

10.17.Findings of Heritage Review Report on the Hayden Orpheum Picture Palace Theatre and Parraween Street

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ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS:

1. Parraween St and Hayden Orpheum Heritage Review_ LSJ Oct 2022 [**10.17.1** - 172 pages]

PURPOSE:

To present to Council the findings and recommendations of the Council-commissioned Heritage Report, prepared by Lucas Stapleton Johnson & Partners in respect to the creation of a Heritage Conservation Area for Parraween Street, and the listing of the Hayden Orpheum Picture Palace, Cremorne as a State Heritage Item.

EXECUTIVE SUMMARY:

At its meeting of 10 January 2022, Council resolved:

- 1. THAT Council immediately commences a review of the creation of a Heritage Conservation Area, being the Parraween St Conservation Area to protect the characteristic buildings and history for the row of late 1800's and early 1900's federation detached and semi-detached cottages on the northern side of Parraween Street that extends from Paling Street to Macpherson Street.*
- 2. THAT Council urgently receives appropriate advice by a person with the required knowledge and skills to assess if Council can establish an Interim Heritage Order (IHO) for the above properties to cover the period while Council reviews the establishment of the Heritage Conservation Area.*

Following this, on 24 January 2022, Council resolved:

- 1. THAT Council seek urgent heritage advice in relation to the heritage significance of the Cremorne Orpheum Cinema and its curtilage, in particular, whether State heritage listing is appropriate to protect this important local heritage item.*
- 2. THAT such advice be sought as part of the heritage advice to be obtained in respect of the Parraween Street, Cremorne cottages and surrounds under the resolution of Council at the meeting held on 10 January 2022.*

In accordance with the 10 January 2022 resolution, Council officers undertook a preliminary assessment of the matter to determine whether Council could potentially establish an Interim Heritage Order (IHO) for the properties on the northern side of Parraween Street.

The preliminary assessment indicated that, notwithstanding any potential heritage value of the properties, the sites did not meet the criteria under Section 25(2) of the Heritage Act 1977 to establish an IHO as there is no immediate threat of harm. Were this to change in the future, Council may at such time seek to establish an IHO.

In consideration of resolution 1 of 10 January 2022 and resolutions 1 and 2 of 24 January 2022, Council officers procured the services of Lucas Stapleton Johnson & Partners to undertake a review of the properties along the northern side of Parraween Street and of the Hayden Orpheum Picture Palace and its curtilage, to determine whether they merit the creation of a Heritage Conservation Area and/or state heritage listing in the case of the Hayden Orpheum Picture Palace.

Council has received a final Heritage Report in response to these resolutions. The Report has made the following recommendations:

- 1. That the Hayden Orpheum Picture Palace, Cremorne be nominated for inclusion on the State Heritage Register for listing under the Heritage Act 1977.*
- 2. That the northern side of Parraween Street, Cremorne, between Paling Street and Langley Avenue does not warrant protection as a heritage conservation area under Schedule 5 of the North Sydney Local Environmental Plan 2013.*
- 3. That the dwellings at Nos. 50, 52, 54 and 56 Parraween Street, Cremorne warrant listing as a group under Schedule 5 of the North Sydney Local Environmental Plan 2013.*

FINANCIAL IMPLICATIONS:

Preparing and exhibiting a planning proposal to amend the North Sydney Local Environmental Plan, and investigating the process to list the Hayden Orpheum Picture Palace as a State Heritage Item, represents a modest investment in Council resources. These can be accommodated within existing budget lines. The cost of the engagement of specialist Heritage advice and reports, including those prepared to inform this Report, has been in the order of \$35,000. It is anticipated that the public exhibition of the planning proposal would generate several submissions. As a result, further engagement of heritage specialist advice may be required to review these submissions, which could be in the range of \$2,000-\$3,000.

RECOMMENDATION:

- 1. THAT** Council resolve to commence preparation of a Planning Proposal to list properties Nos. 50, 52, 54 and 56 Parraween Street, Cremorne as a group under Schedule 5 of the North Sydney Local Environmental Plan 2013.
- 2. THAT** as part of this work, Council request access to the internal areas of the properties for the purpose of preparation of a more detailed photographic inventory.
- 3. THAT** Council note that the preparation of a Planning Proposal will necessitate referral of the draft documentation to the North Sydney Local Planning Panel in the first instance.

4. THAT Council resolve to nominate the Hayden Orpheum Picture Palace for inclusion on the State Heritage Register for listing under the Heritage Act 1977 and commence the process with the Office of Environment and Heritage.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

- 3. Our Innovative City
 - 3.3 Distinctive sense of place and design excellence
- 4. Our Social Vitality
 - 4.3 North Sydney's history is preserved and recognised
- 5. Our Civic Leadership
 - 5.1 Lead North Sydney's strategic direction

BACKGROUND

Council resolved at its meeting of 10 January 2022:

- 1. THAT Council immediately commences a review of the creation of a Heritage Conservation Area, being the Parraween St Conservation Area to protect the characteristic buildings and history for the row of late 1800's and early 1900's federation detached and semi-detached cottages on the northern side of Parraween Street that extends from Paling Street to Macpherson Street.*
- 2. THAT Council urgently receives appropriate advice by a person with the required knowledge and skills to assess if Council can establish an Interim Heritage Order (IHO) for the above properties to cover the period while Council reviews the establishment of the Heritage Conservation Area.*

Following this, Council considered a Notice of Motion at its meeting on 24 January 2022 and resolved:

- 1. THAT Council seek urgent heritage advice in relation to the heritage significance of the Cremorne Orpheum Cinema and its curtilage, in particular, whether State heritage listing is appropriate to protect this important local heritage item.*
- 2. THAT such advice be sought as part of the heritage advice to be obtained in respect of the Parraween Street, Cremorne cottages and surrounds under the resolution of Council at the meeting held on 10 January 2022. This report has been prepared in response to these Council resolutions.*

In accordance with the 10 January 2022 resolution, Council officers undertook a preliminary assessment of the matter to determine whether Council could establish an Interim Heritage Order (IHO) for the properties on the northern side of Parraween Street.

The preliminary assessment indicated that, notwithstanding any potential heritage significance of the properties, the sites did not meet the criteria under Section 25(2) of the

Heritage Act 1977 to establish an IHO as there was no immediate threat of harm. Were this to change in the future, Council may at such time seek to establish an IHO under delegated authority.

In consideration of resolution 1 of 10 January 2022 and resolutions 1 and 2 of 24 January 2022, Council officers procured the services of Lucas Stapleton Johnson & Partners to undertake a review of the properties along the northern side of Parraween Street and of the Hayden Orpheum Picture Palace and its curtilage, to determine whether they merit the creation of a Heritage Conservation Area and/or state heritage listing in the case of the Hayden Orpheum Picture Palace.

Council has received the final Heritage Report which has made the following recommendations:

- 1. That the Hayden Orpheum Picture Palace, Cremorne should be nominated for inclusion on the State Heritage Register for listing under the Heritage Act 1977.*
- 2. That the northern side of Parraween Street, Cremorne, between Paling Street and Langley Avenue does not warrant protection as a heritage conservation area under Schedule 5 of the North Sydney Local Environmental Plan 2013.*
- 3. That the dwellings at Nos. 50, 52, 54 and 56 Parraween Street, Cremorne warrant listing as a group under Schedule 5 of the North Sydney Local Environmental Plan 2013.*

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

In January 2022, North Sydney Council resolved to review the creation of a Heritage Conservation area covering the northern side of Parraween Street, Cremorne from Paling Street to Macpherson Street and to review the cultural significance of the Hayden Orpheum Picture Palace and its curtilage with the aim to determine whether the place warrants listing on the State Heritage Register.

Following this, Council procured the services of Lucas Stapleton Johnson & Partners to explore the to the creation of a Heritage Conservation Area for Parraween Street and the listing of the Hayden Orpheum Picture Palace, Cremorne as a State Heritage Item.

The brief for this report outlined the following tasks:

Parraween Street:

- Undertake external site inspections and survey all of the properties within the identified study area (Section 3: Physical Evidence)

- Research the history of the properties and provide a brief historical outline of each property to inform the heritage assessment of the area (Section 2: Historical Evidence)
- Provide a brief description of each building within the identified study area (Section 3: Physical Evidence).
- Undertake a comparative analysis in relation to other similar heritage conservation areas within the North Sydney LGA that consist of groups of Federation era cottages. (Section 4: Comparative Analysis)
- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines Assessing Heritage Significance (2001), carry out an assessment of heritage significance of the study area (Section 5: Heritage Assessment)
- Make a recommendation as to whether a heritage conservation area is warranted (Section 6: Recommendations)

Hayden Orpheum Picture Palace:

- Undertake internal and external site inspection of the Hayden Orpheum Picture Palace.
- Provide a description of the building in relation to construction date, style, form, use, intactness (exterior), identify key architectural, site and landscape features, setting and key views (Section 3: Physical Evidence).
- Research the history of the Hayden Orpheum Picture Palace and provide a brief historical outline of the property to inform the heritage assessment of the area (Section 2: Historical Evidence).
- Undertake a comparative analysis in relation to other works by G.N. Kenworthy and Art Deco style theatres included on the State Heritage Register (Section 4: Comparative Analysis).
- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines Assessing Heritage Significance (2001), carry out an assessment of heritage significance of the Cremorne Orpheum Theatre (Section 5: Assessment of Significance).
- Make a recommendation as to whether State Heritage nomination of the Hayden Orpheum Picture Palace is warranted (Section 6: Recommendations).

The Heritage Report has considered the history of the properties, historical development of the area and physical evidence. A comparative analysis of Parraween Street, Nos. 50 and 52 to 56 Parraween Street and the Hayden Orpheum Picture Palace was also undertaken as per Heritage NSW guidelines.

In addition, an Assessment of Significance was undertaken in accordance with the Australia ICOMOS Burra Charter 2013 and NSW Heritage publication Conservation Areas: Guidelines for Managing Change in Heritage for Conservation Areas for Parraween Street, Nos 50-56 Parraween Street and the Hayden Orpheum Picture Palace and its curtilage.

A summary of the findings from the Heritage Report for Parraween Street, Nos. 50 and 52 to 56 Parraween Street and the Hayden Orpheum Picture Palace is provided below:

1. Parraween Street Heritage Conservation Area

Summary of Key Findings:

The Consultant's report found that based on the outcomes of the assessment of significance undertaken of the northern side of Parraween Street (inclusive of Nos. 50 to 88 Parraween Street and No. 108 Parraween Street), and taking into account the physical analysis, historical research and comparative analysis of similar streetscapes located throughout the North Sydney Council local government area, it is not recommended that Parraween Street be listed as a heritage conservation area under Schedule 5 of the North Sydney Local Environmental Plan 2013.

Although an historic street, dating to the early 1880s when the Cooperville Estate lands were initially subdivided and released as leasehold lands, it is one of a substantial number of residential streets with a similar (or identical) history. All of the land north of Military Road, encompassing the suburbs of Cremorne and parts of the suburb of Cammeray, formed part of the Parraween Estate, of which Parraween Street forms a part of and which was subdivided and sold during the late 19th century. As such, the historical associations that Parraween Street holds are not uncommon within the North Sydney LGA.

Parraween Street consists, in the majority, of historic cottages, developed between the late 19th and early 20th centuries, with some by builders of local significance (i.e. Helier Harbutt). The integrity of the streetscape and the individual cottages has degraded over time. Notably a large group of cottages at the eastern end of the street (Nos. 90 to 106 Parraween Street) have been demolished which diminishes the integrity and historic character of the streetscape. In comparison, there are numerous other historic streets throughout the North Sydney LGA that remain intact to their original and early construction phases.

In addition, many of the cottages have lost original and early architectural detailing and, having been painted (rather than the face brick as originally constructed), many of the subject properties have lost much of their historic character and can only be considered to be of moderate integrity. There are a few individual properties that remain substantially intact and have high integrity to their original construction date; however, these are scattered along the street and do not define the overall character of the streetscape.

Accommodating off-street carparking within the front yards of the individual properties has also made a substantial impact on the historic character of the streetscape, as well as the integrity of the individual properties. The parking of cars directly in front of the small cottages obscures views of the street elevations of the houses, has resulted in the loss of front fences and gardens, and inhibits an appreciation of the consistency in built form and detailing of the cottages as viewed from the street.

Given the extent of change that has occurred along the northern side of Parraween Street, the street no longer has a "sense of place that is worth keeping", a defining factor in the

identification of a conservation area as noted in the NSW Heritage publication Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996). When analysing the current configuration of the Parraween Street properties in comparison with other streets located in heritage conservation areas throughout the local government area (LGA), Parraween Street does not retain the level of intactness, integrity or historical character that is found elsewhere, to warrant protection as a heritage conservation area.

2. No. 50 and Nos. 52 to 56 Parraween Street

Summary of Key Findings:

The Consultant's report found that at the western end of Parraween Street, towards the intersection with Paling Street, is a group of four dwellings: a free-standing cottage with adjacent row of three attached workers cottages (Nos. 50, 52, 54 and 56 Parraween Street). This group of cottages were selected for further assessment for the following reasons:

- The relative intactness and integrity of the free-standing cottage (No. 50) and the row of three semi-attached workers cottages (Nos. 52 to 56 Parraween Street).
- As the first buildings to be constructed on the eastern portion of Parraween Street (c.1887-89) and subsequently the oldest surviving buildings on Parraween Street east of Paling Street.
- As a group of four buildings, all erected by one person (John Connor, bricklayer) consisting of the builder's own residence with adjacent rental properties for the working classes.
- As evidence 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 outcome of the analysis undertaken for the group of cottages, including a comparative analysis of similar late 19th century rows of workers cottages within the North Sydney LGA has determined that No. 50 and Nos. 52 to 56 Parraween Street warrant a group listing as local heritage items under Schedule 5 of the North Sydney LEP 2013.

The summary statement of significance developed for the group of buildings is as follows:

The group of buildings 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 buildings present as a substantially intact late Victorian group of modest cottages, developed for the working classes, displaying Georgian Revival and Italianate detailing.

Constructed as group by bricklayer John Connor in c.1887-89, comprising his own 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 buildings are the oldest surviving buildings along

Parraween Street, east of Paling Street, and potentially within the former Parraween Estate lands.

The relative intactness and consistency in form, materials and detailing of the group of 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.

3. Hayden Orpheum Picture Palace

Summary of Key Findings:

The Consultant's report noted that the Hayden Orpheum Picture Palace, (No. 388 Military Road, Cremorne), is already identified as a local heritage item under the North Sydney LEP 2013 (Item No. I0066). However, the brief for the investigation required that the Hayden Orpheum be re-assessed to determine whether it warrants listings on the NSW State Heritage Register as a State Heritage Item under the Heritage Act 1977.

Based on the analysis undertaken, including a detailed review of the physical evidence, historical research, and comparative analysis, the consultant's report recommended that the Hayden Orpheum Picture Palace be nominated for listing on the NSW State Heritage Register.

The summary statement of significance developed for the Hayden Orpheum Picture Palace is as follows:

The Hayden Orpheum Picture Palace is of historic, aesthetic, social, and associational significance on a State level, as a rare surviving suburban Art Deco style cinema still in operation, that was constructed in 1935 to designs by noted theatre architect George N. Kenworthy and lovingly restored and remodelled by noted Australian show businessman Mike Walsh in collaboration with theatre designer John Love.

The place is a fine example of an Art Deco style cinema building and a rare surviving example of the work of G.N. Kenworthy and demonstrates Kenworthy's approach to cinema design in the surviving original fabric, including the use of low relief decorative wall panels, linear geometric lighting, decorative ceiling mouldings and a stepped, horizontal front façade, terrazzo flooring, the "Nordic nude" statues, timber joinery, and dress-circle foyer configuration.

The Hayden Orpheum Picture Palace is also rare on a State level as being an example of a larger scale, higher status, suburban cinema, that was originally constructed to rival the city cinemas, providing an entertainment complex that sought to elevate the standing of the cinema and the local community by way of its scale, facilities, and lavish decoration. Today the cinema still retains many of the key characteristics of the Art Deco cinema in its form and exterior and interior detailing and the remodelling and

reconstruction works are a sympathetic and convincing continuation of this ideal and contribute to the overall aesthetic experience of the place.

The enthusiastic and cohesive application of the Art Deco style in the remodelled theatre is of aesthetic significance as a tribute to the work of Walsh and Love and their approach to the reinvigoration of the cinema via the interior design and demonstrates a broader revival of the Art Deco style in popular art in the 1980s. The comprehensive application of the Art Deco theme throughout the reconfigured cinema is a strong drawcard for contemporary audiences and is appreciated for its aesthetic values by the broader community.

A landmark building within Military Road and an identifying feature of the suburb of Cremorne, the place has long been held in high esteem by the local community, demonstrated in its continued use as a cinema, as well as a venue for live performances, school and other events and evidenced by community led petitions relating to its retention, use and preservation.

Comment:

The process to list an item on the NSW State Heritage Register involves an application being made by Council to the Department of Planning, Industry and Environment.

The assessment process involves consultation with owners and other key stakeholders, historical research, significance assessment, consideration by the NSW Heritage Council and a public exhibition period. There is no statutory timeframe for the NSW Heritage Council to complete the assessment, and it depends on numerous factors.

Following, this a recommendation by the NSW Heritage Council would potentially be forwarded to the Minister for Environment and Heritage who makes the decision on whether to direct the listing of the item on the NSW State Heritage Register.

4. Heritage Curtilage

Summary of Key Findings:

The Consultant's report identifies that the heritage curtilage of a heritage item comprises that area of land that encompasses the cultural significance of the item and provides a boundary for management purposes. The NSW Heritage publication Heritage Curtilages (1996) provides an outline of the types of curtilages that may be applicable to a State Heritage item. These are:

1. Lot boundary heritage curtilage: comprising the boundary of the property containing the heritage item.
2. Reduced heritage curtilage: comprising less than the lot boundaries of the property (where the significance of the item may not relate to the whole lot or group of allotments).
3. Expanded heritage curtilage: where the curtilage is greater than the property boundary and may be required to protect a landscape setting or visual catchment of a heritage item.

4. Composite heritage curtilage: applies to conservation areas and encompasses a collection of heritage items/historic places which have a distinctive homogeneous character.

The Hayden Orpheum Picture Palace is located on its original allotments (originally Lots 7 to 10 and part Lot 11 of Section 1 of the Parraween Estate (DP 4758)), together with the later addition of the allotment to the east (originally Lot 6 of Section 1 DP 4785).

Although the eastern most portion of the Hayden Orpheum (consisting of No. 388 Military Road) was incorporated into the complex in the late 20th century and does not form part of the original architectural design and form of the building, it nevertheless contains one of the six cinemas within the complex and therefore forms part of the historical significance of the place as a whole, as a functioning cinema dating initially from the 1930s. It also appears that the later addition of the cinema supports the ongoing viability of the place for its continued use as a cinema complex.

As such, it is recommended that a lot boundary heritage curtilage be implemented for the Hayden Orpheum Picture Palace in any State Heritage listing for the place, comprising Lot 2 DP1106512, Lot 8 Section 1 DP 978497, Lot 9 Section 1 DP 975041, Lot 10 DP 951095, Lot 1 DP 1106512 and Lot 6 Section 1 DP 978497.

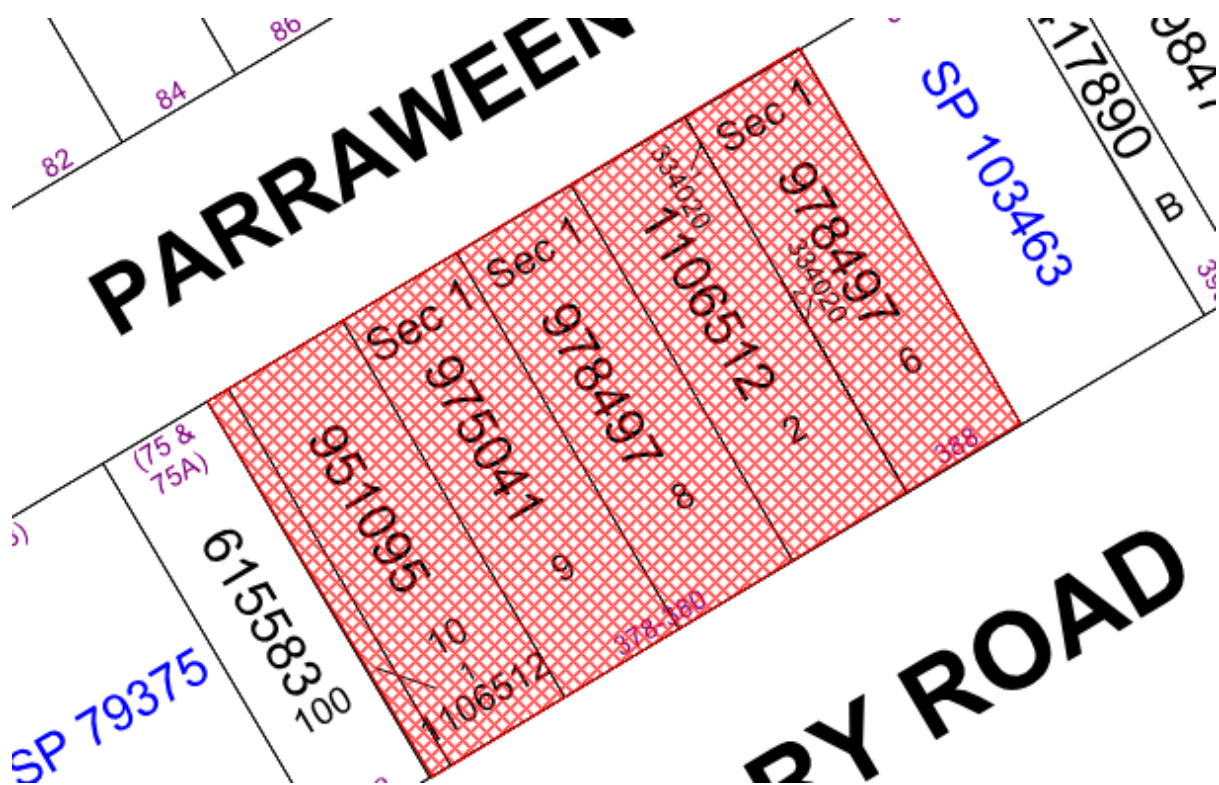


FIGURE 1: Recommended Sites to be included in Lot Boundary Heritage Curtilage

For the Hayden Orpheum Picture Palace, neither a composite heritage curtilage nor an expanded heritage curtilage is applicable. Located on Military Road within a streetscape of predominantly late 20th and early 21st century mixed use commercial buildings, the cinema

is not part of a group or collection of similar buildings, nor is it located within a landscape setting of heritage value.

In addition, the Hayden Orpheum does not rely on historic visual links between itself and any nearby landscape features or historic places; and nor are views from the building a contributing factor to the heritage values of the place. As such, an expanded heritage curtilage based on a visual curtilage is not considered appropriate.

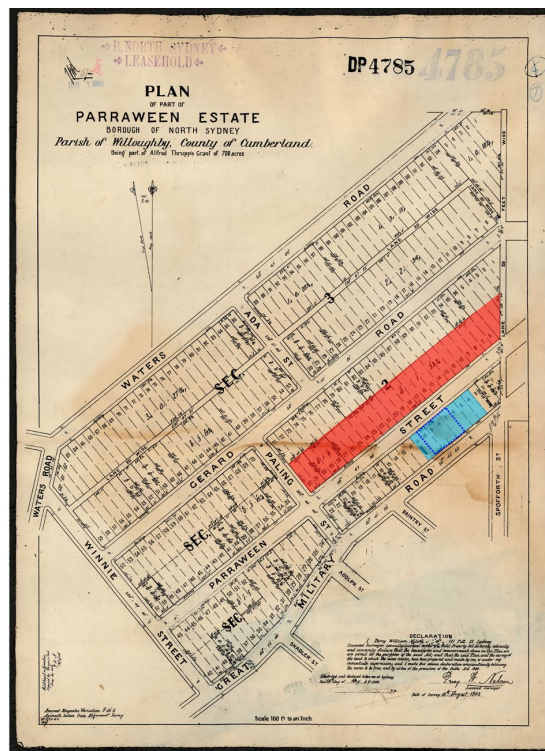
However, it is worth noting that an aspect of the historical setting of the place is that the overall form of the building can be appreciated in the urban landscape with clear sky behind it. Within the context of a dense urban environment, sky (or open air) above and behind a heritage item should be considered as being part of the historical setting of the place. The absence of contemporary, tall buildings encroaching into views (both short and long-range views) of a heritage item provides a number of benefits to the understanding and appreciation of that heritage item, including:

- Imparting a sense of respect. The building and its immediate setting have been retained despite (perhaps) decades of development pressure and the increased development within the vicinity of the item.
- Reinforcing the historic character of the place by clearly not relating to the scale of surrounding contemporary development. This difference is an indicator that the item was built before modern standards, styles and requirements for city buildings developed.
- Introducing a sense of space into a locality that may be densely developed by tall tower blocks.
- Can serve to maintain the landmark nature of an historic building within the broader cityscape.

Despite the taller contemporary development surrounding it, the Hayden Orpheum retains its landmark status within the streetscape of Military Road, due to the ability to appreciate the stepped parapet and vertical tower with name sign (lit up at night) unimpeded by development behind it. The distinctive form of the building immediately communicates its architectural style (i.e. Art Deco) and emphasises the historic importance of the place within a rapidly changing commercial precinct.

Parraween Street and the Hayden Orpheum Picture Palace, Cremorne

Heritage Assessment



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North Sydney Council

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Executive Summary

This report is an assessment of the heritage significance of the Hayden Orpheum Picture Palace (also known as the Cremorne Orpheum Cinema) and a portion of Parraween Street, both located in the suburb of Cremorne.

In January 2022, North Sydney Council resolved to investigate the creation of a Heritage Conservation area covering the northern side of Parraween Street, Cremorne from Paling Street to Macpherson Street and to review the cultural significance of the Hayden Orpheum Picture Palace and its curtilage with the aim to determine whether the place warrants listing on the State Heritage Register.

Lucas Stapleton Johnson & Partners have been engaged by Council to identify the cultural values, setting and curtilage of the Hayden Orpheum Picture Palace and make a recommendation as to whether State Heritage nomination of the Hayden Orpheum Picture Palace is warranted, and to assess the significance of Parraween Street and its buildings and make a recommendation as to whether a heritage conservation area is warranted or if any of the individual properties warrant listing as local heritage items.

The aim of the study is to provide Council with a better understanding of the heritage values of the subject properties and their setting, identify an appropriate curtilage for the Hayden Orpheum Picture Palace and ensure there is a sound basis for any change proposed to planning controls in relation to heritage issues. This study is also to advise whether there are sufficient grounds and evidence to support the potential imposition of an Interim Heritage Order (IHO) on any properties within the study area (if required).

The outcome of this report has concluded the following:

- That the Hayden Orpheum Picture Palace, Cremorne **should be nominated for inclusion on the State Heritage Register** for listing under the *Heritage Act 1977*.
- That the northern side of Parraween Street, Cremorne, between Paling Street and Langley Avenue **does not warrant** protection as a heritage conservation area under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- That the dwellings at Nos. 50, 52, 54 and 56 Parraween Street, Cremorne **warrant listing as local heritage items**, either individually or as a group, under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- That the dwellings at Nos. 70 & 72 Parraween Street, Cremorne **warrant listing as local heritage items**, under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- That the dwellings at Nos. 78 & 80 Parraween Street, Cremorne **warrant listing as local heritage items**, under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
- Further research should be undertaken into the history of the Harbutt Brothers and in particular the work of Helier Harbutt, including identifying the location of surviving examples of his early 20th century developments.

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1. Introduction

1.1. Background to the Study

This report is an assessment of the heritage significance of the Hayden Orpheum Picture Palace (also known as the Cremorne Orpheum Cinema) and a portion of Parraween Street, both located in the suburb of Cremorne.

In January 2022, North Sydney Council (Council) resolved to review the creation of a Heritage Conservation area covering the northern side of Parraween Street, Cremorne from Paling Street to Macpherson Street and to review the cultural significance of the Hayden Orpheum Picture Palace and its curtilage with the aim to determine whether the place warrants listing on the State Heritage Register.

Lucas Stapleton Johnson & Partners have been engaged by Council to identify the cultural values, setting and curtilage of the Hayden Orpheum Picture Palace and make a recommendation as to whether State Heritage nomination of the Hayden Orpheum Picture Palace is warranted, and to assess the significance of Parraween Street and its buildings and make a recommendation as to whether a heritage conservation area is warranted or if any of the individual properties warrant listing as local heritage items.

The aim of the study is to provide Council with a better understanding of the heritage values of the subject properties and their setting, identify an appropriate curtilage for the Hayden Orpheum Picture Palace and ensure there is a sound basis for any change proposed to planning controls in relation to heritage issues. This study is also to advise whether there are sufficient grounds and evidence to support the potential imposition of an Interim Heritage Order (IHO) on any properties within the study area (if required).

1.1.1. The Brief

The brief for this report outlined the following tasks:

Parraween Street:

- Undertake site inspections and survey all of the properties within the identified study area (Section 3: Physical Evidence)
- Research the history of the properties and provide a brief historical outline of each property to inform the heritage assessment of the area (Section 2: Historical Evidence)
- Provide a brief description of each building within the identified study area (Section 3: Physical Evidence).
- Undertake a comparative analysis in relation to other similar heritage conservation areas within the North Sydney LGA that consist of groups of Federation era cottages. (Section 4: Comparative Analysis)

- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines *Assessing Heritage Significance* (2001), carry out an assessment of heritage significance of the study area (Section 5: Heritage Assessment)
- Make a recommendation as to whether a heritage conservation area is warranted (Section 6: Recommendations)

Hayden Orpheum Picture Palace:

- Undertake site inspection of the Hayden Orpheum Picture Palace.
- Provide a description of the building in relation to construction date, style, form, use, intactness (exterior), identify key architectural, site and landscape features, setting and key views (Section 3: Physical Evidence).
- Research the history of the Hayden Orpheum Picture Palace and provide a brief historical outline of the property to inform the heritage assessment of the area (Section 2: Historical Evidence).
- Undertake a comparative analysis in relation to other works by G.N. Kenworthy and Art Deco style theatres included on the State Heritage Register (Section 4: Comparative Analysis).
- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines *Assessing Heritage Significance* (2001), carry out an assessment of heritage significance of the Cremorne Orpheum Theatre (Section 5: Assessment of Significance).
- Make a recommendation as to whether State Heritage nomination of the Hayden Orpheum Picture Palace is warranted (Section 6: Recommendations).

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 and a portion of Military Road. Military Road is the principal road through Cremorne, linking a number of suburbs in North Sydney and forms the commercial centre of the city.

Military Road is comprised of mixed use and commercial buildings of mixed architectural styles and ages, while the surrounding streets comprise a wide range of residential development: from single storey detached cottages to multistorey residential flat buildings.

The Hayden Orpheum Picture Palace, located on Military Road is the only local heritage item within the study area. There are no Heritage Conservation Areas (HCAs) in the near vicinity of the study area.

The buildings that have been nominated for assessment are located along the northern side of Parraween Street, together with the Hayden Orpheum Picture Palace and the buildings located immediately to the east and west of the Cinema building on Military Road. The individual properties that are the subject of this heritage assessment are as follows:

Parraween Street Properties	
• 9 Paling Street (SP18821)	• 76 Parraween Street (Lot B, DP438187)
• 50 Parraween Street (Lot 30, Section 2)	• 78 Parraween Street (Lot 1, DP 441402)

Parraween Street Properties	
<ul style="list-style-type: none"> • DP4785 and Lot 1, DP1050050 • 52 Parraween Street (Lot A, DP366345) • 54 Parraween Street (Lot B, DP366345) • 56 Parraween Street (Lot C, DP366345) • 58 Parraween Street (Lot A, DP419832) • 60 Parraween Street (Lot B, DP419832) • 62 Parraween Street (Lot A, DP412718) • 64 Parraween Street (Lot B, DP412718) • 66 Parraween Street (Lot 1, DP1001062) • 68 Parraween Street (Lot 2, DP1001062) • 70 Parraween Street (Lot X, DP 442664) • 72 Parraween Street (Lot Y, DP 442664) • 74 Parraween Street (Lot A, DP438187) 	<ul style="list-style-type: none"> • 80 Parraween Street (Lot 2, DP 441402) • 82 Parraween Street (Lot 1, DP19887) • 84 Parraween Street (Lot 2, DP19887) • 86 Parraween Street (Lot 3, DP19887) • 88 Parraween Street (Lot 4, DP19887) • SP13518 (81A-81B Gerard Street, Cremorne) • 92-94 Parraween Street (SP 58904) • Parraween Street Car Park, 106 Parraween Street) (Lot 1 DP 980455, Lot 1 DP572817, Lots A and B, DP 31)
Military Road Properties	
<ul style="list-style-type: none"> • 372- 372A Military Road and 75 Parraween Street (Lot 100, DP615583) • Hayden Orpheum Picture Palace, 378 to 380 Military Road (Lot 8, Section 1, DP 978497; Lot 9, DP 975041; Lot 10, DP 951095; Lots 1 and 2, DP 1106512) • 388 Military Road (Lot 6, DP 978497) • 390 Military Road (SP 103463) 	

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 including the publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996).

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.

The Cinema: refers to the Hayden Orpheum Picture Palace, also known as the Cremorne Orpheum Cinema.

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.

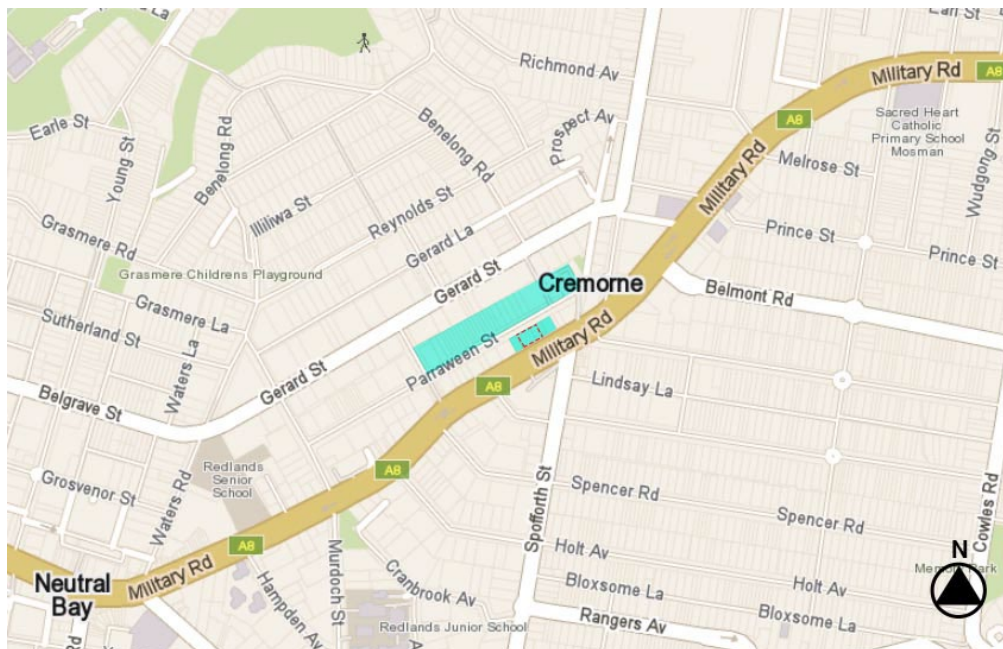


Figure 1. 1: Map of Cremorne and surrounding suburbs, showing the location of the study area (in blue). The Cremorne Orpheum Cinema is outlined in red.

Source: Whereis.com



Figure 1. 2: Extract from North Sydney LEP 2013 Heritage Map (Sheet HER_03) showing the extent of the study area (outlined in red) and the existing local heritage item (Cremorne Orpheum Cinema) (Item No. I0066).



Figure 1. 3: Aerial photograph of the study area showing the allotment boundaries and real property descriptions of the subject properties (outlined in blue). Source: LRS SixMaps

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2. History of the Subject Properties

2.1. Introduction

The following historical overview of the subject properties located on the southern side of Parraween Street, Cremorne between Paling Street and Langley Avenue and the Hayden Orpheum Picture Palace, Military Road, Cremorne has been prepared by Kate Denny and Jessica Kroese of Lucas, Stapleton, Johnson and Partners. Assistance has been provided by Dr. Ian Hoskins, Stanton Library, in the preparation of the history of the Hayden Orpheum Picture Palace.

The North Sydney Local Government Area is within the Country of the Gamaragal (or Cammeraygal) peoples. This report documents the European occupation of the subject properties only, and the heritage significance of the place in this context. This does not therefore represent a complete history of the place or represent the perspectives of Gamaragal (or Cammeraygal) Traditional Owners in relation to the colonial impacts on the locality of Parraween Street and Military Road, Cremorne. Consultation with Traditional Owners and other Aboriginal stakeholders is required before Aboriginal Cultural Heritage that may be associated with this place can be recorded.

2.1.1. The Subject Properties

The subject properties, No. 1 Paling Street and Nos. 50 to 108 Parraween Street, and Nos. 372-390 Military Road (the Hayden Orpheum Picture Palace and adjacent properties), Cremorne, are located within Daniel Cooper's Cooperville estate lands, subdivided as leasehold land in the early 1880s as the Parraween Estate.

The original real property description of the subject properties along the northern side of Parraween Street between Paling Street (to the west) and Langley Avenue (to the east) was Lots 1 to 32 of Section 2 of DP 4785.

The original real property description of the Hayden Orpheum Picture Palace, Nos. 378-380 Military Road, Cremorne was Lots 7 to 10 and part Lot 11 of Section 1 of DP 4785 (see Figure 2.1 below).

The adjacent property at No. 372-372A Military Road and 75 Parraween Street was known as Lot 11 of Section 1 of DP 4785 and Nos. 388 and 390 Military Road were known as Lots 4 to 6 of Section 1 of DP 4785 (see Figure 2.1 below).

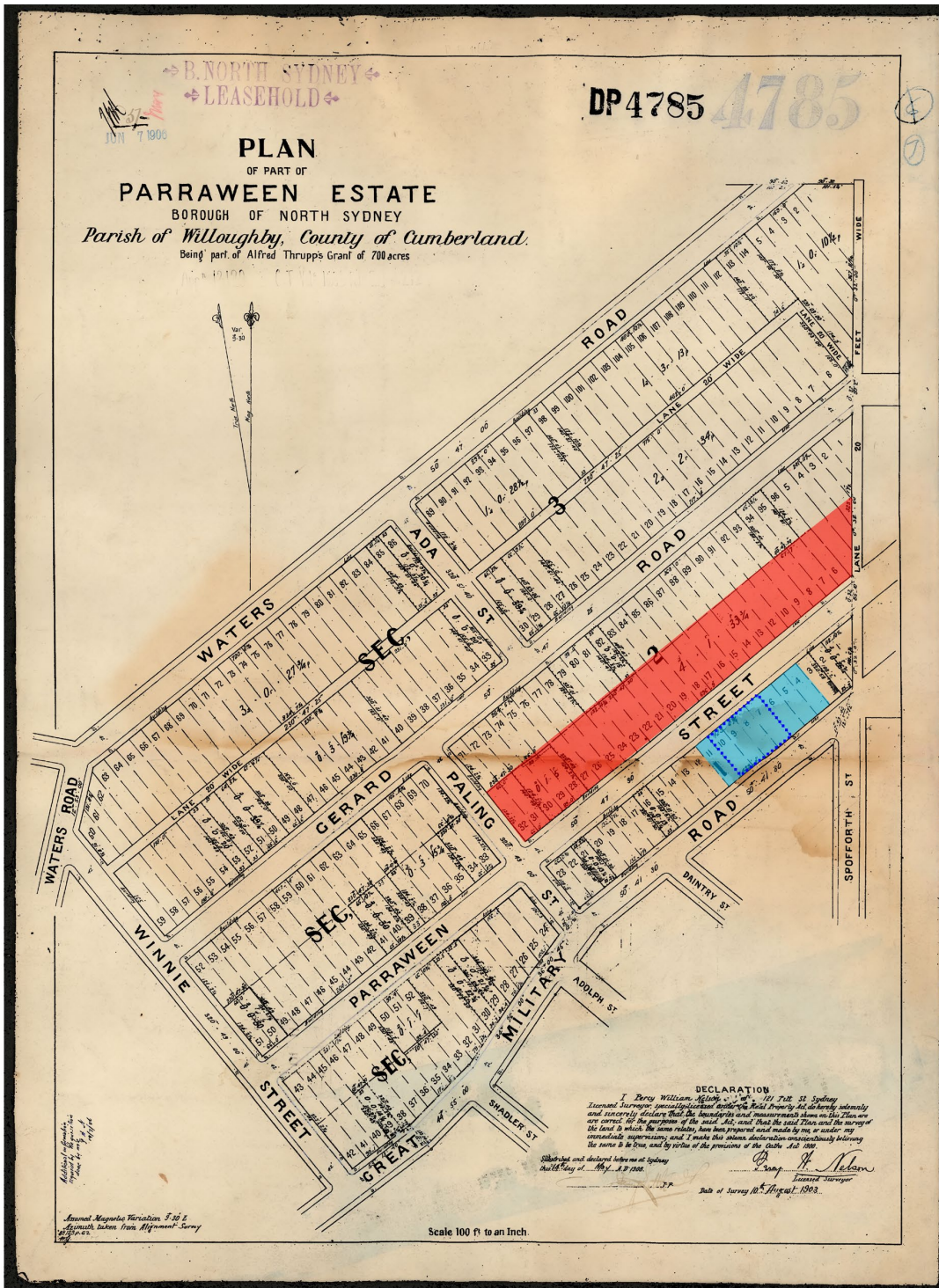


Figure 2. 1: Part of DP 4785 identifying the location of the subject properties along Parraween Street (shaded red) and the location of the Military Road properties (shaded blue). The Hayden Orpheum Picture Palace is outlined in blue. Source: DP 4785, LRS

2.2. Historical Development of the Cremorne Locality

2.2.1. Thrupp's Land and Cooperville

The subject properties along Parraween Street and Military Road, Cremorne are located within Portion 352 of the Parish of Willoughby, which was comprised of the 700 acres granted to Alfred Thrupp in 1816, an area that today includes most of Cremorne, Neutral Bay and Cammeray. The grant was a gift from his father-in-law Captain John Piper (of the Point Piper Estate on the southern shores of Sydney Harbour), the Collector of Customs. Thrupp moved to Tasmania having never resided on the north shore lands and the grant was re-acquired by Captain Piper.

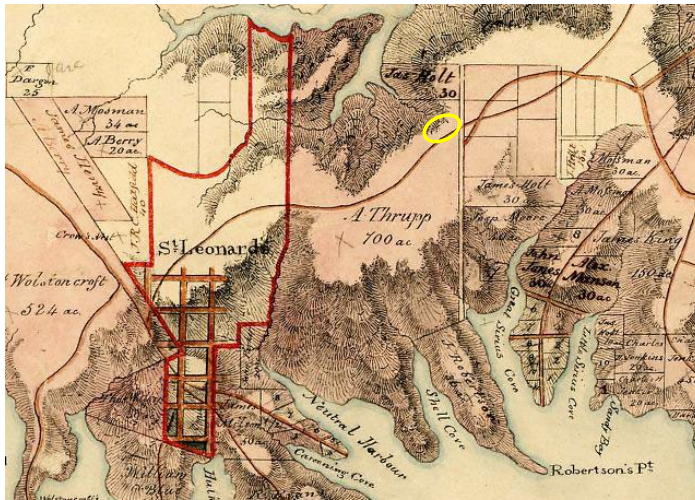


Figure 2. 2: Portion of undated Parish Map of the Parish of Willoughby showing Thrupp's 700 acre grant. The approximate location of the subject properties is circled. Source: LRS, Parish Map Preservation Project

In 1827, Piper was bankrupted and the land grant on the North Shore (along with Piper's other lands) was conveyed to Daniel Cooper.

Daniel Cooper (1785-1853, Daniel Cooper Senior) was an emancipist who, on his pardon in 1821, developed a variety of business interests. He ran a general store in George Street, and between 1818 and 1822 he was the licensee of an adjoining public house; he made a small investment in shipping; and in 1824 he established the Australian Brewery. In 1821 he became a partner in the firm of Hutchinson, Terry & Co. (also known as the Waterloo Co.), which was involved with flour-milling, general merchandising, and banking. In 1825 Cooper and another emancipist Solomon Levey (1794-1833), became the sole owners of the Waterloo Co., which in the following years was generally known as Cooper & Levey.¹ The firm of Cooper & Levey achieved a success that was spectacular in economic terms and conspicuous in that both its partners were emancipists.²

Cooper returned to England in 1831, continuing to manage his colonial interests through his London office. In 1853, following Cooper's death, the whole of his lands was inherited by his nephew, Sir Daniel Cooper I (1821-1902), and the estate was managed under a trusteeship, often using other family members as the estate managers. The terms of Daniel Cooper Senior's will were such that the land could not be released (sold) during the period of trusteeship.

¹ J. W. Davidson, J.W., 'Cooper, Daniel (c. 1785–1853)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/>

² Ibid.

