

10.1. Heritage Assessment of 53 and 55 Yeo Street Cremorne

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ATTACHMENTS	1. Heritage Assessment 53 and 55 Yeo Street Cremorne [10.1.1 - 174 pages]
CSP LINK	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

PURPOSE:

The purpose of this report is to seek Council's endorsement to revoke an Interim Heritage Order (IHO) that Council imposed over numbers 53 and 55 Yeo Street, Cremorne. Revocation is recommended, as an independent comprehensive heritage assessment commissioned by Council concluded that neither of the two properties adequately meet the heritage threshold criteria to be identified as local heritage items under Council's Local Environmental Plan.

EXECUTIVE SUMMARY:

- At its meeting held 10 July 2023, Council resolved as follows:

1. THAT The matter be deferred to an urgent Councillor Briefing.

In response to this resolution, a Councillor Briefing is to be conducted on 17 July 2023.

- On 13 February 2023, Council considered a Notice of Motion addressing heritage concerns raised by residents in relation to Development Application DA334/22, which seeks to demolish two x two-storey dwelling houses and construct a four-storey residential flat building at 53 and 55 Yeo Street Cremorne.
- At that meeting Council resolved to seek advice to determine whether an Interim Heritage Order could be supported for the sites, and whether the properties could be included as heritage or contributory items within an extended adjacent conservation area.
- On the basis of an internally conducted preliminary heritage assessment on 22 February 2023, Council imposed an IHO (No.1/2023) on 53 and 55 Yeo Street Cremorne which took effect on the date of its publication of the IHO in NSW Government Gazette No. 94 on 24 February 2023. The purpose of the IHO was to provide temporary protection of these properties to allow sufficient time to undertake more in-depth research to determine if the two properties were worthy of heritage listing under North Sydney Local Environmental Plan 2013.
- On 23 March 2023, the owners of the two properties lodged an appeal with the Land and Environment Court challenging the imposition of the IHO.

- On 8 June 2023, Council received a more in-depth and detailed heritage assessment prepared by Extent Heritage which concluded that despite the dwellings being good examples of Federation era dwellings, they do not reach the threshold for listing as individual heritage items at the local level.
- Further to these findings, the Extent Heritage report, whilst acknowledging that the dwellings show stylistic similarities to contributory buildings within the adjacent heritage conservation area (HCA), further work would be required to justify their inclusion in that HCA as a formal amendment to the North Sydney LEP.
- Based on the findings of the independent heritage assessment, it is recommended that Council revoke the IHO, as it has served its intended purpose.

RECOMMENDATION:

- 1. THAT** Council note the recommendations of the comprehensive and independent Heritage Assessment prepared by Extent Heritage forming Attachment 1 to this report.
- 2. THAT** pursuant to s.29(4) of the NSW Heritage Act, 1997, Council revoke IHO 1/2023 in relation to 53 and 55 Yeo Street, Neutral Bay as both properties have been found not to adequately satisfy the threshold criteria for listing as a local heritage item.
- 3. THAT** pursuant to s.29(5) of the NSW Heritage Act, 1977, Council:
 - (a) publish a notice in the NSW Government Gazette that the IHO has been revoked.
 - (b) notice of the IHO's revocation is given to NSW Minister for Heritage and NSW Heritage Council and to each affected property owner or occupier.
 - (c) notice be given of the IHO's revocation on Council's website and in the Mosman Daily.
- 4. THAT** Council advise its legal representatives assisting in the Land and Environment Court Appeal against the imposition of the Interim Heritage Order of the outcome of Council's consideration of this report.

1. BACKGROUND

On 3 November 2022, Development Application No. DA334/22 (the DA) was lodged for the demolition of two x two-storey dwelling houses and associated structures at 53 and 55 Yeo Street Cremorne and construction of a new four-storey residential flat building over two levels of basement parking, landscaping, fencing and associated works.

During the assessment of this DA, residents made representations with a request that Council urgently impose an Interim Heritage Order (IHO) on the properties. In making this request, the submission notes:

The properties were part of the original subdivisions under the Barrons Estate subdivision of 1900. This subdivision contains seven (7) heritage listed items forming part of the "Wycombe Road Group".

The houses are exemplary examples of intact Federation Arts and Craft houses circa 1905-1910, with similar architectural features to adjacent houses in the Wycombe Road Group at 144 Wycombe Road (Heritage Item 10761 and 153 Wycombe Road (heritage contributory item) and 132 Wycombe Road (Heritage Item 10759).

There is significant community concern and interest that without Council acting to protect these dwellings they will be lost.

In response to these concerns, Council considered a Notice of Motion at its meeting on 13 February 2023, where it resolved:

- 1. THAT Council obtain urgent advice in relation to whether an Interim Heritage Order(s) can be supported in respect of dwellings known as 53 and 55 Yeo Street, Neutral Bay. That the advice include an assessment of local heritage significance under the Wycombe Road Group NSH1255 listing.*
- 2. THAT Council prepare an urgent report to assess whether 53 and 55 Yeo Street, Neutral Bay ought to be included in the South Cremorne Heritage Conservation Area.*
- 3. THAT the review consider whether the 53 and 55 Yeo Street properties may be heritage or contributory items within the conservation area.*

In response to the above Resolution, Council's Conservation Planners prepared a Preliminary Heritage Assessment which identified that the properties may (upon further inquiry and investigation) be eligible for listing as local heritage items under North Sydney Local Environmental Plan (NSLEP) 2013. In addition, it recommended that it was appropriate to pursue the imposition of an IHO over both properties to enable a more detailed heritage assessment to be undertaken and to confirm if the two properties adequately meet the threshold criteria for listing as local heritage items.

On 22 February 2023, the General Manager considered the Preliminary Assessment together with a Delegated Report prepared by the Acting Manager Strategic Planning, as to whether an IHO should be imposed over the properties. On 22 February 2023 the General Manager

under delegation, imposed an IHO over the two properties. Formal notice of the IHO was published in the NSW Government Gazette on 24 February 2023 and took effect from this date. The IHO is due to lapse on 24 August 2023 unless Council resolves to endorse a planning proposal to list the subject properties as local heritage items under NSLEP 2013. This would extend the lapse date by six months, to 24 February 2024.

On 23 March 2023, the property owners of the subject sites filed a Class 1 Appeal in the Land and Environment Court (L&EC) against the imposition of the IHO.

2. REPORT

2.1. Engagement of independent heritage consultant

In response to Council's resolution of 13 February 2023 and after Council's internal heritage experts formed a preliminary view that the subject sites may be eligible to be heritage listed, on 3 March 2023 Council invited six independent heritage consultants to lodge a fee proposal for the following work:

- Stage 1
Undertake a detailed heritage assessment of the two properties to determine if they satisfy the thresholds for heritage listing under NSLEP 2013; and
- Stage 2
If the properties do not satisfy the thresholds for heritage listing under NSLEP 2013, whether there is sufficient evidence to support their inclusion within the adjacent Conservation Area under NSLEP 2013 and their status within it).

The purpose of seeking the services of an independent consultant was to ensure a more thorough, transparent, and objective evidence base was established before proceeding to any potential heritage listing.

On 21 March 2023, Council appointed Extent Heritage to undertake the required heritage assessments. The assigned Extent Heritage consultant is the same consultant assisting Council in defending the IHO and DA Appeals in the L&EC. The commencement of the L&EC Appeals required the Stage 1 Heritage Assessment (individual heritage listing) to be undertaken within a relatively short timeframe. There are less time-sensitive constraints with regard to Stage 2 of the Heritage Assessment (conservation area investigation), as IHOs cannot be applied to properties for the purposes of investigating a potential conservation area (new or extended).

2.2. Heritage Assessment - Stage 1 (individual heritage listing)

Council received the assessments on 8 June 2023 (Attachment 1). The report contains a detailed historical analysis based on the research undertaken from primary and secondary resources as well as an on-site inspection conducted by the consultant's team on 5 April 2023. It also contains a comprehensive assessment against the eight criteria for heritage listing, as well as a comparative analysis with similar identified heritage and contributory items in the locality.

The Stage 1 - Heritage Assessment found as follows (emphasis added) in relation to the two dwellings:

53 Yeo Street

No. 53 Yeo Street contributes to the collective understanding of the historic development of the Cremorne area. It demonstrates evidence of the historical subdivision and development of Cremorne and the wider North Sydney LGA. It formed part of Thrupp's Estate, granted to Alfred Thrupp in 1814, the oldest piece of land alienated in Neutral Bay. The allotment was created in the 1893 subdivision of the Barron Estate, and along with the surrounding properties, retains the subdivision pattern of this estate. The dwelling at No. 53 Yeo was constructed in c. 1911 by architect Oswald Henry Lewis in the Federation Queen Anne style. Together with surrounding properties it formed part of significant period of residential subdivision and construction in Cremorne and the wider North Sydney LGA. As an individual property it does not demonstrate notable historical value beyond its association with the development of the area, which is demonstrated throughout Cremorne and widely conserved within the adjacent Cremorne Conservation Area.

The architect of No. 53 Yeo Street, Oswald Henry Lewis, was the grandson of Mortimer Lewis, and the son of Oswald Hoddle Lewis, also an architect. Lewis is known to have been an active architect in the early twentieth century; however, there is no evidence that he was of historical importance to the Cremorne or North Sydney area. The younger Lewis designed at least two other residences in Neutral Bay in this period, which have since been demolished, and lived locally, at 100 Wycombe Road. Lewis may have designed other residences in the area; however, their locations or survival are not known. Of Lewis's known works, only the Balmain Co-op Society Building survives. The Balmain building is identified as a significant Federation Free Classical commercial building constructed for a working class co-operative society, demonstrative of the working class character of Balmain at the time. The significance of this item is not tied to its association with Lewis, and this association does not render Lewis's career in general as historically important.

The dwelling at No. 53 Yeo Street was constructed for Dr. Percy Arthur Ash, a successful dentist and university lecturer, who is remembered by the 'Percy A Ash Prize for Proficiency in Operative Dentistry' at the Sydney Dental School within the Faculty of Medicine and Health of the University of Sydney. However, no evidence has been found to suggest that Dr Ash was an historically important person within the Cremorne or North Sydney area.

No. 53 Yeo Street is a good example of a Federation Queen Anne style dwelling. It exhibits typical features of the style, such as an asymmetrical façade, face brick finish, curvilinear Art Nouveau verandah detailing, and oriel and leadlight windows. The property has undergone alterations; however, these are primarily internal and at the rear of the building and do not detract from the Queen Anne character of the building when viewed from the street. Original detailing and finishes such as leadlight windows, timber flooring, joinery and plasterwork are retained throughout the dwelling.

No. 53 Yeo Street demonstrates several key indicators of the style as identified by Apperley. However, it does not feature sufficient of these indicators to be considered a particularly fine or outstanding example. By comparison, there are numerous Federation Queen Anne residences in the Cremorne and wider North Sydney area that demonstrate similar and higher levels of architectural interest, integrity and innovation. Although No. 53 Yeo Street is a good example of a Federation Queen Anne dwelling, it is not a work by an important designer or builder and does not demonstrate any particular technical or aesthetic distinction when compared to individually listed properties in the local area.

No. 53 Yeo Street contributes to a collective understanding of the historical development of Cremorne and wider North Sydney LGA, and is a good example of a Federation Queen Anne dwelling, showing stylistic similarities to contributory buildings within the adjacent heritage conservation area. However, as an individual property it does not meet the threshold for cultural significance at a local level.

55 Yeo Street

No. 55 Yeo Street contributes to the collective understanding of the historic development of the Cremorne area. It demonstrates evidence of the historical subdivision and development of Cremorne and the wider North Sydney LGA. It formed part of Thrupp's Estate, granted to Alfred Thrupp in 1814, the oldest piece of land alienated in Neutral Bay. The allotment was created in the 1893 subdivision of the Barron Estate, and along with the surrounding properties, retains the subdivision pattern of this estate. The dwelling at No. 55 Yeo was constructed in c. 1908 in the Federation Arts and Crafts style. Together with surrounding properties it formed part of significant period of residential subdivision and construction in Cremorne and the wider North Sydney LGA. As an individual property it does not demonstrate notable historical value beyond its association with the development of the area, which is demonstrated throughout Cremorne and widely conserved within the adjacent Cremorne Conservation Area.

No. 55 Yeo Street is a good example of a Federation Arts and Craft style dwelling. It exhibits typical features of the style, such as an asymmetrical façade, rendered finish, shingled balustrade, and leadlight windows. The property has undergone several alterations; however, these are primarily internal and at the rear of the building and do not detract from the Arts and Crafts character of the building. Original detailing and finishes such as leadlight windows, timber flooring, joinery and plasterwork are retained within the original parts of the dwelling.

No. 55 Yeo Street demonstrates several key indicators of the Federation Arts and Crafts style as identified by Apperley. However, it does not feature sufficient of these indicators to be considered a particularly fine or outstanding example. By comparison, there are numerous Federation Arts and Crafts residences in the Cremorne and wider North Sydney area that demonstrate similar and higher levels of architectural interest, integrity and innovation. Although No. 55 Yeo Street is a good example of a Federation Arts and Crafts dwelling, it does not demonstrate any particular technical or aesthetic distinction. It does show stylistic similarities to contributory buildings within the adjacent heritage conservation area.

No. 55 Yeo Street contributes to a collective understanding of the historical development of Cremorne and wider North Sydney LGA and is a good example of a Federation Arts and Crafts dwelling, showing stylistic similarities to contributory buildings within the adjacent heritage conservation area. However, as an individual property it does not meet the threshold for cultural significance at a local level.

Given the extent of analysis undertaken, it is unlikely that further research will reveal any additional information to change the conclusions of the Stage 1 Heritage Assessment. On this basis, it is recommended that Council no longer pursue the listing of the two properties as local heritage items under NSLEP 2013.

2.3. Heritage Assessment - Stage 2 (conservation area investigation)

The Stage 1 Heritage Assessment acknowledges that the two subject dwellings have a shared subdivision and development history with the adjacent Cremorne Conservation Area. In addition, they show stylistic similarities to contributory buildings within the adjacent conservation area.

This acknowledgment alone does not provide sufficient justification to progress a formal amendment the Cremorne Conservation Area under NSLEP 2013, nor identification as a contributory item under NSDCP 2013.

This position is supported by the Stage 1 Heritage Assessment, which recommends further research be undertaken to examine, to what level, the dwellings may contribute to the significance of the adjoining Conservation Area.

In determining whether the two properties are suitable for inclusion in the adjoining Cremorne Conservation Area, there is a need to consider the criteria for establishing a conservation area under the Burra Charter and Heritage Council guidelines. Whilst some aspects for individual heritage listing are similar, there are several other contextual relationships which still need to be investigated.

Should a Stage 2 Heritage Assessment recommend that the Cremorne Conservation Area under NSLEP 2013 be revised to include the two properties, then a planning proposal would need to be prepared and reported to the North Sydney Local Planning Panel for its advice before reporting the matter to Council seeking endorsement to progress or not progress the planning proposal.

Given that the recommendations of this report that the IHO not be pursued, the IHO will lapse on 24 August 2023. It should be noted that beyond this date, the current IHO cannot be used to prevent the two dwellings from being sought to be demolished in order to address the issue of potential inclusion of the two subject sites within the adjoining Conservation Area. An IHO can only be used to determine if a property is suitable for identification as an individual item of heritage significance under a local environmental planning instrument.

2.4. Land and Environment Court Appeals

On 23 March 2023 the property owners of the subject sites filed a Class 1 Appeal (Proceedings No. 23/996434) in the Land and Environment Court against the imposition of the IHO on the subject sites. This Appeal is scheduled to be heard on 11 and 12 September 2023, with expert reports required to be completed by 28 July 2023.

Should Council resolve to revoke the IHO, the applicants of the Appeal are likely to discontinue the Appeal. Conversely, should Council resolve not to revoke the IHO, there may be an expectation that more time and money will be spent in continuing the Appeal without any evidence to support Council's position.

In addition, DA 334/22 to demolish the two dwellings and construct a four-storey residential flat building is subject to an active Class 1 Appeal (Proceedings No. 23/50417) to the Land and Environment Court for Council's deemed refusal of the application (i.e., has not determined the application within 40 calendar days). This Appeal is scheduled for a section 34 conference on 22 November 2023, to enable the outcomes of the IHO Appeal to be completed.

2.5. IHO Operation

The IHO is due to lapse on 24 August 2023, unless Council has resolved to endorse a planning proposal to list the subject properties as heritage items under NSLEP 2013, whereby the lapse date is extended until the 24 February 2024.

As identified within Section 2.2 of this report, it is recommended that the IHO be revoked as insufficient evidence could be found to meet the thresholds required to list the two dwellings as individual local heritage items.

If the IHO lapses, the NSW Heritage Act (1977) prevents Council from imposing another IHO over these properties. However, should sufficient additional evidence be found, nothing would prevent Council requesting the Minister for Heritage to impose another IHO over the property/ies. As an example, Council successfully had a second IHO imposed over 3 Anderson Street Neutral Bay by the Minister for Heritage in 2014.

Even if additional evidence can be found to support a heritage listing, it is unlikely that the properties will be granted continual temporary protection from demolition due to the amount of time required to engage another heritage expert to review the new information, report the matter to Council for resolution and time taken for the Minister to consider and then impose an IHO.

3. OPTIONS

Council has the following options in relation to this matter:

1. Revoke the IHO (recommended).
2. Do nothing/take no action (i.e., the IHO will lapse on 24 August 2023).
3. Undertake further investigation.

These options are assessed in the table below.

Option	Finance/Resourcing	Risk/Opportunity	Consultation
1.	Minimal costs and staff time required to undertake the necessary notifications under the Heritage Act. Reduced legal costs associated with the IHO and DA Appeals.	Provides greater certainty for the property owners and applicant of the DA. No ability to temporarily protect the demolition of the two dwellings (via the issue of a CDC to demolish), whilst the remainder of the Stage 2 Heritage Assessment is being completed.	No additional consultation is required. The affected property owners and applicant to the DA and wider public are required to be notified of Council's decision in accordance with the Heritage Act.
2.	Additional staff time and costs required to continue Council's defence of its position in relation to the IHO Appeal.	There is currently no evidence to support the continuance of the IHO via the preparation of a Planning Proposal. Council may be portrayed as delaying the inevitable outcome, not acting as a model litigant, and not making efficient use of available and limited resources.	No additional consultation is required.
3.	Additional time and costs associated with a request for further research by the consultant, not envisaged in the original fee proposal.	There is insufficient time within which to have the additional research undertaken before the current IHO lapses, as the matter would need to be reported to NSLPP by mid July 2023 for advice before reporting the matter back to Council for a determination before 24 August 2023. The extent of investigation undertaken by Extent Heritage was comprehensive and substantive and is unlikely	No additional consultation is required.

Option	Finance/Resourcing	Risk/Opportunity	Consultation
		<p>to reveal any additional evidence.</p> <p>It is unlikely that additional information will be found to support Council's case.</p> <p>If additional evidence is found, it may be used to support a request to the Minister for Heritage to impose a second IHO to provide additional temporary protection against demolition.</p>	

Option 1, is recommended for the following reasons:

- The appointed consultant has undertaken substantive research and it is highly unlikely that additional research will reveal any evidence that one or both of the properties meet the required thresholds for heritage listing.
- Delaying the lapsing of the IHO is likely to result in unintended impacts on Council's resources to defend the IHO Appeal.
- Delaying the lapsing of the IHO could be seen as unnecessarily obstructive in terms of enabling the property owners and the applicant of the development application to progress their plans which are consistent with the long-standing planning controls applicable to the sites.
- Nothing prevents Council from continuing to investigate the potential to incorporate the two sites within the adjoining Cremorne Conservation Area (noting the time considerations and current development pathways available would mean that this avenue is not likely to be successful).
- No further consultation is required other than to advise relevant stakeholders of Council's resolution on the matter.

4. CONSULTATION REQUIREMENTS

Community engagement is not required.

Should Council resolve to revoke the IHO, Council will be required in accordance with s.29(5) of the NSW Heritage Act, 1977 to:

- (a) publish a notice in the NSW Government Gazette that the IHO has been revoked.

- (b) notice of the IHO's revocation is given to NSW Minister for Heritage and NSW Heritage Council and to each affected property owner or occupier.
- (c) notice be given of the IHO's revocation in a locally distributed newspaper (e.g., the Mosman Daily).

To further improve disclosure of the revocation of the IHO, it is also recommended that a public notice be provided on Council's website.

5. FINANCIAL/RESOURCE IMPLICATIONS

There will be minimal implications in revoking the IHO. This will generally be limited to staff time spent in notifying of the revocation and minimal financial costs associated with the publication of a public notice in the Mosman Daily. This can be achieved within existing budget lines.

If Council revokes the IHO, it is likely that the Land and Environment Court appeal will be discontinued which will represent a lower cost burden on Council.

6. LEGISLATION

Compliance with the relevant provisions of the following legislation have been addressed throughout this report:

- NSW Environmental Planning and Assessment Act, 1979 and accompanying Regulations (2021);;
- NSW Heritage Act 1977 and accompanying Regulations (2012)
- Local Government Act 1993 and accompanying Regulations (2021).

7. CONCLUSION

Council engaged Extent Heritage to prepare a comprehensive Heritage Assessment as to whether 53 and 55 Yeo Street Cremorne are worthy of heritage listing under NSLEP 2013. The Heritage Assessment concluded that, whilst the two dwellings are good examples of Federation era dwellings, there is insufficient evidence to meet the thresholds for listing as local heritage items. In this regard, Council should revoke the IHO as it applies to 53 and 55 Yeo Street Cremorne.

Whilst the independent heritage assessment found that there may be some basis to pursue an amendment to the North Sydney LEP to include the sites into the adjoining Heritage Conservation Area, further work would be required to support this. The process and time required to achieve this, in the context of development pathways available for the current owners/applicants, is likely to mean that this process may well be futile.

EXTENT



53 & 55 YEO STREET, CREMORNE

HERITAGE ASSESSMENT – STAGE 1 REPORT

Prepared for North Sydney Council

June 2023 — Final



SYDNEY

MELBOURNE

BRISBANE

HOBART



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EXECUTIVE SUMMARY

Extent Heritage Pty Ltd (Extent Heritage) has been commissioned by North Sydney Council to undertake a Heritage Assessment of the properties at 53 and 55 Yeo Street, Cremorne, to determine if they reach the threshold for listing as heritage items of local significance. The properties are not currently listed under any instrument, nor are they located within a heritage conservation area. However, they are the subject of a current Interim Heritage Order (IHO).

In November 2022, DA334/22 was lodged with Council for the demolition of the two dwelling houses and all ancillary structures at 53 and 55 Yeo Street, Cremorne and the construction of a new 4 storey residential flat building. At its meeting of 13 February 2023, Council considered a Notice of Motion, and resolved:

1. THAT Council obtain urgent advice in relation to whether an Interim Heritage Order(s) can be supported in respect of dwellings known as 53 and 55 Yeo Street, Neutral Bay. That the advice include an assessment of local heritage significance under the Wycombe Road Group NSH1255 listing.
2. THAT Council prepare an urgent report to assess whether 53 and 55 Yeo Street, Neutral Bay ought to be included in the South Cremorne Heritage Conservation Area.
3. THAT the review consider whether the 53 and 55 Yeo Street properties may be heritage or contributory item within the conservation area.

In accordance with Resolution No. 1, Council's Conservation Planners prepared a preliminary heritage assessment, which identified that both sites may be eligible for heritage listing and were likely to meet the threshold for listing as a heritage item under at least 4 of the NSW heritage criteria.

In response to this report, Council imposed an IHO on the two properties. IHO No 1/2023 was published in the NSW Government Gazette on 24 February 2023. The purpose of the IHO is to provide temporary protection to the two properties to enable a comprehensive heritage assessment to be undertaken.

This report has been prepared in accordance with Stage 1 of Council's Request for Heritage Advice, 'Basis for Local Heritage Listing', which required an independent detailed assessment of the heritage significance of the properties at 53 and 55 Yeo Street, to determine if the properties are worthy of listing as local heritage items within the North Sydney Local Environmental Plan 2013 (NSLEP).

The assessment of significance in this report has been informed by detailed historical research, a physical analysis and comparative analysis of relevant heritage listed and contributory buildings. The assessment has determined that although the dwellings at 53 and 55 Yeo Street are good examples of Federation era dwellings, they do not reach the threshold for listing as individual heritage items at the local level.



It is acknowledged that both dwellings have a shared subdivision and development history with the adjacent Cremorne Conservation Area and the dwellings show stylistic similarities to contributory buildings within the conservation area, including its materiality, form, scale and details. Further research may determine if the dwellings contribute to the significance of and are worthy of inclusion in the Cremorne Conservation Area. This additional research will be undertaken as part of Stage 2 of this assessment, in accordance with Council's resolution of 13 February 2023.



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1. INTRODUCTION

1.1 Project description

Extent Heritage Pty Ltd (Extent Heritage) has been commissioned by North Sydney Council (Council) to undertake a heritage assessment of the properties at 53 and 55 Yeo Street, Cremorne, to determine if they reach the threshold for listing as heritage items of local significance. The properties are not currently listed under any instrument, nor are they located within a heritage conservation area. However, they are the subject of a current Interim Heritage Order (IHO).

In November 2022, DA334/22 was lodged with Council for the demolition of the two dwelling houses and all ancillary structures at 53 and 55 Yeo Street, Cremorne and the construction of a new 4 storey residential flat building. At its meeting of 13 February 2023, Council considered a Notice of Motion, and resolved:

1. THAT Council obtain urgent advice in relation to whether an Interim Heritage Order(s) can be supported in respect of dwellings known as 53 and 55 Yeo Street, Neutral Bay. That the advice include an assessment of local heritage significance under the Wycombe Road Group NSH1255 listing.
2. THAT Council prepare an urgent report to assess whether 53 and 55 Yeo Street, Neutral Bay ought to be included in the South Cremorne Heritage Conservation Area.
3. THAT the review consider whether the 53 and 55 Yeo Street properties may be heritage or contributory item within the conservation area.

In accordance with Resolution No. 1, Council's Conservation Planners prepared a preliminary heritage assessment, which identified that both sites may be eligible for heritage listing and were likely to meet the threshold for listing as a heritage item under at least 4 of the NSW heritage criteria.

In response to this report, Council imposed an IHO on the two properties. The purpose of the IHO is to provide temporary protection to the two properties to enable a comprehensive heritage assessment to be undertaken. IHO No 1/2023 was published in the NSW Government Gazette on 24 February 2023. The Gazette Notice is attached to this report as Appendix A.

This report comprises Stage 1 of the assessment, being a detailed assessment of the heritage significance of the properties at 53 and 55 Yeo Street, in order to satisfy the terms of the IHO, to determine if the properties are worthy of listing as heritage items within the North Sydney Local Environmental Plan 2013 (NSLEP). Extent Heritage has also been commissioned to prepare a Stage 2 report that will address Resolutions 2 and 3 of Council's Notice of Motion of 13 February 2023. This does not form part of this report but will be undertaken separately to enable Council to make a determination as to whether to progress a planning proposal to include the two properties within Schedule 5 of the NSLEP within six months of the imposition of the IHO.



1.2 Site identification

The subject properties are located at 53 and 55 Yeo Street Cremorne, and are legally defined as Lots 39 and 40 DP 2989. They are located within the North Sydney Local Government Area (LGA), and are located approximately 100m south of Military Road.



Figure 1. Site indicated in red (Source: Nearmaps 2023, Extent Heritage overlay).

1.3 Authorship

The following staff members at Extent Heritage have prepared this report:

- Hayley Edmonds, Heritage Advisor.
- Lisa Trueman, Principal Heritage Advisor
- The historical context was prepared by Dr Martina Muller, Consultant Historian, for Extent Heritage.



This report was reviewed by Lisa Trueman

1.4 Acknowledgments

Extent Heritage would like to acknowledge the assistance of North Sydney Council Planning Staff, and Dr Ian Hoskins, Council Historian.

1.5 Limitations

This assessment does not include an assessment of Aboriginal cultural values, or of historical archaeological potential.

1.6 Terminology

The terminology in this report follows definitions presented in the *Burra Charter (Australia ICOMOS 2013)*. Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means 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.

Fabric means all the physical material of the *place* including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.



Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the cultural significance of a place.



2. HERITAGE CONTEXT

2.1 Heritage status

The site is subject to the following statutory instruments relevant to heritage.

- Heritage Act 1977 (NSW)
- Environmental Planning and Assessment Act 1979 (NSW)
 - North Sydney Local Environmental Plan 2013

2.1.1 Heritage Act 1977 (NSW)

The Heritage Act is designed to conserve the environmental heritage of New South Wales and regulate development impacts on the state's heritage assets. It provides protection for items of State heritage significance that are listed on the State Heritage Register (SHR), as well as for unlisted archaeological relics.

The site is not listed as an item of State heritage significance on the SHR.

2.1.1.1 Interim Heritage Orders

Interim Heritage Orders (IHO) are provided for in Part 3 of the Heritage Act. They are made by the Minister for Environment and Heritage on the advice of the Heritage Council, or by local councils under authorisation.

Clause 25(2) establishes that:

A council authorised under this section may make an interim heritage order for a place, building, work, relic, moveable object or precinct in the council's area that the council considers may, on further inquiry or investigation, be found to be of local heritage significance, and that the council considers is being or is likely to be harmed.

An IHO safeguards a place or object of potential heritage significance for a temporary period of up to 12 months.

Council's General Manager, under delegation, imposed an IHO on 53 and 55 Yeo Street on 22 February 2023. Notice was published in the NSW Government Gazette on 24 February 2023. The IHO is referred to as North Sydney IHO 1/2023.

2.1.1.2 Appeal of IHO

On 23 March 2023, the property owners of 53 and 55 Yeo Street files a Class 1 Appeal in the Land and Environment Court NSW opposing the imposition of the IHO over their properties. This Appeal has not yet been heard.



2.1.2 Environmental Planning and Assessment Act 1979 (NSW)

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the management of land use and development in NSW. The EP&A Act provides for the preparation of environmental planning instruments, being State Environment Planning Policies, which deal with matters of State or regional environmental planning significance, and Local Environmental Plans (LEPs), which guide planning decisions for local government areas (LGA).

The site falls within the North Sydney Council LGA. The relevant local planning instrument is the North Sydney Local Environmental Plan 2013 (NSLEP 2013).

2.1.2.1 North Sydney Local Environmental Plan 2013

The objectives of the NSLEP 2013 with respect to heritage conservation and archaeological sites are provided in clause 5.10, which (amongst other objectives) aims to conserve archaeological sites and requires consent to demolish, move, or alter known or potential archaeology. Schedule 5 of the NSLEP identifies heritage items and Heritage Conservation Areas.

The site is not currently listed as a heritage item on Schedule 5 of the North Sydney LEP 2013.

2.1.2.2 North Sydney Development Control Plan 2013

The North Sydney Development Control Plan 2013 provides development objectives and controls relating to the management of heritage items, heritage conservation areas and development in the vicinity of heritage items.

The subject properties are not listed as a heritage item or within a conservation area.

2.2 Heritage items in the vicinity

The properties are located adjacent to, and in the immediate vicinity of, several heritage items and one Heritage Conservation Area, listed on Schedule 5 and the Heritage Map of the NSLEP 2013. The properties are located adjacent to the boundary of the HCA (Figure 2).

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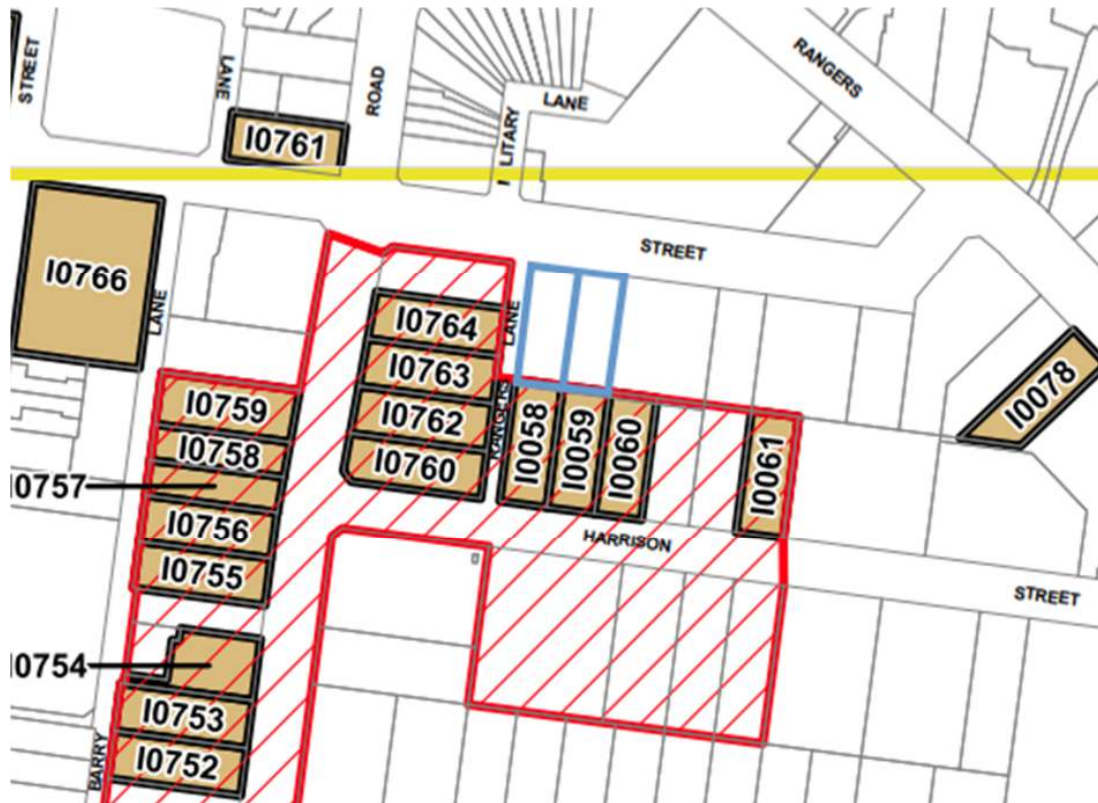


Figure 2. Heritage items and heritage conservation area in the vicinity of the subject properties. Heritage items indicated in brown, heritage conservation areas indicated in red hatching, subject properties indicated in blue outline.

Table 1. Heritage Conservation Area in the vicinity of the subject properties.

Conservation Area	Identification on Heritage Map	Significance
Cremorne	Shown by red hatching and labelled "CA03"	Local

Table 2. Heritage items in the immediate vicinity of the subject properties.

Item name	Address	Significance	Item no.	HCA
House	4 Harrison Street, Cremorne	Local	I0058	Cremorne
House	6 Harrison Street, Cremorne	Local	I0059	Cremorne
House	8 Harrison Street, Cremorne	Local	I0060	Cremorne
House	14 Harrison Street, Cremorne	Local	I0061	Cremorne
Neutral Bay House	19 Rangers Road, Cremorne	Local	I0078	None
House	120 Wycombe Road, Neutral Bay	Local	I0752	Cremorne
House	122 Wycombe Road, Neutral Bay	Local	I0753	Cremorne
House	124 Wycombe Road, Neutral Bay	Local	I0754	Cremorne



Item name	Address	Significance	Item no.	HCA
House	126 Wycombe Road, Neutral Bay	Local	I0755	Cremorne
House	128 Wycombe Road, Neutral Bay	Local	I0756	Cremorne
House	130 Wycombe Road, Neutral Bay	Local	I0757	Cremorne
House	132 Wycombe Road, Neutral Bay	Local	I0758	Cremorne
House	134 Wycombe Road, Neutral Bay	Local	I0759	Cremorne
“Yeronda”	143 Wycombe Road, Neutral Bay	Local	I0760	Cremorne
House	145 Wycombe Road, Neutral Bay	Local	I0762	Cremorne
House	149 Wycombe Road, Neutral Bay	Local	I0763	Cremorne
House	151 Wycombe Road, Neutral Bay	Local	I0764	Cremorne
St John’s Uniting Church	49 Yeo Street, Neutral Bay	State	I0766	None

2.2.1 Cremorne Conservation Area

The properties are located directly adjacent to the boundary of the Cremorne Conservation Area. The NSDCP provides the following Statement of Significance for the Cremorne Conservation Area; at its northern edge.

The Cremorne Conservation Area is significant:

- (a) as a consistent late 19th/early 20th Century residential area with a mix of Victorian, Federation one and two storey housing, mixed with Inter-war residential flat buildings,
- (b) as a largely intact early 20th Century suburb retaining much of the urban detail and fabric seen in gardens, fencing, street formations, use of sandstone, sandstone kerbing, natural rock faces, wide streets and compatible plantings, all of which are a response to the topography of the area.

Appendix 1 of the NSDCP identifies the contribution of each building within a conservation area, utilising the classifications contributory, neutral or uncharacteristic. The contribution of each item is determined according to their characteristic and uncharacteristic elements.

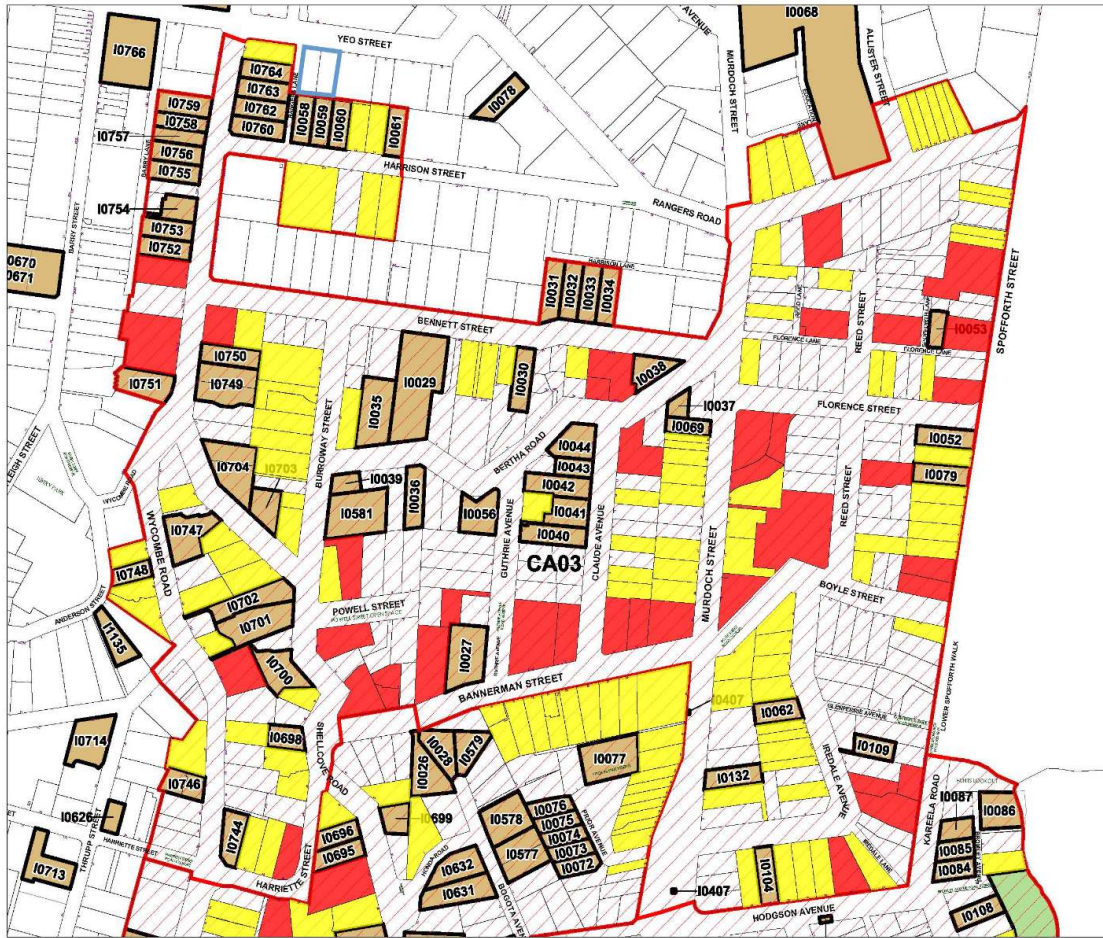


Figure 3. Cremorne Conservation Area, showing contributory items in yellow, uncharacteristic items in red. The subject properties outlined in blue at top left (Source: North Sydney Council).



3. HISTORICAL CONTEXT

A detailed history of the development of the subject properties has been prepared by Dr Martina Muller for Extent Heritage. The following historical context provides a summary of the detailed histories. The full histories are attached at Appendix B.

This history does not address the Aboriginal history of the site, or the archaeological potential of the site.

3.1 Early ownership and development

3.1.1 Thrupp's Estate (1814-1881)

The subject site is located on land that was part of 'Thrupp's Estate', which was the earliest parcel of land alienated in Neutral Bay. Thrupp's Estate was a 700-acre grant made in 1814, as a wedding present by Captain John Piper (1774-1851), Naval Officer and Collector of Customs, to his son-in-law, Alfred Thrupp, however it was not officially assigned to Thrupp until 22 July 1830 (NSW LRS, PA 20979; Hoskins 2021, 4-5).

Alfred Thrupp and his wife Sally, John Piper's daughter, left Sydney for Tasmania in 1817, shortly after their marriage, and never occupied the land. However, by 1828, 8 acres had been cleared and a small cottage had been built on the grant. Known as 'Thrupp's Cottage', this was built on the foreshore near today's Hayes Street. Although Thrupp's grant was officially registered in 1830, the land appears to have remained attached to John Piper who listed it as one of his assets when he declared bankruptcy in 1827. In 1828, the land was transferred to Daniel Cooper to pay outstanding debts, and the Coopers retained ownership until the late 19th Century. John Milson was charged in 1828 by the Coopers to look after 'Thrupp's Farm' to prevent theft of firewood (Hoskins 2021, 4-5; GML 1993, 29).

