



Assessment of Heritage Significance

Cadry's Buildings

**133 New South Head Rd &
549 Glenmore Road, Edgecliff**

June 2021

(Updated 22 September 2021 to include 549 Glenmore Road)

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Part 1 Introduction

1.1 Overview

This Heritage Significance Assessment (HSA) has been prepared to provide the basis for a Council decision on the heritage significance and potential heritage listing of the Cadry's Building located at 133 New South Head Road, Edgecliff as a local heritage item in Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) and/or as an item of State significance in the State Heritage Register (SHR) under the *NSW Heritage Act 1977*.

On 10 February 2020 Council resolved:

THAT Council requests our heritage staff research the property located at 133 New South Head Road Edgecliff known as the Cadry's Building, to see if it is worthy of a permanent heritage listing.

The following information was included as background on the relevant Council agenda:

I request our heritage staff research the property located at 133 New South Head Road Edgecliff known as the Cadry's Building, to see if it is worthy of a permanent heritage listing.

This building was constructed in 1856 and operated as a hotel for many years. Since 1952, the building has been owned and operated by the Cadry's family who have restored some of the building back to its original state over the years.

This includes removing the pub tiles on the outside walls that would have been added in the 1930's to reveal the original sandstone walls.

The building is located in a highly visible spot and sits at the gateway to Woollahra. It is unique and I strongly believe that it should have a permanent heritage listing to save it for future generations.

In response to the notice of motion, this heritage assessment has been prepared for the property known as the Cadry's Building located at 133 New South Head Road, Edgecliff. The property is not currently included in the State Heritage Register (SHR) nor in the Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014). The property is located in the Paddington Heritage Conservation Area (C8). The site is in the vicinity of several listed heritage items, being the dwelling houses at the southern end of Mona Road (Items 149-166), and the Mona Road Heritage Conservation Area (C6). The subject site is not listed by the National Trust of Australia (NSW).

This Heritage Significance Assessment (HSA) was initially prepared in order to establish whether the Cadry's Building site fulfils the criteria for listing as a heritage item of local or State significance, and to make recommendations as to the ongoing management of the site. The historical information uncovered as part of the original HSA indicated that the neighbouring sites at 543-545 Glenmore Road were contemporaneous with the Cadry's Building and should be assessed to determine whether these buildings fulfil the criteria for listing as heritage items. In light of this recommendation and in accordance with the advice of the Woollahra Local Planning Panel of 16 September 2021, this assessment has been amended to include a high level assessment of the heritage significance for the property at 549 Glenmore Road, Edgecliff.

1.2 Project methodology

This HSA has been prepared in accordance with the heritage significance assessment guidelines published by the NSW Heritage Office in 2001.¹ It is also consistent with the relevant principles and guidelines of the *Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter).²

The following steps were undertaken in the preparation of this report:

- A search of the following relevant State and federal statutory and non-statutory heritage registers:
 - State Heritage Register
 - Woollahra Local Environmental Plan 2014 (WLEP 2014)
 - NSW State Heritage Inventory database
 - National Trust of Australia
 - Register of the National Estate
- Historical research
- Site inspection of the property and surrounding area
- Building fabric analysis
- Comparative analysis of pre-1860s buildings in the Woollahra Local Government Area (LGA).
- Assessment of heritage significance
- Recommendations
- Completion of a Heritage Inventory sheet

1.3 Authors and acknowledgements

This report was prepared by Kristy Wellfare (Strategic Heritage Officer) of Woollahra Municipal Council. It was reviewed by Anne White (Manager - Strategic Planning).

The author acknowledges the assistance provided by Barbara Swebeck and Jane Britten (Local History Librarians, Woollahra Council), Dr. Louise Trott (Anglican Church of Australia Sydney Diocesan Archives) and the staff at the Noel Butlin Archives at the Australian National University in the preparation of this report.

1.4 Limitations

This report provides an assessment of non-Aboriginal (historical) built heritage only, and does not provide an archaeological or Aboriginal heritage assessment.

¹ NSW Heritage Office, 2001. *Assessing Heritage Significance*.

² Australia ICOMOS Inc, 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

Part 2 Background

2.1 Site identification

The Cadry's Building site is located at 133 New South Head Road, Edgecliff, in the Woollahra Local Government Area (LGA). The site is located on the corner of Glenmore Road and is legally identified as Lot 1 in Deposited Plan 255233 (Figure 1). The site is irregular in shape, approximately 403m² in area, with a street frontage of 23.98m on the north-western boundary to New South Head Road, an irregular secondary street frontage of 27.66m to Glenmore Road to the west and south-west, an irregular rear southern boundary of 16.946m, and an eastern side boundary of 7.79m.