2. Historical Evidence

LUCAS STAPLETON JOHNSON & PARTNERS PTY LTD

Following Sir Cooper's death, the estate was bequeathed to his son, Sir Daniel Cooper II (1848-1909). Management of the trusteeship passed to his uncle John Cooper (1830?-1915), who worked for D. Cooper & Co, and retired to Kent, UK following his retirement in 1863. John Cooper's solicitor Gerard Phillips managed his business, including management of the Cooperville Estate in Australia.³

Development of the North Shore was generally slow, with the area known as St. Leonards (today's North Sydney) being the main populated area. According to the NSW Census of 1871, the total population of St. Leonards was 5126, with a total of 898 houses (brick, stone or weatherboard).⁴ By 1893, two years after the railway arrived, the population of St. Leonards had risen to 17,465 with a total number of houses of 3,485,⁵ although this was still small in comparison to other areas of Sydney.

Daniel Cooper's North Shore lands, known as Cooperville, were not released until the early 1880s and remained substantially undeveloped until that time, with only waterfront lands initially leased for the development of villas in the 1860s. As a result, a large swathe of undeveloped land separated St. Leonards (North Sydney) to the west from what is now known as Mosman to the east (refer to Figure 2.3).

One of the main impetuses for the development of the Cooperville lands was the formation of roads through the estate (namely Military Road), followed by the introduction of transport services including the commencement of a regular ferry service to Neutral Bay in the 1870s and tram services along Military Road from the 1880s and 1890s.



Figure 2. 3: Undated map of the Parish of Willoughby showing Alfred Thrupp's land grant of 700 acres between St. Leonards to the west and Mosman to the east. A track traversing the land is annotated "foot path along the Range to Middle Harbour" eventually becomes Military Road by the 1870s. Source: LRS

³ Article: "The Death of Mr. J. Cooper", *The Daily Telegraph*, Saturday 20th February 1915, p. 10

⁴ https://hccda.ada.edu.au/Individual_Census_Tables/NSW/1871

⁵ Sands Directory 1893

2.3. The Parraween Estate

The Parraween Estate covered the land north of Military Road to Young Street/Wonga Road, and between Grasmere Road and Levick Street; as well as the whole of Folly Point, Cammeray. The locality that is now known as Cremorne was variously referred to St Leonards, North Sydney, Mossman Heights [sic], or Neutral Bay.

In September 1881, a substantial portion of the Cooperville lands were transferred in leasehold from James Cooper (no relation, attorney for Daniel Cooper Snr.) to William Henry Paling and Andrew Hardie McCulloch the Younger,⁶ for a term of 99 years from the 1st July 1881. Both Paling and McCulloch were land speculators and McCulloch was known for purchasing land around projected railway lines. (Figure 2.4 shows a projected railway line from Hornsby to Cremorne crossing Military Road and over the area where Parraween Street is now located.)

The terms of the lease required the payment of rent of 469 pounds and 12 shillings for the first four years, 632 pounds and 15 shillings for the following three years and then 927 pounds and 4 shillings for the remainder of the 99 years of the lease.

The lease also required that within the first three years the lessees were to expend a sum of no less than 1360 pounds on erecting substantial brick or stone buildings on the land parcels. The lease allowed for Paling and McCulloch to sub-let individual parcels of land to pay for the yearly rental to the Cooper estate, thus Paling and McCulloch subdivided their leasehold lands and began to sell individual allotments as underleases.



Figure 2. 4: Detail from plan entitled “Plan shewing unsold portions of various estates, Mosman's Bay & vicinity” prepared by Harnett junior in 1889. Circled is the approximate location of the subject properties, although neither the site of the Hayden Orpheum or Parraween Street have been established by this time. Source: National Library of Australia (41424655)

A portion of the land leased by Paling and McCulloch comprised 16 acres 3 roods and 25 perches, located between Military Road to the south and Gerard Street to the north, and between Winnie Street to the west and Langley Avenue to the east (Sections 1 and 2 of DP 4785). This is the area that contains the subject properties along the northern side of Parraween Street and the Hayden Orpheum Picture Palace on Military Road; and was the first portion of the Parraween Estate to undergo subdivision.

⁶ Bk. 245 No. 50

It appears that this initial subdivision had much to do with Gerard Phillips, administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper.

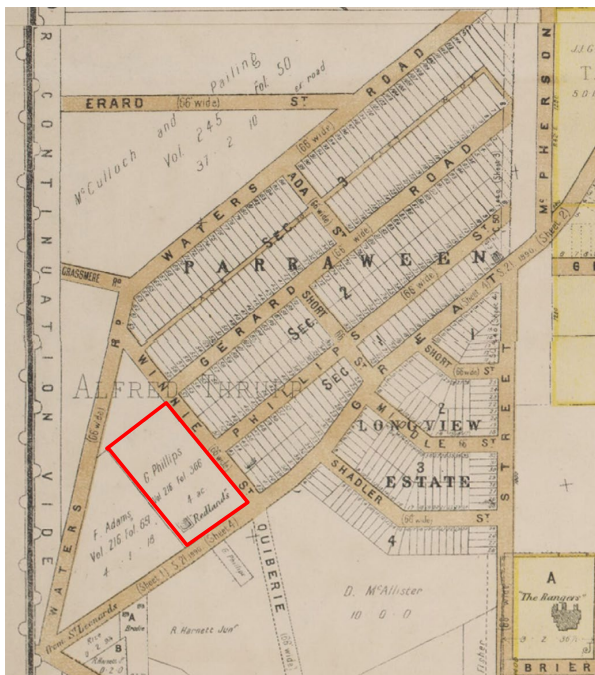
Gerard Phillips

Gerard Phillips (1829-1892) was born in London, England, the son of William Gerard Phillips (manager of Cootes' Bank, London) and Lady Mary Edwina Burton (daughter of Sir Charles Burton, of Blatherwycke, Northamptonshire, England). In 1836 Gerard came, as a child with his parents, to Adelaide where they remained until 1840 when the family relocated to Hobart before heading to Sydney, settling in what is now Hunter's Hill.

Gerard Phillips married Sarah Lydia Morris (1838- ?), in 1857 in Sydney and they had 13 children: Edwyna (b.1859), Winifred (b.1861), Paul (b.1862), Claudius (known as Claude, b.1864), Sarah (b.1866), William (b.1868), Mary (b.1869), Alice (b.1872), Thomas (b.1873), Rose (b.1876), Roger (b.1878), Henry James (b.1880) and Gerard John (b.1883).⁷ Initially residing in the house Kurraba, on Kurraba Point, the Phillips family later relocated to Ernest Street, North Sydney.⁸

In 1881, Gerard took up a leasehold of 4 acres of land within the Cooperville estate lands, fronting Military Road (between Winnie Street and Water Street),⁹ where he had a large house built for his family named Redlands (now Redlands, Sydney Church of England Co-educational Grammar School).

Gerard was the alderman for the Borough of St Leonards in 1884, representing the Tunks Ward¹⁰ and in 1892 became the second mayor of the newly formed North Sydney Council. Gerard Phillips died at Redlands, Military Road, Cremorne on 17th May 1892 aged 63.



Evidence of Phillips's involvement in the Parraween Estate subdivision is found in the naming of the streets: Winnie Street, Gerard Street and Phillip Street (now Parraween Street).

Figure 2. 5: Detail from map of part of Tunks Ward, Municipality of St. Leonards, c.1890 showing the layout of the Parraween Estate. Gerard Phillips's Redlands fronting (Great) Military Road is outlined in red. Source: Higinbotham & Robinson, NLA, MAP RM 1920c

⁷ NSW Registry of Births Deaths & Marriages

⁸ Sands Directory, 1880

⁹ Book 216 No. 366

¹⁰ "Advertising", *The Sydney Morning Herald*, Tuesday 12th February 1884, p. 3

Parraween Street

The leaseholds for the Parraween Estate subdivision were released in c.1883 without much fanfare and development of the area was slow.

The first reference to the Parraween Estate appears in the *Sydney Morning Herald* in 1883, advertising the sale of a weatherboard cottage on Military Road in the Parraween Estate (no longer surviving). Described as being on brick piers with verandah in front, containing 4 rooms, washhouse and fowl house, and underground and overground tanks. The cottage fronted Gerard Street and was located east of Phillips's residence on Military Road (Redlands). The cottage was available on leasehold for a period of about 97 years, at £8 per annum.¹¹

Initially, development along Phillip Street (Parraween Street) commenced at its western end, from the intersection with Winnie Street, although not until 1886 do individual properties appear in the Sands Directory along Phillip Street.¹² Gerard Phillips would have been able to view the gradual development of the locality from his residence on Military Road on the western side of Winnie Street.

In 1888, a small advertisement appeared in *The Daily Telegraph* noting "several allotments in the Parraween Estate, leaseholds, ground rent ranging from 12s. per foot."¹³

Later that same year a terrace of three cottages with a detached cottage in Phillip Street (now named Parraween Street), "about 15 minutes from Mossman's Bay Ferry" were advertised for sale. These were located on Lots 28, 29 and 30 of Section 2 of the Parraween Estate. The terraces were described as brick with half halls, 2 rooms, kitchen and washhouse. The detached cottage had 4 rooms, kitchen and washhouse with verandahs front and rear. All four buildings were available for leasehold with about 94 years remaining with a ground rent of £12 per annum.¹⁴

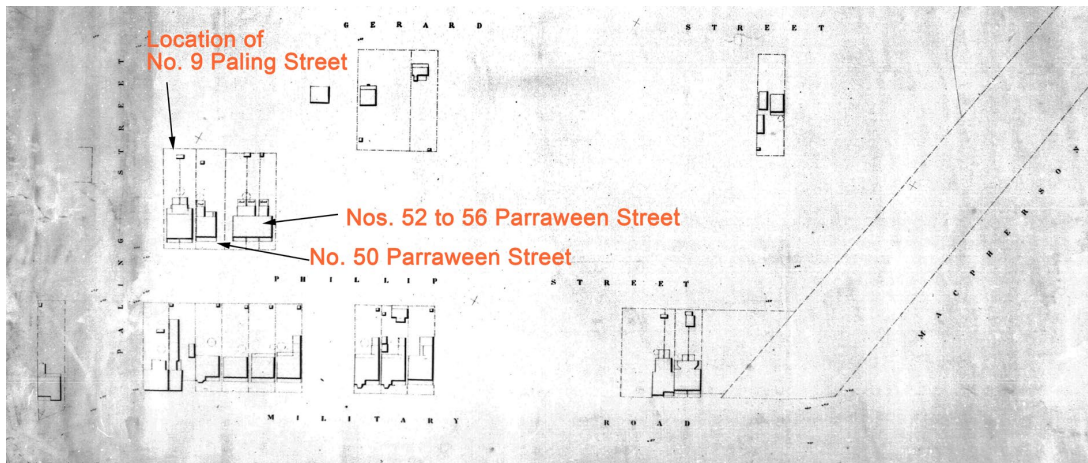


Figure 2. 6: Detail from North Sydney Block Plan Sheet No. 77 dated 1890s showing the first buildings to be constructed on the northern side of the western end of Parraween Street. These were Nos. 50 to 56 Parraween Street, constructed 1886 and 1887. Immediately to the east, a pair of semi-detached cottages were constructed shortly afterwards and have since been replaced by the residential flat building at No. 9 Paling Street. Source: Stanton Library

¹¹ "Advertising", *The Sydney Morning Herald*, Monday 18th February 1883, p. 11

¹² Sands Directory, 1884, 1885 and 1886

¹³ Article: "Property Sales", *The Daily Telegraph*, Saturday 7th April 1888, p. 7

¹⁴ Advertising; *The Sydney Morning Herald*, Wednesday 21st November 1888, p. 14

These properties appear to have been developed by bricklayer John Connor who took up the leaseholds of Lots 28 to 30 in 1886.¹⁵ The houses first appear in the North Sydney Rates and Valuation Book for the years between 1888 and 1890.¹⁶ The four houses, being the first properties to be developed on the north side of Phillip Street, east of Paling Street (initially called Short Street), remained the only houses on this part of Phillip Street until about 1892.¹⁷ These original properties still survive today as Nos. 50 and 52 to 56 Parraween Street.

In 1892, the name of Phillip Street changed to Parraween Street.¹⁸

From the mid-1890s, Phillip Street and the immediate locality gradually developed and in 1899 street numbering appeared, starting at the western end. The four houses built by John Connor were at this time known as Nos. 46, 48, 50 and 52 Phillip Street.¹⁹ By 1902, the eastern portion of the north side of Phillip Street had expanded to seven houses (Nos. 44 to 56 Phillips Street) and remained at this low level of development until c.1910.

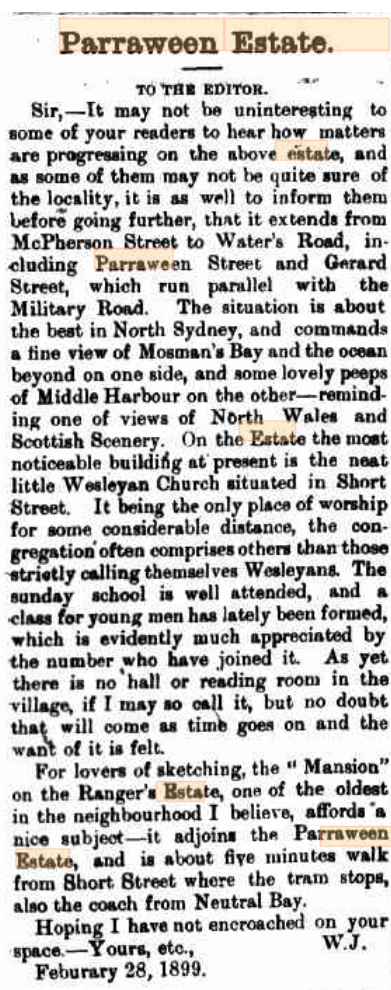


Figure 2. 7: Letter to the Editor singing the praises of the Parraween Estate. Source: *The Mosman Mail*, Wednesday 1st March 1899, p. 3

¹⁵ Lease Bk 365 No. 923, 13th December 1886

¹⁶ North Sydney Rates and Valuation Books; Assessment nos. 2520, 1036, 1035 and 1034

¹⁷ Sands Directory 1892

¹⁸ Sands Directory 1892

¹⁹ Sands Directory 1899

In 1903, the trusteeship of Daniel Cooper Senior's will, including the residue of Thrupp's 700 acres, was transferred to Tom Raine Raine and Claude Gerard Phillips (son of Gerard Phillips).

On the 7th April 1906, the Perpetual Trustee Co. Ltd and the Assets Realisation and General Finance Co. Ltd became the proprietors of the leasehold estate comprising the Parraween Estate and other lands.²⁰ A few months later, on 10th October 1906, the share held by the Perpetual Trustee Co. Ltd was transferred to the Warringah Property Company Ltd.²¹

From the 1910s onwards, the leasehold parcels began to be merged into freehold ownership until on the 28th May 1913, the remainder of the leasehold lands were re-transferred to Tom Raine Raine and Claude Gerard Phillips as freehold lands.²²

The ability to sell the individual allotments of the Parraween Estate as freehold, rather than leasehold, greatly influenced the taking up of the land and between 1908 and 1910, residential development along the north side of Parraween Street (east of Paling Street) jumped from just thirteen houses to thirty-one houses.²³

As indicated by the North Sydney Council Rates Valuation books and the *Sands Directory*, occupiers of the Parraween Street properties were, in the main, working class, including labourers, painters, carters, plasterers, carpenters, laundry-owners, bricklayers, butchers and the like.²⁴

Based on the above, Parraween Street, when first developed as a residential street and occupied in the first two decades of the 20th century, was predominantly working class. Notably many of the original/early leaseholders, owners and occupants were involved with the construction industry (labourers, contractors, painters, plasterers and the like). Given that the former Cooperville Estate lands had been released as freehold land at this time, thus spurring on land ownership and development, it seems likely that many of the Parraween Street occupants and owners were involved with the development of the surrounding suburbs of Cremorne, Neutral Bay, Mosman and beyond.

The years of 1912 to 1914 saw the rapid development of the remainder of the northern side of Parraween Street, east of Paling Street, so that by 1914, the whole of the street had been fully developed (street numbers 44 to 108 Parraween Street). This was, in the main, due to brothers Helier and Percy Harbutt, building contractors and Charles Blackman, contractor.

²⁰ Primary Application 13129 and Vol. 1683 Fols. 211 and 212

²¹ Vol. 1726 Fol. 204

²² PA 18276 and Vol. 2370 Fol. 140

²³ Sands Directory 1908 & 1910

²⁴ *Sands Directory*, 1910 and Municipal of North Sydney Valuations Books



Figure 2. 8: 1918 photograph of Nos. 46-48 Parraween Street (since demolished and location of No.9 Paling Street), and Nos. 50, 52 to 56 and 58 Parraween Street (all still surviving). Source: Stanton Library



Figure 2. 9: 1918 photograph of Parraween Street looking east towards the intersection with Macpherson Street. Source: Stanton Library

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.²⁵

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

²⁵ <https://timespanner.blogspot.com/2012/01/street-stories-22-broom-maker.html>

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).

Percy, although a director of Harbutt Brothers, appears infrequently in notices and advertisements relating to property development and it appears that Helier undertook the majority of the development work for the company, including the architectural designs for a number of the buildings. One of the earliest projects known to have been undertaken by Helier Harbutt in the North Sydney area was the North Sydney Baptist Church, Willoughby Road, Crows Nest (demolished and replaced by the Northside Church), which was constructed in 1900 reportedly to plans by Harbutt himself.²⁶ 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.²⁷

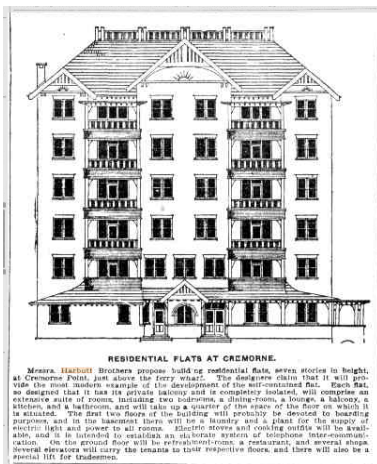


Figure 2. 10: Article outlining plans for the development of a substantial residential flat building by the Harbutt Bros at Cremorne Point. Source: *The Sun*, Tuesday 8th October 1912, p. 4



Figure 2. 11: Photograph dated c.1929 of Arundel, Moruben Road, Mosman, assumed to have been developed by the Harbutt Bros. Source: Caroline Simpson Library & Research Collection; CSL&RC PIC 2001/1: photograph album: Arundel, Mosman, Record No. 54068

Other works known to have been completed by Helier Harbutt and/or the Harbutt Bros. include Rycroft Hall, 17 Shellcove Road, Neutral Bay (c.1917, to designs by Helier), a residence on Spit Road, Mosman to designs by architect James Peddle in 1906 (location unknown),²⁸ 8 room residence on the corner of Harbour Street, Mosman (assumed No. 35 Harbour Street),²⁹ a three storey residence on Boyle Street, Mosman (location unknown),³⁰ additions to No. 68 Gerard Street, Cremorne (demolished),³¹ a brick cottage on Robert Street, Willoughby (location unknown),³² two brick cottages on Laurel Street, Willoughby (location unknown),³³ a house on Spofforth Street, Mosman (location

²⁶ 'Notices', *The Sydney Morning Herald*, Tuesday 24th July 1900, p. 5

²⁷ 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

²⁸ 'Tenders', *The Sydney Morning Herald*, Tuesday 2nd October 1906, p. 6

²⁹ 'Advertising', *The Sydney Morning Herald*, Saturday 20th July 1901, p. 6

³⁰ 'Advertising', *Construction: Weekly Supplement to Building*, Monday 22nd June 1914, p. 2

³¹ 'Advertising', *Construction and Local Government Journal*, Monday 10th August 1914, p. 11

³² 'Advertising', *Construction and Local Government Journal*, Monday 28th August 1916, p.2

³³ 'Advertising', *Construction and Local Government Journal*, Monday 4th December 1916, p. 2

unknown),³⁴ block of flats on Spofforth Street, Mosman (location unknown),³⁵ ‘Arundel’, Moruben Street, Mosman (demolished?),³⁶ as well as a number of cottages along Belmont Road, Mosman.³⁷

Based on Land Titles records, Helier and Percy Harbutt were the freehold property owners of Lots 1 to 7 and Lot 9 to part Lot 20 of Section 2 of the Parraween Estate. As such, it is reasonable to assume that the Harbutt Bros., were responsible for the construction of the original single storey cottages on all of their allotments (refer to Table 2.1 below). Of the fourteen (14) cottages developed by the Harbutt Bros. along Parraween Street, between Paling Street and Langley Avenue, only five (5) remain today. Nos. 90 to 106 Parraween Street were demolished in the late 20th century to accommodate the Council run car park and a residential flat building.

Charles Blackman

Little is known about Charles Henry Blackman (1860-1918) and his wife Mary. According to the 1913 electoral roll, the Blackmans were residing at 3 Reynolds Street, Cremorne (within the Parraween Estate to the north of Parraween Street) and Charles was recorded as being a contractor and Mary, domestic duties. In 1900, according to the *Sands Directory*, they were residing at No. 16 Parraween Street, while by the time of Charles’s death in 1918, they were residing at Ronda, Illiliwa Street, Neutral Bay.³⁸

Based on Land Titles records, in 1906, Mary Blackman took out the leasehold for part Lot 20 through to Lot 27 of Section 2 of the Parraween Estate. According to the North Sydney Rates Valuation books, the houses located on these allotments were constructed between 1907 and 1909.

The North Sydney Rates Valuation books also indicate that a number of the Blackman allotments were sub-let (assumed) as other names are listed as rate payers in the assessment books for 1907-08 and 1908-09. Jacob Samuel Stenning, plasterer, who resided at 3 Raymond Road, Neutral Bay, is listed as the rate payer for Lots 24 to 27, while Alfred Jackson, butcher, (address unknown), is listed as the rate payer for Lots 20 to 23.

Given that Mary Blackman was the registered leaseholder for Lots 20 to 27 in the year preceeding the construction of the houses, it is reasonable to assume that the Blackmans were responsible for the construction of the original twelve (12) single storey cottages on their allotments, of which all remain today (refer to Table 2.1 below).

Other Owners of Note

The following is based on information researched and provided by the Cremorne Community Group.

Nos. 52, 54 and 56 Parraween Street

In 1917, allotments Nos. 27, 28 and 29 of Section 2 DP 4785 (Parraween Estete) were transferred to Miss Mary Beddie (Vol. 2767 5 and 6). Mary Beddie (1857-1933), was a shopkeeper who resided at

³⁴ ‘Advertising’, *Construction and Local Government Journal*, Monday 26th August 1918, p. 1

³⁵ ‘Building, Industry & Machinery’, *The Sun*, Monday 21st January 1918, p. 7

³⁶ Caroline Simpson Library & Research Collection; CSL&RC PIC 2001/1: photograph album: Arundel, Mosman

³⁷ ‘Mosman Council’, *Mosman, Neutral and Middle Harbour Resident*, Saturday 17th August 1907, p. 8 and

‘Advertising’, *The Sydney Morning Herald*, Wednesday 25th September 1907, p 7

³⁸ ‘Family Notices’, *The Sydney Morning Herald*, Thursday, 16th May 1918, p. 6

No. 22 Flinders Street, Surry Hills at the time of her purchase of the row of three cottages and never lived on Parrween Street.³⁹

Miss Beddie was a foundation member of the Australian Labour Party and the ALPs Women's Central Organising Committee, and between 1907 and 1913 was the president of the Domestic Workers Union and claimed responsibility for the inclusion of the 'Full Citizen Rights for Women' clause in the ALP platform. In 1915, Mary was a senate candidate and in 1928 she formed the Howard Prison Reform League and visited gaols in Scotland and Europe.

At the time of her death, her estate amounted to £2213, and was distributed to charity and political causes, while her library was bequeathed to the Sydney Trades Hall.⁴⁰

Nos. 82, 84, 86 and 88 Parraween Street

In 1918, part Lots 15 and 20, Lots 16, 17, 18 and 19 of Section 2 DP 4785 were transferred from Helier Harbutt to Sophia Aspinall Vicars, wife of John Vicars, gentleman of Mosman.⁴¹ The Vicars never resided on Parraween Street, rather they are recorded as living at No. 4 Mosman Street, Mosman in the 1918 *Sands Directory*.

Sir John Vicars (1857-1936), who, together with his brothers Sir William and Rober Vicars, took over their father's woolen mill John Vicars & Co. The firm later acquired the Sydney Woolen Mills Ltd, at Parramatta. Sir John later formed a partnership with James P Johnson as Messers. Johnson & Vicars, woolbrokers, wool-scourers and fellmongers. He was noted for his voluntary work as chairman of the state Wool Committee from 1917 and as chairman of the British Australian Wool Realization Association Ltd. For many years he was on the executive and sometime chairman of the Wool Buyers' Association, treasurer of its soldiers' convalescent hospital and a member of the Tariff Board in 1923.

In 1928 Sir John joined the board of the Australian Gas Light Co., and later the boards of Australian Steam Pty Ltd, Caledonian Collieries Ltd, Howard Smith Ltd, the Equitable Permanent Benefit, Building, Land and Savings Institution, and the National Mutual Life Association of Australia Ltd. He was also a golfing enthusiast, the president and captain of the Australian Golf Club and a member of the New South Wales Club.⁴²

³⁹ *Sands Directory*, 1918

⁴⁰ <https://peopleaustralia.anu.edu.au/biography/beddie-mary>; *Labor Daily*, Tuesday 18th July 1933, p. 4 and *Australian Worker*, Wednesday 10th January 1934, p. 5

⁴¹ CT Vol. 2888 Fol. 29 and Vol. 2799 Fols. 214 and 215

⁴² Walsh G. P. 'Vicars, Sir John (1857-1936)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/vicars-sir-john>

2.3.1. History of Ownership of Parraween Street Allotments

The following provides an outline of the history of ownership of the allotments on the northern side of Parraween Street, between Paling Street and Langley Avenue.



Figure 2. 12: Aerial photograph of Parraween Street showing current allotment boundaries and real property description overlaid with original allotment boundaries and lot numbers as subdivided as Section 2 of the Parraween Estate. Source: LRS SixMaps

Table 2. 1: Land ownership for Parraween Street properties. Rows highlighted in yellow indicate where the original building still survives on its original allotment. Refer to Figure 2.12 above for location of the individual allotments

ADDRESS		LAND TITLES RECORDS			RATES BOOKS			
Current Street Address/ Lot and DP	Original Lot of Section 2 DP 4785	Lessee/ Owner	Date	Certificate of Title	Rate payer	Date first rated	Building Description	First Occupant (date)
9 Paling Street (SP18821)	Lot 32	Hermann Fischer, road contractor	2/3/ 1883	Bk 339 No. 996	H Fischer	1887	House Brick/Iron 1/3	E. Robinson (1890)
	Lot 31	Hermann Fischer, road contractor	2/3/ 1883	Bk 339 No. 996	H Fischer	1887	House Brick/Iron 1/3	Alexander Swan (1890)
50 Parraween Street (Lot 30, Section 2 DP4785 and Lot 1, DP1050050)	Lot 30	John Connor	13/12/ 1886	PA 13129	John Connor	1888-1889	House Brick/Iron 1/5	John Connor (1890)
52 Parraween Street (Lot A, DP366345)	Lot 29	John Connor	13/12/ 1886	PA 13129	John Connor	1889-1890	House Brick/Iron 1/3	William Lego (1890)
54 Parraween Street (Lot B, DP 366345)	Lot28/29	John Connor	13/12/ 1886	PA 13129	John Connor	1889-1890	House Brick/Iron 1/3	Thomas Booking (1890)
56 Parraween Street (Lot C, DP366345)	Lot 28	John Connor	13/12/ 1886	PA 13129	John Connor	1889-1890	House Brick/Iron 1/3	John Brady (1893)
58 Parraween Street (Lot A, DP419832)	Lot 27	Mary Blackman (lessee)	12/10/ 1906	Vol. 1726 Fol. 204	Jacob Stenning	1906-1907	House Brick unfinished 1/6	Herbert Gaffrey, butcher (1908-09)
60 Parraween	Lot 26/27	Mary	12/10/	Vol. 1726	Mary	1906-	House Brick	John Blackie,

ADDRESS		LAND TITLES RECORDS			RATES BOOKS			
Current Street Address/ Lot and DP	Original Lot of Section 2 DP 4785	Lessee/ Owner	Date	Certificate of Title	Rate payer	Date first rated	Building Description	First Occupant (date)
Street		Blackman (lessee)	1906	Fol. 204	Blackman	1907	unfinished 1/6	labourer (1908-09)
62 Parraween Street (Lot A, DP412718)	Lot 26	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Jacob Stenning	1908-1909	House 1/4	William Butler, bootmaker (1908-09)
64 Parraween Street (Lot B, DP412718)	Lot 25/26	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Charles Blackman	1907-1908	House 1/4	Harry Cheal, bread carter (1908-1909)
66 Parraween Street	Lot 24/25	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Jacob Stenning, plasterer	1907-1908	House	Ernest Alfred Jones, traveller (1908-1909)
68 Parraween Street (Lot 2, DP1001062)	Lot 24	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Jacob Stenning, plasterer	1907-1908	House (noted 1/4 in next year)	Herbert Saville, draftsman (1911)
70 Parraween Street	Lot 24/25	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House	William Angus, hairdresser (1908-1909)
72 Parraween Street (Lot Y, DP 442664)	Part Lot 23	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House	Cecil Willington, tram conductor (1911)
74 Parraween Street (Lot A, DP438187)	Part Lot 23	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House-unfinished	Thomas Albert Rolfe, electrician (1911)
76 Parraween Street	Lot 22/23	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House	Herbert Coats, labourer (1911)
78 Parraween Street (Lot 1, DP 441402)	Lot 21/22	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House	William Weeks, engineer (1911)
80 Parraween Street (Lot 2, DP 441402)	Lot 20/21	Mary Blackman (lessee)	12/10/1906	Vol. 1726 Fol. 204	Arthur Jackson - butcher	1908-1909	House-unfinished	William Lake, carter (1911)
82 Parraween Street (Lot 1, DP19887)	Lot 19/20	Helier Harbutt (lessee)	28/01/1907	Vol. 2762 Fol. 220	Helier Harbutt (lessee)	1908-1909	House	George Blackman, plumber (1908-1909)
84 Parraween Street (Lot 2, DP19887)	Lot 18/19	Helier Harbutt (lessee)	28/01/1907	Vol. 2762 Fol. 220	Helier Harbutt (lessee)	1908-1909	House	George Blackman (crossed out) (1908-1909)
86 Parraween Street (Lot 3, DP19887)	Lot 18/17	Helier Harbutt (lessee)	28/01/1907	Vol. 2762 Fol. 220	Helier Harbutt (lessee)	1908-1909	House	Charlotte Finlay, charwoman (1908-1909)
88 Parraween	Lot 17/16	Helier	28/01/	Vol. 2762	Helier	1908-	House	John Holmes,

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ADDRESS		LAND TITLES RECORDS			RATES BOOKS			
Current Street Address/ Lot and DP	Original Lot of Section 2 DP 4785	Lessee/ Owner	Date	Certificate of Title	Rate payer	Date first rated	Building Description	First Occupant (date)
Street (Lot 4, DP19887)		Harbutt (lessee)	1907	Fol. 220	Harbutt (lessee)	1909		painter (1908-1909)
Driveway leading to 81A-81B Gerard Street (SP 13518) (90 Parraween Street)	Lot 16/15	Helier Harbutt (lessee)	28/01/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Thomas Goldsmith, clerk (1908-1909)
92 Parraween Street (SP 58904)	Lot 15/14	Helier Harbutt (lessee)	28/01/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	George Wood, carpenter (1908-1909)
	Lot 14/13	Helier and Percy Harbutt (lessees)	21/05/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Charles den Lucas, labourer (1908-1909)
	Lot 13/12	Helier and Percy Harbutt (lessees)	21/05/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	George Phillips, laundry-man (1911)
Council carpark, 96 - 106 Parraween Street (Lot 1 of DP 572817, Lot 1 of DP980455, Lots A & B of DP 318784, Lot 1 of DP 980451)	Lot 12/10	Helier and Percy Harbutt (lessees)	21/05/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Edward Nicholas Milham, tailor (1911)
	Lot 10/9	Helier and Percy Harbutt (lessees)	21/05/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Mrs Harriette Wombey, domestic duties (1911)
	Lot 9/8	John O'Connor (lessee)	14/09/1892	PA 18276	John Goss	1896-1897	House Wood/Iron 1/2 (demo. by 1901)	John Goss (1896-1897)
		Helier and Percy Harbutt (lessees)	21/05/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Mrs Henrietta Dabell, domestic duties (1911)
Council carpark, 96 - 106 Parraween Street (Lot 1 of DP 572817, Lot 1 of DP980455, Lots A & B DP 318784, Lot 1 of DP 980451)	Lot 8/7	Helier and Percy Harbutt (lessees)	21/05/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	George Murphy, letter carrier (1911)
	Lot 7/6	Helier and Percy Harbutt (lessees)	21/05/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	John Phillips Holmes, contractor (1911)
North Sydney Family & Child Health Centre, 108 Parraween Street (Lots 3 & 4 DP 1122786)	Part Lot 5/6	Helier and Percy Harbutt (lessees)	21/05/1907	PA 18276	Helier Harbutt (lessee)	1908-1909	House	Harry Rogers, contractor (1911)

2.3.2. Historic Aerial Photographs of the Study Area

The following sequence of historic aerial photographs illustrate the development history of Parraween Street and Military Road between Paling Street and Langley Avenue.

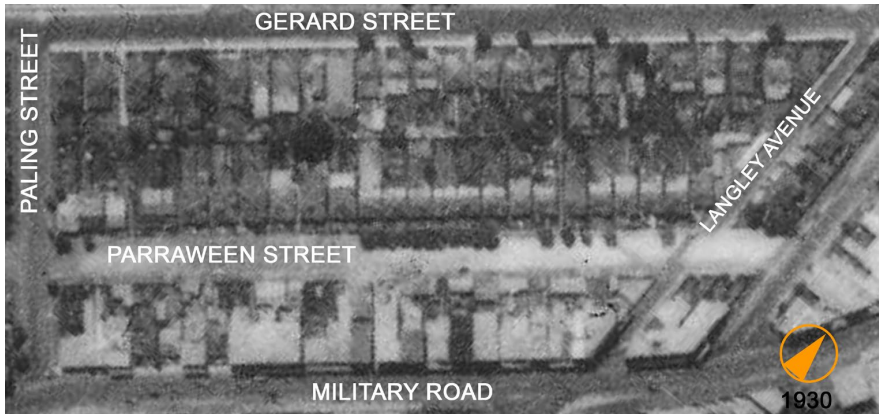


Figure 2. 13: 1930 aerial view of Parraween Street and Military Road. Source: NSW Spatial Services



Figure 2. 14: 1943 aerial view of Parraween Street and Military Road. By this stage the Cremorne Orpheum Theatre on Military Road had been constructed (indicated with an arrow). Source: NSW Spatial Services

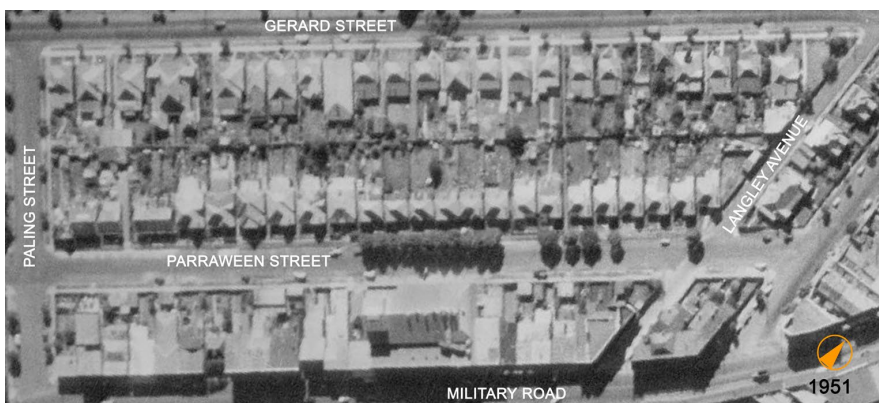


Figure 2. 15: 1951 aerial view of Parraween Street and Military Road. Source: NSW Spatial Services

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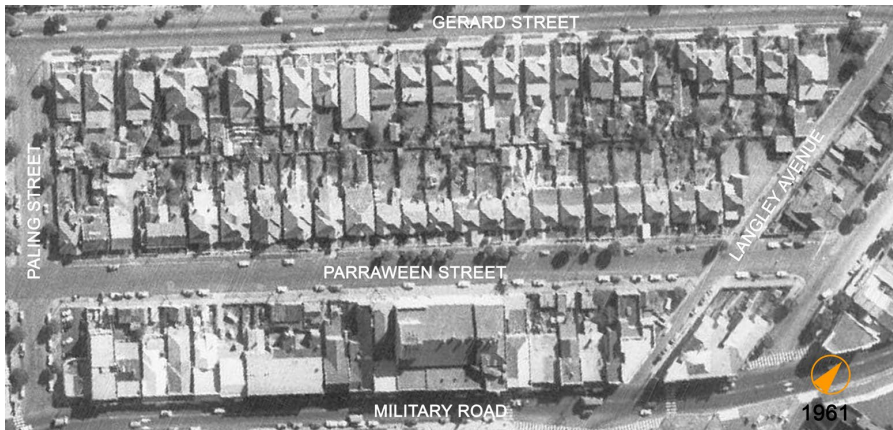


Figure 2. 16: 1961 aerial view of Parraween Street and Military Road. Source: NSW Spatial Services



Figure 2. 17: 1978 aerial view of Parraween Street and Military Road. By this stage, Nos. 95 to 106 Parraween Street had been demolished for the North Sydney Council car park (indicated with a red arrow) and NO. 90 Parraween Street had been demolished to provide vehicle access to the residential flat building fronting Gerard Street to the north (indicated with a blue arrow). Source: NSW Spatial Services



Figure 2. 18: 1986 aerial view of Parraween Street and Military Road. By this stage, Nos. 46 & 48 Parraween Street had been demolished and replaced with a residential flat building, No. 9 Paring Street (indicated with an arrow). Source: NSW Spatial Services



Figure 2. 19: 2001 aerial view of Parraween Street and Military Road. Nos. 90 to 94 Parraween Street have been demolished (indicated with a blue arrow) and the Cinema has been extended to the east, taking in No. 388 Military Road (indicated with a red arrow). Source: NSW Spatial Services

2.4. Historical Development of the Hayden Orpheum Picture Palace

The following history of the Hayden Orpheum Picture Palace relies in part on notes provided by Dr. Ian Hoskin, Stanton Library, from his presentation as part of the National Trust of Australia (NSW) Heritage Festival event: *The Art Deco Jewel in Sydney's Crown: Behind the Scenes at The Orpheum*, hosted by the Cremorne Conservation Group, May 2022.

Refer also to Appendix A for a sequence of diagrams illustrating the history of the physical development of the Hayden Orpheum Picture Palace.

2.4.1. Early Development of Military Road, Cremorne

The Hayden Orpheum Picture Palace is located on the northern side of Military Road, between Paling Street and Langley Avenue, within Thrupp's grant and the former Cooperville estate lands (refer to above for details). This portion of Military Road was originally subdivided and sold as leasehold land in the early 1880s as Section 1 of the Parraween Estate.

Military Road (previously known as Great Military Road or the Government Road) was originally developed as the access route from St Leonards (now North Sydney) to the barracks area at Middle Head, declared as a military reserve in 1861 by the Colonial government. Although not officially formed until 1871, a track existed across Thrupp's grant by the 1830s.

As with the whole of the Parraween Estate (refer to Section 2.3 above), the subdivision and release of the land fronting Military Road did not occur until c.1883. Initially development along Military Road spread eastwards from St. Leonards and it was not until the late 1880s that development reached the portion of Military Road where the Hayden Orpheum Picture Palace is now located.



Figure 2. 20: Detail from map dated c.1870 entitled “Mossmans Ferry: showing course taken by steamer and various roads to Pearl Bay, Spit and Balmoral, Middle Harbour; Georges and Bradleys Head ; Curraghbeenia Point & c”, showing Military Road connecting St. Leonards township to the Mossman Bay Estate, east of Thrupp’s land grant. The approximate location of the Hayden Orpheum Picture Palace is indicated with a circle. Source: NLA, Map F 126

The *Sands Directory* provides an indication of the type of development that was occurring along Military Road, Cremorne in the late 19th century. By 1888, Military Road, between Winnie Street and Middle Harbour Road, contained a bricklayer, storekeeper, parcel delivery, clerk, butcher, produce merchant, carpenter and the St. Leonard Land, Building & Investment Co.⁴³ In 1897, between Paling Street and Macpherson Street, occupants included bootmakers, butchers, vanman, contractor, storekeepers, plumber, blacksmith and surveyor.⁴⁴

This mix of trades, retail and commercial uses continued throughout the 20th century and, as with the occupants of Parraween Street, it seems possible that many of the local residents who worked in the construction trades were involved with the development of Cremorne and the surrounding suburbs.

By 1932-33 (the final year of publication of the *Sands Directory*), the allotments that today contain the Hayden Orpheum Picture Palace and the properties either side of the appear to have been in use as a fruiterer, butchers, grocers, dentist, and bootshop.⁴⁵

⁴³ Sands Directory, 1888

⁴⁴ Sands Directory, 1897

⁴⁵ Sands Directory, 1932-33



Figure 2. 21: 1950s photograph of Military Road between Winnie and Paling Street.
Source: Stanton Library

Military Road Allotments

The original real property description of the Hayden Orpheum Picture Palace, Nos. 378-380 Military Road, Cremorne was Lots 7 to 10 and part Lot 11 of Section 1 of DP 4785 (see Figure 2.22). The adjacent property at No. 372-372A Military Road and 75 Parraween Street was known as Lot 11 of Section 1 of DP 4785 and Nos. 388 and 390 Military Road were known as Lots 4 to 6 of Section 1 of DP 4785 (see Figure 2.22). All of the subject allotments formed part of the Parraween Estate (refer above for further information).



Figure 2. 22: Aerial photograph of Military Road showing current allotment boundaries and real property description overlaid with original allotment boundaries and lot numbers as subdivided as Section 1 of the Parraween Estate. The allotments that contain the original Hayden Orpheum Picture Palace are shaded blue.
Source: LRS SixMaps

In 1881, the Parraween Estate lands (along with the majority of the Cooperville lands) were transferred in leasehold from the trustees of the Cooper family to William Henry Paling and Andrew Hardie McCulloch the Younger. Paling and McCulloch, property developers, prepared the subdivision of the Parraween Estate, together with Gerard Phillips, the administrator of the Cooper Estate lands.

The individual allotments were released as leasehold in c.1883, including the allotments fronting the northern side of Military Road.

On 29th June 1915, the leasehold of the Parraween Estate was transferred to the Warringah Property Development Co.⁴⁶ The leaseholds of Lots 4 to 11, the allotments that hold the Hayden Orpheum Picture Palace and the buildings either side of the cinema were then re-transferred as freehold title.

By 1935, Lots 7 to 10 and part Lot 11 had been acquired as freehold property by Anthony Virgona the Elder, who developed the Hayden Orpheum Picture Palace.