Daniel Cooper's nephew, John Cooper became the owner after his uncle's death in 1853, and the Coopers periodically subdivided and leased some of their property on 99-year leases. One of these was 'Craignathan' on the waterfront, purchased in 1842 by Ben Boyd, after whom the main thoroughfare from Military Road was initially named. Another main road was Cooper Street, later renamed Wycombe Road. In the late 1880s, the Neutral Bay Company took up a lease to either side of this road, near Raymond Road. Many fine residences were built on this land, many by the Company's principal, architect Walter Liberty Vernon, and his successor Howard Joseland (Hoskins 2021, 5-7). Other subdivisions, most if not all offered as leases, included the Alma, Ben Boyd, and Montpelier Estates (Hoskins 2021, 5-7).

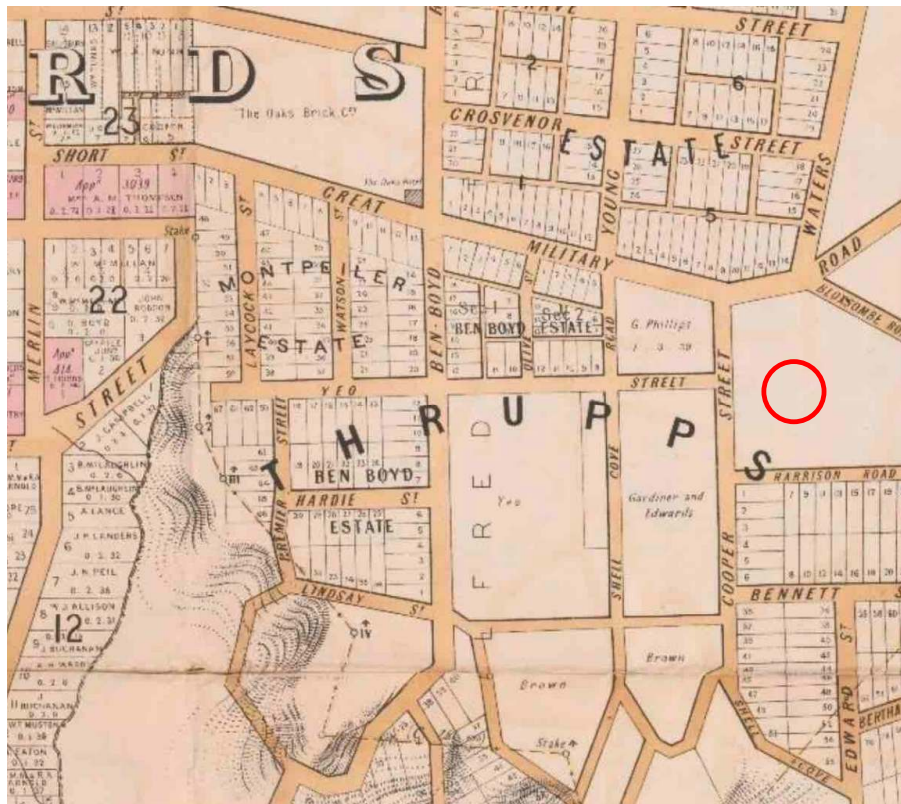


Figure 4. Detail from Map of St Leonards – North Shore, Parish of Willoughby, c. 1887, showing Thrupp’s Estate. Yeo Street was yet not fully extended to the east, past Cooper Street (today Wycombe Road). The approximate location of the subject site is circled red (Source: Stanton Heritage Centre, North Sydney, Maps)

3.1.2 Barron’s Estate (1881-1917)

On 27 January 1881, John Cooper leased 8 acres 3 roods to Sydney merchants, Joseph Gerrish Barron and William James Moxham. Moxham and Barron were in a commercial partnership as Barron, Moxham and Company. The land extended south from Military Road and included Yeo Street.

Born in Topsham in the United States, Joseph Gerrish Barron had arrived in Sydney in 1856 as a naval commander. Ten years later, he retired from his naval duties and entered commercial life as a general merchant in Sydney (*Evening News* 1911, 3). He maintained strong ties with his homeland and was nominated to be Acting Commercial Agent for the United States in 1873 and Vice-Consul for the United States in 1879 (*Sydney Morning Herald* 1873, 7; *Sydney Morning Herald* 1879, 3). Having married Mary Thew in Sydney in 1857, the couple had one daughter named Alice, who married John Gainford in 1885 (NSW BDM, 634/1857’ 45/1885). John Gainford was the third son of Reverend Thomas Gainford (*Sydney Morning Herald* 1885, 1). The Barrons and Gainfords occupied two semi-detached houses on Military Road, known as ‘The Gum Trees’ and ‘The Camp’, and Captain Barron died at ‘The Gum Trees’ on 24 May 1911, aged 79 (*Australian Town and Country Journal* 1911, 54). His wife died at ‘The Gum Trees’ three years later, in November 1914 (*Sydney Morning Herald* 1914, 8).



Barron's partner, William James Moxham, had been born in Bristol, England, and had arrived in Sydney in the early 1860s via Melbourne. It appears that his interest in the Neutral Bay property was purely investment related, as he lived in Balmain, where he was one of the founding members of the Balmain Bowling Club. He died at his residence, 'Boston' at Nicholson Street, East Balmain, on 10 June 1904, aged 72 (*Sydney Morning Herald* 1904, 10).

A subdivision plan of the estate was created in 1893 (Figure 5) and on 16 March 1895, 'Barron's Estate' was offered for sale by public auction, containing 40 villa sites with frontages to Military Road, Cooper Street, Harrison Street, Bloxsome Street (now Rangers Road) and Yeo Street (*Sydney Morning Herald* 1895, 2). The sale was advertised as a 'Great Earthquake Shock at Neutral Bay' and allotments were offered as leasehold titles of 99 years 'almost equal to Freehold Title', at ground rent of 10s per lot per quarter.

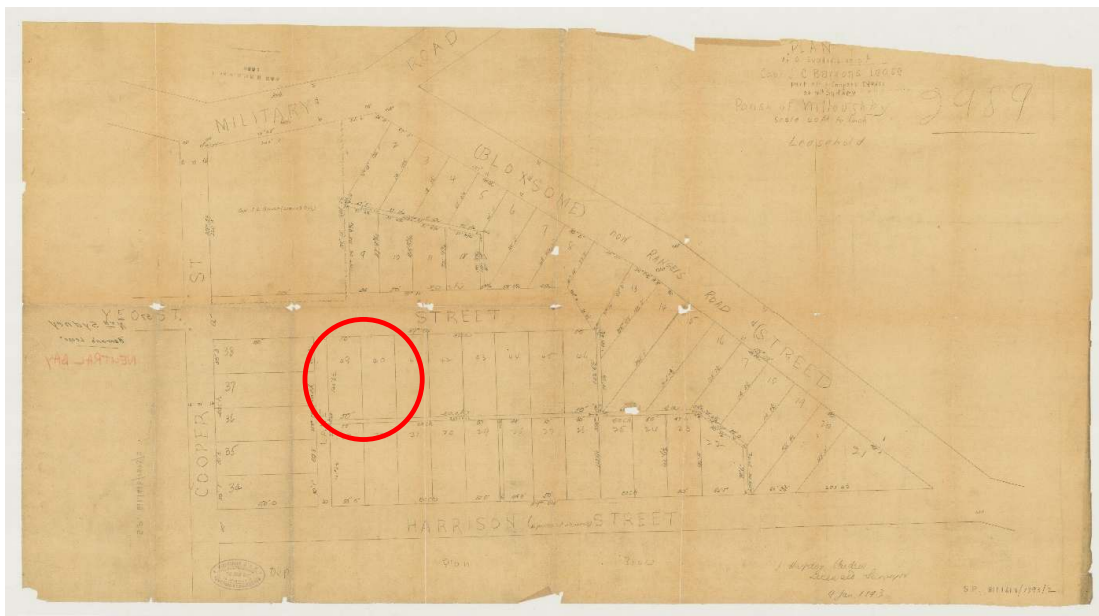


Figure 5. 1893 plan showing the subdivision of Captain J. C. Barron's lease. The largest allotment on the corner of Cooper Street (now Wycombe Road) and Military Road contained his own residence. The subject site is circled in red (Source: SLNSW, North Sydney Subdivision Plans, 046-SP/811.1418/1893/2).

It appears that sales were slow, and the estate was offered once again on 10 November 1900 (*Daily Telegraph* 1900, 15). The 'The Gum Trees' and 'The Camp', occupied by Captain Barron and J. Gainford, respectively, were located on a large allotment on the corner of Military Road and Cooper Street (today Wycombe Road), and only eight allotments appear to have been developed by 1900, mostly on Cooper and Harrison Streets. No changes in the leasehold of individual allotments were recorded, and John Cooper or their estate agents, Raine and Phillips, were noted as the owner of lots in Barron's Estate until the late 1910s in the Council Rate and Valuation Books.



By this time allotment 39 (the present 53 Yeo Street) had been developed by its new leaseholder, Dr Percy Arthur Ash and allotment 40 (the present 55 Yeo Street) had been developed by its new leaseholder, Arthur William Stilwell (Hoskins 2021, 8).



Figure 6. Subdivision sales plan for allotments in Barron's Estate subdivision, sold by public auction on 10 November 1900. The subject site is circled in red (Source: SLNSW, North Sydney Subdivision Plans, 057-SP/811.1418/1900/3).



3.2 53 Yeo Street

On 6 October 1911, a building application for a villa residence for Dr P. A. Ash was approved by Council (BA 11/742). The application had been submitted two days earlier by Oswald Henry Lewis, architect, who designed the building. The block plan shows the footprint and sketch layout of the ground floor of the building (Figure 7). This suggests that the original building largely had the same footprint as today, with the main entry likely on the side elevation. The main internal stair was located in the central portion of the building, accessed from the hallway coming off the side entry.

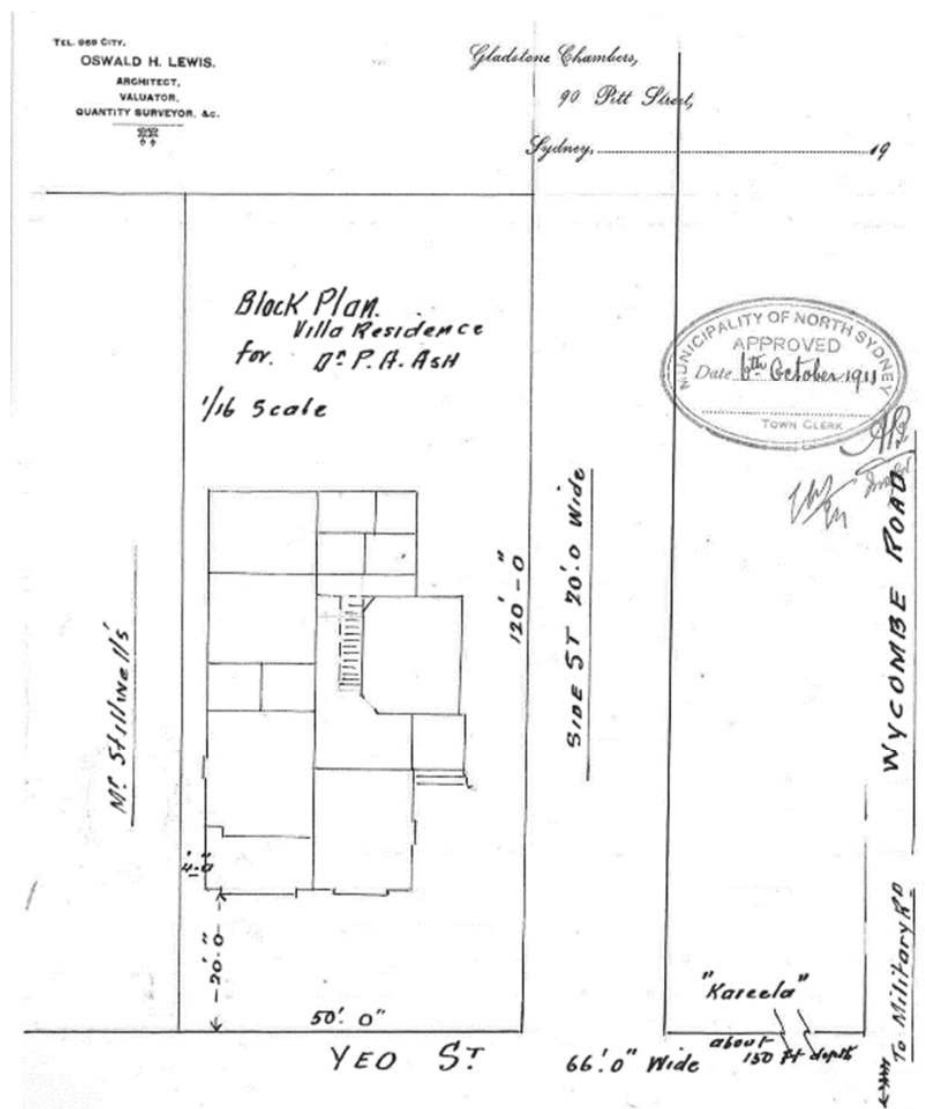


Figure 7. Block Plan for Villa Residence for Dr P. A. Ash', by Oswald H. Lewis, architect, valuator and quantity surveyor, showing the footprint and details of the internal layout of the building. The plan is part of building application 11/742, approved by Council on 6 October 1911 (Source: Stanton Heritage Centre, North Sydney, Building Application files, BA 11/742).



3.2.1 The Architect – Oswald Henry Lewis (c.1856-1923)

Oswald Henry Lewis was the grandson of colonial architect, Mortimer William Lewis, and worked in a partnership with his father, Oswald Hoddle Lewis until the death of the latter on 29 April 1895 (*Freeman's Journal* 1895, 10; *Australian Town and Country Journal* 1895, 1). The partnership was known as O. H. Lewis and Son, architects, and was located at 374 George Street. Oswald Hoddle Lewis was the youngest son of Mortimer W. Lewis and apart from being a prominent architect, he was also well known as a cricketer (*Evening News* 1895, 4).

Due to the identical initials of father and son, it is difficult to ascertain which one was responsible for the various buildings that can be attributed to the firm. We do know that O. H. Lewis and Son were in 1885 responsible for the Marine Hotel at Chowder Bay, which has since been demolished (*Evening News* 1885, 3).

Oswald Henry Lewis married Louisa Isabella Hall in 1893 (*Sydney Mail and New South Wales Advertiser* 1893, 1049). They lived at 'Arringa' at 100 Wycombe Road from 1908 at the latest until c. 1921, when Louisa died (*Sands Sydney Directory* 1909-1921; *Sydney Morning Herald* 1921, 6). Lewis died at a private hospital in Kogarah on 10 October 1923, aged 67, two years after his wife (*Daily Telegraph* 1923, 4).

3.2.1.1 Known works

Extension to St Vincent's Hospital

In 1886, Oswald Henry Lewis designed a major extension of the St Vincent's Hospital, added to the existing building that had been constructed in 1868 to plans prepared by his father (*Sydney Morning Herald* 1868, 6; *Sydney Morning Herald* 1886, 9). The extension mirrored the existing two-storey building, adding a central portico and turret. Further extensions in the mid-1920s added a third storey and remodelled the façade, giving it its present Free Classical form.



Figure 8. St Vincent's Hospital, as designed by Oswald Hoddle Lewis, c.1869-1873 (Source: State Library NSW, FL1229692).



Figure 9. St Vincent's Hospital, c.1900-1910. Extension designed by Oswald Henry Lewis at right, including new central turret (Source: State Library NSW, FL1708971).



Figure 10. St Vincent's Hospital, n.d. After addition of third storey and remodelling of façade (Source: State Library NSW, FL1651976).

St Vincent's Hospital Chapel – 1897

In February 1897, two years after the death of Oswald Hoddle Lewis, the St Vincent's Hospital Chapel was opened by Cardinal Moran, with O. H. Lewis noted as the architect. The chapel was constructed for the Sisters of Charity in the grounds of the hospital, and was said to be of 'English Gothic' style (Sydney Morning Herald 1896, 3; Evening News 1897, 6; Catholic Press 1897, 20). The chapel was located 'in the grounds adjoining the hospital on the southern side' (*Catholic Press* 1897, 20). The chapel was demolished in the 1980s along with other structures on the site during the redevelopment of the hospital.

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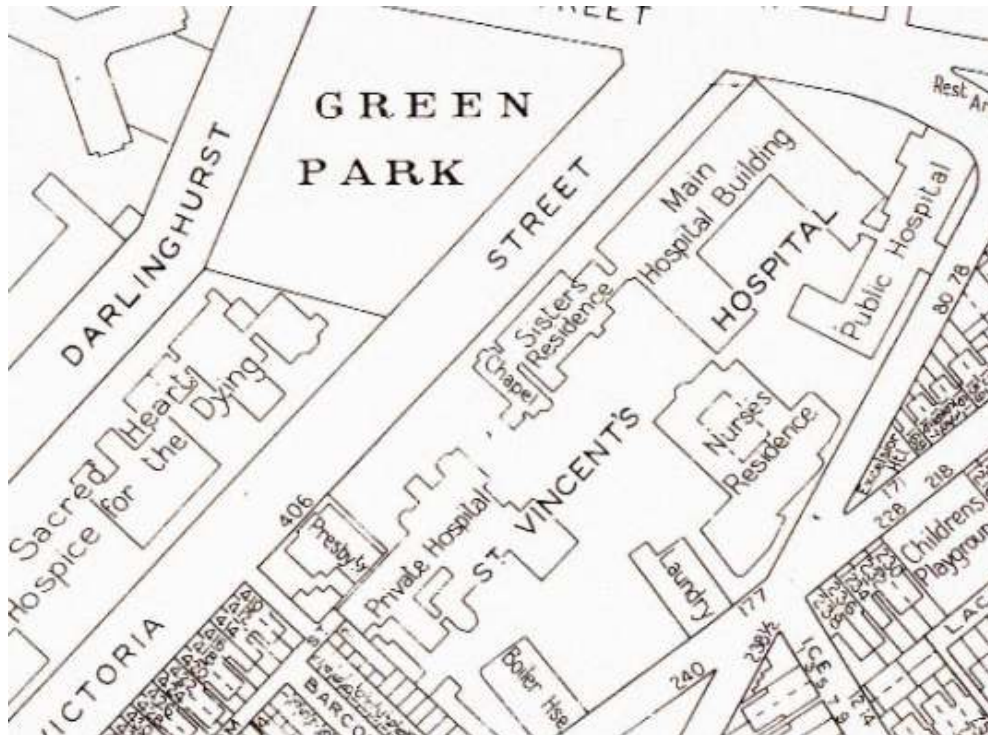


Figure 11. Detail, City of Sydney Building Surveyor's Detail Sheets, 1949-1972: Sheet 11 - Paddington. Chapel circled in red (Source: City of Sydney Archives, A-00880186).

Balmain Co-operative Society Building

Lewis designed premises for the Balmain Co-Operative Society Ltd, completed in 1904 (*Daily Telegraph* 1904, 3). The building is located at 28-30a Montague Street Balmain (see Section 5.4).

Farmer & Co premises on George Street, Sydney

Lewis designed large additions to the business premises for Farmer & Co. on George Street, completed in January 1906 (*Sydney Morning Herald* 1906, 3). The extent or survival of these additions are not known.

148 Pitt Street, Sydney

In 1911, Lewis designed a new work room for 148 Pitt Street, Sydney. This location was demolished for the construction of Centrepont in the 1970s.

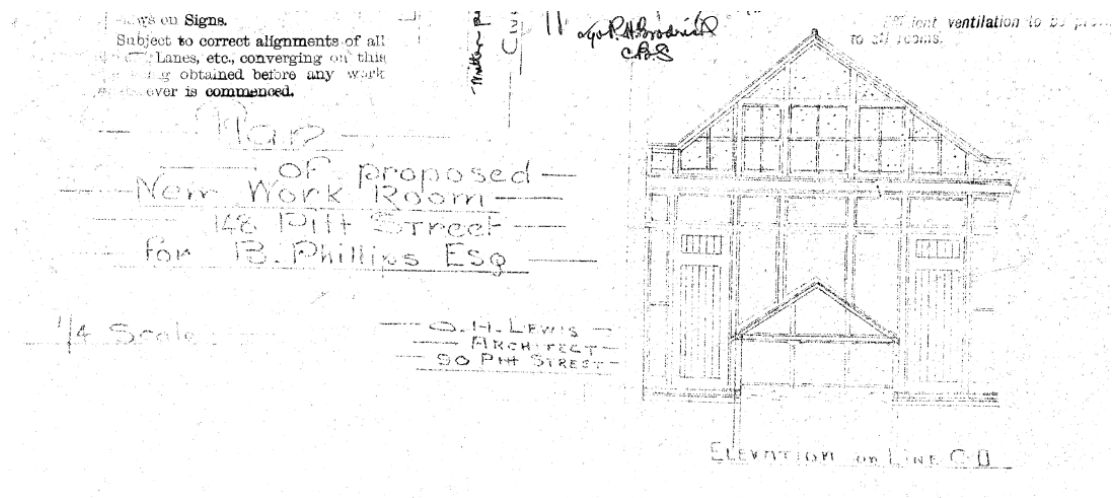


Figure 12. Pitt St (148) O H Lewis additions (Source: City of Sydney Archives, A-00556027).

Villa residences at Neutral Bay

Lewis appears to have designed various residences in Neutral Bay, as he sought tenders or let contracts for villas or residences in the locality for instance in February 1903, April 1905, October 1907 and October 1909 (*Daily Telegraph* 1903, 6; *Daily Telegraph* 1905, 2; *Sydney Morning Herald* 1907, 6; *Construction* 1909, 7).

It is more difficult to find evidence for Lewis' work during the 1910s, apart from alterations and additions in 1910, or garages such as the one for 'Stretton' at Billyard Avenue in Elizabeth Bay in 1911 (*Sydney Morning Herald* 1910, 4; *Sun* 1911, 10).

Rahnie, Neutral Bay

Lewis designed the former dwelling Rahnie in 1910 (BA10/202). The dwelling was located at the southern end of Barry Street, Neutral Bay, now the location of Ilbery Reserve Park. The dwelling was demolished in the 1970s.



Figure 13. View of Rahnie, Barry Street, Neutral Bay, from Neutral Bay Tennis Club, c.1920 (Source: Stanton Library LH REF PF1417).

272 Military Road

Lewis designed the former cottage at 272 Military Road in 1911 (BA 11/74). The cottage was demolished in 2020.



Figure 14. Former cottage at 272 Military Road, before its demolition (Source: Google Streetview 2019).



3.2.2 The Client – Dr Percy Arthur Ash (1870-1944)

Oswald H. Lewis' client for 53 Yeo Street and the leasehold owner of Lot 39 was Dr Percy Arthur Ash (1870-1944), a dentist and university lecturer who had been born in the Singleton area in 1870 as the second son of William Ash (Find A Grave; *Punch* 1911, 30). Originally studying law and working as an accountant and bank manager at the A.J.S. Bank in Mandurama, Percy A. Ash had left Australia in 1899 for New Zealand, and from there he had travelled to San Francisco, gaining the degree of Doctor of Dental Surgery at the University of Pennsylvania in 1903 (*Sydney Mail and New South Wales Advertiser* 1889, 96; *The New South Wales Post Office Directory* 1889-1890, 179; *Bligh Watchman and Coonabarabran Gazette* 1900, 3-4; *Daily Telegraph* 1906, 8; *Journal American College of Dentists* 1945, 45). By May 1906 he was back in Sydney, where he was appointed as lecturer in clinical dentistry at the University of Sydney in late 1907 (*Sydney Morning Herald* 1907, 8). On 4 February 1911, he married Elizabeth 'Elsie' McKinney, the eldest daughter of H. G. McKinney, of 'Duncairn' at Raymond Road, Neutral Bay at St Phillip's Church in Sydney (*Sydney Morning Herald* 1911, 14).

Dr Percy A. Ash appears to have remained on the teaching staff of the University of Sydney for the duration of his working life, while also practicing as a dentist at Macquarie Street in Sydney until at least 1923 (*Telegraph* 1927, 3; *Wise's New South Wales Post Office Directory* 1923, 1354; *University of Sydney Archives* Ash, Percy Arthur. 136/1). He was appointed as one of four qualified dentists to the re-constituted Dental Board of NSW in 1910 and remained on the board for several years (*Sydney Morning Herald* 1910, 13).

Ash was elected as fellow of the American College of Dentists in 1922, as the first Australian ever to receive that honour, by which time he was also the editor and manager of the *Dental Science Journal of Australia* (*Sydney Morning Herald* 1922, 10; *Daily Telegraph* 1922, 4). He was a member of the Australian Dental Association, and, having continued to work in accounting and auditing, he was also Fellow of the Federal Institute of Accountants, and Fellow of the Institute of Arbitrators in London, England (*Journal American College of Dentists* 1945, 45). After his death on 21 July 1944, the 'Percy A Ash Prize for Proficiency in Operative Dentistry' at the Sydney Dental School within the Faculty of Medicine and Health of the University of Sydney was donated by his children, William P. Ash and Frances Ash, in memory of their father (*Sydney Morning Herald* 1944, 20; University of Sydney 2021).

It is likely that the new residence of Percy A. Ash and his wife Elizabeth was ready for occupation in 1912, and on 8 July 1913, their daughter was born at 'Shalimar' in Neutral Bay (*Sydney Morning Herald* 1913, 14). The Sydney Sands Directory listed Percy Ash for the first time on the south side of Yeo Street in its 1914 edition and so did Wise's Post Office Directory of 1914 (*Wise's New South Wales Post Office Directory* 1914, 415). On 25 August 1914, the Sydney Morning Herald featured an advertisement for a 'competent, general or lady help, 3 adults, 1 infant', with the address given as 'Shalimar' at Yeo Street, Neutral Bay (*Sydney Morning Herald* 1914, 12).

By September 1915, the family had moved into their second 'Shalimar', which was Elizabeth's parents' old 'Duncairn' at Raymond Road, Neutral Bay. The Sands Directory had listed H. G. McKinney's 'Duncairn' at 24 Harriett Street until 1915, but from the 1916 edition of the Sands, Dr.



Ash's 'Shalimar' was noted at this address. The family moved to another 'Shalimar' in Turramurra by 1920 (*Wise's New South Wales Post Office Directory* 1920, 1139).

3.2.3 Subsequent ownership and development (from 1915)

3.2.3.1 Sale of Barron's Estate by Vera Le Barron Gainford (from 1918)

After the death of J. G. Barron in 1911 and that of W. J. Moxham in 1904, the leasehold of 'Barron's Estate' appears to have remained in the Barron family. On 17 June 1917, all the land on both sides of Yeo Street, including the subject site, was transferred to Barron's grand-daughter Vera Le Barron Gainford, born in 1887 (NSW BDM 12883/1887). On 26 February 1918 she applied for the property to be registered under the Real Property Act (NSW LRS, PA 20979).

Vera Gainford had at least two siblings, including brothers Dudley Le Barron Gainford (born 1885) and Gerrish Le Barron Gainford (born 1890) (NSW BDM, 12194/1885; 32403/1890). Noted as a 'brilliant linguist', Vera Gainford moved to New York with her mother in the mid-1910s, where she married Baronet Gerald Maxwell-Willshire in October 1923 (*The Home* 1924, 21). Later moving to London, the couple married again in 1933, in order to ensure the validity of their first marriage in the United States (*Sun* 1927, 1; *Magnet Mirror and Murchison Reflector* 1933, 1; *Examiner* 1933, 7).

As she resided overseas, Vera Gainford gave Power of Attorney to auctioneer Tom Raine Raine (one of the mortgagees of the property), and Percy Arundel Rabett and Joseph Beresford Grant on 26 October 1917, likely placing them in charge of selling the various allotments to new freehold owners from early 1918. The first allotment transferred to new owners was Lot 33 on 13 February 1918. It was not until 1922 that Lot 39 in DP 2989 was sold, and the property remained in the leasehold of Percy Arthur Ash after he moved out of 'Shalimar' from 1915 until 1922 (North Sydney Rate and Valuation Books).

3.2.3.2 Occupants of Wyvern 1915-1922

By the end of 1915, Captain Fergus Cumming had moved into the former Ash residence, renaming the building 'Wyvern' (*Sands Sydney Directory* 1916). Captain Fergus Cumming (1858-1932) served in the Navigation Department and was Superintendent of Navigation and Emigration Officer of Port Jackson from 1914 until his retirement in 1922 (*Daily Commercial News and Shipping List* 1922).

He became Superintendent of State Navigation in Sydney in 1914, just before the outbreak of World War I. The residence in Yeo Street served him as his home during that time until shortly before his retirement. He was last listed in the Sydney Sands Directory in 1918, which means he likely moved out that year.

The property had two further short-term occupants between 1918 and 1923. From 1919 to 1921, Thomas Harry Houghton was listed as the occupant of what was now located at 61 Yeo Street (*Sands Sydney Directory* 1919-1922). The name was no longer recorded as 'Wyvern' in the Sands, but the Rate and Valuation Books still noted the building under that name in 1920-1922. English-born Thomas Harry Houghton (1857-1924) was a well-known consulting engineer who had been involved



in various important engineering projects in New South Wales, Victoria, South Australia and New Zealand, including the State Abattoirs in Sydney (*Sydney Morning Herald* 1924, 10).

His successor at 61 Yeo Street was Frederick P. Pring who was listed at the address in the Sands editions of 1922 and 1923. This may have been Frederick Percival Pring, whose wife Martha resided at Mosman while he was in active service during World War I (National Archives of Australia B2455, Item ID 8020566).

3.2.3.3 Ownership and development of 'Clova' by the Laing family (1922-1969)

As part of the sale of Barron's Estate by Vera Le Barron Gainford from 1918, Lot 39 was transferred to Mary Anne Laing on 31 July 1922 (NSW LRS Vol. 2826 Fol. 236). Mrs Laing, who was a widow, mortgaged the property with Percy A. Ash in August 1922, and the mortgage was discharged in January 1926, shortly before Lot 39 was transferred to her daughter Madeline Kate Laing on 25 January 1926 (NSW LRS Vol. 3391 Fol. 70).

Mrs Mary Anne Laing, née Wilkie, had at least seven children with her late husband William, including Madeline Kate who was born in 1873 (NSW BDM 4538/1873). Madeline remained unmarried and appears to have lived at 53 Yeo Street with her mother, who was listed in the Sydney Sands from 1924 until 1930, with the building listed for the first time at the renumbered 53 Yeo Street in 1930 (*Sands Sydney Directory* North Sydney – Yeo Street, 1924-1930). Also living with mother and daughter Laing at some stage was Walter Wilkie Laing, one of Mary's sons. He was an engineer and draftsman who offered his services in drafting, model-making and machine making 'in own shop' in 1925, noting his address as 61 Yeo Street, Neutral Bay (*Daily Telegraph* 1925, 10).

On 27 July 1927, Mary Laing submitted a building application to Council for 'Alt[eration]s to Residence into 1 extra Flat'. The builder for the work, which cost an estimated £450, was listed as A. A. Johnston in Council's Building Register entry for the application (BA 27/372). The building itself was noted as 'Clova' and the application was approved on 22 August 1927.

It appears that the works involved alterations to create two individual flats on each floor level and probably involved the addition of a separate side entry at the rear, and removal of the original internal stair that is noted in the 1911 plan. It is also possible that the upper floor was extended over the southernmost portion of the building at that time, as at least part of it may have been single storey. A stair on the southern elevation was probably also constructed at that time (no longer extant), providing external access to the garden at the rear. The aerial photograph, dated 1930, shows the roof over the rear portion in a lighter shade, which may indeed suggest a recent change involving a different roofing material (Figure 15). Other alterations at that time may have included the enclosure of the front balcony (no longer extant), which would have been open as part of the original design.



Figure 15. 1930 aerial photograph showing the subject site circled in red (Source: NSW Spatial Services, Historical Imagery, CAC_04_1157).

Flat building for investment purposes was on the rise on the lower North Shore at that time (At Home in North Sydney). However, it appears that the division of the building at 53 Yeo Street into two flats was at least partly a practical decision to facilitate multigenerational living, while also providing potential future rental income. It is likely that one of the flats was intended for Mrs. Mary Laing, who was in her 90s at the time and likely occupied the ground floor, and one for her daughter, Madeline Laing.

Mary Laing died on 1 July 1930 at her residence, 'Clova', nearly aged 95 (*Sydney Morning Herald* 1930, 14). Madeline Laing continued to live at the house until her own death on 14 August 1962 (*Government Gazette of the State of New South Wales* 1963, 809). The other flat was sublet to various people from 1930, including A. E. Hanks who was listed as the second occupant of 53 Yeo Street in the Sands from 1931 until the last edition in 1932-33 (*Sands Sydney Directory*, North Sydney – Yeo Street, 1931-1932/33).

On 15 August 1935, Madeline Lang submitted a building application for a garage by Clapton & Hughes, at the estimated cost of £80 (BA 35/281). The application was approved on 19 August 1935 (*Construction and Real Estate Journal* 1935, 4). The plan submitted with the application, included in (Figure 16Figure 21), shows that the garage was constructed in the south-western corner of the site, facing what is today known as Rangers Lane. This garage with its hipped roof is clearly visible in the 1943 aerial photograph (Figure 19) and appears to be still standing today.

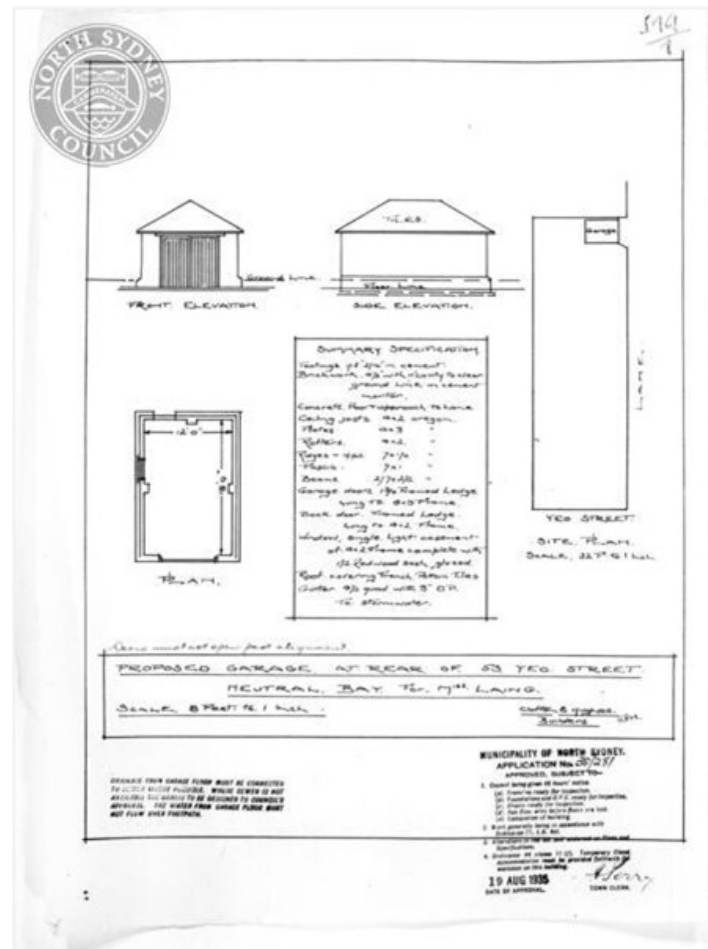


Figure 16. Plan submitted to Council in August 1935, for a new garage facing the side lane, built by Clapton & Hughes, builders (Source: Stanton Image Gallery, Call No. BA 35/281).

Surveys by the Board of Water Supply and Sewerage, prepared in 1908 with major revisions in 1931 and February 1935 (Figure 17 and Figure 18), show an early outbuilding in the south-eastern corner of the property. Although these plans were continually updated until 1953, they neither show the 1935 garage, nor the second rear entry that was likely created as part of the 1927 alterations. It is possible that the 1927 alterations did not involve the suggested changes to the rear, or, more likely, the building footprint was never updated on the plan to show later alterations to the building footprint or the addition of the garage. Both plans suggest that the rear portion of the building originally included a small verandah section in the middle.

EXTENT



Figure 17. Survey plan prepared by the Board of Water Supply and Sewerage as revised in 1931, showing the subject site outlined in red (Source: Sydney Water Archives, Blackwattle Sheet North Sydney No.73, 650).



Figure 18. Survey plan prepared by the Board of Water Supply and Sewerage as revised in February 1935, showing the subject site outlined in red (Source: Sydney Water Archives, Blackwattle Sheet North Sydney No.73, 650).



During the 1940s, Ethel Darling Suttor appears to have occupied the second flat, as her last address was noted as 53 Yeo Street, Neutral Bay, when she died in February 1947 (*Sydney Morning Herald* 1947, 16). On 3 February 1959, M. K. Laing submitted another building application to Council, for a 'car port' at a cost of 24, which was approved on 17 February 1959 (BA 59/37). A carport was subsequently added adjacent to the 1935 garage, also facing the side lane, but the 1961 aerial photograph suggests it was only constructed after June 1961 (Figure 20).



Figure 19. 1943 aerial photograph showing the subject site circled in red (Source: NSW SIX Maps, 1943 aerial imagery).

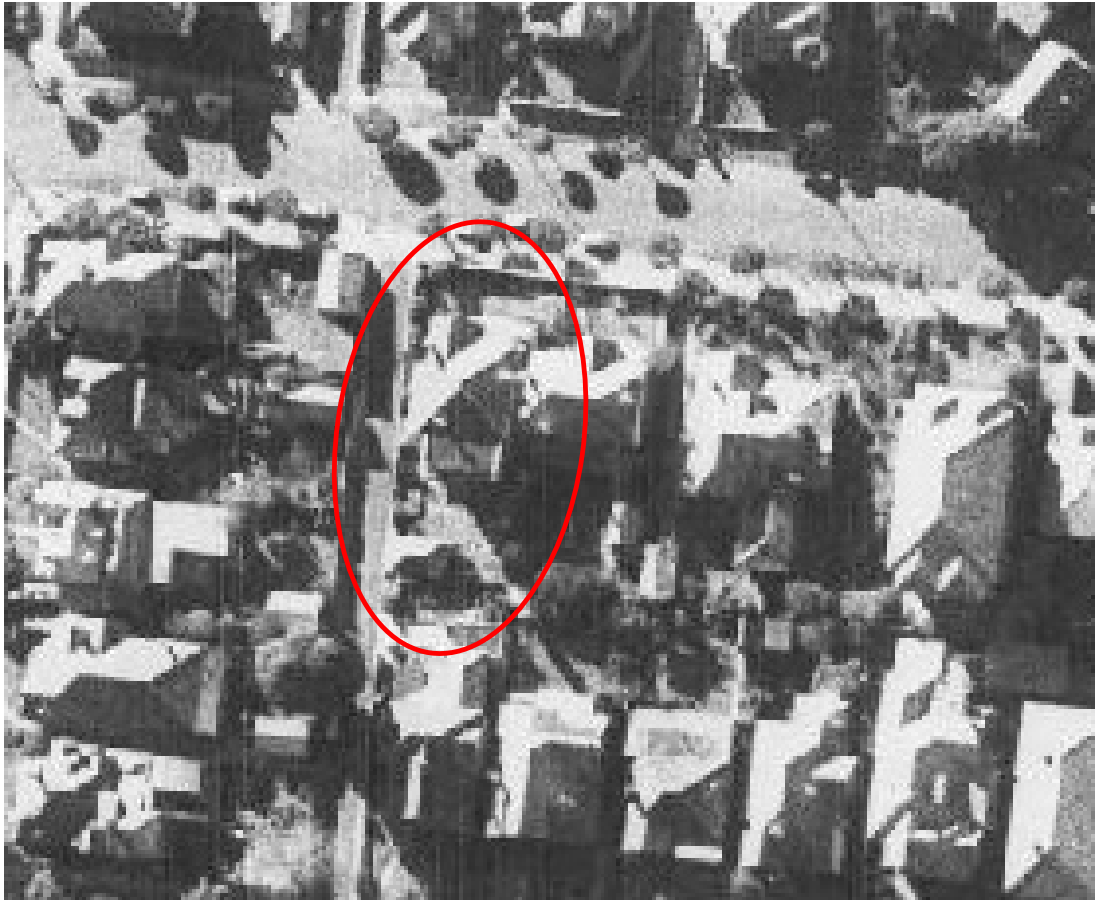


Figure 20. 1961 aerial photograph showing the subject site circled in red (Source: NSW Spatial Services, Historical Imagery, 1048_32_094).

Both, Madeline Laing and the builder, P. Loveday, were noted as residents of 53 Yeo Street, Neutral Bay at the time of the application. Loveday was probably related, possibly married, to Ruth Wilkie Loveday, who became the owner of 53 Yeo Street on 14 March 1961, the year before Madeline Laing died (NSW LRS Vol. 3391 Fol. 70). Ruth Loveday's middle name 'Wilkie' suggests that she was part of the family of Mary Anne Laing (born Wilkie). On 11 December 1962, Alexander Wilkie Murray, contractor, and Mabel Nellie Catherine Murray, his wife, Alan Wilkie Murray, contractor and Neville Nielsen Apitz, surveyor, all of Neutral Bay, became owners of 53 Yeo Street, as joint tenants. Again, Alexander and Alan Murray's middle name strongly suggests a link with Mary Anne Laing's family (NSW LRS Vol. 3391 Fol. 70).

Mabel Isabel McCaghern's last address was given as 53 Yeo Street, Cremorne, in July 1965, after her death, suggesting that at least one of the flats, possibly both, continued to be let during the 1960s (Government Gazette of the State of New South Wales 1965, 2324).



3.2.3.4 Fisher and Nisbet ownership (1969-c.2005)

On 14 March 1969, Leonard Fisher, of Cremorne dental surgeon, and James Edward Nisbet of Mosman, bank officer, became owners of 53 Yeo Street as tenants in common in equal shares (NSW LRS Vol. 3391 Fol. 70). This likely ended the 47-year ownership of the site by the family of Mary Anne Laing, which had begun in 1922. New Certificates of Title were issued to Fisher and Nisbet for their individual shares upon the transfer (NSW LRS Vol. 11024 Fol. 176 A & B).

