparking area; erect new fencing and an entrance gate, to 1800mm in height. Fencing is proposed to be sandstone base and columns with metal infill panels "to future detail". The gate and pathway will redirect the pedestrian entry to the property to the original front elevation.

Assessment

Note that a copy of a conservation plan prepared by Clive Lucas Stapleton & Partners in 1990 has been submitted. This conservation plan indicates that the verandah proposed was existing on the building in the 1870s (when Holtermann photos of the building show the verandah).

In view of the fact that the verandah reconstruction is a reinstatement of an original detail, this is considered to be restoration of the building. The other aspects of the proposal are essentially considered minor, and not unsympathetic to the building.

The proposal is therefore considered acceptable with the following conditions:

Recommendation

In relation to Clause 37, NSLEP 1989, the proposal is considered acceptable with the following conditions of consent:

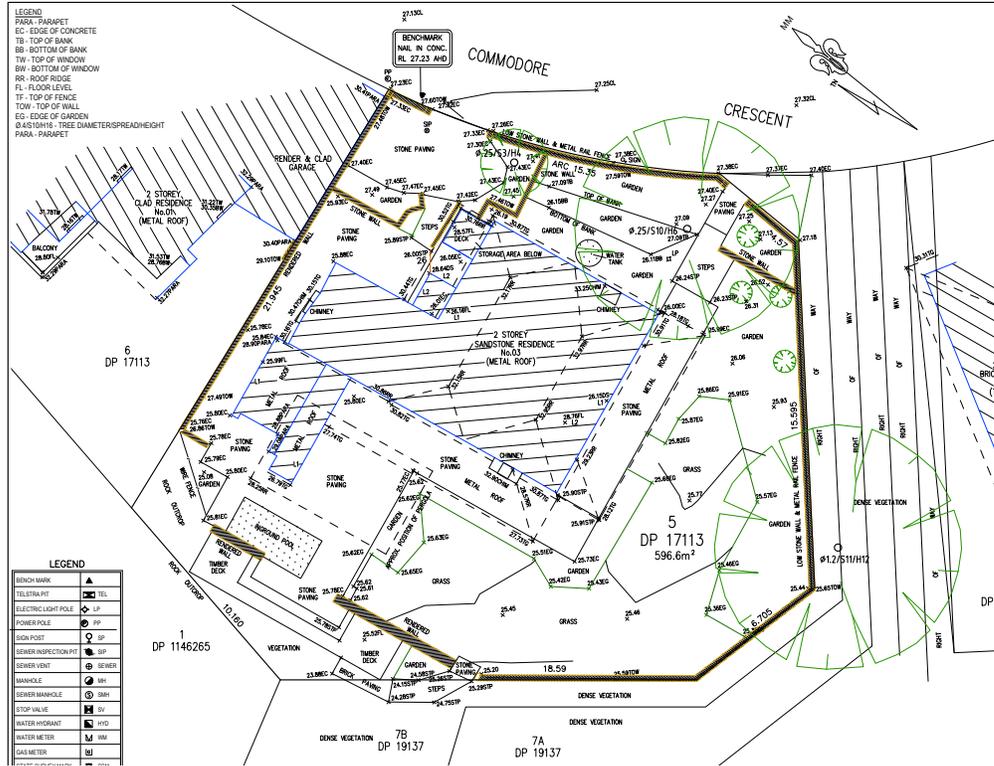
- the verandah is to be reinstated to match the original shown in 1870s Holtermann photos as far as possible;
- the proposed fencing is not to exceed 1500mm in height, and is to feature metal infill panels in a mid-Victorian pattern, to be detailed on BA plans at 1:50 scale, to the satisfaction of the Director, PES.
- details of paving to proposed carspace and pathway is to be provided with the BA, to the satisfaction of the Director, PES. Paving is to be of a traditional pattern.
- standard condition A144.