⁴⁶ Vol. 2585 Fol. 99

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The history of land ownership up to the first few freehold owners of Lots 4 to 6 and Lot 11 of Section 1 of the Parraween Estate is as follows:

Street Address	No. 390 Military Road		No. 388 Military Road	No. 372 & 372A Military Road/75 Parraween Street
Original Lot/DP	Lot 4/1/4785	Lot 5/1/4785	Lot 6/1/4785	Lot 11/1/4785
Current Lot/DP	SP103469		Lot 6/1/978497	Lot 100/615583
Leasehold PA 19020	David Bailey 17/5/1886 Bk. 340 No. 894	Mary L. Bailey 27/8/1888 Bk. 509 No. 165	Caroline Edith Ryman 6/3/1899 Vol. 2585 Fol. 99	Samuel Roger Underwood 2/3/1883 Bk. 974 No. 779
Freehold	Michael Fetherstone 18/12/1916 Vol. 2585 Fol. 95	Charles Smith 18/12/1916 Vol. 2585 Fol. 95	Moran & Cato Ltd., grocers 22/2/1923 Vol 3422 Fol. 241	Alfred Collins, builder 26/10/1920 Vol. 2585 Fol. 95
	Harold Geddes, master butcher 30/5/1918 Vol. 2723 Fol. 5	Hilton Charles Garnett Smith, medical practitioner 6/8/1926 Vol. 3895 Fol. 76	H & R Enterprises P/L 10/6/1977 Vol. 4812 Fol. 7	Lawrence Price, estate agent 17/1/1921 Vol. 3115 Fol. 237
	Chin Ing, green grocer 20/12/1920 Vol. 2723 Fol. 5	Clive Nigel Smith, medical practitioner 6/8/1926 Vol. 3895 Fol. 77		

The history of land ownership with respect to the Hayden Orpheum Picture Palace, Lots 7 to part Lot 11 of Section 1 of the Parraween Estate is as follows:

Original Lot/DP	Lot 7/1/4785	Lot 8/1/4785	Lot 9/1/4785	Lot 10/1/4785	Part Lot 11/1/4785
Current Lot/DP	Lot 2/1106512	Lot 8/1/978497	Lot 9/1/975041	Lot 10/951095	Lot 1/1106512
Leasehold PA 19020	Charles George Ryman 15/9/1894 Bk. 602 No. 657	Caroline Edith Ryman 5/12/1893 Bk. 571 No. 486	Henry McHugh 5/12/1893 Bk. 973 No. 93	Samuel Roger Underwood 2/3/1883 Bk. 974 No. 778	Samuel Roger Underwood 2/3/1883 Bk. 974 No. 779
Freehold	Charles George Ryman 12/06/1916 Vol. 2673 Fol.76	Mary McLean, widow 7/3/1928 Vol.4118 Fol.223	John W. R. Reynolds, company manager 4/9/1919 Vol.2967 Fol.195	Arthur Joseph Reynolds, Warringah Property Co. Ltd 29/06/1916 Vol.2677 Fol.111	Arthur Joseph Reynolds 12/12/1928 Vol.4263 Fol.61
	Clara Jones, married woman 16/10/1916 Vol. 2673 Fol.76		Sarah Elizabeth Graham Reynolds, widow 20/10/1926 Vol.3925 Fol.174	General Investments Ltd. 4/5/1930 Vol.2677 Fol.111	General Investments Ltd. 10/11/1931 Vol.4507 Fol.152
	Zilpah Hannah Ryman, wife of C. Ryman, plumber 23/1/1917 Vol. 2673 Fol.76				
	Annie Charlton, wife of Herbert Charlton, dentist 22/1/1917				

Original Lot/DP	Lot 7/1/4785	Lot 8/1/4785	Lot 9/1/4785	Lot 10/1/4785	Part Lot 11/1/4785
	Lewis Daniel Bull, gentleman 15/10/1917 Vol. 2673 Fol.76				
	Gladys Sylvia Smith, wife of Tom Smith, public accountant 1/3/1929 Vol.4253 Fol.244				
	Robert Stanley Elwin, bank officer 21/3/1929 Vol.4253 Fol.244				
	Robert Henry Moss, gentleman 4/1/1933 Vol.4253 Fol.244				
	Anthony Virgona the Elder 8/3/1934 Vol.4253 Fol.244	Anthony Virgona the Elder 3/1/1935 Vol.4665 Fol.249	Anthony Virgona the Elder 20/12/1934 Vol.3925 Fol.174	Anthony Virgona the Elder 6/4/1934 Vol.2677 Fol.111	Anthony Virgona the Elder 6/4/1934 Vol.4507 Fol.152

2.4.2. The Virgonas and the North Sydney Orpheum Cinema

Constructed in 1935, the Cremorne Orpheum Theatre (now known as the Hayden Orpheum Picture Palace,) was the third cinema built by the Virgona family. Prior to this, the Virgonas had initially constructed a cinema – also called the Orpheum – in North Sydney, at the intersection of Junction Street (later the Pacific Highway) and Alfred Street in 1913,⁴⁷ subsequently replacing it with another Orpheum cinema in 1924 in the same location.

Born in 1870 in the Aeolian Islands off Italy, Angelo Virgona emigrated to Sydney in the early 1880s, possibly with other members of his family. *Sands Directory* records indicate that the Virgonas were fruit vendors, initially located in Bridge Road and later Pitt Street, Sydney and then setting up a second shop in Mount Street, North Sydney in 1906.⁴⁸ While still relatively undeveloped in the mid-19th century, by the early 20th century North Sydney had grown into a booming town of more than 30,000.

According to family recollection, Angelo Virgona had been convinced to open a cinema by his brother, Frank, who had witnessed the emerging phenomenon of film in the United States.⁴⁹

The first Orpheum Picture Theatre (1913) showed silent films, seated 1200 persons and cost 12,000 pounds. It was a modest, single storey structure with tower, constructed of timber and stamped metal

⁴⁷ “Advertising” *The Sun*, December 21, 1913, 3.

⁴⁸ Dr. Ian Hoskins, presentation notes for *The Art Deco jewel in Sydney's crown: Behind the Scenes at The Orpheum*; May 2022

⁴⁹ Dr. Ian Hoskins; May 2022

sheeting simulating stonework.⁵⁰ The interior was described as “tastefully decorated, and the seating accommodation ... most comfortable.”⁵¹

The cinema was one amongst a wave of purpose-built cinemas that had begun to appear in Australia, albeit mainly in the cities. In the suburbs, films largely continued to be shown in local halls or open-air venues,⁵² and as such the Orpheum in North Sydney, as a purpose-built venue, was relatively novel at the time.



Figure 2. 23: Advertisement for the opening of the first North Sydney Orpheum Picture Theatre. Source: *The Sun*, December 21, 1913, 3.



Figure 2. 24: View of the exterior of the first North Sydney Orpheum Picture Theatre, showing the entrance arch, imitation pillars and iron gates. Source: Clark, John Stephen, “Orpheum Theatre,” *Kino: Journal of the Australian Theatre Historical Society* 7, No. 3 (March 1989): 7

With the increasing popularity of ‘cinema-going’ and the rapidly growing population of North Sydney, it became apparent that the old structure was no longer sufficient. As such, in 1924, the Virgonas demolished the old Orpheum Picture Theatre and built a new, larger and more modern cinema in its place, officially opened on the 23rd January 1924.⁵³

Designed by Roseville-based architect C. Reynolds Winter, the new brick cinema was designed in the restrained, classical style of a ‘suburban’ theatre, built at a cost of 30,000 pounds and seating 1795 people.⁵⁴ *Building* magazine praised the rebuilt theatre for its “restful and satisfactory” design which “[raised] the tone of picture theatre architecture above the conceptions of what was considered suitable a decade ago.”⁵⁵ It featured a main auditorium with dress circle and simple interior decoration, a winter garden at the rear, and six shops to either side of the main entry along the Junction Street frontage.⁵⁶

The North Sydney Orpheum Picture Theatre proved highly successful, and by the 1930s the Virgonas were preparing to open an additional cinema, this time in the neighbouring suburb of Cremorne.

⁵⁰ “The Orpheum Theatre, Cremorne, Sydney,” *Building* 57 (12 October 1935): 13

⁵¹ “Picture Shows, the new films,” *The Sun*, December, 29 1913, 23

⁵² Les R Tod. “Hayden Orpheum Picture Palace,” unpublished article. Stanton Library, Cremorne Orpheum Theatre Vertical File

⁵³ “New Theatre for North Sydney,” *The Sydney Morning Herald*, January 24, 1924, 10

⁵⁴ “New Picture Show at North Sydney,” *The Labour Daily*, January 24, 1924, 8.

⁵⁵ “Orpheum Picture Theatre, North Sydney,” *Building* 40, No. 240 (August 12, 1927): 69

⁵⁶ “Orpheum Picture Theatre” *Building* 40, No. 240 (August 12, 1927): 71



Figure 2. 25: (above) Main auditorium of the North Sydney Orpheum, c1924. Source: Stanton Library LH REF PF718/13



Figure 2. 26: (right) The North Sydney Orpheum shortly after construction, c1924. Source: Stanton Library, LH REF PF718/11

2.4.3. The Cremorne Orpheum Theatre

The Cremorne Orpheum Theatre was officially opened on the 3rd of October 1935 by Reginald W.D. Weaver, Member for Neutral Bay, after 9 months of construction, at a cost of approximately 45,000 pounds.⁵⁷ Initially a site in Pitt Street, Sydney, opposite Anthony Hordern's department store was considered, however it was a site along Military Road, Cremorne that was ultimately chosen.⁵⁸

At the time that the Cremorne Orpheum Theatre opened nearly all feature-length movies were presented with synchronised sound and, by the mid-1930s, some were also in full colour. The advent of sound secured the dominant role of the American industry and gave rise to the so-called 'Golden Age of Hollywood'. During the 1930s and 1940s, cinema was the principal form of popular entertainment, with people often attending cinemas twice a week. Ornate 'super' cinemas or 'picture palaces', offering extra facilities such as cafés and ballrooms, came to towns and cities.⁵⁹

The Cremorne Orpheum Theatre was identified as a 'suburban' cinema, distinct from its regional or city counterparts. The suburban cinema occupied the space between the simple shed-like structures of regional cinemas, and the elaborate entertainment complexes of city theatres. Suburban cinemas tended to be of a moderate scale, with some elaborate detailing and decorative elements and generally included space for shops or other commercial uses. The rise of the suburban theatre coincided with a population shift towards the suburbs as technology, motor vehicles and urban planning facilitated the decentralisation of the city and the growth of the suburb.

Through the new theatre, the Virgonas hoped to "offer the public a perfect theatre, one that could stand comparison with any overseas rival and to stimulate in the residents of the North Shore a keener interest in a centre that can be made another Sydney".⁶⁰ It was intended that the building, which,

⁵⁷ "Opportunities for Business" *Construction and Real Estate Journal* NSW, August 8, 1934, 12; "The Orpheum Theatre, Cremorne, Sydney," *Building* 57 (12 October 1935): 13

⁵⁸ John Stephen Clark, "Hayden Orpheum" p5-9 (Stanton Library)

⁵⁹ <https://www.scienceandmediamuseum.org.uk/objects-and-stories/very-short-history-of-cinema>

⁶⁰ "Cremorne Orpheum Theatre" *Catholic Freeman's Journal*, November 21, 1935, 44-46

while serving the purpose for which it is intended, would also “lend impetus to the scheme of civic progress.”⁶¹

Publications and publicity at the time of its opening indicate that the Cremorne Orpheum was conceived out of an aspiration to provide a cinema that would exceed the provisions of the typical suburban theatre: to be “the most perfect motion picture theatre” and “the grandest theatre in the southern hemisphere.”⁶² The inclusion of a ballroom, ground and first floor foyers with lounge areas, the scale of the cinema, and inclusion of modern materials and fixtures indicated a desire to provide facilities aligned with the city theatres, such as the State Theatre (which too included a ballroom, shops, and coffee lounge alongside the cinema). Such an aspiration was evident even in the choice of architect for the cinema, the noted theatre architect G. N. Kenworthy.

George Newton Kenworthy FRAIA (1885-1954)

Born in Manchester, England in 1885, George Newton Kenworthy (known as Kennie) moved to Australia in 1911 and soon after took up a position with the NSW Government Architect’s Branch, eventually becoming Architect-in-Chief of the Secretary’s Department, Theatres and Public Halls Section. In 1923 he became a partner in the firm of noted theatre architect Henry Eli White until 1929.⁶³ During this time, White and Kenworthy were involved in the design of a number of significant projects, including the Civic Theatre, Newcastle; St James Theatre, Sydney; Palais Theatre, Melbourne, among others.⁶⁴

In 1929 Kenworthy left the firm to establish his own practice at 105 Pitt Street, where he continued to design cinemas, as well as commercial and residential buildings.⁶⁵ Kenworthy died at his house in Lindfield in October 1954. At the time of his death, he was remembered as a “recognised authority on the design and construction of theatres and auditoria generally,” having “left his mark on the skyline of Sydney.”⁶⁶

Kenworthy’s Designs for the Cremorne Orpheum

Described as “Sydney’s first suburban city theatre”⁶⁷ the lavishly decorated and expansive theatre was a departure from the modest picture theatres of the suburbs of the recent past. It was designed with the intent to incorporate all ‘modern’ elements: from the external elevation, acoustics, interiors, fixtures and furnishings and was thus considered on completion the “apotheosis of all theatre progress.”⁶⁸ The use of modern materials and stylistic motifs in the design of cinemas were considered “harmonious with the spirit of modernity,” embodied in the new building type of the cinema and the use it facilitated.

⁶¹ “Cremorne Orpheum Theatre,” misc. publication, undated, Stanton Library

⁶² “Orpheum Picture Palace Returns in all its Glory,” *The Sun Herald*, December 13, 1987.

⁶³ “Death of G.N. Kenworthy” *Construction*, December 8, 1954, 36.

⁶⁴ <https://theatreheritage.org.au/on-stage-magazine/profiles/item/629-henry-eli-white-australasia-s-most-prolific-theatre-architect>

⁶⁵ “Architects’ Move” *Evening News*, September 9, 1929, 4

⁶⁶ “Death of G.N. Kenworthy” *Construction*, 36.

⁶⁷ “Cremorne Orpheum Theatre,” misc. publication, undated, Stanton Library

⁶⁸ “Cremorne Theatre Opens,” *Decoration and Glass*, (November 1935): 33

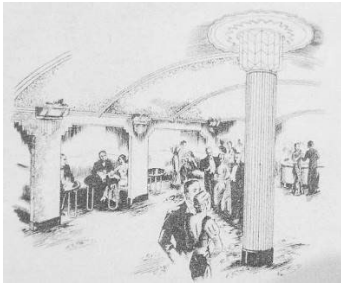


Figure 2.27: Artist's representation of the dress circle foyer. Source: Cremorne Orpheum Cinema commemorative publication, 1935.

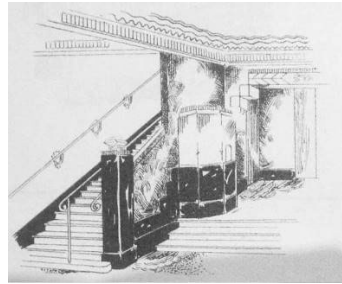


Figure 2.28: Artist's representation of the entry foyer. Source: Cremorne Orpheum Cinema commemorative publication, 1935.

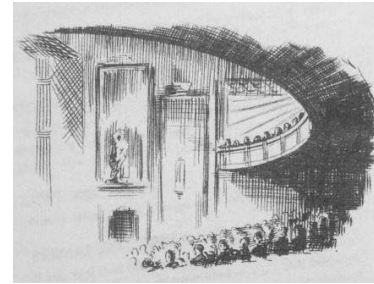


Figure 2.29: Artist's representation of the main auditorium. Source: Cremorne Orpheum Cinema commemorative publication, 1935.

Kenworthy, who had a keen understanding of the technical requirements of theatre design, embraced this view and believed that technology, architectural form, and stylistic decoration could be integrated to create a 'wholistic' building design.

Kenworthy considered the integration of lighting especially applicable to theatres. Light, as the source of entertainment by virtue of projection, was the most appropriate medium of decoration to express the function of the building. In this way, it was necessary to design the architectural form in a way that could integrate lighting and enhance the decorative features of the place.⁶⁹ Much attention was given to the lighting scheme internally and externally, which utilised a combination of over 2000 electric globes as flood lighting and over 2000 feet of coloured neon tubing to illuminate the building and emphasise its deco form.⁷⁰

Construction of the Cremorne Orpheum Theatre

The Cremorne Orpheum Theatre was constructed by F. T. Eastment and Sons over a nine-month period. As originally constructed, externally, the Military Road frontage comprised a relatively simple horizontal, asymmetrical façade. A parapet steps up to form a tower over the entry foyer, located at the far east of the building. Neon lighting was incorporated into the design of the façade, comprising "three strips running the entire length of the façade and stepping up to the parapet over the entrance. A large double-sided Neon sign denoting the name of the cinema was centred vertically within the tower."⁷¹

Six shopfronts were located facing Military Road, clad in black Carrara glass (a detail also seen in Kenworthy's facades for the coffee lounge and entry to the State Building above the State Theatre). Above these shops, at the first floor a hall was included a ballroom (known later as the Orpheum Club), featuring a dance floor and which could be used for private events.⁷²

⁶⁹ Kenworthy, George Newton, "The Illumination of Theatres" *Building* 59, (November 12, 1936): 46-54

⁷⁰ "Cremorne Orpheum Theatre," misc. publication, undated, Stanton Library

⁷¹ "Orpheum Theatre, Cremorne, Sydney" *Building* 57, (October 12, 1935): 16.

⁷² Hayden Orpheum – John Stephen Clark -p5 -9



Figure 2. 30: Military Road frontage of the Cremorne Orpheum Cinema, 1935. Source: *Decoration and Glass*, (November 1935): 32

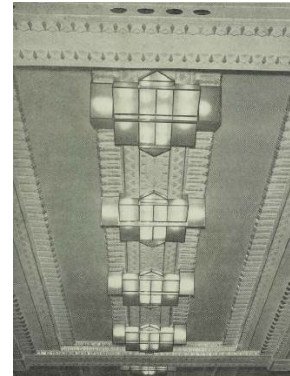


Figure 2. 31: Detail of the interior lighting at the Cremorne Orpheum Theatre, 1965. Source: *Decoration and Glass*, (November 1935): 32

The **entry vestibule** featured a floor of terrazzo marble inlaid with the theatre emblem, and walls of polished black glass, divided by chromium plated bands.⁷³ Two half-octangular ticket booths were located against each side wall. The main auditorium was accessed directly from the foyer up three steps and through two sets of walnut doors and on the western side of the entry foyer were stairs that led up to the dress circle foyer.



Figure 2. 32: Ticket booth and entrance to stalls, c1960s. Stanton Library LH REF PF719/6

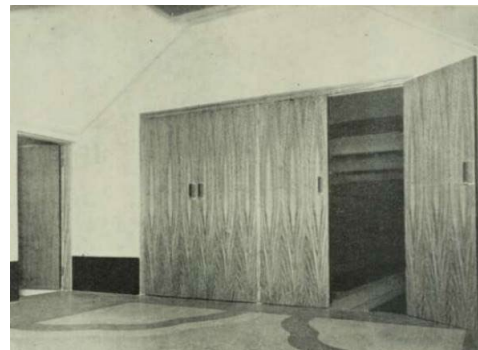


Figure 2. 33: Stalls entry doors from foyer, 1935. Source: *Building 57*, (November 12, 1935): 16

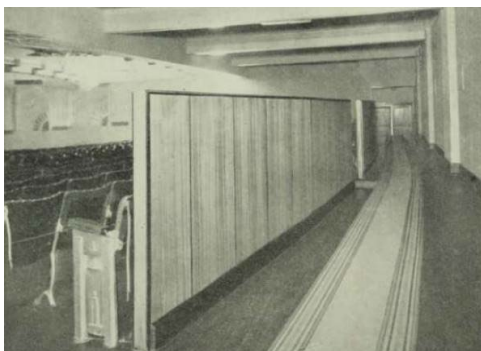


Figure 2. 34: Rear of stalls, 1935. Source: *Building 57*, (November 12, 1935): 16



Figure 2. 35: Entrance foyer, c1960s. Source: Stanton Library

⁷³ "Cremorne Orpheum Theatre" *Catholic Freeman's Journal*, (November 12 1935): 44-46.

The **main auditorium** was elaborately decorated in art-deco motifs integrated and enhanced by a comprehensive lighting scheme. The noteworthy use of indirect lighting to the auditorium by a system of concealed troughs meant that no chandeliers were required within the auditorium, a feature that, “while attractive are far from restful in that the eye easily becomes tired by its brilliancy.”⁷⁴ The deeply modelled ceiling and reliefs on the walls, backlit by wash lighting provided a complex decorative feature, as well as contributing to the acoustic system of the theatre.

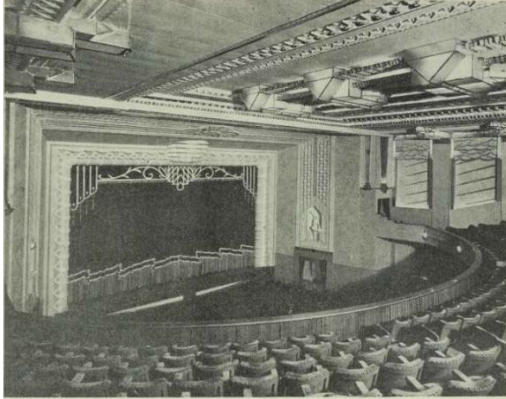


Figure 2. 36: Auditorium as viewed from the dress circle, 1935. Source: *Building 57*, (October 12, 1935): 16.

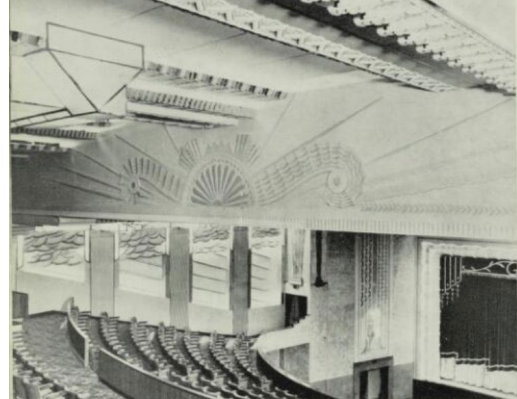


Figure 2. 37: The ‘sunburst’ motif at the rear of the auditorium. Source: *Decoration and Glass*, (November 1935): 33

The side walls featured recesses stylised as ‘windows’ with a view of a sky with sun rays or cloud, and framed by stylised curtains, referencing the past need for natural ventilation in theatres, now unneeded due to the use of mechanical ventilation throughout the theatre.⁷⁵ At the rear of the auditorium on the dress circle is a sun symbol from which rays project through each recessed decorative wall panel on both floors.⁷⁶

The Cinema was designed with a sizeable stage and fly-tower above so that it could accommodate both vaudeville and film.⁷⁷ The stage was framed by an elaborate proscenium and two sets of heavy red and silver curtains. To each side of the proscenium, in place of audience boxes, were two niches housing “Nordic nudes” statues, identified by the Virgona family as representing the Princess Atlanta of Arcadia.⁷⁸

⁷⁴ “Orpheum Theatre, Cremorne, Sydney” *Building 57*, (October 12, 1935): 16.

⁷⁵ Ross Thorne, *Picture Palace Architecture in Australia* (South Melbourne: Sun Books, 1976), 238.

⁷⁶ , Ross Thorne, “A Vanishing Era, The Art Deco Suburban Picture Palace,” *Architecture in Australia* (August 1972): 417-420

⁷⁷ Rod Howard Heritage Conservation, *Statement of Heritage Impact* (March 1998), 1

⁷⁸ “An Appreciation of the Hayden Orpheum Cinema at Cremorne” *Art Deco Society Newsletter*, VIII, No. 4 (November-January 1997): 3



Figure 2.38: Proscenium, 1960s. Source: Stanton Library



Figure 2.39: One of the decorative niches to either side of the stage holding the statue of the "Nordic dancer". Source: *Decoration and Glass*, (November 1935): 31



Figure 2.40: View of the auditorium from the stage, c1940. Source: Stanton Library



Figure 2.41: View towards proscenium and screen, c1960s. Note the perforated side wall panelling has been altered by this time. Source: Stanton Library



Figure 2.42: Dress circle of main auditorium, c1960s. Source: Stanton Library



Figure 2.43: Rear of stalls, c1960s. Source: Stanton Library

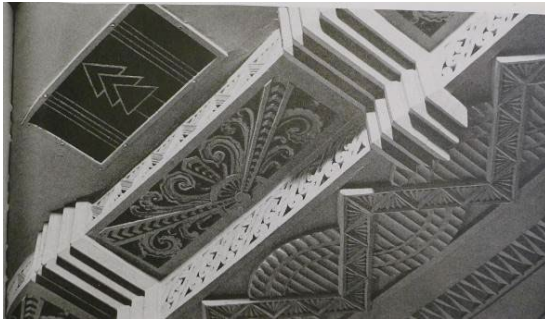


Figure 2.44: Moulding detail to ceiling of main auditorium, c1960s. Source: Thorne, Ross. "A Vanishing Era." *Architecture In Australia* (August 1972): 419

The **dress circle** extended over the rear portion of the stalls and 130 tons of steel were reportedly used in its construction to allow for clear views of the stage and screen, uninterrupted by any structural posts. The roof was made of fibrolite (asbestos), a relatively novel material for the time, which provided adequate soundproofing to the cinema, particularly during heavy rainstorms, a common complaint of the often metal-roofed cinemas of the past.⁷⁹

The dress circle could be accessed from either end of the dress circle foyer,⁸⁰ which was built below the slope of the dress circle. The dress circle foyer featured a semi barrel-vaulted ceiling and series of alcoves with lounge suites along the eastern wall of the foyer.



Figure 2.45: The dress circle lounge, 1935. Source: *Building 57*, (October 12, 1935): 17.



Figure 2.46: Dress circle lounge, c1960s. Source: Stanton Library

Era of Decline

Along with the majority of cinemas throughout the suburbs of Sydney, the popularity of the Cremorne Orpheum Theatre began to diminish with the introduction of television in Australia in 1956, allowing people to watch films within the comfort of their own home.

Attendance at the Cinema fell over the next two decades, however the versatility of the cinema for both film and theatrical performances allowed it to remain somewhat viable until the 1970s. Film offerings were diversified to appeal to niche audiences and the stage used for live performances.⁸¹ Efforts were made to adapt the stage for ballet as well, however the stage was found to not be wide enough to accommodate such a use.⁸² The North Sydney Orpheum located on the corner of Alfred

⁷⁹ "Cremorne Theatre" *The Sydney Morning Herald*, October 8, 1935: 6; The Orpheum Theatre, Cremorne, Sydney," *Building 57* (12 October 1935): 13

⁸⁰ "Orpheum Theatre, Cremorne, Sydney" *Building 57*, (October 12, 1935): 14

⁸¹ Dr. I. Hoskins notes, May 2022

⁸² Les R Tod. "Hayden Orpheum Picture Palace," unpublished article. Stanton Library, Cremorne Orpheum Theatre Vertical File

Street was still held by the Virgona family and also fell victim to another form of modernisation when it was demolished in 1962 to make way for the new Warringah Expressway.

In 1971, the Cremorne Orpheum Theatre was listed for sale but was not sold and continued to operate as a cinema by the family until its eventual closure in 1977.⁸³

In the year of its closure, perhaps in response to the threat that its closure posed to the ongoing life of the place, the Cremorne Orpheum Theatre was classified by the National Trust of Australia (NSW). The Trust described the Cinema as follows:

*The Cremorne Orpheum like the Roxy at Parramatta was built to rival the city cinemas, and accordingly is a large and impressively detailed building. Its intricate and lavish ornamentation exemplifies the successful use of Art Deco stylism in popular architecture and with original fittings and decoration intact, it survives as the finest example of Art Deco cinema design in Sydney.*⁸⁴

The Cinema was again put up for auction in March 1979, advertised as comprising a “Theatre V.P and 5 shops and studio”⁸⁵ and was subsequently sold to developers on the 22nd March 1979.⁸⁶



Figure 2. 47: View east along Military Road from Cremorne Garden Plaza looking towards the Hayden Orpheum Picture Palace (indicated with an arrow). Source: Stanton Library

2.4.4. The Orpheum Shopping Arcade

By the 1980s, the area known as Cremorne Junction was experiencing an intensification of commercial use. Conscious of the development pressure on the Cinema and surrounding area, a committee (constituting the East Ward Aldermen and the Director of Planning) was formed to consult with intending developers of the Cinema site and surrounding sites concerning the “optimum development of these sites which may fairly be described as keys to the proper planning of Cremorne Junction.”⁸⁷

Plans for the redevelopment of the Cinema began soon after. A Development Application (DA) submitted in July 1979 initially proposed the demolition of the building and construction of a two-storey retail and commercial premises in its place, including an arcade to the ground floor, first floor shops and offices and two levels of underground parking.⁸⁸ The demolition of the Cinema was justified at the time based on the considerable cost and difficulty of the renovation to make the

⁸³ “Cremorne Orpheum Theatre” misc. publication, undated, Stanton Library

⁸⁴ “Cremorne Orpheum Theatre” National Trust of Australia (NSW) listing card, September 1977

⁸⁵ “Auction,” *Australian Financial Review* (September 2, 1979)

⁸⁶ “North Sydney Municipal Council – Report Summary,” dated 24 February 1981, North Sydney Council BA/DA Records, P474/374/3/2

⁸⁷ “Memo to East Ward Aldermen,” 30 May 1979. North Sydney Council BA/DA Records P474/374/3/1

⁸⁸ North Sydney Council BA/DA Records, DA1417/79

building compatible with planning requirements, particularly in regards to fire safety regulations.⁸⁹ Council noted at the time that “the Orpheum Theatre has no merit justifying its preservation, and in its present condition represents a fire hazard.”⁹⁰

Two years prior North Sydney Council had rejected the National Trust’s assertion of the Cinema’s significance, resolving on the 14th November 1977 that:

*“Council does not support the contention that the building satisfies their criteria for classifying or recording buildings~ in other words, the Council does not consider the building has sufficient architectural, cultural, environmental, historical, scientific or social importance, nor sufficient public esteem, regional or local significance”.*⁹¹

Consequently, a report by the Director of Development for North Sydney Council dated 8th October 1979 recommended approval of the DA and the demolition of the Cinema. The report, however, was rejected by the Town Planning and Building Committee, a final determination being deferred for further discussion between the applicant, Council, Ward Aldermen and any other interested Aldermen.⁹²

Around the same time, the proposal was referred for comment to the Heritage Council of NSW and the National Trust of Australia (NSW).⁹³

The input of the National Trust and the Heritage Council may have (assumed) resulted in conditions of consent being included in the approved DA for the new shopping arcade which required the retention and restoration of a portion of the Cinema. Other reasons for the partial retention were also likely due to a range of difficulties met by the developer and Council with regards to traffic, parking, fire safety, pedestrian access, floor space area constraints as well as opposition by the local community for any further commercial intensification of the area. The retention of the Cinema was supported by some Aldermen within Council, who expressed a desire to “retain some element or atmosphere of the existing development.”⁹⁴

Council and the developer evidently struggled to find a reasonable compromise between development aspirations, planning controls, compatible use, the significance of the Cinema, and the resistance of the local residents against any intensification of commercial use, and over the next few years, a number of development applications (DA) were lodged:

In 1980 a DA was lodged for the total redevelopment of the site, including basement parking, two commercial levels and 10 residential levels above and was refused by Council in June 1980.⁹⁵

A month later, a new DA was submitted proposing the use of the existing ground floor as a pinball parlour.⁹⁶ This proposal was met with much consternation by the local community, concerned that the

⁸⁹ “Report of Director of Development and Director of Planning,” 29th October 1979, North Sydney Council BA/DA Records P474/374/3/1

⁹⁰ “Notice of Motion No. 45,” September 4 1979, North Sydney Council BA/DA Records P474/374/3/1

⁹¹ “Council Documents, Report of the Director of Development,” October 8 1979, North Sydney Council BA/DA Records P474/374/3/1

⁹² T. P. and B. Committee, Meeting Minutes No. 589, October 9, 1979, North Sydney Council BA/DA Records P474/374/3/1

⁹³ North Sydney Council BA/DA Records P474/374/3/1

⁹⁴ “Report of Director of Development and Director of Planning,” 29th October 1979

⁹⁵ North Sydney Council BA/DA Records, DA 1333/80

⁹⁶ North Sydney Council BA/DA Records, DA 1394/80

“dangerous menis [sic] of pinball parlours would bring unsavoury types, such as those from Kings Cross or the City to the area and prove to be a bad influence on the youth of Cremorne.”⁹⁷

In September 1980, a DA was lodged for the use of the dress circle as a cinema, which was approved in April 1981. Also, in September 1980, another DA was lodged for the use of the ground floor space as a roller-skating rink, which was refused.

In March 1981, a DA was lodged to use the existing first floor ballroom as an exercise/dance studio, which was approved in May 1981.⁹⁸ After much back and forth between Council, the developer and their architect, James Lee, a new DA was finally submitted which retained the existing cinema area of the dress circle and was subsequently approved in November 1983.⁹⁹

The proposal involved alterations to the existing building, comprising renovation of the theatre, construction of a new ground floor arcade of shops, and two new levels of professional chambers. This involved dividing the auditorium into two horizontally by installing a new concrete floor through the length of the building at the first-floor level, extending from the dress circle to a point approximately a third of the way up the proscenium. The upper level was retained for use as a cinema, while the foyer, back stalls and main entry were removed to make way for new shops.

The conditions of consent for the DA required the restoration of the cinema area (dress circle), foyer and Military Road façade “in accordance with the period in which the building was constructed ...[and] shall retain, clean and enhance the existing internal and external decorative elements.” The original theatre lobby, at the time being used as a shop, was also required to be restored, refurbished, and reinstated as part of the Cinema on termination or expiry of its existing lease.¹⁰⁰ At the time, the dress circle cinema was accessed through the arcade.

These conditions of consent provided some assurances that some of the original elements of the Cinema would be retained. However, consent was given under the tenuous agreement that restoration works to the Cinema would not commence until a suitable tenant was found. As such, while the works to the arcade went ahead, over two years after the approval of the DA the restoration of the cinema and original foyer remained untouched, the developer citing “prohibitive costs” as a justification for their noncompliance.¹⁰¹ A total of 10 shops were inserted into the area of the original shops and stalls and an arcade inserted through the centre of the building, linking Military Road to Parraween Street to the north.¹⁰²

Virtually all of the internal fabric, excluding some structural dividing walls between the original shops were stripped out as a result of the works. The shopfronts along Military Road were altered, with new finishes, windows, doors, and signage. Openings and shopfronts on the Parraween Street were similarly modified or newly formed and a new awning was constructed along the rear façade, centred over the arcade entry.¹⁰³ The existing fly tower was divided into two levels, for use as offices. In 1987, this comprised an architect’s office and a fashion designer’s office.¹⁰⁴

⁹⁷ “Letter and petition to the Mayor and Aldermen of North Sydney Council,” 12/11/1980. North Sydney Council BA/DA Records P474/374/3/2

⁹⁸ North Sydney Council BA/DA Records, DA/1161/81

⁹⁹ North Sydney Council BA/DA Records, DA1174/83

¹⁰⁰ North Sydney Council BA/DA Records, DA 1174/83

¹⁰¹ Letter from Hancon Holdings to Mr. E Mack, Mayor of North Sydney, dated 13th October 1986. North Sydney Council BA/DA Records

¹⁰² In 1987 the shops included a supermarket, bakery, clothes shop, hairdresser, pizza shop, coffee shop, gift shop, fashion shop and electrical store. North Sydney Council BA/DA Records P474/374/3/3

¹⁰³ Rod Howard Heritage Conservation, *Statement of Heritage Impact* (March 1998), 1

¹⁰⁴ North Sydney Council BA/DA Records P474/374/3/3

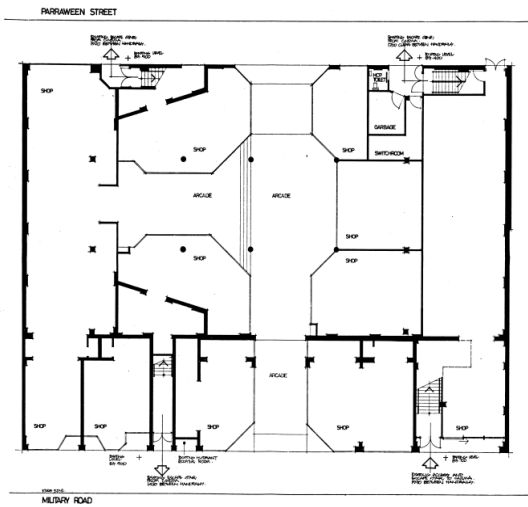


Figure 2. 48: 1986 Drawing of the ground floor, showing the shopping arcade and division of shops. Note the configuration of the original lobby. Source: North Sydney Council BA/DA Records, BA 313/86

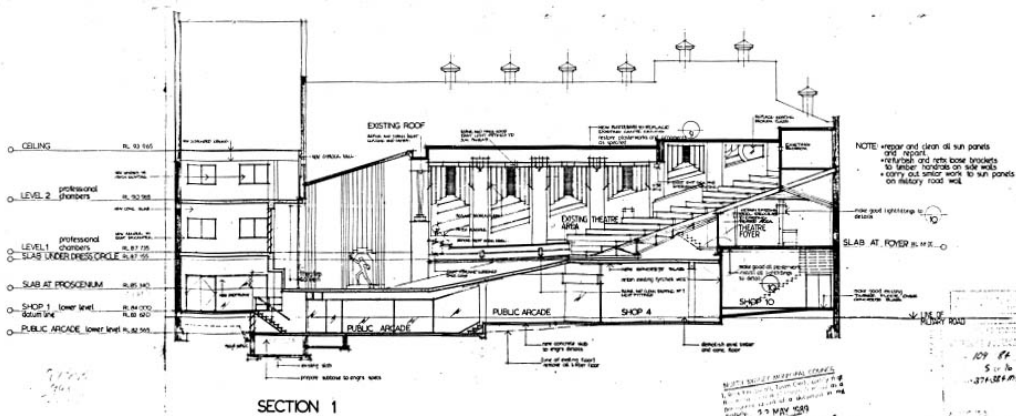


Figure 2. 49: 1983 section through the cinema showing where the dress circle was divided, and a shopping arcade inserted in place of the stalls. Source: North Sydney Council BA/DA Records, BA109/84

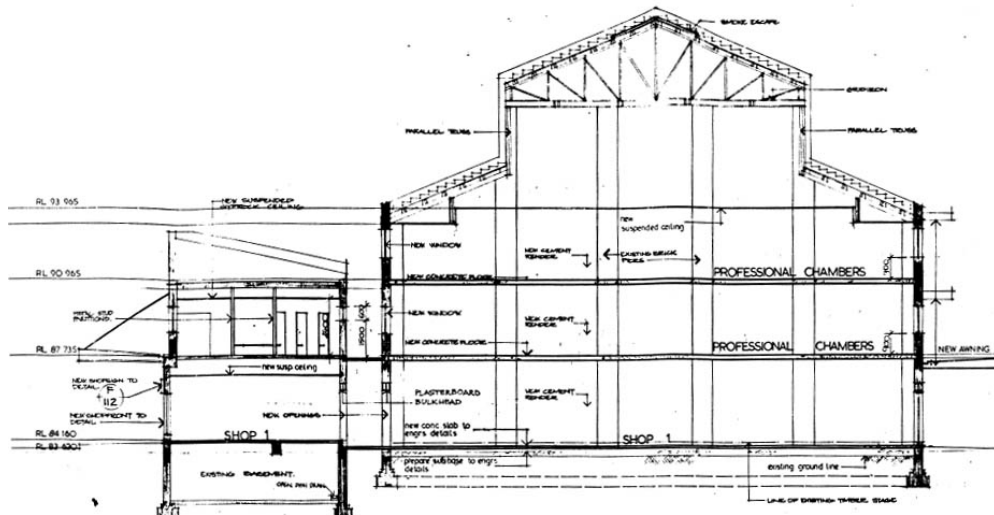


Figure 2. 50: 1983 short section through the fly tower, showing the division of the space there for use as offices. Source: North Sydney Council BA/DA Records, BA109/84



Figure 2. 51: Front facade (Military Road) in 1998. Source: Rod Howard Heritage Conservation, Statement of Heritage Impact, March 1998

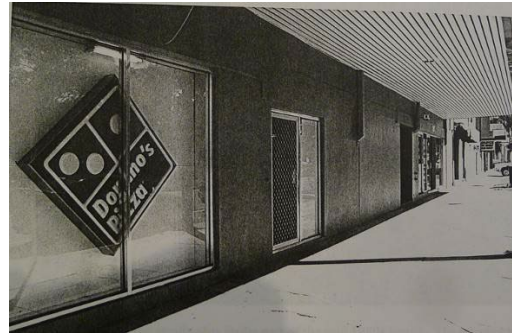


Figure 2. 52: Rear facade (Parraween Street) in 1998. Source: Rod Howard Heritage Conservation, March 1998

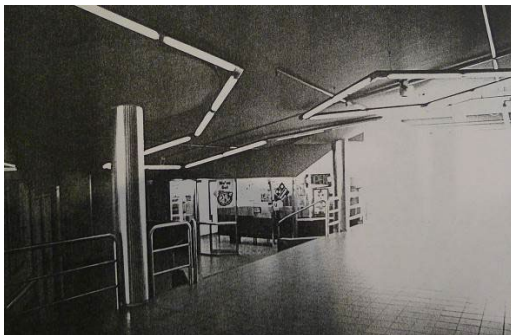


Figure 2. 53: The shopping arcade to the ground floor, 1998. Source: Rod Howard Heritage Conservation, March 1998



Figure 2. 54: Western-most shop to the ground floor. Source: Rod Howard Heritage Conservation, March 1998

By 1986, the cinema was in significant disrepair, and little viable use could be found for the place given the continued reluctance to undertake restoration or repair works to the cinema.¹⁰⁵ An attempt to lease the place out to the Northside Assembly of God for use as a place of worship did not eventuate for similar reasons.¹⁰⁶

The public at the time began to express concern at the deteriorating condition of the cinema.¹⁰⁷ In one letter, a resident expressed dismay at the circumstance of the Cremorne Orpheum Theatre being one of a trend of many cinemas across Sydney being shut down and left unused, noting that: “these theatres are a reminder of a past which will never come back ... usually of beautiful architecture and interiors [and] these should be preserved.”¹⁰⁸

In December 1986, prominent TV personality and cinema proprietor Mike Walsh, through his company Hayden Group, expressed an interest in purchasing the cinema, to add to those he already owned at Richmond (The Regent), Penrith (Hayden Twin Cinemas), Collaroy (Hayden) and Avalon (Hayden).¹⁰⁹

¹⁰⁵ “Pictorial History Lower North Shore” *The Bay*, no. 1: 30

¹⁰⁶ North Sydney Council BA/DA Records P474/374/3/3

¹⁰⁷ Letter from Mayor E.C. Mack to Mrs V. I. Prince, dated 26th April 1985, North Sydney Council BA/DA Records, P474/374/3/3

¹⁰⁸ Letter to Mayor E.C. Mack from Jeff Culbertson, dated 26th April 1985, North Sydney Council BA/DA Records, P474/374/3/3

¹⁰⁹ Notes of a meeting held in the ground floor conference room, north Sydney municipal council, 6th January 1987, North Sydney Council BA/DA Records, P474/374/3/3

The property was purchased soon after, reportedly for \$3.4 million, with the aim to restore and reopen the place as a cinema.¹¹⁰ At the time that the restoration works were being undertaken, one newspaper described the present condition of the place:

The entire complex, including the ground floor arcade shops, and although these have been redeveloped in recent years, the upper level which houses the theatre retains its original art-deco character ... Development control officer, John Kinster, says that although it is run-down, it is restoration work rather than reconstruction that is required.....Walsh's plans include the restoration of the detailed art-deco ceiling, lead-lighting, the installation of air-condition and new seats, and improved lighting and projection facilities.¹¹¹

The works were undertaken according to the approved Development Application plans (DA 1174/83) and were detailed by Boyden and Partners, with the input of theatre historian John Love, of which little is known. The works cost approximately \$2.5 million and included the following:¹¹²

Exterior:

- Large neon sign at the entry – a replica of a smaller sign installed at the Centre Theatre in Denver, Colorado, USA.

Ground Floor:

- Construction of new organ room and lift, with new Wurlitzer organ. New organ pipe chambers were also constructed either side of the stage.

First Floor Auditorium:

- New seating, lighting, air conditioning and fire sprinklers. The original mechanical ventilation was removed.
- New tiered seating to the space between the former dress circle and stage.
- New timber stage.
- New stairs inserted into centre of seating to provide additional egress.
- Fire rating works to ceilings and walls throughout.
- Removal of old fibrolite ceiling and new ceiling of fibre cement installed. The original art friezes, light fittings, dados were carefully removed and placed in the new ceiling.
- The existing plasterwork and decorative wall panels were retained and cleaned and repaired as required.
- New reconstructed proscenium located 8ft forward of its original location. The old proscenium was demolished as it was in poor condition. A new curtain was also installed.
- Restoration of existing leadlight and introduction of new leadlight decorations.
- New neon strip lighting.
- New projection equipment.

¹¹⁰ "Orpheum a work of Art" *Daily Telegraph*, (November 18, 1989)

¹¹¹ Newspaper article, unreferenced. Stanton Library Vertical File

¹¹² John Stephen Clark, "Hayden Orpheum," *Kino* (March 1988): 5-9; Philip Drew, "Dripping with Lights Fantastic," *Business Review Weekly* (July 26 1991): 98-99; Les R Tod. "Hayden Orpheum Picture Palace," unpublished article. Stanton Library, Cremorne Orpheum Theatre Vertical File LH REF VF; architectural drawings, various, North Sydney Council.

Dress circle foyer:

- New air-conditioning and fire sprinklers.
- New bar area to niche along western wall.
- Existing decorative elements ‘restored’ or reconstructed.
- New stained-glass mural to eastern wall.
- New bathroom fitout at southern end of foyer.

As part of the works a new cinema was inserted into the area that formerly held the ballroom, which had been used as a dance/fitness studio for the past few years. Opened in February 1988 as ‘the Lounge’ and designed to “echo the same high standard of Art Deco excellence”,¹¹³ the works included:

- Construction of two new access/egress stairs to the ground floor.
- Installation of ramped concrete floor over existing timber floor.
- The existing windows facing Military Road were bricked in, however the window framing and decoration was retained.

