

**“Hillcrest”, 780-786 New South Head Road, Rose Bay  
Heritage Significance Assessment**

Report prepared for Woollahra Municipal Council  
October 2020 (updated December 2020)



Robert A Moore Pty Ltd  
Architects and Heritage Consultants  
Sydney

## **Copyright**

Appendix 1, supporting Section 3 of this report, was prepared by consulting historian Dr. Mark Dunn, commissioned for this report. Historical sources and reference material used in the preparation of this report are acknowledged and referenced accordingly.

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Draft Report: 25th October 2020

Cover image : enlargement of c.1948 aerial photo showing the twin-gabled roof form of “Hillcrest” in centre, with the former mansion “Tivoli”, developed into Kambala School, at lower right (Source: SLNSW-Milton Keys Collection Item 32).

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### **APPENDIX 1**

Report of Dr. Mark Dunn

### **APPENDIX 2**

Selected Photographs by the author

## 1.0 SYNOPSIS

Robert A Moore Pty Ltd (RAM) Heritage Architects and Heritage Consultants have been commissioned by Woollahra Municipal Council (WMC) to prepare a Heritage Significance Assessment (HSA) for the Building known as “Hillcrest”, located at 780-786 New South Head Road, Rose Bay. In response to an application to demolish the building, an Interim Heritage Order (Woollahra No. 5) was made by Council under its delegated authority and imposed through Gazettal on 10<sup>th</sup> July 2020. It requires Council to assess the significance of “Hillcrest” and its worthiness for entry upon Council’s LEP list of heritage items, within six months. If listing is to be pursued, it must be achieved within a further six months, before the Order would expire on 10<sup>th</sup> July 2021.

This HSA has been prepared within a two week period so as to provide the basis for a Council decision on the heritage significance and potential heritage listing of the site on an LEP or on the State Heritage Register (SHR).

The property is not currently included on the NSW State Heritage Register (SHR) nor in the Heritage Schedule of the Woollahra Local Environmental Plan 2014 (LEP 2014). It is not listed by the National Trust of Australia (NSW).

To inform this Heritage Significance Assessment, consulting historian Dr Mark Dunn was commissioned to provide an analysis of the historical development and associations of the building and its site, drawing upon available and accessible source materials, enquiries made by Council’s Local History Library, and historical accounts advanced in heritage reports submitted by the applicant. Dr. Dunn’s findings appear as Appendix 1 and are summarised in Section 3, but should be read in full.

**Section 4** considers the fabric and setting of the building, its condition, integrity and authenticity. **Section 5** reviews comparative assessments and opinions on the building, and briefly considers some comparable properties in support of this assessment’s purpose.

**Section 6** identifies and evaluates the heritage significance of the building and its site, using the Heritage Significance Assessment Guidelines published by the NSW Heritage Office in 2001<sup>1</sup>. The social, archaeological and Aboriginal values of the site have not been assessed. This assessment is also consistent with the relevant principles and guidelines of the Australia ICOMOS Charter for Places of Cultural Significance 2013 (the Burra Charter).<sup>2</sup>

This assessment concludes that the heritage significance of “Hillcrest” meets the threshold of LOCAL heritage significance. Based upon the evidence available for this assessment, the property is not considered to be of State heritage significance.

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<sup>1</sup> NSW Heritage Office 2001, ‘Assessing Heritage Significance’, a *NSW Heritage Manual* update, Sydney.

<sup>2</sup> Australia ICOMOS Inc, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC.

Accordingly, within the statutorily defined time limit of the IHO upon the property, Council must determine if it wishes to pursue the inclusion of the property in Schedule 5 of its LEP. This report recommends that it should so do. Additional research should further clarify aspects of the heritage significance of the property. The preparation of a Conservation Management Plan (CMP), or Conservation Strategy (CMS), to guide the building's conservation and ongoing use is recommended.

## **2.0 BACKGROUND**

### **2.1 Site Identification**

"Hillcrest" is located at 780-786 New South Head Road, Rose Bay. The property is legally described as SP 30455. It is located in the Woollahra LGA, and is zoned R3, Medium Density Residential. The building is of rendered brick and stone construction, with a concrete tile roof that replaced the original slate roof. The fabric of the building and changes to it are described in detail in Section 4.0. A site/lot plan is shown at Fig. 2.1.

### **2.2 Site Use**

"Hillcrest", formerly a pair of semi-detached dwellings known as "Dalkey" and "Bianopa", is now a residential flat building of six individual occupancies, with two flats on each level. The surrounding allotments are developed with residential flat buildings of varying scale, style, and numbers of flats.

### **2.3 Heritage Listings**

#### **Statutory**

"Hillcrest" is not identified as a local heritage item, nor is it located in a Heritage Conservation Area, on Schedule 5 of the Woollahra Local Environmental Plan 2014 (LEP 2014).

It is not identified as a heritage item on the NSW State Heritage Register (SHR).

#### **Non-statutory**

"Hillcrest" is not listed on the NSW National Trust Register<sup>1</sup>.

### **2.4 Heritage in the Vicinity**

There are no heritage conservation areas within the immediate vicinity of the subject site listed in the Woollahra LEP 2014 (Refer Figure 2.1). The nearest Woollahra heritage items to the property are, to the south, "Fernleigh Castle" at 5 Fernleigh Gardens, Rose Bay being the mansion house and gardens listed as Item No. 309, and an individually listed Cedar Fig Tree, Item No. 310, within its former grounds at 3 Fernleigh Gardens. To the north of "Hillcrest" is Kambala School, listed as Item No. 325 for its inclusion of "Kambala", formerly the mansion "Tivoli" whose grounds extended over the site of "Hillcrest" and to the harbour, before subdivision. Fig. 2.2 shows the relative location of these properties to "Hillcrest".

## 2.5 Project Methodology

This HSA has been prepared in accordance with Heritage Significance Assessment Guidelines published by the NSW Heritage Office in 2001.<sup>3</sup> It is also consistent with the relevant principles and guidelines of the Australia ICOMOS Charter for Places of Cultural Significance 2013 (the Burra Charter).<sup>4</sup>

The preparation of the HSA has involved the following steps to assess the heritage significance of the site:

- historical research and preparation of an historical overview of the site's development in Section 3.0;
- a site inspection of the property and its context, and of four of its six apartments by the author of this report ;
- a detailed consideration of the fabric of the building, and the phases of its construction ;
- analysis of available Woollahra Council documentation pertaining to the development of the property;
- an assessment of the heritage significance of the site, consistent with the State Heritage Significance Criteria adopted by the Heritage Council of New South Wales.

## 2.6 Limitations

This assessment was prepared in a two week period in October 2020. The description and analysis of the site were based on a visual inspection only. No opening up of fabric or of concealed areas was undertaken.

This report does not consider Aboriginal heritage values of the site, nor its potential archaeological heritage, both of which are needed to inform the future development of the site. No social significance consultation or assessment was undertaken as part of this study.

## 2.7 Author Identification

This report was prepared by Robert Moore, RAM principal. The historical analysis was prepared by Dr Mark Dunn, consulting professional historian.

The author acknowledges the assistance of Kristy Wellfare, Anne White and Chris Bluett of Woollahra Council in providing advice and access to Council documentation and data for the preparation of this report; and to staff of the Local History Centre at Woollahra Library in sourcing the historical information and images which have been used in this report.

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<sup>1</sup> Woollahra LEP 2014

<sup>2</sup> Advice from the National Trust Listings Office

<sup>3</sup> NSW Heritage Office 2001, 'Assessing Heritage Significance', a *NSW Heritage Manual* update, Sydney.

<sup>4</sup> Australia ICOMOS Inc, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC.