C. Kemp

STAGE 8 2020/21

Plans by U+I Building Studio



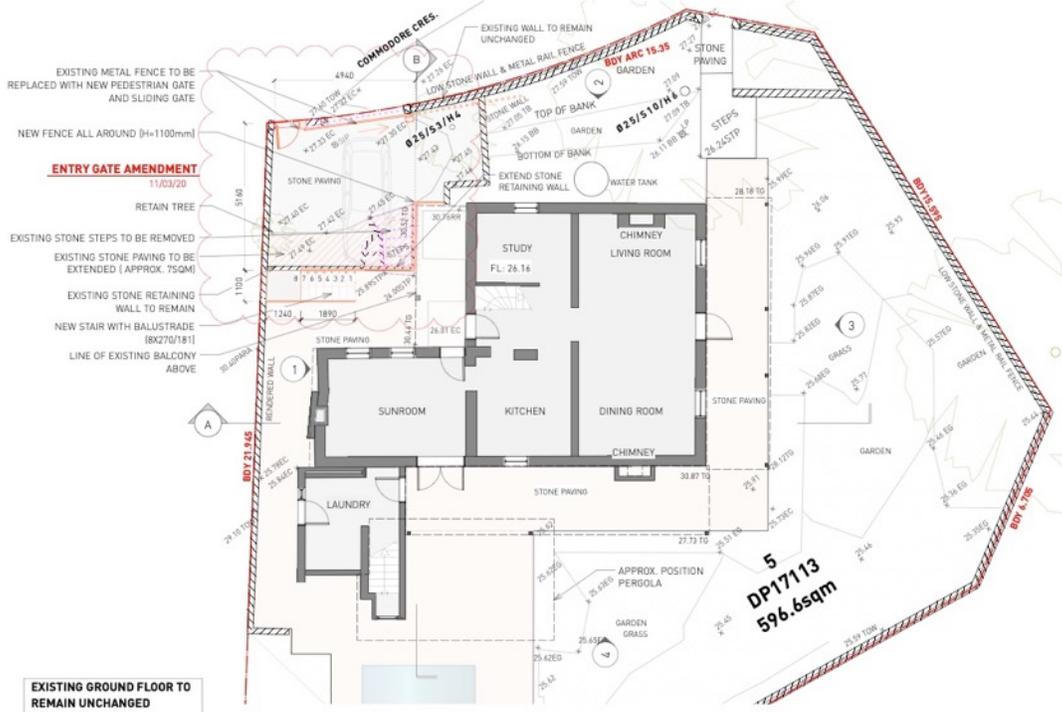


Figure 81.0, Amendments to car parking, U+I Building Studio, 11/03/20,

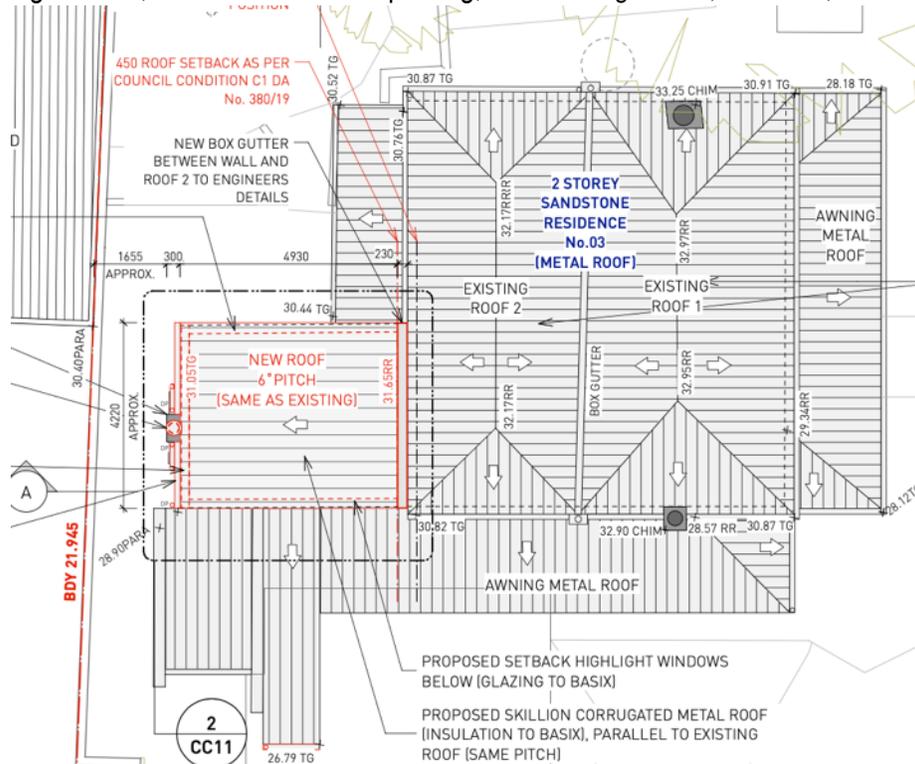


Figure 82.0, Proposed roof plan, CC10, U+I Building Studio, 10/02/21,

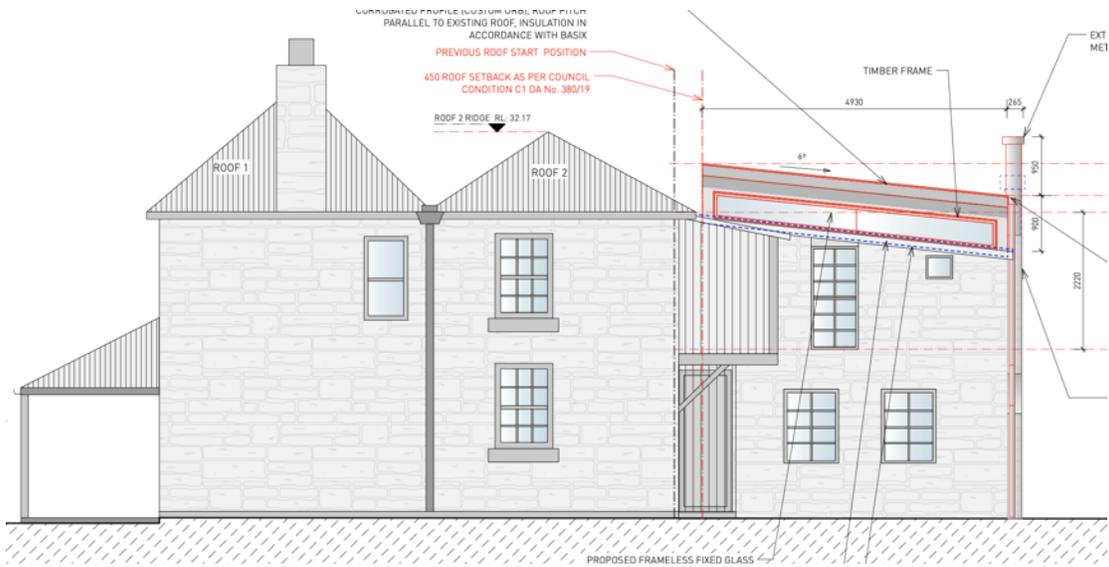


Figure 83.0, East Elevation, CC31, U+I Building Studio, 10/02/21,

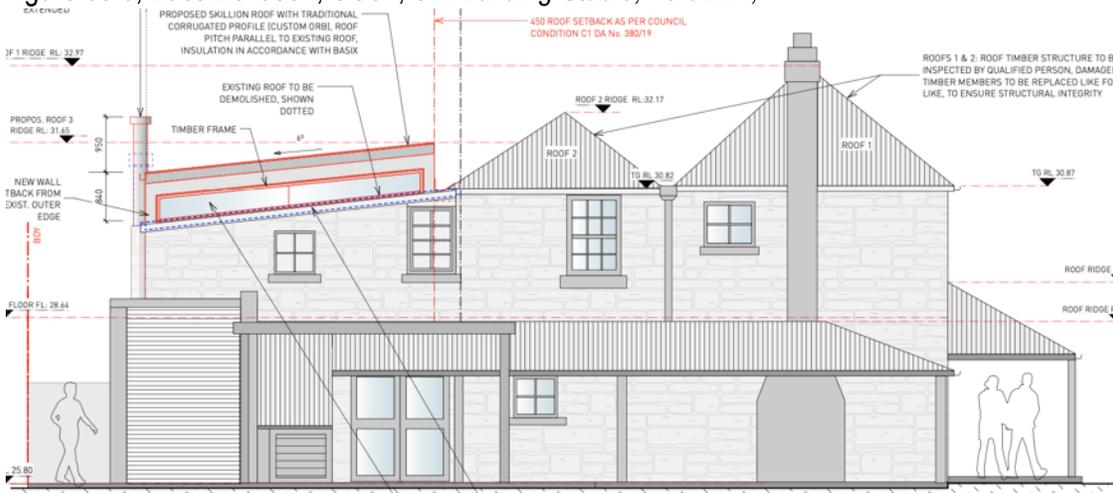


Figure 84.0, West Elevation, CC33, U+I Building Studio, 10/02/21



Figure 85.0, North Elevation, CC33, U+I Building Studio, 10/02/21,

4.3 Statement of Significance

From NSW Heritage website

Important early house and only intact surviving residence of the Blue family. Fine house of its period in an important position overlooking Berrys Bay. One of the earliest houses surviving in the Council area.

Believed to be built for John Blue, son of original grantee, Billy Blue circa 1840. Part of the house appears to have been constructed by 1844 as it is shown in a Conrad Martens sketch of that date. The building was added to by 1855, as shown in another Conrad Martens sketch, and had reached its present form between 1864 and 1869, as the house is clearly shown in its present form in a 1875 Holtermann photo. While John Blue, his estate, and subsequently his descendants, appear to have owned the house until at least 1919, John Blue only appears to have lived in it between 1875 and 1880 (according to Victoria Ward rates books), though it was continually rented and occupied. John Blue died in 1891.

The house was modified in the 1970s, removing much original detailing. All plaster was removed from internal walls, exposing the sandstone. During the 1980s detailing was reinstated, including Georgian-style windows.

5.0 THE PROPOSAL

5.1 Proposed demolition

Exterior and grounds

- Southern verandah, added 1993 (CLSP)
- Western verandah, added 1968 (Mackay Cox)
- Western pergola, post 1968
- Wall and door to external storage room, added 1997 (NBR5)
- Part of pool structure on western boundary, added 1997 (CCL)

Ground Floor

- Western French doors, added 1968 (MC)
- Stone wall to south of cellar stairs, added 1970 (MC).

First Floor

- Remove part floor above family room, added post 1986.
- Remove door between master bedroom and bathroom, added 1968 (MC)
- Remove stone infill below central southern window, added 1993 (CLSP).