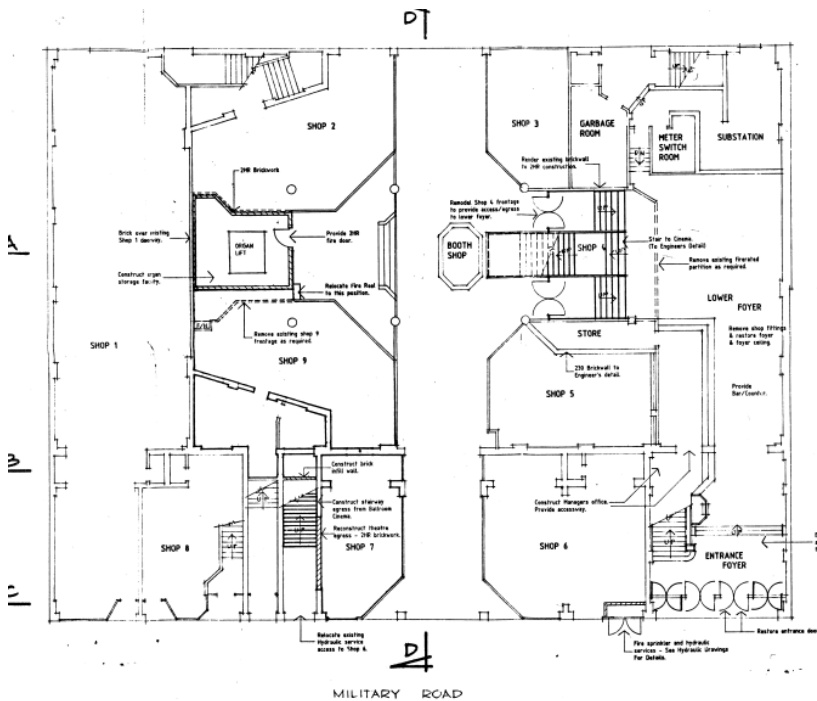


Figure 2. 55: 1987 drawing showing alterations to ground floor undertaken as part of initial restoration/remodelling of the cinema. The area identified as “shop 4” was remodelled to accommodate the new stairs to the cinema. Source: North Sydney Council BA/DA Records, BA109/84

¹¹³ Love, John. Submission to North Sydney Council. Undated. North Sydney Council BA/DA Records P474/374/3/5

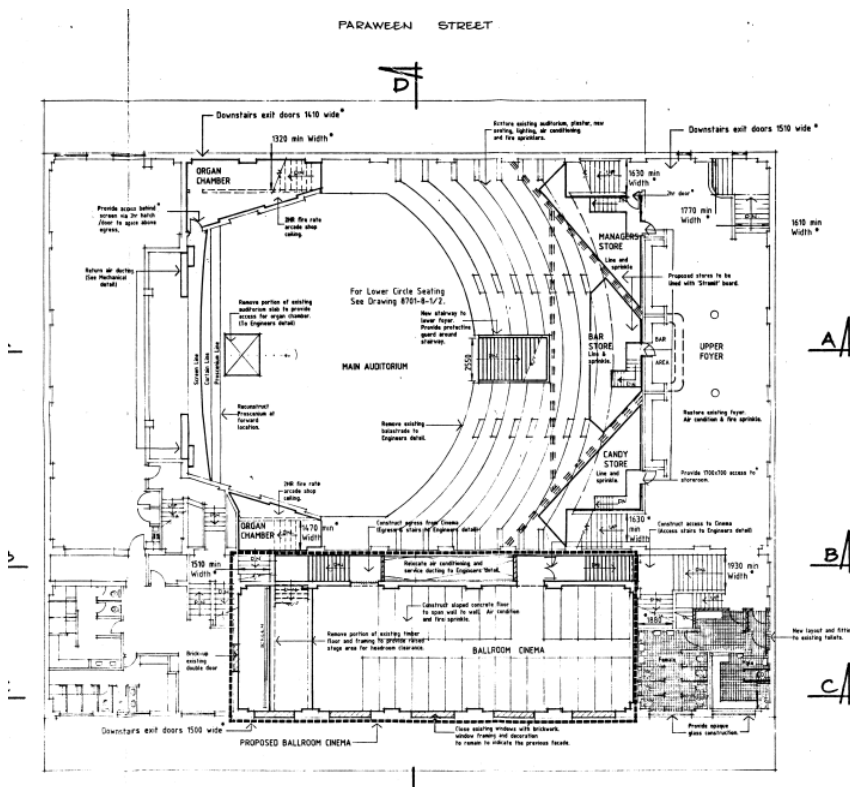


Figure 2. 56: 1987 drawing showing alterations to first floor undertaken as part of initial restoration/remodelling of the cinema. Source: North Sydney Council BA/DA Records, BA109/84

The proposed works to reinstate the original ground floor foyer could not proceed at the time as the premises was leased by a video shop. When the space became available in 1991, the foyer and main entry was restored. The original terrazzo floor, and likely the doors, were retained as part of these works. The light fitting over the entry to the former stalls is likely a reproduction of the original evident in photographs of the place.

The portion of the former back stalls located north of the original foyer were converted into a small cabaret theatre, named the “Hayden Cabaret Room”,¹¹⁴ designed by John Love in the fashion of Sydney clubs of the 1940s and 1950s¹¹⁵ and reportedly retaining “the art deco treasures of the original theatre décor.”¹¹⁶

The restored Cremorne Orpheum Theatre was reopened in December 1987 as the Hayden Orpheum Picture Palace to much fanfare (Hayden is the middle name of Mike Walsh), with a total of two screens. The special opening night event with screenings of *My Life as a Dog*, alongside *Fatal Attraction* and *Planes, Trains and Automobiles*, was accompanied by a commemorative document outlining the restoration works and its importance as a historic Art Deco cinema.

¹¹⁴ North Sydney Council Report. September 30 1991, North Sydney Council BA/DA Records P474/374/3/3

¹¹⁵ “New Cabaret Spot has Touch of Class” *Timeout*, undated, Stanton Library Cremorne Orpheum Theatre Vertical File LH REF VF

¹¹⁶ Love, John. Submission to North Sydney Council, undated. North Sydney Council BA/DA Records P474/374/3/5

The Wurlitzer Robert Hope-Jones' organ (built 1925 and originally located in the Wilson Theatre, Fresno, California) was also purchased by Walsh and installed in the cinema ready for opening night. Neil Jenson, an internationally recognised theatre organist performs on the organ at selected sessions and special events. Jenson is the longest serving theatre organist in Australasian cinema theatre history.¹¹⁷

In 2015, in an article for the 80th birthday of the cinema, former General Manager Paul Dravet noted that when Mike Walsh first purchased the building: "It was literally like a pigeon's coup, there were hundreds of pigeons flying through the place. It was painted dark green. It was bloody ugly, but we saw the potential." The potential was to fill a gap in the market for a lower north shore cinema, with an aim to chase an audience with mainstream and foreign-language films. Its survival, according to Walsh, was down to an imaginative mix of films together with "the sheer magic of the venue... We're good at programming and we're good showmen, and that's really what it's about."¹¹⁸

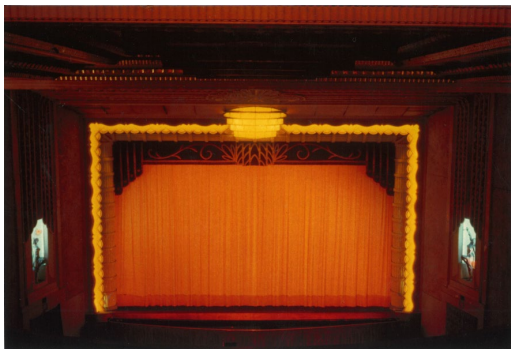


Figure 2. 57: Proscenium and curtains, post-restoration. Source: Stanton Library



Figure 2. 58: Dress circle, post-restoration. Source: Stanton Library

Michael Hayden Walsh OBE AM (b. 1938)

Born in Corowa, NSW, Mike Walsh has been involved in the entertainment industry since the early 1960s.

Starting out as a disc jockey on 1260 3SR Shepparton and 3XY Melbourne, Walsh introduced talk-back radio to NSW through his program at 2SM. Moving to television in the early 1970s, Walsh hosted "The Mike Walsh Show," from 1973 to 1985, screening originally on the 10 network, before transferring to the 9 networks. The program introduced fellow Gold Logie winner Jeanne Little in 1974. The show won 24 "Logies", 7 "Sammys" and Walsh won a "Gold Logie".¹¹⁹

In 1976, Walsh purchased the first of a group of cinemas, The Regent Theatre in Richmond, N.S.W., which he restored to its former splendour. This was followed by Hayden Cinema at Avalon and he built the Hayden Cinema Centre in Penrith. In 1986, as well as purchasing and restoring the Cremorne Orpheum Theatre, Walsh also purchased the Collaroy Classic, making Hayden Theatres the then largest independent circuit in New South Wales, with ten screens. Walsh did not undertake the same level of restoration and refurbishment at his other cinemas that he did at the Cremorne Orpheum Theatre, which remain modest, outer-suburb cinemas. Collaroy, Richmond, Avalon and the two

¹¹⁷ <https://www.orpheum.com.au/the-wurlitzer-organ/>

¹¹⁸ "The Hayden Orpheum celebrates its 80th birthday and history of glitz, ghosts and spoon-throwing", The Sydney Morning Herald, 25th November 2015

¹¹⁹ [wikipedia.org/wiki/Mike_Walsh_\(TV_host\)](https://en.wikipedia.org/wiki/Mike_Walsh_(TV_host))

Penrith Centres have since been sold, however, in 2000 Walsh purchased Her Majesty's Theatre (The Maj), Melbourne, undertaking upgrading works and the theatre re-opened in 2002.¹²⁰

In the late 1980s, following the end of his TV program, Walsh moved into theatre production and was the executive producer of two highly successful musicals, *Nunsense* (1987-1989) and *Anything Goes* (1989). From 2006, Walsh has spent time in both Sydney and London producing theatre shows including *Exit the King* (2009), *Holding the Man* (2010), *Umbrellas of Cherbourg* (2011), *A Chorus Line* (2013) amongst others.¹²¹

In 1980 "The Mike Walsh Show" was awarded the prestigious Television Society's award for Best Light Entertainment Series, and Mike received their award for Best Current Affairs Interviewer. In the same year he received an O.B.E. for his services to the performing arts and his television show was awarded the "Media Peace Prize" from the United Nations for a special series of programmes which looked at the problems immigrants faced as settlers in Australia.¹²²

In 1999, Mike Walsh was inducted into the *T.V. Week* Logies Hall of Fame and in 2016 he was appointed a Member of the Order of Australia for significant services to the entertainment industry, and to the performing arts through support for young actors, theatre restoration and production.¹²³

2.4.5. Revival of the Hayden Orpheum Picture Palace

From the time of the reopening of the Cinema in 1987, over a period of 15 years, the remainder of the building was gradually reclaimed as shops closed and leases expired, and over time the building grew into a cinema complex housing a total of six cinemas.

By the 1980s, attendance rates and frequency of visitation to cinemas had dropped, with the lowest attendance levels in 1986 in Australia (although had recovered by 1988). This drop is usually attributed to the upsurge in video hire, a cheaper alternative to the cinema experience.

Concurrently, the number of theatres also fell while the number of screens rose. In 1980, the average number of screens per theatre was 1.2 but as the industry transitioned from single screens to multiplexes, today screens have increased to (on average) five screens per theatre.¹²⁴ Although twin cinemas had been a feature of the industry from its earliest days, it was not until the 1970s that the concept of the multiplex took hold.¹²⁵ One of the main benefits of the multiplex is that exhibitors have greater flexibility in the number and diversity of titles they can screen and the scheduling of those titles, thereby appealing to a broader audience.

In line with what was happening throughout the film industry in the late 20th century, the Hayden Orpheum faced some difficulties in keeping up with the demands of movie-goers and sought ways to add new screens to the complex.

In 1992, the small cabaret theatre, the "Hayden Cabaret Room", was converted to a third cinema, named the "Hayden Cinema", including the construction of a new raked floor and projection room.¹²⁶

¹²⁰ <https://mikewalsh.com.au/hayden.htm>

¹²¹ <https://mikewalsh.com.au/hayden.htm>

¹²² <https://mikewalsh.com.au/bio.htm>

¹²³ <https://mikewalsh.com.au/bio.htm>

¹²⁴ <https://www.screenaustralia.gov.au/fact-finders/cinema/industry-trends/screens-and-theatres>

¹²⁵ [https://en.wikipedia.org/wiki/Multiplex_\(movie_theater\)](https://en.wikipedia.org/wiki/Multiplex_(movie_theater))

¹²⁶ North Sydney Council BA/DA Records, DA 1296/92

2. Historical Evidence

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In 1996 works were undertaken to build a new 300 seat cinema above the liquor store at No. 388 Military Road, directly adjacent to the Cinema. Named the “Virgona,” (now “The Walsh”) it was designed in “the Art Deco style” by John Love¹²⁷ and adjoined the first-floor foyer of the existing cinema.¹²⁸

At the time of the submission of the DA in 1994, North Sydney Council was presented with a petition of almost 4,500 signatures supporting the development of the new cinema, toilets and expanded foyer, the majority of whom were residents of Cremorne and surrounding suburbs.¹²⁹

At the same time, the space occupied by a milk bar at the eastern corner of the arcade was utilised as a new foyer and toilets. The ground floor frontage to both the arcade and Military Road were modified to match the existing doors and windows to the original foyer frontage.¹³⁰



Figure 2. 59: The Hayden Orpheum Picture Palace in 1989. Source: Stanton Library

The works to the adjacent building (No. 388 Military Road) also included a new render and paint finish façade to Military Road to match the Orpheum, including the continuation of the colour scheme, stepped moulding, neon lighting and ground floor awning.¹³¹

In 1997, another DA was submitted to North Sydney Council for the refurbishment and alteration of the original Cremorne Orpheum Theatre building to accommodate even more screens. The works involved the removal of the existing arcade and shops constructed in 1984 and the construction of two new cinemas (seating 200 and 133 persons respectively) in the location of the former stalls, sunken partially below ground level in order to rake the floor sufficiently. The existing foyer was extended to include the area previously taken up by the arcade.¹³²

The ground floor front façade was clad in black glass and new doors inserted along the length of the façade, to match the original doors and cladding to the original entry foyer. The entry to the Cinema was relocated to the former entry of the arcade and denoted by a new decorative light fitting. A café was also located at the south-western corner of the building.

¹²⁷ Love, John. Submission to North Sydney Council. Undated. North Sydney Council BA/DA Records P474/374/3/5

¹²⁸ “Briefing Note”, undated. North Sydney Council BA/DA Records P474/374/3/5

¹²⁹ North Sydney Council BA/DA Records P474/374/3/5

¹³⁰ “Briefing Note”, undated. North Sydney Council BA/DA Records P474/374/3/5

¹³¹ North Sydney Council BA/DA Records P474/374/3/6

¹³² DA160/97, North Sydney Council BA/DA Records P474/374/3/6

The former arcade opening to Parraween Street was infilled, and a new Parraween Street foyer entry located slightly to the east. New fire exit doors, to match those along Military Road were also inserted into the Parraween Street façade.¹³³ Very few changes have occurred since 2000, barring minor maintenance and upgrading works.

Today, the Cremorne Orpheum Theatre is well-loved and patronised by the local community and theatre enthusiasts across NSW. It hosts a variety of events, including film festivals, live performances, guest appearances, film premieres, etc. and has become an integral part of the cultural environment of North Sydney.

In a submission to North Sydney Council, John Love stated that the Hayden Orpheum Picture Palace was “now the most successful cinema complex of its kind in Australia.”¹³⁴ He credited its success to the aesthetic experience of the cinema as a result of its decorative scheme. The choice to detail the new cinemas in an equally decorative manner as the original was noted by Love as a conscious rejection of the style of the “modern cinema-supermarket [which] consequently lacked any sense of occasion.”¹³⁵ Certainly today, the Hayden Orpheum Picture Palace continues to be a popular venue, owing much to its ongoing use as a cinema, its lavish Art Deco detailing, and the community love that it engenders.

¹³³ Architectural drawings, Bret Madden Design, dated 2000, North Sydney Council

¹³⁴ Love, John. Submission to North Sydney Council. Undated. 3-5, p 162

¹³⁵ Love, John. Submission to North Sydney Council. Undated. 3-5, p 162

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3. Physical Evidence

3.1. Introduction

A site inspection of Parraween Street was undertaken in June 2022 and each building recorded and photographed. 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.

A site inspection of the Hayden Orpheum Picture Palace was also undertaken in June 2022 and the exterior and interior of the building recorded and photographed.

3.2. General Description

The study area for this report consists of the properties aligning the northern side of Parraween Street between Paling Street (to the west) and Langley Avenue (to the east), Nos. 50 to 108 Parraween Street and No. 9 Paling Street, together with the Hayden Orpheum Picture Palace, Nos. 376 to 380 Military Road and the immediately adjacent properties No. 374 Military Road (to the west) and Nos. 388 and 390 Military Road (to the east), within the suburb of Cremorne.

The portion of Military Road, between Paling Street and Langley Avenue, forms part of the principal commercial precinct of the suburb of Cremorne and is known as Cremorne Junction. Parraween Street, located immediately behind (to the north) of Military Road, forms a transition street separating the larger scale mixed use commercial development aligning Military Road from the residential development to the north comprising residential properties of mixed scale and construction dates.



Figure 3. 1: Aerial view of the study area showing property boundaries and real property descriptions for the subject properties. Source: LRS SixMaps

3.3. Parraween Street

3.3.1. Generally

Parraween Street is located directly to the north of Military Road, running east-west between Winnie Street (to the west) and McPherson Street (to the east). Formed in the late 19th century as part of the Parraween Estate subdivision, it was originally known as Phillip Street and was developed on its northern side as a residential street, while the southern side when originally developed contained a mix of shop top housing and the rear yards and rear elevations of shop top housing fronting Military Road.

Today, the northern side of Parraween Street remains predominantly residential and retains a majority of its original cottages, while the southern side of the street is now dominated by the rear elevations of the large scale (4 to 5 storeys) mixed-use commercial development fronting Military Road. Only one historic commercial property survives along the southern side of Parraween Street (No. 75 Parraween Street to the rear of No. 372-372A Military Road).



Figure 3. 2: General view of the northern side of Parraween Street, consisting of single storey, modest, cottages dating from, in the main, the early 20th century.



Figure 3. 3: General view of the southern side of Parraween Street dominated by large-scale mixed use development dating from the late 20th century.

The allotments along the northern side of the street are fairly consistent, with depths of around 38 metres and frontages of 6 metres for semi-detached houses and 10 metres for free-standing houses and the subdivision pattern has changed little since when it was first established and built upon in the early 20th century (see Figure 3.1 above).

The portion of Parraween Street that is the subject of this report consists of mainly single storey cottages, with two later residential flat buildings (late 20th century) and an open public carpark owned and managed by North Sydney Council. All, except two, of the cottages remain in residential use. (Refer to *Section 3.3.3. Description of Buildings* below.)

Residential development extends northwards beyond Parraween Street, although Gerard Street, directly to the north of Parraween Street, as well as Paling Street and McPherson Street, contain a greater number of residential flat buildings. Even though Gerard Street is at a lower ground level than Parraween Street, a number of the larger residential flat buildings are visible behind and above the single storey cottages that are the subject of this report.



Figure 3. 4: View of Parraween Street residences with large scale residential flat building to the north.

The proximity of Parraween Street to the commercial precinct of Military Road has had a tangible influence on the configuration of the residential properties along the northern side of the street. The location of Parraween Street immediately adjacent to Cremorne Junction has placed more pressure on the street for on-street parking than what would normally be found along a suburban residential street. The street experiences moderate traffic, with most seeking parking to access the adjacent shops and cinema.

Although the Council run public car park has eased somewhat the pressure for on-street parking, it has nevertheless resulted in the majority of the residences along Parraween Street accommodating off-street parking within their front yards. This lessens the ability to appreciate the historic character of the individual cottages along the street as seen from the street. This later pattern of development has also resulted in the loss of front gardens, front fences, pathways and plantings, further reducing the residential character of the streetscape.

Along its northern side, Parraween has a number of street trees which serve to soften the visual impacts of the off-street parking within front yards and maintain, to some extent, the residential character of this side of the street.



Figure 3. 5: View looking east along Parraween Street with street tree plantings along the northern side.



Figure 3. 6: Typical approach to providing off-street parking within front yards of the Parraween Street properties.

3.3.2. Views of the Locality

Due to the topography of the area and the bulk and scale of surrounding development, views of the Parraween Street properties are limited to views along Parraween Street, with some long range views available from the eastern end of Paling Street and from the intersections with Paling Street, Langley Avenue and MacPherson Streets. The visual catchment is therefore restricted in the most part to Parraween Street.

Views of the subject properties are not available from Military Road, due to the density and height of development along the roadway; however, there are two pedestrianised streets (Paling Street and Langley Avenue) that intersect with Military Road, and oblique views of Parraween Street are available from these areas.

Views of the rear roofs of some of the subject properties can be discerned between the buildings located along Gerard Street to the north, however as development is located at a higher ground level than the street, these views are very limited.

The following provides a brief outline of available views of the subject properties from throughout the locality. Refer to Figure 3.7 for location of views.

View No.	Description
V1	Short and long range views east and west along Parraween Street to the properties along the northern side of the street.
V2	Long range views from the eastern end of Parraween Street.
V3	Oblique and short range views from the intersection of Paling Street and Parraween Street and from the pedestrianised section of Paling Street, adjoining Military Road to the south.
V4	Oblique and short range views from the intersection of Langley Avenue and Parraween Street and from the pedestrianised section of Langley Avenue, adjoining Military Road to the south.
V5	Oblique and short range views from the intersection of MacPherson Street and Parraween Street.
V6	Limited views between buildings fronting Gerard Street looking south.



Figure 3. 7: Aerial view of the study area identifying available view (in orange) and visual catchment (shaded blue) for the Parraween Street properties. Source: LRS SixMaps



Figure 3. 8: View looking west from Langley Avenue down Parraween Street.



Figure 3. 9: View looking west down Parraween Street



Figure 3. 10: Looking east along Parraween Street.



Figure 3. 11: View looking east down Parraween Street from Paling Street intersection.



Figure 3. 12: Glimpse view of rear roof of Parraween Street cottage as seen between residential flat buildings on Gerard Street.

3.3.3. Description of the Buildings

The northern side of Parraween Street contains a number of historic single storey cottages, dating from the late 19th century through to the first decades of the 20th century. As the majority of the cottages were constructed by just three or four owners/lessees, there is a consistency in form and style represented along the street, including a group of semi-detached cottages of unusual configuration. Of the historic buildings surviving along the street, building types found within the study area can be defined as follows:

Free standing single storey cottages

Principally located at the eastern end of the street, Nos. 82 to 88 and No. 108 Parraween Street were all constructed by Helier (and possibly Percy) Harbutt, property developer and builder, between 1907 and 1910. Now demolished and replaced by the Council public carpark and a residential flat building, Nos. 90 to 106 Parraween Street were also constructed by the Harbutt Brothers in the same years.

Similar in form, these free-standing cottages are generally of painted brick with hipped roofs now tiled (although based on the North Sydney Council rates books were originally corrugated iron roofs), with front verandahs and projecting front bays, most with gable fronts. All appear to be substantially intact to their original configurations.

Stylistically they tend to be a mix of Federation and Arts & Crafts architecture, with some Italianate and/or Georgian Revival detailing. Typical architectural details include rounded headed windows with single hung sash windows, brick sills and some with flat gauge brick arches, tessellated tiled verandahs with decorative timber posts and Art Nouveau style brackets, half glazed four panel front doors with rectangular fanlights.

Small architectural details are found across each house, distinguishing it from its neighbour including exposed timber rafter eaves, shingled gable fronts, rough-cast gable fronts, circular louvred air vent, and one with rendered quoining to the front bay. It appears that for the majority of houses, chimneys may have been removed at the time the roofs were tiled, as they are not visible from the street.

As they are free standing cottages, the front yards are wider than those found at the pairs of semi-detached cottages that dominate the street (refer below) and can therefore accommodate a single car parking area within the front setback without substantially detracting from the character of house.

No. 50 Parraween Street is the exception to the above group of early 20th century cottage, which was constructed in the late 19th century (c.1887) by John Connor, bricklayer and is a vernacular, Georgian Revival cottage of rendered masonry with hipped roof also now tiled, but originally corrugated metal, with front verandah contained within the principal roof form. Detailing is simple, with rendered quoining around the front door and decorative moulded sill brackets. Located on a larger allotment, the site benefits from a side driveway access allowing off-street carparking at the rear.



Figure 3. 13: No. 88 Parraween Street, one of the free-standing cottages developed by Helier Harbutt in the early 20th century.



Figure 3. 14: No. 108 Parraween Street, one of the free-standing cottages developed by Helier Harbutt in the early 20th century and now in use as a family health clinic.



Figure 3. 15: Nos. 82 to 86 Parraween Street, the free-standing cottages constructed by Helier Harbutt.



Figure 3. 16: No. 50 Parraween Street, a free-standing cottage that survives as the oldest building on this portion of Parraween Street.

Rows of attached single storey workers cottages

One row of attached workers cottages is located on Parraween Street at Nos. 52 to 56, built by the same builder as the adjacent No. 50, John Connor, in c.1896. Simple in detail, these cottages are typical of vernacular workers cottages of the 1890s, although with some hint of Italianate influences in the recessed arches located in the fin walls separating the verandahs of each house and Georgian Revival influences in the dental detailing to above the front door frame (a detail also found at No. 50 Parraween Street). All three are of rendered masonry and still retain corrugated metal roofs. The centre cottage, No. 54 has ashlar lining in its front elevation render.

Both Nos. 52 and 56 have undergone some change, with a skillion roof addition to the west elevation of No. 52 and No. 56 has been extended into the roof in a fairly sympathetic manner, although the work has resulted in the roof plane being raised and is no longer consistent with its immediately adjoining neighbours.



Figure 3. 17: Nos. 52 to 56 Parraween Street, a row of attached workers cottages dating from c.1889.

Pairs of semi-attached single storey cottages

The dominant building form located along Parraween Street is the semi-detached single storey cottage. These can be found at Nos. 58 to 80 Parraween Street and all were constructed by (assumed) Charles and Mary Blackman as speculative development.

These pairs of houses are somewhat unusual in their form, presenting as a free-standing house on first inspection, being double fronted with a projecting wing, most with a gable front. However, they are instead a pair of houses, with one entered via the front elevation and the other entered via the side verandah.

3. Physical Evidence

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Stylistically, these pairs of houses are in the Federation/Arts & Crafts style, and there is evidence to suggest that they were originally all face brick, although the majority are now painted or rendered brickwork. Architectural details include round headed, timber framed single hung sash windows with brick sills and some with flat gauge brick arches, tessellated tile flooring to front verandahs, decorative timber posts with Art Nouveau style brackets, exposed timber rafter eaves. The most intact of these cottages is found at Nos.70 & 72 Parraween Street.

Nos. 78 & 80 Parraween Street are what could be considered a more typical example of a pair of semi-detached houses, contained under a spreading hipped roof, with front verandahs and separated by a gable front.



Figure 3. 18: Nos. 66 & 68 Parraween Street.



Figure 3. 19: Nos. 58 & 60 Parraween Street.



Figure 3. 20: Nos. 62 & 64 Parraween Street.







Figure 3. 21: Nos. 70 & 72 Parraween Street, the most intact of the semi-attached pairs of cottages.






Figure 3. 22: Nos. 78 & 80 Parraween Street.



The following provides a brief description of the subject properties along the northern side of Parraween Street (refer to Table 3.1).




Table 3. 1: Descriptions of the subject properties on Parraween Street, Cremorne




Description		Photograph
No. 9 Paling Street (SP18821) (formerly Nos. 51 & 52 Parraween Street)		
Date	Late 20 th century (1970s?)	 <p>Figure 3. 23: Parraween Street elevation of No. 9 Paling Street. Source: Google Streetmaps</p>  <p>Figure 3. 24: Paling Street elevation. Source: Google Streetmaps</p>
Architectural Style	Contemporary	
Architect	Unknown	
Integrity	High	
Type	Light face brick, three storey residential flat building with tiled gabled roof with surrounding garden of mature tree plantings with surrounding sandstone garden wall. Main entry off Paling Street.	
No. 50 Parraween Street (Lot 30, Section 2 DP4785 and Lot 1, DP1050050)		
Date	c1888	 <p>Figure 3. 25: No. 50 Parraween Street</p>  <p>Figure 3. 26: No. 50 Parraween Street front door detail.</p>
Architectural Style	Georgian revival/vernacular cottage	
Architect/ Builder	John Connor- builder	
Integrity	High- Moderate	
Type	Detached single storey cottage of rendered masonry with tiled gabled roof (originally corrugated metal, chimney removed), timber single pane single hung windows, rounded headed window openings, rendered sills with decorative moulded sill brackets, rendered quoining to front door, front verandah with concrete floor and plain timber posts.	




Description		Photograph
Nos. 52 to 56 Parraween Street (Lots A, B & C DP366345)		
Date	c1889	 <p>Figure 3. 27: Nos. 52 to 56 Parraween Street</p>  <p>Figure 3. 28: Nos. 52 to 56 Parraween Street</p>  <p>Figure 3. 29: No. 56 Parraween Street with later additions to roof space and altered roof form.</p>
Architectural Style	Victorian Georgian revival/vernacular	
Architect/ Builder	John Connor- builder	
Integrity	High (Nos. 52 and 54), Moderate (No. 56)	
Form	Row of three single storey attached workers cottages of rendered masonry, hipped corrugated metal roof, arched recess in fin walls, front verandahs with cast iron decorative brackets, rounded headed window openings with of timber single hung, single pane windows, timber front door with fanlight. No. 52 with single storey rendered masonry skillion addition to west elevation. No. 56 altered with raised front roof plane to accommodate attic room and onsite parking within front yard.	
No. 58 Parraween Street (Lot A, DP419832)		
Date	c1907	 <p>Figure 3. 30: No. 58 Parraween Street</p>
Architectural Style	Federation cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	Moderate-Low	
Form	Single storey semi-detached cottage (with No. 60) of face brick with gabled, tiled roof. Front verandah now enclosed and on-site parking within front yard.	





Description		Photograph
No. 60 Parraween Street (Lot B, DP419832)		
Date	c1909	 <p>Figure 3. 31: No. 60 Parraween Street</p>
Architectural Style	Federation cottage	
Architect	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (with No. 58) of painted brick with tiled hipped roof with timber boarded gable front, side entry with verandah and decorative timber posts, 2 x round headed windows to front elevation with timber, single pane, single hung windows and on-site parking within front yard.	
No. 62 Parraween Street (Lot A, DP412718)		
Date	c1909	 <p>Figure 3. 32: No. 62 Parraween Street</p>
Architectural Style	Federation cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	Moderate	
Form	Single storey semi-detached cottage (with No. 64) of rendered masonry with tiled hipped roof and front verandah with tessellated tile flooring, exposed rafter eaves and decorative timber posts, round headed window with single pane, single hung timber window, timber framed front door with fanlight and on-site parking within brick paved front yard.	
No. 64 Parraween Street (Lot B, DP412718)		
Date	c1908-9	 <p>Figure 3. 33: No. 64 Parraween Street</p>
Architectural Style	Federation cottage	
Architect	Charles Blackman, developer	
Integrity	Moderate	
Form	Single storey semi-detached cottage (with No. 62) of rendered masonry with hipped tiled roof and projecting front bay with tiled hipped roof, side entry via verandah with decorative timber posts and rendered masonry walling, 2 x timber framed single pane hopper windows to front (south) elevation (non-original), on-site parking within concrete paved front yard.	



Description		Photograph
No. 66 Parraween Street (Lot 1, DP1001062)		
Date	c1908	 <p>Figure 3. 34: No. 66 Parraween Street</p>
Architectural Style	Federation/Arts & Crafts vernacular cottage	
Architect	Charles Blackman, developer	
Integrity	Moderate	
Form	Single storey semi-detached cottage (with No. 68) of painted brick with tiled hipped roof and front gable with timber shingling, side entry via later enclosed verandah and timber framed casement window with highlight to front (south) elevation (non-original) and on-site parking within paved front yard.	
No. 68 Parraween Street (Lot 2, DP1001062)		
Date	c1908	 <p>Figure 3. 35: No. 68 Parraween Street</p>
Architectural Style	Federation/Arts & Crafts vernacular cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (with No. 66) of painted brick with tiled hipped roof and front gable with timber shingling, side entry via verandah with timber posts and arch headed window with flat gauge brick arch, single pane, single hung window with brick sill and on-site parking within concrete paved front yard.	
No. 70 Parraween Street (Lot X, DP 442664)		
Date	c1909	 <p>Figure 3. 36: No. 70 Parraween Street</p>
Architectural Style	Federation/Arts & Crafts cottage	
Architect	Charles Blackman, developer/ Arthur Jackson, butcher	
Integrity	High	
Form	Single storey semi-detached cottage (with No. 72) of dark red face brick with tiled hipped roof, exposed timber rafter eaves, decorative timber brackets to front verandah, tessellated tiles to verandah flooring, four panel front door with top panels glazed and etched glass fanlight, name plate "Anfield" and timber louvred shutters to front window (not seen) and on-site parking within paved front yard.	

Description		Photograph
No. 72 Parraween Street (Lot Y, DP 442664)		
Date	c1909	 <p>Figure 3. 37: No. 72 Parraween Street</p>
Architectural Style	Federation Arts & Crafts cottage	
Architect	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (with No. 70) of dark red face brick with tiled hipped roof and projecting front bay with gable front with timber shingles and timber barge board, concrete (?) tile awning on decorative timber brackets over aluminium framed sliding window, side entry within later weatherboard enclosed verandah and on-site parking within paved front yard.	
No. 74 Parraween Street (Lot A, DP438187)		
Date	c1910	 <p>Figure 3. 38: No. 74 Parraween Street</p>
Architectural Style	Federation /Arts & Crafts cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	Moderate-Low	
Form	Single storey semi-detached cottage (pair with No. 76) of dark red face brick with tiled hipped roof and gable front (later addition) with front verandah on timber posts with Art Nouveau style brackets, front elevation altered with set of four half glazed timber bi-fold doors, verandah floor removed and on-site parking within paved front yard. Now operating as a dental surgery.	
No. 76 Parraween Street (Lot B, DP438187)		
Date	c1910	 <p>Figure 3. 39: No. 76 Parraween Street</p>
Architectural Style	Federation /Arts & Crafts cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottages (pair with No. 74) of dark red face brick with tiled hipped roof and projecting front wing with gabled front with timber shingling and timber barge board, timber shingle awning with boarded cheeks over later addition aluminium framed window, entry via side verandah with timber Art Nouveau style brackets and timber posts, and on-site parking within paved front yard.	

Description		Photograph
No. 78 Parraween Street (Lot 1, DP 441402)		
Date	c1908-10	 <p>Figure 3. 40: No. 78 Parraween Street (left of frame).</p>
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (pair with No. 80) of painted brick, tiled hipped roof with shingled gablet front and gablet to ridge, exposed rafter eaves, front verandah with Art Nouveau style brackets on decorative timber posts, painted concrete flooring, 2 x arch headed timber framed, single pane, single hung sash windows, later timber front door with fanlight, face brick chimney visible in rear roof plane (no pot), on-site parking in paved front yard.	
No. 80 Parraween Street (Lot 2, DP 441402)		
Date	c1908-10	 <p>Figure 3. 41: No. 80 Parraween Street (right of frame).</p>
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	Charles Blackman, developer	
Integrity	High	
Form	Single storey semi-detached cottage (pair with No. 78) of painted brick, tiled hipped roof with shingled gablet front and gablet to ridge, exposed rafter eaves, front verandah with Art Nouveau style brackets on decorative timber posts, painted concrete flooring, arch headed timber framed, single pane, single hung sash window, later timber front door with fanlight, no visible chimney, on-site parking in paved front yard.	
No. 82 Parraween Street (Lot 1, DP19887)		
Date	c1914	 <p>Figure 3. 42: No. 82 Parraween Street</p>
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	H. Harbutt, builder	
Integrity	High	
Form	Single storey free-standing cottage of painted brick with tiled hipped roof and projecting front bay with timber boarded gable front with front verandah with plain timber posts, arch headed front window with timber casement windows, on-site parking in paved front yard.	

Description		Photograph
No. 84 Parraween Street (Lot 2, DP19887)		
Date	c1908	 <p>Figure 3. 43: No. 84 Parraween Street</p>
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	H. Harbutt, builder	
Integrity	High	
Form	Single storey free standing cottage of face brick with tiled hipped roof and projecting front bay with rough cast rendered gable front, two arch headed windows, single pane, single hung timber windows, brick sills and flat gauge brick arches, front verandah with exposed timber rafter eaves, timber posts with Art Nouveau style brackets, painted concrete flooring, half-glazed, four panel front door with fanlight and single arch headed window, single pane, single hung timber window, no visible chimney and intact front garden.	
No. 86 Parraween Street (Lot 3, DP19887)		
Date	c1909	 <p>Figure 3. 44: No. 84 Parraween Street</p>
Architectural Style	Federation/Arts & Crafts cottage	
Architect/ Builder	H. Harbutt, builder	
Integrity	Moderate	
Form	Single storey free-standing cottage of painted brick with tiled hipped roof with front projecting bay with tiled hipped roof, corbelled face brick chimney at rear, exposed timber rafter eaves, arch headed window with 2 x timber framed, single pane, single hung sash windows, front verandah with timber posts, arch headed window with single pane, single hung window. Carport located in front yard for on-site parking.	
No. 88 Parraween Street (Lot 4, DP19887)		
Date	c1908	 <p>Figure 3. 45: No. 88 Parraween Street</p>
Architectural Style	Arts & crafts with Georgian Revival details	
Architect/ Builder	H. Harbutt, builder	
Integrity	High	
Form	Single storey free-standing cottage of rendered masonry with tiled hipped roof and projecting front bay with rough cast render gable front with circular timber louvred vent, rendered quoins to projecting bay, 2 x arch	

Description		Photograph
	headed windows with single pane, single hung windows and moulded arch heads, front verandah with exposed timber rafter eaves, timber posts with Art Nouveau style brackets, tessellated tile flooring (extended), half glazed, four panel front door with fan light and single arch headed timber framed window with single pane, single hung window, name plate "Parraween House" and on-site parking with eastern half of front yard.	 <p>Figure 3. 46: No. 88 Parraween Street</p>
Nos. 81A-B Gerard Street (SP13518) (formerly No. 90 Parraween Street)		
Date	Late 20 th century (1980s?)	 <p>Figure 3. 47: Driveway entry to Nos. 81A-B Gerrard Street to the east of No. 88 Parraween Street.</p>
Architectural Style	N/A	
Architect	N/A	
Integrity	Low	
Form	Driveway access from Parraween Street to underground carparking for residential flat building fronting Gerard Street.	
Nos. 92-94 Parraween Street (SP 58904)		
Date	Late 20th century (1980s?)	 <p>Figure 3. 48: Nos. 92-94 Parraween Street</p>
Architectural Style	Contemporary with Georgian Revival influences	
Architect	N/A	
Integrity	Moderate	
Form	Residential flat building of rendered masonry with gabled roof forms	
Nos. 96 to 106 Parraween Street (Lot 1 DP 980455, Lot 1 DP572817, Lots A and B, DP 31)		
Date	1970s?	 <p>Figure 3. 49: Parraween Street public car park.</p>
Architectural Style	N/A	
Architect	North Sydney Council	
Integrity	Moderate	
Form	Open public carpark	

Description		Photograph
No. 108 Parraween Street (Lots 3 & 4 DP 1122786)		
Date	c1908	 <p>Figure 3. 50: No. 108 Parraween Street frontage as seen from Parraween Street.</p>  <p>Figure 3. 51: No. 108 Parraween Street- west elevation as seen from adjacent car park.</p>
Architectural Style	Federation/Arts & Crafts cottage	
Architect	H. Harbutt, builder/ alterations North Sydney Council	
Integrity	Moderate to Low	
Form	Single storey free standing cottage with tiled hipped and gabled roof, painted brick on sandstone base course, arch headed timber framed, single pane, single hung windows, gablet to west roof plane, altered with ramp entry and in use as Cremorne Child and Family Health Centre	

3.4. Hayden Orpheum Picture Palace

3.4.1. The Site

The Hayden Orpheum Picture Palace (The Cinema), 380 Military Road, Cremorne is located on the northern side of Military Road, the principal commercial precinct of Cremorne, while the rear of the building fronts the southern side of Parraween Street (to the north), along with the rear elevations of the majority of the mixed-use buildings located either side of the Cinema.

Military Road is a principal road linking a number of surrounding suburbs, running south-west to north-east along the ridgeline through the eastern portion of the North Sydney Council local government area. Both sides of Military Road are lined by a mix of commercial premises and residential flat buildings of a variety of styles and construction dates.

The suburb of Cremorne, immediately surrounding Military Road, is predominantly residential, comprising a mix of building styles, building types and construction dates, with enclaves of cottages dating from the initial subdivision and development of the locality that occurred in the late 19th and early 20th centuries.

The Cinema is located across 5 allotments bounded to the north by Parraween Street, the south by Military Road and the east and west by adjoining properties. The real property definition is Lot 8, Section 1, DP 978497; Lot 9, DP 975041; Lot 10, DP 951095; and Lots 1 and 2, DP 1106512. The cinema was also extended in the early 2000s to include the immediately adjoining property to the east at 388 Military Road (Lot 6, DP 978497).

3.4.2. Setting and Views

The Hayden Orpheum Picture Palace is a prominent feature within the Military Road streetscape. While the Cinema is flanked on either side by buildings of equal or greater height, the distinct stepped form of the parapet and the stepping-down of the neighbouring properties to the scale of the cinema, combined with the colour scheme and lighting scheme means that the Cinema is a visual landmark along the principal commercial street of Military Road.

Due to the curve of Military Road, views of the Cinema are available from a reasonably long distance to the east and west. To the west, the front façade, and parapet stepping up to the tower is visible from as far as the Cremorne Garden Plaza and the intersection of Military Road and Spencer Road.

To the east, views of the Cinema are somewhat obscured by trees along the northern side of Military Road, however the signage, awning, and ground floor facade of the place remain visible.

Unobscured views of the Cinema are best available from the intersection of Spofforth Street and Military Road. From this angle, the Cinema dominates views of the streetscape, and its form is emphasised by the contrast formed by the stepped parapet with clear sky behind, not overwhelmed by buildings or other development in the background or adjacent.

Relationship to Parraween Street

The rear of The Hayden Orpheum Picture Palace faces onto the southern side of Parraween Street. The rear presents as primarily blank wall, with awning over the ground floor rear entry and a minimally stepped parapet. The rear elevation is of a similar scale to the neighbouring properties, which comprise mixed use residential and commercial multi-storey buildings, however the form of the flytower over the eastern side of the building is a distinct element in the Parraween Street streetscape, although it is not overtly visible in broad scale views.

Long range views of the Cinema are available from the west, beyond the intersection of Parraween Street and Paling Street. Views of the Cinema are also available to the east from the intersection with Langley Avenue. Due to the alignment of Macpherson Street and density of development, the Cinema is barely visible from Macpherson Street.

Views of the Cinema are not available from Gerard Street, located parallel to Parraween Street further to the north, as Gerard Street is dominated by large scale residential flat buildings. Being at a lower ground level, the parapet, flytower and roof form of the Cinema are also not seen from Gerard Street.

The following provides a brief outline of available views of the subject properties from throughout the locality. Refer to Figure 3.52 for location of views.

View No.	Description
V1	Long range view eastward along Military Road
V2	Short range front-on view of the front façade of the Cinema
V3	Mid-Long range view westward along Military Road
V4	Mid-range view westward from Macpherson Street rear elevation of the Cinema
V5	Short and mid-range views from the Parraween Street properties to the rear elevation of the Cinema
V6	Long range view eastward along Parraween Street to the rear elevation of the Cinema.



Figure 3. 52: Aerial view of the study area identifying available views (in orange) and visual catchment (shaded blue) of the Hayden Orpheum Picture Palace. Source: LRS SixMaps

Recent Photographs of Views and Streetscape



Figure 3. 53: View eastward towards the Cinema along Military Road



Figure 3. 54: Straight-on view of the Cinema from Military Road



Figure 3. 55: View westward from the intersection of Military Road and Spofforth Street



Figure 3. 56: View westward along Military Road



Figure 3. 57: View eastward along Parraween Street towards the rear elevation of the Cinema



Figure 3. 58: View eastward towards the rear elevation of the Cinema



Figure 3. 59: View westward from the intersection of Macpherson Street and Parraween Street.



Figure 3. 60: View towards the rear elevation of the Cinema from Parraween Street carpark.

3.4.3. Description of the Building

Exteriors of the Cinema

The Hayden Orpheum Picture Palace is a large cinema building of rendered masonry with metal roofing, corrugated metal flytower with parapeted front and rear elevations, with awning running the along the whole of the principal façade and awning over the rear entry.

The principal façade fronts Military Road, and features an asymmetrical two storey horizontal stepped façade, rendered and painted red with a simple stepped moulding detail. “Hayden Orpheum” is denoted in large, illuminated lettering across the first-floor façade. The ground floor is clad in tiles and black glass, with two shop fronts to the western side and a series of vertically proportioned timber doors extending along the majority of the Military Road frontage. An awning, with decorative plaster detailing to the underside extends the entire length of the façade and over the footpath.

The original entrance foyer is defined by a slight stepping of the awnings and the stepping of the parapet to a vertically proportioned tower, which features two symmetrical windows, either side of an illuminated decorative sign, now partially obscured by an angled digital sign. All doors feature a decorative terrazzo threshold, reproductions of the original terrazzo floor and thresholds of the original foyer.

The rear of the Cinema faces Parraween Street and comprises a three-storey flat wall, rendered and painted red. There is little articulation to the rear façade, with minimal stepping and window openings.