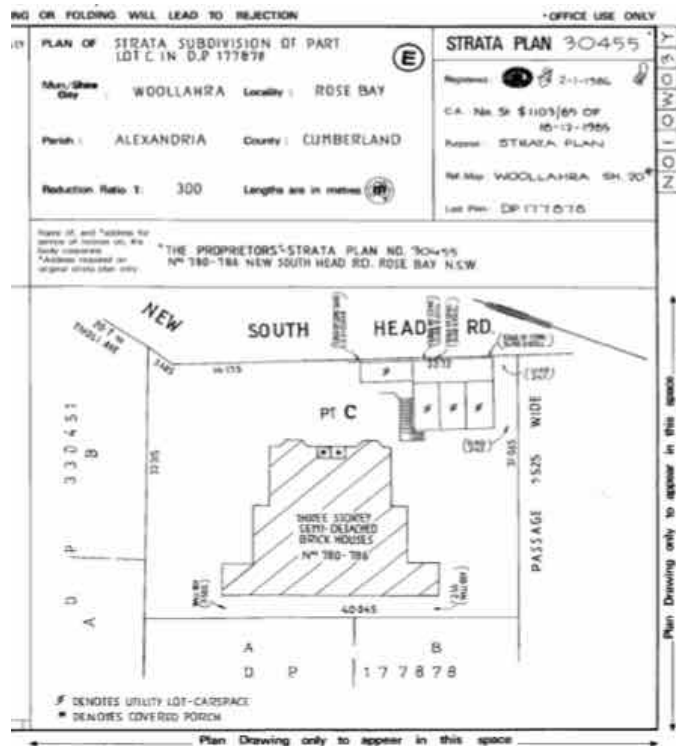


Fig.2.1 Current Hillcrest Site (Lot) Plan – S.P. 30455

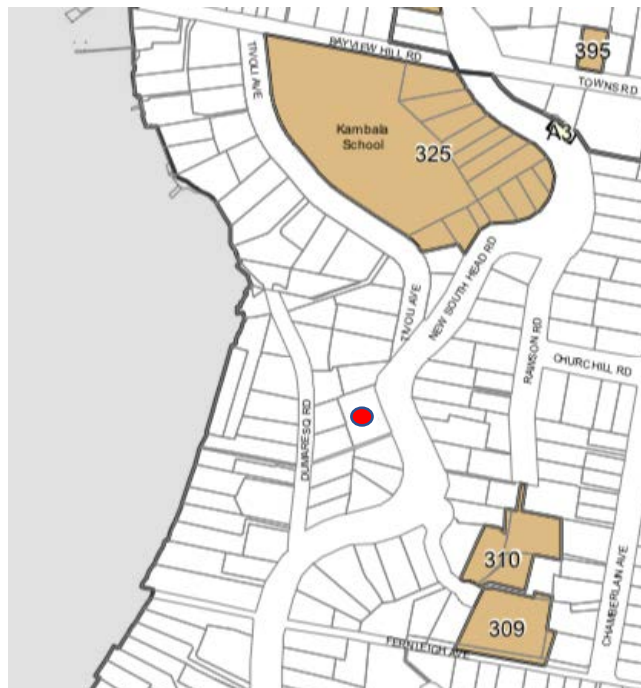


Fig 2.2 : Excerpt from the Woollahra Heritage Map LEP 2014 ; "Hillcrest" marked with red dot

### **3.0 HISTORICAL DEVELOPMENT OF “HILLCREST”**

#### **3.1 Introduction**

To support the considerations of this assessment, Dr. Mark Dunn, consulting historian, was tasked to review the historical background presented in the submission documents and Council reports, and review such other material as could be provided by Council’s Local History Librarians. The further inquiries suggested by these materials were pursued as possible in the report time frame. Mark’s report is set out as Appendix 1, and should be read in full.

#### **3.2 Key dates and events**

Key dates and related events, assembled from all sources consulted would appear to be as follows:

1881 - Morrice (or Maurice) Alexander Black acquires the “Tivoli” Estate, and subdivides, leaving the house with 13 acres.

1882 - Black commissions Horbury Hunt to extensively remodel “Tivoli”.

1889 – Black subdivides more of the former “Tivoli” Estate, creating Lots 17 & 18 on which the existing building, first known as “Dalkey” and “Bionopa” would later be built.

1890 – In June 1890 Black advertises the sale of two recently completed three storey, semi-detached dwellings, initially named “Dalkey” and “Bianopa”, with each house “of special merit in design and comfort, highly finished throughout with no expense spared to render them worthy of the select district”. Black dies in August 1890, and his trustees manage the estate.

1911 – The dwellings are advertised for sale.

1915 – The dwellings are transferred to Charles Matthews, who before his death in 1919, converts the houses to a total of four flats.

1921 - Transferred to Thomas Jesson, who re-names it “Hillcrest”.

1922-23 - Jesson converts the basement offices (service spaces) to an additional two flats, one each side of the central dividing wall, using architect A. Lanyon Clark (BA 549/1924).

c1924 – Jesson dies and his widow Clara (with joint tenants) sells to builder Charles Bland.

1925 - Bland subdivides the property into three lots.

1978 – The concrete entry bridge is constructed (BA 1208/1978).

1985 – Converted to strata title (source - GBA Heritage). BA for carport (BA 179/1985).



1987- Installation of a swimming pool in the eastern garden beside the basement flat No. 6.

1992 - Conservatory addition to basement flat No. 5.

1998-9 - DAs for a carport and carport roof are also recorded.

2020 – Proposed for demolition (DA/19/2020/1).

### **3.3 Other views on the property history**

The Demolition Report prepared by Zoltan Kovacs Architect as part of the submission to Council in support of the demolition application, presents a largely parallel picture of “Hillcrest’s” history. It notes that when constructed, “Dalkey” and “Bianopa” were the only dwellings shown on the 1905 and 1908 plans which supported the offer for sale of lots from the Estate along Dumaresq Road and Bay View Hill Road. These plans and the associated history of the subdivisions support the notion of the property’s relative and unusual isolation when built.

In a submission addressing the current DA on behalf of neighbouring owners, GBA Heritage, Heritage Consultants, presents and interprets the same historical facts and related events, but concludes that Hillcrest is of Local Heritage significance, while posing many questions of detail which they consider to require answers. GBA Heritage notes that the property was strata-titled in 1985, but was retained in one ownership at that time. While answers for some of their submissions’ queries are already apparent, others remain to be addressed.

Unsurprisingly, in their respective interpretations of the historical facts, the consultants mentioned reach very different interpretations and views of the property’s heritage significance, as will be discussed below.

### **3.4 The emerging historical picture**

Presented as a ‘marine villa’ but unusually built as two attached homes for rental, the building that became “Hillcrest” precedes the more dense development of purpose-built flats in Woollahra that was to gather momentum quickly in the early Twentieth Century. It appears that “Hillcrest” may be an unusual form of a more urban residential development that was not common in its area, nor in the Municipality. In its conversion to flats it was a harbinger of the change that was to sweep the eastern harbour context, as grand estates made way for subdivisions and suburbs, evolving house types and fashions, flat conversions of existing buildings and purpose-designed apartments.

No architect is known to have designed the building, but “Hillcrest” was a pair of grand houses of the nature and stature usually associated with architecturally designed works. Designed “in the round” with care to the detailing of all its elevations, meant to be appreciated in its gardens, the houses must plausibly reflect the tastes and commercial plans of Morrice Alexander Black for his Tivoli Estate, extinguished by his death soon after their completion.

## **4.0 DESCRIPTION AND FABRIC OF THE BUILDING**

### **4.1 Form and Setting**

“Hillcrest” is sited on elevated ground at the transition from Rose Bay to Vaucluse, on the outer side of the curve of New South Head Road. The building is set upon ground below the level of the boundary, footpath and road, upon a platform likely to have been excavated and benched so that it sits into its site. Of its three levels, only the uppermost floor, immediately under its roof, and the gables of the roof itself, are apparent from the frontage and New South Head Road. Its original main floor (now first floor), the ground floor and basement levels, are concealed by the dramatic level change.

The building originally comprised a pair of substantial, semi-detached mansion-residences, each comprised of a ground (or main) floor level with reception rooms ; a first floor with bedrooms, and a basement level in which were the kitchens and service areas. Their floor plans were mirror-reversed either side of the central dividing wall, with the central stair of each house placed against the central wall. The later basement modification drawings prepared by A. Lanyon Clark in 1922-23 do not suggest the main stairs continued internally down to the basement kitchens and services, or that there was a separate service stair.

The building was generously sited upon two lots, with both lots originally extending to Dumaresq Street. Subdivision brought the northern boundary closer to the building and later flat buildings stand close across the fence, on these former parts of the “Hillcrest” site. Generous side setbacks allowed for the spacious overall garden setting which the respective dwellings retain, and their architectural design and detail shows the building was clearly designed to present “in the round” – appreciable as a building whose elevations were all considered, and placed within a garden setting allowing all its “sides” to be appreciated.

Both side gardens appear to retain some older planting and structural elements, though each has been internally divided (close to the house) with timber fences to establish more private courtyards. Notably the side gardens provide verdant outlooks for both the residents and neighbours.

The street frontage retains most of the (likely-original) iron palisade fence with masonry base and modelled, elaborately piered stone entry gates at each side boundary corner. Stone steps which would have led down to the front entries at each side, are now disused. The central section of the fence has been replaced through the provision of a concrete entrance bridge, spanning across to former balconies, now the front entries to the upper most flats Nos. 1 (west) and 2 (east). The 1948 aerial photograph (see cover image) shows a central, post- supported entry bridge, possibly of timber construction, with the palisade to the left of the bridge still intact with palms in the garden. This bridge has been replaced with the current concrete bridge, and a large, concrete, open car standing bay has been built to its west, with a lattice-enclosed storage area beneath.