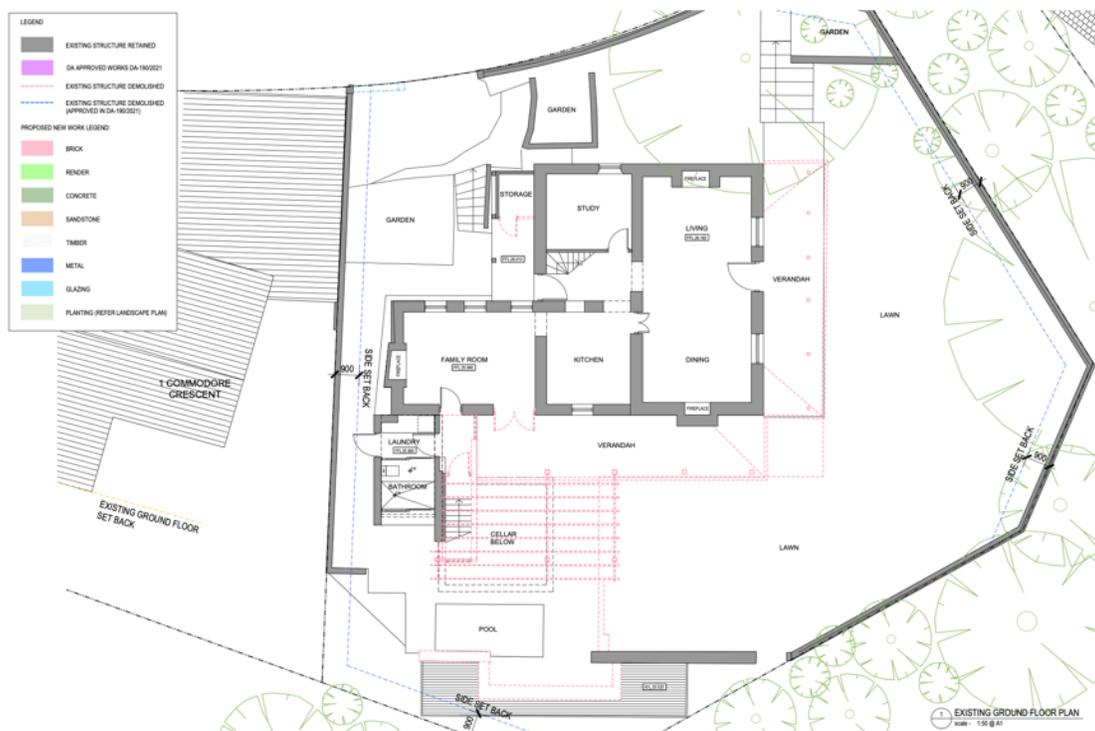


Figure 86.0, Existing Ground Floor and Demolition Plan, Michael Cumming Architect, 24.02.23

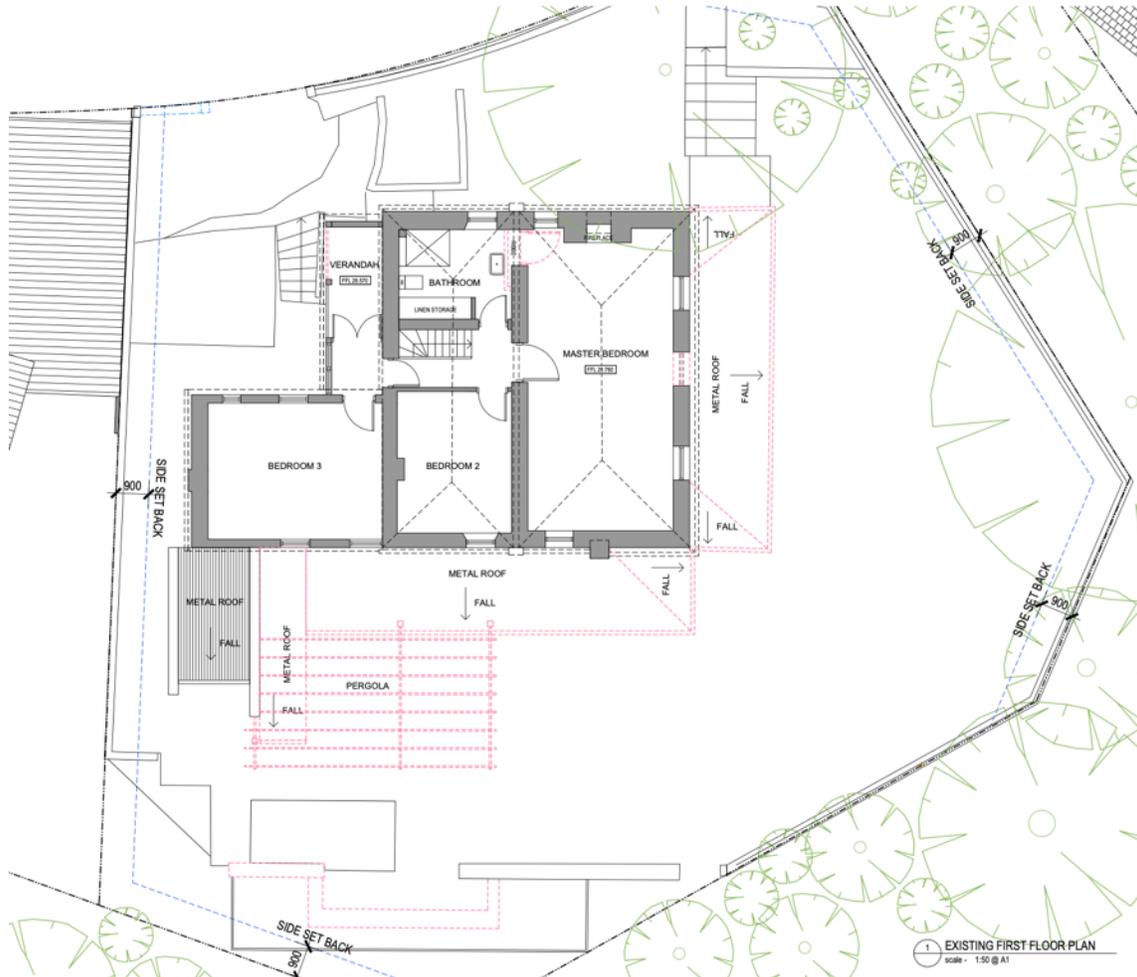


Figure 87.0, Existing First Floor and Demolition Plan, Michael Cumming Architect, 24.02.23



Figure 88.0, Existing Roof Plan and External Demolition, Michael Cumming Architect, 24.02.23

5.2 Reconstruction works

Exterior:

- Reconstruct double height southern verandah, including first floor door to verandah.
- Reconstruct original finish to west chimney: lime-wash finish and chimney capping

Interior:

- Reconstruct double-height former kitchen space.
- Reconstruct central door from Master bedroom to southern verandah.

5.3 Adaptation works

- Insert lift in northern verandah space, with glass wall on ground floor.
- Construct new western pavilion.

- Change pool landscaping on western boundary.