A stepped awning, of a similar but cruder form and style to the awning located on the front façade, extends the length of the ground floor and on the western side of the first and second floor. The stepping of the awning indicates the location of the arcade entry constructed in the mid-1980s (now infilled). A number of door and window openings to the ground, first, and second floor have also been infilled and new doors of the same detailing to those on the front façade are positioned irregularly along the ground floor.



Figure 3. 61: Front façade of the Cinema viewed from Military Road.



Figure 3. 62: Detail of stepped parapet over original entry. The building to the right of the tower is a later addition to the place.



Figure 3. 63: Entry doors to original foyer (possibly original).



Figure 3. 64: Awning over original entry foyer, looking west.



Figure 3. 65: Western side of the Cinema. The structure of the fly tower is visible over the parapet.



Figure 3. 66: Rear of the Cinema, viewed from Parraween Street.



Figure 3. 67: Eastern side of the rear of the Cinema. The adjoining building painted white now forms part of the complex.



Figure 3. 68: Western side of the rear of the Cinema, showing the original location of the fly tower (converted to offices).

Interiors of the Cinema

Internally, the layout of the Cinema is labyrinthine: a result of the adaptation of the ground floor into a shopping arcade, followed by the reconfiguration of the original stalls in 1984 and the later piecemeal reconfiguration of the ground floor level and excavations undertaken in the early 2000s.

The cinema is entered from Military Road via the main foyer, located centrally in the front façade and denoted by a decorative light on the awning overhead. This entry foyer is not the original foyer (which located at the eastern side of the Cinema) and was originally occupied by one of six shopfronts that formed part of the original building. Some indication of the original layout of the shops is still evident in the alignment of some internal load-bearing walls.

The entry foyer is lavishly decorated, and all of the furnishings, fixtures and finishes have been meticulously detailed in an 'art deco' motif. A ticket booth is located against the northern foyer wall, while a candy bar is located to the east. The foyer is product of works undertaken in 1994, when the shop adjacent to the original entry foyer (shop 6) was acquired and converted into a foyer, and later in 2000 when the arcade and shop 7 were reclaimed and the foyer extended.

The location of the arcade through the centre of the ground floor is still evident, linking the front foyer through to Parraween Street at the rear. Consequently, all of the decorative elements in the present-day foyer, including light fittings, are a result of works undertaken in the late 20th century.

Located further into the building behind the foyer are bathrooms, also a product of works undertaken in 1994 and 2000.

The original entry foyer is located at the easternmost side of the building and is now used as a secondary vestibule to the Hayden Cinema (the remnants of the original auditorium and located in the space of the original rear stalls) and provides access to the first-floor cinemas. It appears that much of the original fabric in this area remains intact. The foyer features a decorative terrazzo floor inlaid with the theatre emblem, and polished black glass skirting all around. It appears the light fittings are original however they may have been taken down and restored. Four vertically proportioned Queensland maple double doors with glazed panels provide entry from the street and it is likely that these entry doors are original.

The statue to the eastern wall, a reproduction of the ‘Nordic dancers’ located in niches either side of the proscenium in the main auditorium, was likely added around 1991 or later. The original ticket booth is no longer extant, and a couch is located in its place.

The original symmetry of the entry doors to the rear stalls, comprising two sets of double doors in (Queensland maple), centred within a raked ceiling and a decorative ‘arch’ light featured bordered in black glass has been somewhat diminished with the insertion of a projection room in the space under the original stairs. As such, the original grandness of the space as the original entry into the cinema has lost. The bulkhead over the entry doors also appears to have been altered, having lost some of its decorative features that are evident in early photos of the place.



Figure 3. 69: The existing foyer space. The arcade inserted through the centre of the cinema in 1984 is still evident.



Figure 3. 70: Existing candy bar within the relocated foyer.



Figure 3. 71: Original foyer of the cinema, now an entry vestibule to the Hayden Cinema.



Figure 3. 72: Foyer as it existed in the 1960s. Source: Stanton Library

3. Physical Evidence

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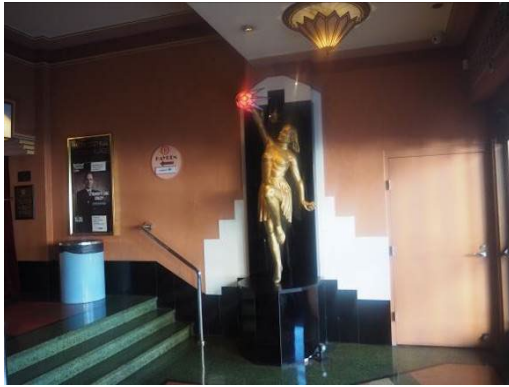


Figure 3. 73: Original foyer of the cinema. The statue is a reproduction of those located within the main auditorium.



Figure 3. 74: Original decorative terrazzo motif on floor of original foyer.

From the original foyer, stairs lead up to the first-floor foyer. While the stairs form part of the original layout of the place, an additional flight was added from the mid-landing in 1988 to serve the new Lounge cinema (former ballroom).

The first-floor foyer features a segmental barrel-vaulted ceiling supported by two columns centred at the apex of the arch. The western wall features three niches, the centre of which has been converted for use as a bar. The eastern wall is lined with mirrors and decorative glass mural. A raised dais to the north-eastern corner, located over a flight of stairs to the ground floor, provides space for a piano. Two light fittings are located to each end of the foyer. All of these features excepting the stairs were added in 1987 or soon after.



Figure 3. 75: First floor foyer



Figure 3. 76: floor foyer in 1935. Source: *Building 57*, (October 12, 1935)

Main Auditorium

The main auditorium comprises a large, open space with tiered seating from the stage up to ceiling level. A stage is located to the western side of the auditorium, with a decorative proscenium around. Two “Nordic nude” statues are located within two backlit niches to either side of the stage, within the proscenium. The space contains an ornately modelled plaster ceiling, featuring stylised deco motifs and geometric chrome and glass light fittings.

A series of panels to either side of the auditorium features a stylised sunburst motif, with rays extending down towards the stage, partially covered by perforated scalloped panelling. The sun motif

located on the stalls level wall panels have since been lost. The entirety of the auditorium is lit with coloured neon wash lighting, providing a contrast to the modelled ceiling, walls and stage.

The auditorium today comprises the dress circle portion only of the original cinema, the extent of which is still evident by the line of the balustrade (replaced). The area below the dress circle was infilled by a concrete slab when the ground floor of the place was converted for use as a shopping arcade. New timber benching with seating was added down to the level of the stage in 1987. As a result, the full height of the auditorium has been lost, the stage moved further into the space, and the proscenium truncated. New stairs were also inserted into the centre of the dress circle, linking the auditorium to the ground floor below (at this time still an arcade).

Much of the original Caneite ceiling was replaced in 1987(?) with a plasterboard ceiling. Drawings dated from 1984 indicate that the moulding and light fittings were retained and repaired where required.

The projection room for the cinema is located at the rear of the room.



Figure 3. 77: Main auditorium, looking towards stage



Figure 3. 78: Ceiling and rear of main auditorium



Figure 3. 79: Moulding and light fixtures to ceiling of main auditorium.



Figure 3. 80: Projection room to main auditorium

Other Screens

The Hayden Orpheum Picture Palace today comprises a total of six screens: three to the ground floor and three to the first floor. As discussed above, the main auditorium (the Orpheum) comprises the dress circle and stage of the original cinema, somewhat modified when the shopping arcade was constructed. Other screening rooms at the place were gradually added from 1987 until the early 2000s, and each have their own names and decorative identities:

3. Physical Evidence

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- Cinema 1: The Rex (Ground floor, 2000)
- Cinema 2: The Arcadia (Ground floor, 2000)
- Cinema 3: The Lounge (First floor, location of former Ballroom, 1988)
- Cinema 4: The Orpheum (original dress circle, 1935 and substantially altered 1987)
- Cinema 5: The Walsh (located in No. 388 Military Road, c1996)
- Cinema 6: The Hayden (ground floor, 1992)

All of the cinemas inserted into the building after 1988 were designed with a cohesive decorative scheme that interprets the original Art Deco detailing of the original cinema.



Figure 3. 81: The Rex cinema



Figure 3. 82: The Arcadia Cinema



Figure 3. 83: The Walsh Cinema



Figure 3. 84: Lounge Cinema



Figure 3. 85: The Hayden Cinema

Office Spaces and Dressing Rooms

The space behind the stage at the dress circle level which originally contained dressing room, have been converted into offices as part of the remodelling works. Works undertaken in c1984 also involved the insertion of a new floor into the space of the fly tower. These areas are now used as dressing rooms and offices for the Hayden Group.



Figure 3. 86: Hallway to first floor offices behind stage of the main au



Figure 3. 87: Offices in space above westernmost ground floor shop



Figure 3. 88: Second floor offices, in location of fly tower

Ancillary Spaces

In addition to the above, other spaces and uses have been inserted into the building as part of the remodelling of the cinema building and incorporating part of the structure established when the building was converted into a shopping arcade. The Art Deco motif however has been conscientiously applied throughout all areas accessible by the public.

Bathrooms are also located behind the existing foyer, as well as on the second floor. The basement level comprises storage rooms, kitchen facilities and a cool room (not seen during site visit).

An organ room with lift is located in the ground floor space below the stage, where a Wurlitzer organ is housed when not in use and pipe chambers to either side of the stage. The Wurlitzer Robert Hope-Jones Orchestral Organ was built in 1925 and originally installed at the Wilson Theatre, Fresno, California, and relocated to the Hayden Orpheum as part of the refurbishment works in 1980s. The organ was converted to electric in 1999 (?), however it appears that the pipes have been retained, although their condition is unknown.

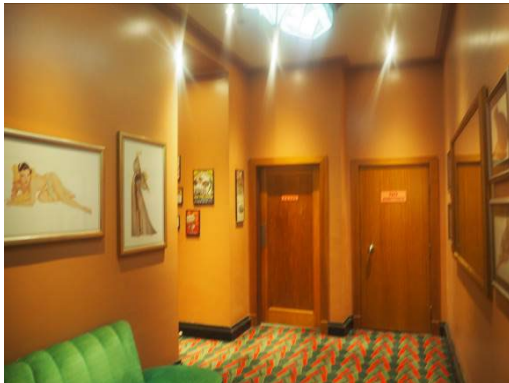


Figure 3. 89: Hallway at ground floor between The Rex and Arcadia cinemas.

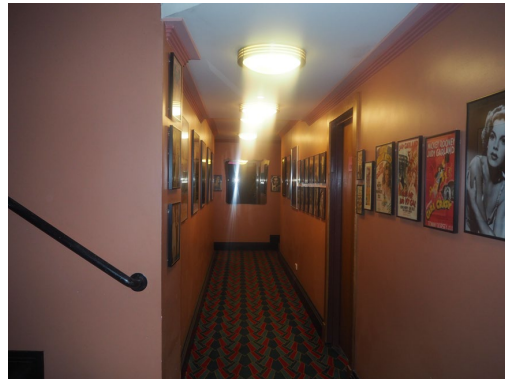


Figure 3. 90: Lower level hallway.



Figure 3. 91: Wurlitzer organ in the organ room below the stage.



Figure 3. 92: Surviving pipes of the organ located within the pipe chambers.

3.4.4. Description of the Adjacent Buildings

The buildings located immediately to the east and west of the Hayden Orpheum Picture Palace are also included in the brief for this report for analysis.

No. 372-372A Military Road and No. 75-75A Parraween Street

The property located immediately to the west of the Cinema is comprised of two commercial buildings, one fronting Military Road (No. 372-372A Military Road) and one fronting Parraween Street (No. 75-75A Parraween Street). The buildings are both two-storey, rendered masonry mixed use commercial buildings (shop top housing), constructed in the early 20th century with some surviving Federation/Arts & Crafts style elements.

These buildings, along with No. 396 Military Road and the Cinema are the oldest buildings still surviving along this portion of Military Road. No. 372-372A Military Road and No. 75-75A Parraween Street have recently received approval for demolition and redevelopment for a five storey shop top housing development with basement parking (DA 269/21). Refer to Figures 3.93 and 3.94 below.



Figure 3.93: No. 372-372A Military Road, Cremorne



Figure 3.94: No. 75-75A Parraween Street, Cremorne

Nos. 390-394 Military Road

The buildings immediately to the east of the Hayden Orpheum Picture Palace at Nos. 390-394 Military Road, consists of a double fronted five-storey mixed commercial/shop top housing development dating from the late 20th or early 21st centuries. These buildings have recently received approval for demolition and redevelopment for a new five storey mixed use building above basement parking with rooftop common space (DA 142/19).

3. Physical Evidence

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Figure 3. 95: No. 390-394 Military Road, Cremorne



Figure 3. 96: The rear elevations of No. 390-394 Military Road, as seen from Parraween Street.

4. Comparative Analysis

4.1. Introduction

The brief for this project requires consideration be given to the following questions:

- whether a State Heritage nomination of the Hayden Orpheum Picture Palace is warranted;
- whether a heritage conservation area encompassing Parraween Street and its buildings is warranted; and/or
- if any of the individual properties located on Parraween Street (between Paling Street and Langley Avenue) warrant listing as local heritage items.

As part of the process of assessing the cultural significance of a place, Heritage NSW recommends that items or groups of items be compared with similar items of local and/or State significance in order to fully assess their heritage significance. Undertaking a comparative analysis of a place, group or area assists in determining its rarity and/or representative values.

The following provides a comparative analysis of Parraween Street, the individual properties located on Parraween Street, and the Hayden Orpheum Picture Palace.

4.2. Parraween Street



The northern side of Parraween Street, between Paling Street and Macpherson Street, was formed in the late 19th century as part of the Parraween Estate subdivision and developed on its northern side as a residential street. When originally developed in the late 19th and early 20th centuries, the majority of the allotments were in the ownership of only four individuals who developed the street as speculative development and/or as rental properties for working class families.




The historic built form of Parraween Street today consists of single storey, detached, semi-detached and attached cottages, typically in the Federation/Arts & Crafts style, which is concentrated towards the western end of the street.

Parraween Street can be most usefully compared to other residential streets within the North Sydney Council local government area, that contain single storey cottages dating from the late 19th and early 20th centuries, built to accommodate working class families, that are located within heritage conservation areas (refer to Table 4.1).





Part C Character Statements of the *North Sydney Development Control Plan 2013* provides the following abridged histories, descriptions and statements of significance for comparable heritage conservation areas within the North Sydney LGA.

Table 4. 1: Parraween Street comparative analysis

Comparative Example	Images
<p>Montague Road Conservation Area (Item CA04).</p> <p>Forming part of Thrupp’s land grant and Daniel Cooper’s Cooperville estate lands. In 1891 a large 25 acres of the land was purchased by James Ernest Holt and later subdivided. The upper portion to Macpherson Street was developed as the Surrey Estate and placed for auction in 1907 and 1910.</p> <p>The Montague Road Conservation Area is a residential neighbourhood that is characterised by small to medium scale houses setback from the street. The conservation area is characterised by the good quality, single and two storey detached and semi-detached buildings on medium to large size lots in the Federation Queen Anne styles interspersed with some California Bungalows with articulated facades and front verandahs with decorated timber detailing.</p> <p>The Montague Road Conservation Area is significant:</p> <p>(a) As an example of a subdivision that responds to the topography and the resulting built form that features stepped and elevated housing forms.</p> <p>(b) As a consistent and intact early 20th century residential area with medium sized detached and attached Federation Queen Anne houses and California bungalows.</p> <p>(c) For the quality and collective significance of the buildings within the area.</p>	 <p>Figure 4. 1: Montague Street, Cremorne. Source: Google Streetview</p>  <p>Figure 4. 2: Montague Street, Cremorne. Source: Google Streetview</p>  <p>Figure 4. 3: Montague Street, Cremorne. Source: Google Streetview</p>
<p>The Oakes Avenue Conservation Area (Item No. CA05)</p> <p>Forming part of Thrupp’s land grant and Daniel Cooper’s Cooperville estate lands. The area was subdivided in 1887 by J Cooper as the “Oaks Brickworks Estate”. This land was then leased to Oliver Clews, who built seven “Brick and Iron” houses on the southern side of the road in 1889. The remaining houses on the southern side of Oakes Avenue and houses on the northern side were built between 1899 and 1901. The first appeared in Council’s 1902 Valuation Book.</p> <p>The Oakes Avenue Conservation Area is a discrete residential neighbourhood that is characterised by small lots. The Conservation Area is characterised by the consistent row of single storey, modest sized houses.</p> <p>The Oakes Avenue Conservation Area is significant:</p> <p>(a) For the unity of its subdivision pattern and the resulting built form.</p> <p>(b) As a consistent and intact early 20th century residential area with a mix of Federation and 1920s single storey houses.</p> <p>(c) As a remnant of the former “Oakes Brickworks Estate”.</p>	 <p>Figure 4. 4: Oakes Avenue, Cremorne. Source: Google Streetview</p>  <p>Figure 4. 5: Oakes Avenue, Cremorne. Source: Google Streetview</p>

Comparative Example	Images
<p>Holtermann Estate A Conservation Area (Item CA07)</p> <p>The Holtermann Estate Conservation Areas are part of original land grants to Alexander Berry, J.R. Hatfield and A. Mosman. Extensive land purchases by B.O. Holtermann in the 1880s led to consolidated subdivision of large areas. Holtermann’s Estate sought to provide “comfortable working men’s houses”. The Holtermann Estate A Conservation Area was subdivided and offered for sale during the 1880s and 1890s. Main period of construction-1884 to 1915.</p> <p>The Holtermann Estate A Conservation Area is the northern most section of the larger Holtermann Estate and is bounded by St. Thomas Rest Park, the Warringah Expressway and commercial development to the west.</p> <p>The area is characterised by its low scale of single storey, hipped roof, detached and attached dwelling houses that includes a mix of late 19th and early 20th century building styles, and restrained examples of Victorian Georgian, Filigree and Italianate, Federation Queen Anne and Federation Bungalow. There are also some Inter-War Californian Bungalow and Art Deco styles with post war residential flat buildings and modern infill housing. Rear lanes are lined with fences, carports and garages with some development fronting the lanes. Front gardens contribute to the landscaping of the streets.</p> <p>The Holtermann Estate A Conservation Area is significant:</p> <ul style="list-style-type: none"> (a) as a late 19th century subdivision for speculative housing. (b) For its regular grid of streets, rear lanes and cross lanes. (c) For its consistent late 19th and early 20th century residential character and the unity of its low scale built form that derives from its regular grid subdivision pattern and its single storey, detached and attached dwelling houses in a mixture of late Victorian and early Federation styles. 	 <p>Figure 4. 6: Devonshire Street, Crows Nest. Source: Google Streetview</p>  <p>Figure 4. 7: Devonshire Street, Crows Nest. Source: Google Streetview</p>  <p>Figure 4. 8: Devonshire Street, Crows Nest. Source: Google Streetview</p>
<p>Holtermann Estate B Conservation Area (Item CA08)</p> <p>History of development is as per Holtermann Estate A Conservation Area.</p> <p>The area is characterised by is low scale of single storey, hipped roof, detached and attached dwelling houses that include a mix of late 19th and early 20th century building styles, and restrained examples of Victorian Georgian and Filigree, Victorian Italianate, Federation Queen Anne and Federation Bungalow. There are also some Inter-War Californian Bungalow and Art Deco styles with some post war residential flat buildings and modern infill housing. There are examples of high quality attached dwellings.</p> <p>Rear lanes are lined with fences, garages and carports with some remnant dunnies.</p> <p>Front gardens contribute to the landscaping of the streets.</p> <p>The Holtermann Estate B Conservation Area is significant:</p> <ul style="list-style-type: none"> (a) As a late 19th century subdivision for speculative housing. 	 <p>Figure 4. 9: Ernest Street, Crows Nest. Source: Google Streetview</p>  <p>Figure 4. 10: Ernest Street, Crows Nest. Source: Google Streetview</p>

Comparative Example	Images
<p>(b) For its regular grid of streets, rear lanes and cross lanes.</p> <p>(c) For its consistent late 19th and early 20th century residential character and the unity of its low scale built form that derives from its regular grid subdivision pattern and its single storey, detached and attached dwelling houses in a mixture of late Victorian and early Federation styles.</p>	
<p>Holtermann Estate C Conservation Area (Item CA09)</p> <p>History of development is as per Holtermann Estate A Conservation Area.</p> <p>The Holtermann Estate C Conservation Area includes part of the southern end of the larger Holtermann Estate and is bounded by Falcon Street, West Street and the Pacific Highway. The area is characterised by modest, speculative cottages in the Victorian Georgian and Filigree, Victorian Italianate, Federation Queen Anne and Federation Bungalow styles. There are also some Inter-War Californian Bungalow and Art Deco styles and later infill development including the large campus of North Sydney Girls High School.</p> <p>Rear lanes are important to the townscape and allow car access that helps the streets to maintain a pedestrian character. There are intrusive off street parking structures where rear lane access is not available.</p> <p>The Holtermann Estate C Conservation Area is significant:</p> <p>(a) For its late 19th and early 20th century residential character that is characterised by single storey, detached and semi detached dwelling houses of modest scale in a mixture of late Victorian and early Federation styles.</p> <p>(b) As an area that represents the working class residential development of North Sydney at the turn of the century.</p>	 <p>Figure 4. 11: Hayberry Street, Crows Nest. Source: Google Streetview</p>  <p>Figure 4. 12: Hayberry Street, Crows Nest. Source: Google Streetview</p>
<p>Holtermann Estate D Conservation Area (Item CA18)</p> <p>History of development is as per Holtermann Estate A Conservation Area. The Holtermann Estate D Conservation Area is set to both sides of the southern end of West Street and is defined by Falcon Street and Ridge Street.</p> <p>The Area is characterised by modest, speculative cottages that include a mix of late 19th and early 20th century building styles including Victorian Georgian and Filigree, Federation Queen Anne and Federation Bungalow. There are also some two storey Victorian Italianate and Victorian Filigree terraces and Inter-War, Californian Bungalow and Art Deco styles. The mature street trees are also a prominent and unifying feature of the West Street streetscape. Front cottage gardens contribute to the landscaping of the streets and are typical of small lot development of the pre-war era.</p> <p>The Holtermann Estate D Conservation Area is significant:</p> <p>(a) for its consistent late 19th and early 20th century residential character that is characterised by single storey dwelling houses of modest scale and two storey attached dwellings in a mixture of</p>	 <p>Figure 4. 13: West Street, North Sydney. Source: Google Streetview</p>  <p>Figure 4. 14: West Street, North Sydney. Source: Google Streetview</p>

Comparative Example	Images
<p>late Victorian and early Federation styles. (b) for its regular grid subdivision pattern, the level landform and development over a single main development period.</p> <p>Plateau Conservation Area (Item CA02)</p> <p>The Plateau Conservation Area was subdivided as part of the 1899 Cooliatta Estate that was formed from the 23 acres grant to Alexander Macarthur in 1853. In comparison with other parts of North Sydney the area was relatively remote, although the opening of the Suspension Bridge in 1892 and extension of the tramway along Miller Street in 1909 improved access. The main period of development in the Conservation Area was in the early 20th century when the area developed slowly with modest houses on narrow blocks of land.</p> <p>The area is defined by escarpment along Pine Street, Wilson Street, Carter Street and Miller Street. The Plateau Conservation Area is characterised by single storey Federation and Edwardian dwelling houses, reflecting the area's main period of development. The houses range from freestanding dwellings on large lots to small, semi-detached dwellings on narrow lots. There are also examples of Victorian Georgian style, weatherboard cottages. The buildings generally have small setbacks from the street with cottage gardens and a mix of fence types. Front gardens are well established, and often have extensive plantings to give an overall impression of a landscaped garden suburb.</p> <p>The Plateau Conservation Area is significant:</p> <p>(a) For the unity of its subdivision history and consistency of the housing stock which is evident in the built form of the area. (b) For its largely intact residential form that illustrates small-scale housing including timber buildings, and which has survived without large scale intrusions. (c) For its strong landscape quality defined by street trees and front garden plantings that give an overall impression of a landscaped garden suburb.</p>	 <p>Figure 4. 15: Carter Street, Cammeray. Source: Google Streetview</p>  <p>Figure 4. 16: Wilson Street, Cammeray. Source: Google Streetview</p>  <p>Figure 4. 17: Cairo Street, Cammeray. Source: Google Streetview</p>
<p>Cammeray Conservation Area (Item CA01)</p> <p>Most of the Cammeray Conservation Area was subdivided in 1889 by Alexander Maxwell as the Cooliatta Estate on land granted to Alexander Macarthur in 1853. The south-western part of the area was called Bells Paddock. Most of the area was purchased as the Bell's Estate in 1909 after which time the area developed.</p> <p>The characteristic buildings of the area are typically later Federation and Edwardian Queen Anne, reflecting the predominant period of development. Buildings are typically single storey, freestanding and constructed on a sandstone base with face brick walls and terracotta tiled hipped roof with asymmetrical street elevations with projecting gabled bays projection and a flanking verandah.</p>	 <p>Figure 4. 18: Lumsden Street, Cammeray. Source: Google Streetview</p>  <p>Figure 4. 19: Morden Street, Cammeray. Source: Google Streetview</p>

Comparative Example	Images
<p>Street plantings and raised verges reinforce the cohesive character and regular pattern formed by the buildings and underlying lot pattern. Several late Victorian residences are located in the northwest corner of the area, and timber houses are represented in Palmer, Bellevue and Raleigh Streets. There is some modern development to the southern edge.</p> <p>The Cammeray Conservation Area is significant:</p> <p>(a) For the unity of its subdivision history which is evident in the built form of the area and that overlays its sloping and stepped topography;</p> <p>(b) As an area of modest Federation speculative builder housing set out in a geographically defined area that has survived without large-scale intrusion; and</p> <p>(c) For its landscape quality defined by street trees, stone boundary walls, rock escarpments, raised and front garden plantings that combine to give an impression of a landscaped garden suburb.</p>	 <p>Figure 4. 20: Amherst Street, Cammeray. Source: Google Streetview</p>
<p>Edward Street Conservation Area (Item CA17)</p> <p>The Edward Street Conservation Area includes land from The Priory and Rockleigh Grange, both of which were sold from the Wollstonecraft Estate in the 1840s. It also includes parts of a later (1850s) subdivision by Alexander Berry, a partner of Edward Wollstonecraft. The 1850s subdivision was designed for small township building blocks and various small scale dwelling houses and attached dwellings were built at the southern end of Edward Street as a result. Blocks at the northern end of Edward Street were purchased and consolidated by Capt. RF Pockley who built “Doohat”. The three large properties were sold during the 1880s and sections of the estates subdivided and sold during the 1890s. Residential development then followed in the early 20th century.</p> <p>The area is characterised by each phase of development and groupings of identical rows of houses. The early phase of development is represented by the Don Bank Group; small scale, attached, single storey weatherboard and brick houses in the Victorian Georgian and Italianate style. These buildings create an intimate 19th century atmosphere and context for the Victorian Filigree style developments at the southern end and the later detached dwellings at the northern end in the Federation Queen Anne and Inter War styles. There is some two storey Victorian and Federation attached dwellings houses and residential flat buildings and later infill developments.</p> <p>The Edward Street Conservation Area is significant:</p> <p>(a) As an intact example of early township development in North Sydney.</p> <p>(b) As a subdivision of the Priory and Rockleigh Grange Estates.</p> <p>(c) For its grouping of intact and commonly detailed mid Victorian and Federation houses.</p>	 <p>Figure 4. 21: Edward Street, North Sydney. Source: Google Streetview</p>  <p>Figure 4. 22: Edward Street, North Sydney. Source: Google Streetview</p>  <p>Figure 4. 23: Oak Street, North Sydney. Source: Google Streetview</p>

Conclusion

Based on the above overview of existing heritage conservation areas located throughout the North Sydney Council LGA that contain rows of single storey cottages dating from the late 19th and 20th century, Parraween Street is comparable to a number of residential streets found within already established heritage conservation areas.

Parraween Street, being part of the larger Parraween Estate subdivision that occurred in the late 19th century, has a similar history to a number of the heritage conservation areas detailed above, including Montague Street Conservation Area and Oakes Street Conservation Area, both of which were also located within Thrupp's land grant and subsequently Daniel Cooper's Cooperville Estate lands and were subdivided in the late 19th and early 20th centuries and developed mainly in the early 20th century.

The houses that define the northern side of Parraween Street were constructed as speculative development and/or as rental properties to accommodate the working class. The surviving original houses are modest, single storey, detached, semi-detached and attached cottages, mostly constructed in the first two decades of the 20th century. One row of three attached workers cottages (Nos. 52 to 56 Parraween Street) is notable as being from the late 19th century and is accompanied by a free-standing house, built to house the developer of the workers cottages (No. 50 Parraween Street) (refer below for further details).

A similar approach to development and built forms is found throughout the North Sydney Council LGA, notably the Holtermann Estate conservation areas (A, B, C & D), all being developed for "comfortable working men's houses". As a result, rows of substantially intact single storey cottages of a variety of forms and configurations can be found throughout the LGA.

When analysing the built forms of the above heritage conservation areas, a key distinction between the northern side of Parraween Street and the streetscapes of the conservation areas is the issue of integrity. As previously discussed, (see *Section 3 Physical Evidence*), Parraween Street has lost a number of its original houses at its eastern end towards the intersection with Langley Avenue and the majority of those that survive are of moderate integrity, having been painted and original details and architectural features removed.

The greatest impact on the integrity of the Parraween Street streetscape is the introduction of off-street carparking within the front yards of the cottages, a detracting element that obscures views of the houses and has resulted in the loss of front gardens and original front fences, which typically make a positive contribution to the character of a street. Although a similar solution to off-street parking is found throughout the existing heritage conservation areas, unlike Parraween Street which does not benefit from rear lane access, parking within the front yard of a property occurs only occasionally along a single street and thus does not dominate the streetscapes or diminish the historical character of the heritage conservation areas.

Based on the above comparative analysis, Parraween Street (between Paling Street and Langley Avenue) is a representative example of a surviving late 19th to early 20th century residential street of moderate integrity. Numerous other streets of similar built form, configuration, history and architectural detailing are found throughout the North Sydney LGA, many of which have greater integrity and stronger historical character.

4.3. Historic Properties of Parraween Street

In considering whether any of the individual cottages located along Parraween Street warrant listing as local heritage items, it is useful to compare the three different building types found within the study area, with other cottages of similar form and architectural styles already identified as local heritage items under Schedule 5 of the *North Sydney Local Environmental Plan 2013*. As previously discussed, (see Section 3.3.3. of this report), the three building types are: Free-standing single storey cottages, pairs of semi-attached single storey cottages and rows of attached single storey workers cottages. The discussion below provides a comparative analysis of each of the identified historic building types found on the north side of Parraween Street between Paling Street and Langley Avenue.

4.3.1. Free standing single storey cottages


Federation/Edwardian Style

Of the surviving original cottages located along Parraween Street, a small number of these include free-standing single storey cottages. The majority are located at the eastern end of the street (Nos. 82 to 88 and No. 108 Parraween Street) and were constructed by Helier (and possibly Percy) Harbutt, property developer and builder, between 1907 and 1914. These cottages display a mix of integrity, with Nos. 82, 84 and 88 Parraween Street being of high integrity to their street presentation.



The cottages all display elements of Federation/Edwardian or Arts & Crafts architectural styles (also referred to as Federation Bungalow) and are simple in form, often with a gabled roof fronting the street and including timber finials, red terracotta roof tiles, timber boarded gable fronts, projecting timber eaves rafters, tessellated tile flooring to front verandahs, four panelled front doors with glazed panels and fanlights and timber framed double hung sash or casement windows.

Numerous examples of free-standing Federation Bungalows are located throughout the North Sydney Local Government Area, and many of these are found within Heritage Conservation Areas. Of those that are individually listed as local heritage items, they range in scale and tend to be quite decorative (leaning more towards the Queen Anne Revival and Arts and Crafts architectural styles), often forming part of a group and appear to be of high integrity to the street frontage. Other comparable examples include the following:

Table 4. 2: Free-standing cottages (Federation/Edwardian) comparative analysis

Comparative Example	Images
<p>21 Doris Street, North Sydney (Item No. I0802)</p> <p>This building is designed in the Federation Bungalow style. Single storey brick house, double-fronted, with projecting gabled bay and a verandah entry bay. The roof is hipped and gabled clad in terracotta tiles. The gabled bay has a central breakfront containing a segmental arched window containing four casement frames, each with a square headlight with arched top rail. The gable end is timber shingled, with shingles to the window rain hood which is bracketed to either side of the breakfront. The verandah has been infilled and extensive alterations made at the rear.</p>	 <p>Figure 4. 24: No. 21 Doris Street, North Sydney (Source: NSW State heritage inventory)</p>

Comparative Example	Images
<p>30 Lytton Street, Cammeray (Item No. I0015)</p> <p>A small brick single-fronted cottage with hipped terracotta tiled roof and central projecting dormer gable end central above the front facade, with the roof extended around this to form a verandah carried on timber posts which have tall, narrow, tapering, rusticated sandstone footings. Brickwork is tuckpointed at the front and verandah posts have elaborately carved brackets. There are modern alterations at the rear.</p> <p>Forms part of a group of single storey, free-standing cottages.</p>	 <p>Figure 4. 25: 30 Lytton Street, Cammeray (Source: Google Streetview)</p>
<p>14 Spofforth Street, Cremorne (Item No. I0079)</p> <p>Single storey brick house with terracotta tiled gable roof. It features an asymmetric double frontage with projecting gabled bay having an asymmetric gable swept down over a semi-circular window opening a verandah bay with timber posts on short sandstone piers and an eyelid dormer covering a long row of casement windows. Leadlight windows to front façade and exterior doors including decorative front door with fanlight and side panel. An interesting Federation bungalow which illustrates the growth of this style out of earlier and contemporary styles. The form is characteristic of the vicinity and representative of the period. The interior and landscape setting are also of significance.</p>	 <p>Figure 4. 26: 14 Spofforth Street, Cremorne (Source: Google Streetview)</p>
<p>4, 6 and 8 Harrison Street, Cremorne (Item Nos. I0058, I0059 and I0060)</p> <p>An excellent group of characteristic Federation bungalow style houses which form a continuous streetscape of varied and interesting buildings. The group display the trend to produce an Australian vernacular architectural style evolved from Queen Anne and Arts and Crafts idioms based on the bungalow form.</p>	 <p>Figure 4. 27: No. 4 Harrison Street, Cremorne (Source: NSW state heritage inventory)</p>  <p>Figure 4. 28: No. 6 Harrison Street, Cremorne (Source: NSW state heritage inventory)</p>

Comparative Example	Images
<p>7 Ellalong Road, Cremorne (Item No. I0051)</p> <p>An excellent Federation Bungalow, providing an interesting urban example of the vernacular Australian rural homestead. It is well-detailed and attractive. The landscaping contributes to the understanding of the style of the dwelling and original setting. The interior is also of significance.</p> <p>Single storey brick house with hipped gable slate roof. It has a projecting gabled bay with roughcast rendered and decoratively moulded gable end. The verandah bay has timber posts with decorative brackets on short brick piers with rendered copings. The verandah returns and has a simple timber balustrade.</p>	 <p>Figure 4. 29: No. 7 Ellalong Road, Cremorne (Source: NSW state heritage inventory)</p>
<p>14 Claude Avenue, Cremorne (Item No. I0044)</p> <p>A next, unpretentious Federation bungalow which relates well to its elevated corner site. It appears intact and complements the Arts and Crafts style houses along the street. It is representative of a form of development characteristic of the vicinity.</p> <p>Single storey asymmetric brick house with hipped and gabled roof of terracotta tiles. Main features include roughcast render to the upper section of gable ends, faceted bay windows with skillion rain hoods clad in timber shingles and a return verandah carried on timber posts with simple timber quadrant brackets. This building is designed in the Federation Queen Anne style.</p>	 <p>Figure 4. 30: No. 14 Claude Avenue, Cremorne (Source: NSW state heritage inventory)</p>

Conclusion

Throughout the North Sydney LGA, single storey, free-standing Federation bungalows are the dominant built form, characterising the suburbs of Cammeray, Neutral Bay, Cremorne and sections of North Sydney. This building types comes in a variety of forms and detailing, drawing influences from the Arts & Crafts, Edwardian and Queen Anne Revival architectural styles. Many excellent and interesting examples survive throughout the suburbs of the North Sydney LGA, with a number being individually heritage listed.

Along Parraween Street, only a few of these bungalows survive (Nos. 82 to 86 and No. 108 Parraween Street), the majority having been demolished for later development and the Council carpark. Of those that do survive, all were built by Harbutt Helier (possibly in collaboration with his brother Percy Helier), in the first decades of the 20th century. Being developed as speculative development for quick sale following a short period of leasing to recoup finances, the dwellings are fairly modest examples of the Federation bungalow with few decorative features and although of relatively high integrity to their street frontages, they do not compare with the heritage listed bungalows that demonstrate a wide variety of forms and detailing of high integrity.



Georgian Revival Style

No. 50 Parraween Street, located at the eastern end of the street, is the exception to the above group, being constructed in the late 19th century (c.1887) and is a vernacular, Victorian Georgian Revival cottage of rendered masonry with hipped roof now tiled, with front verandah contained within the principal roof form, rendered quoining around the front door and decorative moulded sill brackets. The cottage forms part of an historic group of buildings, together with Nos. 52 to 56 Parraween Street, all constructed by the same owner-builder (refer below comparative analysis of rows of attached single storey workers cottages).

The *North Sydney Heritage Study Review* (prepared by Godden Mackay Pty Ltd, 1993) notes that a “surprising number of Victorian residences in North Sydney embody the spirit of the earlier Georgian and Regency styles which continued Classical influences from the Colonial period”.¹ They are symmetrical, typically small, simple and have little in the way of embellishment and range in materials from sandstone, to weatherboard to brick and include some examples of now rare ‘slab’ timber houses and others with weatherboards grooved to imitate ashlar.



Other comparable examples include the following:

Table 4. 3: Free-standing cottages (Victorian Georgian Revival) comparative analysis

Comparative Example	Images
<p>11 Armstrong Street, Cammeray (Item No. I0002)</p> <p>A single storey symmetrical cottage of rusticated ashlar stone to the front with weatherboard at the rear, hipped roof of corrugated iron and bull nosed verandah on timber posts with timber frieze valance. A good example of a late-Victorian small residence in the Victorian Georgian style. The fine quality stonework contrasts with the working-class scale of the building, which is indirect evidence of the nearby sandstone quarries of the period. The house is likely to be associated with the quarry. The interior and landscape setting are also of significance.</p>	 <p>Figure 4. 31: No. 11 Armstrong Street, Cammeray (Source: NSW state heritage inventory)</p>
<p>280 West Street, Cammeray (Item No. I0023)</p> <p>An interesting though modest cottage featuring finely crafted ashlar sandstone building built in the Victorian Georgian style.</p> <p>Single storey sandstone cottage in coursed rockface with dressed margins with a hipped corrugated roof with a sandstone chimney. Corrugated metal roof verandah on squared timber posts set on short stone piers. Symmetrical façade with central entry door flanked by triple double-hung sash windows. Both door and window openings are semi-circular arched.</p>	 <p>Figure 4. 32: No. 280 West Street, Cammeray (Source: NSW state heritage inventory)</p>

¹ Godden Mackay Pty Ltd, 1993; *North Sydney Heritage Study Review*, p. 132

Comparative Example	Images
<p>22 Gerard Street, Cremorne (Item No. I0054)</p> <p>A rough but robust vernacular cottage of random coursed sandstone with a terracotta tiled hipped gable roof and skillion over the front verandah which is carried on steel pipe posts. It is of nineteenth century form and as such is probably a rare survivor of the early development in this area, Gerard Street being an early subdivision near to Military Road. This building is designed in the Victorian Georgian style.</p>	 <p>Figure 4. 33: No. 22 Gerard Street, Cremorne (Source: Google Streetview)</p>
<p>24 Gerard Street, Cremorne (Item No. I0055)</p> <p>Single storey, double fronted rusticated random coursed stone cottage with hipped corrugated metal with cross ridge and gablet faced in timber boards. Skillion verandah with corrugated cement sheet roof with central gable on square timber posts with elaborate timber quadrant brackets. Pitched roof dormer to front faced in timber weatherboards. A well-composed and constructed single storey stone house of nineteenth century form and materials. As such it is probably a rare survivor of the early development in this area, Gerard Street being an early subdivision near Military Road. This building is designed in the Victorian Georgian style.</p>	 <p>Figure 4. 34: No. 24 Gerard Street, Cremorne (Source: NSW state heritage inventory)</p>
<p>8 Webb Street, McMahons Point (Item No. I0519)</p> <p>Single storey weatherboard house with hipped corrugated-iron roof and bull-nosed verandah. Decorative carved timber quadrant brackets to verandah posts. This building is designed in the Victorian Georgian style.</p>	 <p>Figure 4. 35: No. 8 Webb Street, McMahons Point (Source: NSW state heritage inventory)</p>
<p>22 Lytton Street, Cammeray (Item No. I0012)</p> <p>A single storey weatherboard Georgian cottage, gable roofed in corrugated iron, with a bull-nosed front verandah on timber posts with decorative timber brackets and a skillion rear wing. It has been recently renovated. This building is designed in the Victorian Georgian/Victorian Vernacular style.</p>	 <p>Figure 4. 36: No. 22 Lytton Street, Cammeray (Source: NSW state heritage inventory)</p>

Comparative Example	Images
<p>33 Kurraba Road, Neutral Bay (Item No. I0636)</p> <p>This building is designed in the Victorian Georgian style. Single storey rendered brick house with hipped corrugated-iron roof with concave curved, hipped verandah roof carried on timber posts and with a timber balustrade. Symmetrical about the central entry door with rectangular fanlight, flanking windows are rectangular with double-hung sash frames and rendered sills.</p>	 <p>Figure 4. 37: No. 33 Kurraba Road, Neutral Bay (Source: NSW state heritage inventory)</p>
<p>33 Doris Street, North Sydney (Item No. I0807)</p> <p>Single storey brick cottage, with hipped corrugated iron roof. Skillion roofed full-length verandah is carried on square timber posts with cast-iron lace valence and quadrant brackets. The symmetrical facade has a central door with rectangular fanlight. Windows are rectangular, with moulded stucco label moulds and corbelled sills.</p>	 <p>Figure 4. 38: No. 33 Doris Street, North Sydney (Source: NSW state heritage inventory)</p>

Conclusion

As noted in the *North Sydney Heritage Study Review* (1993), of the building stock that characterises the North Sydney LGA, Victorian Georgian Revival cottages are fairly prominent across all suburbs. This style of dwelling dates from the latter half of the 19th century, being most popular from the 1840s to 1870s. As such, examples of Victorian Georgian Revival cottages are typically concentrated around those areas that were subdivided and released for sale and development earlier than the Cooperville Estate lands (1880s). However, examples of this building style are nevertheless found throughout Cremorne, Cammeray and Neutral Bay and indicate that they form part of the earliest phases of development of these areas that were not subdivided until the late 19th century.

The one example that is located along Parraween Street (No. 50) is a good although modest example with gabled roof and front verandah contained within the roof form (unlike the majority of other examples with hipped roof and verandah under a separate roof) and subtle detailing that makes the building of interest. The dwelling is substantially intact, remains located on its original allotment and has managed to retain its front garden, which further enhances its historical character.

Having been constructed in c.1888 by builder John Connor, the place is made more interesting as it was built as Connor's own residence, together with the adjacent row of three attached workers cottages also built by Connor as rental properties. Together this group of four dwellings were the first to be constructed along this section of Parraween Street and are comparable to the two cottages located at Nos. 22 and 24 Gerard Street, both of which are also Victorian Georgian Revival and indicative of the earliest phase of development of the Parraween Estate lands.


4.3.2. Pairs of semi-attached single storey cottages

The dominant building form located along Parraween Street is the semi-detached single storey cottage. These can be found at Nos. 58 to 80 Parraween Street and all were constructed by (assumed) Charles and Mary Blackman as speculative development. These pairs of houses are somewhat unusual in their form, presenting as a free-standing house on first inspection, being double fronted with a projecting wing, most with a gable front. However, they are instead a pair of houses, with one entered via the front elevation and the other entered via the side verandah.



Stylistically, these pairs of houses are in the Federation Edwardian/Arts & Crafts style, and there is evidence to suggest that they were all originally face brick, although the majority are now painted or rendered brickwork. Architectural details include round headed, timber framed single hung sash windows with brick sills and some with flat gauge brick arches, tessellated tile flooring to front verandahs, decorative timber posts with Art Nouveau style brackets, exposed timber rafter eaves. The most intact of these cottages is found at Nos.70 & 72 Parraween Street.

Nos. 78 & 80 Parraween Street are what could be considered a more typical example of a pair of semi-detached houses, contained under a spreading hipped roof, with front verandahs and separated by a gable front.

Similar patterns of development are found throughout the North Sydney LGA, with whole or portions of streets developed with pairs of single-storey, semi-detached cottages. As with Parraween Street, these buildings were constructed as speculative development for the working classes following the late release of the Cooperville Estate lands and generally date from the early 20th century. These pairs of houses exhibit Arts and Crafts, Edwardian and Italianate architectural features.