With the subdivision of its original curtilage and the development of Inter-War flats and houses in its vicinity, “Hillcrest” is apparent as an unusual survivor of the earlier development of its locality, older in style and set in what are now unusually

expansive gardens which complement the building while lending to the setting and amenity of its neighbours.

#### **4.2 Design and Construction**

The building itself is of rendered brick and masonry construction, originally with a slate roof, now replaced with concrete tile cladding. Stylistically, the building combines Victorian period,

Italianate Revival features popular in the latter half of the Nineteenth Century, with references to the later Queen Anne Revival, Aesthetic Movement fashion. This eclecticism emerged during the 1880s and presaged the still-later Edwardian-Federation and Arts-and-Crafts styles, with exposed brickwork and timber detailing and trim. In Sydney, the work of the Blacket and Mansfield families of architects personify the former Revival styles, while that of Horbury Hunt – engaged by Black for the rebuild of “Tivoli”, exemplifies the latter.

The whole form and arrangement of “Hillcrest” is that of two dwellings, symmetrical about the central dividing wall. The roof presents pitched faces to all sides with a common ridge line circumscribing an internal roof flat. Gables above the projecting bays on the street frontage emphasize the two dwellings, with a particularly distinctive touch in the curve-braced and spindled timber joinery gable screens. A centreline-placed, end-on shared chimney adds to the effect. The front bays also feature typically Victorian, half-hexagonal bay windows, common to the ground and first floors, enhancing the space and light of the front south-facing rooms.

To each side, a hip-roofed lateral projection carries out the interiors of the principal rooms to each floor, and allows each house a square, arcaded porch at ground level, with balustered parapet and extending the themes of the arches and enclosing masonry balustrades of the balconies to front and rear. The north elevation of the house, facing and opening to the Harbour, features a grand, full width, arcaded ground floor veranda - its arches supported on fine cast iron columns - surmounted by a lighter veranda of squarish line with lighter iron columns to the first floor bedrooms. The circular arches and substantial columns of this manner were occasionally described in the day as “Romanesque” references. The layering of verandahs significantly enhances the grandeur and “marine villa” allusions of the dwellings.

The elevations to the upper residential floors of the house are mock-ashlar scribed render into which vertically proportioned timber sash windows are set. The wall surfaces are enlivened and weighted by string courses and sill mouldings which are reflected in the eaves above by bracketed eaves consoles and heavy moulded trim. The basement level of the house is emphasized with finely wrought, grooved rustication of its wall surfaces. The overall impression is of considered, substantial, quality detailing, and a building designed with regard to all its sides.

At the northwest and northeast corners of the building are found more recent basement level additions to the flats Nos. 5 and 6 – hipped roof, masonry walled additions providing new kitchens and living areas, accompanying the upgrade in fit-out of this level. A further timber framed and glazed “conservatory” addition has been made to flat No 5.

### **4.3 Interiors**

The interiors of the original semi-detached dwellings appear to have been conventionally laid out on each floor and their construction featured set-plastered masonry walls, plaster ceilings, timber-boarded floors and extensive timber joinery with substantial quality mouldings to door cases and window trim. The conversion of the ground floor and first floor rooms to flats have involved the replacement or concealment of some wall and ceiling surfaces. While some cornices and trim have been replaced, significant original elements do remain, as in the unusual “gothic” staff mould details of some arches and external corner mouldings. The joinery, a combination of original and new elements, is now painted. Important surviving internal fittings include some original fireplaces of distinctive design character.

Each floor of each dwelling has been converted to a separate flat and this entailed the removal of the staircases, whose lines faintly remain (in some locations) on the plastered wall surfaces to which they were attached. At each of the main levels, the emptied stair hall spaces were taken up by new bathrooms or bathroom-laundries, generally placed against or extending the central room (now bedroom) walls. Kitchens have been intelligently inserted into auxiliary bays or former box rooms at the northern end, and en-suite bathrooms inserted into the bedrooms. Their fit-outs reflect ongoing upgrades of the individual flats, to their owners’ tastes. Within the basement level, the former kitchens and service spaces have been liberally adapted to create flats commensurate with the stature and context of the property. The extent of internal change is such that interpretation of the ways in which the spaces and connections of the level have been changed is only possible through reference to early floor plans.

### **4.4 Condition**

Overall the building appears externally to be in a sound, well managed and maintained condition. Some minor localised deterioration of areas of masonry and render is evident, as is the deterioration of some of the metal columns to the porches and balconies/verandahs. One column to the north-west corner of the building has been replaced in a temporary manner by a modern steel section post. The western porch at ground level has been part-enclosed with a pragmatically fitted sheet of clear corrugated synthetic roofing. Service conduits, and some plant items such as small air conditioning units are attached to external walls in an ad-hoc manner. Typically of such buildings, there are insubstantial accretions which could be removed.

Fencing which delineates the individual flat outdoor areas is in mostly sound condition. The enclosed storage area under the car parking hardstand is somewhat informal in presentation, and hard landscape elements of the grounds and gardens, and the extensive planting, appear to require extensive maintenance. Pathways and retaining wall structures may require attention.

Sections of the front boundary iron and masonry palisade fence have been destabilized and enveloped by tree growth.

Internally, from the inspection of the five flats conducted for this report’s purpose, the interiors are presented in a variously sound condition, ranging from well-presented,

to high quality condition. Fitments and internal finishes are in good to excellent order and obviously maintained to good/high standards.

#### **4.5 Integrity**

The exterior form of “Hillcrest” is essentially intact, with legible changes having been made in the concrete entry bridge and the parking ‘carport’, with impacts on the original palisade fence.

At basement level, interpretable additions have been made to the NE and NW corners. Its roof cladding has been changed, but its roof form remains.

The curtilage of the building has been altered through subdivision and its setting by the subsequent development of those sites, but the building’s side setbacks and their garden space have been retained, and they support key enduring aspects of its presentation and character. Their spaciousness and planting make the property distinctive in its now developed context. The building retains some view lines to the harbour, and can still be seen from the harbour.

Internally, through its conversion the building has lost some of its internal integrity, but the floor plans of its principal levels are still readily understood, and supported by retained spaces and architectural detail of interest. Its bathrooms and kitchens are consistent with its change of use.

In short, the relative integrity of “Hillcrest” both supports and emphasises the understanding of its fabric and development history.

### **5.0 COMPARATIVE ANALYSIS**

#### **5.1 Relevant comparisons**

An exhaustive comparative consideration of “Hillcrest” has not been possible within the two-week time frame for the preparation of this report, but a preliminary consideration is possible, having regard to the building’s typology, style, date and the condition and integrity it manifests.

A comparative analysis has been provided by Zoltan Kovacs in support of the application, and the submission by GBA Heritage has responded to this.

#### **5.2 The Kovacs and GBA observations**

From a consideration of examples noted as not being comprehensive, the Kovacs analysis concludes that “Hillcrest” is not rare in the municipality, nor representative of the Queen Anne Style. However, as commented by GBA, only two of the properties suggested by Kovacs as comparable are two storey semi-detached pairs of dwellings, and these are stylistically quite dramatically different to “Hillcrest”. To this observation it must be comment that these examples appear to have been developed in contextually different circumstances to “Hillcrest”, and are not directly comparable or relevant.

GBA differ with Kovacs on “Hillcrest’s” satisfaction of Criteria F (Rarity). To the GBA observations must be added that the setting, the design context and physical context of the nominated comparisons are also dramatically different.

### 5.3 Reconsidering comparisons

No genuinely comparable example of a semi-detached, Victorian period pair of dwellings is advanced within the Kovacs Comparative Analysis which supports the proposed demolition of “Hillcrest”. The only examples amongst those nominated which might be considered as contemporaneous with “Hillcrest” and which qualify as ‘marine villas’, are “Tivoli” and “Fernleigh Castle”. Both are large single dwelling mansions.

Comparisons for “Hillcrest” may be seen in other suburbs (and municipalities) where contemporaneous examples may be found. In parts of Potts Point, in Randwick and Annandale, grand two-storey semi-detached pairs of dwellings can be cited, but none are “marine villas”. Examples would include pairs of houses in Annandale, developed by John Young, eg., “Agincourt”, Nos. 13-15 Collins Street, Annandale, which is heritage listed by Inner West (formerly Leichhardt) Council, and semi-detached houses within Potts Point e.g., “Highclere” and “Romney Hall”, Nos. 25-27 Challis Avenue, Potts Point, listed by the City of Sydney. Of these the Potts Point properties are the most comparable, being an impressive Italianate style semi-detached pair of three storey houses, originally built as “Banyulu” and “Pezilla” c.1890 and converted to flats in 1919. See Figs. 5.1 and 5.2 which follow.