L. Fisher and J. E. Nisbet, of 53 Yeo Street, Neutral Bay, applied on 18 May 1990 for a strata subdivision of the existing building. Although this was approved on 21 August 1990, it appears that this subdivision was never carried out. In September 1991, the upper flat, at 2/53 Yeo Street, was offered for rent at \$310 per week, as a 'huge' 3-bedroom upper duplex with separate lounge/dining, internal laundry, and undercover parking (*Sydney Morning Herald* 1991, 131).

Leonard Fisher's share of the property was transferred by transmission on 13 December 1993 to Joan Lillian Fisher, Margaret Ann Powles, Wendy Kay Glenn and Leonard James Fisher as tenants in common in equal shares (NSW LRS Vol. 11024 Fol. 176B). The following year, on 15 March 1994, Wendy Kay Glenn (½ share), Joan Lillian Fisher (¼ share) and Margaret Ann Powles (¼ share) became tenants in common. Margaret Ann Powles' share was transferred to Wendy Kay Glenn on 15 November 1996, and Wendy K. Glenn now owned three quarters of Leonard Fisher's former share of the property. On 27 July 2004, Joan Lillian Fisher's ¼ share was transferred by transmission to Jeffrey Frank Glenn, while Wendy K. Glenn retained her ¾ share. It appears that during all these transfers that half-share of Lot 39 remained in the same family.

James E. Nisbet noted his address as 53 Yeo Street, Cremorne, on 19 April 2005, suggesting he occupied his share of the property at least at that time, shortly prior to the sale of the property, but may have been a long-term occupant of one of the flats at 53 Yeo Street (Nesbitt / Nisbet Society Australia 2005).

3.2.3.5 2007 Alterations and additions to 53 Yeo Street

After title automation in 1988, new sub-folios were created for Folio 39/2989 on 12 August 2005, likely as part of a sale of one or both shares (NSW LRS Historical Search for Folio 39/2989B). These sub-folios were cancelled on 2 March 2007, and a transfer was noted that day. With this, the property came under one single ownership again.

In 2007, an application was submitted to Council for conversion of the property from two flats to one single dwelling by the new owner, Jessica Taylor (DA 56/07). Approval was granted on 2 April 2007 for the works which involved 'proposed alterations and additions comprising of demolition of existing carport; extending existing garage; erecting a deck to the rear of dwelling with a pergola over and extending the timber fence to Rangers Lane frontage.' A new gatehouse at the front was also part of the project, which was carried out to plans by Phil Welsh, architect of 'The Site Foreman', designers and project managers.



The Statement of Environmental Effects submitted with the application, prepared by architect Phillip Welsh for 'The Site Foreman', dated 9 February 2007, noted the following 'minor' alterations to the exterior of the building:

Removal of the later addition of windows to the first floor balcony on the northern façade, and retiling of this floor to restore it back to a roofed balcony.

Remodelling of the present ground floor external glazed doors on the northern façade to add to the amenity of the Lounge.

Removal of two windows on the ground floor eastern façade. The removal of these two windows will be of no consequence to the appearance of the building from the street.

The bulk of the later rear addition is to be retained. The unattractive open external stairs and landings are to be removed. The existing doorway to the first floor southern façade is to be removed and a new window added to match adjacent windows.

The dated ground floor at the rear of the dwelling is to be remodelled and opened up with glazed doors to provide access to the rear yard for the family. A concrete deck with an open timber pergola is to be constructed above this deck.

Removal of the present carports, concrete paving and the reconstruction of the present garage to convert the single garage to a double garage. It is proposed to retain the existing external walls of the garage to minimise disruption and inconvenience to the immediate property to the south, No 4 Harrison Street. A new roof will be constructed over the garage to match the present roof of the dwelling in material, style and pitch. A new concrete floor is to be provided at the same level as the existing floor level. It is proposed to paint the external walls of the garage to match the painted walls of the rear addition. The garage will only be viewed from the laneway and the painted walls will have a visual connection with the present painted walls of the dwelling (North Sydney Council Archives, DA 56/07).

Internal alterations included proposed changes to the rear portion on the ground floor to create a new kitchen, family room, laundry and toilet. This involved removal of the rear side entry and rear stairs that had likely been added in 1927. An existing stair to on the south elevation was also removed to make way for the new deck with pergola. A new internal stair was proposed from the main foyer instead. Various alterations to existing door and window openings were also carried out, including removal of two existing windows in the eastern elevation and of the balcony windows on the front elevation. Two new rainwater tanks were also part of the proposal.

While it was proposed to extend the existing garage by demolishing its northern wall and the timber gates, and to demolish the existing carports to provide a turfed area, it appears that these works were not carried out as planned, and instead the carport was altered into a garage with a new roller door. The front gatehouse was also not constructed.

Files held by Council in relation to the works include photographs taken as part of a Hazardous Materials Survey dated 2 May 2007, prior to the works being carried out. Some of the photographs are included below. They identified various areas that contained later floor, ceiling and wall



coverings, particularly vinyl tiling. Other photographs published online prior to the changes, as part of rental advertising campaigns for the property, and photographs and plans submitted with the application (DA 56/07) are also included below.

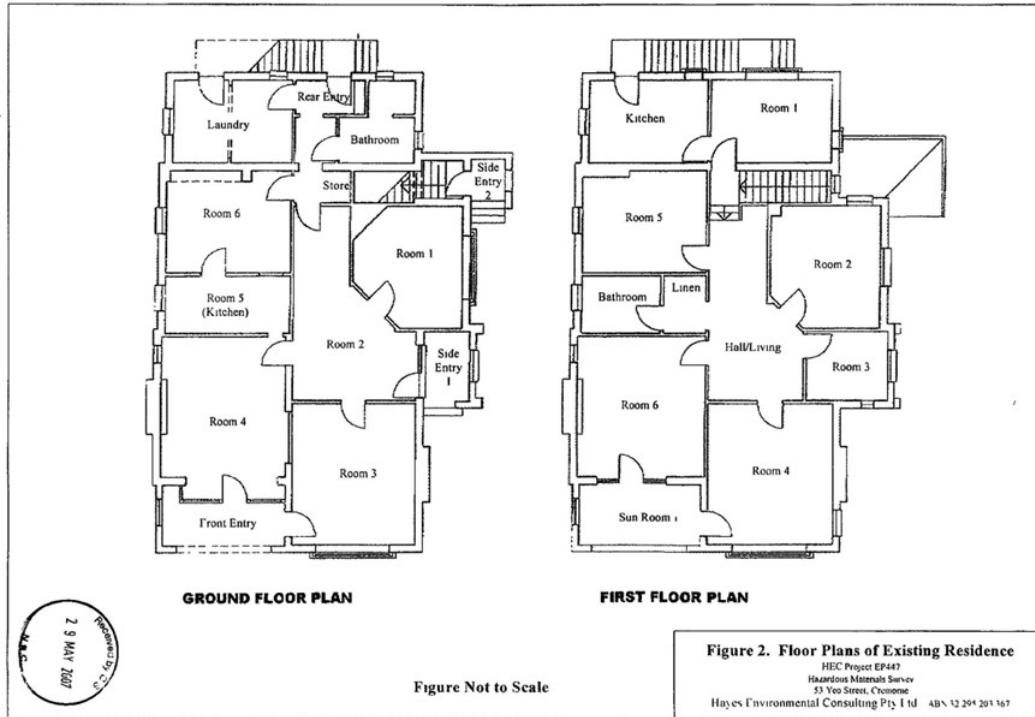
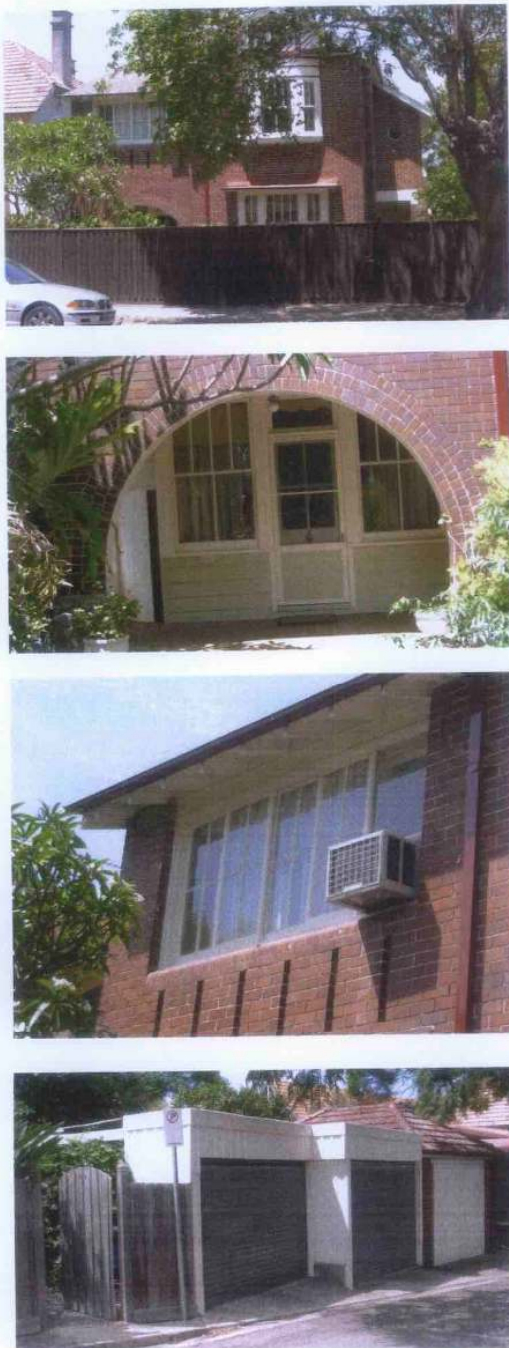


Figure 21. Existing floor plans included in the Hazardous Materials Survey prepared by Hayes Environmental Consulting, 2 May 2007 as part of DA 56/07 (Source: North Sydney Council Archives, DA 56/07).



The figure consists of four photographs arranged vertically on the left side of a page.
- PHOTO 1: A wide shot of a two-story brick house with a gabled roof, viewed from a street. A dark wooden fence is in the foreground.
- PHOTO 2: A close-up of a brick wall with a large, arched opening containing a white door and windows.
- PHOTO 3: A close-up of a brick wall with a large window and an air conditioning unit mounted on the wall.
- PHOTO 4: A row of three carports with dark grey roller doors, situated in a driveway.
On the right side of the page, there is a rectangular stamp from 'NORTH SYDNEY COUNCIL' dated '23 FEB 2007'. Below the photographs, there are four captions: 'PHOTO 1 View of existing dwelling from Yeo Street', 'PHOTO 2 Present wall to be replaced with glazed doors and sidelights.', 'PHOTO 3 Window and air conditioning to be removed from first floor balcony.', and 'PHOTO 4 Present carports and garage off Rangers Lane'. A circular stamp from 'N.S.C.' dated '19 FEB 2007' is also present on the right side.

Figure 22. Photographs received by North Sydney Council on 19 February 2007, showing existing site features prior to the 2007 alterations (Source: North Sydney Council Archives, DA 56/07).

EXTENT



PHOTO 5
Present single garage off Rangers Lane



PHOTO 6
Present open stair and landings at rear of dwelling to be removed.
New concrete deck to be constructed in this position.



PHOTO 7
View of rear yard and neighbouring property to the south, No 4 Harrison Street



PHOTO 8
Present carports and concrete paving to be demolished and this area turfed.



Figure 23. Photographs received by North Sydney Council on 19 February 2007, showing existing site features prior to the 2007 alterations (Source: North Sydney Council Archives, DA 56/07).



3.2.3.6 Development during most recent ownership (2011-2023)

The property was transferred once more on 15 June 2011 (NSW LRS, Folio 39/2989, Historical Search; Real Estate 2011). During the sales campaign in May 2002, the property was offered as a 5-bedroom residence with 2.5 bathrooms, separate formal dining and lounge rooms, formal library on entry, open plan casual living room, triple parking, containing original Kauri pine floors and high patterned ceilings. Photographs and floor plans published as part of the sales campaign are included below.

On 3 September 2018, an application for Complying Development Consent (CDC) was submitted by new owner, Tim Cox, for an outdoor swimspa on a concrete base (North Sydney Council Archives CDC 180078). The final occupation certificate was issued on 30 May 2019.

3.3 55 Yeo Street

The *North Sydney Rate and Valuation Books* noted Arthur Stilwell as the new leaseholder of Lot 40 in DP 2989 in the 1908-1910 edition. No details about the architect of the villa at 55 Yeo Street could be found. Although no exact date of construction has been found, it can be assumed that the house was built in 1908 as the first occupant, Arthur William Stilwell, was living there by January 1909.

Arthur William Stilwell (c. 1841-1919) was a civil engineer who retired in 1908 from a long career in the NSW Department of Roads, where he had served as the Commissioner for Roads and Principal Engineer during the 1900s. Likely born in England, he appears to have married Florence Sarah Humphreys in Melbourne in 1874, and they had several children while he was climbing up the ranks within the NSW Roads Department, moving from one place to the next according to his postings. He lived in Neutral Bay from at least 1904. He is listed as living at 'Kamlyn' in Lower Wycombe Road in 1904, and in 1907 he was listed as living at 'Simla' on Hampden Avenue (*The New South Wales Post Office Directory* 1907, 347).

In June 1907, Stilwell was appointed as consulting engineer for Wingecarribee and Nattai Shires (*Shoalhaven Telegraph* 1907, 1). By October 1908, he was also consulting engineer to the Shires of Cambewarra, Nepean and Rylstone (*Sydney Morning Herald* 1908, 8). Stilwell retired from the public service on 10 August 1908 while continuing to work as a consulting engineer (*Government Gazette of the State of New South Wales* 1908, 4882). He seems to have only resided at Yeo Street for about two years from 1909 to 1911.

Stilwell resided at Yeo Street by 21 January 1909 (*Sydney Morning Herald* 1909, 4). On 14 July 1909, a tender notice was published in the *Sydney Morning Herald*, seeking help for 'trees to cut down, clear vacant land, next to Stilwell's new villa, Yeo-street, Neutral Bay' (*Sydney Morning Herald* 1909 July, 2). Wise's Post Office Directory also listed Arthur Stilwell as the first address after the Presbyterian Church in 1909 (*Wise's New South Wales Post Office Directory* 1909, 349).

By April 1911, his address was noted again as Hampden Avenue, Neutral Bay (*Construction* 1911, 5). The Sands Directory listed A. W. Stilwell for the last time at Yeo Street in its 1912 edition.



Stilwell transferred the leasehold in c. 1912 to James Smith Mollison, who was noted as the rate-paying lessee in the 1913 North Sydney Rate and Valuation Books and was listed at 'Thredbo', Yeo Street, in Wise's Postal Directory of 1912 (*Wise's New South Wales Post Office Directory* 1912, 386).

3.3.1 Subsequent ownership and development (from 1912)

3.3.1.1 James S. Mollison occupies Thredbo as lessee (1912-1917)

From 1913 until 1917, the Sands Directory listed James T. [sic] Mollison at 'Thredbo' on Yeo Street (*Sands Sydney Directory*, North Sydney – Yeo Street, 1913-1917). Like Stilwell, James Smith Mollison was a civil engineer who had a long career in the Public Works Department, including in New Zealand.

Mollison appears to have lived in Neutral Bay by October 1911, when his younger daughter Jeannie Elizabeth was married at the Neutral Bay Presbyterian Church (*Daily Telegraph* 1911, 12). Mollison was heavily involved in the Presbyterian Church, and after his death in Pymble in 1927, the James S. Mollison Memorial Hall was constructed in 1936 at Thornleigh.

James S. Mollison, civil engineer, was noted as the lessee of 'Thredbo' in the North Sydney Rate and Valuation Books until the early 1920s, though he was no longer listed in the Sands from 1918 onwards.

3.3.2 Sale of Barron's Estate

As outlined above, Barron's Estate was registered until the Real property Act in 1918. It was not until 1922 that Lot 40 in DP 2989 was sold, and the property remained in the leasehold of James S. Mollison after he moved out of 'Thredbo' in c. 1916. The building was subsequently occupied by Mrs. Eveline (or Evelyn) G. Wark until 1951, even after the property was sold to a new owner in 1922.

3.3.2.1 Donaldson ownership of Thredbo (1922-1951)

On 16 September 1922, Lot 40 was transferred from Vera Le Barron Gainford to Stuart Donaldson, a nephew of the first Premier of NSW, Sir Stuart Alexander Donaldson (NSW LRS Vol. 2826 Fol. 236).

By 18 April 1912, when his daughter Alice Marie was married, he was noted as living in North Sydney (*Goulburn Evening Penny Post* 1912, 4). His cousin, Lester Stuart Donaldson, who was the eldest son of Sir Stuart Alexander Donaldson, lived at Wycombe Road, Neutral Bay (*Argus* 1924, 30).

By the time of the 1922 transfer to Stuart Donaldson, his new property, 'Thredbo' at 63 Yeo Street had been occupied by Mrs. Eveline (or Evelyn) Gertrude Wark for over four years. Mrs. Wark was listed in the Sydney Sands as the occupant of 63 Yeo Street from 1918 onwards. She remained the only person listed at the address until the last edition of the *Sands* in 1932-33, and she was listed continuously in *Sydney's Telephone Directory* until 1940 (*Sands Sydney Directory*, North Sydney – Yeo Street, 1918-1932-33; *Sydney Telephone Directory* May 1940, 481).



Born in Bathurst in 1863 as the daughter of William and Mary Dargin, Eveline Gertrude Dargin had married James Wark in Bathurst in 1883, and they had two sons, Eric R (born in 1884) and Alan (1886), both born in Wagga Wagga (NSW BDM 4846/1863; 26531/1884; 28003/1886). Eveline Wark was widowed by May 1916, by which time she lived at Neutral Bay (*Bathurst Times* 1916, 3).

But Mrs. Wark appears not to have been the only occupant of 'Thredbo' during the 1920s and 1930s. In 1921, her son Alan Wark gave his address as 63 Yeo Street on 6 May 1921, when he noted his intention to apply for a certificate authorising him to practice as a conveyancer (*Government Gazette of the State of New South Wales* 1921, 2792). He again noted that he had lived at 'Thredbo' for the two preceding years in July 1924, when he applied to be admitted as an Attorney Solicitor and Proctor to the Supreme Court of NSW (*Daily Telegraph* 1924, 2). He worked as a managing clerk at Norton Smith and Co., solicitors at 39 Hunter Street, at that time.

It also seems that Stuart Donaldson, who owned the property, occupied the house at least intermittently. He noted his address as 63 Yeo Street, Neutral Bay, in August 1922, when he won 1st prize (£5000) for the 'T. G. Syndicate' in Brisbane's 52nd Golden Casket draw (*National Advocate* 1922, 2). And the year prior to that, in February 1921, his daughter Amy Florence Donaldson was noted at the address, when she was searching for a lost wristlet watch (*New South Wales Police Gazette and Weekly Record of Crime* 1921, 75).

When Stuart Donaldson died on 12 March 1936 at 'Thredbo', aged 83, his daughter, Dorothy O. Donaldson and Alan Wark, solicitor, were the nominated executors of his will (*Sydney Morning Herald* 1936, 16; *Government Gazette of the State of New South Wales* 1936, 1594). By that time, Dorothy was noted at 55 Yeo Street, and Wark at 39 Hunter Street. Lot 40 in DP 2989 was transferred to them on 9 June 1936 (NSW LRS Vol. 3388 Fol. 2). Plans prepared by the Board of Water Supply and Sewerage, originally surveyed in 1908, with major revisions in 1931 and 1935, and generally continuously updated to 1953, likely show the original footprint of the building (Figure 24 and Figure 25). They suggest that the building originally had a single storey verandah on the rear south elevation, with a bay in the western portion.

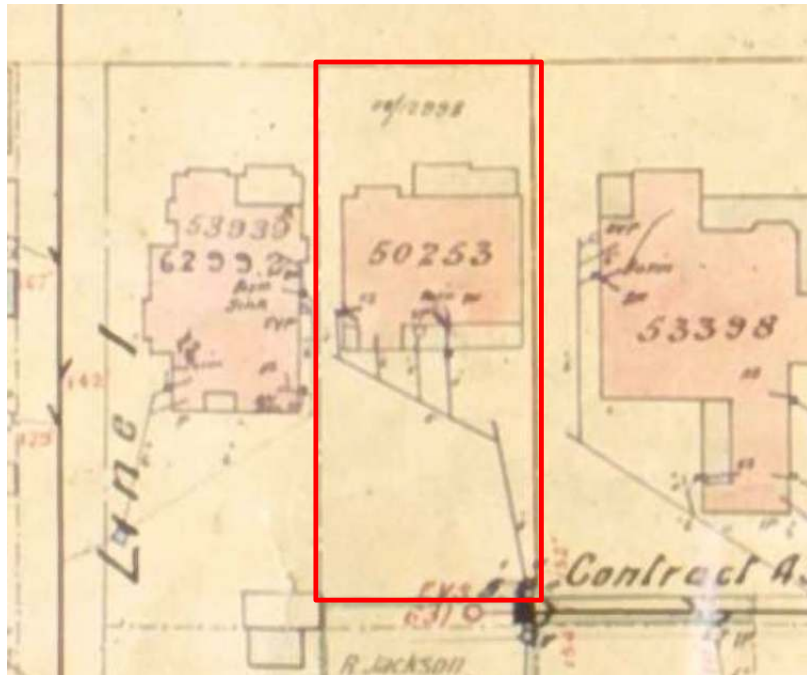


Figure 24. Survey plan prepared by the Board of Water Supply and Sewerage as revised in 1931, showing the subject site outlined in red (Source: Sydney Water Archives, Blackwattle Sheet North Sydney No. 73, 650).

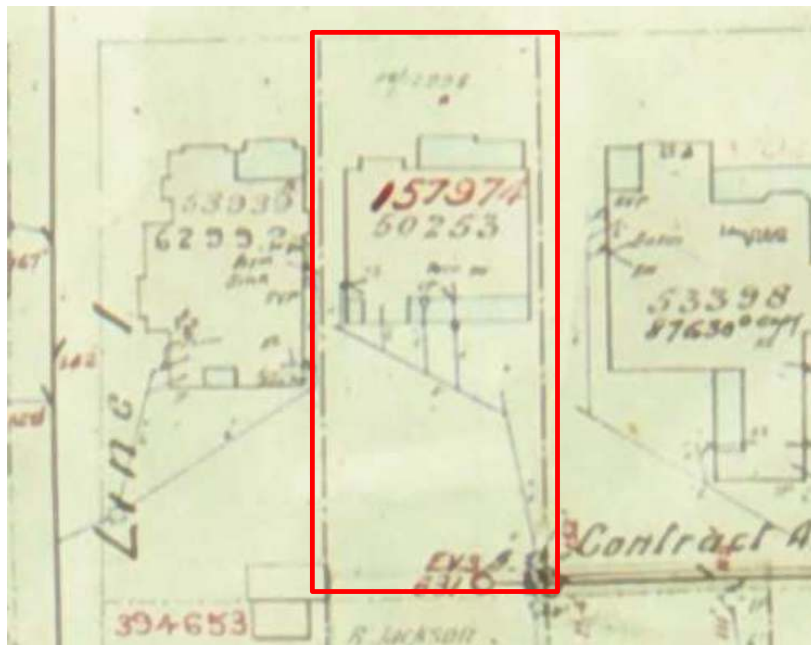


Figure 25. Survey plan prepared by the Board of Water Supply and Sewerage as revised in February 1935, showing the subject site outlined in red (Source: Sydney Water Archives, Blackwattle Sheet North Sydney No. 73, 650 [2]).



It appears that Evelyn Gertrude Wark occupied the building until her death at her residence, 55 Yeo Street, Cremorne, on 19 February 1951, having occupied 'Thredbo' for nearly 35 years (*Sydney Morning Herald* 1951, 18). During her occupancy, no major alterations are known to have been carried out to the building, as no building applications were located in the North Sydney Building Register. Aerial photographs dated 1930 (Figure 26) and 1943 (Figure 27) suggest that the property contained a small outbuilding or shed in the south-eastern portion of the rear garden, although the structure is not shown in the survey plans in (Figure 24 and Figure 25)



Figure 26. 1930 aerial photograph showing the subject site outlined in red (Source: NSW Spatial Services, Historical Imagery, CAC_04_1157).



Figure 27. 1943 aerial photograph showing the subject site outlined in red (Source: NSW SIX Maps, 1943 aerial imagery).

In early April 1951, Yeo Street was offered for sale by auction as 'vacant possession', containing 5 bedrooms, a bathroom and balcony on the upper floor, while the ground floor contained a lounge, dining room, sunroom, kitchen, laundry, maid's bedroom, back verandah and toilet (*Sydney Morning Herald* 1951, 14).

3.3.2.2 Ownership and development by J.S. and L. Steel (1951-1969)

On 21 June 1951, the official transfer of Lot 40 in DP 2989 from Alan Wark and Dorothy Oswald Donaldson to John Samuel Steel and his wife, Lisa Steel, was registered. Steel was noted as a mechanical engineer of Maroubra at the time of the transfer (NSW LRS Vol. 3388 Fol. 2). The new owners were originally known as John Samuel Steindler and Lisa Steindler, Czech citizens, who had lived in Australia for 5 years and resided at 55 Yeo Street when they applied for naturalisation in March 1954 (*Daily Telegraph* 1954, 34).

By that time, John and Lisa Steel had submitted a building application for alterations and additions to the residence at 55 Yeo Street, received by Council on 23 July 1952 (BA 52/137). The works were estimated at a value of £300, but the builder was not noted in the North Sydney Building Register. The application was approved on 7 August 1952. While no details of the works are known, it appears that the existing covered skillion section was added at the rear at that time, likely incorporating the original rear brick section in the south-western corner as shown in the plans in Figure 6 and Figure 7. The original single storey rear verandah was likely at least partly demolished. It is also possible that a second bathroom was added at that time (cf. Section 3.5).



Following J.S. Steel's death in 1960, his wife, Lisa Steel, subsequently offered one large room with balcony for boarding, described as suitable for two friends or a married couple, and with children welcome (*Sydney Morning Herald* 1965, 36; *Sydney Morning Herald* 1966, 28). This suggests that the upper floor room with balcony at the front of the building was rented out. Lisa Steel was officially registered as the sole owner of Lot 40 on 6 June 1968, before she sold it in 1969, with the official transfer noted on 10 September 1969 (NSW LRS Vol. 3388 Fol. 2).

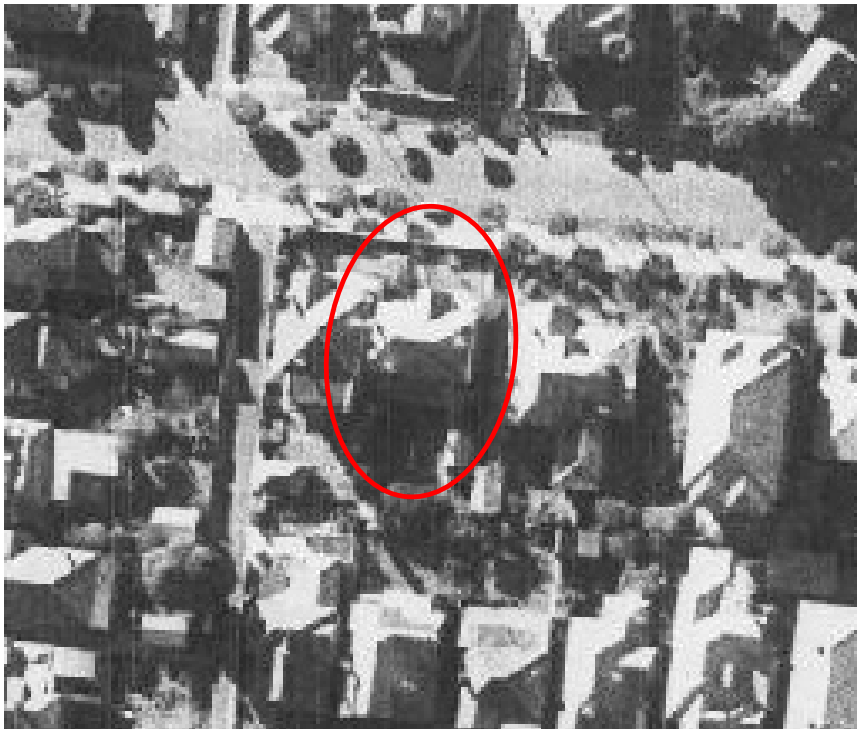


Figure 28. 1961 aerial photograph showing the subject site outlined in red (Source: NSW Spatial Services, Historical Imagery, 1048_32_094).

3.3.2.3 Ownership and development by H.G.D. and B.G. Oliver (1969-1986)

The new owners were Harrie Glen (or Glenn) Daniel Oliver O.B.E., retired commander in the Royal Australian Navy, and his wife, Bessie Gwendolen Oliver.

In 1972, H. G. D. Oliver submitted a building application for a car port (BA 72/237). The builder was noted as P. Dryden of Fairlight, and the car port was constructed at the western frontage of the building, with the final inspection carried out on 8 February 1974.

Harrie G. D. Oliver became the sole owner on 20 March 1985, after the death of his wife Bessie, and he offered the property for sale by auction on 1 March 1986, with the building described in advertisements as a 'substantial Federation Home surrounded by level grounds' (*Mosman Daily* 1986, 24). It now contained four bedrooms, 2 bathrooms, lounge room, dining room, study, family room and kitchen. This was one bathroom more than offered in 1951, potentially suggesting that since then, a bathroom had been added, likely as part of the 1952 alterations by J. S. Steel. Although



the advertisement noted four bedrooms, there were still five bedrooms located upstairs, one of which may have been used as a study.



Figure 29. Advertisement for the sale of 55 Yeo Street in February 1986 (Source: 'Advertising', Mosman Daily, 13 February 1986 [Stanton Heritage Library]).

3.3.2.4 Ownership and development by M. Bartipan (1986-2017)

The property was transferred to Milan Bartipan, on 2 July 1986 (NSW LRS Vol. 3388 Fol. 2). Bartipan immediately submitted a Development Application for use of 55 Yeo Street as a surgery (DA 1244/86) which was approved on 26 December 1986, and on 16 October 1986, he submitted a Building Application for 'Alt[er]ation[s] and Add[it]ion[s] to Doctors Surgery', which was approved on 5 February 1987 (BA 86/747). The form submitted with the application noted that the works, at an estimated cost of \$50,000, would involve the 'addition of new family room, bathroom, en-suite, garden room, new doctor's surgery in existing building' and a new fence.

The proposed alterations were for use of part of the building as a medical practice with a surgery, involving a double storey extension at the back (Figure 30). Various changes to internal and external door and window openings were proposed, including a new external entrance to the doctor's surgery (Figure 31). The plans included a new garden store to the rear, and a new brick and timber fence with a new timber gate and new brick paving to the footpath to the north-eastern corner of the building which now became the main entrance to the surgery. The existing shed in the south-eastern corner of the site was to be demolished.

The eastern ground floor portion of the building was to be used as the doctor's surgery, with the front room used as reception and waiting room, and a consulting room/surgery behind (Figure 32). A new shower and toilet were also to be provided in this area of the building. The western ground floor portion was to provide the private living and dining rooms, with a new laundry provided in the original portion of the building, and a new kitchen and family room created to the rear, in the new



extension. New bathrooms were proposed in the south-western corner on the upper floor, partly within the new double storey extension, to create an ensuite bathroom to the master bedroom and a separate bathroom and shower (Figure 33).

It appears that the alterations were only partly carried out, and the double storey extension was not added.

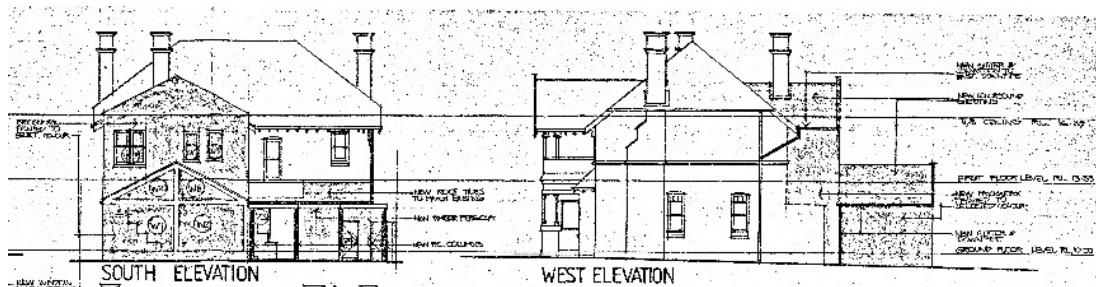


Figure 30. Proposed south and west elevations prepared by Edward Szewczyk & Associates, September 1986 (Source: North Sydney Council Archives, BA 86/747).



Figure 31. North elevation, prepared by Edward Szewczyk & Associates, September 1986 (Source: North Sydney Council Archives, BA 86/747).

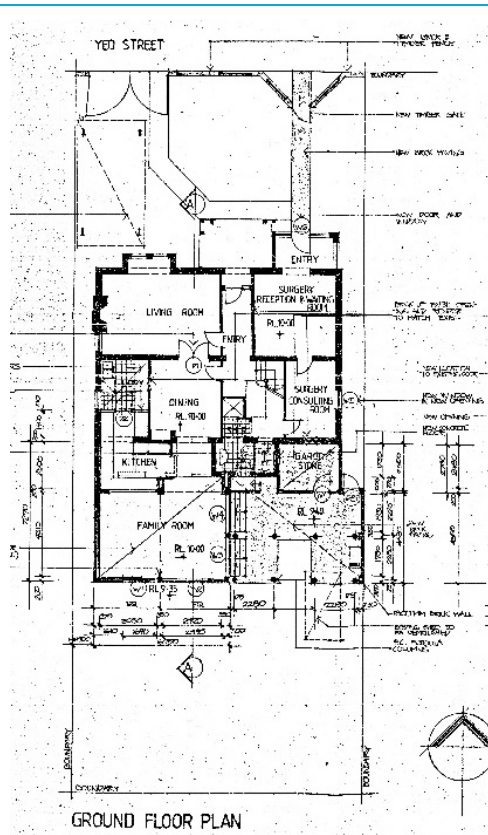


Figure 32. Proposed ground floor plan prepared by Edward Szewczyk & Associates, September 1986 (Source: North Sydney Council Archives, BA 86/747).

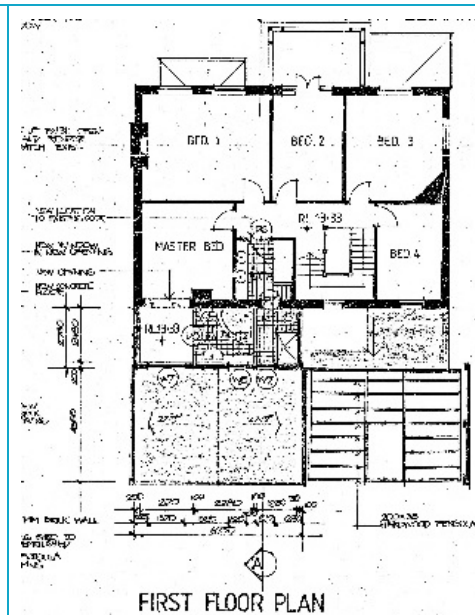


Figure 33. Proposed first floor plan prepared by Edward Szewczyk & Associates, September 1986 (Source: North Sydney Council Archives, BA 86/747).

On 7 June 1990, the title of the property was converted to computer folio. A transfer was noted in 1999, however, it appears that the property remained in family ownership (NSW LRS, Folio 40/2989, Historical Search). Milan & Lea Bartipan submitted a development application in 2010 for demolition of 55 Yeo Street and construction of a 3-storey apartment building with basement parking (DA 98/10), as published in *The Mosman Daily* on 1 April 2010 (North Sydney Council 2010). The works did not proceed, and the property was sold once more, with the most recent transfer of Lot 40 in DP 2989 was registered on 4 April 2017 (NSW LRS, Folio 40/2989, Historical Search).

3.4 Chronology/summary of modifications

Both properties have been subject to several modifications. Below is provided a summary of the known Building and Development Applications approved for either property.



3.4.1 53 Yeo Street

Table 3. Development and building application history of 53 Yeo Street.

Date	Application	Description
October 1911	BA 11/742 approved by Council.	<p>'Villa Residence for Dr P. A. Ash.'</p> <p>The associated block plan shows the footprint and sketch layout of the ground floor.</p> <p>The main entry is on the side elevation, and the main internal stair is located in the centre of the building, accessed from the hallway coming off the side entry.</p>
August 1927	BA 27/372 approved by Council.	<p>'Alt[eration]s to Residence into 1 extra Flat'.</p> <p>The works probably involved:</p> <ul style="list-style-type: none"> ▪ Addition of a separate side entry at the rear of the western elevation. ▪ Removal of the original internal stair. ▪ Extension of the upper floor over the southern portion of the building. ▪ Construction of a stair on the southern elevation, providing external access to the garden at the rear. ▪ Enclosure of the front balcony.
August 1935	BA 35/281 approved by Council.	Construction of a garage in the south-western corner of the site, facing the present Rangers Lane.
February 1959	BA 59/37 approved by Council.	<p>Erection of a carport adjacent to the 1935 garage.</p> <p>Historic aerials suggest the carport was constructed after June 1961.</p>
August 1990		Strata subdivision of property approved, though not carried out.
April 2007	DA 56/07 approved by Council.	<p>Conversion of the property from two flats to one single dwelling.</p> <p>The works involved the following external alterations:</p> <ul style="list-style-type: none"> ▪ Removal of later windows to the first-floor balcony ▪ Retiling of the balcony floor ▪ Remodelling of the ground floor external glazed doors on the northern façade ▪ Removal of two windows on the ground floor eastern façade ▪ Retention of the bulk of the later rear addition ▪ Removal of open external stairs and landings to rear. ▪ Removal of doorway to the first floor southern façade, replaced by a new window to match adjacent windows. ▪ New glazed doors to rear yard ▪ Construction of concrete deck with open timber pergola. <p>Internal works involved:</p> <ul style="list-style-type: none"> ▪ Alterations to rear portion of ground floor to create a new kitchen, family room, laundry and toilet ▪ Addition of new internal stair from main foyer



Date	Application	Description
May 2019	Occupation Certificate	Outdoor swimspa on a concrete base.

Table 4. Floor plans showing development of ground floor layout of 53 Yeo Street.

<p>Figure 34. Block Plan, 1911 (Source:).</p>	<p>Figure 35. Existing ground floor plan, 2007 (Source: North Sydney Council Archives, DA 56/07).</p>	<p>Figure 36. Proposed ground floor plan, 2007 ((Source: North Sydney Council Archives, DA 56/07).</p>
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Table 5. Floor plans showing development of first floor layout of 53 Yeo Street.

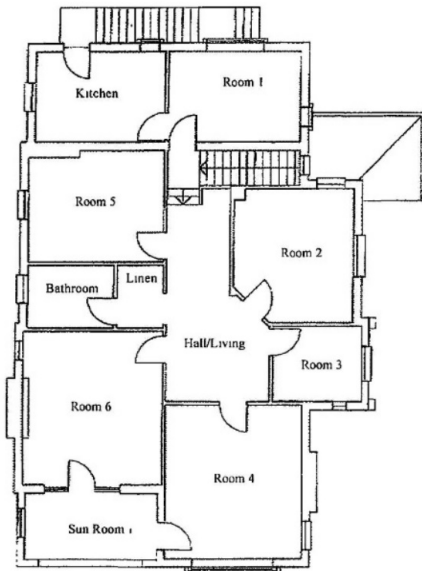


Figure 37. Existing first floor plan, 2007 (Source: North Sydney Council Archives, DA 56/07).

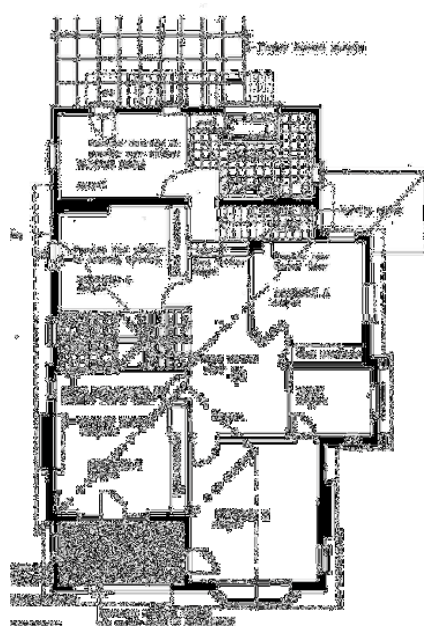


Figure 38. Proposed first floor plan, 2007 (Source: North Sydney Council Archives, DA 56/07).

3.4.2 55 Yeo Street

Table 6. Development and building application history of 55 Yeo Street.

Date	Application	Description
c1908		Assumed date of construction of the dwelling. No plans or approvals found.
1909		Arthur William Stilwell residing at 55 Yeo Street
1951		Property offered for sale by auction. Description noted the ground floor as containing a lounge, dining room, sunroom, kitchen, laundry, maid's bedroom, back verandah and toilet. Upper floor contained 5 bedrooms, a bathroom and balcony.
August 1952	BA 52/137 approved by Council.	No details of the works are known. They appear to have consisted of the following: <ul style="list-style-type: none"> ▪ Addition of the covered skillion section to the rear, likely incorporating the original rear brick section at the south-west. ▪ Partial demolition of single storey rear verandah. ▪ Possible addition of a second bathroom.
1972	BA 72/237	Construction of a carport at the western frontage of the building.
December 1986	DA 1244/86 approved by Council.	Use of 55 Yeo Street as a surgery.