Existing development on the site comprises a three storey commercial building with basement, of sandstone and rendered masonry construction. The ground and first floors are of sandstone wall construction that is partially rendered and painted. These levels originally date from the early 1850s, and the uppermost floor is comprised of rendered and painted masonry construction added in 1909 to a design by E. Lindsay Thompson.

Development on adjoining sites includes a group of early Victorian era buildings at 543-549 Glenmore Road comprising a two storey sandstone cottage (No. 549, also considered in this report) and three single storey brick cottages legally identified, respectively, as Lots 34, 35, 36 and 37 in DP 255233. Adjoining development to the north and east comprises a three storey mixed use building with basement parking at 135 New South Head Road of rendered masonry construction with a curved metal roof, constructed circa mid-1980s.



Figure 1: Cadastral map of site (Source: Woollahra Council GIS Maps)

2.2 Site use

The Cadry's Building site contains a three storey commercial building with basement that is currently used for retail purposes. The building comprises showrooms at ground floor and first floor level and associated offices, workrooms and storage on the second floor level. 549 Glenmore Road contains a two storey sandstone building with metal roof. Until recently the building was used as offices in association with the retail use of the Cadry's Building and is currently used for storage.

The site and the neighbouring sites are zoned B4 Mixed Use under the Woollahra LEP 2014. The Objectives for the B4 zone are:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To provide active ground floor uses to create vibrant centres.*
- *To provide for development of a scale and type that is compatible with the amenity of the surrounding residential area.*
- *To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.³*

The Cadry's Building site and adjoining sites along Glenmore Road are identified as land reserved for acquisition for the purposes of road widening of the classified road (New South Head Road). The acquisition authority is identified in Clause 5.1 of the Woollahra LEP as Transport for NSW.

2.3 Heritage listings

2.3.1 Statutory

The Cadry's Building and 549 Glenmore Road are not identified as a heritage item on the NSW State Heritage Register (SHR). The site is not identified as a local heritage item, however, the site is located in the Paddington Heritage Conservation Area (C8), under Schedule 5 of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).

2.3.2 Non-statutory

The Cadry's Building and 549 Glenmore Road are not listed on the NSW National Trust of Australia Register or on the Register of the National Estate.

2.4 Heritage in the vicinity

There are several listed heritage items in the vicinity of the site, including the Edgecliff Street Name Inlays (Item 674) and the houses at the southern end of Mona Road. There are no items of State heritage significance within the immediate vicinity of the site. The following locally significant Woollahra LEP 2014 heritage items are in the general locality (*Mona Terrace— building and interiors* (Item 149), 2A Mona Road

³ Woollahra Local Environmental Plan 2014

- Terrace house and interiors, front fencing, steps and balustrade (Item 153) - 9 Mona Road
- Terrace house and interiors, front fencing, steps and balustrade (Item 153) - 11 Mona Road
- Semi-detached house and interiors, grounds, and sandstone retaining wall to street—Mona Road heritage item group (see also 17 Mona Road) (Item 158) - 15 Mona Road
- Terrace house and interiors, front fencing, steps and balustrade (Item 159) - 15A Mona Road
- Semi-detached house and interiors, grounds and sandstone retaining wall to street—Mona Road heritage item group (see also 15 Mona Road) (Item 161) - 17 Mona Road
- “Greycliffe Flats”—house and interiors, grounds and sandstone retaining wall to street (Item 164) - 21 Mona Road
- “Greycliffe Flats”—house and interiors, grounds and sandstone retaining wall to street (Item 165) - 23 Mona Road



Figure 2: LEP Heritage items and conservation areas in the vicinity of the site (shown highlighted in blue). (Source: Woollahra Council GIS Maps)

Part 3 Historical context

3.1 Introduction

This section provides a historical context of the Cadry's building located at 133 New South Head Road, Edgecliff. It provides an overview of the history of Edgecliff that is also applicable to the neighbouring property at 549 Glenmore Road, and a history of the development of the site in its context.

3.2 Edgecliff & Paddington

The site of this assessment is located in the suburb of Edgecliff. A suburb in eastern Sydney located approximately 4km east of the CBD in the Woollahra Local Government Area (LGA). Historically, the site was located within the suburb and municipality of Paddington.

The original inhabitants of much of the land of the Woollahra LGA were the Gadigal (Cadigal) clan. The estate that covered Paddington was known as the *Cadi*, located on the southern side of Port Jackson, extending from South Head to Darling Harbour and covering most of the Eastern Suburbs of Sydney. The people with rights to those lands were known as the *Cadigal*, meaning people of the Cadi.⁴ The local aboriginal people maintained connection with country following the seizure of their lands by the British colonisers. However, an aboriginal heritage assessment of the site has not been undertaken.