These properties do not appear to be as pivotal in the history and development of their locality as “Hillcrest” appears to be. Neither are “marine villas”, nor are they designed in the round, to be appreciated in their complete settings. Both provided substantial homes intended for occupation by people of considerable means. 25-27 Challis Avenue were converted to flats at a similar date to “Hillcrest” and have continued in residential use, or as medical rooms. Both are heritage listed.



Fig. 5.1:13-15 Collins Street Annandale (NSW Heritage Database)



Fig. 5.2 : 25-27 Challis Avenue, Potts Point (NSW Heritage Database)

## 6.0 HERITAGE SIGNIFICANCE ASSESSMENT

### 6.1 Introduction

The Burra Charter defines cultural significance as ‘aesthetic, historic, scientific, social or spiritual value for the past, present or future generations’. Cultural significance is embodied in the place itself, its fabric, its setting, its use, associations, meanings, related places and objects.

The assessment of heritage significance identifies whether a place (or element of a place) may be considered important and valuable to the community. A place may also have a range of values important to different individuals or groups, within different communities.

The terms ‘cultural significance’, ‘heritage value’ and ‘heritage significance’ are synonymous, interchangeably used in practice generally and in Australia by organisations such as the NSW Heritage Council, NSW Heritage and the National Trust of Australia (NSW).

## 6.2 Heritage Significance Assessment

### New South Wales Heritage Assessment Guidelines

The NSW Heritage Manual guidelines, prepared by the then NSW Heritage Office and Department of Urban Affairs and Planning, provide the key framework for the assessment of significance, and preparation of a Statement of Significance. The guidelines employ and build upon the essential values of cultural heritage identified in the Burra Charter and comprise the framework and perspective which are accepted as the required format by administering heritage authorities in NSW. Five specific values are enunciated and two comparative heads of consideration are identified in the guidelines:

*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).*

*An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area).*

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

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

*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).*

Two further qualifiers are applied :

*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).*

*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 areas' cultural or natural places; or  
cultural or natural environments).*

An item is considered significant if it can be demonstrated to meet the inclusion guidelines set against each criterion. Inclusion and exclusion guidelines help to perceive qualities which might be difficult to discern and prioritize in assessment and evaluation, and which might emerge to qualify or disqualify a place from support as significant. In the tabulated set out of the inclusion and exclusion guidelines below, the relevant considerations for "Hillcrest" are shown in bold letters.

## 6.3 Assessment

**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).**

"Hillcrest" is demonstrably part of the first phase of closer settlement in the Rose Bay area, in which the larger estates of the gentry were subdivided for the development of substantial homes. This was closely followed by the pattern of more intense flat development upon increasingly more closely divided lands. "Hillcrest" is a marker of transition in its locality, unusually a pair of grand, semi-detached houses while still a "marine villa", reflecting the ambitions and harbour associations evident in its neighbours. It survives to demonstrate that short period of development in which the



burgeoning city, improving access and the demands for housing drove across the landscaped settings of homes built by Sydney's wealthy elite (and entrepreneurs).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>• <b>Shows evidence of a significant human activity.</b></li> <li>• <b>Is associated with a significant activity or historical phase.</b></li> <li>• <b>Maintains or shows the continuity of a historical process or activity.</b></li> </ul>	<ul style="list-style-type: none"> <li>• Has incidental or unsubstantiated connections with historically important activities or processes.</li> <li>• Provides evidence of activities or processes that are of dubious historical importance.</li> <li>• Has been so altered that it can no longer provide evidence of a particular association.</li> </ul>

"Hillcrest" is considered to meet the thresholds for local significance against Criterion (a). It is not considered to demonstrate a State level of significance against 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 the cultural or natural history of NSW (or the cultural or natural history of the local area).**

"Hillcrest" is most directly associated with Morrice (Maurice) Alexander Black, whose estate trustees sold the just-completed building after Black's death. The Scottish-born, 'head-hunted' actuary of the AMP, Black acquired the "Tivoli" estate in 1881-named thus by the original grant recipient of the land, Samuel Breakwell, and formerly the site of the house built upon the land by Capt. William Dumaresq in 1840. In 1882 Black was elected to Woollahra Council as the alderman for Bellevue Hill. On construction "Dalkey" and "Bionopa" became the near neighbours of Black's Horbury Hunt designed mansion "Tivoli", built upon the existing earlier house in 1882.

These names and milestones revolving around the history of the building are important associations and support arguments for its pivotal role and marker-presence in the development of its locality across the Nineteenth and Twentieth Centuries.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>• <b>Shows evidence of a significant human occupation.</b></li> <li>• <b>Is associated with a significant event, person, or group of persons.</b></li> </ul>	<ul style="list-style-type: none"> <li>• Has incidental or unsubstantiated connections with historically important people or events.</li> <li>• Provides evidence of people or events that are of dubious historical importance.</li> <li>• Has been so altered that it can no longer provide evidence of a particular association.</li> </ul>

"Hillcrest" is considered to meet the thresholds for Local Significance within the Woollahra LGA against Criterion (b). It is not considered to demonstrate a State level of significance against 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).**

“Hillcrest” is a striking, impressive, Late Victorian period pair of semi-detached residences, unusually (in its context) built for rental and capitalising upon the potential of its site to present as a “marine villa”. Substantially built and ambitious in both architectural terms and aesthetic character, the building retains the capacity to demonstrate its story of aspirational design, development and evolving occupation, despite the building having had its site more closely subdivided and the development of its once-open surroundings. Complemented by its gardenised side setbacks, which were central to its prestigious presentation, which have survived to provide a complementary setting for the building, and which emphasise its presence in its densely developed context, “Hillcrest” is a remarkable survivor which demonstrates its story.

Its exteriors are still markedly intact and capable of enhancement to support its continued use, as are its interiors, which have sustained various changes in the building’s conversion to flats, but remain significant in their capacity to demonstrate the building’s story and heritage importance.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>• <b>Shows or is associated with creative or technical innovation or achievement.</b></li> <li>• Is the inspiration for a creative or technical innovation or achievement.</li> <li>• <b>Is aesthetically distinctive.</b></li> <li>• <b>Has landmark qualities.</b></li> <li>• <b>Exemplifies a particular taste, style or technology.</b></li> </ul>	<ul style="list-style-type: none"> <li>• Is not a major work by an important designer or artist.</li> <li>• Has lost its design or technical integrity.</li> <li>• Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded.</li> <li>• Has only a loose association with a creative or technical achievement.</li> </ul>

“Hillcrest” is considered to meet the thresholds for Local Significance within the Woollahra LGA, against Criterion (c). Aesthetically distinctive, a landmark in both the physical and temporal sense, “Hillcrest” is a strong statement of taste, style, and concept. However, it is not considered to demonstrate a State level of significance against 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.**

While no special advocacy has emerged in support of the building, for spiritual or natural history reasons within the short time frame of this assessment report, the proposed demolition of “Hillcrest” has elicited a strong response from neighbours and nearby residents who have made submissions to Council in opposition to the proposed demolition. The community perception of heritage value in the building, together with its contribution to the amenity and understanding of the local area’s history, have in this way, been communicated to Council in opposition to its proposed loss. While not conclusive evidence of “social significance”, this supports the likelihood of further investigation establishing a relevant degree of social value.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>• <b>Is important for its associations with an identifiable group.</b></li> <li>• <b>Is important to a community’s sense of place.</b></li> </ul>	<ul style="list-style-type: none"> <li>• Is only important to the community for amenity reasons.</li> <li>• Is retained</li> <li>• only in preference to a proposed alternative.</li> </ul>

“Hillcrest” may meet the thresholds for Local Significance within the Woollahra LGA, against Criterion (d), on further specific investigation. It is not considered to demonstrate a State level of significance against 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 cultural or natural history of the local area).**

“Hillcrest” may have a potential local significance against this criterion, as a “reference site” of its type, through its pivotal place in the local history in which it is prominent. However, more enquiry would be necessary to confirm this value.