Date	Application	Description
February 1987	BA 86/747 approved by Council.	<p>Alterations and Additions to Doctors Surgery.</p> <p>The proposed alterations were for use of part of the building as a medical practice with a surgery, involving a double storey extension to the rear. The works were only partially carried out.</p> <p>The following alterations were carried out:</p> <ul style="list-style-type: none"> ▪ New timber framed door and window to eastern side of northern façade ▪ Opening at eastern side of southern façade bricked up ▪ New timber fence and gate and brick paving to north-eastern front yard
March 2010	<p>DA 98/10 lodged with Council.</p> <p>Withdrawn June 2010.</p>	<p>Development Application to demolish existing building and construct a three storey apartment building with basement parking consisting of 3 x 3 bedroom apartments.</p>

Table 7. Plans showing historical development of footprint of 55 Yeo Street.



Figure 39. Detail of 55 Yeo Street from Board of Water Supply and Sewerage survey as revised in 1931 (Source: Sydney Water Archives, Blackwattle Sheet North Sydney No. 73, 650)

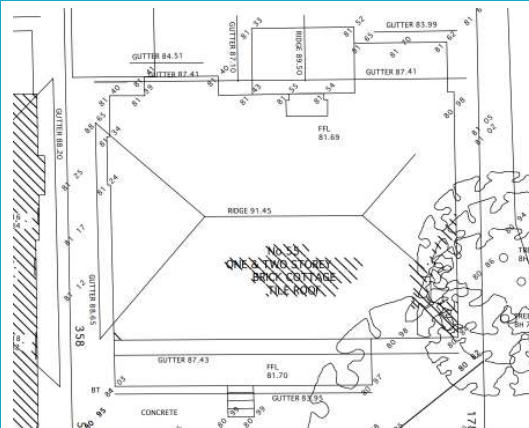


Figure 40. Detail from Survey Plan (Source: North Sydney Council DA Tracker, DA 98/10).



4. PHYSICAL DESCRIPTION

Extent Heritage carried out a physical assessment of the exterior and interior of 53 and 55 Yeo Street, Cremorne on 12 April 2023. The analysis involved an investigation into the built form and landscape setting. It does not provide a detailed investigation of all fabric but an overview of the elements of the place to assist in determining significance.

4.1 53 Yeo Street Cremorne

4.1.1 Exterior

53 Yeo Street is an asymmetrical two storey Federation Queen Anne style dwelling constructed in 1911-1912 (Figure 41). It is constructed of face brick on sandstone foundations, with the sandstone foundations visible above ground level along the side elevations. The roof is hipped and gabled, with exposed rafters and dark concrete/imitation slate roof tiles. The gable end to the street has decorative battening. There are no remaining chimneys.

The asymmetrical façade features a ground floor verandah and first floor balcony on the eastern side, with windows to the ground and first floors on the western side. The ground floor verandah is recessed with a brick arched opening, with arched multipane bay window to the eastern elevation (Figure 42). The verandah has modern glazed black and white tiles, with modern French doors leading inside. The first-floor balcony has a heavy brick balustrade, and a multi-pane bay window to the eastern elevation (Figure 43).

Windows to the ground floor of the front façade are decorative Art Nouveau style leadlight sashed windows with moulded brick sills, and timber awning with exposed rafters/eaves (Figure 44). The first-floor windows are double hung sash oriel windows (Figure 45).

The house is entered via an entry porch on the western side of the house (Figure 50). The porch contains a single solid timber door with a large side timber framed window with matching rounded brick sill and a highlight window above. The entry porch has glazed modern black and white floor tiles. There is a bull's eye window with leadlight glazing above the entry porch. A brick annex on the western elevation has a rendered and painted enclosed entrance (Figure 52- Figure 53). The annex is of face brick, with pebblecrete finish to the foundations. It was likely added c. 1927 when the dwelling was converted to two units. The entrance was likely enclosed c. 2007 when the dwelling was converted back to a single residence. Windows to the western elevation are of several forms, with timber frames.

There is a two-storey addition at the rear constructed from painted brick with a low-pitched skillion roof (Figure 54). The ground floor has timber framed contemporary doors, with triplet timber-framed window and three timber- framed single sashed windows. It has a verandah on brick foundations paved with sandstone, with sandstone stairs to the garden, and a timber pergola.



Figure 41. Front façade of 53 Yeo Street.



Figure 42. Verandah.



Figure 43. Balcony.



Figure 44. Ground floor window.



Figure 45. First floor oriel window and gable end.



Figure 46. Eastern elevation, showing verandah window.



Figure 47. View to upper level of eastern elevation at right.



Figure 48. Eastern elevation, balcony window at right.



Figure 49. Eastern elevation, towards the rear of the building.



Figure 50. View to entry porch.



Figure 51. Entry porch.



Figure 52. View along western elevation to former side entrance.



Figure 53. View to former side entrance.



Figure 54. Rear façade of 53 Yeo Street.

4.1.2 Interior

The ground floor is accessed via the entry porch on the western elevation. The entry hall provides access to the formal dining and lounge rooms to the north (Figure 55-Figure 58), the study to the west (Figure 59), internal stairs to the east (Figure 60), and to the kitchen, pantry, family room, bathroom, and laundry to the south (Figure 61-Figure 62). The first floor contains bedrooms and bathrooms (Figure 63-Figure 69).

The interior room configuration of the original front rooms of the house is largely intact. Some openings have been enlarged, with nibs and bulkheads retained. Some original detailing, such as timber flooring, joinery and plasterwork has been retained. Although the configuration of the central hall has been retained, the staircase is no longer in its original location, the current stair dates from 2007. Generally, the front rooms of the house demonstrate greater original fabric and integrity, with the rear portions demonstrating contemporary fabric associated with the conversion of the property into a single dwelling in 2007.



Figure 55. Leadlight windows to northern elevation of formal living room.



Figure 56. Formal dining room, with contemporary fireplace and mantle at rear.



Figure 57. Contemporary fireplace and mantle.

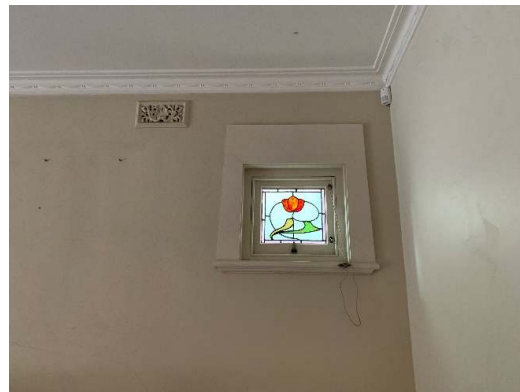


Figure 58. Feature leadlight window.



Figure 59. Study.



Figure 60. Internal stairs dating from 2007.



Figure 61. Kitchen and dining room dating to 2007.



Figure 62. Dining room dating to 2007, rear doors to deck.



Figure 63. First floor landing.



Figure 64. First floor bedroom. Feature leadlight window at rear.



Figure 65. Bulls eye leadlight window in first floor bedroom.



Figure 66. First floor ensuite.



Figure 67. Balcony, with original joinery.



Figure 68. First floor bedroom.



Figure 69. First floor bathroom.

4.1.3 Garden

The front garden has a high front fence and tall hedge which obscure views in and out of the property. The property is entered through an entrance path that leads to the site porch. The garden



is lined by a garden bed and contains a mature frangipani tree (Figure 70-Figure 72). Several sandstone planter boxes are located within the front garden and along the path to the entry porch (Figure 73).

The rear garden is turfed with garden beds along the sides (Figure 74). It has an above ground spa pool, a brick garage building and a modern carport clad in timber with concrete flooring (Figure 76-Figure 77).



Figure 70. Front garden, frangipani tree in background.



Figure 71. Garden bed and entry path.



Figure 72. Mature frangipani tree.



Figure 73. Sandstone planter box in front garden.



Figure 74. Rear garden.



Figure 75. Rear garden, aboveground pool at centre.



Figure 76. Rear garden, garage at rear, carport at right.



Figure 77. Interior of carport.

4.2 55 Yeo Street Cremorne

4.2.1 Exterior

55 Yeo Street is a two storey Federation Arts and Crafts style dwelling. The roof is hipped and gabled, with Marseilles pattern unglazed terracotta tiles, and features three rendered chimneys. Although no exact date of construction has been found, it can be assumed that the house was built in 1908 as the first occupant was living there by January 1909.

The front façade is constructed of painted brick, with a central projecting gable. A latticed fence covered with climbing plants extends outwards from the left of the projecting gable, obscuring views of the full façade (Figure 78-Figure 79). The ground floor façade has a rough cast rendered finish, and the upper level façade is of smooth brick finish. A decorative ledge runs across the façade beneath the first floor windows, separating the rough and smooth finishes. The dwelling displays typical Arts and Crafts style features, including English vernacular timber detailing and textured



finishes. It features a projecting gable with exposed rafters, wide timber barge boards, horizontal and vertical timber battening. The porch to the ground floor is of brick and sandstone and timber posts. The first-floor balcony has a timber shingled skirt. (Figure 80-Figure 81).

The front door is located within a centrally located porch, and features Art Nouveau leadlights, and side and upper highlights. To the west of the entry porch, the ground floor features projecting bay timber framed sash windows with tiled roof on a rendered sill. To the east of the entry porch, there is a second entrance to the dwelling dating from the c. 1986 alterations (Figure 82). It consists of a timber framed door flanked by fixed pane timber framed windows. Windows to the first floor are casement style windows with rendered sills (Figure 83).

The rear elevation is of painted brick, and features a single level skillion addition (Figure 84-Figure 85). The upper level of the rear façade features several sash windows. A bricked-up opening is visible on the ground floor of the original dwelling (Figure 86). The addition is of painted brick on stone foundations, and features several vents and windows. The rear door is accessed via concrete steps (Figure 87). A second set of concrete steps are located at the western side, leading to an enclosed full length window (Figure 88). The side elevations are of painted brick matching the rear (Figure 89).



Figure 78. Front façade and entry porch.



Figure 79. Front façade and second entrance.



Figure 80. Entry porch. Plantings along latticed fence at left.



Figure 81. First-floor balcony and singled balustrade.



Figure 82. Entrance added in c.1986 alterations.



Figure 83. View to first floor and balcony.



Figure 84. Rear elevation.



Figure 85. View west to skillion addition.



Figure 86. Bricked up opening at ground floor of original dwelling visible in centre of image.



Figure 87. Stairs to rear entrance.



Figure 88. Stairs leading to full-length window.



Figure 89. View along western elevation towards Yeo Street.

4.2.2 Interior

The interior retains its original primary room configuration and hallway. The ground floor contains bedrooms, kitchen, living room, laundry, and former doctor's surgery (Figure 90-Figure 97). The



former doctor's surgery, now used as private accommodation, is accessed via a modified entrance to the rear of the internal stairs. The Surgery retains some medical fittings, such as X-ray viewer (Figure 91, Figure 96-Figure 97). The first floor contains bedrooms and a bathroom (Figure 98-Figure 104). The interior retains original joinery including mantles, skirtings and picture rails, as well as original deep plaster cornices and ceiling roses. It retains much of the original flooring, though the hallway has contemporary tiling.



Figure 90. Leadlight window to front door.



Figure 91. Entry hall and internal stair. Access to former Doctor's Surgery through door at centre of image.



Figure 92. Ground floor bedroom used as office space.



Figure 93. Living room. Rear addition at left, kitchen at right.



Figure 94. Kitchen, views to rear garden.



Figure 95. Laundry in rear addition.



Figure 96. Former Doctor's Surgery, in use as private accommodation.



Figure 97. Former Doctor's Surgery, in use as private accommodation.



Figure 98. Internal stairs.



Figure 99. First floor hallway.



Figure 100. First floor bedroom, door to balcony.



Figure 101. First floor balcony.



Figure 102. First floor bedroom.



Figure 103. First floor bedroom.



Figure 104. First floor bathroom.

4.2.3 Garden

The front garden is bisected by a lattice fence and plantings extending from east of the entry porch (Figure 105). To the west of the fence, the ground is paved with concrete and contains a carport to the west (Figure 106-Figure 107). A brick paved courtyard is located east of the fence (Figure 108).



The front garden features mature plantings along the front and side boundaries, as well as in the planter boxes along the lattice fence. It has large areas of concrete and brick paving and a metal free standing carport. It has a high brick and timber front fence with mature boundary plantings that limit views of the house form the street.

The rear garden consists of a turfed area surrounded by a garden bed, with several mature trees and a small garden shed (Figure 109-Figure 110).



Figure 105. Plantings to the front of the dwelling.



Figure 106. Carport.



Figure 107. Paved front area, carport at rear.



Figure 108. Brick paved courtyard in front of second entrance.



Figure 109. Rear garden.



Figure 110. Garden shed.

4.3 Settings and views

Yeo Street runs from Rangers Road in the east to Bent Street, North Sydney, in the west. The subject properties are located between the cross streets of Rangers Road and Wycombe Road. The northern side of Yeo Street in this block contains a contemporary two-five storey mixed use development. The southern side contains a mixture of single and multi unit residential dwellings, dating from the early to late twentieth century. Yeo Street generally contains a mix of development from all stages of the 20th and 21st century. Yeo Street is lined by street trees, with those on the southern side of the road being more mature and more numerous. Rangers Lane, to the east of 53 Yeo Street, is lined by mature vegetation in the adjacent properties.



Figure 111. View to 53 and 55 Yeo Street.



Figure 112. View to mixed-use development from 53 Yeo Street.



Figure 113. View to mixed-use development from 55 Yeo Street.



Figure 114. View north along Ranger Lane, rear façade of 53 Yeo Street visible at centre.



Figure 115. View north along Rangers Lane to Yeo Street.

The wider setting of the subject properties comprises commercial development along Military Road to the north, and residential development to the east, south, and west. Residential development to the south is included in the Cremorne Conservation Area, and comprises freestanding dwellings dating from the early twentieth century, interspersed with mid-late twentieth century residential flat buildings.



Figure 116. View west on Wycombe Road.



Figure 117. View north-east on Wycombe Road.



Figure 118. View south on Harrison Street.



Figure 119. View south along Wycombe Road.



5. COMPARATIVE ANALYSIS

A comparative analysis has been undertaken to assist in the assessment of significance of the subject properties against dwellings constructed in a similar period and style within the Cremorne area and the wider North Sydney LGA.

5.1 Federation architectural styles

5.1.1 Federation Queen Anne

Federation Queen Anne was the dominant style in Australian domestic architecture in the decades immediately before and after 1900. The style developed from an 'Old English' styles imported from the US and the UK. After 1900, internal and external decorative detailing in Federation Queen Anne designs demonstrated increasingly evident influences of Art Nouveau (Apperley 1989, 132-135).

Apperley provides 25 style indicators for the Federation Queen Anne style. Of these, the following are noted as being 'peculiar to that style, or that are in other way vital to the understanding of its character' (Apperley 1989, 12):

- Asymmetry
- Marseilles pattern terracotta roof tiles
- Terracotta ridge or apex ornament
- Prominent gable facing street
- Half-timbered effect in gable
- Bracketed projecting or flying gable
- Tall chimney with terracotta pot or pots
- Tuck-pointed brick walling
- Wide veranda with timber posts and ornamental brackets
- Projecting bay

5.1.2 Federation Arts and Crafts

The Federation Arts and Craft style drew inspiration from similar styles in the US and UK. Buildings are domestic in style, and include the use of traditional (usually English) vernacular motifs to achieve an unassuming, homely, well established character' (Apperley 1989, 140). Art Nouveau internal and external features are common.

Apperley provides 20 style indicators for the Federation Arts and Crafts style. Of these, the following are noted as being 'peculiar to that style, or that are in other way vital to the understanding of its character' (Apperley 1989, 12):

- ◆ Conspicuous roof



- Shingle-tile or slate roofing
- Prominent eaves with exposed rafters
- Roughcast walling
- Tall chimney
- Bay
- Oriel
- Informal window arrangement

5.2 Cremorne Conservation Area

5.2.1 Groups

Several individually listed heritage items in the immediate vicinity of the subject properties form parts of group listings, being the Wycombe Road Group and the Harrison Street Group. Each group shares a Statement of Significance, which attributes the significance of the individual items to their contribution to the group and the streetscape. Below is provided the Statements of Significance and Descriptions for each group, and examples of individual items within each group.

5.2.1.1 Wycombe Road Group

Wycombe Road Group	
Statement of Significance	<i>A varied and stimulating group of Victorian and Federation houses of domestic scale forming a corridor along an important street. They form a significant group of high quality houses which together characterise Neutral Bay and contribute to the qualities of the vicinity.</i>
Description	<i>A group of varied houses comprising on the west side, three Victorian houses, two pairs of Queen Ann semi-detached pairs and two substantial Federation buildings. The east side has a continuous row of Federation single storey houses, culminating in a single two storey house. This building is designed in the various styles.</i>

130 and 132 Wycombe Road	
Listing	House – item no. I0757 House – item no. I0758 Note: These items are combined into one comparative example as the SHI forms for each item provide identical significance assessments and descriptions.
Significance	Historical, aesthetic, representative
Statement of Significance	As above
Description	<i>One of two one-storey semi-detached face brick houses (nos. 130 & 132 Wycombe Road) each displaying a rusticated sandstone base and detail dressing plus a Marseilles tile roof. The front verandahs demonstrate an interesting geometric contrast of the bold semi-circular timber fretwork against the subtle textural effect of the lattice. Each corner is emphasised by a faceted bay with conical faceted roof. Further interest</i>



130 and 132 Wycombe Road

is created in the outline of the buildings by the use of ornate terracotta ridgecapping, finials and tall chimneys. This building is designed in the Federation Queen Anne style.




Figure 120. 130 and 132 Wycombe Road.

Images



Figure 121. 130 and 132 Wycombe Road.



134 Wycombe Road, Neutral Bay	
Listing	House – Item no. I0759
Significance	Historical, aesthetic, representative
Statement of Significance	As above
Description	<i>The large steeply-pitched roof has been carried up to create a first floor attic space with special attention being paid to the size and disposition of the upper dormers and bay windows. The front door is centrally placed within the building, entering off the verandah, as to the french doors alongside. Generally, the house is well maintained although later changes include the painting of the brickwork and replacement of the timber verandah column with a steel one in 1960. This building is designed in the Federation Queen Anne style.</i>
Images	 <p>Figure 122. 134 Wycombe Road.</p>

149 Wycombe Road, Neutral Bay	
Listing	House - Item no. I0763
Significance	Historical, aesthetic, representative
Statement of Significance	As above
Description	<i>The large steeply-pitched roof has been carried up to create a first floor attic space with special attention being paid to the size and disposition of the upper dormers and bay windows. The front door is centrally placed within the building, entering off the verandah, as to the french doors alongside. Generally, the house is well maintained although later changes include the painting of the brickwork and</i>



149 Wycombe Road, Neutral Bay

replacement of the timber verandah column with a steel one in 1960. This building is designed in the Federation Queen Anne style.

Images



Figure 123. 149 Wycombe Road.

5.2.1.2 Harrison Street Group

Harrison Street Group

Statement of Significance	<i>An excellent group of Federation houses which form a continuous streetscape of varied and interesting buildings. The group display the trend to produce an Australian vernacular architectural style involved from Queen Anne and Arts and Crafts idioms based on the bungalow form. Nos 4 and 6 are of particular interest, whilst No 10 is modest but complements the group. No 12 forms a natural boundary to the groups.</i>
Description	<i>A group of four single storey houses plus one two storey flats, all of face bricks with terracotta tile roofs. All feature prominent gable ends of various forms which dominate their facades and the variety of designs and treatments are one of the groups qualities. This building is designed in the Federation bungalow style.</i>

4 Harrison Street, Cremorne

Listings	House – Item no. I0058
Significance	Historical, aesthetic, representative
Statement of Significance	As above.
Description	<i>A large two storey residence with the upper storey appearing as an attic bedroom floor enclosed by a multi-hipped tile roof interdispersed with dormer windows. The deep red brick elevation (which contrasts with the blonde brick chimney) is composed of a large, part shingled gable enclosing a bay window and a three sided verandah.</i>



4 Harrison Street, Cremorne

The round timber columns are repeated in the theme of the upper balustrade while the chimney posts are glazed earthenware. The house is in good state of preservation. This building is designed in the Federation bungalow style.




Figure 124. 4 Harrison Street. Rangers Lane at left.

Images



Figure 125. Western elevation of 4 Harrison Street.



8 Harrison Street, Cremorne	
Listings	House – Item no. 0060
Significance	Historical, aesthetic, representative
Statement of Significance	As above.
Description	<p><i>A brick house with hipped roof of terracotta tiles. Double fronted, with decorative timber verandah valence and timber screen and shingles to gable end. This building is designed in the Federation bungalow style.</i></p> <p><i>Single storey brick house with hipped roof of terracotta tiles. Double fronted, with decorative timber verandah valence and timber screen and shingles to gable end. This building is designed in the Federation bungalow style.</i></p>
Images	 <p>Figure 126. 8 Harrison Street.</p>

5.2.2 Individually listed items within the Cremorne Conservation Area

8 Claude Avenue, Cremorne	
Listing	House – Item no. I0041
Significance	Historical, associative, aesthetic, representative
Statement of Significance	<i>A fine example of an Arts and Crafts style house and of the work of B. J. Waterhouse, a prominent and influential exponent of the style. Interesting comparisons with No. 6 adjacent by the same architect. Representative of the form of development characteristic of the vicinity.</i>
Description	A fine example of an Arts and Crafts style house and of the work of B. J. Waterhouse, a prominent and influential exponent of the style. Interesting



8 Claude Avenue, Cremorne

comparisons with No. 6 adjacent by the same architect. Representative of the form of development characteristic of the vicinity.

Images



12 Claude Avenue, Cremorne

Listing	House – Item no. I0043
Significance	Historical, aesthetic, representative
Statement of Significance	<i>An interesting Arts and Crafts style house, it's upright and angular face brick walls offset by a low-pitched curved ground floor verandah roof clad in timber shingles. It is representative of a form of development characteristic of the vicinity.</i>
Description	<i>Two storey brick house with gabled roof of terracotta tiles. Asymmetric, it has a projecting gabled bay to the street, roughcast rendered gable ends, skillion roofed side entrance and projecting corbelled timber casement window frames. Main feature is a ground floor verandah carried on timber posts with a curved north corner with conical roof clad in painted timber shingles. This building is designed in the Federation Arts and Crafts style.</i>



12 Claude Avenue, Cremorne

Images



Figure 127. 12 Claude Avenue (Source: Google Streetview 2020).

5.2.3 Contributory items within the Cremorne Conservation Area

1-3 Harrison Street, Cremorne

Statement of Significance	-
Description	<p>Two storey dwelling of face brick on sandstone foundation. The building extends to the east, obscured by vegetation. A later addition is located in front of the eastern extent of the building.</p> <p>The primary elevation features an asymmetrical façade, with gabled roof laid with tiles. The gable end is rendered, above sets of casement windows with decorative timber battening on both the ground and first floors. The main entrance is located within a curvilinear Art Nouveau style verandah. The dwelling extends to the west behind the main building line, with the extension clad in shingles.</p>



1-3 Harrison Street, Cremorne

Images



Figure 128. 1 Harrison Street. Addition obscured by vegetation at left.

5.3 Outside the Cremorne Conservation Area

5.3.1 Individually listed items

52 Shellcove Road, Kurraba Point

Listings	House – Item no. I0695 Kurraba Point Conservation Area
Significance	Historical, associative, aesthetic, rarity, representative
Statement of Significance	<i>An unusual and innovative example of the Federation Arts and Crafts style constructed in 1911-1912 to a design by prominent architect Arthur Henry Wright commissioned by his father, prominent businessman John Plant Wright, it is located in an area notable for its range and quality of examples of the Arts and Crafts style. The interiors are also of significance as a highly intact example of the Arts and Crafts style, and include decorative ceilings, fireplaces, timber joinery stairs, leadlight windows and doors. A representative example of the type and period of development of the area, the house forms part of a collection of quality large houses which together characterise the area.</i>
Description	<i>A two storey plus attic house of brick with slate tiled gable roof. It features large areas of timber shingles, a roughcast rendered upper storey, projecting faceted bay windows and half-timbered ends. This building is designed in the Federation Arts and Crafts style. Red face brick forms the ground level facade and the side and rear facades above a foundation of sandstone blockwork. Leadlight windows and doors with leadlights and panelled lower sections. Several roughcast rendered chimneys with terracotta chimney pots are extant on the roof. Interiors are emblematic of the Arts & Crafts/Mission Craftsman style and include</i>



52 Shellcove Road, Kurraba Point

timber joinery such as cornices, skirting boards, fretwork and picture rails, original cast iron fireplaces with brick and tiled surrounds including an inglenook fireplace, decorative patterned ceilings, leadlight windows with clear, obscured and coloured glazing, stained glass window for the staircase is on the southern elevation. Original timber panelled doors including external and balcony doors with leadlight windows to upper third.

Images

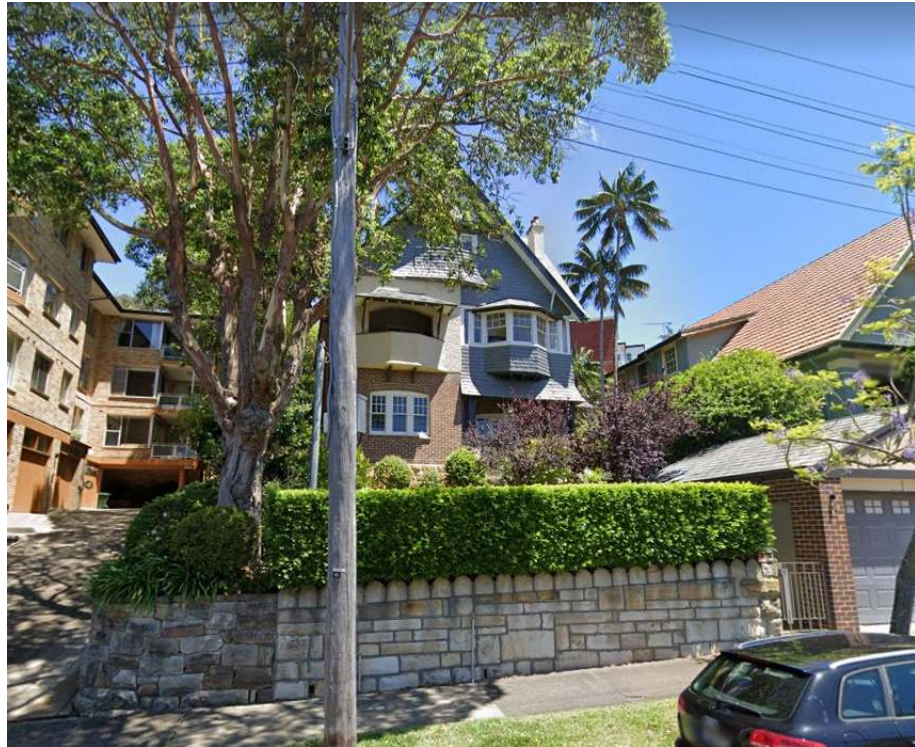


Figure 129. 52 Shellcove Road (Source: Google Streetview 2020).

6 Hayes Street, Neutral Bay

Listing	House – Item no. I1137 Kurraba Point – CA16
Significance	Historical, aesthetic, representative
Statement of Significance	<p><i>No 6 Hayes Street, built in 1924-1925, is a fine example of a large federation Arts and Crafts style detached house built at the end of a key period of residential development in Neutral Bay. The house exhibits the dramatic use of shape, angle, planes and aspect that characterised the various English Revival styles that informed the Federation Queen Anne/Arts and Crafts/Bungalow architecture in Sydney from around 1900 to the mid- 1920s. It demonstrates simplified and restrained characteristics that complement the heritage setting of the street and nearby heritage listed dwellings.</i></p> <p><i>GML Heritage 6 Hayes Street, Neutral Bay Heritage Assessment April 2019</i></p> <p><i>No 6 Hayes Street is one of the last detached buildings in the area designed in the Federation Arts and Crafts style. It was built in 1923/1924 at the very end of the first period of residential development in Neutral Bay, which began with the Neutral Bay Land</i></p>



6 Hayes Street, Neutral Bay

Company in the late 1880s. Soon after 6 Hayes Street was built, residential flat buildings came to dominate construction, following the trend of flats being constructed on Sydney Harbour's foreshore. The building reflects the end of this significant period of Neutral Bay's history.

The restrained design of the building emphasises domesticity as a counterpoint to the grand scale of other Federation Arts and Crafts style buildings in the area. The building reflects the same principal characteristics of these buildings, having a conspicuous high pitched roof, prominent over hanging eaves, a roughcast render, informal and asymmetrical massing, and similar timber detailing as others, but often simplifies them to match its reduced scale. The setting and line of the building complements nearby heritage items, forming a cohesive streetscape that reflects the Federation era character of the area.

Description

6 Hayes St is two-storey and is located on the corner of Hayes Street and Manns Avenue with its primary façade addressing Hayes Street. There is an intrusive high front wall that obscures the view of the front façade. The dwelling is constructed from painted brickwork at Ground Level with a rough cast render First Level. The terracotta roof is high pitched and has exposed rafter ends that are typical of many Interwar period dwellings.

The gables have timber shingles. There is an entry porch on the southern side of the building that is accessed via a gate. The windows are timber-framed and triple hung. The interior includes decorative plaster ceilings and a cast-iron fireplace.

Images



Figure 130. 6 Hayes Street (Source: Google Streetview 2021).


24 Cranbrook Avenue, Cremorne

Listing


House – Item no. I1136



24 Cranbrook Avenue, Cremorne


Significance	Historical, associative, aesthetic, social, research, rarity, and representative
Statement of Significance	<i>See also under 'Cranbrook Avenue Group' NSHS1052. This house is a fine example of a single storey Inter-war California Bungalow of modest scale, with detailing, colour scheme and curtilage intact and is representative of residential design work by the eminent architect Edwin R Orchard, noted for his contribution to an evolving Australian style. The interior is also of significance. It benefits from comparisons to the more stylistically individual houses opposite and contributes to their setting.</i>
Description	<p><i>A Californian bungalow with characteristic offset shingled double gable and a flat roofed side verandah (now enclosed) supported on rendered piers with brick cappings and a side entry.</i></p> <p><i>The larger gable is half battened. The forward gable has a projecting bay window. The dwelling has open projecting expressed timber eaves, decorative battening to eave soffits, continuous horizontal casement windows, terracotta roof tiles and a single asymmetrically placed chimney with brick capping. Walls are of cream painted roughcast render with expressed face brick. The design of the front gate and use of a stone wall echoes those of Esplin and Mould's house at No. 7. Original rough cast rendered garage at rear with battened gable ends, terracotta tile roof and contemporary roller door. The original room configuration is still evident. Original stained timber joinery present including but not limited to beamed ceilings, three paneled doors, plate rails, skirtings, cornices and window seat. Geometric leadlights internally and externally.</i></p> <p><i>Garden is laid with gravel to front with perimeter shrubs with unusual low sandstone wall to the street with hedging.</i></p>
Images	 <p>Figure 131. 24 Cranbrook Avenue (Source: SHI, 2007. https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5063844).</p>



Ingleneuk – 19 Bennett Street, Cremorne	
Listing	Ingleneuk – Item no. I0029
Significance	Historical, associative, aesthetic, rarity, representative
Statement of Significance	<p><i>Ingleneuk is significant as a large, distinctive Queen Anne style house constructed in 1903 by noted architect Henry Austin Wilshire. Its general form, architectural style, interiors and exteriors survive from its original date of construction. Still located on the majority of its original allotment, Ingleneuk is significant for its generous garden setting containing remnant landscape features and layout related to its original construction date. The existing house is designed by architect Henry A. Wilshire, the partner in a highly successful Sydney firm, HA Wilshire and Day. Ingleneuk is also associated with Charles Robert Crossman, a locally prominent businessman of the early 20th century greatly involved with local sports clubs and the development of the surrounding suburbs, who owned and occupied the property for approximately 55 years. Together with several other residences in the area, Ingleneuk forms a group of early twentieth century residences designed by Henry Austin Wilshire. Located on a visually prominent site, Ingleneuk and its garden setting contributes greatly to the character of the area and is one of a number of significant, early to mid-twentieth century residences on large allotments located in the vicinity.</i></p>
Description	<p><i>One and a half storey residence of face brickwork characterised by a multi-gabled Marseilles tile roof, dormer windows, turned timber columns and numerous bay windows. The shape of the arch-headed attic windows is echoed in the timber fenestration of the ground floor. In an excellent state of repair. The house retains its tennis court together with various stone terraces and originally included an Edwardian fernery. This building is designed in the Federation Queen Anne style.</i></p>
Images	 <p>Figure 132. View to Ingleneuk.</p>




5.3.2 Contributory items outside the Cremorne Conservation Area

Cymbra – 8 Richmond Avenue, Cremorne	
Listing	Montague Road Conservation Area – CA04
Statement of Significance	<i>A good example of a late Federation Bungalow, 'Timaru' was built in 1912-1913 by Helier and Percy Hawea Harbutt, known as 'Harbutt Brothers', and is an excellent surviving example of their work in the North Sydney and Mosman areas at the start of the Twentieth Century. Of note for its contribution to a largely intact late Federation/early Inter-War streetscape. Also of significance as the residence of the Reverend Ainslie Yeates, a prominent Church of England clergyman, from 1913 to 1923.</i>
Description	<i>A typical Late Federation Bungalow. Key elements: hipped terracotta tiled roof and prominent gabled verge with shingled effect; face brick; verandah with decorative timber joinery; double hung timber sashed windows; set back from the street in mature gardens; faceted bay window; rusticated sandstone base; gablet.</i>
Images	 <p>Figure 133. Cymbra, 2020 (Source: SHI, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2182583).</p>

5.4 Oswald Henry Lewis

53 Yeo Street was designed by Oswald Henry Lewis in 1911. Of Lewis's other known works, only one is known to have survived intact.



Balmain Co-op Society Limited, including interiors	
Address	28-30A Montague Street, Balmain
Listing	<i>Inner West Local Environmental Plan 2022</i> I590
Significance	Historical, associative, aesthetic, rarity, representative
Statement of Significance	<i>No. 28-30A Montague Street is of local historic, aesthetic and social significance as good and intact representative example of a large former commercial building constructed in the Federation Free Classical style in 1912. It is important for its high townscape value. Despite some alterations and change of use, the building retains its early form, character and details including high decorative parapet with pediments, stone details of the front façade and associated details and pattern of openings. The building occupies a relatively large triangular shaped corner site and is rare in the whole of the Sydney. It is very significant as a building constructed for a working class cooperative.</i>
Description	<p><i>Large two storey plus basement brick Federation Free Classical style commercial building located on a triangular piece of land between Montague Street and the north east corner of Little Llewellyn Street. The building's front façade faces Montague Street with its secondary façade facing Little Llewellyn Street. The rear of the building runs parallel to the front elevation.</i></p> <p><i>The basement level of the building is at the corner point of the building and runs halfway under the building. There is a three panelled timber entry door on the corner of the building leading to the basement level. The ground floor Montague Street façade consists of face brick walls and tall bays with brick pilasters between. The bays contain large entry doors with highlights above and large brick arches with large fixed glass panels. There is decorative stone banding at the base, on the pilasters and window sills and in the centre façade running as a cornice across the building. The first floor facade consists of brick walls, bays with pilasters between. The bays contain modern steel frame six panelled windows. There is decorative stone banding at the top and base of the windows. A tall face brick parapet wall is decorated with stone trim cornices, pediments and lettering.</i></p> <p><i>The Little Llewellyn Street façade is painted render with small timber framed double hung windows. There is a small parking area at the rear of the building.</i></p>
Image	 <p>Figure 134. Balmain Co-op Society Building (Source: Google Streetview, 2021).</p>



5.5 Conclusion

This comparative analysis has considered examples of Federation dwellings located in the vicinity of the subject properties to assist in determining their relative level of significance. It has considered dwellings that are part of group listings, individually listed heritage items, within a conservation area, and contributory items, to determine the comparative significance of heritage items within the Cremorne and wider North Sydney area. It has also looked at the only other known surviving example of the work of architect Oswald Henry Lewis.

Individually listed heritage items in the Cremorne Conservation Area and the wider North Sydney LGA demonstrate historical, aesthetic, and representative value. Broadly, they demonstrate historical patterns of residential subdivision and development, and are good representative examples of a particular architectural type. The same can be said for the subject properties at 53 and 55 Yeo Street. However, the above examples all demonstrate one or more features of particular note that elevate their significance above the threshold for listing.

The significance assessments of each item provided in their respective State Heritage Register inventory forms note the following qualities –

- 8 Claude Avenue is of significance as a fine example of an Arts and Crafts house, designed by B.J. Waterhouse, a prominent and influential proponent of the style.
- 12 Claude Avenue is of significance as an ‘interesting’ Arts and Crafts style house, its upright and angular face brick walls offset by a low-pitched curved ground floor verandah roof clad in timber shingles.
- 6 Hayes Street is of historical significance as one of the last Federation Arts and Crafts dwellings built in Neutral Bay.
- 52 Shellcove Road is of aesthetic significance as an unusual and innovative example of an Arts and Craft dwelling. It is of associative significance as designed by Arthur Henry Wright, who later gained distinction with the firm Wright & Apperly. Many buildings designed by the firm are listed as heritage items.
- 24 Cranbrook Avenue is of associative significance as designed by Edwin R. Orchard, who was influential in the development of the Australian bungalow and the Arts and Crafts style. It is also of social significance, evidenced by community action in regards to the item’s heritage listing.
- 19 Bennett Street (Ingleneuk) is significant as a large distinctive Federation Queen Anne dwelling, retaining a generous garden and remnant landscape features. It was designed by noted Henry A. Wilshire, and is among a group of residences designed by Wilshire.
- The significance of individual items within the group listings, the Wycombe Road Group and the Harrison Street Group is their contribution to the significance of the group of houses in which they are located. The items collectively demonstrate consistent architectural forms and make a strong contribution to the character of the streetscape and surrounding area.

The dwelling at 53 Yeo Street is associated with architect Oswald Henry Lewis. Lewis was the grandson of Mortimer Lewis, and the son of Oswald Huddle Lewis. Lewis is known to have designed



at least two other residences in the Cremorne area in the same period, however, both have since been demolished. Of Lewis's known works, only the Balmain Co-op Society building is known to survive. The building was constructed in 1912 in the Federation Free Classical style, and is listed as a local heritage item. It is identified as being of significance as a purpose built commercial building constructed for a working class cooperative, demonstrative of the working class character of Balmain in the early twentieth century. While Lewis was an active architect in this period, there is no evidence that he was a prominent or influential architect in the North Sydney or the wider Sydney area.

By comparison, the architects of 8 Claude Avenue, 52 Shellcove Road, 24 Cranbrook Avenue and 19 Bennett Street are noted as being prominent and influential architects. The historical importance of these architects is well established in the historical record, and is supported by their other surviving works.

Aesthetically, the subject properties demonstrate typical characteristics of their respective styles. 53 Yeo Street demonstrates key indicators of the Federation Queen Anne style as identified by Apperley. These include asymmetry, prominent gable facing the street, half timbered effect in gable, and tuck pointed brick walling. It also demonstrates other indicators noted by Apperley, including curvilinear Art Nouveau ornament, oriel and round accent windows. 55 Yeo Street demonstrates key indicators of the Federation Arts and Crafts style as identified by Apperley. These include the conspicuous roof, roughcast waling and informal window arrangement. It also demonstrates other indicators of the style noted by Apperley, including contrasting colours and textures.

While the subject properties are good examples of their type, they do not demonstrate a sufficient quantity or quality of key style indicators to be considered fine or outstanding types. Cremorne and the wider North Sydney LGA retain numerous examples of Federation dwellings; those listed as heritage items for their aesthetic significance demonstrate a high standard of integrity and architectural distinction, which is often enhanced by their location within a cohesive period group or streetscape. By comparison, the Yeo Street properties are relatively visually isolated from the surrounding period streetscapes by the subdivision pattern and the adjacent modern development along Yeo Street.



6. ASSESSMENT OF HERITAGE SIGNIFICANCE

6.1 Introduction

The basis of this assessment follows the methodology and terminology of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* and the NSW Heritage Manual. Cultural significance is defined in the Burra Charter, published by Australia ICOMOS (2013), 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.

The NSW Heritage Manual guidelines, published by the NSW Heritage Office and the Department of Urban Affairs and Planning (July 2001), provide the framework for the assessment in this report. These guidelines incorporate the five types of heritage values identified in the Burra Charter into a structural framework that is the format used by heritage authorities in New South Wales.

Under these guidelines, places are assessed in accordance with a set of eight criteria, as set out below. To apply the criteria, both the nature and degree of significance of the place need to be determined. An assessment of cultural significance aims to establish why a place or item is considered important and valued by the community. Significance, therefore, is embodied in the fabric of the place, including the setting, the records associated with the place and the response that the place evokes in the community.

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 the local area);

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the 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 cultural or natural environments. (or a class of the local area's cultural or natural places; or cultural or natural environments.)



6.2 No. 53 Yeo Street Cremorne

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);

No. 53 Yeo Street demonstrates evidence of the historical subdivision and development of Cremorne, and the wider North Sydney LGA. The property formed part of Thrupp's Estate, the oldest piece of land alienated in Neutral Bay, granted to Alfred Thrupp in 1814. The property formed part of the 1893 subdivision of the Barron Estate. Though no development on the property eventuated until c.1911, it retains the subdivision pattern of this estate. The house at 53 Yeo Street was designed in 1911 by architect Oswald Henry Lewis in the Federation Queen Anne style. Together with surrounding properties it formed part of significant period of residential subdivision and construction in Cremorne and the wider North Sydney LGA.

No. 53 Yeo Street contributes to the collective understanding of the historic development of the Cremorne area. However, as an individual property it does not demonstrate any notable historical value beyond its association with the development of the area, which is well conserved within the adjacent Cremorne Conservation Area. Although the property does not reach the threshold for historic significance as an individual property, it shares its subdivision and development history with the adjacent Cremorne Conservation Area.

No. 53 Yeo Street does not meet the threshold for cultural significance under this criterion.