Comparative Example	Images
<p>12 & 14 Aubin Street, Neutral Bay (Item Nos. I0544, I0545)</p> <p>A pair of semi-detached single storey bungalows that form part of a larger group of bungalows, all with projecting gable ends and exhibit some ornamental variation across the group. Nos. 12 and 14 are painted brick on a sandstone base with a hipped, gabled slate roof with terracotta ridge capping. Verandah to front with gable to street with fibro and battens. Verandah supported on timber columns on painted brick piers with decorated valance brackets</p> <p>The group of buildings were built in 1910 by the builder W. J. Henderson and they collectively represent good quality Federation period residential development in the North Sydney area, and are aesthetically significant as a group for their varied Federation detailing, which differs on each dwelling. They form a harmonious whole due to the common period of construction, use of brick and Federation period detailing, slate roofs.</p>	 <p>Figure 4. 39: Nos. 12 & 14 Aubin Street, Neutral Bay (Source: NSW state heritage inventory)</p>

Comparative Example	Images
<p>7-9 Byrnes Avenue, Neutral Bay (Item Nos. I0588 and I0590)</p> <p>Pair of single storey semi-detached houses in painted face brick with a gabled roof, clad in corrugated iron with a bull-nosed verandah. Bay to front with decorated timber gable valance and finial. Multi paned casement window with segmental arch head.</p> <p>These buildings are designed in the Victorian Free Classical style.</p>	 <p>Figure 4. 40: No 9 Byrnes Avenue, Neutral Bay (Source: NSW state heritage inventory)</p>
<p>17-19 Spruson Street, Neutral Bay (Item Nos. I0708 & I0709)</p> <p>A pair of single storey, semi-detached houses of rendered brick with corrugated iron clad gabled roofs. Projecting bays at extremities have a central three facet bay windows and plainly decorated bargeboards with finial to the gabled apex verandahs are carried on timber posts. A good example of the Victorian Italianate style and part of a fine group of modest late-nineteenth century terrace houses. Representative of a form of housing characteristic of the immediate vicinity but unusual in Neutral Bay generally due to the settlement patterns in the area.</p> <p>An identical pair are located at Nos. 21-23 Spruson Street, Neutral Bay (Item Nos. I0710 and I0711).</p>	 <p>Figure 4. 41: No 17 Spruson Street, Neutral Bay (Source: NSW state heritage inventory)</p>
<p>18-20, 22-24, 26-28, 30-32, 34-36 Ben Boyd Road, Neutral Bay (Item Nos. I0558, I0559, I0560, I0561, I0562, I0563, I0564, I0565, I0566, I0567)</p> <p>Five pairs of single storey brick houses on sandstone base course, set in mirror image under a common hipped roof of slate. Either central gable over party wall or projecting gable ends to frontage of rough cast render with timber boarding, timber verandah posts with Art Nouveau timber brackets with multi-pane, coloured glass, casement windows and tessellated tiles to front verandah. Each pair exhibits slight variations in detailing and form.</p>	 <p>Figure 4. 42: No 18 Ben Boyd Road, Neutral Bay (Source: NSW state heritage inventory)</p>  <p>Figure 4. 43: View of the group of pairs of semi-detached cottages along Ben Boyd Road. (Source: Google Streetview)</p>

Comparative Example	Images
<p>21-23 Whaling Road & 25-27 Whaling Road, North Sydney (Item Nos. I1016, I1017, I1018 and I1019)</p> <p>Two pairs of single storey brick semi-detached houses designed in the Arts & Crafts style with hipped terracotta tiled roofs with front gablet of rough cast render and timber boarding. The buildings are symmetrical about the centre and double fronted, having the entrance porch recessed beneath the eaves and a circular window adjacent to the offset front door. The main window in the adjacent bay has three rectangular casement frames, each with two square coloured panes in its uppermost quarter and a square fixed pane above.</p> <p>A similar pair of single storey semi-detached houses are also located at Nos. 29-31 Whaling Road, North Sydney (Item Nos. I1020 and I1021).</p>	 <p>Figure 4.44: Nos. 21 & 23 Whaling Road, North Sydney (Source: NSW state heritage inventory)</p>  <p>Figure 4.45: Nos. 25 & 27 Whaling Road, North Sydney (Source: NSW state heritage inventory)</p>

Conclusion

As demonstrated above, pairs of semi-attached, single-storey Federation cottages are a characteristic feature of the built form and history of the North Sydney LGA. Notably, those areas of North Sydney that were subdivided towards the end of the 19th century and early 20th century contain numerous examples of this building type and are representative of speculative development for the working classes that by this stage were more readily able to travel from North Sydney into the City of Sydney for employment. As with the Parraween Street examples, groups of buildings of similar form, style and detailing, all constructed by a single owner/developer are found throughout the LGA. This continuity across a streetscape is a feature of speculative development.

When compared to other, listed groups of pairs of semi-attached, single-storey Federation cottages, the Parraween Street examples are, in the main, of less integrity. The majority of the cottages have undergone various changes including loss of timber joinery, replacement of windows with aluminium framed windows, painting over of face brick, and enclosing of front verandahs. In some instances, only one side of the pair has been substantially altered to its frontage, however this unfortunately degrades the integrity and intactness of the pair as a whole. Coupled with the insertion of carparking into the front garden areas, the Parraween Street cottages can no longer be considered to be a group of consistent pairs of cottages of high integrity.

There are however two examples that retain higher levels of integrity and remain substantially intact to their forms and detailing, despite carparking in the front of the cottages. These are Nos. 70 & 72 Parraween Street and Nos. 78 & 80 Parraween Street. These two pairs of cottages are good representative examples of the work of Charles Blackman, one the main developers of Parraween Street and are of interest in terms of their forms and detailing.




4.3.3. Rows of attached single storey workers cottages



Located at the western end of Parraween Street near the intersection with Paling Street is a single row of what can be considered to be typical workers cottages. Nos. 52 to 56 Parraween street are a group of three Victorian, semi-detached, single storey cottages of rendered masonry with hipped roofs, front verandahs and very simple detailing with Georgian Revival and Italianate influences.

Immediately to the west of the cottage row is a single storey, free-standing, rendered masonry cottage with hipped roof, front verandah of simple detailing with Georgian Revival influences. This cottage, No. 50 Parraween Street, was built by the developer of the adjacent row of cottages as his own residence, John Connor, bricklayer, and forms part of an historic group of houses that were the first residential buildings to be constructed along this portion of Parraween Street in 1887-89.

Nos. 52 to 56 Parraween Street can be most usefully compared to other rows of attached single storey worker cottages within the North Sydney Council local government area, that contain single storey cottages dating from the 19th century, either listed as local heritage items or that are located within heritage conservation areas (refer to Table 4.2).

Table 4. 4: Parraween Street workers cottages comparative analysis

Comparative Example	Images
<p>Nos. 1 to 7 Oak Street, North Sydney (Local Heritage items Nos. I0940, I0942, I0944 and I0946 and Edward Street Conservation Area CA17)</p> <p>Terrace of four houses built in the Victorian Georgian style. Each house is identical in its original form, with each pair symmetrically arranged and gable roofs of corrugated iron are continuous over each of the two buildings. Skillion verandah roof is hipped on each end and continuous for each group.</p>	 <p>Figure 4. 46: Nos. 1-7 Oak Street, North Sydney. Source: Google Streetview</p>
<p>Nos. 25 to 29 Edward Street, North Sydney (not listed, located in Edward Street Conservation Area CA17)</p> <p>A row of four single storey attached workers cottages with gabled roofs. Similar in form and detailing to the Oak Street group of cottages.</p>	 <p>Figure 4. 47: Nos. 25 to 29 Edward Street, North Sydney. Source: Google Streetview</p>
<p>Nos. 1 to 7 Napier Street, North Sydney (Local heritage items Nos. I0923, I0924, I0925 & I0927)</p> <p>A terrace of four houses each identical and arranged in symmetrical pairs with each house stepped down the hillside. Roofs are gabled and of corrugated iron. They are very simply detailed in the Victorian Georgian style.</p>	 <p>Figure 4. 48: Nos. 1 to 7 Napier Street, North Sydney. Source: Google Streetview</p>

Comparative Example	Images
<p>Nos. 32, 34, 36A & 38 Lord Street, North Sydney (Local heritage items Nos. I0860, I0861, I0862 & I0863 and Union, Bank & Thomas Streets Conservation Area CA15)</p> <p>One of four identical houses designed in the Victorian Georgian style, each single storey of rendered brick with a corrugated-iron gable roof and curved verandah roof carried on timber posts with cast-iron lace quadrant brackets. Each house is symmetrical around a central front door.</p>	 <p>Figure 4. 49: Nos. 32 to 38 Lord Street, North Sydney. Source: Google Streetview</p>
<p>Nos. 2 to 10 Chuter Street, McMahons Point (Local heritage items Nos. I0454, I0455, I0456, I0457 and I0459 and Union, Bank & Thomas Streets Conservation Area CA15)</p> <p>A terrace of five sandstone dwellings designed in the Victorian Georgian style, single storey to the street and two storey to the rear, with symmetrical facades featuring central door with fanlight and two twelve-paned windows each. The roof is of slate with terracotta ridge capping while the verandah roofs are of corrugated iron and are supported by timber posts. There are picket fences to the street.</p>	 <p>Figure 4. 50: Nos. 2-10 Chuter Street, McMahons Point. Source: Google Streetview</p>

Conclusion

Other examples of rows of workers cottages located in the North Sydney LGA (as per the above) generally date from the early to mid-Victorian period (1840s to 1870s) and are located within those areas that formed the earliest phases of development on the north shore such as North Sydney and McMahons Point. Associated with the early industries associated with seafaring that once dominated the foreshores of Berry Bay and Lavender Bay, these modest workers cottages are a reminder of the historical past of the North Sydney LGA.

Constructed in c.1889, the row of Parraween Street workers cottages is unusual as they date from the end of the Victorian period, in an area of the LGA that was also late to be developed, the Cooperville Estate lands, which were not released until 1883. Just as the earlier examples were developed to house workers who took advantage of nearby employment opportunities, the Parraween Street workers cottages likewise housed tenants employed in the local area in trades associated with the development of the area that occurred over the following decades.

As a group of workers cottage together with the immediately adjacent late Victorian free-standing cottage as the residence of the builder of the row of cottages, the Parraween Street workers cottages are the remnant of the earliest phase of development within the Parraween Estate and present as a cohesive group of historical residences that are considered rare within the Cooperville Estate lands. The inclusion of the builder's own house as part of the group appears to be a rare feature of the Parraween Street workers cottages, as no other row of cottages listed as local heritage items within the North Sydney LGA are identified as having an adjacent house with a similar associated history.

4.4. Hayden Orpheum Picture Palace

The Hayden Orpheum Picture Palace (the Cinema) was constructed in 1935 as a cinema, with ballroom and a row of shop along the street frontage, all within one complex, to the designs of architect George Newton Kenworthy. The Cinema was one of numerous cinema buildings constructed in the Inter-war period throughout the suburbs of Sydney and regional townships of NSW and formed part of an international trend in the popularisation of ‘cinema going’ as a cultural institution.²

G. N. Kenworthy was one of a small number of prominent architects designing cinemas in this period. Kenworthy was prolific in his output and he designed several cinemas throughout the Sydney suburbs and regional NSW, both as a sole practitioner and as part of the architectural firm Kenworthy and White, with fellow architect Norman Eli White. Despite Kenworthy’s substantial output, only a relatively small number of his cinemas survive and even fewer still remain in operation as cinemas.

As previously discussed, the Hayden Orpheum Picture Palace, underwent conversion works in 1984 to form a shopping arcade which resulted in substantial physical changes and loss of original fabric. Subsequently, in the late 1980s, the building was partially reconstructed and interpreted to its original appearance and extended as a multi-screen cinema in the late 1990s/early 2000s. As a result, the majority of the interiors of the Cinema have been removed and/or adapted, although the overall form, much of the exterior facades and portions of the original foyer and lounge and internal detailing of the original auditorium survive. Regardless of the extent of change, the Hayden Orpheum Picture Palace still presents very much as a “genuine” Art Deco style cinema, that is highly prized by the local community.

Given the above, the Hayden Orpheum Picture Palace can be most usefully compared to other cinemas/theatres designed by architect G.N. Kenworthy and other surviving cinemas constructed in the 1930s in the Art Deco Style.

4.4.1. Extant Theatres designed by G. N. Kenworthy

Kenworthy was one of a number of prominent theatre architects in the 1920s and 1930s in NSW. Other architects at the time included C. Bruce Dellit, Guy Crick, Bruce Furse, and Charles Bohringe, Kaberry & Chard. Prior to the establishment of his own architectural practice in 1934, Kenworthy had been involved in the design of a number of theatres as managing partner of the architectural firm of Henry Eli White between 1923 and 1929. Together, Kenworthy and White designed numerous theatres and cinemas throughout NSW during the 1920s.

Kenworthy was considered to be well-versed in ‘modern’ cinema design³ and reportedly renowned for his Art Deco designs.⁴ In addition to the many theatre he designed, he was often also engaged to undertake remodelling of existing cinemas, modernising their interior and exteriors with elements of Art Deco. This was not an uncommon practice through the 20th century, and many cinemas were remodelled in order to respond to changing technology, fashions and audience expectations.

As a cinema originally designed by Kenworthy, the Hayden Orpheum Picture Palace can be compared to other cinemas designed or remodelled by Kenworthy. The following table includes only those cinemas that are still extant. Many cinemas either designed or remodelled by Kenworthy have since been demolished, including:

² Thorne, R., undated; *The Heritage Significance of the Cinema-going Experience in New South Wales*.


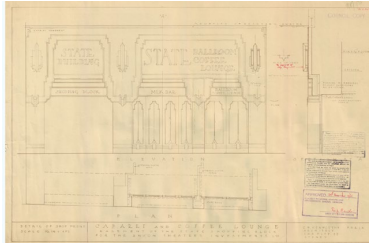
³ “Modern Theatre” *SMH*, 4 Oct 1933, p7





⁴ Ian Hanson, *Cinemarecord* “Manly at The Movies”, Issue 30, 4th Quarter, pp28-29

- The Rialto Theatre, Manly
- The Strand Theatre, Singleton
- The Savoy Theatre, Hurstville
- The Wintergarden, Rose Bay
- Paramount Theatre, Camden,
- The North Sydney Orpheum Theatre, North Sydney
- Belmont Theatre, Belmont

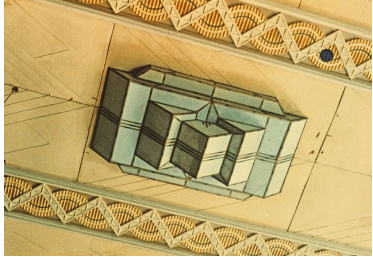

For the purposes of this comparative analysis only those theatres designed or added to by G.N. Kenworthy as part of his solo practice have been included.

Table 4. 5: Art Deco style cinemas and theatres by G.N. Kenworthy, architect

Comparative Example	Image
<p>The State Theatre, Sydney State Heritage Register (SHR No. 00446)</p> <p>The State Theatre and the tower building above it were designed by architect Henry Eli White in collaboration with the renowned American theatre designer John Eberson. In 1929. It was one of the largest cinemas in Sydney, able to accommodate almost 3000 patrons. The State Shopping Block, built above the State Theatre, was opened a year later, in 1930. This 11-storey tower building, built in the Gothic-revival style, was originally intended as a shopping arcade accessed by lifts to the west of the main entrance, but was later converted to offices.</p> <p>The State Ballroom, Coffee Lounge and Milk Bar, designed by Kenworthy were opened some years later in 1934. Collectively, the State Theatre formed a cohesive 'entertainment precinct' offering a range of commercial uses ancillary to the main theatre.</p> <p>Alterations were undertaken to the Market Street shopfronts in 1937 and involved remodelling in an Art Deco style. Later alterations to the Coffee Lounge removed much of its original detailing, however the subsequent interior fitout from the mid-1990s is a good example of Art Deco revival.</p>	 <p>Figure 4. 51: Undated (1940s?) photograph showing the facades of the coffee lounge and ballroom and the State building, designed by Kenworthy in 1934. Source: www.statetheatre.com.au</p>  <p>Figure 4. 52: Original plans for the entries to the State building and adjacent ballroom and coffee lounge prepared by G.N. Kenworthy. Source: City of Sydney Archives</p>
<p>Regent Theatre, Mudgee State Heritage Register (SHR No. 02035)</p> <p>The building is an Art Deco Modern country cinema, opened in 1935. It was designed by Kenworthy to accommodate both 'talking pictures' and stage plays and included a stage with fly tower and accommodated dressing rooms and facilities for performers.</p> <p>The front façade comprises a stepped parapet with vertical fins and a stepped awning over the entry, which retains its original entry doors. Internally, much of the original fabric and deco elements remain. The auditorium is particularly intact and features decorative elements in a simplified, geometric Art Deco style, including the stepped ceiling, engaged pilasters, proscenium arch and the cartouche motif used on the walls and</p>	 <p>Figure 4. 53: Front façade of the Regent Theatre, Mudgee. Source: www.revivethe regent.org.au</p>

Comparative Example	Image
<p>dress circle balcony.</p> <p>The ticket booth, the wall murals, the candy counter, furniture items including the lounge chair and floor ash tray and wall decorations including lighting, mirrors and decorative panels, as well as movable fabric including cinema sign lettering also remain.</p> <p>The theatre closed in 2009.</p>	 <p>Figure 4. 54: Detail of the proscenium at the Regent Theatre, Mudgee. Source: www.revivethe-regent.org.au</p>
<p>The Ritz, Port Macquarie Local heritage item (Item No. I053)</p> <p>The building is a three-storey theatre with art deco features, comprising an asymmetrical design and stepped parapet. The 850-seat Theatre was designed by Kenworthy and opened in 1936 and was still operating in 1969. At the time of its opening, it was described as “palatial” and 20 years ahead of its time in regard to its design and technology.⁵</p> <p>The building has since been sub-divided, with the former stalls converted to retail space. The dress circle has been retained and continues to operate as a cinema, re-named the Majestic Cinema. The Art Deco character of the exterior remains, albeit altered. Internally, the building has been significantly altered, however some original detailing may remain.</p>	 <p>Figure 4. 55: Undated photograph of the exterior of The Ritz, Port Macquarie. Source: cinema-treasures.org/theatres</p>  <p>Figure 4. 56: Undated photograph of the auditorium of The Ritz, Port Macquarie as originally constructed. Source: Port Macquarie Museum.</p>
<p>Savoy Theatre, Enfield (not heritage listed)</p> <p>The building was the third theatre located in the Enfield area, opening in 1927 as the Enfield Cinema and designed by prominent theatre architects Kaberry and Chard. In 1938, the theatre was substantially remodelled externally and internally in the Art Deco style by Kenworthy and subsequently renamed the Savoy. The specific nature of the alterations undertaken by Kenworthy, particularly to the exterior, is unknown.</p>	 <p>Figure 4. 57: Exterior of the Enfield Savoy from Liverpool Road. Source: Strathfield Heritage</p>

⁵ “The Palatial Ritz,” *The Port Macquarie news and Hastings River Advocate*, December 25, 1937: 4; “Opportunities,” *Construction and Real Estate Journal*, July 7, 1937: 16

Comparative Example	Image
<p>The theatre closed in 1960 and has since been in use as a retail premises. The interiors are reported as being substantially altered however the façade is largely intact, albeit in a poor condition.</p>	 <p>Figure 4. 58: Detail of a light fitting formerly located within the Enfield Savoy. Source: cinema treasures.org/theatres</p>
<p>2UW Radio Theatre, former Globe Theatre, Sydney</p> <p>In c.1940, Kenworthy altered the former cinema within the Globe Theatre building (constructed in 1913 to designs by Clarence Backhouse and functioning as a cinema until 1924) for use as a radio theatre, used for recording live radio shows. Described as ‘one of the best in Australia, and better than many in America,’ it was built in the ‘Streamline Moderne’ style, adapting the cinema’s centrepiece dome into an architectural feature of the space. Boasting seating for 400 and a fully equipped and air-conditioned lyric theatre, attended by an estimated 125,000 people per year in its heyday.</p> <p>The Globe Theatre building, including the radio theatre, is slated for demolition and redevelopment as of 2020.</p>	 <p>Figure 4. 59: 1940s photograph of the 2UW Radio Theatre by Kenworthy. Source: NSW State Library</p>

Conclusion

Based on the above comparative analysis of the cinemas designed by Kenworthy, very few survive. Only one other suburban cinema designed by Kenworthy, the Enfield Savoy, survives which, unlike the Hayden Orpheum, was an existing theatre designed by Kaberry and Chard and later remodelled by Kenworthy. It has since been largely altered, is in poor condition and is no longer used as a cinema.

Similarly, the State Theatre, a city theatre and representative of a much more elaborate tradition of palatial-style city picture theatres, Kenworthy’s work was limited to the attached shops and entry to the office building, as well as the ballroom (since removed), which were added to the already completed State Theatre, designed by Henry Eli White (although Kenworthy may have had some involvement during his time working in partnership with White).

Other suburban theatres designed or remodelled by Kenworthy were large, modern and elaborately decorated buildings internally and generally featured a similar Art Deco language of low relief decorative wall panels, linear geometric lighting, decorative ceiling moulding and a stepped, horizontal front façade. Kenworthy’s use of Art Deco detailing in cinemas typically comprised linear, stepped, and cubist forms that emphasised horizontality and verticality – sometimes termed “Zigzag Moderne”. The Hayden Orpheum encompasses many of these characteristics.

The most intact example of Kenworthy’s work is the Regent Theatre, Mudgee. The Regent, as a regional theatre is of a more modest scale and far simpler internal detailing than the Hayden Orpheum and is not representative of the trend of ‘suburban’ theatres in the 1920s and 1930s.

As such, it can be said that the Hayden Orpheum Picture Palace is a rare surviving example of the work of Kenworthy, which, while altered, retains enough original fabric to demonstrate a typical suburban cinema designed by Kenworthy. The original plans for the place help to interpret the changes that have occurred over time.

4.4.2. Picture Palaces listed on the NSW State Heritage Register dated from the 1930s

Historians Thorne, Tod, and Cork categorise the development of cinema venues in NSW into five overlapping stages:

1. Repurposed local halls and town halls;
2. Open air structures;
3. Shed-like purpose-built structures,
4. More substantial structures decorated to emulate live theatres and opera houses of Europe, generally built in cities;
5. Modernisation through conversion, rebuilding and construction of new purpose-built cinemas throughout suburbs and regional centres.⁶

The Hayden Orpheum Picture Palace was constructed in the ‘fifth stage’ of this development history, where larger, modern buildings were purpose-built to accommodate advances in audio and visual technology and the increasing popularity of the cinema. These differed from the earlier cinema buildings, which were not purpose-built or designed specifically with the experience or technological requirements of cinema as their primary concern. These ‘fifth-stage’ cinemas were purpose-built for use as a cinema, but often also provided facilities for live performances (i.e. stages, fly-towers, dressing rooms) as per the earlier cinema buildings.

Unlike the earlier building types, the Hayden Orpheum Picture Palace was designed as a holistic ‘entertainment complex’, incorporating shops, a ballroom, a cinema, and theatre into the one building. This was not an uncommon practice, and the integration of shopfronts into purpose-built cinemas is evident in other cinemas at this time.

A number of cinemas were constructed prior to the 1930s which are included on the NSW State Heritage Register (SHR). These tended to be of a grander scale, more in keeping with the live theatres and opera houses of Europe; and these have not been considered in the below comparative analysis as they are notably different from the Hayden Orpheum.





Fewer cinemas were constructed in the Inter-war period and very few cinemas constructed after 1930s are included on the State Heritage Register. The SHR encompasses both ‘suburban’ and ‘regional’ cinemas constructed at this time, which tended to be more modest in scale and detail, but no less aesthetically complete than their city counterparts.




As a purpose-built cinema constructed in 1935, it is useful to compare the Hayden Orpheum Picture Palace to other cinemas constructed during the 1930s in NSW, considering in particular their use, architectural style and integrity. Given that the brief for this report is to establish whether the place warrants listing on the NSW State Heritage Register, the comparative analysis below (see Table 4.4) takes into account only those cinemas already included on the State Heritage Register.



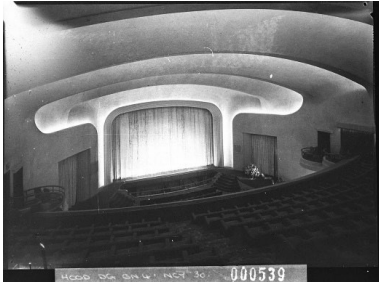
⁶ Ross Thorne, Les Tod, Kevin Cork, *Cultural Heritage of Movie Theatres in New South Wales 1896-1996*. (Australian Heritage Commission, 1997)



Table 4. 6: Comparative analysis of 1930s cinemas on the NSW State Heritage Register

Comparative Example	Image
<p>Amusu Theatre, Manildra State Heritage item (SHR No. 01308)</p> <p>The Amusu Theatre is a small purpose-built country cinema, designed by Allan Tom and constructed in 1936. Allan Tom is noted as a pioneer of the Australian film industry, operating a travelling picture show from the 1920s and establishing theatres in Manildra, Cudal, Millthorpe, Tullamore and Peak Hill.</p> <p>The building comprises a simple stepped façade with a shed-like structure behind, featuring a gable end roof and coffered mansard ceiling and raked timber floor. Much of the original fabric, including seating, flooring, lighting, decorative elements, projectors and ephemera remain.</p> <p>Although constructed in the mid-1930s, it is an example of the type of cinema more typically associated with an earlier era (i.e. shed-like purpose-built structures) and being located in a small regional town, is very simple in detailing and construction.</p> <p>The place has continuously operated as a cinema since its construction.</p>	 <p>Figure 4. 60: Early photograph of the Amusu Theatre, Manildra. Source: manildramemories.cwl.nsw.gov.au</p>  <p>Figure 4. 61: The Amusu Theatre, Manildra. Source: www.amusutheatre.com</p>
<p>Regent Theatre, Mudgee State Heritage item (SHR No. 02035)</p> <p>The building is an Art Deco Modern country cinema, opened in 1935. It was designed by George N. Kenworthy (the same architect responsible for the Cremorne Orpheum Theatre) to accommodate both 'talking pictures' and stage plays and included a stage with fly tower and accommodated dressing rooms and facilities for performers.</p> <p>The front façade comprises a stepped parapet with vertical fins and a stepped awning over the entry, which retains its original entry doors. Internally, much of the original fabric and deco elements remain. The auditorium is particularly intact and features decorative elements in a simplified, geometric Art Deco style, including the stepped ceiling, engaged pilasters, proscenium arch and the cartouche motif used on the walls and dress circle balcony.</p> <p>The ticket booth, the wall murals, the candy counter, furniture items including the lounge chair and floor ash tray and wall decorations including lighting, mirrors and decorative panels, as well as movable fabric including cinema sign lettering also remain.</p> <p>The theatre closed in 2009 and the place was listed on the NSW State Heritage Register in 2019 due to the efforts of the local community.</p>	 <p>Figure 4. 62: The Regent Theatre, Mudgee. Source: www.revivetheregent.org.au</p>  <p>Figure 4. 63: The auditorium of the Regent Theatre, Mudgee. Source: www.mudgeeguardian.com.au</p>

Comparative Example	Image
<p>Ritz Theatre, Randwick State Heritage item (SHR No. 00348)</p> <p>The Ritz Theatre is a suburban picture theatre designed by Aaron M. Bolot and constructed in 1937. It is a two-storey brick theatre with Art Deco detailing, including a linear, geometric rendered façade and stepped parapet. The verticality of the front façade is emphasised by the stepping of the pressed metal street awning of the entry doors. The inventory sheet for the Ritz notes that it is “comparable in architectural importance to the Orpheum in Cremorne.”</p> <p>Internally, much of the art deco detailing and curved internal walls remain, including plaster decoration, lighting, ventilation panels, and projection room. The main auditorium, including dress circle also remains intact. Externally, the overall form of the place remains, however some alterations to the external façade have occurred, including the construction of a balcony and awning over the existing entry way awning.</p> <p>The cinema was converted into a multiplex in the late 1990s and early 2000s and extended to incorporate neighbouring buildings to either side. Today, the building includes a total of eight cinemas and a bar. Further alterations, including the addition of new cinemas are underway as of 2022.</p>	 <p>Figure 4. 64: Present-day front façade of the Randwick Ritz. Source: concreteplayground.com</p>  <p>Figure 4. 65: Interior of the Ritz, likely soon after opening. Source: www.ritzcinemas.com.au/history</p>
<p>Roxy Community Theatre, Leeton State Heritage item (SHR No. 01747)</p> <p>The Roxy Theatre, Leeton is an Inter-war country cinema, designed by prolific theatre architects Kaberry and Chard and constructed in 1929-30. It features a free Classical design divided into three bays by rectangular pilasters, framed by architraves and with a central stepped parapet over the entry doors. At night, the front façade of the building is illuminated with coloured neon lighting.</p> <p>Internally, the cinema comprises an entry foyer, leading into a large auditorium space with an upper level dress circle and box seating. A stage and service rooms at the rear of the building provide accommodation for live performances as well as cinema. Two commercial spaces are located at the ground floor either side of the main entry vestibule, originally a milk bar and pharmacy. Much of the original fabric of the place remains, including the simple free classical decorative elements, proscenium, ticket booth, terrazzo flooring and lighting.</p> <p>When under threat in the 1970s, the local community formed the “Save the Roxy Committee” was formed and was instrumental in the push for the theatre to be purchased by Leeton Shire Council. The Theatre continues to be used as a community space and live performance venue, and occasionally screens movies and is currently undergoing works to substantially upgrade facilities.</p>	 <p>Figure 4. 66: The Roxy, Leeton in 2019. Source: LSJ Architects</p>  <p>Figure 4. 67: Interior of the main auditorium, 2019. Source: LSJ Architects</p>

Comparative Example	Image
<p>Roxy Theatre, Parramatta State Heritage item (SHR No. 00711)</p> <p>The Roxy Theatre, Parramatta is an inter-war Spanish Mission cinema, designed by Moore and Dyer and opened in 1930. It features an arcaded forecourt, foyer and auditorium with Spanish motifs and is flanked on either side by loggias containing shops.</p> <p>Internally the original large auditorium has been subdivided and altered, including removal of the original proscenium and splay walls and cutting off the dress circle from downstairs to form a separate cinema. Ceiling and walls of the upper part of the auditorium were retained while the remainder of the stalls was converted to two smaller cinemas.</p> <p>The building is presently unused and is subject to consideration for redevelopment.</p>	 <p>Figure 4. 68: Exterior of the Roxy, Parramatta. Source: Flickr, 2011</p>  <p>Figure 4. 69: Interior of the main auditorium, now subdivided. Source: Parramatta Advertiser</p>
<p>Roxy Theatre and Peters Greek Café Complex, Bingara State Heritage item (SHR No. 01990)</p> <p>The Roxy Theatre and Peters Greek Café Complex, Bingara is an Inter-war cinema with combined café, designed by Mark Woodforde and constructed in 1936.</p> <p>The street façade comprises a rendered, stepped façade with a stepped awning over the central entry. Three shops and a café are located to either side of the cinema entrance and feature large chrome framed shop fronts. Internally, the auditorium comprises a raked floor, with a stage and elaborate wall panelling featuring art deco motifs.</p> <p>The theatre was restored in 2000 and included the reinstatement of the original booths and signage. The original fixtures and fittings, including the ornate stucco plaster, paintwork and coloured lights remain. The place is presently used as a community space and live music venue.</p>	 <p>Figure 4. 70: Exterior of the Roxy Theatre, Bingara. Source: www.bingara.com.au</p>  <p>Figure 4. 71: The main auditorium. Source: www.bingara.com.au</p>

Comparative Example	Images
<p>Scone Civic Theatre, Scone State Heritage item (SHR No. 01660)</p> <p>The Scone Civic Theatre is an Inter-war Functionalist regional cinema designed by prominent theatre architects Crick and Furse and constructed in 1938.</p> <p>The cinema features an asymmetrical stepped parapet, on which the cinema's name - Civic - was promoted vertically in stylised lettering.</p> <p>The theatre was restored and remodelled in the late 1980s, having fallen into considerable disrepair. The interiors of the foyer, lounge and cinema auditorium were apparently mostly intact, featuring streamlined geometric patterns and art deco motifs throughout. The main auditorium includes a dress circle, in which some original seating remained. All original wall decorations, some lighting, and projection equipment has also been retained. The theatre again closed in 2016 and is currently undergoing alterations and restoration with the intent to reopen the building as a multifunction venue.</p>	 <p>Figure 4. 72: Exterior of the Scone Civic Theatre in 1988, following its restoration/remodelling. Source: sconecivictheatre.jimdofree.com</p>
<p>The Metro Theatre (Minerva Theatre), Potts Point State Heritage item (SHR No. 02049)</p> <p>The Metro Theatre is an Inter-war Functionalist style theatre with Streamline Moderne features, constructed in 1938-39 and designed by architect C. Bruce Dellit and later architects Crick and Furse. The theatre formed part of the “Minerva Complex”, including a café and nightclub and a mixed residential/commercial building. The theatre was initially built and used as a live performance venue only, until it was sold in 1950 to MGM, who renovated and refurbished the place as a cinema.</p> <p>The place was converted into retail shops and commercial food venues in 1980, including the removal of the raked stalls floor, original stage, and a construction of a new concrete slab at foyer level, amongst other works. Much of the interior of the place has been altered in the past, however, the main exterior form, entry foyer and gallery, auditorium space, ceiling and proscenium remain in an intact enough stage to convey the significance of the place.</p> <p>The place was in use as the main offices for film director George Miller for three decades and is presently unused. Redevelopment of the building has recently been proposed to convert the place for use as a hotel, food and drink venue and performance space. A community group, the Metro Minerva Theatre Action Group, has formed to object against the current proposal.</p>	 <p>Figure 4. 73: Exterior view of the theatre complex. Source: www.urban.com.au</p>  <p>Figure 4. 74: View of the main auditorium. Source: State Library NSW FL378480.</p>

Comparative Example	Images
<p>The Saraton Theatre, Grafton State Heritage item (SHR No. 01401)</p> <p>The building that comprises the Saraton Theatre and four shops was constructed in 1926 to designs by F.J. Board in the Edwardian style and substantially upgraded and refurbished in 1940 to designs by George Rae in the Art Deco style.</p> <p>Externally the building remains intact to its 1926 configuration, with its 1940s alterations and internally, the building remains substantially to its 1940s refurbishment. The building retains its original lobby, foyer and auditorium, although the candy bar has been altered.</p> <p>The Saraton Theatre building is highly significant because of its integrity and rarity as an example of a picture theatre built in a small country city during the heyday of the development of, and high audience attendance for cinema (i.e. the first half of the 20th century). It has been owned by the Notaras family for the 73 years of its existence. The building remains an excellent example of a better class of the late 1930s large theatre, built in a small country city or well-populated suburb of Sydney (in which city they are now almost all demolished).</p>	 <p>Figure 4. 75: The Saraton Theatre. Source: NSW Heritage</p>  <p>Figure 4. 76: Lobby of the theatre with original detailing. Source: NSW Heritage</p>

Conclusion

Only a very small number of regional or suburban surviving Art Deco style and Inter-war era cinemas are listed on the NSW State Heritage Register.

Like other regional and suburban theatres at the time, the Hayden Orpheum Picture Palace was designed as an entertainment complex, encompassing a cinema that also supported other modes of entertainment (live theatre) with retail premises. Suburban cinemas or cinemas located in regional centres typically included only modest provisions with only a one or two retail outlets (normally a milk bar) included within the frontage of the building. In comparison, city cinemas and theatres provided a greater number of facilities and were more elaborate, including ballrooms, bars or cafes, and restaurants, as well as retail outlets.

The Hayden Orpheum is unusual in that it originally had a total of six shops along its street frontage, all incorporated into the architectural design of the place, as well as a refreshment area, and a ballroom. In this respect it is comparable to the Roxy Theatre, Parramatta which also included a number of shops and The Saraton Theatre, Grafton, it was constructed as a theatre with four shopfronts. All three examples be considered to be examples of higher status, large cinemas that sought to elevate the standing of their local areas by providing a cinema/entertainment complex on par with their city counterparts. While the ballroom is no longer extant and only two of the shops at the Hayden Orpheum Picture Palace remain, unlike the Roxy at Parramatta, the use of the place as a cinema with ancillary commercial uses still survives. The Saraton Theatre also continues in its original use and has been expanded with two additional screens in adjacent buildings.

As originally constructed the Metro Theatre (Minerva Theatre), Potts Point, was also of a comparable configuration, forming part of a larger entertainment complex including nightclub, café and commercial/residential development. However, the Metro Theatre has not operated as a

cinema/entertainment venue for a long time (and was not originally constructed as a cinema) and the adjacent buildings that once formed part of the complex (Nos. 30-34 Orwell Street and No. 111 Macleay Street), are not included in the State Heritage Register listing for the theatre (although the buildings still survive).

As previously discussed, altering the internal configuration of early cinema buildings is a common practice, in order to accommodate changes in technology, upgrade facilities, to maintain an audience and to remain financially viable; and cinemas typically undergo a range of changes (substantial and minor) throughout their lives. The conversion of the original single or twin screen cinema building into a multiplex, a practice that commenced in the 1980s in Australia, has occurred at the Hayden Orpheum, the Randwick Ritz, the Roxy Theatre, Parramatta (though currently not in use), The Saraton Theatre, Grafton and more recently the Roxy Theatre, Leeton.

This need for a cinema to change and expand facilities to remain viable means that none of the still functioning suburban cinemas included on the SHR remain intact to their original configuration and authenticity in architectural detailing (particularly to the interiors) is relatively rare. Only those located in regional areas (aside from the Roxy Theatre, Leeton) can be considered to be relatively intact, or have been extensively restored and reconstructed internally, and have avoided internal subdivision to provide additional screens. It is assumed this is due to the smaller population within and around country towns in NSW.

The Hayden Orpheum Picture Palace is also one of only a small number of cinema buildings constructed in the Art Deco style to be included on the State Heritage Register. Those cinemas and theatres constructed in the Inter-war period were primarily Art Deco or Moderne in style, being the fashion of the era. The design of theatres in this period relied on the designs of their facades and overall forms incorporating colour, decorative and symbolic elements, modern forms combining horizontal and vertical features and neon lighting to highlight their presence in the streetscape. Internally, the detailing could range from being quite detailed and ornate to fairly simple, Moderne geometric designs. The Hayden Orpheum is a typical example of an Art Deco style cinema building, although on a larger scale than most other suburban cinemas, having to accommodate a ballroom and row of shop fronts.

Internally, the Hayden Orpheum has been completely remodelled to salvage what remained after its conversion into a shopping arcade and to provide additional screens, and the majority of the interiors are the product of the restoration and remodelling works undertaken in the 1980s; although original details do survive within what was the main auditorium. While enthusiastic and comprehensive in its application, as a whole the Hayden Orpheum Picture Palace could not be said to be a good example of an Art Deco cinema of high integrity, in comparison to other, more intact examples (although these are few and far between).

Regardless, the works undertaken to the place are worthy of note in and of themselves, having been done in a way that embraces the spirit of Art Deco style and seeks to emulate the cinema experience during the “Golden Age of Hollywood” era in the 1930s. The originality, attention to detail and good quality execution of the Art Deco cinema experience implemented at the Hayden Orpheum in the 1990s and 2000s has successfully produced a lavish ‘entertainment complex’ designed specifically for use as a cinema, all thanks to the attention and care given to the reconstruction, interpretation and adaptation works undertaken by Mike Walsh and John Love. As noted by Walsh himself: “It’s a showman’s paradise. It’s a big, glitzy old place.”⁷

⁷ “The Hayden Orpheum celebrates its 80th birthday and history of glitz, ghosts and spoon-throwing”, The Sydney Morning Herald, 25th November 2015

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5. Assessment of Significance

5.1. Introduction

The brief for this report requires the following assessments be undertaken:

1. Whether a heritage conservation area should be implemented covering Parraween Street and its surrounds and included in Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
2. Whether any of the individual properties located within the study area warrant inclusion as local heritage items in Schedule 5 of the *North Sydney Local Environmental Plan 2013*.
3. Whether the Hayden Orpheum Picture Palace warrants listing under the *Heritage Act 1977* on the NSW State Heritage Register.

The following is an assessment of significance of Parraween Street (as a potential heritage conservation area), the individual Parraween Street properties, and the Hayden Orpheum Picture Palace to establish the above.

5.1.1. Australia ICOMOS *Burra Charter* 2013

The Australia ICOMOS *Burra Charter* (2013) defines cultural significance as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects*. Places may have a range of values for different individuals or groups. (*Burra Charter*, Article 1.2).

5.1.2. NSW Heritage Assessment Criteria

The NSW heritage assessment criteria, as set out in *Assessing Heritage Significance* (2001) encompasses the five types of significance identified by the *Burra Charter*, expressed in a more detailed form by the following criteria:

- Criterion (a)* An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b)* An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c)* An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).
- Criterion (d)* An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.
- Criterion (e)* An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f)* An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

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

Heritage NSW recommends that all criteria be referred to when assessing the significance of an item, even though only complex items will be significant under all criteria. Heritage NSW also recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance. (Refer to Section 4 Comparative Analysis).

5.1.3. Heritage Conservation Areas

Defining a Heritage Conservation Area

The NSW Heritage publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (Heritage Office and Dept. of Urban Affairs and Planning, 1996) provides a definition of a heritage conservation area as follows:

There is widespread community recognition that a particular precinct, streetscape, suburb, landscape, town or group of buildings, can have particular heritage values which distinguish it from other places and from its surroundings. These values are rooted in the area's history, although it may also be worthy of protection because of its urban design and neighbourhood amenity qualities.

A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.¹

A heritage area is identified by analysing its heritage significance and the special characteristics which make up that significance. Heritage areas include such elements as street and subdivision layout, pattern of development, landscape elements, buildings of various styles, forms, types and functional uses, historical or symbolic sites, streetscapes and skylines, urban spaces, landmarks, and internal and external views.

The least important characteristic 'is the "look" of the place'.² It is also noted that although some individual buildings or items within an area may have little or no heritage value in themselves, this does not diminish the value of the whole of the area. 'The area's history provides the principal key to its significance and indicates how it can be protected and conserved.'³

Applying the NSW Heritage Criteria to Conservation Areas

The publication *Assessing Heritage Significance* provides guidelines for the inclusion or exclusion of an item, place, or area under each of the NSW heritage assessment criteria (see Section 4.5.1 above). These guidelines are pointers to assist in making an assessment against this criterion but should not constrict the consideration.

Likewise, the publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996) also provides a useful guide for the assessment of the cultural significance of a whole area. As with an individual building or item, the heritage significance of an area is

¹ Heritage Office & Dept. of Urban Affairs and Planning, 1996; *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas*, p. 3

² Ibid.

³ Ibid. p. 4

embodied in the actual fabric or physical remains, its relationship with its setting, and the photographs, public records and associated documents which help tell its story.⁴ The publication provides a method by which the NSW heritage assessment criteria can be applied to a whole area or precinct by providing inclusion guidelines for each criterion as follows:

Criterion (a): Historical Significance

- The ability to reveal the cultural, political or economic development of a precinct.

Criterion (b): Historical Associations

- Clear associations with the life or activities of a prominent individual, group or institution.
- An area may reflect historic events (even where there is little or no visible physical evidence of the events).
- Areas associated with important designers.

Criterion (c): Aesthetic Significance

- Ability to demonstrate important creative accomplishments that influence (or challenge) society's standards of beauty or refinement of design.

Criterion (d): Social Significance

- Areas that provide a focus of identity for groups or for the community as whole.

Criterion (e): Technical/Research Significance

- Potential to provide information vital for research, or for interpretation and education.

Criterion (f): Rarity

- A rare surviving example of something once widespread but now scarce.
- Unique or rare in construction, function and design.

Criterion (g): Representativeness

- Established via a comparative analysis with other similar areas to determine whether it is a good example of its type, optimal development of its type or a significant variation of a type.

The integrity of an area is also to be considered. The degree to which an area retains the particular values and character that were an integral part of its original design or historical development must also be considered. The integrity of an area may be evident in the retention of original materials or setting, or the maintenance of its associations.

⁴ Ibid. p. 7

5.2. Existing Heritage Status

5.2.1. Parraween Street, Cremorne

Parraween Street is not located within a heritage conservation area and none of the properties along Parraween Street subject to this study are listed as local heritage items under the *North Sydney Local Environmental Plan* (LEP) 2013.

The northern side of Parraween Street is identified as being located within the *Waters Neighbourhood* of the North Cremorne Planning Area, as identified in Section 5 of the *North Sydney Development Control Plan* 2013. Parraween Street is not identified as a streetscape of note within the Neighbourhood. The Desired Future Character for the Waters Neighbourhood is as follows:

- P1. *Predominantly medium to high density residential accommodation, generally comprising attached dwellings, multi-dwelling housing and residential flat buildings, according to zone.*
- P2. *The density of development generally reduces the further away a property is located from Military Road.*

5.2.2. Hayden Orpheum Picture Palace and Military Road, Cremorne

The Hayden Orpheum Picture Palace is listed in Schedule 5 of the *North Sydney LEP* 2013 as a local heritage item (Cremorne Orpheum Cinema, Item No I0066). The NSW State heritage inventory listing includes the following statement of significance for the place:

The Cremorne Orpheum, like the Roxy at Parramatta, was built to rival the city cinemas, and accordingly is a large and impressively detailed building. Designed by eminent theatre architect, George Newton Kenworthy, its intricate [sic] and lavish ornamentation exemplifies the successful use of Art deco stylism in popular architecture and with original fittings and decoration intact, it survives as one of the best surviving examples of Art Deco cinema design in Sydney.