Guidelines for Inclusion	Guidelines for Exclusion
<p><b>Has potential to yield new or further substantial scientific and/or archaeological information.</b></p> <p><b>Is an important benchmark or reference site, or type.</b></p> <p>Provides evidence of past human cultures that is unavailable elsewhere.</p>	<p>The knowledge gained would be irrelevant to research on science, human history or culture.</p> <p>Has little archaeological or research potential.</p> <p>Only contains information that is readily available from other resources or archaeological sites.</p>

“Hillcrest” may be proven to meet the thresholds for Local Significance within the Woollahra LGA, against Criterion (e), particularly as a “benchmark, reference example of its type”. It is not considered to potentially demonstrate a State level of significance against 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)**

Within its local area, and within the Woollahra LGA, “Hillcrest” appears to be a rare and unusual example of its type – a substantial pair of semi-detached residences, built for rental as prestigious, aspirational homes presented as a harbourside “marine villa”. It is also a building of unusual historical prominence in the development of its locality, in which it remains a prominent marker of historical development processes.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> <li>Provides evidence of a defunct custom, way of life or process.</li> <li><b>Demonstrates a process, custom or other human activity that is in danger of being lost.</b></li> <li>Shows unusually accurate evidence of a significant human activity.</li> <li>Is the only example of its type.</li> <li><b>Demonstrates designs or techniques of exceptional interest.</b></li> <li>Shows rare evidence of a significant human activity important to a community.</li> </ul>	<ul style="list-style-type: none"> <li>Is not rare.</li> <li>Is numerous but under threat.</li> </ul>

“Hillcrest” is considered to meet the thresholds for Local Significance within the Woollahra LGA, against Criterion (f). It is a curious, distinctive example of the “marine villa” which figured prominently in the development of harbourside lands, but for a short period. It is not considered to demonstrate a State level of significance against this criterion.

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

“Hillcrest” is an unusual, representative exemplar of its type within its local area and the Woollahra LGA, being important not only for its rarity, but also for its related illustration of the course and pattern of development of local history, relative integrity and authenticity, and relationship with its setting. The retention of this capacity to demonstrate its unusual nature and design, as well as its place in local history, makes the building distinctive within the municipality.

<b>Guidelines for Inclusion</b>	<b>Guidelines for Exclusion</b>
<p><b>Is a fine example of its type.</b></p> <p><b>Has the principal characteristics of an important class or group of items.</b></p> <p>Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.</p> <p><b>Is a significant variation to a class of items.</b></p> <p>Is part of a group which collectively illustrates a representative type.</p> <p><b>Is outstanding because of its setting, condition or size.</b></p> <p><b>Is outstanding because of its integrity or the esteem in which it is held.</b></p>	<p>Is a poor example of its type.</p> <p>Does not include or has lost the range of characteristics of a type.</p> <p>Does not represent well the characteristics that make up a significant variation of a type.</p>

“Hillcrest” is considered to meet the thresholds for Local Significance within the Woollahra LGA, against Criterion (g). It is not considered to demonstrate a State level of significance against this criterion.

## 6.4 Assessment Conclusions

It is concluded after this assessment that against the NSW Heritage Assessment Criteria, “Hillcrest” must be considered an Item of Local Heritage Significance, both worthy and appropriate for inclusion as such upon Schedule 5 of the Woollahra LEP. Its historic and aesthetic importance, together with its associational values in the local context, merit its inclusion, and are supported by the retained integrity of the building and its interiors, notwithstanding the alterations made internally in its conversion from semi-detached houses to apartments. The retention of its original front and side setbacks, and the gardens therein, support in particular its historic and aesthetic values, and contribute to its landmark and streetscape importance.

In Woollahra, it is a “milestone” building illustrating important phases in the development of its locality and the municipality in general. With further investigation, it may prove to have a degree of social significance, against Criterion (d), and a scientific/investigative value emanating from its potential capacity to sustain enquiry about its history, design, and type of building.

Its qualities are not however, considered to merit its consideration, or nomination to the NSW state government, as an item of State significance.

Continuing documentary research into the building’s development at a key period within Woollahra may enhance the understanding of its comprehensive significance, and its capacity to demonstrate what can already be appreciated through its story.

## **6.5 Statement of Significance**

“Hillcrest”, No.780-786 New South Head Road, Rose Bay, is the residential flat building built c.1890 as a pair of semi-detached dwellings originally known as “Dalkey” and “Bionopa”, and converted to six flats in the early 1900s. It is of Local heritage significance within the Municipality of Woollahra for its historic, aesthetic, and associative values, particularly within the Rose Bay locality. Within its locality and LGA context it also demonstrates a rarity of its type, design, and developmental history and context, supported by its relative integrity.

Built by the prominent businessman and local alderman Morrice Alexander Black, the building was the first to be built in the lands subdivided in 1889 from Black’s “Tivoli” Estate . Adopting an urban form of semi-detached dwellings, usually seen in more closely developed city and urban streets, the building took advantage of its harbourside site to present as a prestigious “marine villa” set in complementary gardens like its earlier grand but distant neighbours. However, in the context of increasingly closer subdivision and greater densities, with purpose-designed flat buildings becoming the first-builds on surrounding lots, the two aesthetically designed, Victorian Italianate semi-detached houses became four and later, six flats - sold and successively owned by investors.

Renamed “Hillcrest”, the building remains significantly intact despite its adaptive re-use, and retains key dimensions and qualities of its original spacious garden setting, to maintain its historic and aesthetic contextual significance. “Hillcrest” contributes distinctively to the locality in which it is a landmark and an interpretable milestone of evolving development.

## **7.0 RECOMMENDATIONS**

The assessment of the heritage significance of “Hillcrest”, comprising the house, its interiors, and garden setting, concludes that the property as a whole meets the threshold of LOCAL heritage significance and should be listed as a local heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014. The property is not considered to be of State heritage significance, or likely to be so found.

The heritage significance assessment concluded that the property meets the threshold for heritage listing on historical, associational, and aesthetic values, and that it is rare, representative of a type of dwelling – the “marine villa” - once fashionable and important in the development of Sydney’s harbourside lands and later, suburbs. Such houses are uncommon on a local level. Further research and analysis may also confirm that social, research and rarity values are present – but no testing has been conducted to date. The history of the building and its setting, the physical fabric of its construction, combined with the documentary evidence found thus far, together illuminate its construction, development, and its heritage significance.

As a large property in a densely occupied, redeveloping part of Sydney, it has come under pressure for redevelopment. Unless its significance is protected by heritage listing and/or development controls, such pressure will continue to arise. The care and ongoing use of the property will require sensitive consideration of its identified values and their consequences in the planning of a strategy for its deserved conservation. The Heritage Significance Assessment provides the necessary basis on which to plan appropriate heritage outcomes. In due course, a Conservation Management Document is to be prepared for the site to guide its ongoing conservation and any future adaptive reuse.

**APPENDIX 1 :**  
Report of Dr. Mark Dunn

## **Hillcrest 780-786 New South Head Road**

### **Occupation history**

#### **First Land Grant and subsequent ownership**

In August 1812, Samuel Breakwell, a free emigrant to Sydney was granted 60 acres of land in what would become Rose Bay overlooking the harbour. He named his estate Tivoli after his birthplace in Ireland. Breakwell had arrived free in 1802, and until 1812 served as the valet of former Sherriff of Cork, Sir Henry Browne Hayes. Hayes, a prominent and wealthy citizen of Cork had been tried for abducting an heiress in Ireland and transported to Sydney for life in 1802. In Sydney, Governor King allowed him to purchase land at South Head and establish a farm, which he named Vauclose. In 1812 Hayes was awarded a full pardon, sold his Vauclose estate and returned to Ireland. Breakwell, having secured his Tivoli estate left Sydney in company with Hayes, with both men returning to Ireland and settling back in Cork. Breakwell's Tivoli Estate in Sydney remained undeveloped until 1830 when Adam Hayes, the nephew of Sir Henry Hayes, was given the Power of Attorney to sell both the Tivoli estates, which was sold to Thomas Horton James of Sydney.<sup>ii</sup> Horton soon subdivided and sold the estate, with an 18 acre portion being purchased by Captain William John Dumaresq. In 1842, Dumaresq built his house which he named Tivoli, the first building to be erected on the estate. Dumaresq, the brother-in-law to Governor Ralph Darling, had arrived in New South Wales with his regiment in 1825. He was granted land in the Hunter Valley, which he named St Aubins close to his brother Henry's grant (who was Darling's private secretary). Dumaresq was provisionally appointed as civil engineer, inspector of roads and bridges and later recommended by Darling to be assistant surveyor-general, although none of these appointments were confirmed by the British Government. In 1829 Dumaresq retired from public life to his St Aubins estate until the purchase of Tivoli. After the construction of his Sydney residence, Dumaresq lived at Tivoli, representing the Hunter Valley in the Legislative Assembly until 1856. With his wife's death at Tivoli in 1866, Dumaresq moved to live with his daughter in Queensland until his death in 1868, whereupon the Tivoli house and land transferred to his son William.<sup>iii</sup> In 1881 the Tivoli Estate was transferred to Maurice Alexander Black, an actuary of the Australian Mutual Provident Society (AMP). Black had arrived in Sydney from Scotland with his wife and four children, plus maid, in 1868 to take up his position with AMP.<sup>iv</sup> In 1881 Black subdivided part of the Tivoli Estate, leaving the main house surrounded by 13 acres, and the following year he replaced the original house with a new dwelling designed by John Horbury Hunt. In 1882 Black was also elected to the Woollahra Municipal Council as an Alderman for the Bellevue Ward.<sup>v</sup>