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);

No. 53 Yeo Street was designed by Oswald Henry Lewis in 1911 for Dr. Percy Arthur Ash. Lewis was the grandson of Mortimer Lewis, and the son of another Oswald Hoddle Lewis, also an architect. Lewis is known to have been an active architect in the early twentieth century; however, there is no evidence that he was of historical importance to the Cremorne or North Sydney area.

The younger Lewis designed at least two other residences in Neutral Bay in this period, which have since been demolished, and lived locally, at 100 Wycombe Road. Lewis may have designed other residences in the area; however, their locations or survival are not known. He also designed several public buildings, both with his father in the firm O. H. Lewis & Sons, and individually. Of Lewis's known works, only the Balmain Co-op Society Building survives. The Balmain building is identified as a significant Federation Free Classical commercial building constructed for a working class co-operative society, demonstrative of the working class character of Balmain at the time. The significance of this item is not tied to its association with Lewis, and this association does not render Lewis's career in general as historically important.

Lewis designed the former dwelling Rahnne, at Neutral Bay, which was demolished in the 1970s. Historical photographs demonstrate that the dwelling was a more substantial villa and a finer example of the Federation Queen Anne villa typology.

Dr. Ash was a successful dentist and university lecturer, who is remembered by the 'Percy A Ash Prize for Proficiency in Operative Dentistry' at the Sydney Dental School within the Faculty of Medicine and Health of the University of Sydney. However, no evidence has been found to suggest that Dr Ash was an historically important person within the Cremorne or North Sydney area.

While No. 53 Yeo Street is of interest for its association with Oswald Henry Lewis and Dr. Percy A. Ash, neither person is of sufficient historical importance to warrant the listing of the property under this criterion.

No. 53 Yeo Street does not meet the threshold for cultural significance under this criterion.



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

No. 53 Yeo Street is a good example of a Federation Queen Anne style dwelling. It exhibits typical features of the style, such as an asymmetrical façade, face brick finish, curvilinear Art Nouveau verandah detailing, and oriel and leadlight windows. The property has undergone alterations; however, these are primarily internal and at the rear of the building and do not detract from the Queen Anne character of the building when viewed from the street. Original detailing and finishes such as leadlight windows, timber flooring, joinery and plasterwork are retained throughout the dwelling.

No. 53 Yeo Street demonstrates several key indicators of the Federation Queen Anne style as identified by Apperley. However, it does not feature sufficient of these indicators to be considered a particularly fine or outstanding example. By comparison, there are numerous Federation Queen Anne residences in the Cremorne and wider North Sydney area that demonstrate similar and higher levels of architectural interest, integrity and innovation.

Although No. 53 Yeo Street is a good example of a Federation Queen Anne dwelling, it is not a work by an important designer or builder and does not demonstrate any particular technical or aesthetic distinction when compared to individually listed properties in the local area. Although the property does not reach the threshold for historic significance as an individual property, it reflects the character of the adjacent Cremorne Conservation Area due to its associated Federation architectural typology. The dwelling shows stylistic similarities to contributory buildings within the adjacent heritage conservation area, including its materiality, form, scale and details.

No. 53 Yeo Street does not meet the threshold for cultural significance under this criterion.

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

A detailed assessment of the social value of No. 53 Yeo Street was not undertaken as a part of this assessment. The historical research undertaken for this report did not result in the emergence of any evidence of strong association with an identifiable group. Recent resident community action suggests some level of importance to the local community. However, it is unlikely that this alone would be sufficient to meet the threshold for listing under this criterion.

No. 53 Yeo Street does not meet the threshold for cultural significance under this criterion.

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);

No. 53 Yeo Street is of an architectural type that is well-represented and well understood. It is unlikely that the property would yield any new construction or architectural information.

This assessment does not include an assessment of historical archaeological potential or Aboriginal cultural value.

No. 53 Yeo Street does not meet the threshold for cultural significance under this criterion.

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);

No. 53 Yeo Street is a Federation Queen Anne dwelling constructed in c.1911. Dwellings of this style and period are well-represented in the Cremorne area and the North Sydney LGA.

No. 53 Yeo Street is the only known surviving example of the work of Oswald Henry Lewis. However, Lewis has not been found to be a figure of historical importance. As such, it is not rare.



No. 53 Yeo Street does not meet the threshold for cultural significance under this criterion.

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

53 Yeo Street formed part of a significant period of residential subdivision and development in Cremorne and the wider North Sydney LGA. The property formed part of Thrupp's Estate, the earliest land parcel alienated in the Neutral Bay/Cremorne area. It retains the subdivision pattern from the 1893 subdivision of Barron's Estate, though no development occurred until 1911.

No. 53 Yeo Street is located adjacent to the Cremorne Conservation Area, which contains consistent streetscapes of Federation era dwellings of a variety of architectural forms and styles. It demonstrates characteristic built elements of the Cremorne Conservation Area. The property is a good representative example of a Federation Queen Anne dwelling, demonstrating typical characteristics of the style; however, it is not a notably fine or outstanding example of its type.

No. 53 Yeo Street does not meet the threshold for cultural significance under this criterion.

6.3 No. 55 Yeo Street Cremorne

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);

No. 55 Yeo Street demonstrates the historical subdivision and development of Cremorne, and the North Sydney LGA. The property formed part of Thrupp's Estate, the oldest piece of land alienated in Neutral Bay, granted to Alfred Thrupp in 1814. The property formed part of the 1893 subdivision of the Barron Estate. Though no development on the property eventuated until c.1908, it retains the subdivision pattern of this estate.

No. 55 Yeo Street was constructed c.1908 and is a substantial two-storey dwelling in the Federation Arts and Craft style. Together with surrounding properties it formed part of significant period of residential subdivision and construction in Cremorne.

No. 55 Yeo Street contributes to the collective understanding of the historic development of the Cremorne area. However, as an individual property it does not demonstrate any notable historical value beyond its association with the development of the area, which is well conserved within the adjacent Cremorne Conservation Area. Although the property does not reach the threshold for historic significance as an individual property, it shares its subdivision and development history with the adjacent Cremorne Conservation Area.

No. 55 Yeo Street does not meet the threshold for cultural significance under this criterion..

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);

No information is known about the architect or builder of 55 Yeo Street. There is no evidence that the occupants and owners of the property are of significance to Cremorne or the wider North Sydney LGA. There is no evidence of significant associations with local events or activities at the properties.

No. 55 Yeo Street does not meet the threshold for cultural significance under this criterion.

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



No. 55 Yeo Street is a good example of a Federation Arts and Crafts style dwelling. It exhibits typical features of the style, such as an asymmetrical façade, rendered finish, shingled balustrade, and leadlight windows. The property has undergone several alterations; however, these are primarily internal and at the rear of the building and do not detract from the Arts and Crafts character of the building. Original detailing and finishes such as leadlight windows, timber flooring, joinery and plasterwork are retained within the original parts of the dwelling.

No. 55 Yeo Street demonstrates several key indicators of the Federation Arts and Crafts style as identified by Apperley. However, it does not feature sufficient of these indicators to be considered a particularly fine or outstanding example. By comparison, there are numerous Federation Arts and Crafts residences in the Cremorne and wider North Sydney area that demonstrate similar and higher levels of architectural interest, integrity and innovation.

Although No. 55 Yeo Street is a good example of a Federation Arts and Craft dwelling, it does not demonstrate any particular technical or aesthetic distinction. It does show stylistic similarities to contributory buildings within the adjacent heritage conservation area. Although the property does not reach the threshold for historic significance as an individual property, it reflects the character of the adjacent Cremorne Conservation Area due to its associated Federation architectural typology. The dwelling shows stylistic similarities to contributory buildings within the adjacent heritage conservation area, including its materiality, form, scale and details.

No. 55 Yeo Street does not meet the threshold for cultural significance under this criterion,

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

A detailed assessment of the social value of No. 55 Yeo Street was not undertaken as a part of this assessment. The historical research undertaken for this report did not result in the emergence of any evidence of strong association with an identifiable group. Recent resident community action suggests some level of importance to the local community. However, it is unlikely that this alone would be sufficient to meet the threshold for listing under this criterion.

No.55 Yeo Street does not meet the threshold for cultural significance under this criterion.

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);

55 Yeo Street is of an architectural type that is well-represented and well understood within the Cremorne and North Sydney area. It is unlikely that the property would yield any new construction or architectural information.

This assessment does not include an assessment of historical archaeological potential or Aboriginal cultural value.

No.55 Yeo Street does not meet the threshold for cultural significance under this criterion.

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);

55 Yeo Street is a Federation Arts and Crafts dwelling constructed in c. 1908. Dwellings of this style and period are well-represented in the Cremorne area and the North Sydney LGA. As such, the dwelling is not rare.

No.55 Yeo Street does not meet the threshold for cultural significance under this criterion.

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



No. 55 Yeo Street is representative of a significant period of residential subdivision and development in Cremorne and the wider North Sydney LGA. The property formed part of Thrupp's Estate, the earliest land parcel alienated in the Neutral Bay/Cremorne area. It retains the subdivision pattern from the 1893 subdivision of Barron's Estate, though no development occurred until c. 1908.

The property is a good representative example of a Federation Arts and Crafts dwelling, demonstrating key characteristics of the style; however, it is not a notably fine or outstanding example of its type.

No. 55 Yeo Street is located adjacent to the Cremorne Conservation Area, which contains consistent streetscapes of Federation era dwellings of a variety of architectural forms and styles. It demonstrates characteristic built elements of the Cremorne Conservation Area. The property is a good representative example of a Federation Arts and Crafts dwelling, demonstrating typical characteristics of the style; however, it is not a notably fine or outstanding example of its type.

No. 55 Yeo Street does not meet the threshold for cultural significance under this criterion.



7. STATEMENTS OF SIGNIFICANCE

7.1.1 No. 53 Yeo Street

No. 53 Yeo Street contributes to the collective understanding of the historic development of the Cremorne area. It demonstrates evidence of the historical subdivision and development of Cremorne and the wider North Sydney LGA. It formed part of Thrupp's Estate, granted to Alfred Thrupp in 1814, the oldest piece of land alienated in Neutral Bay. The allotment was created in the 1893 subdivision of the Barron Estate, and along with the surrounding properties, retains the subdivision pattern of this estate. The dwelling at No. 53 Yeo was constructed in c. 1911 by architect Oswald Henry Lewis in the Federation Queen Anne style. Together with surrounding properties it formed part of significant period of residential subdivision and construction in Cremorne and the wider North Sydney LGA. As an individual property it does not demonstrate notable historical value beyond its association with the development of the area, which is demonstrated throughout Cremorne and widely conserved within the adjacent Cremorne Conservation Area.

The architect of No. 53 Yeo Street, Oswald Henry Lewis, was the grandson of Mortimer Lewis, and the son of Oswald Huddle Lewis, also an architect. Lewis is known to have been an active architect in the early twentieth century; however, there is no evidence that he was of historical importance to the Cremorne or North Sydney area. The younger Lewis designed at least two other residences in Neutral Bay in this period, which have since been demolished, and lived locally, at 100 Wycombe Road. Lewis may have designed other residences in the area; however, their locations or survival are not known. Of Lewis's known works, only the Balmain Co-op Society Building survives. The Balmain building is identified as a significant Federation Free Classical commercial building constructed for a working class co-operative society, demonstrative of the working class character of Balmain at the time. The significance of this item is not tied to its association with Lewis, and this association does not render Lewis's career in general as historically important.

The dwelling at No. 53 Yeo Street was constructed for Dr. Percy Arthur Ash, a successful dentist and university lecturer, who is remembered by the 'Percy A Ash Prize for Proficiency in Operative Dentistry' at the Sydney Dental School within the Faculty of Medicine and Health of the University of Sydney. However, no evidence has been found to suggest that Dr Ash was an historically important person within the Cremorne or North Sydney area.

No. 53 Yeo Street is a good example of a Federation Queen Anne style dwelling. It exhibits typical features of the style, such as an asymmetrical façade, face brick finish, curvilinear Art Nouveau verandah detailing, and oriel and leadlight windows. The property has undergone alterations; however, these are primarily internal and at the rear of the building and do not detract from the Queen Anne character of the building when viewed from the street. Original detailing and finishes such as leadlight windows, timber flooring, joinery and plasterwork are retained throughout the dwelling.



No. 53 Yeo Street demonstrates several key indicators of the style as identified by Apperley. However, it does not feature sufficient of these indicators to be considered a particularly fine or outstanding example. By comparison, there are numerous Federation Queen Anne residences in the Cremorne and wider North Sydney area that demonstrate similar and higher levels of architectural interest, integrity and innovation. Although No. 53 Yeo Street is a good example of a Federation Queen Anne dwelling, it is not a work by an important designer or builder and does not demonstrate any particular technical or aesthetic distinction when compared to individually listed properties in the local area.

No. 53 Yeo Street contributes to a collective understanding of the historical development of Cremorne and wider North Sydney LGA, and is a good example of a Federation Queen Anne dwelling, showing stylistic similarities to contributory buildings within the adjacent heritage conservation area. However, as an individual property it does not meet the threshold for cultural significance at a local level.

7.1.2 No. 55 Yeo Street

No. 55 Yeo Street contributes to the collective understanding of the historic development of the Cremorne area. It demonstrates evidence of the historical subdivision and development of Cremorne and the wider North Sydney LGA. It formed part of Thrupp's Estate, granted to Alfred Thrupp in 1814, the oldest piece of land alienated in Neutral Bay. The allotment was created in the 1893 subdivision of the Barron Estate, and along with the surrounding properties, retains the subdivision pattern of this estate. The dwelling at No. 55 Yeo was constructed in c. 1908 in the Federation Arts and Crafts style. Together with surrounding properties it formed part of significant period of residential subdivision and construction in Cremorne and the wider North Sydney LGA. As an individual property it does not demonstrate notable historical value beyond its association with the development of the area, which is demonstrated throughout Cremorne and widely conserved within the adjacent Cremorne Conservation Area.

No. 55 Yeo Street is a good example of a Federation Arts and Crafts style dwelling. It exhibits typical features of the style, such as an asymmetrical façade, rendered finish, shingled balustrade, and leadlight windows. The property has undergone several alterations; however, these are primarily internal and at the rear of the building and do not detract from the Arts and Crafts character of the building. Original detailing and finishes such as leadlight windows, timber flooring, joinery and plasterwork are retained within the original parts of the dwelling.

No. 55 Yeo Street demonstrates several key indicators of the Federation Arts and Crafts style as identified by Apperley. However, it does not feature sufficient of these indicators to be considered a particularly fine or outstanding example. By comparison, there are numerous Federation Arts and Crafts residences in the Cremorne and wider North Sydney area that demonstrate similar and higher levels of architectural interest, integrity and innovation. Although No. 55 Yeo Street is a good example of a Federation Arts and Crafts dwelling, it does not demonstrate any particular technical or aesthetic distinction. It does show stylistic similarities to contributory buildings within the adjacent heritage conservation area.



No. 55 Yeo Street contributes to a collective understanding of the historical development of Cremorne and wider North Sydney LGA and is a good example of a Federation Arts and Crafts dwelling, showing stylistic similarities to contributory buildings within the adjacent heritage conservation area. However, as an individual property it does not meet the threshold for cultural significance at a local level.



8. CONCLUSION AND RECOMMENDATIONS

8.1 Conclusion

This report has been prepared in accordance with Stage 1 of Council's Request for Heritage Advice, 'Basis for Local Heritage Listing', which required an independent detailed assessment of the heritage significance of the properties at 53 and 55 Yeo Street, to determine if the properties are worthy of listing as local heritage items within the North Sydney Local Environmental Plan 2013 (NSLEP).

The assessment of significance in this report has been informed by detailed historical research, a physical analysis and comparative analysis of relevant heritage listed and contributory buildings. This assessment has found that although the dwellings at Nos 53 and 55 Yeo Street, Cremorne, are good examples of Federation era dwellings, they do not reach the threshold for listing as individual heritage items at the local level.

Despite not meeting the threshold for individual listing, both dwellings have a shared subdivision and development history with the adjacent Cremorne Conservation Area. Furthermore, the dwellings show stylistic similarities to contributory buildings within the adjacent heritage conservation area, including its materiality, form, scale and details. Further research may determine if the dwellings contribute to the significance of and are worthy of inclusion in the Cremorne Conservation Area. This additional research will be undertaken as part of Stage 2, in response to Council's resolution of 13 February 2023.



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NORTH SYDNEY COUNCIL INTERIM HERITAGE ORDER – NO. 1/2023

North Sydney Council

Heritage Act 1977

Interim Heritage Order No. 1/2023

53 and 55 Yeo Street, Cremorne

Under Section 25 of the Heritage Act, 1977, North Sydney Council, do by this notice:

- I. Make an Interim Heritage Order to cover the item of the environmental heritage specified or described in Schedule 'A'; and
- II. Declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule 'B'

This Interim Heritage Order will lapse six months from the date that it is made unless the local council has passed a resolution before that date either:

- (1) In the case of an item which, in the council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; and
- (2) In the case of an item which in the council's opinion, is of State heritage significance, nominate the item for inclusion on the State Heritage Register.



Therese Manns
General Manager
North Sydney Council

Dated at North Sydney, 22 February 2023

SCHEDULE 'A'

The property situated at 53 and 55 Yeo Street, Cremorne NSW 2090 on the land described in Schedule 'B'.

SCHEDULE 'B'

The parcels of land known as Lots 39 and 40 in DP 2989 with particular reference to the existing two-storey dwellings including their interiors and surrounding gardens.



HISTORY – 53 YEO STREET, CREMORNE

Storialines

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Historical Research 53 Yeo Street, Cremorne

The following historical summary has been prepared by Dr Martina Muller, Professional Historian MPHA, for Extent Heritage Pty Ltd in May 2023 in order to summarise the historical development of 53 Yeo Street, Cremorne, for inclusion in a Heritage Assessment.

The history takes into account the development of the building, its owners and occupants, as well as its uses over time, so that an assessment of its significance can be made. The history does not address the Aboriginal history and any archaeology that is potentially associated with the address.

Historical Summary – 53 Yeo Street, Cremorne

1 Early Ownership and Development

1.1 Thrupp's Estate (1814-1881)

The subject site is located on land that was part of 'Thrupp's Estate', which was the earliest parcel of land alienated in Neutral Bay. Thrupp's Estate was a 700-acre grant made in 1814, as a wedding present by Captain John Piper (1774-1851), Naval Officer and Collector of Customs, to his son-in-law, Alfred Thrupp, however it was not officially assigned to Thrupp until 22 July 1830.¹

Alfred Thrupp and his wife Sally, John Piper's daughter, left Sydney for Tasmania in 1817, shortly after their marriage, and never occupied the land. However, by 1828, 8 acres had been cleared and a small cottage had been built on the grant. Known as 'Thrupp's Cottage', this was built on the foreshore near today's Hayes Street. Although Thrupp's grant was officially registered in 1830, the land appears to have remained attached to John Piper who listed it as one of his assets when he declared bankruptcy in 1827. In 1828, the land was transferred to Daniel Cooper to pay outstanding debts, and the Coopers retained ownership until the late 19th Century. John Milson was charged in 1828 by the Coopers to look after 'Thrupp's Farm' to prevent theft of firewood.²

Daniel Cooper's nephew, John Cooper became the owner after his uncle's death in 1853, and the Coopers periodically subdivided and leased some of their property on 99-year leases. One of these was 'Craignathan' on the waterfront, purchased in 1842 by Ben Boyd, after whom the main throughfare from Military Road was initially named. Another main road was Cooper Street, later renamed Wycombe Road. In the late 1880s, the Neutral Bay Company took up a lease to either side of this road, near Raymond Road. Many fine residences were built on this land, many by the Company's principal, architect Walter Liberty Vernon, and his successor Howard Joseland.³ Other subdivisions, most if not all offered as leases, included the Alma, Ben Boyd, and Montpelier Estates.⁴

¹ NSW LRS, Primary Application (PA) 20979. Ian Hoskins, 'Historical Background Prepared for the Neutral Bay Conservation Area Review' (24 September 2021), 4–5.

² Ian Hoskins, 4–5; Godden Mackay Pty Ltd, 'North Sydney Heritage Study Review 1993. Part 1, Volume 1 - Main Report. Final', July 1993, 29.

³ Ian Hoskins, 'Historical Background Prepared for the Neutral Bay Conservation Area Review', 5–7.

⁴ *Ibid.* 9.

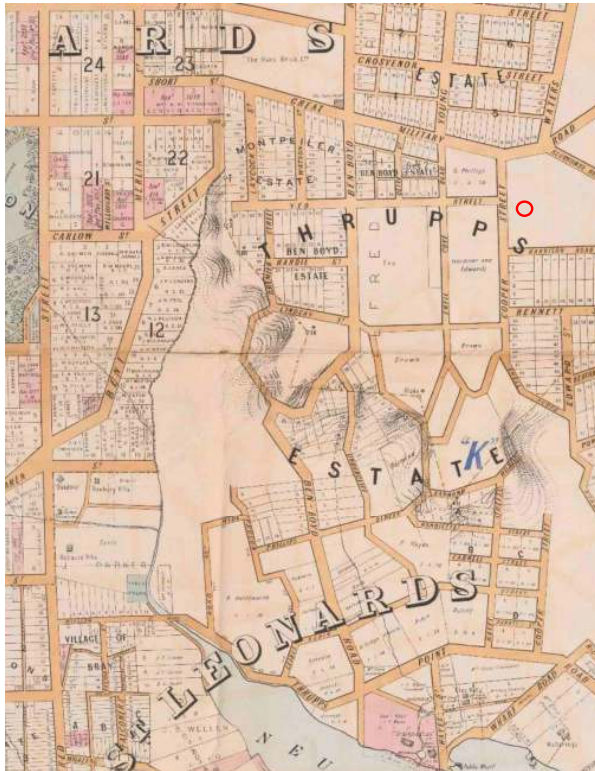


Figure 1 – Detail from Map of St Leonards – North Shore, Parish of Willoughby, c1887, showing Thrupp's Estate. Yeo Street was yet not fully extended to the east, past Cooper Street (today Wycombe Road). The approximate location of the subject site is circled red (Source: Stanton Heritage Centre, North Sydney, Maps)

1.2 Barron's Estate (1881-1917)

On 27 January 1881, John Cooper leased 8 acres 3 roods to Sydney merchants, Joseph Gerrish Barron and William James Moxham.⁵ Moxham and Barron were in a commercial partnership as Barron, Moxham and Company. The land extended south from Military Road and included Yeo Street.

Born in Topsham in the United States, Joseph Gerrish Barron had arrived in Sydney in 1856 as a naval commander. Ten years later, he retired from his naval duties and entered commercial life as a general merchant in Sydney.⁶ He maintained strong ties with his homeland and was nominated to be Acting Commercial Agent for the United States in 1873 and Vice-Consul for the United States in 1879.⁷ Having married Mary Thew in Sydney in 1857, the couple had one daughter named Alice, who married John Gainford in 1885.⁸ John Gainford was the third son of Reverend Thomas Gainford.⁹ The Barrons and Gainfords occupied two semi-detached houses on Military Road, known as 'The Gum Trees' and 'The Camp', and

⁵ 'Advertising', *Sydney Morning Herald*, 28 January 1895, 2, <http://nla.gov.au/nla.news-article13988022>.

⁶ 'Death of Captain Barron', *Evening News*, 25 May 1911, 3, <http://nla.gov.au/nla.news-article114131135>.

⁷ 'Government Gazette', *Sydney Morning Herald*, 21 June 1873, 7, <http://nla.gov.au/nla.news-article13307866>;

'Government Gazette', *Sydney Morning Herald*, 30 August 1879, 3, <http://nla.gov.au/nla.news-article13452195>.

⁸ NSW Registry of Births, Deaths and Marriages, Marriage registration numbers 634/1857 and 45/1885.

⁹ 'Family Notices', *Sydney Morning Herald*, 20 January 1885, 1, <http://nla.gov.au/nla.news-article13584292>.

Captain Barron died at 'The Gum Trees' on 24 May 1911, aged 79.¹⁰ His wife died at 'The Gum Trees' three years later, in November 1914.¹¹

Barron's partner, William James Moxham, had been born in Bristol, England, and had arrived in Sydney in the early 1860s via Melbourne. Serving in the Crimean War, he was Captain of her Majesty's ship *Furious* in 1856. He was heavily involved in commercial affairs in England and the United States and was a vice-president of the advisory board of the Philadelphia Commercial Museum. It appears that his interest in the Neutral Bay property was purely investment related, as he lived in Balmain, where he was one of the founding members of the Balmain Bowling Club. He died at his residence, 'Boston' at Nicholson Street, East Balmain, on 10 June 1904, aged 72.¹²

A subdivision plan of the estate was created in 1893 (Figure 2) and on 16 March 1895, 'Barron's Estate' was offered for sale by public auction, containing 40 villa sites with frontages to Military Road, Cooper Street, Harrison Street, Bloxsome Street (now Rangers Road) and Yeo Street.¹³ The sale was advertised as a 'Great Earthquake Shock at Neutral Bay' and allotments were offered as leasehold titles of 99 years 'almost equal to Freehold Title', at ground rent of 10s per lot per quarter.

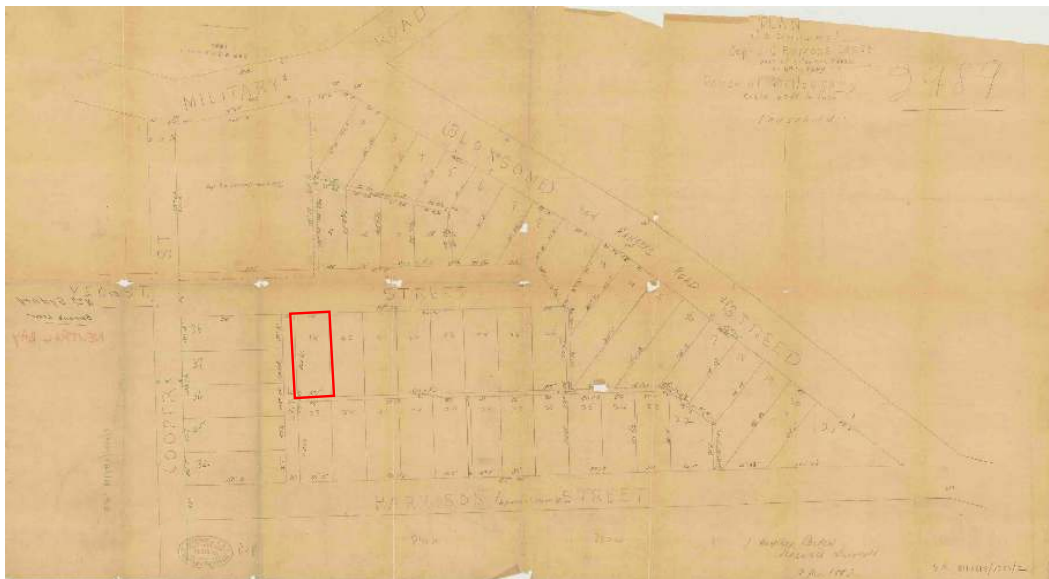


Figure 2 – 1893 plan showing the subdivision of Captain J. C. Barron's lease. The largest allotment on the corner of Cooper Street (now Wycombe Road) and Military Road contained his own residence. The subject site is outlined in red (Source: SLNSW, North Sydney Subdivision Plans, [046-SP/811.1418/1893/2](https://www.slnsw.com.au/record/046-SP/811.1418/1893/2))

¹⁰ 'Family Notices', *Australian Town and Country Journal*, 31 May 1911, 54, <http://nla.gov.au/nla.news-article263764665>.

¹¹ 'Personal', *Sydney Morning Herald*, 9 November 1914, 8, <http://nla.gov.au/nla.news-article15560598>.

¹² 'Personal', *Sydney Morning Herald*, 11 June 1904, 10, <http://nla.gov.au/nla.news-article14658522>.

¹³ 'Advertising', 28 January 1895.

It appears that sales were slow, and the estate was offered once again on 10 November 1900.¹⁴ The sales map in Figure 3 shows that 'The Gum Trees' and 'The Camp', occupied by Captain Barron and J. Gainford, respectively, were located on a large allotment on the corner of Military Road and Cooper Street (today Wycombe Road), and only eight allotments appear to have been developed by 1900, mostly on Cooper and Harrison Streets. No changes in the leasehold of individual allotments were recorded, and John Cooper or their estate agents, Raine and Phillips, were noted as the owner of lots in Barron's Estate until the late 1910s in the *Council Rate and Valuation Books*, by which time allotment 39 had been developed by its new leaseholder, Dr Percy Arthur Ash.¹⁵

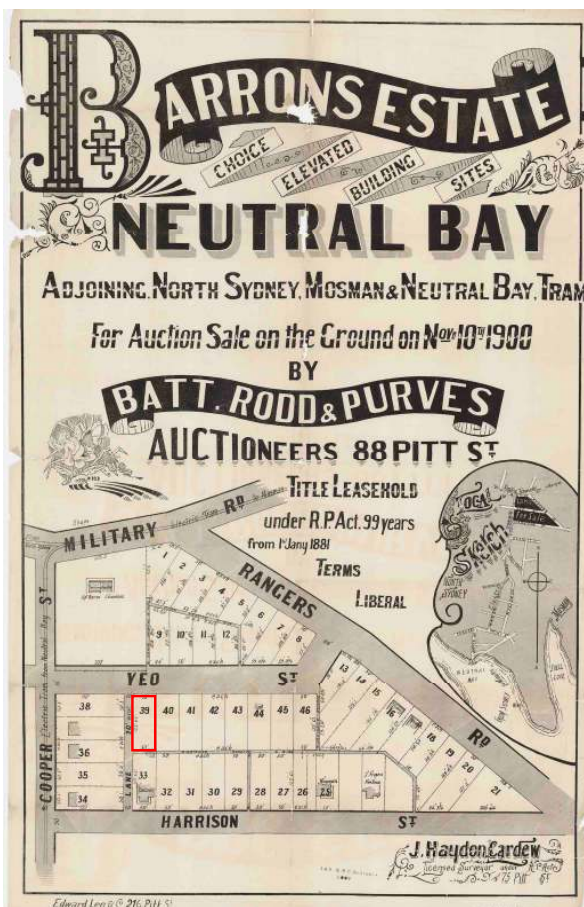


Figure 3 – Subdivision sales plan for allotments in Barron's Estate subdivision, sold by public auction on 10 November 1900. The subject site on Lot 39 is outlined in red (Source: SLNSW, North Sydney Subdivision Plans, [057-SP/811.1418/1900/3](https://www.slnsw.gov.au/SP/811.1418/1900/3))

¹⁴ 'Advertising', *Daily Telegraph*, 10 November 1900, 15, <http://nla.gov.au/nla.news-article237124513>.

¹⁵ Cf. Ian Hoskins, 'Historical Background Prepared for the Neutral Bay Conservation Area Review', 8.

¹⁵ 'Advertising', 10 November 1900.

¹⁵ Cf. Ian Hoskins, 'Historical Background Prepared for the Neutral Bay Conservation Area Review', 8.

Information regarding the *Council Rate and Valuation Books* has been sourced from the existing search form for the property at 53 Yeo Street at Stanton Heritage Centre throughout the report.

2 Construction of 'Shalimar' (1911-12)

On 6 October 1911, a building application for a villa residence for Dr P. A. Ash was approved by Council (BA 11/742). The application had been submitted two days earlier by Oswald Henry Lewis, architect, who designed the building. The block plan in Figure 4, prepared by Lewis in 1911, shows the footprint and sketch layout of the ground floor of the building, which suggests that the original building largely had the same footprint as today, with the main entry likely on the side elevation. The main internal stair was located in the central portion of the building, accessed from the hallway coming off the side entry.

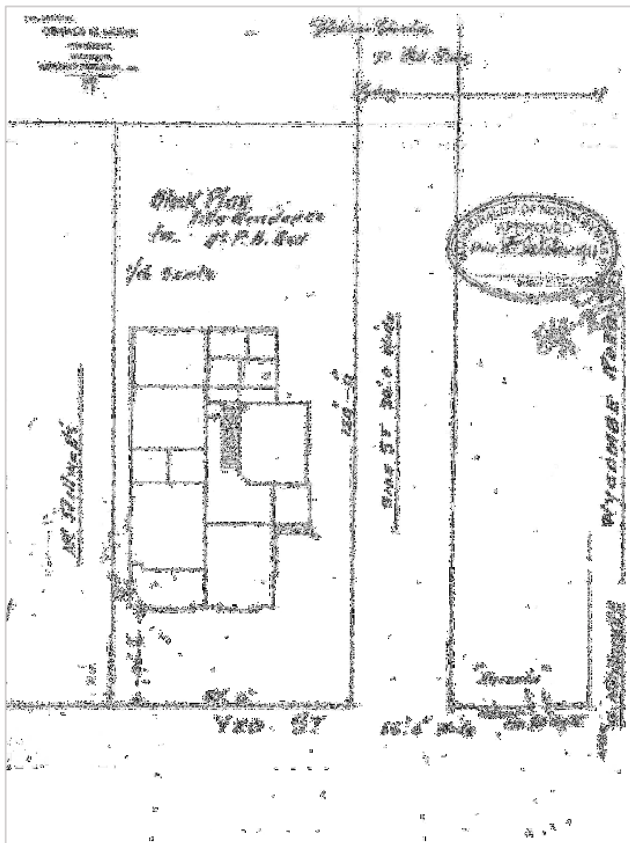


Figure 4 – 'Block Plan for Villa Residence for Dr P. A. Ash', by Oswald H. Lewis, architect, valuator and quantity surveyor, showing the footprint and details of the internal layout of the building. The plan is part of building application 11/742, approved by Council on 6 October 1911 (Source: Stanton Heritage Centre, North Sydney, Building Application files, BA 11/742)

2.1 The Architect – Oswald Henry Lewis (c1856-1923)

Oswald Henry Lewis was the grandson of colonial architect, Mortimer William Lewis, and worked in a partnership with his father, Oswald Huddle Lewis until the death of the latter on 29 April 1895.¹⁶ The partnership was known as O. H. Lewis and Son, architects, and was

¹⁶ 'The Late O. H. Lewis', *Freeman's Journal*, 4 May 1895, 10, <http://nla.gov.au/nla.news-article111108561>; 'Miscellaneous Items', *Australian Town and Country Journal*, 4 May 1895, 51, <http://nla.gov.au/nla.news-article71229202>.

located at 374 George Street. Oswald Hoddle Lewis was the youngest son of Mortimer W. Lewis and apart from being a prominent architect, he was also well known as a cricketer.¹⁷

Due to the identical initials of father and son, it is difficult to ascertain which one was responsible for the various buildings that can be attributed to the firm. We do know that O. H. Lewis and Son were in 1885 responsible for the Marine Hotel at Chowder Bay (Figure 5), which has since been demolished.¹⁸ In 1886, Oswald Henry Lewis designed a major extension of the St Vincent's Hospital, added to the existing building that had been constructed in 1868 to plans prepared by his father.¹⁹ The 1886 extension was added to the south of the existing building, continuing the double storey frontage while adding a central portico and turret (cf. Figure 6 and Figure 7). In February 1897, two years after the death of Oswald Hoddle Lewis, the St Vincent's Hospital Chapel was opened by Cardinal Moran, with O. H. Lewis noted as the architect. The chapel was constructed for the Sisters of Charity in the grounds of the hospital, and was said to be of 'English Gothic' style.²⁰

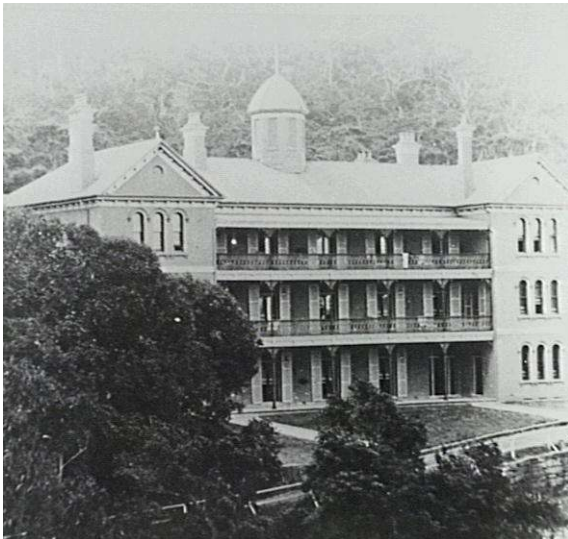


Figure 5 – The Marine Hotel at Chowder Bay, c1890, designed by O. H. Lewis & Son, 1885 (Source: Mosman Council Image Library, [LH CC/C41](#))

¹⁷ 'Death of Mr. O. H. Lewis', *Evening News*, 29 April 1895, 4, <http://nla.gov.au/nla.news-article108092986>.

¹⁸ 'Marine Hotel, Chowder', *Evening News*, 14 December 1885, 3, <http://nla.gov.au/nla.news-article111343280>.

¹⁹ 'St. Vincent's Hospital', *Sydney Morning Herald*, 20 May 1868, 6, <http://nla.gov.au/nla.news-article13166434>;

'St Vincent's Hospital', *Sydney Morning Herald*, 20 July 1886, 9, <http://nla.gov.au/nla.news-article13632337>.

²⁰ 'St Vincent's Sisters' Chapel', *Sydney Morning Herald*, 3 November 1896, 3, <http://nla.gov.au/nla.news-article14073652>; 'St Vincent's Hospital', *Evening News*, 28 May 1897, 6, <http://nla.gov.au/nla.news-article108062312>; 'St. Vincent's Hospital Chapel', *Catholic Press*, 5 June 1897, 20, <http://nla.gov.au/nla.news-article104408022>.



Figure 6 – First St Vincent's Hospital Building, designed by Oswald Hoddle Lewis, the father of Oswald Henry Lewis. Photograph dated c1869-73 (Source: State Library of NSW, [SPF/173](#))



Figure 7 – St Vincent's Hospital after major extensions (on right), including new central turret, designed by Oswald Henry Lewis, photograph dated c1900-1910 (Source: State Library of NSW, [PXE 711/211](#))

Oswald Henry Lewis married Louisa Isabella Hall in 1893,²¹ and they lived at 'Arringa' at 100 Wycombe Road from 1908 at the latest until c1921, when Louisa died.²² O. H. Lewis junior appears to have designed various residences in Neutral Bay, as he sought tenders or let contracts for villas or residences in the locality for instance in February 1903,²³ April 1905,²⁴ October 1907²⁵ and October 1909.²⁶ Lewis also designed premises for the Balmain Co-Operative Society Ltd, completed in 1904 and today located at 28-30a Montague Street,²⁷ and large additions to the business premises for Farmer & Co. on George Street, completed in January 1906.²⁸ The latter involved enlarging of the old building to double its size, connecting it with the Pitt Street premises, providing new shop front windows and carrying the building to five floors.

²¹ 'Family Notices', *Sydney Mail and New South Wales Advertiser*, 20 May 1893, 1049, <http://nla.gov.au/nla.news-article162193511>.

²² *Sands Sydney Directory*, North Sydney – Wycombe Road, 1909-1921; 'Family Notices', *Sydney Morning Herald*, 14 February 1921, 6, <http://nla.gov.au/nla.news-article15949381>.

²³ 'Building and Construction', *Daily Telegraph*, 24 February 1903, 6, <http://nla.gov.au/nla.news-article237408476>.

²⁴ 'Building and Construction', *Daily Telegraph*, 4 April 1905, 2, <http://nla.gov.au/nla.news-article239514709>.

²⁵ 'Tenders', *Sydney Morning Herald*, 15 October 1907, 6, <http://nla.gov.au/nla.news-article14902653>.

²⁶ 'Advertising', *Construction: Weekly Supplement to Building*, 12 October 1909, 7, <http://nla.gov.au/nla.news-article234762153>.

²⁷ 'Balmain Co-Operative Society', *Daily Telegraph*, 14 April 1904, 3, <http://nla.gov.au/nla.news-article237820593>; '28-30a Montague Street, Balmain 2041 - House for Sale', BresicWhitney, accessed 18 April 2023, <https://www.bresicwhitney.com.au/buy/32179>.

²⁸ 'Buildings and Works', *Sydney Morning Herald*, 9 January 1906, 3, <http://nla.gov.au/nla.news-article14725930>.

It is more difficult to find evidence for Lewis' work during the 1910s, apart from alterations and additions in 1910,²⁹ or garages such as the one for 'Stretton' at Billyard Avenue in Elizabeth Bay in 1911.³⁰ He may have retired as an architect at around that time. O. H. Lewis died at a private hospital in Kogarah on 10 October 1923, aged 67, two years after his wife.³¹

2.2 The Client – Dr Percy Arthur Ash (1870-1944)

Oswald H. Lewis' client for 53 Yeo Street and the leasehold owner of Lot 39 was Dr Percy Arthur Ash (1870-1944), a dentist and university lecturer who had been born in the Singleton area in 1870 as the second son of William Ash.³² Originally studying law and working as an accountant and bank manager at the A.J.S. Bank in Mandurama,³³ Percy A. Ash had left Australia in 1899 for New Zealand, and from there he had travelled to San Francisco, gaining the degree of Doctor of Dental Surgery at the University of Pennsylvania in 1903.³⁴ By May 1906 he was back in Sydney, where he was appointed as lecturer in clinical dentistry at the University of Sydney in late 1907.³⁵ On 4 February 1911, he married Elizabeth 'Elsie' McKinney, the eldest daughter of H. G. McKinney, of 'Duncairn' at Raymond Road, Neutral Bay at St Phillip's Church in Sydney.³⁶ Elizabeth's father was Hugh Giffen McKinney, former chief engineer in the Water Conservation Commission and the Irrigation Department of New South Wales.³⁷

Dr Percy A. Ash appears to have remained on the teaching staff of the University of Sydney for the duration of his working life, while also practicing as a dentist at Macquarie Street in

²⁹ 'Tenders', *Sydney Morning Herald*, 31 May 1910, 4, <http://nla.gov.au/nla.news-article15123017>.

³⁰ 'City Buildings', *Sun*, 24 July 1911, 10, <http://nla.gov.au/nla.news-article221552187>.

³¹ 'Family Notices', *Daily Telegraph*, 11 October 1923, 4, <http://nla.gov.au/nla.news-article245994003>.