For a copy of the inventory sheet for the above listing, refer to Appendix B.

5.3. Local and State Historical Themes

Guidelines from Heritage NSW emphasise the role of history in the heritage assessment process and a list of state historical themes has been developed by the NSW Heritage Council. These themes assist in determining comparative significance and prevent one value taking precedence over others. In this case, the place is associated with the following NSW State Historical Themes:

State Historical Theme	National Historical Theme	Historical Associations
Parraween Street and Military Road, Cremorne		
Towns, suburbs and villages	4 Building settlements, towns and cities	<ul style="list-style-type: none"> Forms part of the 700 acre grant to A. Thrupp of 1816. Forms part of the Cooperville estate lands, purchased by Daniel Cooper in 1827. Forms part of the subdivision of the Cooperville
Land tenure		
Accommodation		

State Historical Theme	National Historical Theme	Historical Associations
		<p>estate lands, as part of the Parraween Estate commencing in 1883, as evidenced in the subdivision pattern in the locality.</p> <ul style="list-style-type: none"> Contains evidence of the historical development of the locality dating from the late 1880s through to date, including the single storey modest cottages developed by building contractors for the working class, typically in the Federation/Arts & Crafts style (albeit altered).
Labour	5 Working	<ul style="list-style-type: none"> Early owners and leaseholders of the Parraween Street properties appeared to work in the construction industry and were probably involved in the development of Cremorne and surrounding areas that occurred in the late 19th and early 20th centuries. Military Road contains remnants of its initial development as a commercial/retail precinct known as Cremorne Village.
Hayden Orpheum Picture Palace		
Technology	3 Developing local, regional and national economies	<ul style="list-style-type: none"> Some early technology related to the use of the place as a cinema, including projectors, reels, etc. which remain and continue to be used at the Cremorne.
Creative endeavour Leisure Social institutions	8 Developing Australia's cultural life	<ul style="list-style-type: none"> The space of the original dress circle and interior decorative elements that remain demonstrate the work of George Kenworthy, who designed many cinemas through NSW as well as the use of art deco in new 'types' of buildings in the 1930s. The restoration, reconstruction and new works undertaken in the 1980s and in the next two decades as an example of post-modern art deco revival. The historic use of the place as a cinema and live performance venue. Representative of the popularisation of cinema-going as a leisure activity in the 1930s. The historic use of the place as a cinema and live performance space. Representative broadly of the 'cinema' as a cultural and social institution and locally as a community venue.

5.4. Assessment of Significance of Parraween Street

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001) and *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996).

Criterion (a) Historical Significance

Parraween Street, Cremorne (initially known as Phillip Street) is of minor historical significance on a local level as forming part of the 700 acres granted to A. Thrupp in 1816 and purchased by Daniel Cooper in 1827. Formed in c.1883 as part of the Parraween Estate subdivision of the Cooperville Estate lands and subsequently developed as a residential street from the late 1880s through to the first decades of the 20th century, the current configuration of Parraween Street, along with many other streets throughout the suburbs of Cremorne and Cammeray, is representative of the historical progression of development of Cremorne and surrounding suburbs.

Does not meet the criterion.

<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
<i>Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas</i> (1996)	
Guidelines for Inclusion	
The ability to reveal the cultural, political or economic development of a precinct.	No

Criterion (b) Historical Associational Significance

Parraween Street, as part of the Cooperville estate, is associated with Gerard Phillips, administrator of the Cooper Estate lands, manager and agent for the Waterloo Company and solicitor for John Cooper, together with others involved in the subdivision and sale of the land throughout the late 19th and early 20th centuries including the Warringah Property Company, William Henry Paling and Andrew Hardie McCulloch the Younger, property developers Tom Raine Raine, auctioneer and Claude Gerard Phillips, estate manager. These associations with the initial subdivision and sale of the land are found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and Mosman.

A number of the Parraween Street cottages (Nos. 82 to 88 and No. 108 Parraween Street) have historical associations with Helier and Percy Harbutt who owned and developed the allotments along the northern side of the street as speculative development (although a number of their original cottages have been demolished in the street). The Harbutt Brothers undertook similar development throughout the north shore in the early 20th century. Helier and Percy, together with their brother Lawrence, real estate agent, took advantage of the subdivision and sale of the Cooperville Estate lands to establish their property development business and Helier was one of the founding directors the Northern Suburbs Brick Co. Ltd, Artarmon.

The majority of the surviving cottages located along Parraween Street (Nos. 58 to 80 Parraween Street) are associated with local building contractor Charles Blackman and wife Mary, who similarly took advantage of the availability of large areas of developable land throughout the area to construct modest cottages for the working classes. No architect of note has been identified as being responsible for the initial design and construction of the Parraween Street cottages.

Other later property owners of note also include Miss Mary Beddie, foundation member of the Australian Labour Party and the ALPs Women's Central Organising Committee, and Sophia Aspinall Vicars, wife of Sir John Vicars, of Messers. Johnson & Vicars, woolbrokers, wool-scourers and fellmongers. However they did not reside on Parraween Street and were not involved in the development of the locality.

Does not meet the criterion.

Assessing Heritage Significance (2001)	
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
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Clear associations with the life or activities of a prominent individual, group or institution.	No
An area may reflect historic events (even where there is little or no visible physical evidence of the events).	No
Areas associated with important designers.	No

Criterion (c) Aesthetic Significance

The majority of the cottages located on the northern side of Parraween Street (Nos. 58 to 88 and No. 108 Parraween Street) remain substantially intact to their original forms and the streetscape retains a consistency in scale, form and detailing and is readily discernible as a street of modest, single storey, predominantly Federation cottages. Surviving original details such as traditional timber framed doors and windows, shingled gabled fronts, exposed rafter eaves and timber posts to verandahs with decorative brackets enhance the historic character of the streetscape. However, many of the cottages can only be considered to be somewhat intact having lost some or all of their original detailing and the later intrusion of carparking within the front yards of the majority of the individual properties has resulted in the loss of front gardens and fences, obscuring of views of the street frontages of the historic cottages and degradation of the historic character of the street. Numerous other streets can be found throughout the local area and the North Sydney Council LGA of higher integrity, that retain substantially intact rows of cottages with original detailing that preserves their historic streetscape characters.

The configuration of those cottages constructed by Charles Blackman (Nos. 58 to 80 Parraween Street), consisting of semi-detached pairs of cottages presenting as a single residence with the second entry to the side are of note for their uncommon configuration, although the loss of architectural detailing and front gardens and fences has somewhat diminished their aesthetic values across the whole of the group.

Does not the criterion.

Assessing Heritage Significance (2001)	
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	Yes
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	Nil
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Ability to demonstrate important creative accomplishments that influence (or challenge) society's standards of beauty or refinement of design.	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, Parraween Street may be valued by local residents, although no more so than any other street with a similar history located in the area.

Potentially meets the criterion.

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	No
Guidelines for Exclusion	
Is only important to a community for amenity reasons	Yes
Is retained only in preference to a proposed alternative	No
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Areas that provide a focus of identity for groups or for the community as whole.	No

Criterion (e) Research Potential

Parraween Street, due to its history of development has the potential to offer further information with respect to the role of building contractors Helier Harbutt and Charles Blackman, although information gained from further research into the Parraween Street properties would also be available throughout the suburbs of Cremorne, Cammeray, Neutral Bay and parts of Mosman, given their similar histories of development.

Does not meet the criterion.

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	Yes
Has little archaeological or research potential	Yes
Only contains information that is readily available from other resources or archaeological sites	Yes
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Potential to provide information vital for research, or for interpretation and education.	No

Criterion (f) Rarity

The history of development of Parraween Street is not considered rare within the North Sydney Council LGA, as the street was developed together with much of the surrounding areas of Cremorne, Cammeray and Mosman as a result of the subdivision and sale of the Cooperville estate lands.

Does not meet the criterion.

Assessing Heritage Significance (2001)	
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	Yes
Is numerous but under threat	No
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
A rare surviving example of something once widespread but now scarce.	No
Unique or rare in construction, function and design.	No

Criterion (g) Representativeness

The northern side of Parraween Street is a representative example of a suburban residential street developed in the late 19th and early 20th centuries, as a result of the eventual subdivision of Daniel Cooper's North Shore lands, to provide accommodation for the working classes and containing, in the main, modest cottages in the Federation/Arts & Crafts style (albeit with later alterations). Similar residential precincts of higher integrity can be found throughout the North Sydney Council LGA.

Does not meet the criterion.

Assessing Heritage Significance (2001)	
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	No

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	Yes
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
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Established via a comparative analysis with other similar areas to determine whether it is a good example of its type, optimal development of its type or a significant variation of a type.	No

Summary Statement of Significance

The northern side of Parraween Street (between Paling Street and Langley Avenue) is of minor significance on a local level for its historical, associational, aesthetic and representational values. Although forming part of the late 19th to early 20th century historical development of the suburb of Cremorne as part of the Parraween Estate subdivision within the Cooperville Estate lands, the street has a similar history of development to that found throughout Cremorne, Cammeray, Neutral Bay and parts of Mosman. The resultant residential development surviving along Parraween Street is representative of this historical phase, however, other streets of a similar era of development with higher integrity, greater intactness and aesthetic interest are found throughout the North Sydney Council LGA.

Associated with local building contractors Helier Harbutt and Charles Blackman, and bricklayer John Connor, the residences along Parraween Street are modest, single storey cottages constructed for the working classes. The loss of detailing of many of the original cottages coupled with the later insertion of carparking within front yards of the majority of the residences, has substantially diminished the historical character of the street and the loss of original cottages at the eastern end of the street, further reduces the ability to appreciate the historic development of the locality.

5.4.1. Conclusion

Based on the comparative analysis undertaken (see Section 4) and the above assessment of significance, the northern side of Parraween Street (between Paling Street and Langley Avenue) **does not meet the criteria for listing as a heritage conservation area** under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

Although the street retains evidence of its initial phase of development from the late 19th century and early 20th century in the street alignment, surrounding subdivision pattern and the surviving residences located along this portion of the street, the same history and surviving physical evidence dating from the same period is found throughout the residential areas of Cremorne and Cammeray and is not considered to be rare or outstanding.

The associations with persons and companies involved in the initial subdivision, sale and development of the Parraween Estate, including the northern side of Parraween Street, are commonplace within the context of the development of Cremorne, Cammeray, Neutral Bay and parts of Mosman as part of the initial release of the Cooperville Estate lands and those individuals and companies associated with the subdivision and sale of the Parraween Estate are not well known today.

Initially developed by property speculators and building contractors as rental properties for the working classes, the modest, single storey cottages are good examples of their type, although many are of moderate to little integrity, having lost original architectural details. The intrusion of carparking

with the front yards in particular has made a negative impact on the historical character of streetscape. Numerous other streets throughout the North Sydney Council LGA retain a greater level of integrity and architectural interest.

5.5. Assessment of Significance of the Parraween Street Properties

5.5.1. Generally

An assessment of each of the individual properties located on the northern side of Parraween Street between Paling Street and Langley Avenue has been undertaken as per the below table (see Table 5.1) and discussions under each of the criteria for assessing significance as per the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

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

Table 5. 1: Assessment of Significance for Parraween Street properties. Shaded properties indicate pairs or groups of semi-attached cottages.

ADDRESS	DATE	STYLE	INTEGRITY	ASSESSMENT CRITERIA						
				A	B	C	D	E	F	G
9 Paling St	Late 20th	C	H	X	X	X	X	X	X	X
50 Parraween St	Late 19th	V GR	M/H	√	X	√	X	√	√	√
52 Parraween St	Late 19th	V GR	M/H	√	X	√	X	√	√	√
54 Parraween St	Late 19th	V GR	H	√	X	√	X	√	√	√
56 Parraween St	Late 19th	V GR	M/H	√	X	√	X	√	√	√
58 Parraween St	Early 20th	Fed	L/M	√	X	X	X	X	X	√
60 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
62 Parraween St	Early 20th	Fed	M	√	X	X	X	X	X	√
64 Parraween St	Early 20th	Fed	M	√	X	X	X	X	X	√
66 Parraween St	Early 20th	Fed	M	√	X	X	X	X	X	√
68 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√

ADDRESS	DATE	STYLE	INTEGRITY	ASSESSMENT CRITERIA						
				A	B	C	D	E	F	G
70 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
72 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
74 Parraween St	Early 20th	Fed	L/M	√	X	X	X	X	X	√
76 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
78 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
80 Parraween St	Early 20th	Fed	H	√	X	√	X	X	X	√
82 Parraween St	Early 20th	Fed	H	√	√	X	X	√	X	√
84 Parraween St	Early 20th	Fed	H	√	√	X	X	√	X	√
86 Parraween St	Early 20th	Fed	M	√	√	X	X	√	X	√
88 Parraween St	Early 20th	Fed	H	√	√	X	X	√	X	√
81A-B Gerard St	Late 20th	N/A	N/A	X	X	X	X	X	X	X
92-94 Parraween St	Late 20th	C	M	X	X	X	X	X	X	X
96-106 Parraween St	Late 20th	N/A	N/A	X	X	X	X	X	X	X
108 Parraween St	Early 20th	Fed	L/M	√	√	X	X	√	X	√

5.5.2. Assessment Criteria Discussion

Based on the above outline assessment of significance, the following discussion under each of the assessment criteria is provided for further clarification.

Criterion a: Historical Significance

Individually, the properties of Parraween Street are each of some historical significance on a local level for forming part of the development of the Parraween Estate (part of the Cooperville Estate lands) and the original/early subdivision pattern laid out in c.1883 remains discernible in the configuration of the existing allotments. However, this history is not unusual or distinct, as the same pattern of development is found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman, which originally formed the Thrupp land grant and the Cooperville Estate lands.

Although subdivided in the early 1880s, the street was not fully developed until the early 20th century when the majority of the allotments were purchased (leasehold). The streetscape, as originally developed, consisted mainly of single storey Federation bungalows, either free-standing or pairs of semi-attached dwellings. Again, this pattern of development is found throughout the former Cooperville Estate lands, resulting in the majority of residential development throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman being of similar built forms as is found along Parraween Street.

Nos. 50 and 52 to 56 Parraween Street are notable exceptions as being the first group of buildings to be constructed along this portion of Parraween Street (c.1888-1889) shortly after the initial subdivision of Parraween Estate (Section 2 of DP 4785), making these four properties of historical significance as evidence of the earliest phase of development within the Parraween Estate. The earlier date of these properties (compared to the remainder of the street, all developed in the 20th century) is evident in their

architectural style and detailing (Victorian Georgian Revival), and the cottages survive relatively intact to their original configurations.

Nos. 9 Paling Street, 81A-B Gerard Street (formerly No. 90 Parraween Street), Nos. 92-94 Parraween Street and 96-106 Parraween Street, are all late 20th century insertions into the Parraween Street streetscape resulting in the demolition of original late 19th and early 20th century cottages and are not considered to be of historical significance.

Criterion b: Historical Associational Significance

Nos. 82 to 88 Parraween Street and No. 108 Parraween may have some significance on a local level for their associations with Helier Harbutt, building contractor, who was the early leaseholder of the individual allotments and developed the land in the early 20th century. Although not well-known today, Helier and his brother Percy, are known to be associated with the initial phase of residential development throughout the Parraween Estate and the Cooperville Estate lands, and examples of their work are known to be located in Cremorne, Neutral Bay and Mosman. However, further research and comparative analysis is required to determine the extent of this significance.

The remainder of the historic properties along Parraween Street (Nos. 50 to 78 Parraween Street) are associated with John Connor, bricklayer, and building contractor Charles Blackman, neither of whom are considered to be of historical importance, are not well known today and these associations are not considered to be significant.

Similarly, none of the later buildings (Nos. 9 Paling Street, 81A-B Gerard Street and 92-94 Parraween Street) are associated with an architect or owner of note and are not considered to be significant under this criterion.

More broadly, all of the Parraween Street 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, which all have a similar history of development.

Criterion c: Aesthetic/Technical Significance

The Parraween Street cottages have some aesthetic significance on a local level as representative examples of late 19th century and early 20th century cottages, typical of the type of residential development that characterises much of the former Cooperville Estate lands. Consisting of, in the main, pairs of semi-attached single storey Federation bungalows (Nos. 58 to 80 Parraween Street), with a small number of surviving free-standing cottages (Nos. 50, 82 to 88 and 108 Parraween Street) and a single row of three semi-attached workers cottages (Nos. 52 to 56 Parraween Street), none are associated with an important architect, do not have landmark qualities and many have lost their design integrity.

Due to the loss of original detail and features, and later additions including the introduction of carparking into the front setbacks, much of the visual appeal of the individual bungalows has been degraded. This loss of integrity has also downgraded the aesthetic significance of the cohesive group of pairs of Federation Bungalows (Nos. 58 to 78 Parraween Street), even where one of the pair retains a higher level of integrity. Exceptions can be found at Nos. 70 and 72 Parraween Street and Nos. 78

and 80 Parraween Street, where the whole of the pair is considered to be of high integrity, making these pairs of bungalows of aesthetic significance.

No. 50 and Nos. 52 to 56 Parraween Street are also considered to be of aesthetic significance, being late 19th century Victorian Georgian Revival, which although modest, are of moderate to high integrity and retain original detailing that distinguishes this group of cottages from the rest of the streetscape (all developed in the 20th century). The form, scale and style of this group of cottages make a strong historical contribution to the character of the area.

Although of moderate to high integrity, the early 20th century free-standing cottages (Nos. 82 to 88 Parraween Street and No. 108 Parraween Street) are considered to be modest examples of Federation bungalows with numerous other finer examples of the type and with high quality detailing found throughout the North Sydney Council local government area and are considered to be of little to moderate aesthetic significance.

Criterion (d) Social Significance

As part of the historic development of the former Thrupp land grant, the Cooperville Estate lands and the Parraween Estate, the surviving original cottages along Parraween Street may be valued by local residents for their historical character, although no more so than any other street of late 19th to early 20th century character.

Criterion (e) Research Potential

The surviving original cottages along 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. This research potential exists across the whole of the former Cooperville Estate lands.

As Parraween Street retains five examples of the work of building contractor Helier Harbutt (Nos. 82 to 88 and No. 108 Parraween Street), these free-standing cottages have some research potential to provide further information relating to the work of Helier (and his brother Percy) and their involvement in the residential development of the former Cooperville Estate lands.

Criterion (f) Rarity

The surviving original cottages along Parraween Street dating from the early 20th century are not considered to be rare in relation to their historical associations and architectural styles, as numerous other properties located throughout the former Cooperville Estate lands of Cremorne, Neutral Bay, Cammeray and parts of Mosman have the same or similar histories and Federation era architectural detailing.

Nos. 58 to 76 Parraween Street are of relative rarity due to their unusual configuration and form, being pairs of semi-attached single storey Federation bungalows that present as a single dwelling. Although modest in style and detailing, the arrangement of providing one frontage to the street and one to the side elevation in order to maximise the development potential of the allotment, has resulted in a form of semi-attached housing that is not typical in the local area.

Nos. 50 and 52 to 56 Parraween Street are considered to be rare on a local level, as a group of buildings, all constructed by the one person, John Connor, bricklayer, as his own residence with

adjacent row of tenanted workers cottages. 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 directly associated with their construction and linked by way of history, form, style and architectural detailing.

The late 20th century development inserted into the Parraween Street streetscape is not considered to be rare, with contemporary residential flat buildings and public facilities of similar forms and styles found throughout the North Sydney LGA.

Criterion (g) Representativeness

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 remainder of the surviving original cottages along Parraween Street (Nos. 58 to 88 and 108 Parraween Street) are representative examples of Federation bungalows, developed in the first decades of the 20th century and displaying Arts & Crafts style influences, a building type that is commonly found throughout the North Sydney Council LGA.

5.5.3. Conclusion

Based on the comparative analysis undertaken (see Section 4) and the above assessment of significance, **the majority of the buildings do not warrant listing as local heritage items** under Schedule 5 of the *North Sydney Local Environmental Plan 2013*. There are a few exceptions that require further assessment based on their potential historical and aesthetic significance and rarity; these are:

- No. 50 Parraween Street;
- Nos. 52 to 56 Parraween Street;
- Nos. 72 & 74 Parraween Street; and
- Nos. 78 & 80 Parraween Street.

Refer below for an assessment of significance of the above nominated properties.

5.5.4. No. 50 and Nos. 52 to 56 Parraween Street

No. 50 and Nos. 52 to 56 Parraween Street have been selected for further assessment for the following reasons:

- The relative intactness and integrity of the free-standing cottage (No. 50) and the adjacent row of three semi-attached workers cottages (Nos. 52 to 56 Parraween Street).
- As the first buildings to be constructed on the eastern portion of Parraween Street (c.1888-89) and subsequently the oldest surviving buildings on Parraween Street east of Paling Street.
- As a group of four buildings, all erected by one person (John Connor, bricklayer) consisting of the builder's own residence with adjacent rental properties for the working classes.
- As evidence 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 following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

Criterion (a) Historical Significance

Nos. 50 and 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 that occurred in c.1883.

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. 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.

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. 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 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.

The 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. Although both Nos. 52 and No. 56 have undergone some change, it is generally sympathetic and does not prevent the ability to appreciate the row as a consistent group of workers cottages.

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 earlier rows of workers cottages located throughout the North Sydney LGA.

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, Nos. 50 and 52 to 56 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. 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.

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

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 associated free-standing house directly associated with their construction and linked by way of history, form, style and architectural detailing.

Meets 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	Yes
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	No

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.

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

The buildings 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 buildings are substantially intact late Victorian modest cottages, developed for the working classes, displaying Georgian Revival and Italianate detailing, and their significance is strengthened by their linked histories and shared architectural details.

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 buildings are the oldest surviving buildings along Parraween Street, east of Paling Street, and potentially within the former Parraween Estate lands.

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.

5.5.5. Nos. 70 & 72 Parraween Street

Nos. 70 & 72 Parraween Street have been selected for further assessment for the following reasons:

- The unusual configuration of the pair of semi-attached Federation bungalows.
- As representative examples of the speculative development undertaken by Charles and Mary Blackman that dominates this portion of Parraween Street (between Paling Street and Langley Avenue).
- As representative examples of modest Federation housing for local workers of relatively high intactness and integrity.

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

Criterion (a) Historical Significance

Nos. 70 & 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 Cooperville Estate lands). Constructed in c.1909 by 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. 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 bungalows that characterise Parraween Street. However, 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.

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. 70 & 72 Parraween Street are of aesthetic significance on a local level as a pair of substantially intact, modest, semi-attached, single storey Federation bungalows 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 tessellated tiled verandah with squared timber posts and decorative timber brackets. The pair of cottages form part of a larger group of similar pairs of semi-attached Federation bungalows, the majority of which are of the same form and configuration although of lesser integrity as pairs.

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.

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, Nos. 70 & 72 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

Nos. 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. There is also minor 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. 70 and 72 Parraween Street are considered rare on a local level due to their form and configuration. Although modestly detailed in a typical Federation style, the pair of semi-attached cottages present as a single free-standing dwelling, with the front entry to No. 70 fronting the street

and the entry to No. 72 located on a side elevation, an uncommon approach to this building type, and making these bungalows of greater interest.

Meets 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	Yes
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	No
Is numerous but under threat	No

Criterion (g) Representativeness

As a pair of semi-attached, single storey Federation bungalows, Nos. 70 and 72 Parraween Street are 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.

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

Nos. 70 & 72 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration. 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 20th 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.

Forming part of a larger group of similar types of pairs of bungalows 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 and integrity and historical character.

5.5.6. Nos. 78 & 80 Parraween Street

Nos. 78 & 80 Parraween Street have been selected for further assessment for the following reasons:

- As representative examples of the speculative development undertaken by Charles and Mary Blackman that dominates this portion of Parraween Street (between Paling Street and Langley Avenue).
- As a good representative example of a pair of modest Federation semi-attached bungalows, constructed for local workers, that are of relatively high intactness and integrity.

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

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. However, 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.

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. Constructed between 1908 to 1910 in the Arts & Crafts style, the pair of 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.

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 19th 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

Nos. 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. There is also minor 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.

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	Yes
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	No
Is numerous but under threat	No

Criterion (g) Representativeness

As a pair of semi-attached, single storey Federation bungalows, Nos. 78 & 80 Parraween Street are 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.

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

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.

The pair of semi-attached bungalows, constructed between 1908 and 1910, are representative of modest housing, erected in the early 20th century to accommodate local workers. The bungalows are of aesthetic significance being good examples of a pair of semi-attached bungalows designed in the Arts & Crafts style. The dwellings 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.

Forming part of a large group of pairs of bungalows along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, 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 and historical character.

5.5.7. Conclusion

Based on the comparative analysis undertaken (see Section 4) and the above assessments of significance, **Nos. 50 to 56 Parraween Street, Nos. 70 & 72 Parraween Street and Nos. 78 & 80 Parraween Street warrant listing as local heritage items** under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

5.6. Assessment of Significance of the Hayden Orpheum Picture Palace

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001). As the Hayden Orpheum Picture Palace is already identified as a local heritage item under Schedule 5 of the *North Sydney LEP 2013*, the following assessment seeks to establish whether the place warrants inclusion on the NSW State Heritage Register under the *Heritage Act 1977*.

Criterion (a) Historical Significance

The Hayden Orpheum Picture Palace is of historical significance on a State level as one of a relatively small number of surviving Art Deco style cinemas that continue to operate today as originally intended. Although once one of a large number of cinemas constructed in the Inter-war years throughout the Sydney suburbs and regional NSW, as the popularity of cinema-going boomed in Australia, today very few continue to function as cinemas. The form, scale and surviving original detailing of the building provides evidence of the popularity of film going and influence of American movie culture and cinema architecture in Australia in the interwar years.

The place is also of historical significance for containing the Wurlitzer Robert Hope-Jones Orchestral Organ, built in 1925 and originally installed at the Wilson Theatre, Fresno, California, and relocated to the Hayden Orpheum as part of the refurbishment works in 1980s

Located on Military Road, within the principal commercial precinct of Cremorne Junction, the Hayden Orpheum is of historical significance on a local level as forming part of the historical development of the locality and demonstrates in its use and built fabric the early to mid 20th century phase of development of the Cremorne area into an established commercial centre by the early 20th century.

The place is also of minor historical significance on a local level as forming part of the Cooperville Estate lands and the Parraween Estate, subdivided and sold (leasehold) in the 1880s, leading to the development of Military Road as a principal commercial street through the North Sydney Council LGA.

Meets the criterion on a local and State level.

Guidelines for Inclusion	
Show evidence of a significant human activity	Yes
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	Yes
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	No
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

The Hayden Orpheum Picture Palace is of significance on a State level for its associations with noted theatre architect George Newton Kenworthy (1885-1954), who designed the theatre in his characteristic linear Art Deco style with heavily detailed and ornate interiors. Kenworthy is one of a small number of architects noted as skilled designers of Art Deco style cinemas and theatres and he was responsible for the design and remodelling of numerous theatres throughout NSW, few of which survive today.

The place is also of significance on a State level for its ongoing associations with Michael (Mike) Hayden Walsh (b.1938), who purchased the theatre in 1984, renamed the place the Hayden Orpheum Picture Palace, and undertook extensive restoration and reconstruction works, together with theatre designer John Love, with the intent to reinstate the use of the place as a cinema (at that time a shopping arcade). Mike Walsh is a well-regarded Australian entertainment personality, noted for his long career in television and theatre production, winner of numerous Logie awards, including a Gold Logie, and recipient of an O.B.E. for his services to the performing arts, the “Media Peace Prize” from the United Nations, a Member of the Order of Australia for significant services to the entertainment industry, and to the performing arts through support for young actors, theatre restoration and production and has been inducted into the *T.V. Week* Logies Hall of Fame. The extensive restoration, refurbishment and upgrading works to the place, all undertaken with a cohesive Art Deco theme, are the result of Mike Walsh’s own interest and passion for the entertainment arts in Australia.

The Hayden Orpheum is also of significance for its associations with Neil Jensen, the longest serving theatre organist in Australasian cinema theatre history.

The Cinema is also of significance on a local level for its associations with the Virgona family, who constructed the cinema in 1935, in addition to the North Sydney Orpheum and its earlier prototype. The Virgona family operated the Cremorne Orpheum Theatre continuously until it was sold in 1984 and were known figures in the cinema community at the time.

Meets the criterion on a local and State 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

The Hayden Orpheum Picture Palace is of aesthetic significance on a State level as a purpose-built suburban cinema complex designed by noted theatre architect George N. Kenworthy that, while altered, retains enough of its external presentation, form and original internal detailing (including ornate light-fittings, terrazzo flooring, the “Nordic nude” statues, joinery, ceiling and wall treatments, dress-circle foyer configuration) to indicate the original design intent of the cinema and it is a very fine example of a suburban Art Deco style cinema.

Through its size and ornate detailing (albeit altered), the Hayden Orpheum demonstrates the aspirations and ideals of the original owners and architect to produce a higher status, large and lavish cinema that sought to elevate the standing of the local area by providing a cinema/entertainment complex on par with its city counterparts. The extensive, high-quality, remodelled and reconstructed

works undertaken by Mike Walsh and John Love are a sympathetic and convincing continuation of this ideal and contribute to the overall aesthetic experience of the place.

The enthusiastic and cohesive application of the Art Deco style in the remodelled theatre is of aesthetic significance as a tribute to the passion of Walsh and Love for the place and their uninhibited approach to the reinvigoration of the cinema via the interior design and demonstrates a broader revival of the Art Deco style in popular art in the 1980s.

The Hayden Orpheum Picture Palace is of aesthetic significance as a landmark within the local area. Its location along Military Road, at the convergence of a number of principal streets means that it is visible for some distance away and the distinctive stepping form of the parapet with projecting vertical neon name sign, with open sky behind, remains clearly legible in the streetscape and is an identifying feature of the suburb of Cremorne.

Meets the criterion on a local and State level.

Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	Yes
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	Yes
Exemplifies a particular taste, style or technology	Yes
Guidelines for Exclusion	
Is not a major work by an important designer or artist	No
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

The Hayden Orpheum Picture Palace is of social significance on a local level for its long-term role as an entertainment hub for the local residents of Cremorne and surrounding suburbs since the 1930s and the place continues to play an important role socially, both as a venue and for its aesthetic attributes within the streetscape of Military Road.

The contemporary community esteem for the Hayden Orpheum Picture Palace is evidenced by the widespread community interest in the history of the place and its ongoing use as a cinema, and the place has been the subject of a number of petitions relating to its retention and restoration in the late 20th century and more recently has been included in National Trust of Australia (NSW) Heritage Festival events drawing significant crowds. The continued use of the place as a cinema in addition to its use for live theatre, talks, presentations, school events, as well as a community venue provides evidence of the high esteem in which the place is held by the local community. The place is also valued by cinema enthusiasts across NSW and Australia as a surviving historic cinema with lavish Art Deco detailing.

Meets the criterion on a local level.

Guidelines for Inclusion	
Is important for its associations with an identifiable group	Yes
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

The Hayden Orpheum Picture Palace has the potential to yield further information about the history of cinema going and technological developments for cinemas during the 20th century, demonstrated in its built fabric, configuration and cinema equipment still held on site, although no longer in use.

As one of only a few surviving examples of the work of noted architect G.N. Kenworthy, the place has the potential to contribute to a better understanding of Kenworthy's body of work as a prominent theatre architect in NSW in the mid-20th century and of the application of the Art Deco style to Australian cinemas of the 1930s.

Meets the criterion on a local and State 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	Yes
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

The Hayden Orpheum Picture Palace is rare on State level as a surviving purpose-built suburban cinema of the 1930s that remains in use as a cinema. While altered, the overall form and majority of the dress circle remains intact, and the place has a higher level of integrity in comparison to the few suburban Art Deco style cinemas that remain in NSW (most of which are no longer in use as cinemas). The place is also potentially rare as being one of reportedly very few remaining cinemas in NSW with the capability of screening 70mm film.

The Hayden Orpheum Picture Palace is also rare on a State level as being an example of a suburban cinema, that was originally constructed to rival the city cinemas, providing an entertainment complex complete with six shopfronts and ballroom (no longer surviving), that sought to elevate the standing of the cinema and the local community by way of its scale, facilities and lavish decoration. Aside from the Roxy Theatre, Parramatta, no other suburban cinema appears to have been constructed on such a scale and level of high-quality architectural detailing (internally).

The place is also rare on a State level as one of a very small number of surviving cinemas designed entirely designed by George Newton Kenworthy. Although much of the original Kenworth fabric has been removed or altered, enough remains to indicate Kenworthy's involvement and appreciate his overall design approach to the detailing of the cinema. The surviving original plans for the place help to interpret the changes that have occurred over time.

Meets the criterion on a local and State 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	Yes
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	No
Is numerous but under threat	No

Criterion (g) Representativeness

The Hayden Orpheum Picture Palace is a good representative example of an Art Deco style 1930s suburban cinema, once a common feature throughout the suburbs and regional areas of NSW, although today relatively rare and the place is larger in scale and more lavish in internal detailing than most others still surviving today. The place retains key characteristic elements of the Art Deco style including the stepped horizontal forms to the front façade contrasting with the projecting vertical tower holding the name sign, the double timber doors and chrome hardware, black glass cladding, sunburst motifs, neon lighting, shallow profile ceiling and wall panelling, chrome and glass geometric light fittings, and use of the female figure as part of the ornamentation.

The Cinema is also a representative example of the work of noted theatre architect G.N. Kenworthy, of which only a few other cinemas buildings survive and is also representative of Kenworthy's architectural approach to cinema design, with his characteristic low relief decorative wall panels, linear geometric lighting, decorative ceiling moulding and a stepped, horizontal front façade.

Meets the criterion on a local and State 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	Yes
Is outstanding because of its integrity or the esteem in which it is held	Yes
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

5.6.1. Summary Statement of Significance

The Hayden Orpheum Picture Palace is of historic, aesthetic, social, and associational significance on a local and State level, as a rare surviving suburban Art Deco style cinema still in operation, that was constructed in 1935 to designs by noted theatre architect George N. Kenworthy and lovingly restored and remodelled by noted Australian show businessman Mike Walsh in collaboration with theatre designer John Love.

The place is a fine example of an Art Deco style cinema building and a rare surviving example of the work of G.N. Kenworthy and demonstrates Kenworthy's approach to cinema design in the surviving original fabric, including the use of low relief decorative wall panels, linear geometric lighting, decorative ceiling mouldings and a stepped, horizontal front façade, terrazzo flooring, the "Nordic nude" statues, timber joinery, and dress-circle foyer configuration.

The Hayden Orpheum Picture Palace is also rare on a State level as being an example of a larger scale, higher status, suburban cinema, that was originally constructed to rival the city cinemas, providing an

entertainment complex that sought to elevate the standing of the cinema and the local community by way of its scale, facilities and lavish decoration. Today the cinema still retains many of the key characteristics of the Art Deco cinema in its form and exterior and interior detailing and the remodelling and reconstruction works are a sympathetic and convincing continuation of this ideal and contribute to the overall aesthetic experience of the place.

The enthusiastic and cohesive application of the Art Deco style in the remodelled theatre is of aesthetic significance as a tribute to the work of Walsh and Love and their approach to the reinvigoration of the cinema via the interior design and demonstrates a broader revival of the Art Deco style in popular art in the 1980s. The comprehensive application of the Art Deco theme throughout the reconfigured cinema is a strong drawcard for contemporary audiences and is appreciated for its aesthetic values by the broader community.

A landmark building within Military Road and an identifying feature of the suburb of Cremorne, the place has long been held in high esteem by the local community, demonstrated in its continued use as a cinema, as well as a venue for live performances, school and other events and evidenced by community led petitions relating to its retention, use and preservation.

5.6.2. Conclusion

Based on the comparative analysis undertaken (see Section 4) and the above assessment of significance, **the Hayden Orpheum Picture Palace should be nominated for inclusion on the State Heritage Register** under the *Heritage Act* 1977.

6. Recommendations

6.1. Introduction

North Sydney Council has requested the preparation of this heritage review to determine whether the creation of a Heritage Conservation Area covering the northern side of Parraween Street, Cremorne from Paling Street to Langley Avenue is warranted, whether any of the individual historic properties surviving along this portion of Parraween Street warrant listing as local heritage items, and to review the cultural significance of the Hayden Orpheum Picture Palace and its curtilage to determine whether the place warrants listing on the State Heritage Register.

As previously discussed, the overall aim of this study is to provide North Sydney Council with a better understanding of the heritage values of the subject properties and their setting, identify an appropriate curtilage for the Hayden Orpheum Picture Palace (the Cinema) and ensure there is a sound basis for any change proposed to planning controls in relation to heritage issues, including providing the necessary documentation in support of an Interim Heritage Order/s (IHO) for a Heritage Conservation Area or local heritage items and/or a State Heritage Register nomination for the Cinema (if required).

6.2. Recommendations

6.2.1. Parraween Street (heritage conservation area)

Based on the outcomes of the assessment of significance undertaken of the northern side of Parraween Street (inclusive of Nos. 50 to 88 Parraween Street and No. 108 Parraween Street), and taking into account the physical analysis, historical research and comparative analysis of similar streetscapes located throughout the North Sydney Council local government area, **it is not recommended that Parraween Street be listed as a heritage conservation area** under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

Although an historic street, dating to the early 1880s when the Cooperville Estate lands were initially subdivided and released as leasehold lands, it is one of a substantial number of residential streets with a similar (or identical) history. All of the land north of Military Road, encompassing the suburbs of Cremorne and parts of the suburb of Cammeray, formed part of the Parraween Estate, of which Parraween Street forms a part of and which was subdivided and sold during the late 19th century. As such, the historical associations that Parraween Street holds is not uncommon within the North Sydney Council LGA.

Parraween Street consists, in the majority, of historic cottages, developed between the late 19th and early 20th centuries and some by builders of potential local significance (i.e. Helier Harbutt), the integrity of the streetscape and the individual cottages has been degraded over time. Notably a large group of cottages at the eastern end of the street (Nos. 90 to 106 Parraween Street) have been demolished which diminishes the integrity and historic character of the streetscape; where in comparison there are numerous other historic streets that remain intact to their original and early construction phases throughout the North Sydney Council LGA.

In addition, many of the cottages have lost original and early architectural detailing and having been painted (rather than the face brick as originally constructed), many of the subject properties have lost much of their historic character and can only be considered to be of moderate integrity. There are a few individual properties that remain substantially intact and have high integrity to their original construction date; however, these are scattered along the street and do not define the overall character of the streetscape.

As discussed previously, accommodating off-street carparking within the front yards of the individual properties has also made a substantial impact on the historic character of the streetscape, as well as the integrity of the individual properties. The parking of cars directly in front of the small cottages obscures views of the street elevations of the houses, has resulted in the loss of front fences and gardens, and inhibits an appreciation of the consistency in built form and detailing of the cottages as viewed from the street.

Given the extent of change that has occurred along the northern side of Parraween Street, the street no longer has a “sense of place that is worth keeping”, a defining factor in the identification of a conservation area as noted in the NSW Heritage publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996).

When analysing the current configuration of the Parraween Street properties in comparison with other streets located in heritage conservation areas throughout the North Sydney Council LGA, Parraween Street does not retain the level of intactness, integrity or historical character that is found elsewhere and therefore **Parraween Street does not warrant protection as a heritage conservation area.**

6.2.2. Parraween Street Properties

Based on the outcomes of the assessment of significance undertaken of the surviving historic properties located along Parraween Street (inclusive of Nos. 50 to 88 Parraween Street and No. 108 Parraween Street), and taking into account the physical analysis, historical research and comparative analysis of similar building types located throughout the North Sydney Council local government area, **the majority of the buildings do not warrant listing as local heritage items** under Schedule 5 of the *North Sydney Local Environmental Plan 2013*.

As previously discussed, individually, the surviving historic cottages of Parraween Street each have some historical, aesthetic and representational significance on a local level, however, when compared with other already listed historic cottages of similar history, built form and architectural style, the Parraween Street cottages do not meet the necessary criterion for listing as local heritage items.

The history of the initial development of Parraween Street and the individual dwellings that define the street, is not unusual, as it follows a similar (if not identical) history of residential development of the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman, all of which comprise the former Thrupp land grant and subsequent Cooperville Estate lands.

Similarly, the Parraween Street cottages, although of some aesthetic significance on a local level as representative examples of late 19th century and early 20th century cottages, the early 20th century cottages in particular are typical of the type of residential development that characterises much of the former Cooperville Estate lands. In the majority, the Parraween Street cottages are Federation bungalows, some displaying Arts & Crafts style characteristics; however, when compared with other, already listed examples of similar building types, many of the Parraween Street cottages are modest, with little detailing, are of mixed integrity and intactness, and do not compare with other Federation bungalows already listed that are of higher quality and greater integrity.

Although the pairs of semi-attached Federation bungalows that dominate Parraween Street (No. 58 to 76 Parraween Street) are considered to be relatively rare, given their unusual form and configuration, the loss of original details and features, and later additions including the introduction of carparking into the front setbacks, has diminished the integrity of these buildings. This loss of integrity has also downgraded the aesthetic significance of the cohesiveness of the pairs of Federation Bungalows even where one of the pair retains a higher level of integrity.

Given that the majority of the Parraween Street historic cottages have a typical history of development to that found throughout the suburbs of Cremorne, Neutral Bay, Cammeray and parts of Mosman, are not associated with architects or individuals of historical importance, and are modest examples of Federation bungalows that have diminished integrity and intactness, it is **recommended that Nos. 58 to 68 Parraween Street, Nos. 74 to 76 Parraween Street, Nos. 82 to 88 Parraween Street or No. 108 Parraween Street do not warrant listing as local heritage items under Schedule 5 of the North Sydney Local Environmental Plan 2013.**

There remains a small number of surviving historic cottages along Parraween Street that are recommended for listing as local heritage items. Refer to Section 6.2.3. below for further details.

Recommendation for Further Research

As a result of the research undertaken in the preparation of this report, it is noted that Nos. 82 to 88 and 108 Parraween Street, all free-standing Federation cottages, may have some research potential in relation to Helier Harbutt (and his brother Percy) who were highly successful local building contractors.

The Harbutt Brothers are known to have been associated with the development of Ryecroft Hall, 17 Shellcove Road, Neutral Bay, and Arundel', Moruben Street, Mosman (demolished?), as well as numerous other residences throughout Cremorne, Willoughby, and Mosman. Helier was one of the founding directors of The Northern Suburbs Brick Co. Ltd and he may have had some association with noted Sydney architect James Peddle. The Harbutt family operated from a building located at the intersection of Military Road, MacPherson and Parraween Streets, Cremorne known as the Harbutt Building (demolished). However, the location and existence of many of the buildings constructed and potentially designed by Helier Harbutt is undetermined at this stage.

It is **recommended that further research 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 20th century development of the North Sydney Council LGA.

6.2.3. Potential Local Heritage Items

Based on the comparative analysis undertaken (see Section 4) and the assessments of significance (see Section 5), it is **recommended that Nos. 50, 52-54, 770 & 72 and 78 & 80 Parraween Street warrant listing as local heritage items under Schedule 5 of the North Sydney Local Environmental Plan 2013.** Refer below for further details.

It should be noted that the preceding analysis and assessment of significance for the nominated properties did not include an internal inspection of the individual buildings. Prior to the formalising of any local heritage listing, an internal inspection of each dwelling should be undertaken. However, based on a search of historic Building Applications and Development Applications, it appears that these dwellings have the potential to remain relatively intact to their original configurations.

No. 50 and Nos. 52 to 56 Parraween Street

Located at the western end of Parraween Street, towards the intersection with Paling Street, is a group of four dwellings: a free-standing cottage with adjacent row of three attached workers cottages (Nos. 50, 52, 54 and 56 Parraween Street). This group of cottages were selected for further assessment for the following reasons:

- The relative intactness and integrity of the free-standing cottage (No. 50) and the row of three semi-attached workers cottages (Nos. 52 to 56 Parraween Street).
- As the first buildings to be constructed on the eastern portion of Parraween Street (c.1887-89) and subsequently the oldest surviving buildings on Parraween Street east of Paling Street.
- As a group of four buildings, all erected by one person (John Connor, bricklayer) consisting of the builder's own residence with adjacent rental properties for the working classes.
- As evidence 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 outcome of the analysis undertaken for the group of cottages, including a comparative analysis of similar late 19th century rows of workers cottages within the North Sydney LGA has determined that **No. 50 and Nos. 52 to 56 Parraween Street warrant listing as local heritage items, either individually or as a group** under Schedule 5 of the *North Sydney LEP* 2013. Note an internal inspection of each dwelling should be undertaken prior to the formalising of any listing.

The summary statement of significance developed for the group of buildings is as follows:

The buildings 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 buildings are substantially intact late Victorian modest cottages, developed for the working classes, displaying Georgian Revival and Italianate detailing, and their significance is strengthened by their linked histories and shared architectural details.

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 buildings are the oldest surviving buildings along Parraween Street, east of Paling Street, and potentially within the former Parraween Estate lands.

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.

70 & 72 Parraween Street

Nos. 70 & 72 Parraween Street, a pair of semi-attached Federation bungalows were selected for further assessment for the following reasons:

- The unusual configuration of the pair of semi-attached Federation bungalows.
- As representative examples of the speculative development undertaken by Charles and Mary Blackman that dominates this portion of Parraween Street (between Paling Street and Langley Avenue).
- As representative examples of modest Federation housing for local workers of relatively high intactness and integrity.