#### **Hillcrest House**

In 1889 Black subdivided more of the estate, creating Lots 17 & 18 upon which Hillcrest would eventually be built. At the time, Black retained ownership of part of the estate including Lots 17 & 18. In June 1890, Black advertised the sale of two new semi-detached residences just completed on part of the Tivoli estate, with views over the harbour below. The new dwellings were described as being built of brick on concrete, with slate roofs and spacious throughout. The basement of each including a hall passage, kitchen, scullery, washhouse, storeroom, wine cupboard, lift space, pantry, servants room and was connected to the city water and gas supply. On the ground floor was a verandah, porch, hall, drawing room, dining room, library, alcove and hat stand recess, while the first floor of each had 3 bedrooms, a fourth small bedroom, linen press and balcony. The advertising noted the proximity of both the



omnibus and the ferry wharf, while noting that each house was of special merit in design and comfort, highly finished throughout with no expense spared.<sup>vi</sup> . The two adjoining houses were named *Dalkey* and *Bianopa*.

In August 1890, before the sale could be completed on either of the new semi-detached dwellings, Black died and what remained of the Tivoli estate was managed by his Trustees. In a suburb that was developing a reputation as an area of large, exclusive houses, the two new semi-detached dwellings were perhaps unusual for the time in that they were built to rent. *Bianopa* was leased to Alfred Matchem Jenkins and his three daughters and *Dalkey* to Jonathon Leaver. Although a number of tenants were listed as occupying *Dalkey*, the Jenkins sisters remained in *Bianopa* after the death of their father in 1909 until at least 1915.<sup>vii</sup>

In 1911 the two houses were advertised for sale, although neither sold until they were transferred to Charles Matthews in 1915. A notice for the proposed sale in November 1911 in the *Sydney Morning Herald* described the building as being 2 semi-detached residences with rendered cement brick walls and slate roofs, each containing 7 rooms plus offices and balconies and having frontage to New South Head Road and Dumaresq St.<sup>viii</sup> Matthews converted the two dwellings into flats before he died in August 1919. His estate placed the building on the market the following year in October 1920. Once again newspaper descriptions were published for prospective buyers. The two semi-detached dwellings were described as being substantial buildings of brick, each comprising 4 up-to-date residential flats with hall, kitchen, living-room, bathroom with porcelain bath and basin, two bedrooms and all modern conveniences. They each had a sub-basement area that could be converted to an extra flat and would make ideal residential flat investment properties.<sup>ix</sup> It was likely at this time that a short entrance bridge was built to give access to the top floor flats from New South Head Road.

Between 1920 and 1924, the property was transferred four times, first to Harold Kent in July 1920, then Solomon Oppenheim in December 1920, then to Thomas Jesson in 1921. Jesson renamed the building to *Hillcrest* and in 1923 converted the sub-basement areas of each into single bedroom flats. When Jesson died in c1924, the property was transferred to his widow Clara as a joint tenant with two others before being sold once more to the builder Charles Bland. Bland subdivided the remaining land into three allotments in 1925.<sup>x</sup>

For the remainder of the Twentieth Century and until recent years, Hillcrest has continued to be largely leased to tenants, going through a series of owners during the period. More recent changes to the property include the installation of a pool in 1987, the addition of a conservatory to Flat 5 in 1992, which was later converted to a kitchen and the erection of a carport in 1998-1999.<sup>xi</sup>

**DELIGHTFUL ROSE BAY.**

**TWO EXCEPTIONALLY well-built and attractive new RESIDENCES** on part of the celebrated **TIVOLI ESTATE**, near the residences of **M. A. Black** and **C. Bennett, Esquires.**

The **SITE** simply told is one of those lovely spots only procurable at this matchless part of our pretty harbour; indeed, inspection alone will convey to a visitor the remarkable beauty of the scenery on water and land viewable from the

**TWO SEMI-DETACHED RESIDENCES**, which are built of brick, on best concrete, slate roofs. They are spacious, and each contains

**GROUND FLOOR**—Verandah, porch, hall, drawing-room, dining-room, library, alcove, recess, and hat-stand recess.

**FIRST FLOOR**—3 bedrooms, small ditto, bathroom, linen press, balcony.

**BASEMENT**—Hall passage, kitchen, scullery, washhouse, storeroom, wine cupboard, lift space, pantry, servants' room, city water and gas.

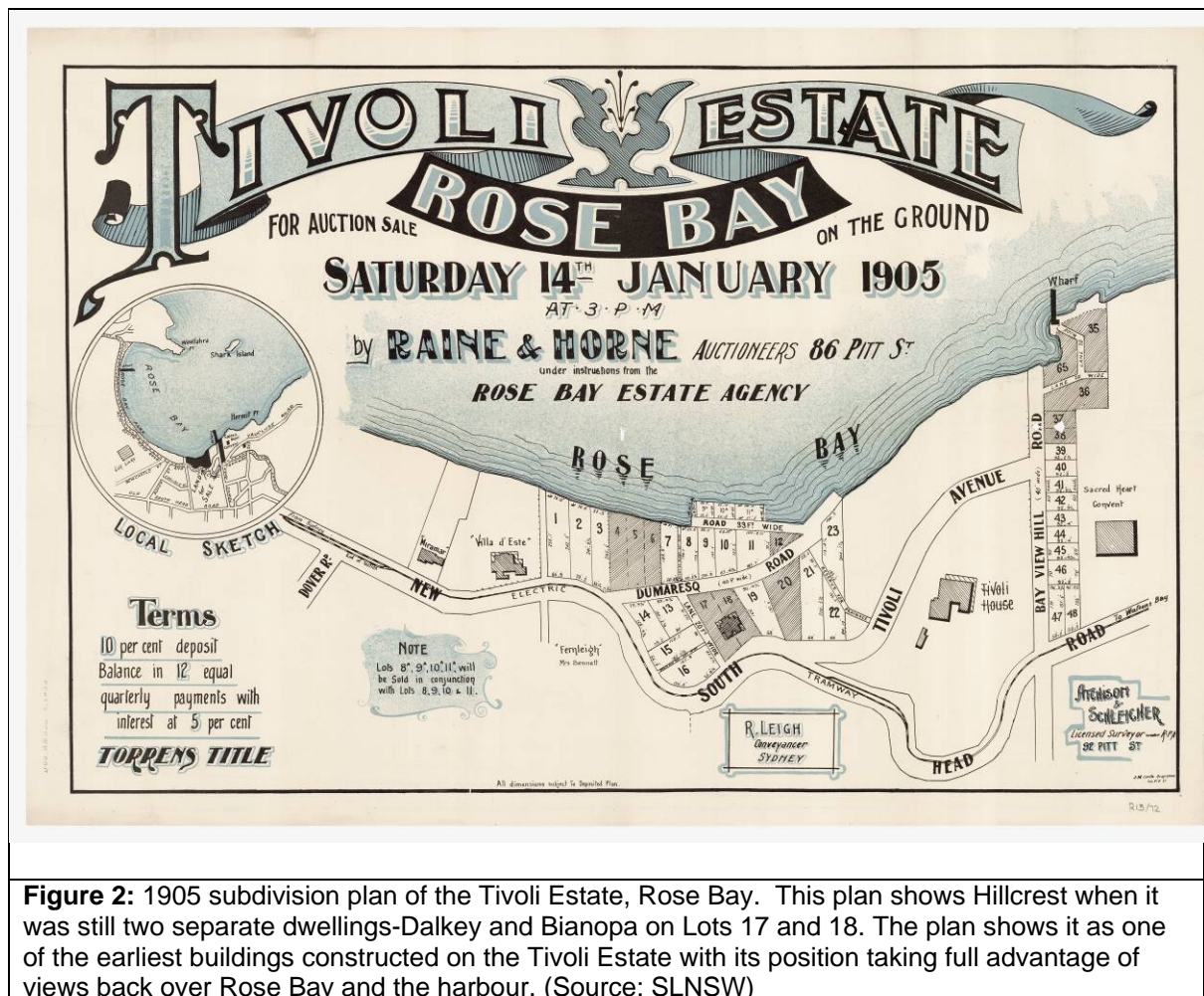
The regular steamers' wharf is only a few minutes' walk from them. Omnibuses pass frequently every day, and the road to city affords a charming drive.