Figure 89.0, Proposed Ground Floor Plan, Michael Cumming Architect, 24.02.23

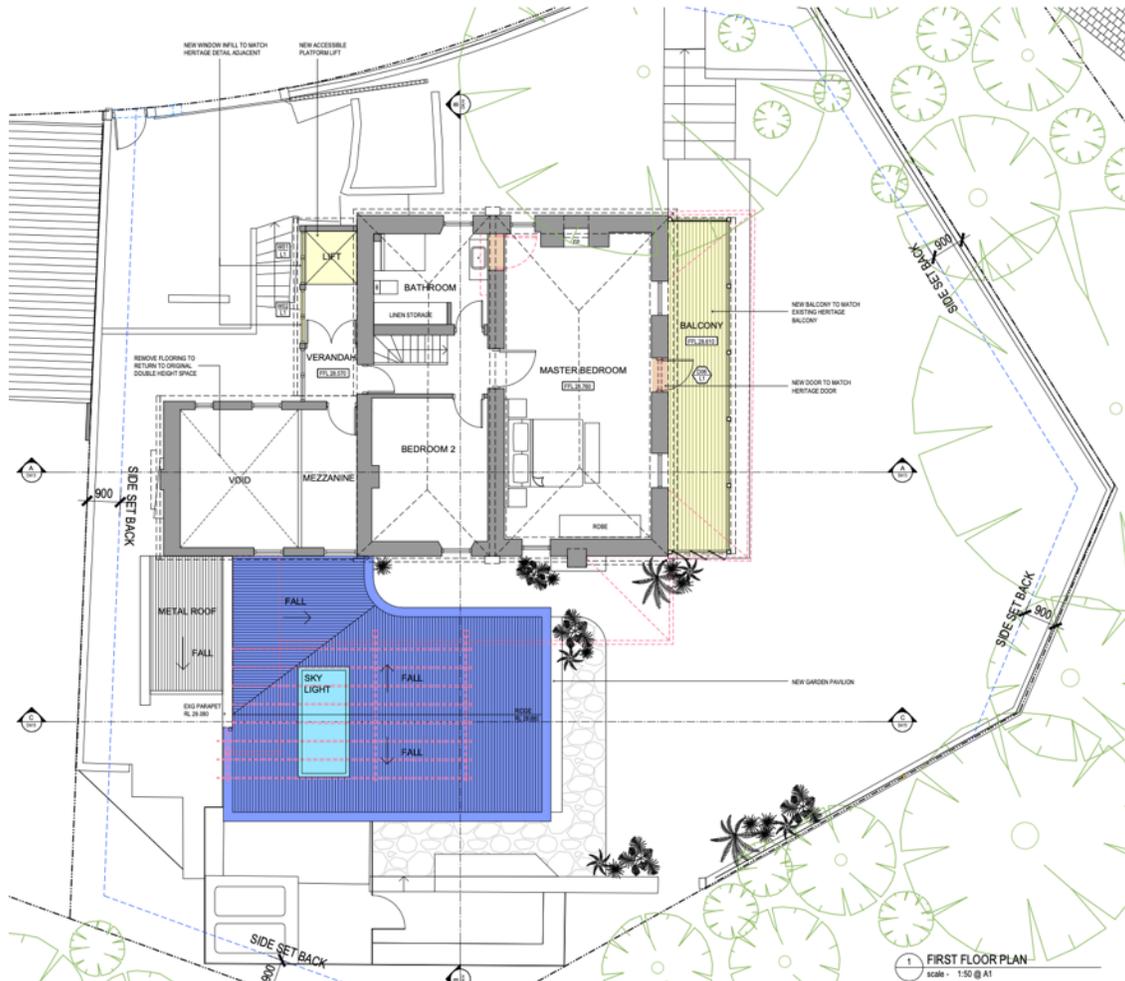


Figure 90.0, Proposed First Floor Plan, Michael Cumming Architect, 24.02.23



Figure 91.0, Proposed Roof Plan, Michael Cumming Architect, 24.02.23

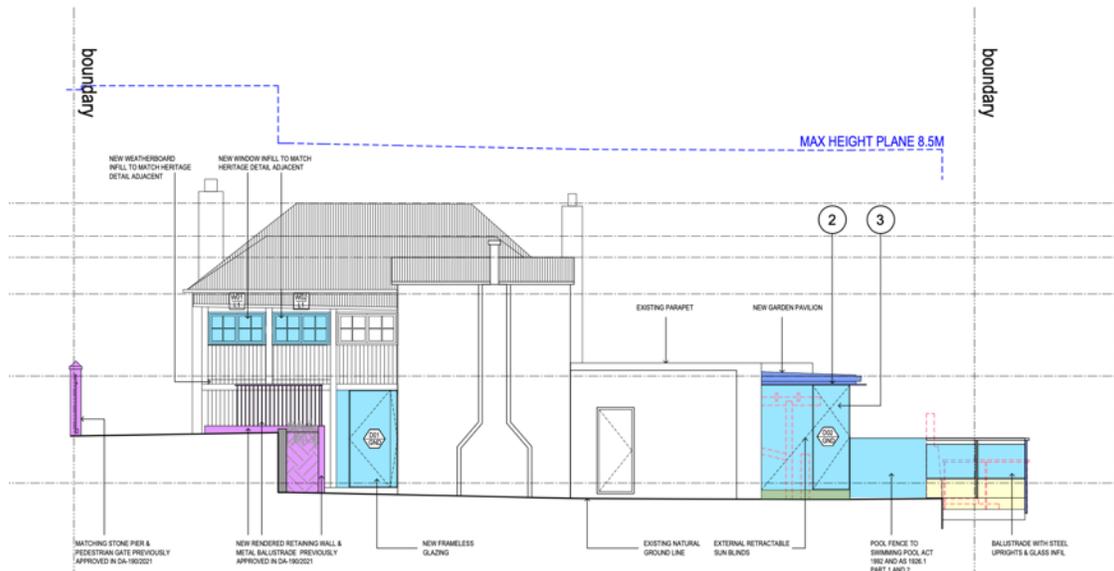


Figure 92.0, Proposed North Elevation, Michael Cumming Architect, 24.02.23

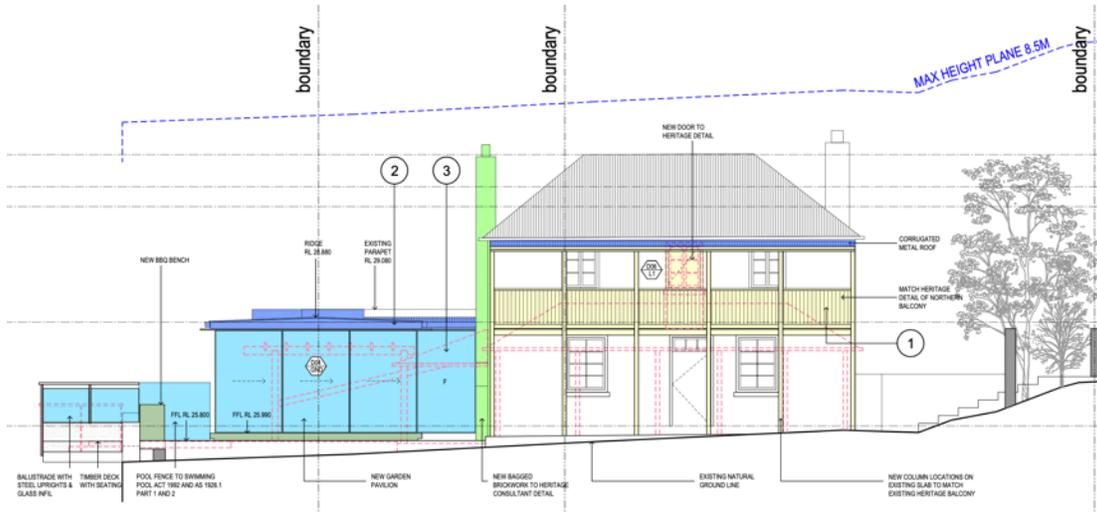


Figure 93.0, Proposed South Elevation, *Michael Cumming Architect*, 24.02.23

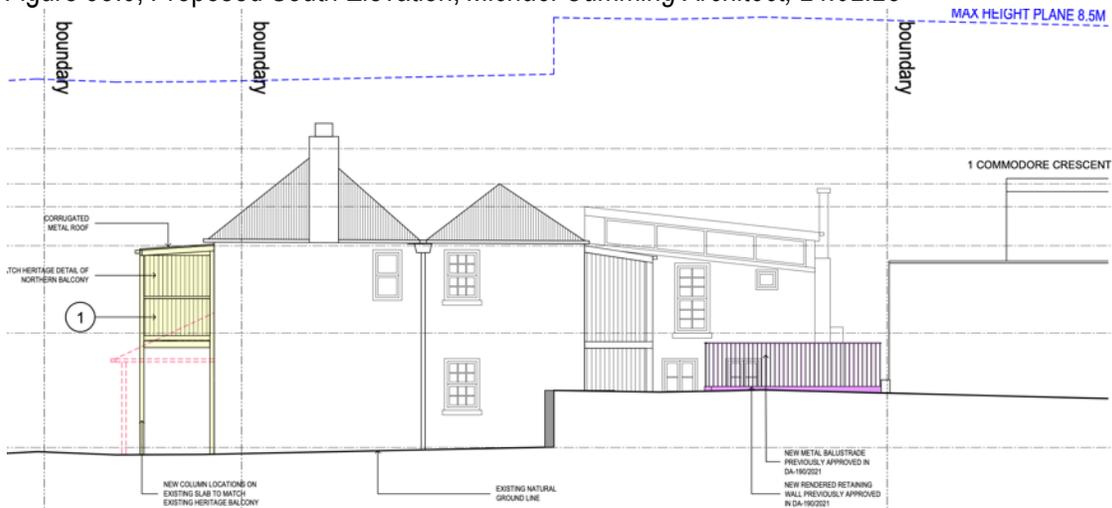


Figure 94.0, Proposed East Elevation, *Michael Cumming Architect*, 24.02.23

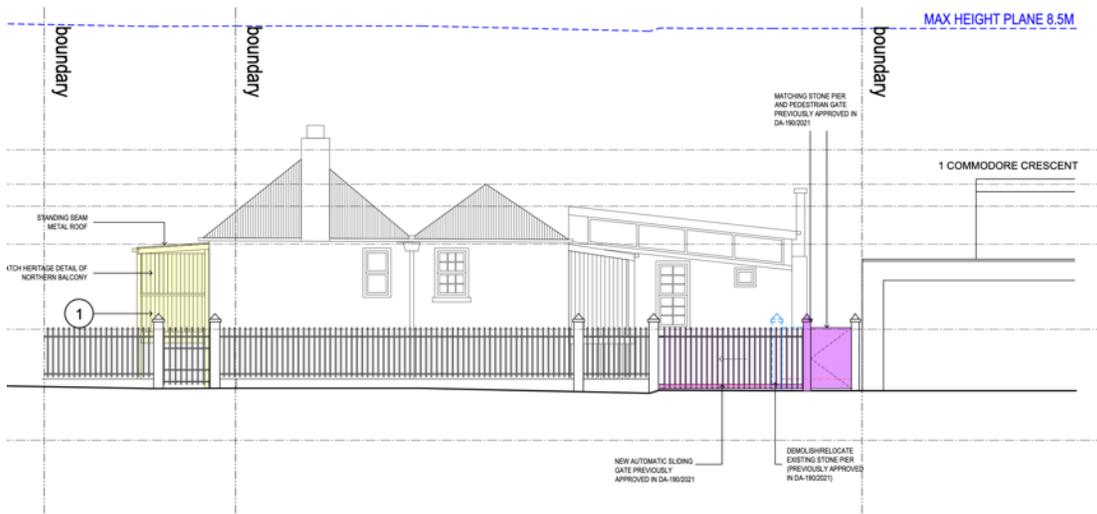


Figure 95.0, Commodore Crescent Elevation, *Michael Cumming Architect*, 24.02.23

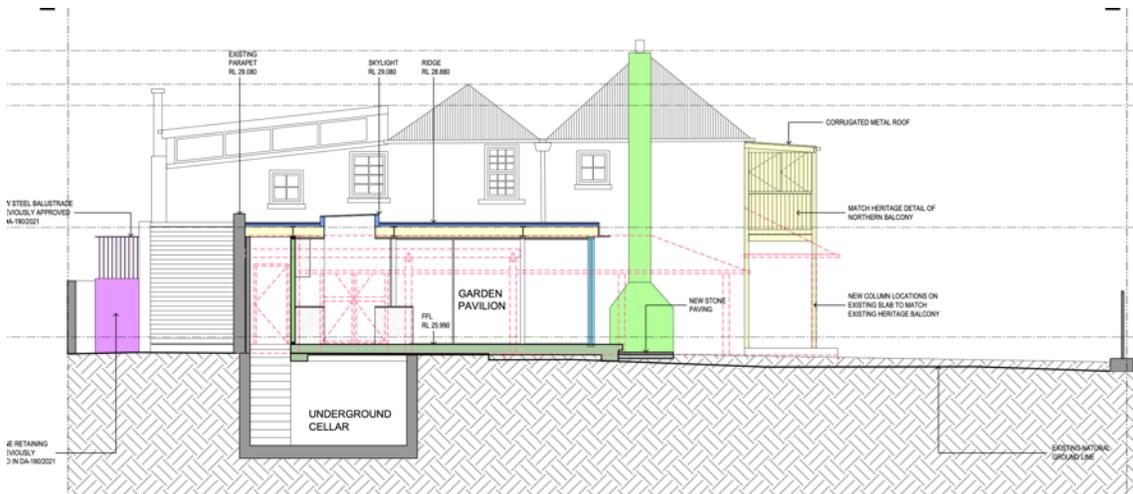


Figure 99.0, Proposed Section, *Michael Cumming Architect, 24.02.23*



Figure 100.0, Perspective from south-west, *Michael Cumming Architect, 24.02.23*

6.0 HERITAGE JUSTIFICATION FOR PROPOSED WORKS

6.1 Demolition works

All the items proposed to be demolished were added post 1968, by either Mackay Cox (1968-70), Clive Lucas Stapleton Partners (1993), Chen Chow Little (1997) or Noel Bell Ridley Smith Architects (1997).

6.2 Reconstruction works

Reconstruct double height southern verandah, including first floor door to verandah.

As stated earlier, the current single storey southern verandah was added in 1993 by CLSP as a reconstruction of the original c1837 verandah. The single-storey verandah existed as part of the cottage for at least 67 years, and was sketched extant in 1864, see figure 102.0 below.

The current proposal is to remove this verandah and reconstruct the two-storey verandah that existed on the cottage from at least 1875, when it was photographed by Holtermann (see figure 103.0 below), until 1993 when it was removed for the CLSP reconstruction. The two-storey verandah existed as part of the cottage for at least 118 years.