The outcome of the analysis undertaken for the pair of dwellings, including a comparative analysis of similar early 20th century semi-attached Federation bungalows within the North Sydney LGA has determined that **Nos. 70 & 72 Parraween Street warrant listing as local heritage items**, under Schedule 5 of the *North Sydney LEP 2013*. Note an internal inspection of each dwelling should be undertaken prior to the formalising of any listing.

The summary statement of significance developed for the group of buildings is as follows:

Nos. 70 & 72 Parraween Street, Cremorne are of significance on a local level for their historical, aesthetic and representational values and their rarity. The buildings are a pair of substantially intact, modest, single storey, semi-attached Federation bungalows of high integrity to their original configuration. 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 20th 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.

Forming part of a larger group of similar types of pairs of bungalows 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 and integrity and historical character.

78 & 80 Parraween Street

Nos. 78 & 80 Parraween Street, a pair of semi-attached Federation bungalows were selected for further assessment for the following reasons:

- As representative examples of the speculative development undertaken by Charles and Mary Blackman that dominates this portion of Parraween Street (between Paling Street and Langley Avenue).
- As a good representative example of a pair of modest Federation semi-attached bungalows, constructed for local workers, that are of relatively high intactness and integrity.

The outcome of the analysis undertaken for the pair of dwellings, including a comparative analysis of similar early 20th century semi-attached Federation bungalows within the North Sydney LGA has

determined that **Nos. 78 & 80 Parraween Street warrant listing as local heritage items**, under Schedule 5 of the *North Sydney LEP 2013*. Note an internal inspection of each dwelling should be undertaken prior to the formalising of any listing.

The summary statement of significance developed for the group of buildings is as follows:

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.

The pair of semi-attached bungalows, constructed between 1908 and 1910, are representative of modest housing, erected in the early 20th century to accommodate local workers. The bungalows are of aesthetic significance being good examples of a pair of semi-attached bungalows designed in the Arts & Crafts style. The dwellings 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.

Forming part of a large group of pairs of bungalows along Parraween Street (of mixed intactness and integrity), all built by local building contractor Charles Blackman, 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 and historical character.

6.2.4. Hayden Orpheum Picture Palace

The Hayden Orpheum Picture Palace, No. 388 Military Road, Cremorne is already identified as a local heritage item under the North Sydney LEP 2013 (Item No. I0066). However, the brief for this report required that the Hayden Orpheum be re-assessed to determine whether it warrants listings on the NSW State Heritage Register as a State Heritage Item under the *Heritage Act 1977*.

Based on the analysis undertaken, including a detailed review of the physical evidence, historical research and comparative analysis, **it is recommended that the Hayden Orpheum Picture Palace be nominated for listing on the NSW State Heritage Register.**

The summary statement of significance developed for the Hayden Orpheum Picture Palace is as follows:

The Hayden Orpheum Picture Palace is of historic, aesthetic, social, and associational significance on a State level, as a rare surviving suburban Art Deco style cinema still in operation, that was constructed in 1935 to designs by noted theatre architect George N. Kenworthy and lovingly restored and remodelled by noted Australian show businessman Mike Walsh in collaboration with theatre designer John Love.

The place is a fine example of an Art Deco style cinema building and a rare surviving example of the work of G.N. Kenworthy and demonstrates Kenworthy's approach to cinema design in the surviving original fabric, including the use of low relief decorative wall panels, linear geometric lighting, decorative ceiling mouldings and a stepped, horizontal front façade, terrazzo flooring, the "Nordic nude" statues, timber joinery, and dress-circle foyer configuration.

The Hayden Orpheum Picture Palace is also rare on a State level as being an example of a larger scale, higher status, suburban cinema, that was originally constructed to rival the city cinemas, providing an entertainment complex that sought to elevate the standing of the cinema and the local community by way of its scale, facilities and lavish decoration. Today the cinema still retains many of the key characteristics of the Art Deco cinema in its form and exterior and interior detailing and the remodelling and reconstruction works are a sympathetic and convincing continuation of this ideal and contribute to the overall aesthetic experience of the place.

The enthusiastic and cohesive application of the Art Deco style in the remodelled theatre is of aesthetic significance as a tribute to the work of Walsh and Love and their approach to the reinvigoration of the cinema via the interior design and demonstrates a broader revival of the Art Deco style in popular art in the 1980s. The comprehensive application of the Art Deco theme throughout the reconfigured cinema is a strong drawcard for contemporary audiences and is appreciated for its aesthetic values by the broader community.

A landmark building within Military Road and an identifying feature of the suburb of Cremorne, the place has long been held in high esteem by the local community, demonstrated in its continued use as a cinema, as well as a venue for live performances, school and other events and evidenced by community led petitions relating to its retention, use and preservation.

Heritage Curtilage

The heritage curtilage of a heritage item comprises that area of land that encompasses the cultural significance of the item and provides a boundary for management purposes. The NSW Heritage publication *Heritage Curtilages* (1996) provides an outline of the types of curtilages that may be applicable to a State Heritage item. These are:

1. *Lot boundary heritage curtilage*: comprising the boundary of the property containing the heritage item.
2. *Reduced heritage curtilage*: comprising less than the lot boundaries of the property (where the significance of the item may not relate to the whole lot or group of allotments).
3. *Expanded heritage curtilage*: where the curtilage is greater than the property boundary and may be required to protect a landscape setting or visual catchment of a heritage item.
4. *Composite heritage curtilage*: applies to conservation areas and encompasses a collection of heritage items/historic places which have a distinctive homogeneous character.

The Hayden Orpheum Picture Palace is located on its original allotments (originally Lots 7 to 10 and part Lot 11 of Section 1 of the Parraween Estate (DP 4758)), together with the later addition of the allotment to the east (originally Lot 6 of Section 1 DP 4785).

Although the eastern most portion of the Hayden Orpheum (consisting of No. 388 Military Road) was incorporated into the complex in the late 20th century and does not form part of the original architectural design and form of the building, it nevertheless contains one of the six cinemas within the complex and therefore forms part of the historical significance of the place as a whole as a functioning cinema dating initially from the 1930s. It also appears that the later addition of the cinema supports the ongoing viability of the place for its continued use as a cinema complex.

As such, **it is recommended that a lot boundary heritage curtilage be implemented for the Hayden Orpheum Picture Palace** in any State Heritage listing for the place, comprising Lot 2 DP1106512, Lot 8 Section 1 DP 978497, Lot 9 Section 1 DP 975041, Lot 10 DP 951095, Lot 1 DP 1106512 and Lot 6 Section 1 DP 978497.

For the Hayden Orpheum Picture Palace, neither a composite heritage curtilage nor an expanded heritage curtilage is applicable. Located on Military Road within a streetscape of predominantly late 20th and early 21st century mixed use commercial buildings, the Cinema is not part of a group or collection of similar buildings, nor is it located within a landscape setting of heritage value.

In addition, the Hayden Orpheum does not rely on historic visual links between itself and any nearby landscape features or historic places; and nor are views from the building a contributing factor to the heritage values of the place. As such, an expanded heritage curtilage based on a visual curtilage is not appropriate.

However, it is worth noting that an aspect of the historical setting of the place is that the overall form of the building can be appreciated in the urban landscape with clear blue sky behind it. Within the context of a dense urban environment, blue sky (or open air) above and behind a heritage item should be considered as being part of the historical setting of the place. The absence of contemporary, tall buildings encroaching into views (both short and long-range views) of a heritage item provides a number of benefits to the understanding and appreciation of that heritage item, including:

- Imparts a sense of respect. The building and its immediate setting have been retained despite (perhaps) decades of development pressure and the increased development within the vicinity of the item.
- Reinforces the historic character of the place by clearly not relating to the scale of surrounding contemporary development. This difference is an indicator that the item was built before modern standards, styles and requirements for city buildings developed.
- Introduces a sense of space into a locality that may be densely developed by tall tower blocks.
- Can serve to maintain the landmark nature of an historic building within the broader city scape.

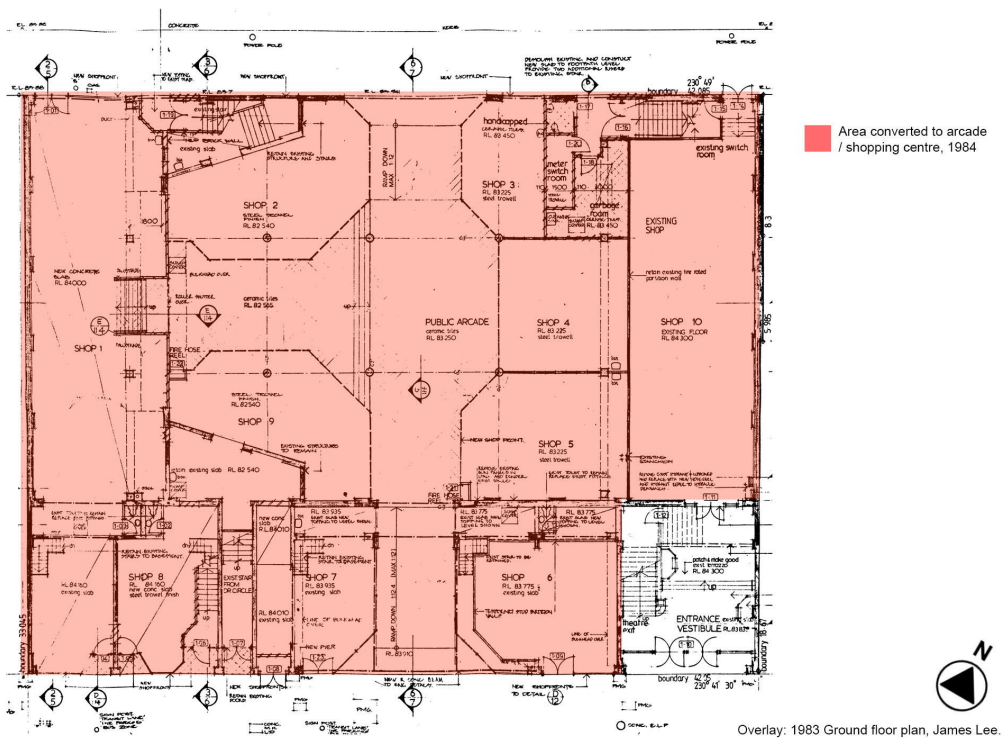
Despite the taller contemporary development surrounding it, the Hayden Orpheum retains its landmark status within the streetscape of Military Road, due to the ability to appreciate the stepped parapet and vertical tower with name sign (lit up at night) unimpeded by development behind it. The distinctive form of the building immediately communicates its architectural style (i.e. Art Deco) and emphasises the historic importance of the place within a rapidly changing commercial precinct.

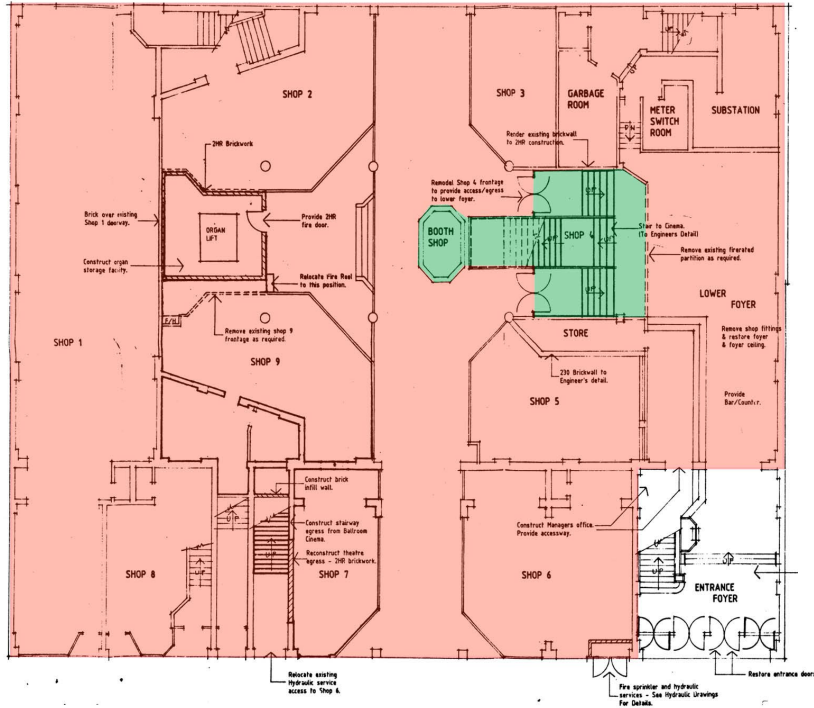
Appendix A

Historical Development Diagrams

Hayden Orpheum Picture Palace

The following sequence of diagrams have been prepared to assist in identifying the various stages of development of the Hayden Orpheum Picture Palace from the time of its conversion into an arcade/shopping centre (1984) through to its current configuration (2022). The following information is based on historic plans, BA/DA files held by North Sydney Council and the physical evidence.

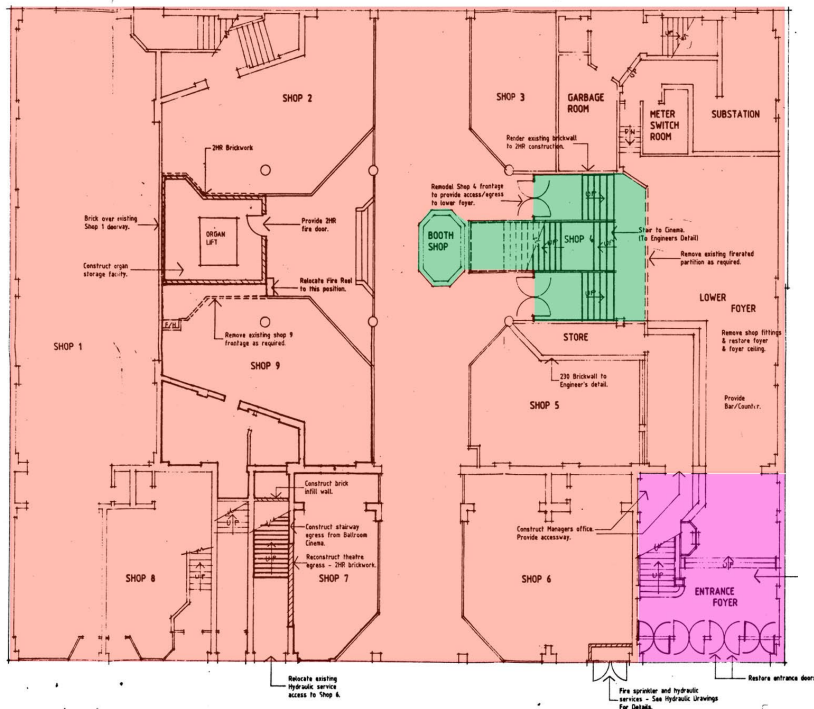




- Area converted to arcade / shopping centre, 1984
- New ticket booth and stairs from auditorium, 1987



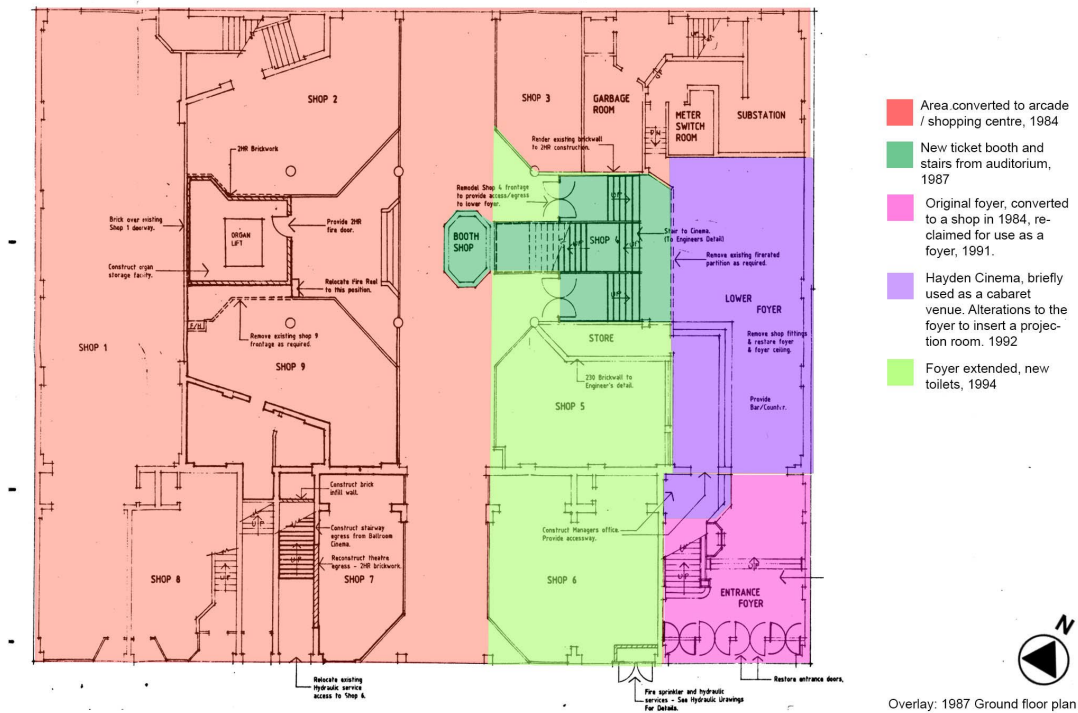
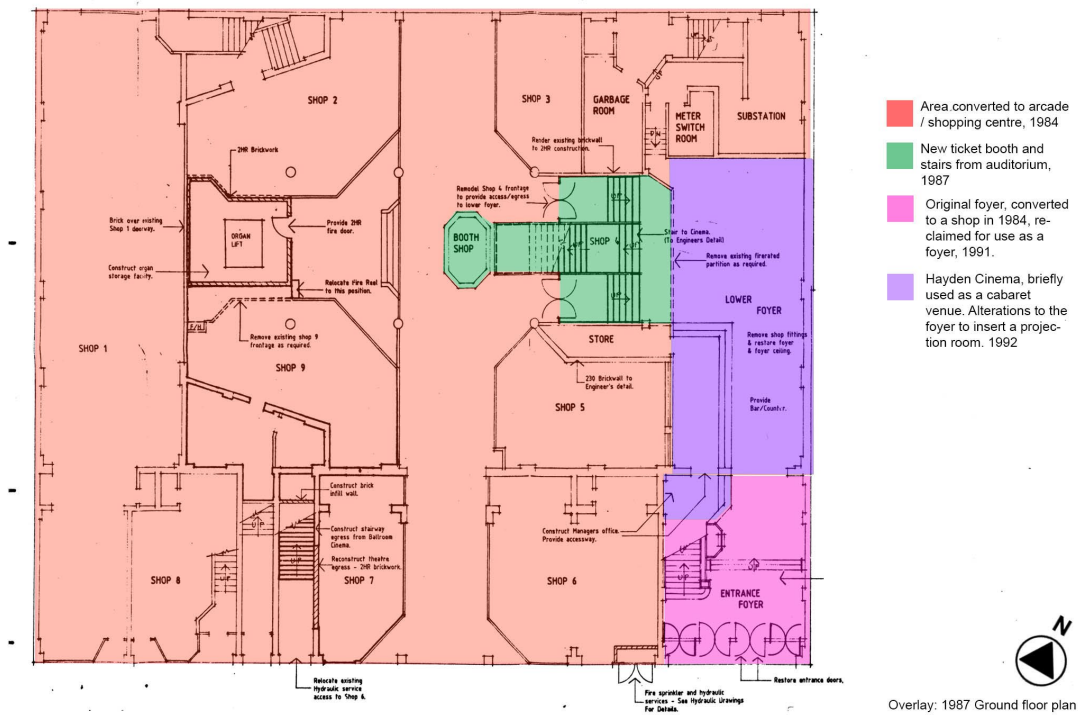
Overlay: 1987 Ground floor plan



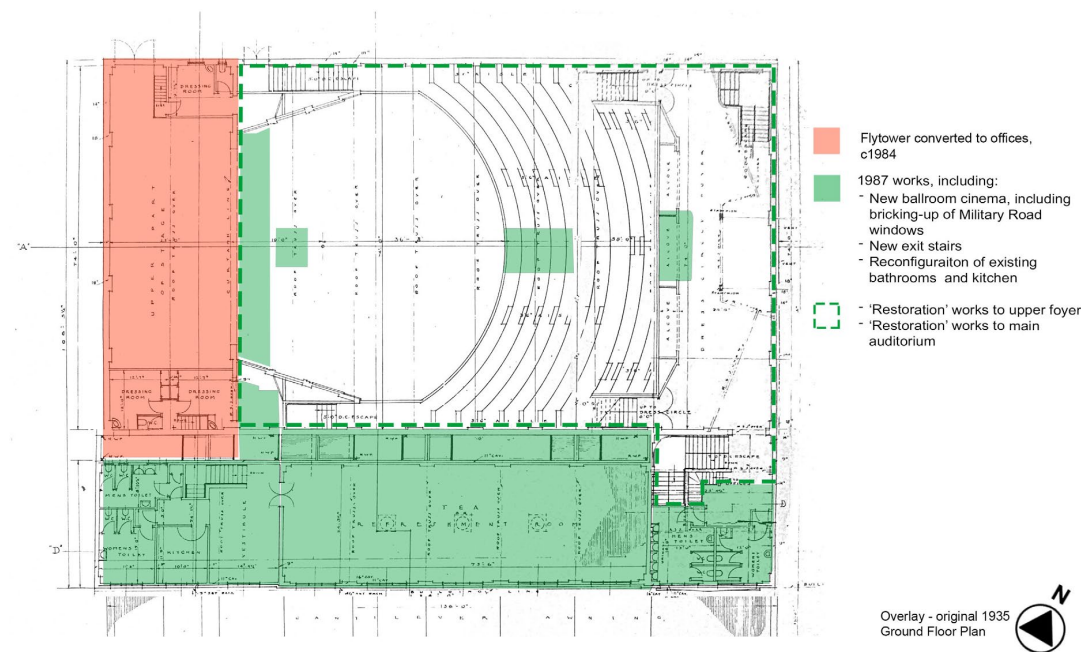
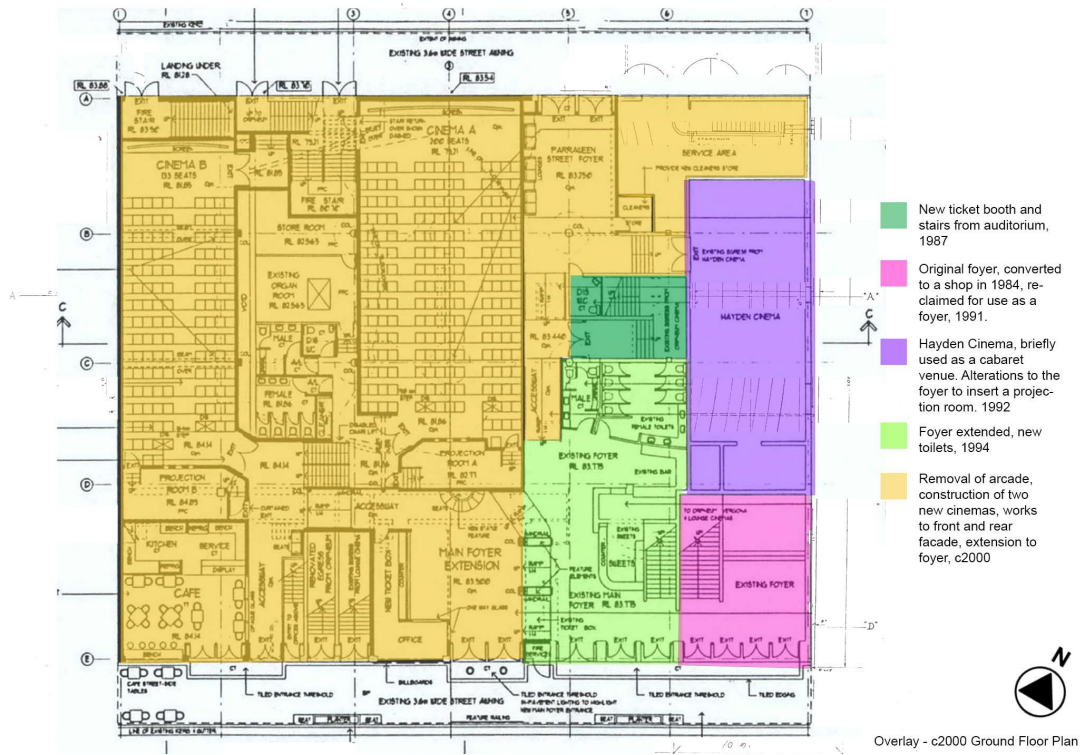
- Area converted to arcade / shopping centre, 1984
- New ticket booth and stairs from auditorium, 1987
- Original foyer, converted to a shop in 1984, reclaimed for use as a foyer, 1991.



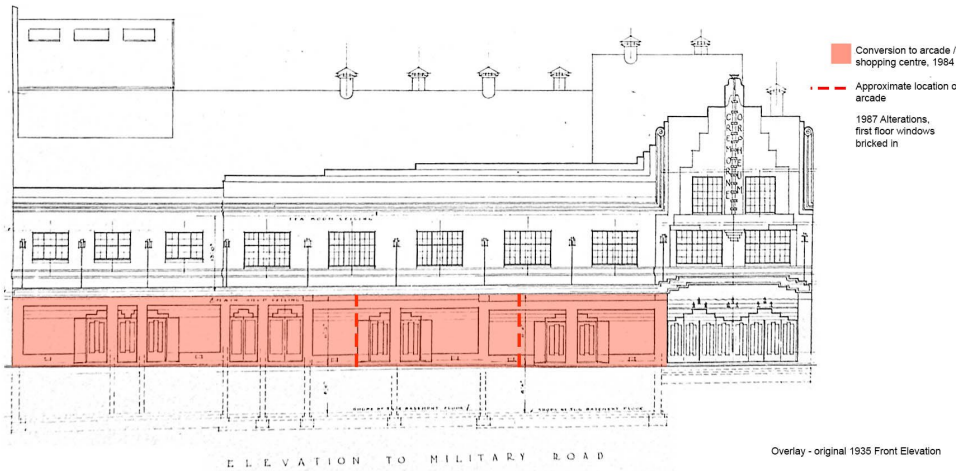
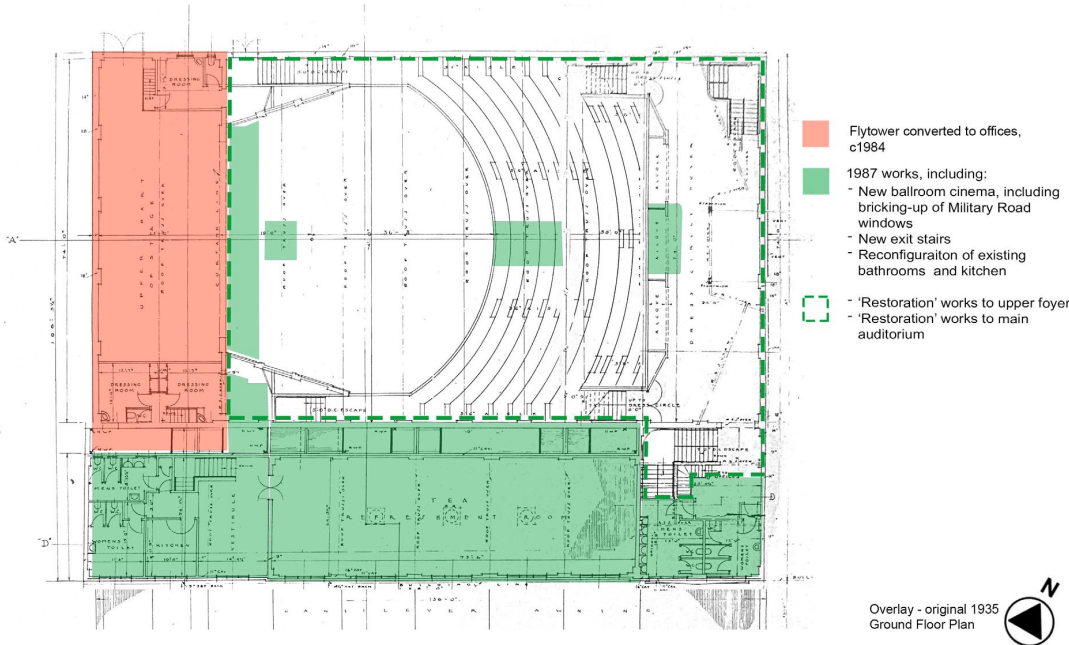
Overlay: 1987 Ground floor plan

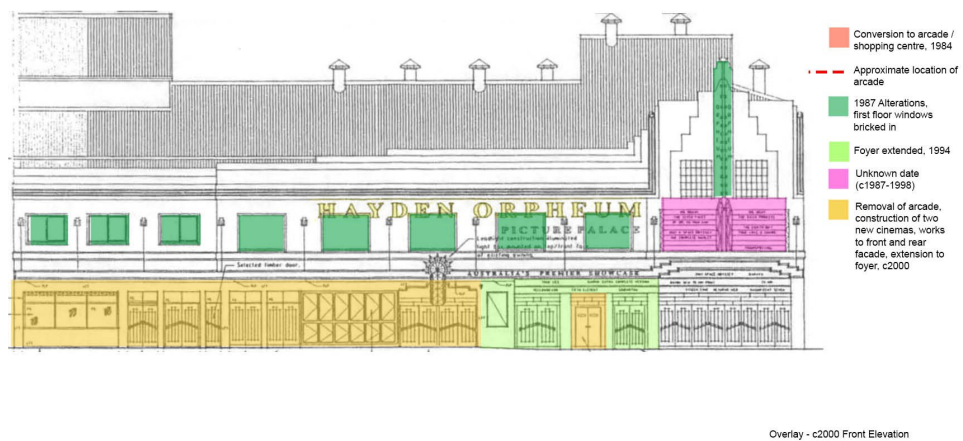
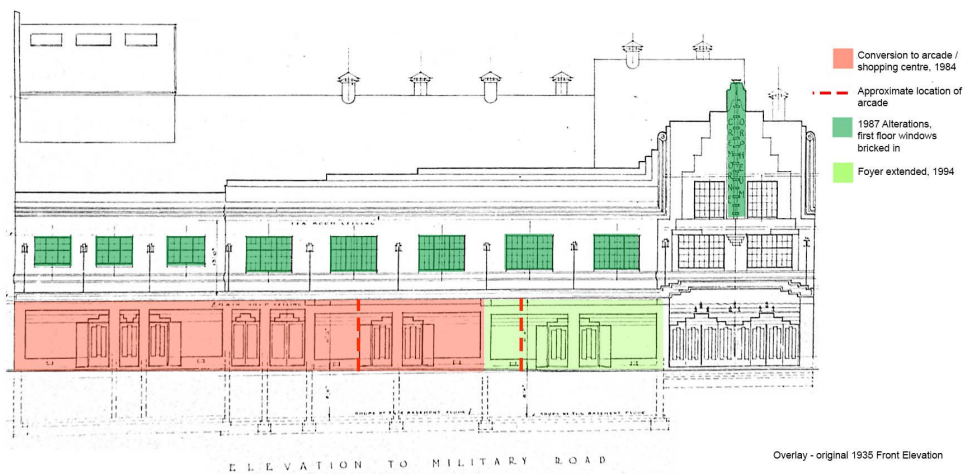
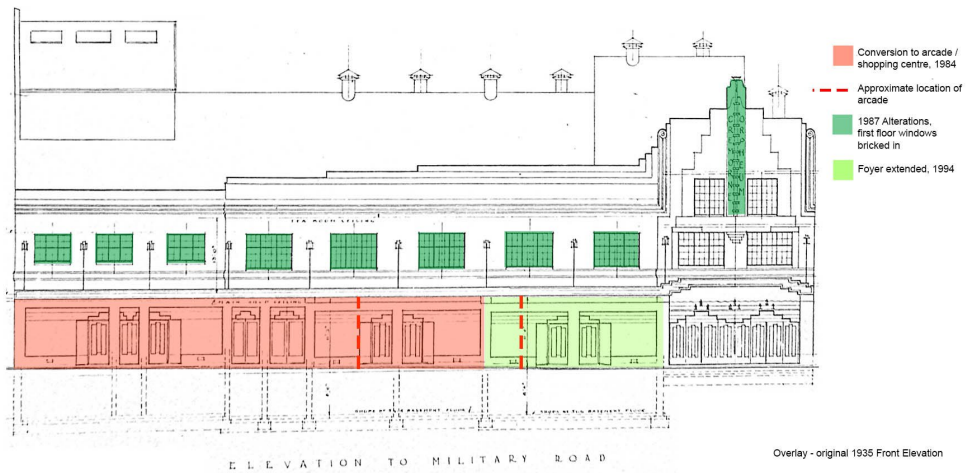


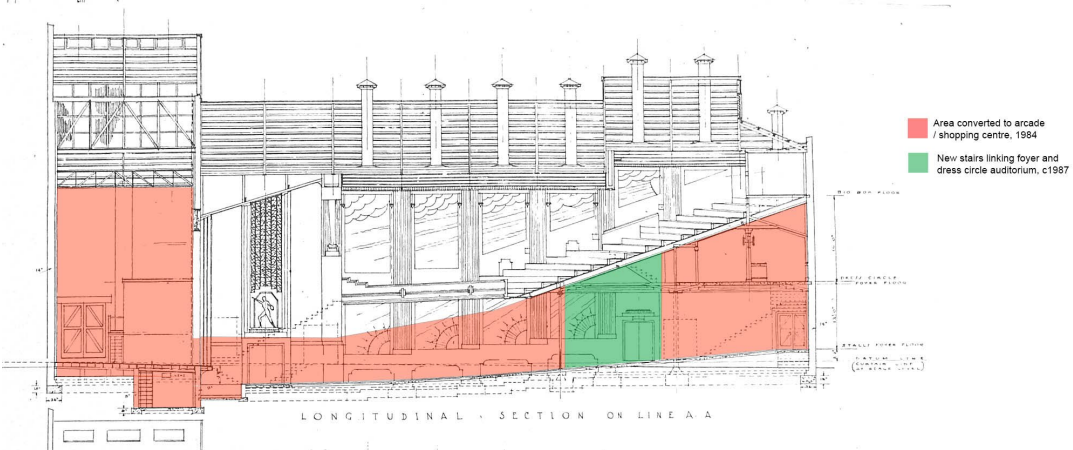
Parraween Street, Cremorne and Cremorne Orpheum Cinema
Heritage Assessment



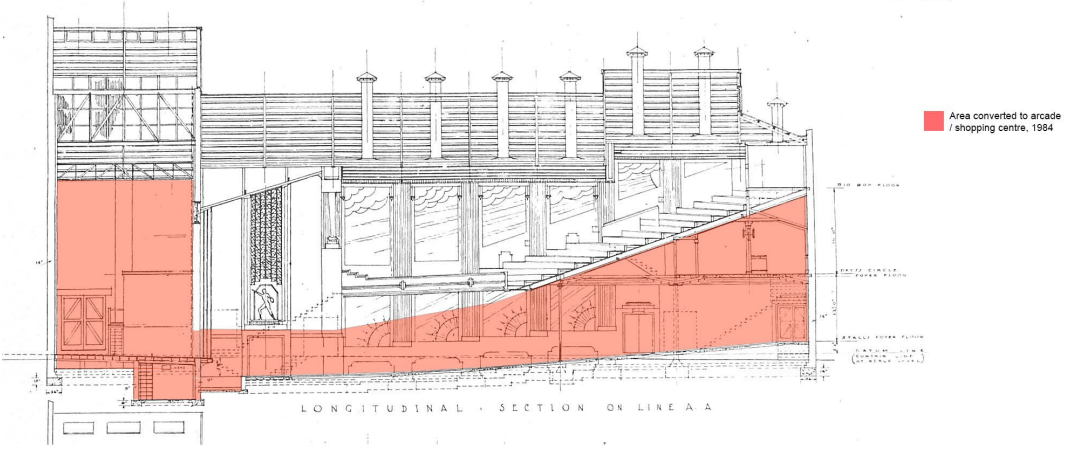
Parraween Street, Cremorne and Cremorne Orpheum Cinema
Heritage Assessment



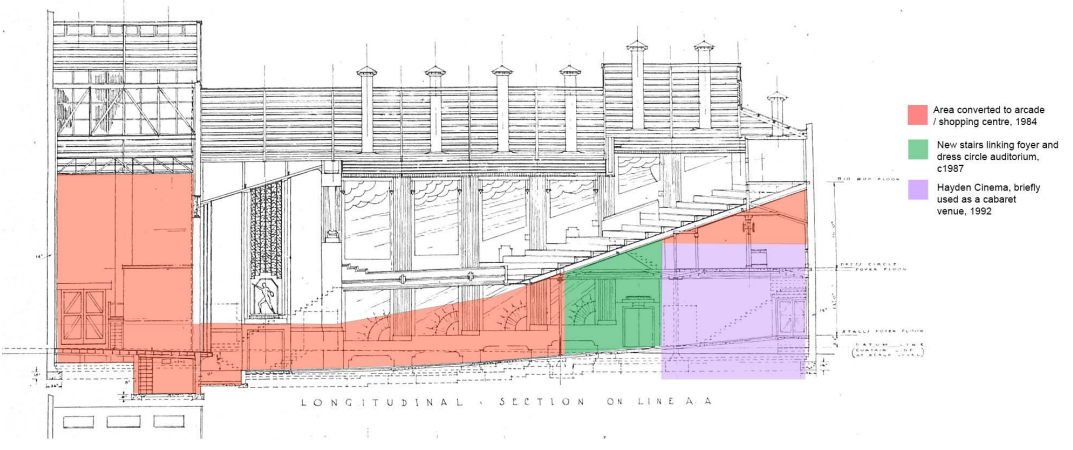


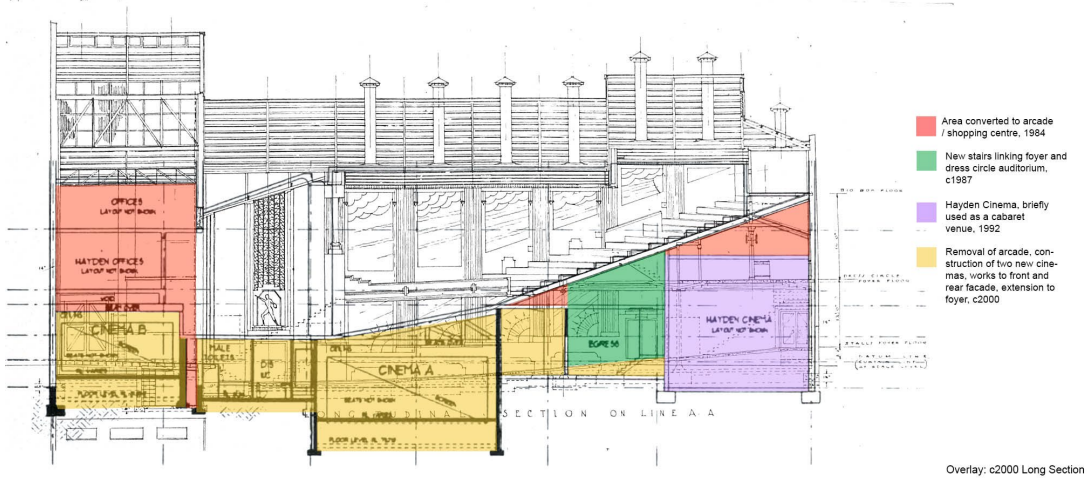


Overlay: Original 1935 Long Section



Overlay: Original 1935 Long Section





Appendix B
Heritage Inventory Sheet
Hayden Orpheum Picture Palace

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Item Details

Name
 Cremorne Orpheum Theatre
SHR/LEP/S170
 Cremorne Orpheum Theatre
Address
 380 Military Road CREMORNE NSW 2090
Local Govt Area
 North Sydney
Local Aboriginal Land Council
 Unknown

Item Type
 Built
Group/Collection
 Recreation and Entertainment
Category
 Cinema

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
380	Military Road	CREMORNE/NSW/2090	North Sydney	Unknown	Willoughby	Cumberland	Unknown	Primary Address

Significance

Statement Of Significance

The Cremorne Orpheum like the Roxy at Parramatta, was built to rival the city cinemas, and accordingly is a large and impressively detailed building. Designed by eminent theatre architect, George Newton Kenworthy, its intricate and lavish ornamentation exemplifies the successful use of Art deco stylism in popular architecture and with original fittings and decoration intact, it survives as one of the best surviving examples of Art Deco cinema design in Sydney.

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conversation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Criteria f)

Rarity

This item is assessed as aesthetically rare statewide.

Criteria g)

Representative

This item is assessed as historically representative statewide. This item is assessed as socially representative regionally.

Integrity/Intactness

Good - altered internally and externally

Owners

Organisation	Stakeholder Category	Date Ownership Updated	Records Retrieved: 0
	No Results Found		

Description

Designer

George Newton Kenworthy

Builder/Maker

F. T. Eastment and Sons Pty Ltd

Physical Description

Updated

The Cremorne Orpheum is an extravagant and lively Art Deco conception, and a particularly sumptuous example of a thirties suburban cinema. The horizontal facade is lined with shops. The entrance to the cinema is impressively defined with stepped awning and stepping metal and glass light prisms over the doors. The interior remains remarkably unaltered. The two tiered auditorium exemplifies Art Deco whimsy and fantasy; it features two 'gambolling Nordic nudes' ensconced in backlit niches beside the stage, grasping disc-like suns in their outstretched hands. The ornately modelled plaster ceiling sets off chrome and glass light prisms. The decorative proscenium arch outlines a stage built both for vaudeville and cinema screenings, while a series of wall panels at the rear of the auditorium, reveals a gradually ascending sun. The foyers too are in character. This building is designed in the Inter-War Art Deco style.

Physical Condition Updated

Alterations internally to allow for additional cinema screens, including removal of original retail arcade. Steel windows at first floor along Military Road removed and in-filled.

Modifications And Dates

Further Comments

Current Use
Multiplex cinema

Former Use
Single-screen cinema, live theatre, ground floor retail arcade

Listings

Listings				Records Retrieved: 3	
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	North Sydney Local Environmental Plan 2013	10066	8/2/2013 12:00:00 AM		
Local Environmental Plan - Lapsed	Cremorne Orpheum Theatre	1198	6/1/2001 12:00:00 AM		
Local Environmental Plan - Lapsed	Cremorne Orpheum Theatre		11/3/1989 12:00:00 AM		

Procedures/Exemptions

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

Records Retrieved: 0

History

Historical Notes or Provenance

The Italian-Australian Virgona family led by Angelo Virgona, ran the North Sydney Orpheum on the corner of Alfred Street and Junction Street in North Sydney from 1913 (renovated in 1924). The North Sydney Orpheum was resumed and demolished in 1968 for the new Warringah Expressway. In 1934, Virgona commissioned a new cinema further north in the Cremorne area in 1934 with an Art Deco design by prominent architect George Newton Kenworthy, who allowed for the theatre to also be used for live stage productions. Completed at a cost of over £45,000, the Cremorne Orpheum Theatre was officially opened on 4 October 1935 by the Member of Parliament for Neutral Bay, Reginald Weaver. On its opening the Sydney Morning Herald noted that it was "designed on strictly modern lines, especially with regard to acoustic response and internal furnishings. It is regarded as one of the most up-to-date structures of the kind in Australia."

Updated

After a failed attempt to sell the theatre in 1971, it remained a family operated cinema until the Orpheum closed in 1979, a fate shared by many other suburban cinemas across Sydney, with the cinema concealed behind ground floor retail uses. The theatre was acquired in 1987 by a new owner, television personality Mike Walsh, at a cost of \$2.5 million, who commissioned restoration works that transformed the theatre into a multiplex cinema, with the addition of a second screen in the former Ballroom area. The 1987 restoration also added a 1925 Wurlitzer pipe-organ that was originally installed in the Wilson Theatre in Fresno, California until 1973, and it is often played at selected film screenings. Rechristened as the "Hayden Orpheum Picture Palace", it reopened on 9 December 1987, and a third and fourth screens were added in the 1990s. Two more screens were added in 2000 in the place of the former shopping arcade.

Historic Themes

National Theme	State Theme	Local Theme
9. Phases of Life	Persons	Associations with George Newton Kenworthy, architect
8. Culture	Leisure	Unknown
8. Culture	Creative endeavour	Architectural Styles and Periods - Inter-war Art Deco
Developing cultural institutions and ways of life	Pastoralism	Unknown
Developing cultural institutions and ways of life	Defence	Architectural Styles and Periods - Inter-war Art Deco
Marking the phases of life	Social institutions	Associations with George Newton Kenworthy, architect

Records Retrieved: 6

Recommended Management

Management Summary

Management

Management Category	Management Name	Date Updated	Records Retrieved: 0
	No Results Found		

Report/Study

Heritage Studies

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author	Records Retrieved: 2
North Sydney Heritage Study Review			1993		Brassil, T., Irving, R., Pratten, C., Conybeare Morrison	
North Sydney Heritage Study Review			1993		Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	

Reference & Internet Links

References

Type	Author	Year	Title	Link	Records Retrieved: 0
			No Results Found		

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	North Sydney Council	2181198

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