³² 'Percy Arthur Ash (1870-1944)', Find a Grave, accessed 14 April 2023, <https://www.findagrave.com/memorial/191750060/percy-arthur-ash>; 'Sydney Wedding', *Punch*, 16 February 1911, 30, <http://nla.gov.au/nla.news-article175610425>.

³³ 'Carcoar', *Sydney Mail and New South Wales Advertiser*, 12 January 1889, 96, <http://nla.gov.au/nla.news-article161930796>; 'Page 179, Line 197: Ash Percy, Manager A.J.S. Bank', *The New South Wales Post Office Directory. 1889-1890*, 1890 1889, 179, <https://nsw-post-office-directories-yajhxrxxsa-ts.a.run.app/post-office-directories/1889-1890/179,197>.

³⁴ 'Mr. P. A Ash', *Bligh Watchman and Coonabarabran Gazette*, 25 April 1900, 3-4, <http://nla.gov.au/nla.news-article264002755>; 'The Inquiry', *Daily Telegraph*, 31 May 1906, 8, <http://nla.gov.au/nla.news-article236826860>; 'American College of Dentists. Report of Necrology Committee', *Journal American College of Dentists* 12, no. 1 (March 1945): 45, acd.org/wp-content/uploads/1945_12_01.pdf.

³⁵ 'University of Sydney', *Sydney Morning Herald*, 10 December 1907, 8, <http://nla.gov.au/nla.news-article14908126>.

³⁶ 'Family Notices', *Sydney Morning Herald*, 25 February 1911, 14, <http://nla.gov.au/nla.news-article15208082>; 'Sydney Wedding'.

³⁷ 'Obituary. Mr. H. G. McKinney', *Sydney Morning Herald*, 10 March 1930, <http://nla.gov.au/nla.news-article16631964>.

Sydney until at least 1923.³⁸ He was appointed as one of four qualified dentists to the re-constituted Dental Board of NSW in 1910 and remained on the board for several years.³⁹

Ash was elected as fellow of the American College of Dentists in 1922, as the first Australian ever to receive that honour, by which time he was also the editor and manager of the *Dental Science Journal of Australia*.⁴⁰ He was a member of the Australian Dental Association, and, having continued to work in accounting and auditing, he was also Fellow of the Federal Institute of Accountants, and Fellow of the Institute of Arbitrators in London, England.⁴¹ After his death on 21 July 1944,⁴² the 'Percy A Ash Prize for Proficiency in Operative Dentistry' at the Sydney Dental School within the Faculty of Medicine and Health of the University of Sydney was donated by his children, William P. Ash and Frances Ash, in memory of their father.⁴³

It is likely that the new residence of Percy A. Ash and his wife Elizabeth was ready for occupation in 1912, and on 8 July 1913, their daughter was born at 'Shalimar' in Neutral Bay.⁴⁴ The *Sydney Sands Directory* listed Percy Ash for the first time on the south side of Yeo Street in its 1914 edition and so did *Wise's Post Office Directory* of 1914.⁴⁵ On 25 August 1914, the *Sydney Morning Herald* featured an advertisement for a 'competent, general or lady help, 3 adults, 1 infant', with the address given as 'Shalimar' at Yeo Street, Neutral Bay.⁴⁶

But by September 1915, the family had moved into their second 'Shalimar', which was Elizabeth's parents' old 'Duncairn' at Raymond Road, Neutral Bay. This property had frontages to Harriett Street and Raymond Road. The *Sands Directory* had listed H. G. McKinney's 'Duncairn' at 24 Harriett Street until 1915, but from the 1916 edition of the *Sands*, Dr. Ash's 'Shalimar' was noted at this address. Elizabeth and Percy Ash's son, William Percy Ash, was born at the new 'Shalimar' on 19 September 1915.⁴⁷ William Percy Ash (1915-1983) would later become a Judge of the Supreme Court of NSW.⁴⁸ The family moved to another

³⁸ 'Personal', *Telegraph*, 16 June 1927, 3, <http://nla.gov.au/nla.news-article180107716>; 'Page 1354, Line 191: Ash Percy, Dntst, 231 Macq St, Syd, p r', *Wise's New South Wales Post Office Directory*. 1923, 1923, 1354, <https://nsw-post-office-directories-yajhxrxxsa-ts.a.run.app/post-office-directories/1923/1354,191>; 'Ash, Percy Arthur. 136/1: Personnel (Staff) Files [Registrar], 1/1/1931-31/12/1944', accessed 14 April 2023, <https://uniarchivesonline.sydney.edu.au/#/records/item/35413?src=records>.

³⁹ 'The Dental Board', *Sydney Morning Herald*, 12 March 1910, 13, <http://nla.gov.au/nla.news-article15161330>.

⁴⁰ 'Dentist Honoured', *Sydney Morning Herald*, 2 November 1922, 10, <http://nla.gov.au/nla.news-article16035254>; 'Personal', *Daily Telegraph*, 7 November 1922, 4, <http://nla.gov.au/nla.news-article245790632>.

⁴¹ 'American College of Dentists. Report of Necrology Committee'.

⁴² 'Family Notices', *Sydney Morning Herald*, 22 July 1944, 20, <http://nla.gov.au/nla.news-article17914540>.

⁴³ 'Prizes Awarded - Medicine and Health', University of Sydney, 14 January 2021, <https://www.sydney.edu.au/content/dam/corporate/documents/scholarships/prizes/awarded/health-prizes-awarded.docx>.

⁴⁴ 'Family Notices', *Sydney Morning Herald*, 12 July 1913, 14, <http://nla.gov.au/nla.news-article15434984>.

⁴⁵ 'Page 415, Line 345: Ash Percy A, Shalimar', *Wise's New South Wales Post Office Directory*. 1914, 1914, 415, <https://nsw-post-office-directories-yajhxrxxsa-ts.a.run.app/post-office-directories/1914/415,345>.

⁴⁶ 'Advertising', *Sydney Morning Herald*, 25 August 1914, 12, <http://nla.gov.au/nla.news-article15532106>.

⁴⁷ 'Family Notices', *Daily Telegraph*, 25 September 1915, <http://nla.gov.au/nla.news-article239114876>.

⁴⁸ 'Hon. Mr Justice William Percy Ash BA, LLB, QC', Research Data Australia, accessed 19 April 2023, <https://researchdata.edu.au/hon-mr-justice-llb-qc/145448>.

'Shalimar' in Turramurra by 1920, when Wise's Post Office Directory listed him for the first time at Ku-ring-gai Chase Avenue, at Turramurra.⁴⁹

3 Subsequent Ownership and Development (from 1915)

3.1 Sale of Barron's Estate by Vera Le Barron Gainford (from 1918)

After the death of J. G. Barron in 1911 and that of W. J. Moxham in 1904, the leasehold of 'Barron's Estate' appears to have remained in the Barron family. On 17 June 1917, all the land on both sides of Yeo Street, including the subject site, was transferred to Barron's granddaughter Vera Le Barron Gainford, born in 1887. On 26 February 1918 she applied for the property to be registered under the Real Property Act.⁵⁰

Vera Gainford had at least two siblings, including brothers Dudley Le Barron Gainford (born 1885) and Gerrish Le Barron Gainford (born 1890).⁵¹ Noted as a 'brilliant linguist', Vera Gainford moved to New York with her mother in the mid-1910s, where she married Baronet Gerald Maxwell-Willshire in October 1923.⁵² Later moving to London, the couple married again in 1933, in order to ensure the validity of their first marriage in the United States.⁵³



Figure 8 – Photograph of Vera Le Barron Gainford, 1924 (Source: *The Home*, Vol. 5 No. 3, July/August 1924, <http://nla.gov.au/nla.obj-380343389>)

⁴⁹ 'Page 1139, Line 103: Ash Percy, Dntst, 231 Macq St, Syd, p r', *Wise's New South Wales Post Office Directory*, 1920, 1139, <https://nsw-post-office-directories-yajhxrvtxa-ts.a.run.app/post-office-directories/1920/1139,103>.

⁵⁰ NSW LRS, PA 20979. New Certificate of Title issued as Vol 2826 fol 236.

⁵¹ NSW Registry of Births, Deaths and Marriages, Birth registration numbers 12194/1885 (Gerrish), 12883/1887 (Vera) and 32403/1890 (Dudley).

⁵² 'No Title', *The Home: An Australian Quarterly*, August 1924, 21, <http://nla.gov.au/nla.obj-380343389>.

⁵³ 'In Woods', *Sun*, 13 May 1927, 1, <http://nla.gov.au/nla.news-article223616884>; 'Baronet Weds His Wife', *Magnet Mirror and Murchison Reflector*, 6 May 1933, 1, <http://nla.gov.au/nla.news-article233134457>; 'Married Twice', *Examiner*, 21 April 1933, 7, <http://nla.gov.au/nla.news-article94311489>.

As she resided overseas, Vera Gainford gave Power of Attorney to auctioneer Tom Raine Raine (one of the mortgagees of the property), and Percy Arundel Rabett and Joseph Beresford Grant on 26 October 1917, likely placing them in charge of selling the various allotments to new freehold owners from early 1918. The first allotment transferred to new owners was Lot 33 on 13 February 1918. It was not until 1922 that Lot 39 in DP 2989 was sold, and the property remained in the leasehold of Percy Arthur Ash after he moved out of 'Shalimar' from 1915 until 1922.⁵⁴

3.2 Occupants of 'Wyvern' 1915-1922

By the end of 1915, Captain Fergus Cumming had moved into the former Ash residence, immediately renaming the building 'Wyvern'.⁵⁵ Captain Fergus Cumming (1858-1932) served in the Navigation Department and was Superintendent of Navigation and Emigration Officer of Port Jackson from 1914 until his retirement in 1922. He had joined the Navigation Department as pilot at Newcastle in 1888, aged 19, and had served as Deputy-Superintendent and Harbour Master in charge of the port of Newcastle from 1909, and when he retired, he had accrued 34 years of service to the department.⁵⁶

He became Superintendent of State Navigation in Sydney in 1914, just before the outbreak of World War I. The residence in Yeo Street served him as his home during that time until shortly before his retirement. He was last listed in the *Sydney Sands Directory* in 1918, which means he likely moved out that year. When Cumming died in 1932, he was survived by his wife, a son (Dr. Fergus R. Cumming), and two daughters, one of whom was the wife of Dr. Harris of North Sydney.⁵⁷

The property had two further short-term occupants between 1918 and 1923. From 1919 to 1921, Thomas Harry Houghton was listed as the occupant of what was now located at 61 Yeo Street.⁵⁸ The name was no longer recorded as 'Wyvern' in the *Sands*, but the *Rate and Valuation Books* still noted the building under that name in 1920-1922. English-born Thomas Harry Houghton (1857-1924) was a well-known consulting engineer who had been involved in various important engineering projects in New South Wales, Victoria, South Australia and New Zealand, including the State Abattoirs in Sydney. He died in September 1924, not long after moving from 61 Yeo Street to his new residence in Mosman, and his obituary in the *Sydney Morning Herald* noted him as an 'outstanding figure'.⁵⁹

⁵⁴ As per the *North Sydney Rate and Valuation Books*, Percy A. Ash was noted as the lessee of Lot 39 until 1922.

⁵⁵ *Sands Sydney Directory*, North Sydney – Yeo Street, 1916.

⁵⁶ 'Personal', *Daily Commercial News and Shipping List*, 13 October 1922, 4, <http://nla.gov.au/nla.news-article159704245>; 'Death of Capt. Cumming', *Daily Telegraph*, 18 March 1932, 1, <http://nla.gov.au/nla.news-article246556808>.

⁵⁷ 'Late Capt. F. Cumming', *Daily Commercial News and Shipping List*, 30 March 1932, 1, <http://nla.gov.au/nla.news-article160605863>.

⁵⁸ *Sands Sydney Directory*, North Sydney – Yeo Street, 1919-1922.

⁵⁹ 'Mr T. H. Houghton. Engineer's Death. Outstanding Figure', *Sydney Morning Herald*, 30 September 1924, 10, <http://nla.gov.au/nla.news-article16161875>.

His successor at 61 Yeo Street was Frederick P. Pring who was listed at the address in the *Sands* editions of 1922 and 1923. This may have been Frederick Percival Pring, whose wife Martha resided at Mosman while he was in active service during World War I.⁶⁰ He was a real estate broker when he enlisted, and sometime after his return from the war in 1919 became valuer in the Valuer-General's Department.⁶¹

3.3 Ownership and Development of 'Clova' by the Laing family (1922-1969)

As part of the sale of Barron's Estate by Vera Le Barron Gainford from 1918, Lot 39 in DP 2989 was transferred to Mary Anne Laing on 31 July 1922.⁶² Mrs Laing, who was a widow, mortgaged the property with Percy A. Ash in August 1922, and the mortgage was discharged in January 1926, shortly before Lot 39 was transferred to her daughter Madeline Kate Laing on 25 January 1926.⁶³

Mrs Mary Anne Laing, née Wilkie, had at least seven children with her late husband William, including Madeline Kate who was born in 1873.⁶⁴ Madeline remained unmarried and appears to have lived at 53 Yeo Street with her mother, who was listed in the *Sydney Sands* from 1924 until 1930, with the building listed for the first time at the renumbered 53 Yeo Street in 1930.⁶⁵ Also living with mother and daughter Laing at some stage was Walter Wilkie Laing, one of Mary's sons. He was an engineer and draftsman who offered his services in drafting, model-making and machine making 'in own shop' in 1925, noting his address as 61 Yeo Street, Neutral Bay.⁶⁶

On 27 July 1927, Mary Laing submitted a building application to Council for 'Alt[er]ation[s] to Residence into 1 extra Flat'. The builder for the work, which cost an estimated £450, was listed as A. A. Johnston in Council's Building Register entry for the application (BA 27/372).⁶⁷ The building itself was noted as 'Clova' and the application was approved on 22 August 1927.

It appears that the works involved alterations to create two individual flats on each floor level and probably involved the addition of a separate side entry at the rear, and removal of the original internal stair that is noted in the 1911 plan in Figure 4 (cf. Figure 16). It is also possible that the upper floor was extended over the southernmost portion of the building at that time, as at least part of it may have been single storey. A stair on the southern elevation, not shown in the 1911 plan but evident on the plan in Figure 16, was probably also constructed at that time (no longer extant), providing external access to the garden at the rear. The aerial photograph in Figure 9, dated 1930, shows the roof over the rear portion in a lighter shade, which may indeed suggest a recent change involving a different roofing material. Other

⁶⁰ National Archives of Australia, 'Pring Frederick Percival: Service Number 3424', B2455, Item ID 8020566.

⁶¹ 'Incinerators', *Sydney Morning Herald*, 4 July 1933, 7, <http://nla.gov.au/nla.news-article16988218>.

⁶² NSW LRS, CT Vol 2826 fol 236. New CT issued as Vol 3391 fol 70.

⁶³ NSW LRS, CT Vol 3391 fol 70.

⁶⁴ NSW Registry of Births, Deaths and Marriages, Birth registration number 4538/1873; Marriage registration number 458/1869 (Laing-Wilkie).

⁶⁵ *Sands Sydney Directory*, North Sydney – Yeo Street, 1924-1930.

⁶⁶ 'Advertising', *Daily Telegraph*, 3 March 1925, 10, <http://nla.gov.au/nla.news-article245267606>.

⁶⁷ Stanton Heritage Centre, North Sydney Building Registers, BA 27/372.

alterations at that time may have included the enclosure of the front balcony, which would have been open as part of the original design and was enclosed by 2007 (cf. Figure 17).

While flat building for investment purposes was on the rise on the lower North Shore at that time,⁶⁸ it appears that the division of the building at 53 Yeo Street into two flats was at least partly a practical decision to facilitate multigenerational living, while also providing potential future rental income. It is likely that one of the flats was intended for Mrs. Mary Laing, who was in her 90s at the time and likely occupied the ground floor, and one for her daughter, Madeline Laing.

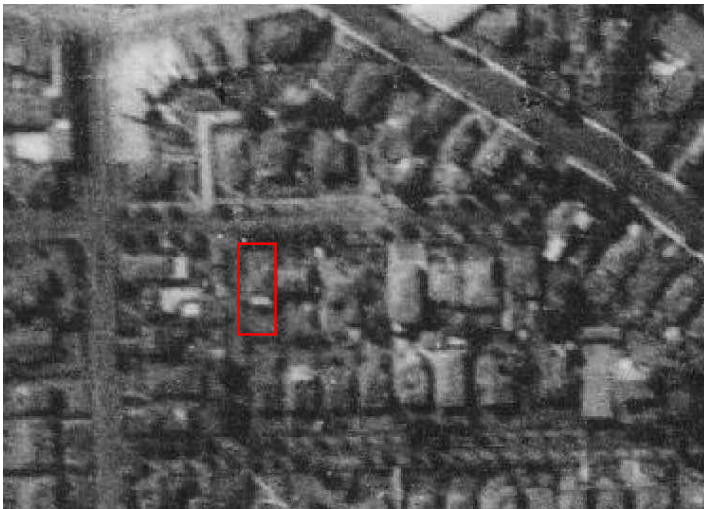


Figure 9 – 1930 aerial photograph showing the subject site outlined in red (Source: NSW Spatial Services, Historical Imagery, CAC_04_1157)

Mary Laing died on 1 July 1930 at her residence, 'Clova', nearly aged 95.⁶⁹ Madeline Kate Laing and Walter Wilkie Laing were the executors of her will.⁷⁰ Madeline Laing continued to live at the house until her own death on 14 August 1962,⁷¹ subletting the other flat to various people from 1930, including A. E. Hanks who was listed as the second occupant of 53 Yeo Street in the *Sands* from 1931 until the last edition in 1932-33.⁷²

On 15 August 1935, Madeline Lang submitted a building application for a garage by Clapton & Hughes, at the estimated cost of £80 (BA 35/281).⁷³ The application was approved on 19 August 1935.⁷⁴ The plan submitted with the application, included in Figure 10, shows that the garage was constructed in the south-western corner of the site, facing what is today known as Rangers Lane. This garage with its hipped roof is clearly visible in the 1943 aerial photograph (Figure 13) and appears to be still standing today.

⁶⁸ 'Flats', At Home in North Sydney, accessed 21 April 2023, <https://www.athomeinnorthsydney.com.au/flats.html>.

⁶⁹ 'Family Notices', *Sydney Morning Herald*, 5 July 1930, 14, <http://nla.gov.au/nla.news-article16698222>.

⁷⁰ 'Advertising', *Sydney Morning Herald*, 24 July 1930, 9, <http://nla.gov.au/nla.news-article16665592>.

⁷¹ 'Re Will of Madeline Kate Laing, Late of 53 Yeo Street, Neutral Bay', *Government Gazette of the State of New South Wales*, 22 March 1963, 809, <http://nla.gov.au/nla.news-article220329677>.

⁷² *Sands Sydney Directory*, North Sydney – Yeo Street, 1931-1932/33.

⁷³ Stanton Heritage Centre, North Sydney Building Registers, BA 35/281.

⁷⁴ 'Buildings and Works Approved', *Construction and Real Estate Journal*, 28 August 1935, 4, <http://nla.gov.au/nla.news-article222916812>.

Surveys by the Board of Water Supply and Sewerage, prepared in 1908 with major revisions in 1931 (Figure 11) and February 1935 (Figure 12), show an early outbuilding in the south-eastern corner of the property. Although these plans were continually updated until 1953, they neither show the 1935 garage, nor the second rear entry that was likely created as part of the 1927 alterations. It is possible that the 1927 alterations did not involve the suggested changes to the rear, or, more likely, the building footprint was never updated on the plan to show later alterations to the building footprint or the addition of the garage.⁷⁵ Both plans suggest that the rear portion of the building originally included a small verandah section in the middle.

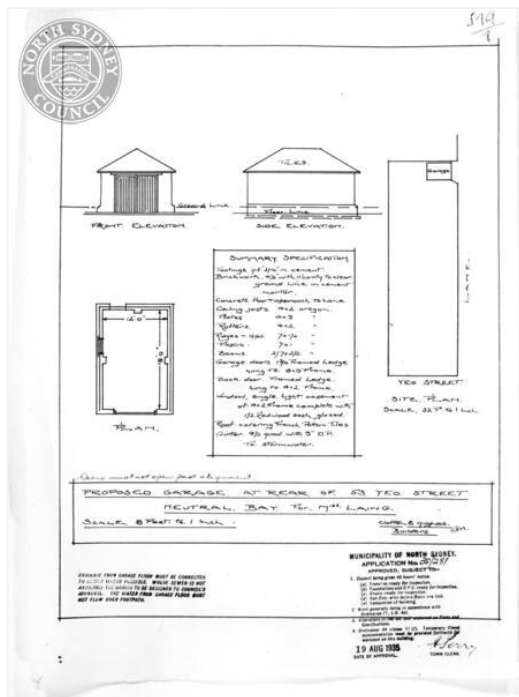


Figure 10 – Plan submitted to Council in August 1935, for a new garage facing the side lane, built by Clapton & Hughes, builders (Source: Stanton Image Gallery, Call No. BA 35/281)

⁷⁵ The plans also do not show a rear outbuilding at the adjacent 55 Yeo Street, clearly visible in the 1930 and 1943 aerials, but not shown in the Water Board surveys.

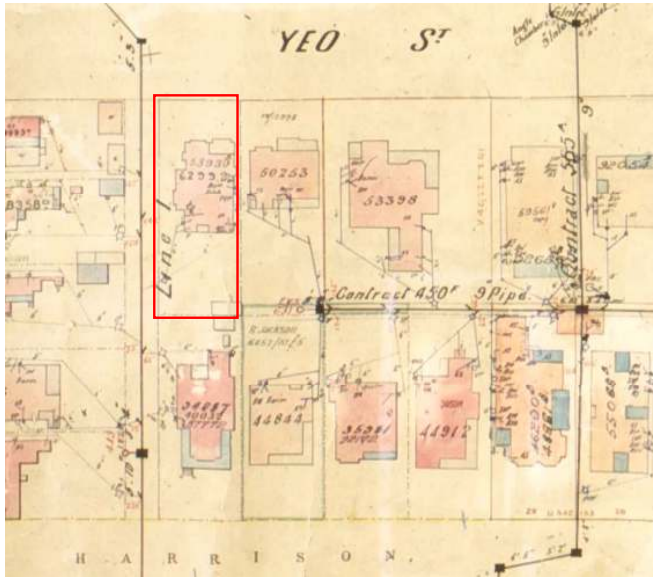


Figure 11 – Survey plan prepared by the Board of Water Supply and Sewerage as revised in 1931, showing the subject site outlined in red (Source: Sydney Water Archives, Blackwattle Sheet North Sydney No.73, 650)

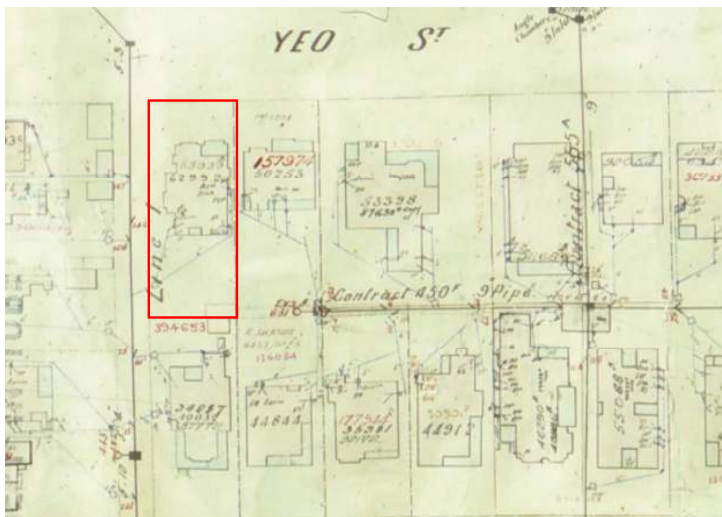


Figure 12 – Survey plan prepared by the Board of Water Supply and Sewerage as revised in February 1935, showing the subject site outlined in red (Source: Sydney Water Archives, Blackwattle Sheet North Sydney No.73, 650)



Figure 13 – 1943 aerial photograph showing the subject site outlined in red (Source: NSW SIX Maps, 1943 aerial imagery)

During the 1940s, Ethel Darling Suttor appears to have occupied the second flat, as her last address was noted as 53 Yeo Street, Neutral Bay, when she died in February 1947.⁷⁶ On 3 February 1959, M. K. Laing submitted another building application to Council, for a 'car port' at a cost of 24, which was approved on 17 February 1959 (BA 59/37).⁷⁷ A car port was subsequently added adjacent to the 1935 garage, also facing the side lane, but the 1961 aerial photograph suggests it was only constructed after June 1961 (Figure 14).

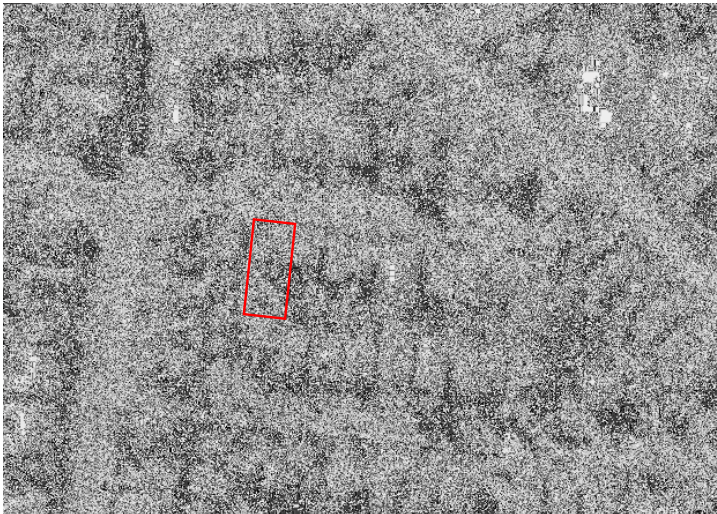


Figure 14 – 1961 aerial photograph showing the subject site outlined in red (Source: NSW Spatial Services, Historical Imagery, 1048_32_094)

Both, Madeline Laing and the builder, P. Loveday, were noted as residents of 53 Yeo Street, Neutral Bay at the time of the application. Loveday was probably related, possibly married, to Ruth Wilkie Loveday, who became the owner of 53 Yeo Street on 14 March 1961, the year before Madeline Laing died.⁷⁸ Ruth Loveday's middle name 'Wilkie' suggests that she was

⁷⁶ 'Family Notices', *Sydney Morning Herald*, 10 February 1947, 16, <http://nla.gov.au/nla.news-article18010468>.

⁷⁷ Stanton Heritage Centre, North Sydney Building Registers, BA 59/37.

⁷⁸ NSW LRS, CT Vol 3391 fol 70.

part of the family of Mary Anne Laing (born Wilkie). On 11 December 1962, Alexander Wilkie Murray, contractor, and Mabel Nellie Catherine Murray, his wife, Alan Wilkie Murray, contractor and Neville Nielsen Apitz, surveyor, all of Neutral Bay, became owners of 53 Yeo Street, as joint tenants. Again, Alexander and Alan Murray's middle name strongly suggests a link with Mary Anne Laing's family.⁷⁹

Mabel Isabel McCaghern's last address was given as 53 Yeo Street, Cremorne, in July 1965, after her death, suggesting that at least one of the flats, possibly both, continued to be let during the 1960s.⁸⁰

3.4 Fisher and Nisbet Ownership (1969-c2005)

On 14 March 1969, Leonard Fisher, of Cremorne dental surgeon, and James Edward Nisbet of Mosman, bank officer, became owners of 53 Yeo Street as tenants in common in equal shares.⁸¹ This likely ended the 47-year ownership of the site by the family of Mary Anne Laing, which had begun in 1922. New Certificates of Title were issued to Fisher and Nisbet for their individual shares upon the transfer (CT Vol 11024 fol 176 A & B).

L. Fisher and J. E. Nisbet, of 53 Yeo Street, Neutral Bay, applied on 18 May 1990 for a strata subdivision of the existing building. Although this was approved on 21 August 1990, it appears that this subdivision was never carried out. In September 1991, the upper flat, at 2/53 Yeo Street, was offered for rent at \$310 per week, as a 'huge' 3-bedroom upper duplex with separate lounge/dining, internal laundry, and undercover parking.⁸²

Leonard Fisher's share of the property was transferred by transmission on 13 December 1993 to Joan Lillian Fisher, Margaret Ann Powles, Wendy Kay Glenn and Leonard James Fisher as tenants in common in equal shares.⁸³ The following year, on 15 March 1994, Wendy Kay Glenn (½ share), Joan Lillian Fisher (¼ share) and Margaret Ann Powles (¼ share) became tenants in common. Margaret Ann Powles' share was transferred to Wendy Kay Glenn on 15 November 1996, and Wendy K. Glenn now owned three quarters of Leonard Fisher's former share of the property. On 27 July 2004, Joan Lillian Fisher's ¼ share was transferred by transmission to Jeffrey Frank Glenn, while Wendy K. Glenn retained her ¾ share. It appears that during all these transfers that half-share of Lot 39 remained in the same family.

James E. Nisbet noted his address as 53 Yeo Street, Cremorne, on 19 April 2005, suggesting he occupied his share of the property at least at that time, shortly prior to the sale of the property, but may have been a long-term occupant of one of the flats at 53 Yeo Street.⁸⁴

⁷⁹ NSW LRS, CT Vol 3391 fol 70.

⁸⁰ 'In the Supreme Court of New South Wales.—Probate Jurisdiction', *Government Gazette of the State of New South Wales*, 16 July 1965, 2324, <http://nla.gov.au/nla.news-article220294483>.

⁸¹ NSW LRS, CT Vol 3391 fol 70.

⁸² 'Advertising', *Sydney Morning Herald*, 7 September 1991, 131.

⁸³ See NSW LRS, CT Vol 11024 fol 176 B for this and the following.

⁸⁴ '09 Jul 2005 - Nesbitt / Nisbet Society Australia - Archived Website', Trove, accessed 21 April 2023, <https://webarchive.nla.gov.au/awa/20050709013641/http://www.nnsoc.asn.au/cfm/guestbook.cfm>.

3.5 2007 Alterations and Additions to 53 Yeo Street

After title automation in 1988, new sub-folios were created for Folio 39/2989 on 12 August 2005, likely as part of a sale of one or both shares.⁸⁵ These sub-folios were cancelled on 2 March 2007, and a transfer was noted that day.⁸⁶ With this, the property came under one single ownership again.

In 2007, an application was submitted to Council for conversion of the property from two flats to one single dwelling by the new owner, Jessica Taylor (DA 56/07). Approval was granted on 2 April 2007 for the works which involved 'proposed alterations and additions comprising of demolition of existing carport; extending existing garage; erecting a deck to the rear of dwelling with a pergola over and extending the timber fence to Rangers Lane frontage.' A new gatehouse at the front was also part of the project which was carried out to plans by Phil Welsh, architect of 'The Site Foreman', designers and project managers.

The *Statement of Environmental Effects* submitted with the application, prepared by architect Phillip Welsh for 'The Site Foreman', dated 9 February 2007, noted the following 'minor' alterations to the exterior of the building:

1. *Removal of the later addition of windows to the first floor balcony on the northern façade, and retiling of this floor to restore it back to a roofed balcony.*
2. *Remodelling of the present ground floor external glazed doors on the northern façade to add to the amenity of the Lounge.*
3. *Removal of two windows on the ground floor eastern façade. The removal of these two windows will be of no consequence to the appearance of the building from the street.*
4. *The bulk of the later rear addition is to be retained. The unattractive open external stairs and landings are to be removed. The existing doorway to the first floor southern façade is to be removed and a new window added to match adjacent windows.*
5. *The dated ground floor at the rear of the dwelling is to be remodelled and opened up with glazed doors to provide access to the rear yard for the family. A concrete deck with an open timber pergola is to be constructed above this deck.*
6. *Removal of the present carports, concrete paving and the reconstruction of the present garage to convert the single garage to a double garage. It is proposed to retain the existing external walls of the garage to minimise disruption and inconvenience to the immediate property to the south, No 4 Harrison Street. A new roof will be constructed over the garage to match the present roof of the dwelling in material, style and pitch. A new concrete floor is to be provided at the same level as the existing floor level. It is proposed to paint the external walls of the garage to match the painted walls of the rear addition. The garage will only be viewed from the laneway and the painted walls will have a visual connection with the present painted walls of the dwelling.⁸⁷*

⁸⁵ These sub-folios were registered as 39/2989A-B, based on a historical search of Folio 39/2989 (NSW LRS).

⁸⁶ A transfer dated 2 March 2007 is noted in the Historical Search for Folio 39/2989B.

⁸⁷ The Site Foreman, *Statement of Environmental Effects for proposed alterations and additions at 53 Yeo Street, Cremorne*, 9 February 2007, 3 [North Sydney Council Archives, DA 56/07].

Internal alterations included proposed changes to the rear portion on the ground floor to create a new kitchen, family room, laundry and toilet. This involved removal of the rear side entry and rear stairs that had likely been added in 1927. An existing stair to on the south elevation was also removed to make way for the new deck with pergola. A new internal stair was proposed from the main foyer instead. Various alterations to existing door and window openings were also carried out, including removal of two existing windows in the eastern elevation and of the balcony windows on the front elevation. Two new rainwater tanks were also part of the proposal.

While it was proposed to extend the existing garage by demolishing its northern wall and the timber gates, and to demolish the existing carports to provide a turfed area, it appears that these works were not carried out as planned, and instead the carport was altered into a garage with a new roller door. The front gatehouse was also not constructed.

Files held by Council in relation to the works include photographs taken as part of a Hazardous Materials Survey dated 2 May 2007, prior to the works being carried out. Some of the photographs are included below. They identified various areas that contained later floor, ceiling and wall coverings, particularly vinyl tiling. Other photographs published online prior to the changes, as part of rental advertising campaigns for the property, and photographs and plans submitted with the application (DA 56/07) are also included below.

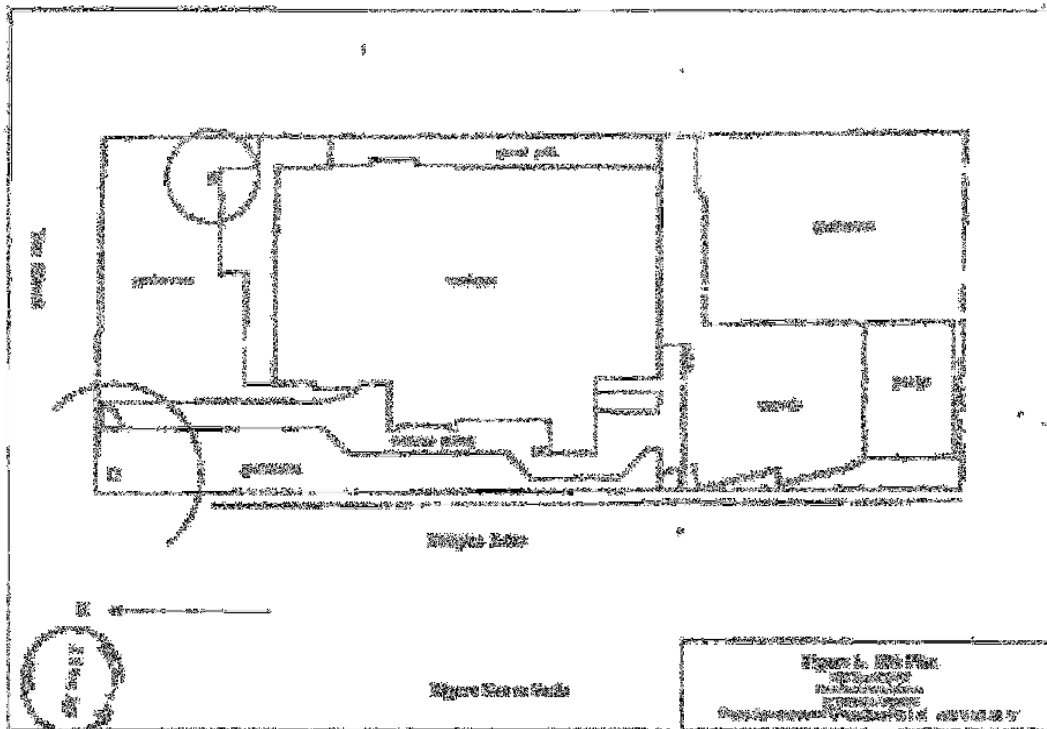


Figure 15 – Existing site plan included in the Hazardous Materials Survey prepared by Hayes Environmental Consulting, 2 May 2007 as part of DA 56/07 (Source: North Sydney Council Archives, DA 56/07)

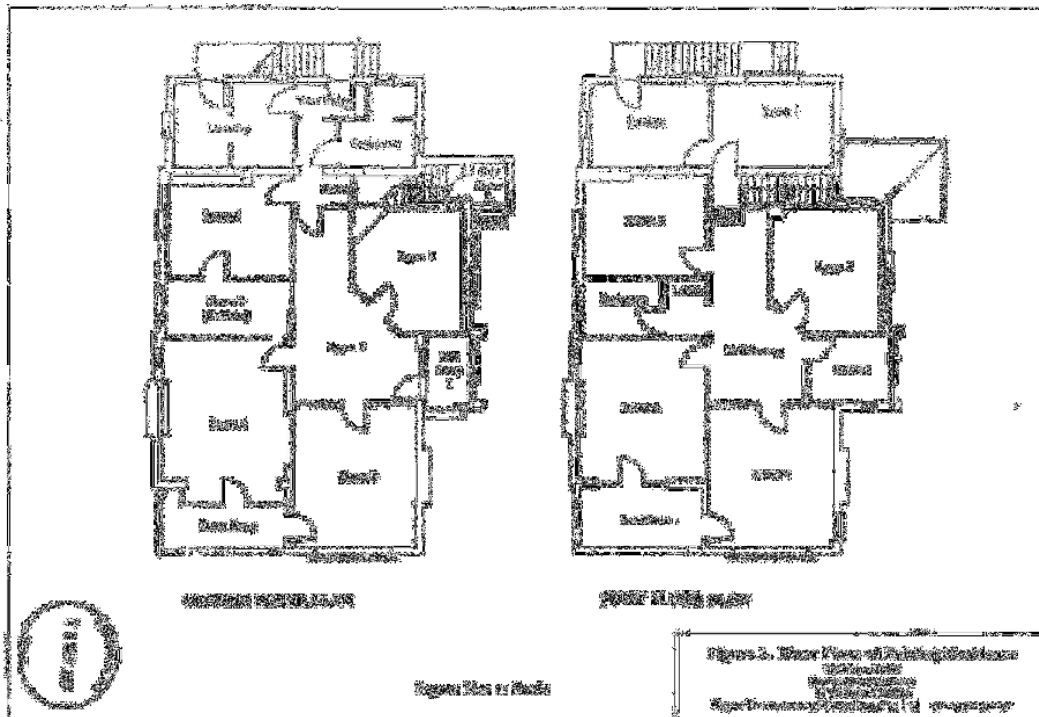


Figure 16 – Existing floor plans included in the Hazardous Materials Survey prepared by Hayes Environmental Consulting, 2 May 2007 as part of DA 56/07 (Source: North Sydney Council Archives, DA 56/07)



Figure 17 – Photograph showing the Yeo Street elevation with existing balcony window on left and entry on right prior to the 2007 alterations (Source: Luschwitz Cremorne, 53 Yeo Street, Website archived 5 September 2007)⁸⁸



Figure 18 – Photograph showing one of the front rooms prior to the 2007 alterations (Source: Luschwitz Cremorne, 53 Yeo Street, Website archived 5 September 2007)⁸⁹

⁸⁸ '05 Sep 2007 - Luschwitz: CREMORNE 53 Yeo Street - Archived Website', Trove, accessed 21 April 2023, <https://webarchive.nla.gov.au/awa/20070905105708/http://www.luschwitz.com/images.php?pid=366&iid=3243>.

⁸⁹ '05 Sep 2007 - Luschwitz'.



Figure 19 – Photograph showing the front room on ground floor level prior to the 2007 alterations, with vinyl wall coverings and covered up/converted fireplace (Source: Luschwitz Cremorne, 53 Yeo Street, Website archived 5 September 2007)⁹⁰



2. Carports facing Rangers Lane.

Figure 20 – Photograph included in the Hazardous Materials Survey by Hayes Environmental Consulting, dated 2 May 2007, showing the existing car port prior to the 2007 alterations (Source: North Sydney Council Archives, DA 56/07)

⁹⁰ '05 Sep 2007 - Luschwitz'.