Apart from the Holtermann photograph, no other evidence has come to light as to the exact appearance of the southern verandah. Therefore, a conjectural interpretation is proposed, by assuming that the verandah detailing at the south is similar to the verandah detailing at the north, as both verandahs existed at the same time, as evidenced by the Holtermann photo. Therefore, it is proposed to reconstruct the southern verandah using stop-chamfered timber posts of the same dimension as the northern verandah, and timber balustrading to match the northern verandah. An adjustable timber screen is proposed for the western and eastern verandah returns, as it seems likely that the verandah would have included some sort of weather protection.

To access the verandah, the central window is proposed to be made into a door. In 1993, when CLSP reconstructed the original single storey verandah, the 3 upper level doors were converted to windows. The current window joinery dates from 1993. Previously, the 3 windows were doors leading to the verandah, as shown in figures 105.0 and 106.0 below.

It is not known how long the 3 windows existed as doorways to the verandah before 1968, but at least one door must have existed to access the verandah in 1875. Therefore, it is proposed that at this stage, only one window be reconstructed to a doorway. It is proposed that the new door be a Georgian style door with lower timber panels and upper glass inserts.

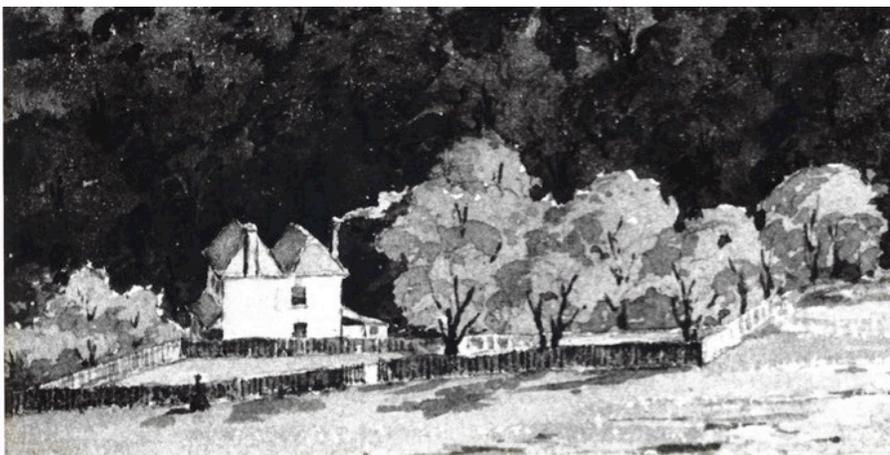


Figure 102.0, View of Sydney from North Sydney. 18th Feb 1864, Bernard Cambridge Stock



Figure 103.0, Holtermann Collection, Commodore Crescent, 1875, Box 82, No. 4B



Figure 104.0, Details of proposed southern verandah reconstruction, *Michael Cumming Architect*, 24.02.23

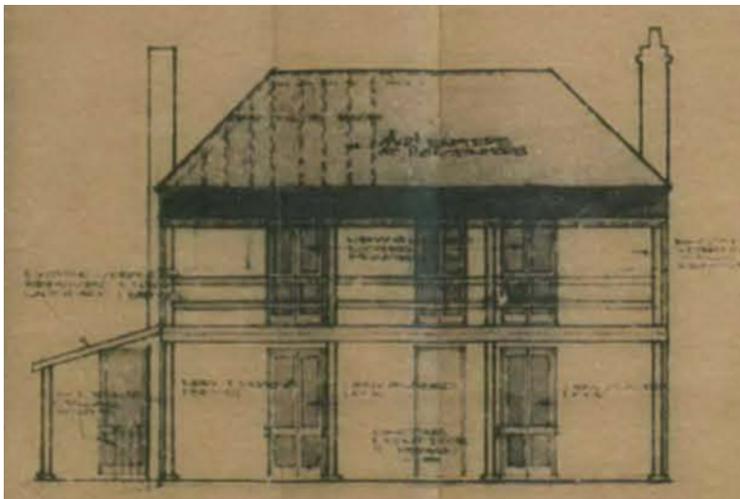


Figure 105.0, South Elevation, Ian McKay Philip Cox, showing all windows converted to doors on southern elevation 08.01.1968



Figure 106.0, LH REF PF1544/1 Stanton Library. Side View of 3 Commodore

Cresc. 1981, showing three doors.