**LAND** has 135ft. 2in. frontage to main South Head-road, depth lines varying from 280ft. to 166ft.

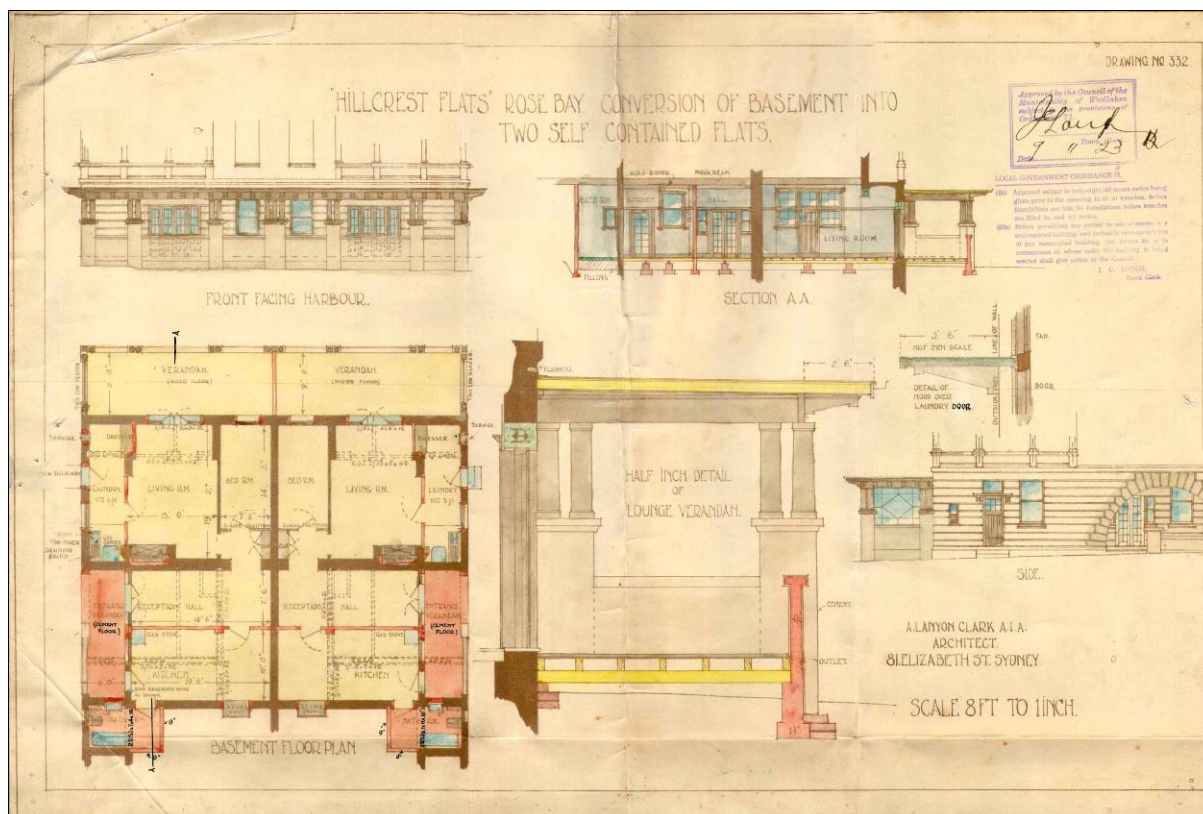
These Houses are of special merit in design and comfort, built in a faithful manner and highly finished throughout, no expense being spared to render them worthy of the select district.

**RICHARDSON and WRENCH, Limited**, have received instructions to sell by auction at the Rooms, on **FRIDAY 11th July at 11 o'clock**

**Figure 1:** The advertisement placed in the Sydney Morning Herald for the sale of two new semi-detached residences on the Tivoli estate of Maurice Black in June 1890 (Source: SMH 28 June 1890)

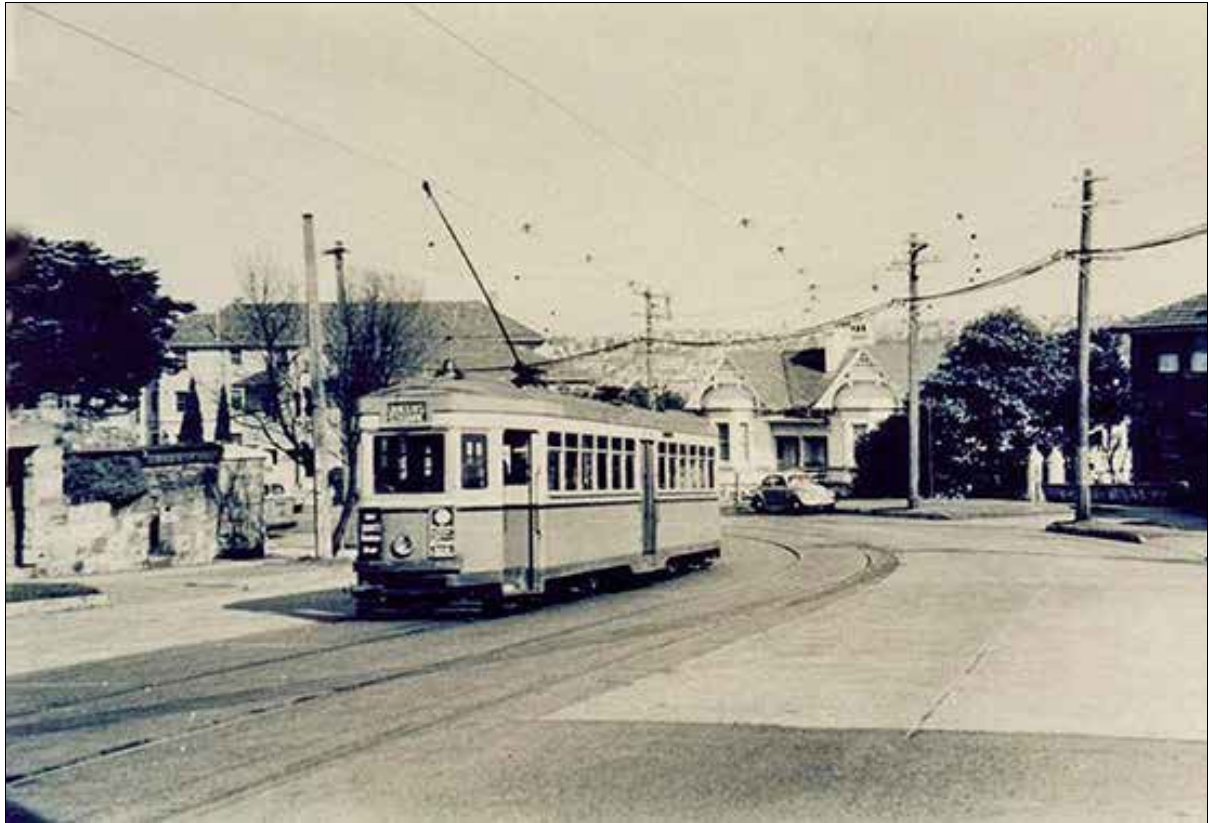


**Figure 2:** 1905 subdivision plan of the Tivoli Estate, Rose Bay. This plan shows Hillcrest when it was still two separate dwellings-Dalkey and Bianopa on Lots 17 and 18. The plan shows it as one of the earliest buildings constructed on the Tivoli Estate with its position taking full advantage of views back over Rose Bay and the harbour. (Source: SLNSW)



**Figure 3:** 1923 building application plan for the conversion of the basement area into two individual flats. Dalkey and Bianopa had already been converted into four flats in c1920 and the complex renamed Hillcrest. (Source: Woollahra Municipal Council)