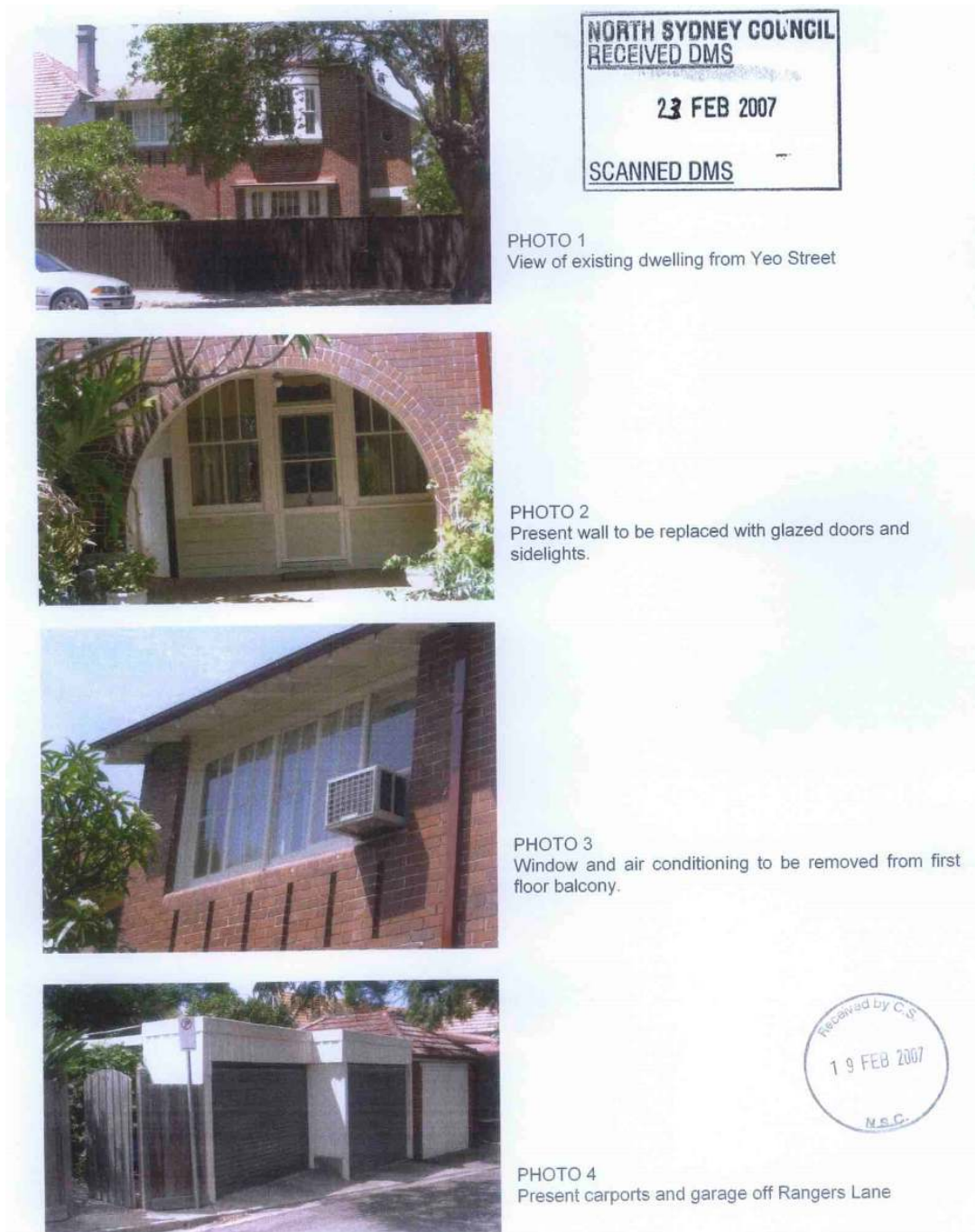


Figure 21 – Photographs received by North Sydney Council on 19 February 2007, showing existing site features prior to the 2007 alterations (Source: North Sydney Council Archives, DA 56/07)



PHOTO 5
Present single garage off Rangers Lane



PHOTO 6
Present open stair and landings at rear of dwelling to be removed.
New concrete deck to be constructed in this position.



PHOTO 7
View of rear yard and neighbouring property to the south, No 4 Harrison Street



PHOTO 8
Present carports and concrete paving to be demolished and this area turfed.



Figure 22 – Photographs received by North Sydney Council on 19 February 2007, showing existing site features prior to the 2007 alterations (Source: North Sydney Council Archives, DA 56/07)



10. Room 4 of ground floor bay window.

Figure 23 – Photograph included in the Hazardous Materials Survey by Hayes Environmental Consulting, dated 2 May 2007, showing the ceiling of the ground floor bay window prior to the 2007 alterations (Source: North Sydney Council Archives, DA 56/07)



8. Rear entry of ground floor.

Figure 24 – Photograph included in Hazardous Materials Survey by Hayes Environmental Consulting, dated 2 May 2007, showing the vinyl tiles under the carpet of the rear entry on ground floor level (Source: North Sydney Council Archives, DA 56/07)

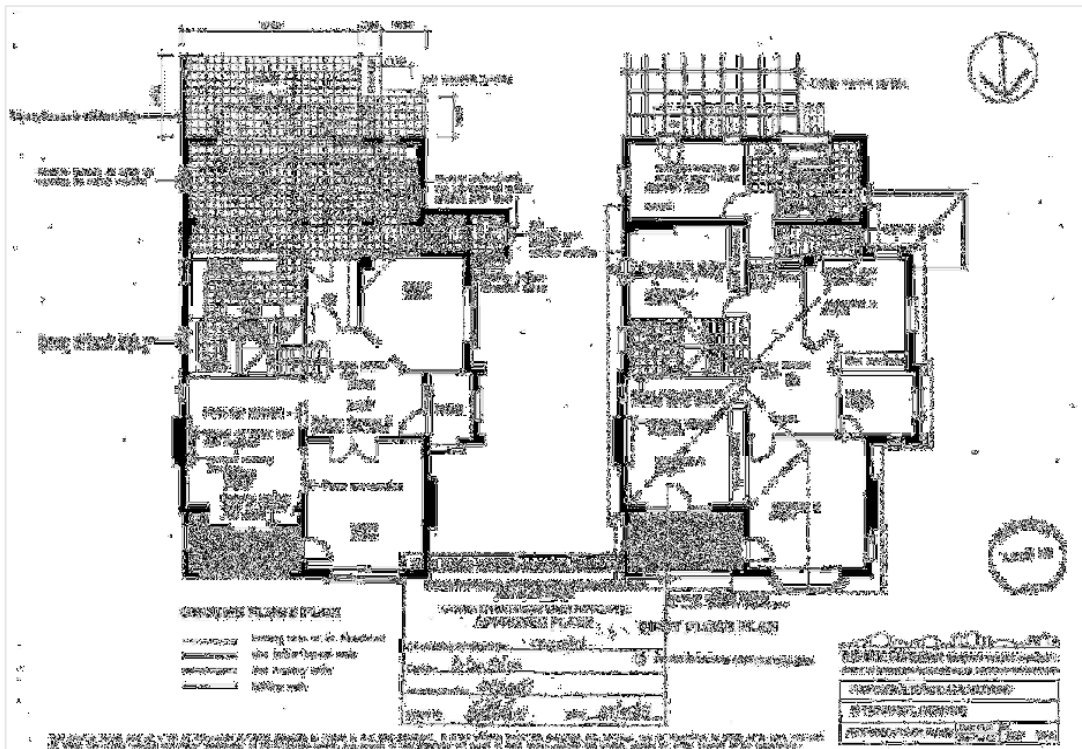


Figure 25 – CDC approved floor plans prepared by 'The Site Foreman' in January 2007 as part of DA 56/07 (Source: North Sydney Council Archives, DA 56/07)

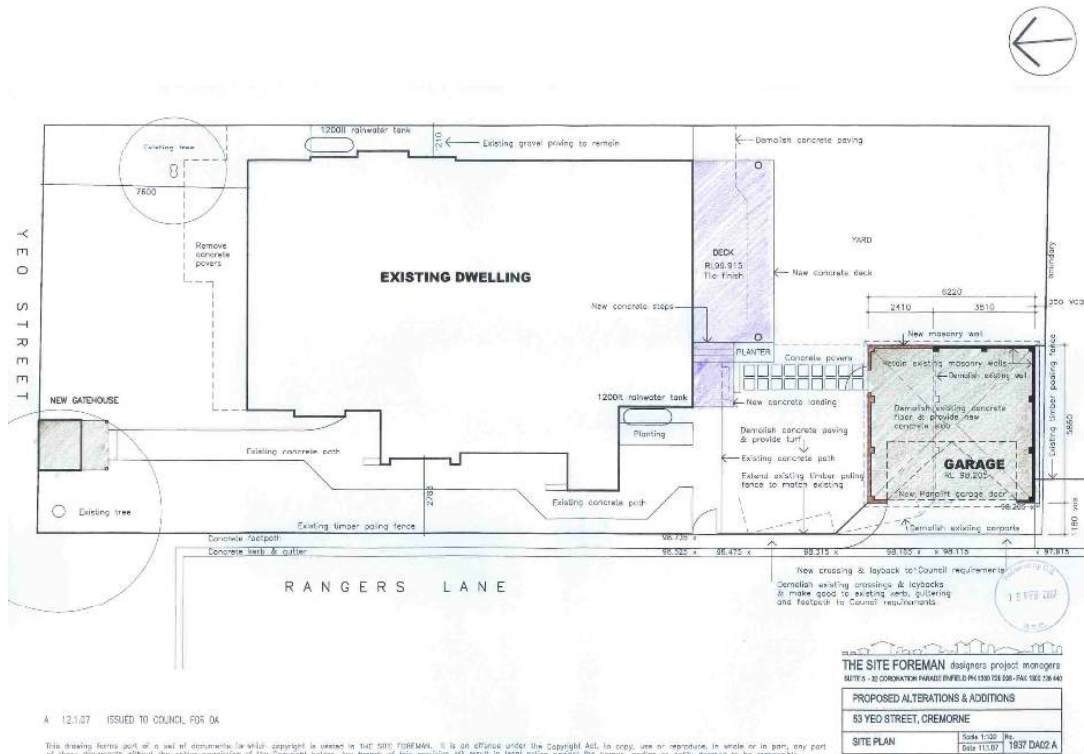


Figure 26 – Proposed site plan, prepared by 'The Site Foreman' in January 2007, as submitted with DA 56/07 (Source: North Sydney Council Archives, DA 56/07)



Figure 27 – Proposed east and north elevations, prepared by 'The Site Foreman' in January 2007, as submitted with DA 56/07 (Source: North Sydney Council Archives, DA 56/07)



Figure 28 – Proposed west and south elevations, prepared by 'The Site Foreman' in January 2007, as submitted with DA 56/07 (Source: North Sydney Council Archives, DA 56/07)

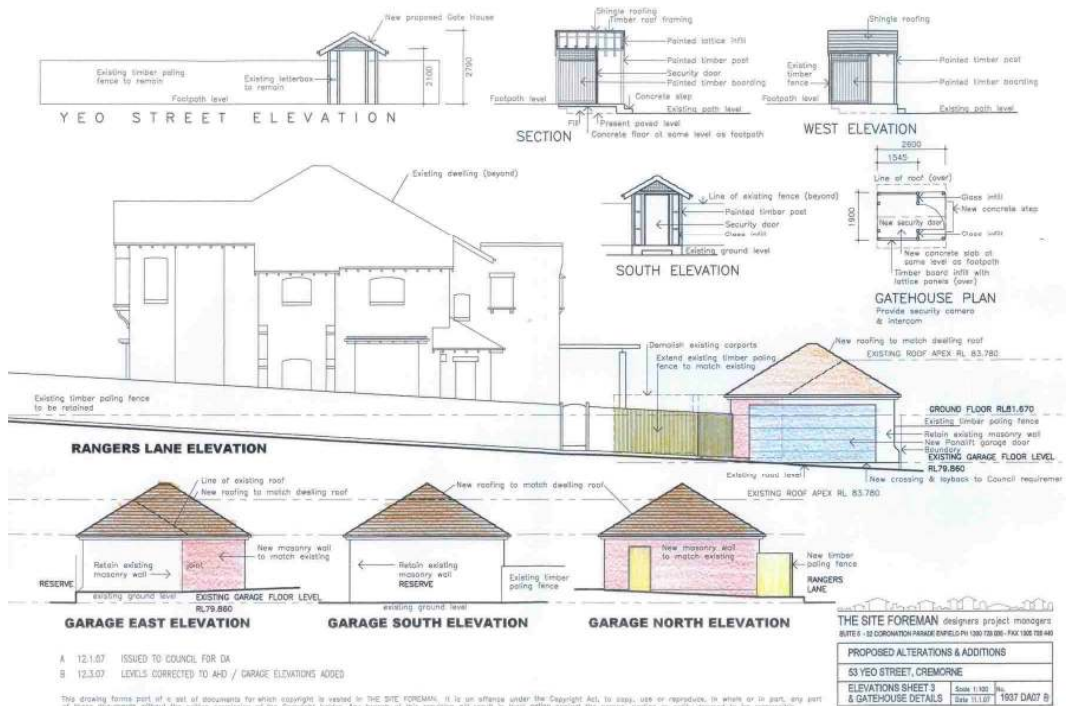


Figure 29 – Proposed Yeo Street and Rangers Lane elevations, prepared by 'The Site Foreman' in January 2007, and amended in March 2007, as submitted with DA 56/07 (Source: North Sydney Council Archives, DA 56/07)

3.6 Development during most recent ownership (2011-2023)

The property was transferred once more on 15 June 2011.⁹¹ During the sales campaign in May 2002, the property was offered as a 5-bedroom residence with 2.5 bathrooms, separate formal dining and lounge rooms, formal library on entry, open plan casual living room, triple parking, containing original Kauri pine floors and high patterned ceilings.⁹² Photographs and floor plans published as part of the sales campaign are included below.



Figure 30 – Floor plans published as part of the sales campaign in May 2011, (Source: Realestate.com.au/L. J. Hooker, 53 Yeo Street, Cremorne)⁹³

Disclaimer: Notice is given that all dimensions, descriptions, and details are provided in good faith and are believed to be correct. Whilst all care has been taken in the preparation of the information contained herein no warranty is offered or implied. Interested parties should therefore rely on their own enquiries and must satisfy themselves in all respects.

⁹¹ NSW LRS, Folio 39/2989, Historical Search; '53 Yeo Street, Cremorne, NSW 2090', realestate.com.au, 2011, <https://www.realestate.com.au/sold/property-house-nsw-cremore-107333095>.

⁹² '53 Yeo Street, Cremorne, NSW 2090'.

⁹³ '53 Yeo Street, Cremorne, NSW 2090'.



Figure 31 – Photograph published as part of the sales campaign in May 2011, showing the upper floor bedroom with balcony (Source: Realestate.com.au/L. J. Hooker, 53 Yeo Street, Cremorne)⁹⁴



Figure 32 – Photograph published as part of the sales campaign in May 2011, showing the rear deck with pergola, and garden beyond (Source: Realestate.com.au/L. J. Hooker, 53 Yeo Street, Cremorne)⁹⁵

On 3 September 2018, an application for Complying Development Consent (CDC) was submitted by new owner, Tim Cox, for an outdoor swimspa on a concrete base (CDC 180078). The final occupation certificate was issued on 30 May 2019.⁹⁶

⁹⁴ '53 Yeo Street, Cremorne, NSW 2090'.

⁹⁵ '53 Yeo Street, Cremorne, NSW 2090'.

⁹⁶ North Sydney Council Archives, CDC 180078.

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HISTORY – 55 YEO STREET, CREMORNE

Storialines

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Historical Research 55 Yeo Street, Cremorne

The following historical summary has been prepared by Dr Martina Muller, Professional Historian MPHA, for Extent Heritage Pty Ltd in May 2023 in order to summarise the historical development of 55 Yeo Street, Cremorne, for inclusion in a Heritage Assessment.

The history takes into account the development of the building, its owners and occupants, as well as its uses over time, so that an assessment of its significance can be made. The history does not address the Aboriginal history and any archaeology that is potentially associated with the address.

Historical Summary - 55 Yeo Street, Cremorne

1 Early Ownership and Development

1.1 Thrupp's Estate (1814-1881)

The subject site is located on land that was part of 'Thrupp's Estate', which was the earliest parcel of land alienated in Neutral Bay. Thrupp's Estate was a 700-acre grant made in 1814, as a wedding present by Captain John Piper (1774-1851), Naval Officer and Collector of Customs, to his son-in-law, Alfred Thrupp, however it was not officially assigned to Thrupp until 22 July 1830.¹

Alfred Thrupp and his wife Sally, John Piper's daughter, left Sydney for Tasmania in 1817, shortly after their marriage, and never occupied the land. However, by 1828, 8 acres had been cleared and a small cottage had been built on the grant. Known as 'Thrupp's Cottage', this was built on the foreshore near today's Hayes Street. Although Thrupp's grant was officially registered in 1830, the land appears to have remained attached to John Piper who listed it as one of his assets when he declared bankruptcy in 1827. In 1828, the land was transferred to Daniel Cooper to pay outstanding debts, and the Coopers retained ownership until the late 19th Century. John Milson was charged in 1828 by the Coopers to look after 'Thrupp's Farm' to prevent theft of firewood.²

Daniel Cooper's nephew, John Cooper became the owner after his uncle's death in 1853, and the Coopers periodically subdivided and leased some of their property on 99-year leases. One of these was 'Craignathan' on the waterfront, purchased in 1842 by Ben Boyd, after whom the main throughfare from Military Road was initially named. Another main road was Cooper Street, later renamed Wycombe Road. In the late 1880s, the Neutral Bay Company took up a lease to either side of this road, near Raymond Road. Many fine residences were built on this land, many by the Company's principal, architect Walter Liberty Vernon, and his successor Howard Joseland.³ Other subdivisions, most if not all offered as leases, included the Alma, Ben Boyd, and Montpelier Estates.⁴

¹ NSW LRS, Primary Application (PA) 20979. Ian Hoskins, 'Historical Background Prepared for the Neutral Bay Conservation Area Review' (24 September 2021), 4–5.

² Ian Hoskins, 4–5; Godden Mackay Pty Ltd, 'North Sydney Heritage Study Review 1993. Part 1, Volume 1 - Main Report. Final', July 1993, 29.

³ Ian Hoskins, 'Historical Background Prepared for the Neutral Bay Conservation Area Review', 5–7.

⁴ *Ibid.* 9.

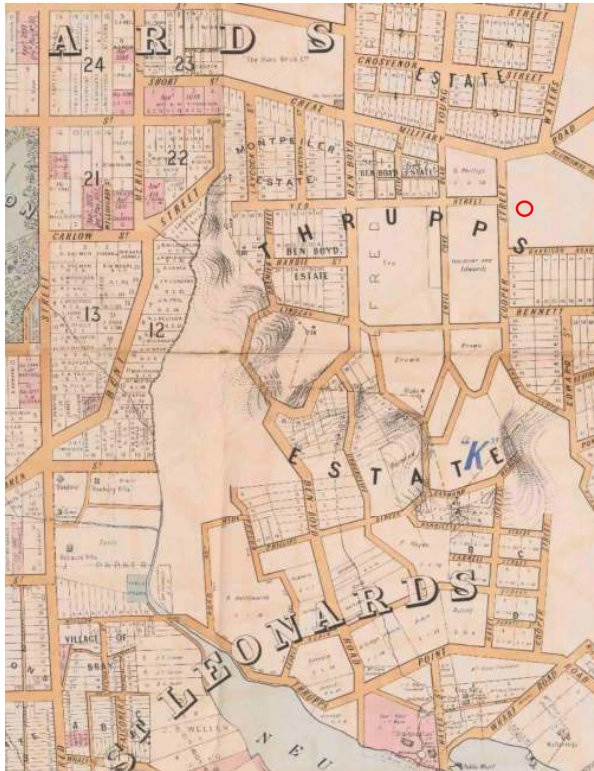


Figure 1 – Detail from Map of St Leonards – North Shore, Parish of Willoughby, c1887, showing Thrupp's Estate. Yeo Street was yet not fully extended to the east, past Cooper Street (today Wycombe Road). The approximate location of the subject site is circled red (Source: Stanton Heritage Centre, North Sydney, Maps)

1.2 Barron's Estate (1881-1917)

On 27 January 1881, John Cooper leased 8 acres 3 roods to Sydney merchants, Joseph Gerrish Barron and William James Moxham.⁵ Moxham and Barron were in a commercial partnership as Barron, Moxham and Company. The land extended south from Military Road and included Yeo Street.

Born in Topsham in the United States, Joseph Gerrish Barron had arrived in Sydney in 1856 as a naval commander. Ten years later, he retired from his naval duties and entered commercial life as a general merchant in Sydney.⁶ He maintained strong ties with his homeland and was nominated to be Acting Commercial Agent for the United States in 1873 and Vice-Consul for the United States in 1879.⁷ Having married Mary Thew in Sydney in 1857, the couple had one daughter named Alice, who married John Gainford in 1885.⁸ John Gainford was the third son of Reverend Thomas Gainford.⁹ The Barrons and Gainfords occupied two semi-detached houses on Military Road, known as 'The Gum Trees' and 'The Camp', and

⁵ 'Advertising', *Sydney Morning Herald*, 28 January 1895, 2, <http://nla.gov.au/nla.news-article13988022>.

⁶ 'Death of Captain Barron', *Evening News*, 25 May 1911, 3, <http://nla.gov.au/nla.news-article114131135>.

⁷ 'Government Gazette', *Sydney Morning Herald*, 21 June 1873, 7, <http://nla.gov.au/nla.news-article13307866>;

'Government Gazette', *Sydney Morning Herald*, 30 August 1879, 3, <http://nla.gov.au/nla.news-article13452195>.

⁸ NSW Registry of Births, Deaths and Marriages, Marriage registration numbers 634/1857 and 45/1885.

⁹ 'Family Notices', *Sydney Morning Herald*, 20 January 1885, 1, <http://nla.gov.au/nla.news-article13584292>.

Captain Barron died at 'The Gum Trees' on 24 May 1911, aged 79.¹⁰ His wife died at 'The Gum Trees' three years later, in November 1914.¹¹

Barron's partner, William James Moxham, had been born in Bristol, England, and had arrived in Sydney in the early 1860s via Melbourne. Serving in the Crimean War, he was Captain of her Majesty's ship *Furious* in 1856. He was heavily involved in commercial affairs in England and the United States and was a vice-president of the advisory board of the Philadelphia Commercial Museum. It appears that his interest in the Neutral Bay property was purely investment related, as he lived in Balmain, where he was one of the founding members of the Balmain Bowling Club. He died at his residence, 'Boston' at Nicholson Street, East Balmain, on 10 June 1904, aged 72.¹²

A subdivision plan of the estate was created in 1893 (Figure 2) and on 16 March 1895, 'Barron's Estate' was offered for sale by public auction, containing 40 villa sites with frontages to Military Road, Cooper Street, Harrison Street, Bloxsome Street (now Rangers Road) and Yeo Street.¹³ The sale was advertised as a 'Great Earthquake Shock at Neutral Bay' and allotments were offered as leasehold titles of 99 years 'almost equal to Freehold Title', at ground rent of 10s per lot per quarter.

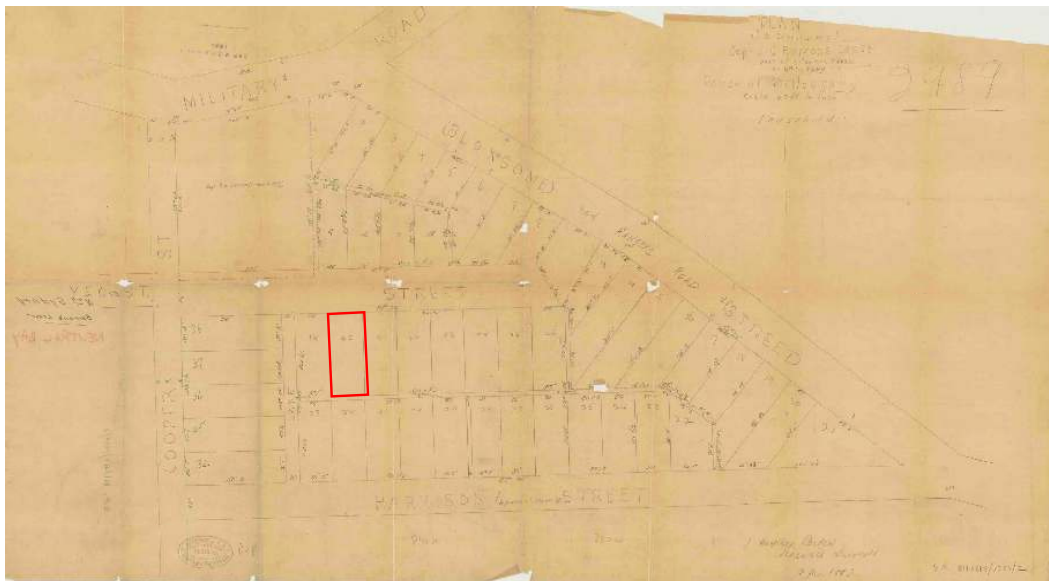


Figure 2 – 1893 plan showing the subdivision of Captain J. C. Barron's lease. The largest allotment on the corner of Cooper Street (now Wycombe Road) and Military Road contained his own residence. The subject site is outlined in red (Source: SLNSW, North Sydney Subdivision Plans, [046-SP/811.1418/1893/2](https://www.slnsw.com.au/record/046-SP/811.1418/1893/2))

¹⁰ 'Family Notices', *Australian Town and Country Journal*, 31 May 1911, 54, <http://nla.gov.au/nla.news-article263764665>.

¹¹ 'Personal', *Sydney Morning Herald*, 9 November 1914, 8, <http://nla.gov.au/nla.news-article15560598>.

¹² 'Personal', *Sydney Morning Herald*, 11 June 1904, 10, <http://nla.gov.au/nla.news-article14658522>.

¹³ 'Advertising', 28 January 1895.

It appears that sales were slow, and the estate was offered once again on 10 November 1900.¹⁴ The sales map in Figure 3 shows that 'The Gum Trees' and 'The Camp', occupied by Captain Barron and J. Gainford, respectively, were located on a large allotment on the corner of Military Road and Cooper Street (today Wycombe Road), and only eight allotments appear to have been developed by 1900, mostly on Cooper and Harrison Streets. No changes in the leasehold of individual allotments were recorded, and John Cooper or their estate agents, Raine and Phillips, were noted as the owner of lots in Barron's Estate until the late 1910s in the *Council Rate and Valuation Books*, by which time allotment 40 had been developed by its new leaseholder, Arthur William Stilwell.¹⁵

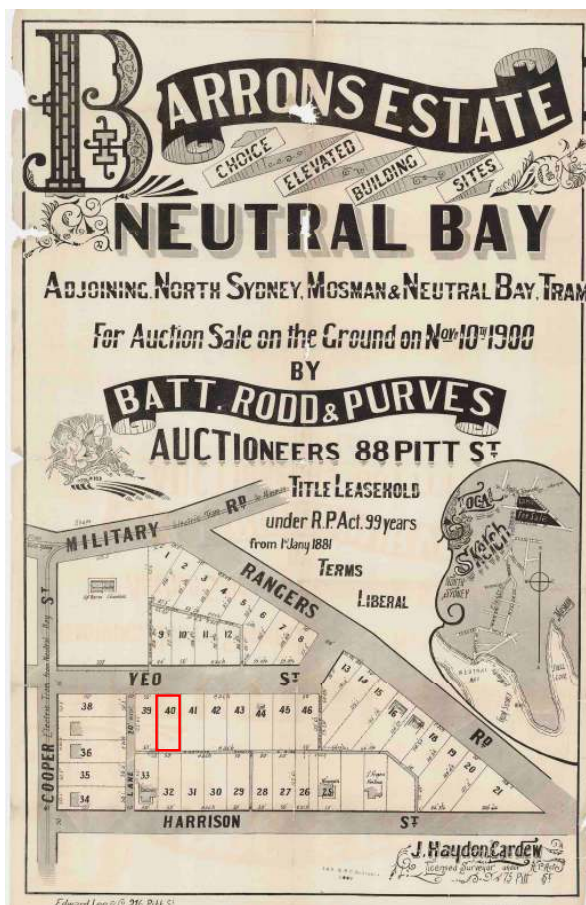


Figure 3 – Subdivision sales plan for allotments in Barron's Estate subdivision, sold by public auction on 10 November 1900. The subject site on Lot 40 is outlined in red (Source: SLNSW, North Sydney Subdivision Plans, [057-SP/811.1418/1900/3](https://www.slnsw.nsw.gov.au/SP/811.1418/1900/3))

¹⁴ 'Advertising', *Daily Telegraph*, 10 November 1900, 15, <http://nla.gov.au/nla.news-article237124513>.

¹⁵ Cf. Ian Hoskins, 'Historical Background Prepared for the Neutral Bay Conservation Area Review', 8. Information regarding the *Council Rate and Valuation Books* has been sourced from the existing search form for the property at 55 Yeo Street at Stanton Heritage Centre throughout the report.

2 Construction of the Building (c1908)

The *North Sydney Rate and Valuation Books* noted Arthur Stilwell as the new leaseholder of Lot 40 in DP 2989 in the 1908-1910 edition. William Arthur Stilwell, whose name was also sometimes spelled Stillwell, resided at Yeo Street by 21 January 1909.¹⁶ On 14 July 1909, a tender notice was published in the *Sydney Morning Herald*, seeking help for 'trees to cut down, clear vacant land, next Stillwill's new villa, Yeo-street, Neutral Bay,'¹⁷ and *Wise's Post Office Directory* also listed Arthur Stilwell as the first address after the Presbyterian Church in 1909.¹⁸

Arthur William Stilwell (c1841-1919) was a civil engineer who retired in 1908 from a long career in the NSW Department of Roads, where he had served as the Commissioner for Roads and Principal Engineer during the 1900s. Likely born in England,¹⁹ he appears to have married Florence Sarah Humphreys in Melbourne in 1874,²⁰ and they had several children while he was climbing up the ranks within the NSW Roads Department, moving from one place to the next according to his postings, with the birth of daughter Florence G recorded in Bathurst in 1875, and that of their second daughter Enid recorded in Morpeth in 1877.²¹ In 1880, the birth of John was recorded in Narrabri.²²

In 1876, Arthur W. Stilwell was appointed as Road Superintendent at Cassilis, where he was in charge of laying the road from Coolah to Coonabarabran.²³ By 1882, he was Road Superintendent at the Roads Office in East Maitland, but by August 1885, he had moved to Hay, working as Assistant Surveyor and Assistant Engineer at the Roads Office there.²⁴ Two further sons, Harold (1887) and Oliver (1890) were born in Hay,²⁵ and by 1888, Stilwell was Road Superintendent at the Hay office.²⁶ He was one of 51 Road Superintendents in the State by 1891.²⁷

¹⁶ 'Advertising', *Sydney Morning Herald*, 21 January 1909, 4, <http://nla.gov.au/nla.news-article15030291>.

¹⁷ 'Advertising', *Sydney Morning Herald*, 14 July 1909, 2, <http://nla.gov.au/nla.news-article15112743>.

¹⁸ 'Page 349, Line 315: Stillwell Arth VV', *Wise's New South Wales Post Office Directory. 1909*, 1909, 349, <https://nsw-post-office-directories-yajhxrvt-sa-ts.a.run.app/post-office-directories/1909/349,315>.

¹⁹ The birth of an Arthur William Stilwell in 1841 was registered in Epsom, Surrey, England, see 'Arthur William Stilwell, "England and Wales Birth Registration Index, 1837-2008"', FamilySearch, accessed 1 May 2023, <https://www.familysearch.org/ark:/61903/1:1:2N91-Q33>.

²⁰ The marriage of an Arthur William Stilwell with Florence Sarah Humphreys was registered in Victoria in 1874, see Births, Deaths and Marriages Victoria, Marriage registration number 1074/1874.

²¹ NSW Registry of Births, Deaths and Marriages, Birth registration numbers 7790/1875 and 15425/1877.

²² NSW Registry of Births, Deaths and Marriages, Birth registration number 19449/1880.

²³ 'Cassilis', *Maitland Mercury and Hunter River General Advertiser*, 18 May 1876, 7, <http://nla.gov.au/nla.news-article18806593>; 'Advertising', *Maitland Mercury and Hunter River General Advertiser*, 13 July 1876, 1, <http://nla.gov.au/nla.news-article18808577>.

²⁴ 'Display Advertising', *Maitland Mercury and Hunter River General Advertiser*, 9 December 1882, 6, <http://nla.gov.au/nla.news-article863536>; 'Advertising', *Riverine Grazier*, 17 June 1885, 3, <http://nla.gov.au/nla.news-article139988450>.

²⁵ NSW Registry of Births, Deaths and Marriages, Birth registration numbers 14786/1887 and 16140/1890.

²⁶ 'The Tanks and Wells Commission', *Daily Telegraph*, 21 April 1888, 4, <http://nla.gov.au/nla.news-article239330106>.

²⁷ Terry Kass, 'Roads and Traffic Authority (RTA) Heritage and Conservation Register - Thematic History.', February 2006, 21.

Their four-year-old son, Harold, died in Randwick in 1891, and another Harry was born in Randwick the following year.²⁸ By 1894, he was divisional engineer in the roads department, when his daughter Enid committed suicide at their Bathurst home.²⁹ In 1897 and 1898 he was recorded as the District Engineer of Orange, and in August 1900, he toured the Brewarrina district as engineer to the Water Conservation Department, and visited Broken Hill to address the severe draught affecting the town.³⁰

By May 1903, he was Acting Commissioner for Roads of the State of NSW, and by August 1903 he was Principal Engineer for Roads and Bridges.³¹ This new and elevated position was likely the catalyst for Stilwell's move to the city. In June 1903, he was present when a trial of the new swing bridge to Glebe Island, designed by Percy Allen, was made.³² By 1904, Stilwell was listed at 'Kamlyn' in Lower Wycombe Road in *Wise's Directory*.³³ The family lived there, when their 24-year-old son, who worked as a station manager in Narrabri, died by accidentally shooting himself with a pea rifle at their Wycombe Road home, while cleaning the gun.³⁴

From August 1903 until at least May 1906, Arthur W. Stilwell was Commissioner for Roads of the State of New South Wales,³⁵ but after a major restructure as part of the new *Local Government Act (1906)*, he moved out of public service and offered his services as a consulting engineer for the newly created shires.³⁶ In June 1907, Stilwell was appointed as consulting engineer for Wingecarribee and Nattai Shires,³⁷ and *Wise's Directory* listed him at 'Simla' on Hampden Avenue in Neutral Bay that year.³⁸ By October 1908, he was also consulting engineer to the Shires of Cambewarra, Nepean and Rylstone.³⁹ Stilwell retired from

²⁸ NSW Registry of Births, Deaths and Marriages, Birth registration number 30354/1892; 'Family Notices', *Sydney Mail and New South Wales Advertiser*, 6 June 1891, 1290, <http://nla.gov.au/nla.news-article163651195>.

²⁹ 'Shocking Suicide', *Goulburn Herald*, 6 July 1894, 3, <http://nla.gov.au/nla.news-article100450256>.

³⁰ 'The Country', *Daily Telegraph*, 16 October 1897, 11, <http://nla.gov.au/nla.news-article238446286>; 'Advertising', *Hillston Spectator and Lachlan River Advertiser*, 15 October 1898, 2, <http://nla.gov.au/nla.news-article131307327>; 'Boiled Down', *Sydney Stock and Station Journal*, 3 August 1900, 3, <http://nla.gov.au/nla.news-article121185067>; 'The Water Supply', *Barrier Miner*, 15 February 1901, 4, <http://nla.gov.au/nla.news-article44281709>.

³¹ 'Notification of Sale of Lease of Ferry Tolls or Dues for Three Years on and from 1st July, 1903', *Government Gazette of the State of New South Wales*, 15 May 1903, 3570, <http://nla.gov.au/nla.news-article226365416>; 'Broken Hill Water Supply', *Sydney Morning Herald*, 10 August 1903, 8, <http://nla.gov.au/nla.news-article14530101>.

³² 'Glebe Island Bridge', *Sydney Morning Herald*, 29 June 1903, 4, <http://nla.gov.au/nla.news-article14531347>.

³³ 'Page 333, Line 270: Stilwell Arthur W., "Kamlyn"', *The New South Wales Post Office Directory. 1904*, 1904, 333, <https://nsw-post-office-directories-yajhxrxa-ts.a.run.app/post-office-directories/1904/333,270>.

³⁴ 'Shot in the Breast', *Australian Star*, 11 July 1905, 6, <http://nla.gov.au/nla.news-article228729560>; 'The Mosman Fatality', *Australian Star*, 18 July 1905, 6, <http://nla.gov.au/nla.news-article228721522>.

³⁵ 'Advertising', *Sydney Morning Herald*, 24 August 1903, 1, <http://nla.gov.au/nla.news-article14542926>; 'Notification of Sale of Lease of Ferry Tolls or Dues for One Year on and from 1 July 1906', *Government Gazette of the State of New South Wales*, 9 May 1906, 2777, <http://nla.gov.au/nla.news-article229308010>.

³⁶ Cf. Kass, 'Roads and Traffic Authority (RTA) Heritage and Conservation Register - Thematic History', 23.

³⁷ 'Crumbs and Scraps', *Shoalhaven Telegraph*, 19 June 1907, 1, <http://nla.gov.au/nla.news-article127578987>.

³⁸ 'Page 347, Line 43: Stilwell Arthur W., "Simla"', *The New South Wales Post Office Directory. 1907*, 1907, 347, <https://nsw-post-office-directories-yajhxrxa-ts.a.run.app/post-office-directories/1907/347,43>.

³⁹ 'Legislative Assembly', *Sydney Morning Herald*, 1 October 1908, 8, <http://nla.gov.au/nla.news-article14999479>.

the public service on 10 August 1908 while continuing to work as a consulting engineer.⁴⁰ He seems to have only resided at Yeo Street for about two years from 1909 to 1911.

By April 1911, his address was noted again as Hampden Avenue, Neutral Bay,⁴¹ and the *Sands Directory* listed A. W. Stilwell for the last time at Yeo Street in its 1912 edition. No name for the building was ever noted during the time he and his wife occupied 55 Yeo Street. By 1918, Stilwell lived in Bowral,⁴² but was back at a new location on Yeo Street by 8 May 1919, when he died at his residence at 84 Yeo Street, aged 78 years.⁴³

No details about the architect of his villa at 55 Yeo Street could be found, and Arthur W. Stilwell only occupied the building for a very brief period of time, transferring the leasehold in c1912 to James Smith Mollison, who was noted as the rate-paying lessee in the 1913 *North Sydney Rate and Valuation Books* and was listed at 'Thredbo', Yeo Street, in Wise's Postal Directory of 1912.⁴⁴

3 Subsequent Ownership and Development (from 1912)

3.1 James S. Mollison occupies 'Thredbo' as lessee (1912-1917)

From 1913 until 1917, the *Sands Directory* listed James T. [sic] Mollison at 'Thredbo' on Yeo Street.⁴⁵ Like Stilwell, James Smith Mollison was a civil engineer who had a long career in the Public Works Department, including in New Zealand.

Born in Dunedin, New Zealand, in 1854, Mollison had attended college in Geelong, Victoria, before returning to New Zealand and entering the public service as an officer.⁴⁶ Moving to Australia in 1885, Mollison became a sewerage surveyor in the sewerage branch of the Works Department and was elected as a member of the Institute of Civil Engineers in 1895. In 1902, he became district engineer of the western district, headquartered in Orange.

After the new shire system of local government was introduced in 1907, Mollison moved to Newcastle, where he was involved in sewerage work, and by December 1911, he was assistant engineer in the Local Government Branch of the Works Department.⁴⁷ By October 1911, when his younger daughter Jeannie Elizabeth was married at the Neutral Bay

⁴⁰ 'Retirements', *Government Gazette of the State of New South Wales*, 2 September 1908, 4882, <http://nla.gov.au/nla.news-article226583410>.

⁴¹ 'Local Government Engineers', *Construction: Weekly Supplement to Building*, 10 April 1911, 5, <http://nla.gov.au/nla.news-article234758439>.

⁴² 'Page 697, Line 346: Stilwell A W, Civil Engr', *Wise's New South Wales Post Office Directory. 1918*, 1918, 697, <https://nsw-post-office-directories-yajhxrxxsa-ts.a.run.app/post-office-directories/1918/697,346>.

⁴³ 'Family Notices', *Sydney Morning Herald*, 9 May 1919, 10, <http://nla.gov.au/nla.news-article15837970>.

⁴⁴ 'Page 386, Line 291: Mollison Jas S, Thredbo', *Wise's New South Wales Post Office Directory. 1912*, 1912, 386, <https://nsw-post-office-directories-yajhxrxxsa-ts.a.run.app/post-office-directories/1912/386,291>.

⁴⁵ *Sands Sydney Directory*, North Sydney – Yeo Street, 1913-1917.

⁴⁶ If not otherwise mentioned, this and the following is based on 'Mr. J. S. Mollison', *Sydney Morning Herald*, 19 December 1927, 13, <http://nla.gov.au/nla.news-article16427663>.

⁴⁷ 'Newcastle Baths', *Sydney Morning Herald*, 23 December 1911, 22, <http://nla.gov.au/nla.news-article28133859>.

Presbyterian Church, he lived in Neutral Bay.⁴⁸ Mollison was heavily involved in the Presbyterian Church, and after his death in Pymble in 1927, the James S. Mollison Memorial Hall was constructed in 1936 at Thornleigh. When he died, he was survived by his wife, Eliza, one son (Dr. Arthur John Mollison), and two married daughters.

James S. Mollison, civil engineer, was noted as the lessee of 'Thredbo' in the *North Sydney Rate and Valuation Books* until the early 1920s, even though he was no longer listed in the *Sands* from 1918 onwards.⁴⁹ At around the same time, the property was being transferred into freehold title and was eventually sold to new owners in 1922.

3.2 Sale of Barron's Estate by Vera Le Barron Gainford (from 1918)

After the death of J. G. Barron in 1911 and that of W. J. Moxham in 1904, the leasehold of 'Barron's Estate' appears to have remained in the Barron family. On 17 June 1917, all the land on both sides of Yeo Street, including the subject site, was transferred to Barron's granddaughter Vera Le Barron Gainford, born in 1887. On 26 February 1918 she applied for the property to be registered under the Real Property Act.⁵⁰

Vera Gainford had at least two siblings, including brothers Dudley Le Barron Gainford (born 1885) and Gerrish Le Barron Gainford (born 1890).⁵¹ Noted as a 'brilliant linguist', Vera Gainford moved to New York with her mother in the mid-1910s, where she married Baronet Gerald Maxwell-Willshire in October 1923.⁵² Later moving to London, the couple married again in 1933, in order to ensure the validity of their first marriage in the United States.⁵³

⁴⁸ 'Family Notices', *Daily Telegraph*, 14 October 1911, 12, <http://nla.gov.au/nla.news-article239189855>.

⁴⁹ He was last listed in the *Sands Sydney Directory*, North Sydney – Yeo Street, in 1917 (for 1916).

⁵⁰ NSW LRS, PA 20979. New Certificate of Title issued as Vol 2826 fol 236.

⁵¹ NSW Registry of Births, Deaths and Marriages, Birth registration numbers 12194/1885 (Gerrish), 12883/1887 (Vera) and 32403/1890 (Dudley).