Heritage justification for reconstruction of the verandah:

- The verandah fabric being removed is from 1993, and is not original.
- The window, and stonework below, being removed on the first floor, is from 1993, and is not original.
- The verandah reconstructs an era of the house which lasted for at least 118 years and is a valid interpretation of the house during one of its longest periods of occupation.
- The ability to understand the various periods of the house's history still remains.

Reconstruction of western facade

It is proposed to partially reconstruct the western façade to its 19th century appearance by removal of the western verandah and timber pergola.

It appears that this verandah and timber pergola were added by MacKay Cox in 1968. The verandah is a clumsy attempt at creating a return verandah to the house, resulting in a form that has a low head-height and obscures the western façade.

The sketch by Rebecca Marten, date unknown, figure 109.0 below, shows the western façade without the verandah.



Figure 107.0, Showing awkward junction of western verandah and southern verandah, AW 17.08.22

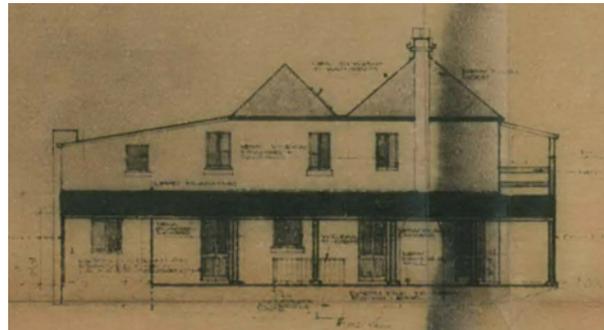


Figure 108.0, West Elevation with western verandah addition, Ian McKay Philip Cox, 08.01.1968



Figure 109.0, Rebecca Martens (1838-1909), Blues Bay, n.d. ML PX36

Heritage justification for removal of the western verandah:

- The fabric being removed is from 1968, and is not original.
- The verandah is a clumsy addition, and obscures the interpretation of the western facade.
- The verandah is considered to be intrusive.
- With the verandah and pergola removed, a larger section of the stone western façade, as it appeared in the 19th century can be appreciated, particularly from the public domain, and across Berry's Bay.

West chimney: lime-wash finish and chimney capping

With the western verandah and timber pergola removed, the western chimney becomes a prominent element on the façade, and visible from the public domain. It is proposed to remove the current cement rendered finish to the brick chimney and reconstruct the original lime-wash finish, which can be seen on figures 110.0 and 112.0 below. In addition, the current chimney pot will be replaced by a specially reconstructed chimney cap to match the ones in the 19th century views of the house, see figure 114.0 below.



Figure 110.0, Western chimney with cement render, AW 17 May 2022



Figure 113.0, Existing terra-cotta chimney pot, AW 24 Aug 2022

Figure 111.0, Western chimney, AW 24 Aug 2022



Figure 114.0, Detail of 1875 Holtermann photo showing chimney capping to be reconstructed.

Figure 112.0, Western chimney with section of cement render removed to reveal original lime-wash finish beneath, AW 24 Aug 2022

Double-height former kitchen space

As discussed in the historical analysis, the house was added to a number of times, with the rear kitchen added c1875 with a high ceiling. This ceiling was lowered post 1986 to create a low height room on the first floor, and then in 2021 this room had the ceiling raised to make it into a habitable bedroom, see Figure 117.0 below. Figure 115.0 below shows the double height space in 1968, and figure 116.0 shows the space in 2022 with the floor temporarily removed for repairs.



Figure 115.0, Property description prior to auction, SMH Good Weekend, 13/09/1986, p.68



Figure 116.0, Former kitchen space with floor temporarily removed

removed for repairs, AW 17
May 2022

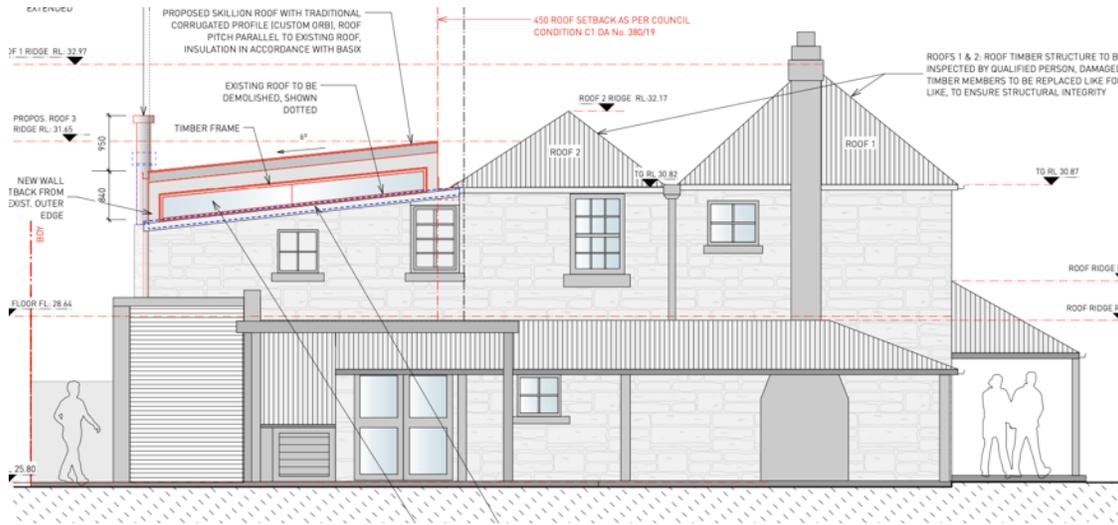


Figure 117.0, West Elevation, CC33, U+I Building Studio, 10/02/21

6.3 Adaptation works

Insertion of lift in northern verandah space

The northern verandah was designed by NBRS&P in 1997 as a reconstruction of the late 19th century verandah that appears in the Holtermann photograph of 1875.

The current proposal is to:

- insert a lift into the north-east verandah area.
- Infill the openings on the first floor with a glazing pattern similar to that existing in the western bay.
- Infill the opening between the timber columns at ground level with frameless glazing.
- Remove the beam that currently runs across the fanlight of the rear door, obscuring the opening, and replace with a new structural system that doesn't obscure the fanlight.

See figures 118.0 to 126.0 below.