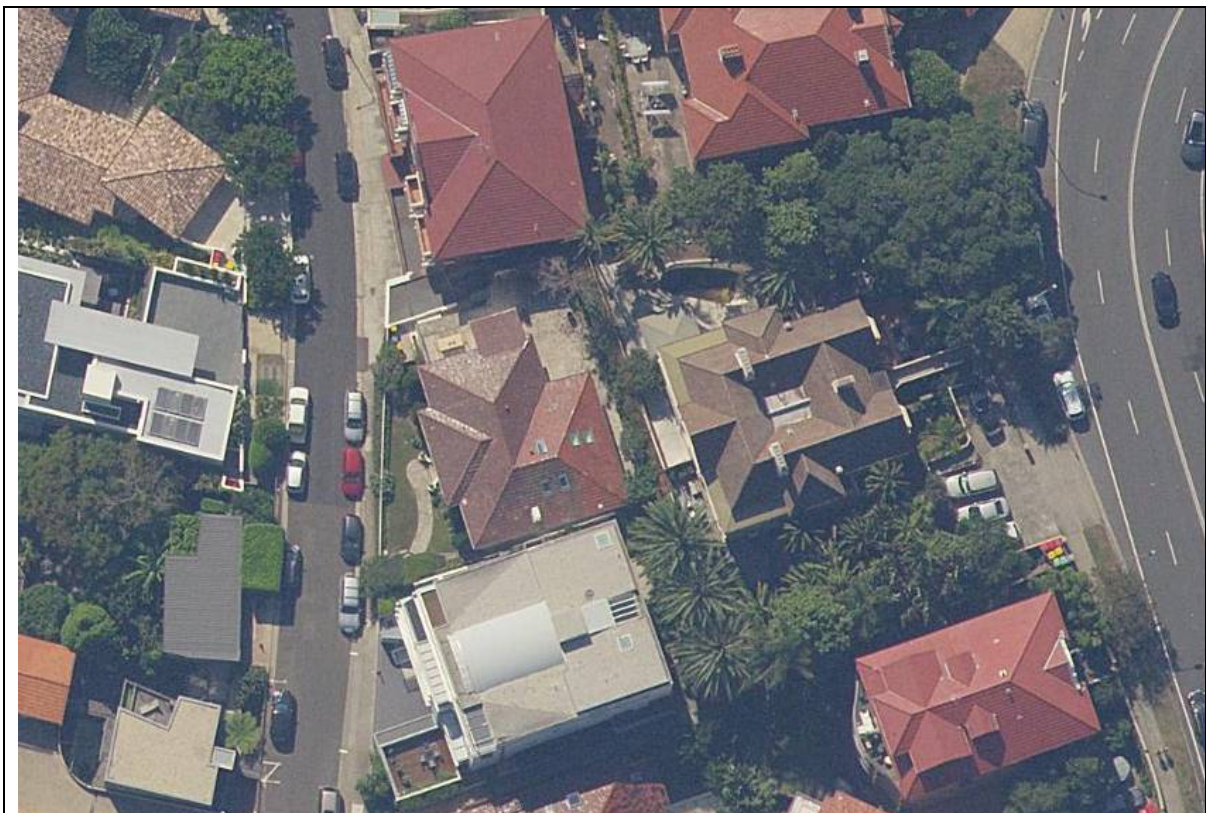
**Figure 4:** Hillcrest with its front double gable clearly visible in the centre background of this 1959 image. (Source: Woollahra Local Studies Collection)



**Figure 5:** c1948 aerial photograph showing Hillcrest (arrowed). The entrance bridge is visible and the site now surrounded by inter-war flat development. (Source: SLNSW-Milton Keys Collection Item 32)



**Figure 6:** 1943 aerial photo showing Hillcrest, with access bridge clearly visible. (Source: SIX Viewer)



**Figure 7:** c2019 aerial showing Hillcrest. Comparison to Figures 4 and 5 show little to no external change to the building since the 1940s. (Source: SIX Viewer)

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- <sup>ii</sup> <http://irishwattle.blogspot.com/2010/04/spotlight-on-samuel-breakwell.html>
- <sup>iii</sup> <http://adb.anu.edu.au/biography/dumaresq-william-john-2239>
- <sup>iv</sup> Shipping Arrivals, *The Empire*, 10 December 1868, p2
- <sup>v</sup> The Woes of Woollahra, *Evening News*, 14 August 1889, p.3
- <sup>vi</sup> *Sydney Morning Herald*, 28 June 1890, p.15
- <sup>vii</sup> 778-780 Local History File, Woollahra Library Local Studies collection
- <sup>viii</sup> *Sydney Morning Herald*, 4 November 1911, p27
- <sup>ix</sup> *Sydney Morning Herald*, 23 October 1920, p17
- <sup>x</sup> Certificate of Title: Vol 949 Folio 246
- <sup>xi</sup> Woollahra Municipal Council Development Application search



## APPENDIX 2

### Selected photographs

The following images were taken by Robert Allan Moore during inspection of the building on 9<sup>th</sup> October 2020. As there are abundant images of the property available in the reports prepared by others to date, the focus of these images is upon aspects and details of the building which are relevant in its assessment.

Additional images taken by Kristy Wellfare, Strategic Heritage Officer, Woollahra Council on 9<sup>th</sup> October 2020 and 18<sup>th</sup> June 2021 have been added to satisfy the conditions of the gateway approval issued by the Department of Planning, Infrastructure and the Environment on 9 June 2021 (Fig. A2.10-A2.18).

### Exteriors



Fig. A2.1 The twin gable presentation of “Hillcrest” clearly reflects its original two dwellings. The concrete entry bridge to the uppermost flats 1 and 2 appears from photographic images to have replaced an earlier bridge probably of timber framed construction. The entries may have been fitted into a re-entrant bay or in place of a balcony. The batted and spindled gable screens are distinctive stylistic touches. The concrete replacement of the slate roof may have caused the loss of detail trim.





Fig a2.2 The eastern side of the building ; street façade with entry bridge at left, and the former entry porch at right. The heavy, console bracket supported eaves are an example of the building's unusually rich embellishment, as is the round-arched, column-supported and balustered parapet topped porch.



Fig. A2.3 A detail view of the western porch, now the entry to Flat 3 which has been pragmatically enclosed for security and privacy. The side extensions to Flat 5 in the former basement level are visible at lower left. Surface mounted plumbing and services are not helpful to presentation but can be reconsidered.





Fig. A2.4 The north, harbour-facing elevation of the building, its principal façade and viewpoint exploiting its original “marine villa” location. Further openings have been made into the rusticated walls of the basement, allowing its flats the use of the close northern setback area left by subdivision.



Fig. A2.5 The eastern part of the original wrought iron and masonry palisade with its surviving original eastern gate piers and gate. The fig tree has gradually pushed the fence out of alignment.





Fig. A2.6 The sandstone block entry steps leading to the eastern entry porch, do not appear to be in use, probably due to their settlement and garden growth.

## Interiors



Fig.A2.7 The now sitting room of Flat 3, the former reception room with balcony to the harbour outlook. Hallway from entrance at right.



Fig.A2.8 View to the recently refitted kitchen of Flat 3, through the enlarged opening from the living room of the flat, a former reception room with balcony to the right.





A2.9 The living room of Flat 2, formerly a bedroom on the upper level of the eastern house. Doorway to the kitchen in a former dressing or box room, original Aesthetic Style marble mantelpiece at right, consistent in its quality with a principal bedroom. A matching chimneypiece is in the corresponding former bedroom of Flat 1.



Fig.A2.10 The remarkable Aesthetic Movement staff moulds to the reveals of the arch to the former main bedroom, now living room, of Flat 2.



Fig.A2.11 View of the southern side from New South Head Road, showing the generous side setback and established planting in the garden setting. (Source: K Wellfare, June 2021)



Fig.A2.12 View of the northern side setback as viewed from New South Head Road, showing the established garden setting. (Source: K Wellfare, June 2021)





Fig.A2.13 Aesthetic Movement staff moulds to the reveals of the arch to the living room, of Flat 2. (Source: K Welfare, October 2020)



Fig.A2.14 Chimneypiece in Flat 1, matching that found in Flat 2. (Source: K Wellfare, October 2020)



Fig.A2.15 Decorative fanlight detail to Unit 3. (Source: K Welfare, October 2020)



Fig.A2.16 Staff moulds to main hallway blind arch, Unit 3. (Source: K Welfare, October 2020)



Fig.A2.17 Hallway, Unit 3. (Source: K Welfare, October 2020)





Fig.A2.18 Hallway decorative ceiling and cornice detail, Unit 3. (Source: K Wellfare, October 2020)

*Figure 1: Hallway, Unit 3. (Source: WMC Officer, October 2020)*

*Figure 2: Hallway decorative ceiling cornice detail, Unit 3. (Source: WMC Officer, October 2020)*

*Figure 3: Staff mould to hallway blind arch, Unit 3. (Source: WMC Officer, October 2020)*

*Figure 4: Decorative fanlight detail to Unit 3. (Source: WMC Officer, October 2020)*