⁵² 'No Title', *The Home: An Australian Quarterly*, August 1924, 21, <http://nla.gov.au/nla.obj-380343389>.

⁵³ 'In Woods', *Sun*, 13 May 1927, 1, <http://nla.gov.au/nla.news-article223616884>; 'Baronet Weds His Wife', *Magnet Mirror and Murchison Reflector*, 6 May 1933, 1, <http://nla.gov.au/nla.news-article233134457>; 'Married Twice', *Examiner*, 21 April 1933, 7, <http://nla.gov.au/nla.news-article94311489>.



Figure 4 – Photograph of Vera Le Barron Gainford, 1924
(Source: *The Home*, Vol. 5 No. 3, July/August 1924,
<http://nla.gov.au/nla.obj-380343389>)

As she resided overseas, Vera Gainford gave Power of Attorney to auctioneer Tom Raine Raine (one of the mortgagees of the property), and Percy Arundel Rabett and Joseph Beresford Grant on 26 October 1917, likely placing them in charge of selling the various allotments to new freehold owners from early 1918. The first allotment transferred to new owners was Lot 33 on 13 February 1918. It was not until 1922 that Lot 40 in DP 2989 was sold, and the property remained in the leasehold of James S. Mollison after he moved out of 'Thredbo' in c1916.⁵⁴ The building was subsequently occupied by Mrs. Eveline (or Evelyn) G. Wark until 1951, even after the property was sold to a new owner in 1922.

3.3 Donaldson ownership of 'Thredbo' (1922-1951)

On 16 September 1922, Lot 40 was transferred from Vera Le Barron Gainford to Stuart Donaldson, a nephew of the first Premier of NSW, Sir Stuart Alexander Donaldson (1812-1867).⁵⁵ Born in Sydney on 5 July 1853 at 'Brougham Lodge', Darlinghurst, Stuart Donaldson was the second son of James Donaldson, Sir Stuart A. Donaldson's younger brother, and Alice Jemima Donaldson, née Gibson.⁵⁶ His grandfather on his mother's side was Dr. Andrew Gibson, of 'Tirrana' in Goulburn, who was said to have served as a surgeon in the battle of Waterloo in 1815.⁵⁷ His father died three years after his birth, on 30 April 1856 at Kensington

⁵⁴ As per the *North Sydney Rate and Valuation Books*, James Smith Mollison was noted as the lessee of Lot 40 until the early 1920s.

⁵⁵ NSW LRS, CT Vol 2826 fol 236

⁵⁶ 'Stuart Donaldson, "Australia Births and Baptisms, 1792-1981" • FamilySearch', accessed 27 April 2023, <https://www.familysearch.org/ark:/61903/1:1:XTCG-724>; 'Family Notices', *Sydney Morning Herald*, 6 July 1853, 3, <http://nla.gov.au/nla.news-article12947082>; 'Obituary', *Albury Banner and Wodonga Express*, 31 May 1907, 31, <http://nla.gov.au/nla.news-article99832612>.

⁵⁷ 'Family Notices', *Maitland Mercury and Hunter River General Advertiser*, 12 July 1851, 3, <http://nla.gov.au/nla.news-article681936>.

Gardens, London, aged 31.⁵⁸ His uncle became the first premier of NSW that same year, serving for a brief period between 6 June and 25 August 1856.⁵⁹

Stuart Donaldson had married Sarah Marie Oswald at St. James' Church in Sydney on 7 October 1887.⁶⁰ The couple moved to Corowa where Donaldson established a chemist business and worked as a coroner and Justice of the Peace.⁶¹ By 1892, when they left Corowa for Goulburn, they had two daughters, Alice M (1889) and Amy F (1891).⁶² Their only son, Andrew James Oswald, died at or shortly after his birth in 1888.⁶³ A third daughter named Dorothy Oswald was born in Goulburn in 1893.⁶⁴

In Goulburn, Donaldson worked as an accountant, including at the Savings Bank, during the 1890s.⁶⁵ After the premature death of his father in 1856, Donaldson's mother had in 1862 married Andrew Gibson Finley, who owned 'Ardgowan' near Goulburn, and she lived there for 47 years until her own death in 1907.⁶⁶ Stuart Donaldson's wife died at their residence in Addison Street, Goulburn, on 2 February 1900, aged 37.⁶⁷ Donaldson's later life is a little obscure, but by 18 April 1912, when his daughter Alice Marie was married, he was noted as living in North Sydney.⁶⁸ It should be noted that his cousin, Lester Stuart Donaldson, who was the eldest son of Sir Stuart Alexander Donaldson, lived at Wycombe Road, Neutral Bay.⁶⁹

By the time of the 1922 transfer to Stuart Donaldson, his new property, 'Thredbo' at 63 Yeo Street had been occupied by Mrs. Eveline (or Evelyn) Gertrude Wark for over four years. Mrs. Wark was listed in the *Sydney Sands* as the occupant of 63 Yeo Street from 1918 onwards, with her first name consistently spelled as 'Evelyn'. She remained the only person listed at the

⁵⁸ 'Family Notices', *Empire*, 22 July 1856, 4, <http://nla.gov.au/nla.news-article60251015>.

⁵⁹ 'Premiers of New South Wales, 1856 - Present', accessed 27 April 2023, <https://www.parliament.nsw.gov.au/about/Pages/Premiers-of-New-South-Wales-1856-present.aspx>.

⁶⁰ 'Stuart Donaldson, "Australia Births and Baptisms, 1792-1981" • FamilySearch'; 'Family Notices', *Sydney Mail and New South Wales Advertiser*, 15 October 1887, 840, <http://nla.gov.au/nla.news-article165226123>.

⁶¹ 'Government Gazette Appointments and Employment', *New South Wales Government Gazette*, 23 October 1891, 8305, <http://nla.gov.au/nla.news-article222132462>; 'Corowa', *Albury Banner and Wodonga Express*, 11 March 1892, 17, <http://nla.gov.au/nla.news-article254486741>.

⁶² NSW Registry of Births, Deaths and Marriages, Birth registration numbers 10757/1889 (Alice M) and 11564/1891 (Amy F).

⁶³ NSW Registry of Births, Deaths and Marriages, Birth registration number 14497/1888; Death registration number 6510/1888.

⁶⁴ NSW Registry of Births, Deaths and Marriages, Birth registration number 14636/1893.

⁶⁵ 'Page 225, Line 188: Donaldson Stuart, Acct.Sav.Bank', *The New South Wales Post Office Directory. 1894-1895*, 1895 1894, 225, <https://nsw-post-office-directories-yajhxrxxsa-ts.a.run.app/post-office-directories/1894-1895/225,188>; 'Page 746, Line 66: Donaldson Stuart, Accountant, Goulburn', *The New South Wales Post Office Directory. 1896-1897*, 1897 1896, 746, <https://nsw-post-office-directories-yajhxrxxsa-ts.a.run.app/post-office-directories/1896-1897/746,66>.

⁶⁶ 'Family Notices', 22 July 1856; 'Family Notices', *Goulburn Herald*, 15 October 1862, 2, <http://nla.gov.au/nla.news-article102584917>; 'Obituary'.

⁶⁷ 'Obituary'.

⁶⁸ 'Wedding', *Goulburn Evening Penny Post*, 18 April 1912, 4, <http://nla.gov.au/nla.news-article102119222>.

⁶⁹ 'Personal', *Argus*, 19 January 1924, 30, <http://nla.gov.au/nla.news-article1916444>.

address until the last edition of the *Sands* in 1932-33,⁷⁰ and she was listed continuously in *Sydney's Telephone Directory* until 1940.⁷¹

Born in Bathurst in 1863 as the daughter of William and Mary Dargin, Eveline Gertrude Dargin had married James Wark in Bathurst in 1883, and they had two sons, Eric R (born in 1884) and Alan (1886), both born in Wagga Wagga.⁷² Eveline Wark was widowed by May 1916, by which time she lived at Neutral Bay.⁷³

But Mrs. Wark appears not to have been the only occupant of 'Thredbo' during the 1920s and 1930s. In 1921, her son Alan Wark gave his address as 63 Yeo Street on 6 May 1921, when he noted his intention to apply for a certificate authorising him to practice as a conveyancer.⁷⁴ He again noted that he had lived at 'Thredbo' for the two preceding years in July 1924, when he applied to be admitted as an Attorney Solicitor and Proctor to the Supreme Court of NSW.⁷⁵ He worked as a managing clerk at Norton Smith and Co., solicitors at 39 Hunter Street, at that time.

It also seems that Stuart Donaldson, who owned the property, occupied the house at least intermittently. He noted his address as 63 Yeo Street, Neutral Bay, in August 1922, when he won 1st prize (£5000) for the 'T. G. Syndicate' in Brisbane's 52nd Golden Casket draw.⁷⁶ And the year prior to that, in February 1921, his daughter Amy Florence Donaldson was noted at the address, when she was searching for a lost wristlet watch.⁷⁷ It is not clear what arrangement Evelyn Wark and Stuart Donaldson had, but it is possible that they were in a relationship or simply lived together, joined by some of their children.

When Stuart Donaldson died on 12 March 1936 at 'Thredbo', aged 83, his unmarried daughter, Dorothy O. Donaldson and Alan Wark, solicitor, were the nominated executors of his will.⁷⁸ By that time, Dorothy was noted at 55 Yeo Street, and Wark at 39 Hunter Street. Lot 40 in DP 2989 was transferred to them on 9 June 1936.⁷⁹ Plans prepared by the Board of Water Supply and Sewerage, originally surveyed in 1908, with major revisions in 1931 (Figure 6) and 1935 (Figure 7), and generally continuously updated to 1953, likely show the original footprint of the

⁷⁰ *Sands Sydney Directory*, North Sydney – Yeo Street, 1918-1932-33.

⁷¹ 'Page 481, Line 141: Wark E G Mrs 55 Yeo St Neut By XA 1880', *Sydney Telephone Directory*, May 1940, May 1940, 481, <https://sydney-telephone-directories-yajhxrsvsa-ts.a.run.app/sydney-telephone-directories/1940-may/481,141>.

⁷² NSW Registry of Births, Deaths and Marriages, Birth registration numbers 4846/1863 (Eveline G), 26531/1884 (Eric R) and 28003/1886 (Alan); Marriage registration number 3754/1883.

⁷³ 'Advertising', *Bathurst Times*, 3 May 1916, 3, <http://nla.gov.au/nla.news-article109939591>.

⁷⁴ 'Notice Is Hereby Given', *Government Gazette of the State of New South Wales*, 6 May 1921, 2792, <http://nla.gov.au/nla.news-article224624811>.

⁷⁵ 'Advertising', *Daily Telegraph*, 30 July 1924, 2, <http://nla.gov.au/nla.news-article245211116>.

⁷⁶ 'Lucky Casket Winners', *National Advocate*, 25 August 1922, 2, <http://nla.gov.au/nla.news-article158652515>.

⁷⁷ 'Government Gazette Notices', *New South Wales Police Gazette and Weekly Record of Crime*, 9 February 1921, 75, <http://nla.gov.au/nla.news-article252090649>.

⁷⁸ 'Family Notices', *Sydney Morning Herald*, 14 March 1936, 16, <http://nla.gov.au/nla.news-article17341816>; 'Probate Jurisdiction', *Government Gazette of the State of New South Wales*, 9 April 1936, 1594, <http://nla.gov.au/nla.news-article223037279>.

⁷⁹ NSW LRS, CT Vol 3388 fol 2.

building.⁸⁰ They suggest that the building originally had a (single storey) verandah on the rear (south) elevation, with a bay in the western portion.

It appears that Evelyn Gertrude Wark occupied the building until her own death at her residence, 55 Yeo Street, Cremorne, on 19 February 1951, having occupied 'Thredbo' for nearly 35 years.⁸¹ During her occupancy, no major alterations appear to have been carried out to the building, as no building applications were located in the *North Sydney Building Register*. Aerial photographs dated 1930 (Figure 5) and 1943 (Figure 8) suggest that the property contained a small outbuilding or shed in the south-eastern portion of the rear garden, although the structure is not shown in the survey plans in Figure 6 and Figure 7.⁸²

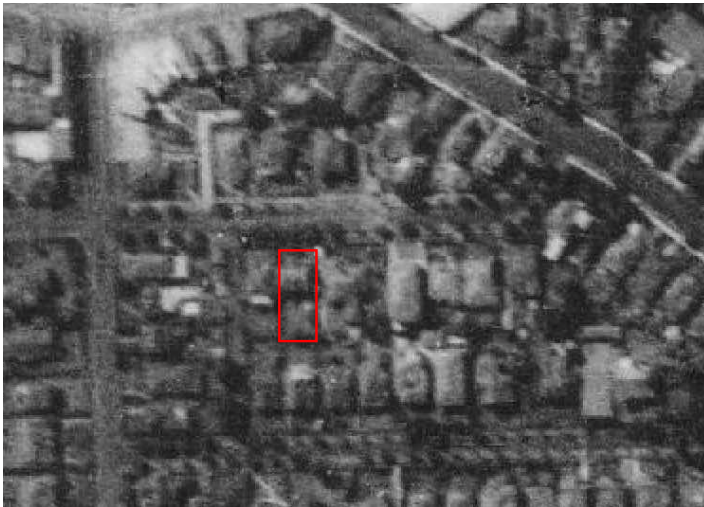


Figure 5 – 1930 aerial photograph showing the subject site outlined in red (Source: NSW Spatial Services, Historical Imagery, CAC_04_1157)

⁸⁰ No updates to the building footprint appear to have been made as part of the 1930s revisions, and the outbuilding that is clearly visible in the 1930 and 1943 aerial photographs is also not shown.

⁸¹ 'Family Notices', *Sydney Morning Herald*, 20 February 1951, 18, <http://nla.gov.au/nla.news-article18200132>.

⁸² See footnote 80.

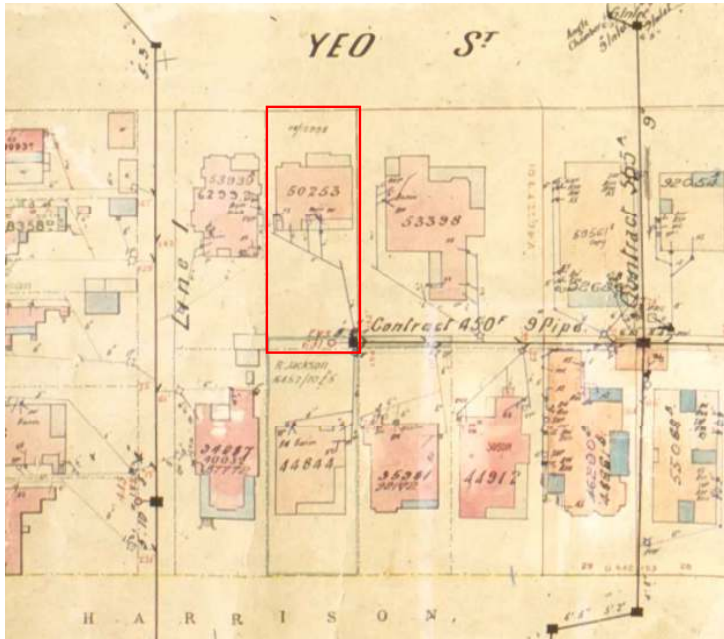


Figure 6 – Survey plan prepared by the Board of Water Supply and Sewerage as revised in 1931, showing the subject site outlined in red (Source: Sydney Water Archives, Blackwattle Sheet North Sydney No. 73, 650)

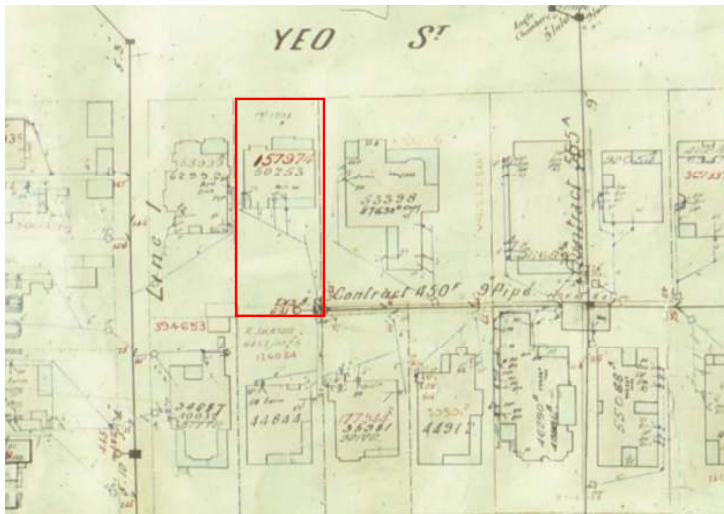


Figure 7 – Survey plan prepared by the Board of Water Supply and Sewerage as revised in February 1935, showing the subject site outlined in red (Source: Sydney Water Archives, Blackwattle Sheet North Sydney No. 73, 650 [2])



Figure 8 – 1943 aerial photograph showing the subject site outlined in red (Source: NSW SIX Maps, 1943 aerial imagery)

In early April 1951, Yeo Street was offered for sale by auction as ‘vacant possession’, containing 5 bedrooms, a bathroom and balcony on the upper floor, while the ground floor contained a lounge, dining room, sunroom, kitchen, laundry, maid’s bedroom, back verandah and toilet (Figure 9).⁸³

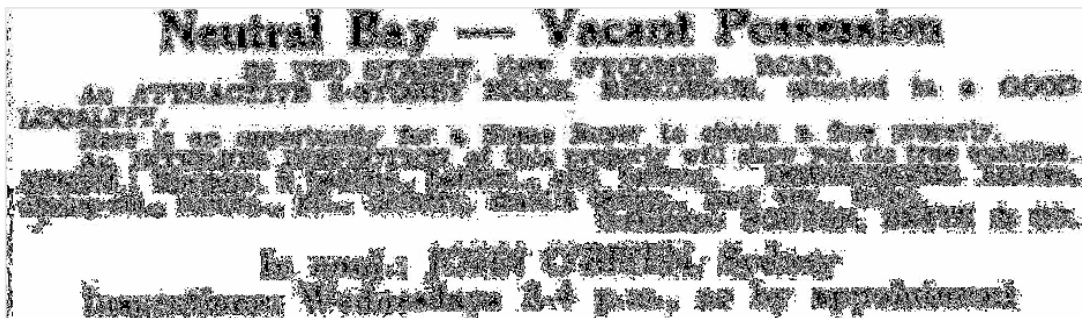


Figure 9 – Advertisement for the sale of 55 Yeo Street, Neutral Bay, in April 1951 (Source: ‘Advertising’, *Sydney Morning Herald*, 4 April 1951, 14, <http://nla.gov.au/nla.news-article27533077>)

3.4 Ownership and Development by J. S. and L. Steel (1951-1969)

On 21 June 1951, the official transfer of Lot 40 in DP 2989 from Alan Wark and Dorothy Oswald Donaldson to John Samuel Steel and his wife, Lisa Steel, was registered. Steel was noted as a mechanical engineer of Maroubra at the time of the transfer.⁸⁴ The new owners were originally known as John Samuel Steindler and Lisa Steindler, Czech citizens, who had lived in Australia for 5 years and resided at 55 Yeo Street when they applied for naturalisation in March 1954.⁸⁵ Lisa (Liza) Steindler’s application was approved in September 1955, and in

⁸³ ‘Advertising’, *Sydney Morning Herald*, 4 April 1951, 14, <http://nla.gov.au/nla.news-article27533077>.

⁸⁴ NSW LRS, CT Vol 3388 fol 2.

⁸⁵ ‘Advertising’, *Daily Telegraph*, 19 March 1954, 34, <http://nla.gov.au/nla.news-article248832857>.

January 1956, Samuel Steindler 'known as John Samuel Steel', was granted Australian citizenship.⁸⁶ Both were still noted at 55 Yeo Street.

By that time, John and Lisa Steel had submitted a building application for alterations and additions to the residence at 55 Yeo Street, received by Council on 23 July 1952 (BA 52/137).⁸⁷ The works were estimated at a value of £300, but the builder was not noted in the *North Sydney Building Register*. The application was approved on 7 August 1952. While no details of the works are known, it appears that the existing covered skillion section was added at the rear at that time, likely incorporating the original rear brick section in the south-western corner as shown in the plans in Figure 6 and Figure 7. The original single storey rear verandah was likely at least partly demolished. It is also possible that a second bathroom was added at that time (cf. Section 3.5).

J. S. Steel died on 20 April 1960.⁸⁸ His wife, Lisa Steel, subsequently offered one large room with balcony for boarding, described as suitable for two friends or a married couple, and with a child welcome.⁸⁹ This suggests that the upper floor room with balcony at the front of the building was rented out. Lisa Steel was officially registered as the sole owner of Lot 40 on 6 June 1968, before she sold it in 1969, with the official transfer noted on 10 September 1969.⁹⁰

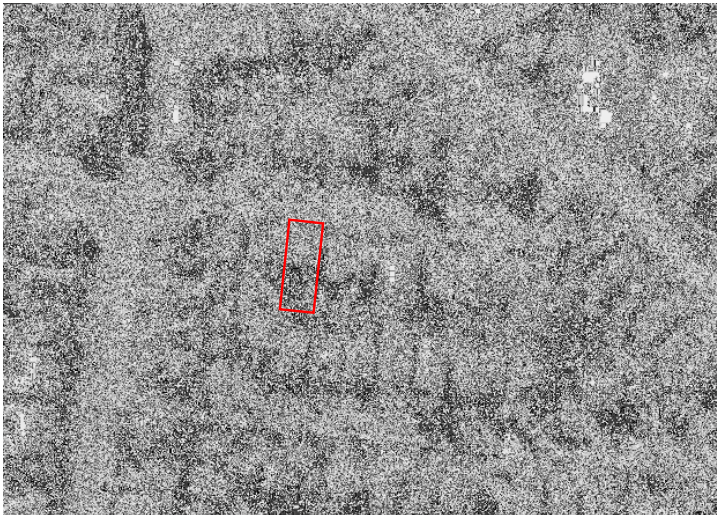


Figure 10 – 1961 aerial photograph showing the subject site outlined in red (Source: NSW Spatial Services, Historical Imagery, 1048_32_094)

⁸⁶ 'Certificates of Naturalisation', *Commonwealth of Australia Gazette*, 3 November 1955, 3533, <http://nla.gov.au/nla.news-article232902126>; 'Certificates of Naturalisation', *Commonwealth of Australia Gazette*, 5 January 1956, 15, <http://nla.gov.au/nla.news-article232876169>.

⁸⁷ Stanton Heritage Centre, North Sydney Building Registers, BA 52/137.

⁸⁸ 'John Samuel Steel (or Steindler) - Date of Death 20/04/1960, Granted on 09/09/1960', NRS-13660-40-16076-Series 4_512647, NSW State Archives, accessed 28 April 2023, https://search.records.nsw.gov.au/permalink/f/1ebnd11/ADLIB_RNSW112452802.

⁸⁹ 'Advertising', *Sydney Morning Herald*, 4 December 1965, 36; 'Advertising', *Sydney Morning Herald*, 9 April 1966, 28.

⁹⁰ NSW LRS, CT Vol 3388 fol 2.

3.5 Ownership and Development by H. G. D. and B. G. Oliver (1969-1986)

The new owners were Harrie Glen (or Glenn) Daniel Oliver O.B.E., retired commander in the Royal Australian Navy, and his wife, Bessie Gwendolen Oliver. Born in Yarrowonga, Victoria, on 29 January 1903, but based in Sydney, Harrie Glen Oliver had entered the navy as a cadet midshipman in 1919 and climbed up the ranks until he was promoted to Lieutenant Commander in January 1934 and then Commander of the Permanent Naval Forces (PNF) in December 1939, both while enlisted.⁹¹

At the height of the war, between 1940 and 1942, he served on HMAS *Napier*, a destroyer charged with the evacuation of British forces from Crete in 1941 and with the supply of besieged Tobruk in September that same year, later transferred to the Indian Ocean to be part of the Royal Navy's Eastern Fleet.⁹² For his services in the Battle of Crete, H. G. D. Oliver received a Mentioned in Despatches (MiD) award in January 1942, and in January 1960, he was awarded an Order of the British Empire (O.B.E.).⁹³ He retired in January 1963, and acquired the subject property six years later.

In 1972, H. G. D. Oliver submitted a building application for a car port (BA 72/237).⁹⁴ The builder was noted as P. Dryden of Fairlight, and the car port was constructed at the western frontage of the building, with the final inspection carried out on 8 February 1974.

Harrie G. D. Oliver became the sole owner on 20 March 1985, after the death of his wife Bessie, and he offered the property for sale by auction on 1 March 1986, with the building described in advertisements as a 'substantial Federation Home surrounded by level grounds' (Figure 11).⁹⁵ It now contained four bedrooms, 2 bathrooms, lounge room, dining room, study, family room and kitchen. This was one bathroom more than offered in 1951 (see Figure 9), potentially suggesting that since then, a bathroom had been added, likely as part of the 1952 alterations by J. S. Steel (see Section 3.4). Although the advertisement noted four bedrooms, there were still five bedrooms located upstairs, one of which may have been used as a study by then.⁹⁶

⁹¹ 'Oliver Harrie Glen Daniel: Date of Birth - 29 Jan 1903: Place of Birth - Yarrowonga VIC: Place of Enlistment - Sydney: Next of Kin - Bessie', n.d., A6769, 5220914, National Archives of Australia.

⁹² 'HMAS Napier', Royal Australian Navy, accessed 28 April 2023, <https://www.navy.gov.au/hmas-napier>.

⁹³ 'Government Gazette Notices', *Commonwealth of Australia Gazette*, 14 January 1960, 49, <http://nla.gov.au/nla.news-article241001630>; 'The Battle of Crete', *Barrier Miner*, 8 January 1942, 1, <http://nla.gov.au/nla.news-article48400086>.

⁹⁴ Stanton Heritage Centre, North Sydney Building Registers, BA 72/237.

⁹⁵ 'Advertising', *Mosman Daily*, 13 February 1986, 24.

⁹⁶ The plans submitted as part of BA 86/747 still show five upstairs bedrooms in the original portion of the building.



Figure 11 – Advertisement for the sale of 55 Yeo Street in February 1986 (Source: 'Advertising', *Mosman Daily*, 13 February 1986 [Stanton Heritage Library])

3.6 Ownership and development by M. Bartipan (1986-2017)

The property was transferred to Milan Bartipan, on 2 July 1986.⁹⁷ Bartipan immediately submitted a Development Application for use of 55 Yeo Street as a surgery (DA 1244/86) which was approved on 26 December 1986, and on 16 October 1986, he submitted a Building Application for 'Alt[er]at[i]o[n]s and Add[it]io[n]s to Doctors Surgery', which was approved on 5 February 1987 (BA 86/747).⁹⁸ The form submitted with the application noted that the works, at an estimated cost of \$50,000, would involve the 'addition of new family room, bathroom, en-suite, garden room, new doctor's surgery in existing building' and a new fence.⁹⁹

The proposed alterations were for use of part of the building as a medical practice with a surgery, involving a double storey extension at the back to create a family room and an extended kitchen on ground floor level, and a master bedroom with ensuite bathroom on the upper floor. Various changes to internal and external door and window openings were also proposed, as well as a new garden store to the rear, and a new brick and timber fence with a new timber gate and new brick paving to the footpath to the north-eastern corner of the building which now became the main entrance to the surgery. The existing shed in the south-eastern corner of the site was to be demolished.

The eastern ground floor portion of the building was to be used as the doctor's surgery, with the front room used as reception and waiting room, and a consulting room/surgery behind. A

⁹⁷ NSW LRS, CT Vol 3388 fol 2.

⁹⁸ Stanton Heritage Centre, North Sydney Building Registers, BA 86/747 and Development Application Index, 1244/86, cf. North Sydney Council Archives, BA 86/747.

⁹⁹ North Sydney Council Archives, BA 86/747.

new shower and toilet were also to be provided in this area of the building. The western ground floor portion was to provide the private living and dining rooms, with a new laundry provided in the original portion of the building, and a new kitchen and family room created to the rear, in the new extension.

New bathrooms were proposed in the south-western corner on the upper floor, partly within the new double storey extension, to create an ensuite bathroom to the master bedroom and a separate bathroom and shower.

It appears that the alterations were only partly carried out, and the double storey extension was not added at that time. The door and window to the front entry also appear to have not been replaced as planned, however, an opening on the rear elevation was bricked up as proposed on the plans prepared by Edward Szewczyk & Associates in September 1986. Details of these plans, held by North Sydney Council, are included in Figure 12 to Figure 18 below.

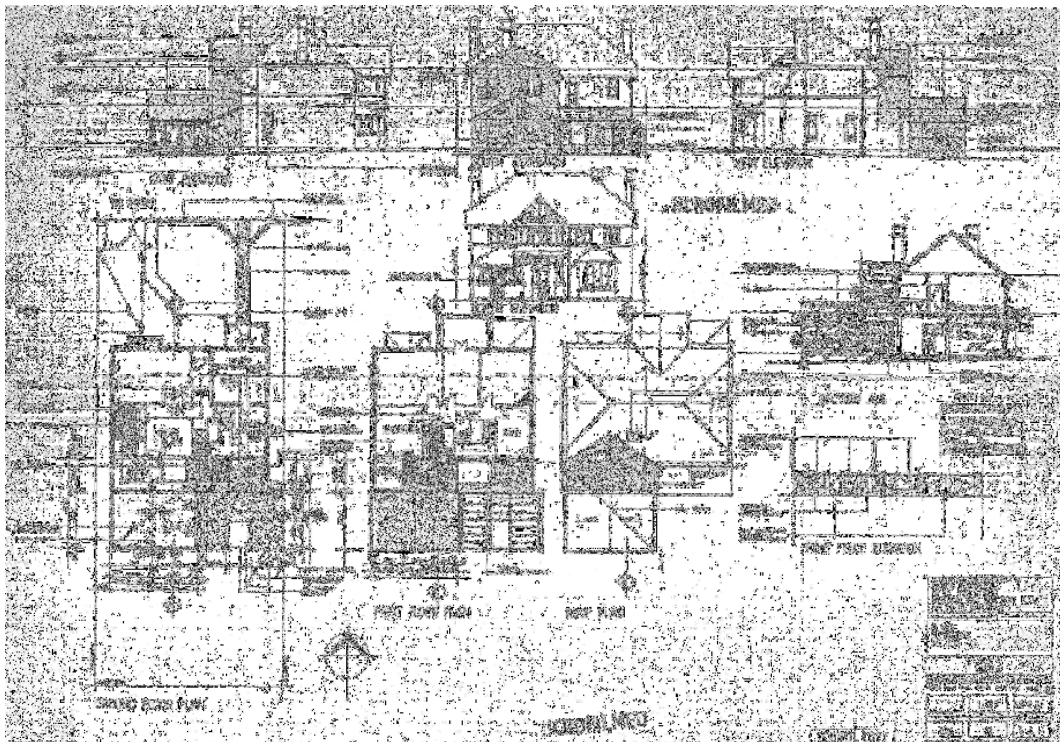


Figure 12 – Plans, elevations and sections prepared by Edward Szewczyk & Associates, dated September 1986, for 'Alterations and additions to existing residence at No. 55 Yeo Street, Neutral Bay Junction, for Mr. Bartipan' (Source: North Sydney Council Archives, BA 86/747)

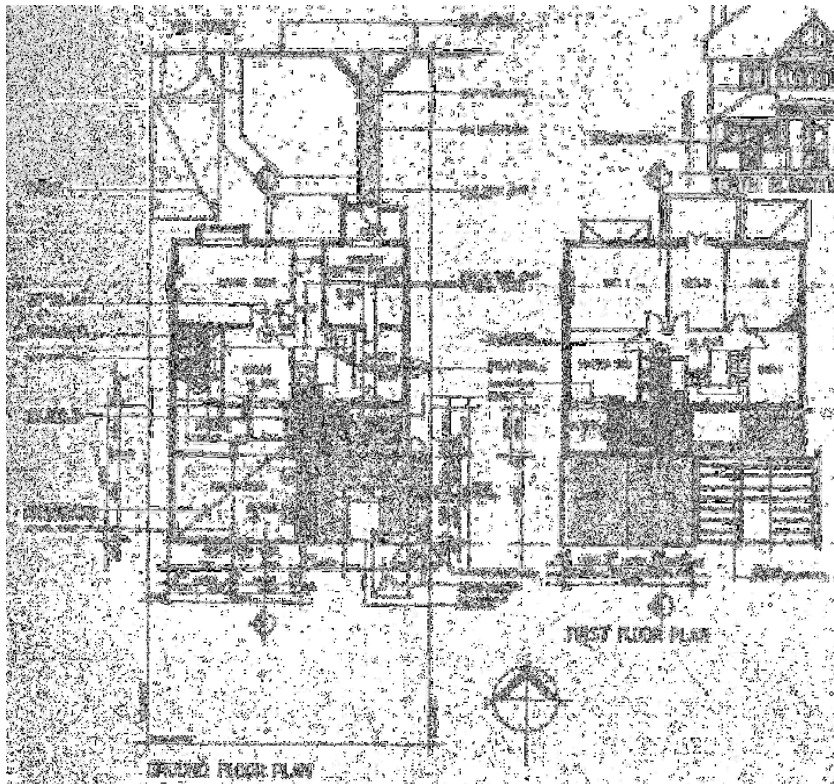


Figure 13 – Floor plans, from drawing prepared by Edward Szewczyk & Associates, dated September 1986, for 'Alterations and additions to existing residence at No. 55 Yeo Street, Neutral Bay Junction, for Mr. Bartipan' (Source: North Sydney Council Archives, BA 86/747)

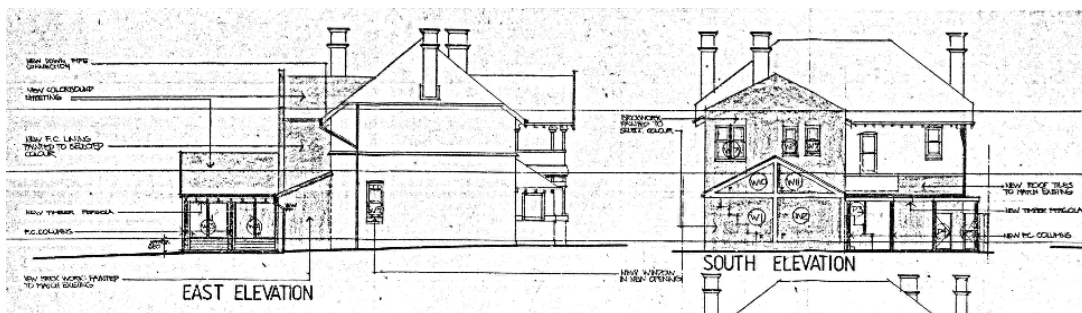


Figure 14 – East and south elevations, from drawing prepared by Edward Szewczyk & Associates, dated September 1986, for 'Alterations and additions to existing residence at No. 55 Yeo Street, Neutral Bay Junction, for Mr. Bartipan' (Source: North Sydney Council Archives, BA 86/747)

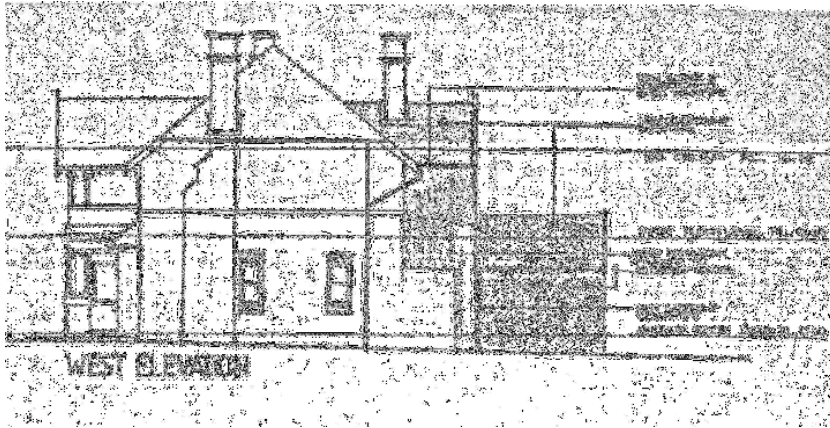


Figure 15 – West elevation, from drawing prepared by Edward Szewczyk & Associates, dated September 1986, for 'Alterations and additions to existing residence at No. 55 Yeo Street, Neutral Bay Junction, for Mr. Bartipan' (Source: North Sydney Council Archives, BA 86/747)

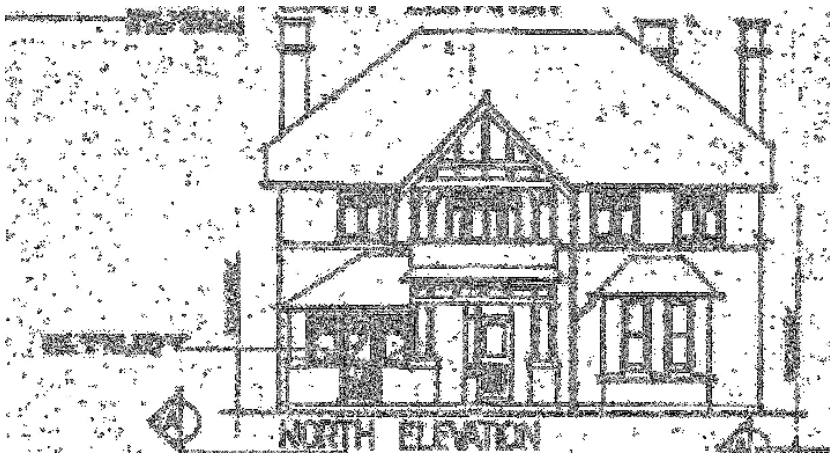


Figure 16 – North elevation, from drawing prepared by Edward Szewczyk & Associates, dated September 1986, for 'Alterations and additions to existing residence at No. 55 Yeo Street, Neutral Bay Junction, for Mr. Bartipan' (Source: North Sydney Council Archives, BA 86/747)

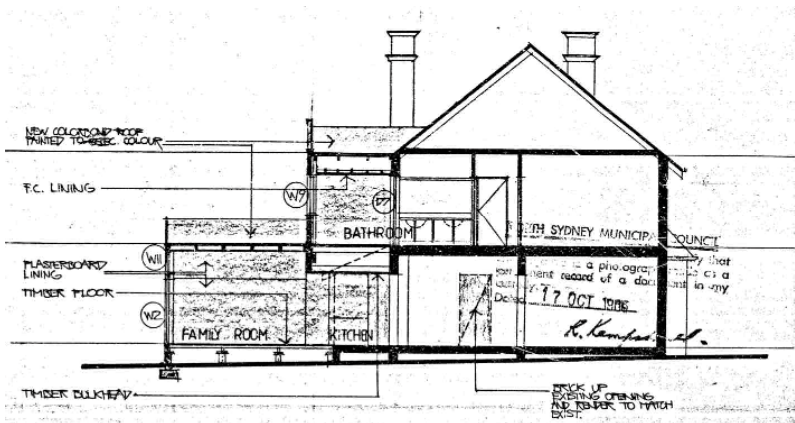


Figure 17 – Section A-A, from drawing prepared by Edward Szewczyk & Associates, dated September 1986, for 'Alterations and additions to existing residence at No. 55 Yeo Street, Neutral Bay Junction, for Mr. Bartipan' (Source: North Sydney Council Archives, BA 86/747)

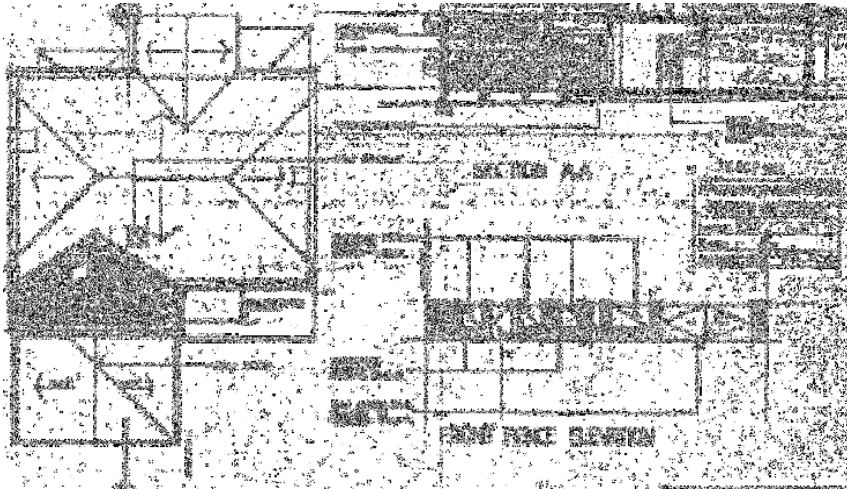


Figure 18 – Roof plan and details for front fence, from drawing prepared by Edward Szewczyk & Associates, dated September 1986, for 'Alterations and additions to existing residence at No. 55 Yeo Street, Neutral Bay Junction, for Mr. Bartipan' (Source: North Sydney Council Archives, BA 86/747)

On 7 June 1990, the title of the property was converted to computer folio. A transfer was noted in 1999, however, it appears that the property remained in family ownership.¹⁰⁰ Milan & Lea Bartipan submitted a development application in 2010 for demolition of 55 Yeo Street and construction of a 3-storey apartment building with basement parking (DA 98/10), as published in *The Mosman Daily* on 1 April 2010.¹⁰¹ The works did not proceed, and the property was sold once more, with the most recent transfer of Lot 40 in DP 2989 was registered on 4 April 2017.¹⁰²

¹⁰⁰ NSW LRS, Folio 40/2989, Historical Search.

¹⁰¹ 'North Sydney Council - 1 April 2010', Trove - Archived Website 08 Mar 2011, accessed 28 April 2023, <https://webarchive.nla.gov.au/awa/20110307165822/http://www.northsydney.nsw.gov.au/www/html/6658-1-april-2010.asp>.

¹⁰² NSW LRS, Folio 40/2989, Historical Search.

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