Figure 118.0, Current rear verandah, AW 24 Aug 2022



Figure 119.0, Verandah beam running across rear fanlight, AW 24 Aug 2022

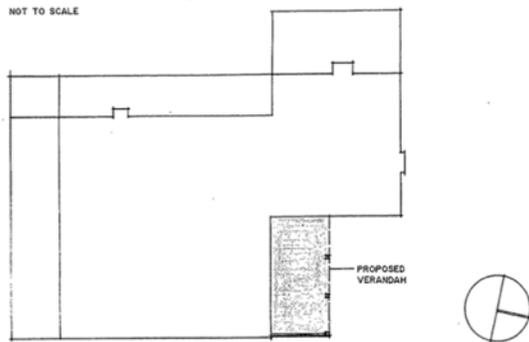


Figure 120.0, Location plan of verandah to be reinstated, NBRS 1997

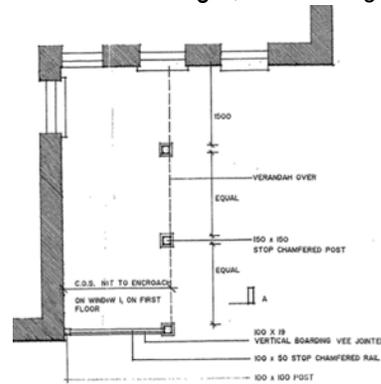


Figure 121.0, Ground level Plan, NBRS 1997

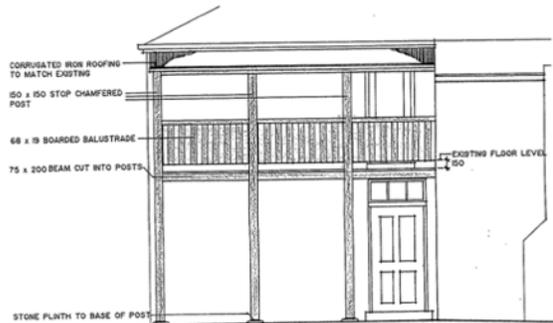


Figure 122.0, North Elevation, NBRS 1997

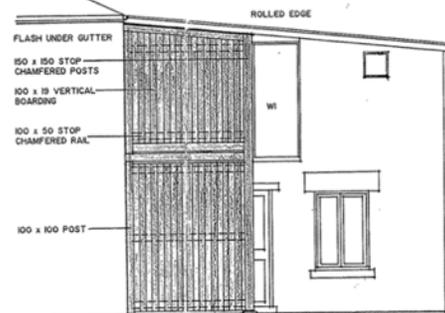


Figure 123.0, East Elevation, NBRS 1997

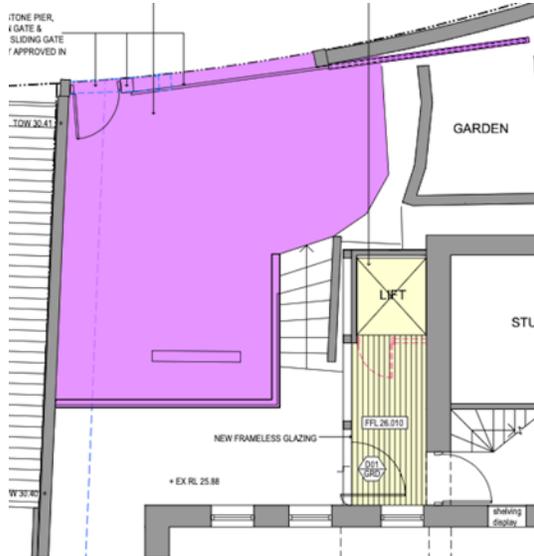


Figure 124.0, Proposed ground level lift access, Michael Cumming Architect, 24.02.23

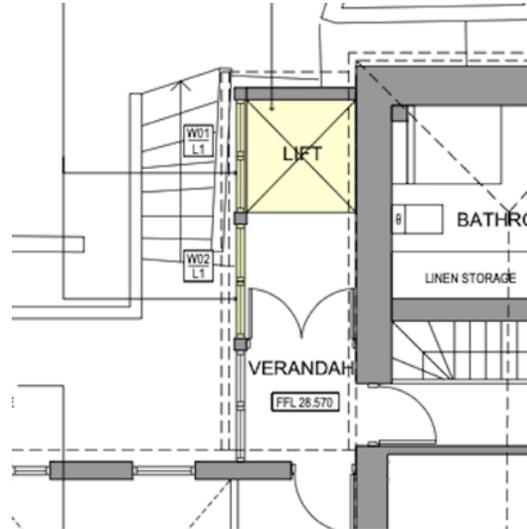


Figure 125.0, Proposed first floor level lift access, Michael Cumming Architect, 24.02.23

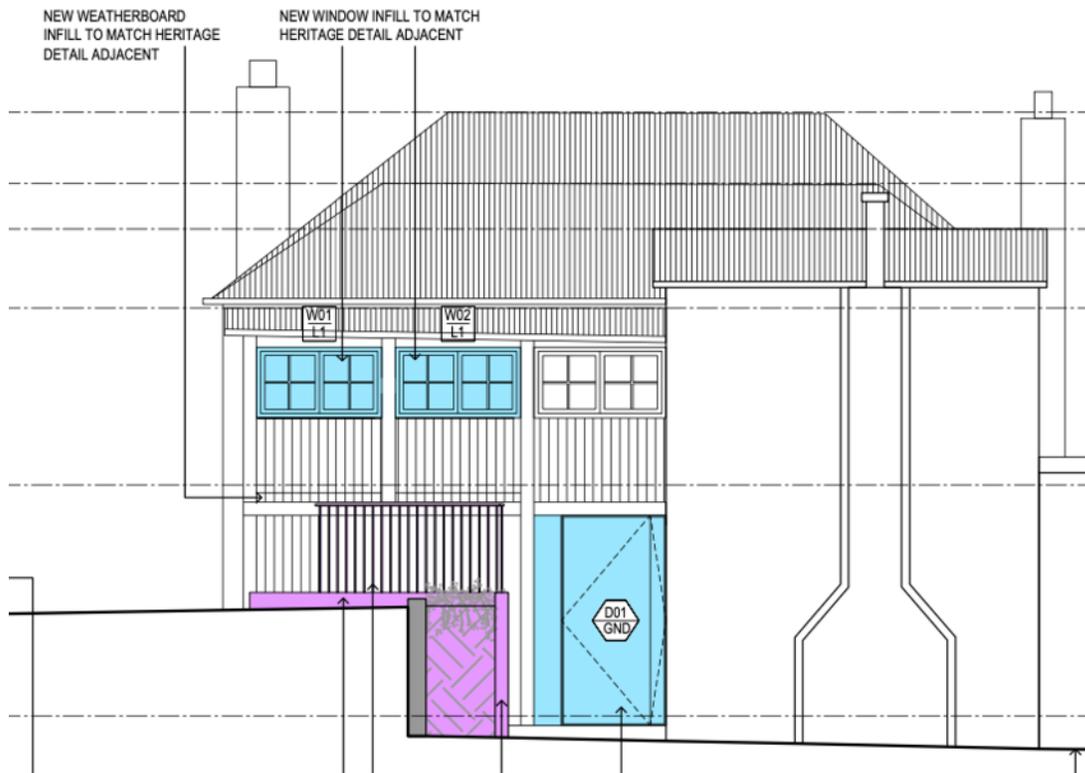


Figure 126.0, Proposed northern elevation alterations for lift access, Michael Cumming Architect, 24.02.23

Heritage impact of proposed changes to western verandah

As the verandah dates from 1997, there will be no heritage impacts on any original, or significant, heritage fabric.

Will the aesthetics, or historical significance of the house be affected?

The majority of changes to the house since 1837 have taken place at the rear. The current verandah reconstructs a verandah that existed in 1875. Sometime in the 20th century, this verandah was removed, as shown in the 1968 MacKay Cox drawings, figures 127.0 to 129.0 below. The proposed changes allow the 1997 verandah to be interpreted, and does not affect any of the other historic changes to the rear of the house. The impact is negligible.

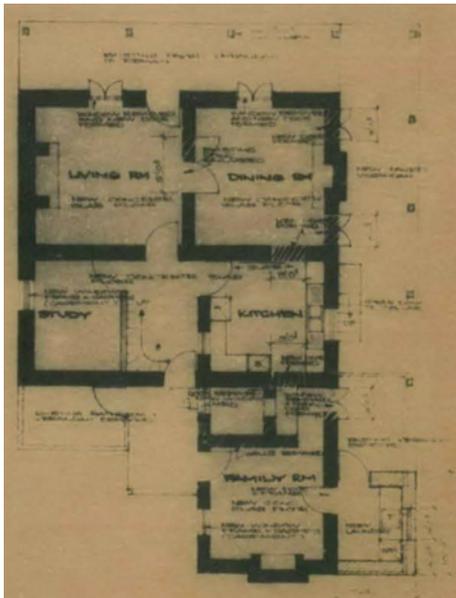


Figure 127.0, Ground floor plan, Ian McKay Philip Cox, 08.01.1968

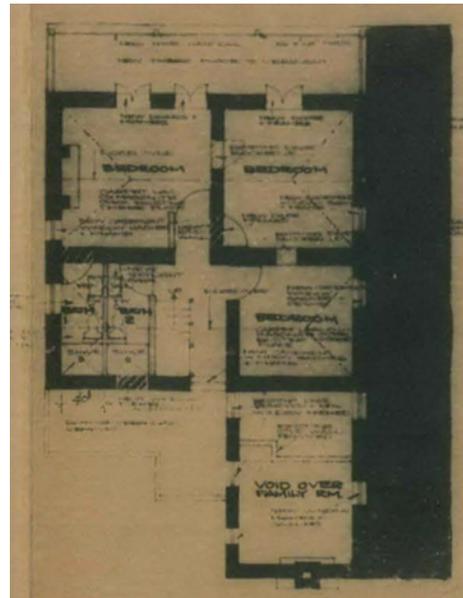


Figure 128.0, First floor plan, Ian McKay Philip Cox, 08.01.1968

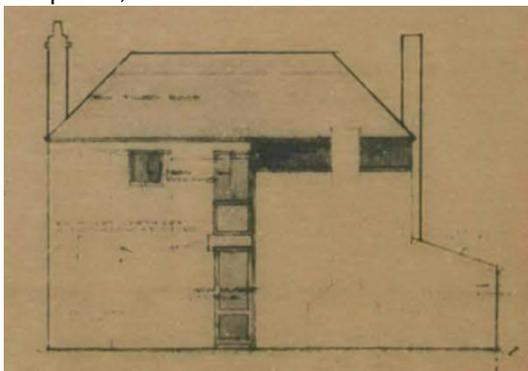


Figure 129.0, North Elevation, Ian McKay Philip Cox, 08.01.1968

New western pavilion

It is proposed to provide additional accommodation for the property in a separate pavilion located to the west, see figures 130.0 to 133.0 below.



Figure 130.0, Proposed ground floor plan with western pavilion, Michael Cumming Architect, 24.02.23

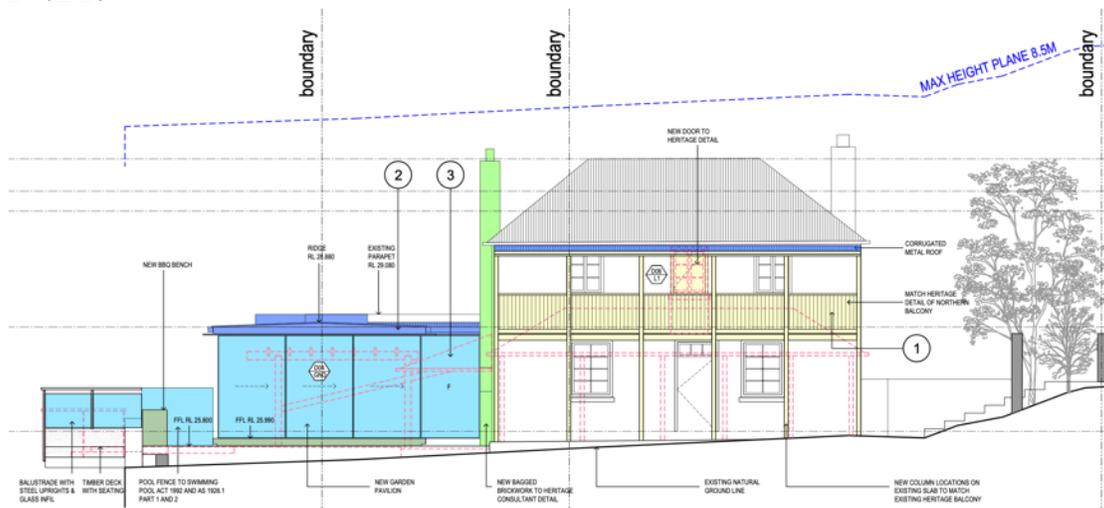


Figure 131.0, Proposed southern elevation with pavilion addition and alterations to pool area, Michael Cumming Architect, 24.02.23

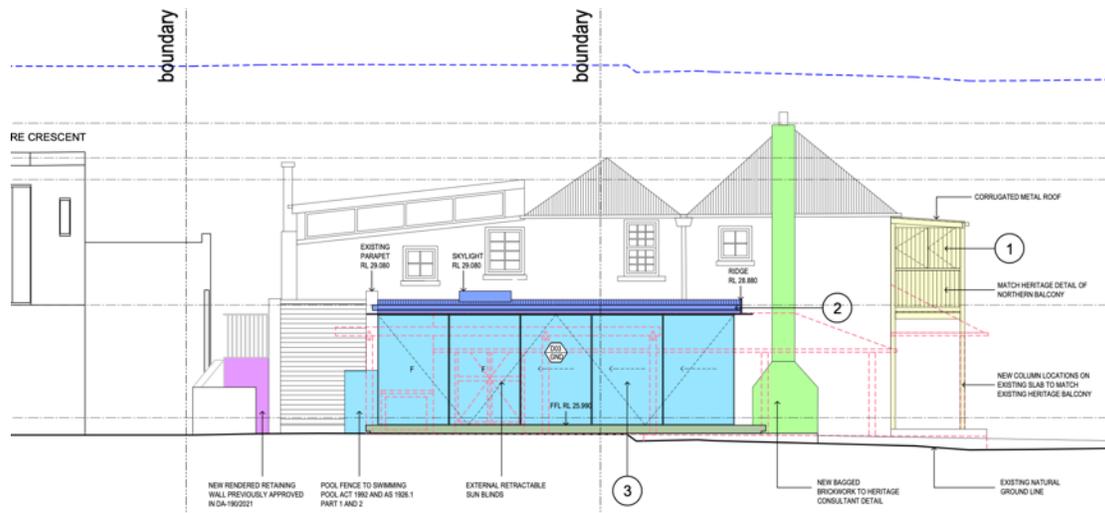


Figure 132.0, Proposed western elevation with new pavilion, *Michael Cumming Architect*, 24.02.23



Figure 133.0, Perspective showing pavilion addition, *Michael Cumming Architect*, 24.02.23

Heritage impact of proposed western pavilion

- The pavilion is to be located on land that has had no previous historic buildings recorded on it – therefore has no archaeological potential.
- The pavilion will link to the historic house through an opening that was altered in 1968, and therefore no significant fabric will be affected.
- The linking roof will meet the historic cottage at the location of the previous verandah from 1968, therefore no original fabric will be affected.
- The pavilion is reversible – that is, it can be demolished in the future without any damage to the existing historic cottage.

- The height and proportions of the pavilion have been designed to sit below the fenestration of the first floor and to allow the historic western chimney to be viewed from the public domain. The pavilion sits beside the Chen Chow Little addition of 1997, and harmonises with it in height, proportion and style, thus providing a unity of styling to the modern additions along the western façade.
- The pavilion is a distinctly new design, not replicating the historic detailing of the cottage, as required by The Australia ICOMOS *Burra Charter*, 2013:

Article 22. New work

22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

7.0 CONCLUSION

The works proposed at 3 Commodore Crescent McMahons Point respect the historic significance of the property in the following ways:

- All new work is based on a thorough understanding of the history and significance of the place, as obtained through both documentary evidence and on-site analysis, guided by a Heritage Architect.
- All new work has been designed to be subservient to the historic significance of the house. The western pavilion is modest and reversible; the proposed lift has been discretely inserted within the northern verandah, not damaging any historic fabric; the southern verandah reconstructs a verandah that existed on the cottage for nearly 120 years, and removes no fabric of historic significance.
- The removal of the western verandah from 1968 and the heavy timber pergola will allow more of the western stone façade to be viewed from the public domain.
- The reconstruction of the double height space in the former rear kitchen will enhance the kitchen and allow a more accurate historic interpretation of the space.
- The setting of the property on the shores of Berry's Bay is not affected by the proposed changes, in fact the setting will be enhanced.

A handwritten signature in black ink, appearing to read 'Anne Warr', written in a cursive style.

Anne Warr
Heritage Architect,
03 May 2023