The name Paddington came about when James Underwood subdivided his land in October, 1839, 50 acres of the 100 acres granted to him, Robert Cooper and Francis Forbes for the purpose of setting up a distillery. Underwood called his subdivision the Paddington Estate after the London Borough of that name and it covered the land from Oxford Street down to present day Ocean Street.⁵

The name 'Edgecliff' is derived literally from its topography, with the name being given by a pair of surveyors appraising the land for potential housing subdivision in 1857. Edgecliff became an official postal district in 1877 and a post office was built there in 1894.⁶

Woollahra and Paddington Municipalities

A petition for the creation of a municipality of Paddington was signed by 172 local residents in 1859. The Municipality of Paddington was proclaimed on 20 April 1860. The first meeting of the Paddington Council was held at the Paddington Inn, on the corner of Oxford and William Streets, on 25 May 1860 when William Perry was elected the first mayor (then chairman). A purpose built council chambers designed by architect Thomas Rowe was built on Oxford Street between Brodie and Young Streets in 1864. A new town hall, designed by architect John Edward Kemp, was built at 247 Oxford Street in 1891.

⁴ Irish, Paul "Aboriginal Paddington" in *Paddington: A History* p.19-20

⁵ Woollahra Library Local History Centre and the Woollahra History and Heritage Society. N.d. *Local History Fast Facts - P* https://www.woollahra.nsw.gov.au/library/local_history/local_history_fast_facts/p

⁶ Sharpe, Alan. & Lawrence, Joan. 1999, *Pictorial history Eastern Suburbs* / edited by Joan Lawrence and Alan Sharpe Kingsclear Books Crows Nest, N.S.W p.14

The municipality of Paddington was absorbed into the City of Sydney Council in 1948 as part of the NSW Government's plans for a decreased number of local government areas. A portion of the old Paddington municipality, being that section north of Oxford Street, was transferred back to Woollahra municipality in June 1968.⁷

Grants and the Rushcutters Valley Gentry

Over 200 acres were granted by the Crown in the Paddington area between 1810 and 1822 for industrial purposes. William Thomas' 1817 grant was the second in the area, the first being to Captain John Piper in 1816.⁸ Thomas' grant occupied a frontage to Rushcutters Bay and extended across the swamplands up toward the subject site with an irregular, trapezoidal shape. Such was the abundance of space that each of the early grants took its own form, with little regard to access or the spaces in between.⁹ The odd shape of the St James' Glebe¹⁰ grant on which the subject site stands was dictated by the early land grants in the area that were laid out in an ad-hoc manner.

William Thomas' 1817 grant boundaries were not altogether clear or accurate and relied on a shoreline rock for a bearing point on its eastern boundary.¹¹ This lack of precision in the early grants of the area was borne out in the case of Thomas West, where the title of the land and the actual extent were only confirmed many years later after several extended court battles.¹²



Figure 3: Extract from Mrs. Darling's Point to South Head Road [cartographic Material] : Property Map. 1833-1837. Print. (Source: State Library NSW Mitchell Map Collection item M2 811.1811/1837/1)

New South Head Road and Glenmore Road

The site is located on the corner of Glenmore Road where it meets New South Head Road. Initially a foot track known as the 'Maroo' that led to South Head, New South Head Road was

⁷ Woollahra Library Local History Centre and the Woollahra History and Heritage Society. N.d. *Local History Fast Facts - P* https://www.woollahra.nsw.gov.au/library/local_history/local_history_fast_facts/p

⁸ Griffin, Robert "Early Paddington" in *Paddington: A History* p105

⁹ Morrison, Bill "Mapping Paddington" in *Paddington: A History* p.42

¹⁰ In the Roman Catholic and Anglican Church traditions, a "glebe" is land, in addition to or including the parsonage house/rectory and grounds, which was assigned to support the priest. Source: The Glebe Society Website, "What does "Glebe" mean?", <https://www.glebesociety.org.au/about-glebe/history-heritage/what-does-glebe-mean/> accessed 2 June 2021

¹¹ Morrison, Bill "Mapping Paddington" in *Paddington: A History* p.42

¹² Morrison, Bill "Mapping Paddington" in *Paddington: A History* p.42

designed by Surveyor-General Thomas Mitchell as an alternative shorter route to South Head than the Old South Head Road. Mitchell also saw it as a scenic drive that would 'open a constant succession of the most beautiful and picturesque scenery of Port Jackson'. The road is shown as unformed on the 1833-7 plan in Figure 3, and was built from 1834.¹³

The development of Glenmore Road was to serve the distillery on the Cooper, Forbes and Underwood grant, and, at its northernmost end, generally followed the line of Thomas' grant (Figure 4). Glenmore Road was formed from an on-grade track formed by bullock drays leading from the Distillery to Oxford Street in 1824.¹⁴ The formation of Glenmore Road allowed for a further phase of land grants in the area from 4 to 8 acres (1.6-3ha), mostly with frontages to Glenmore Road, that would transform the valley with gentry villas and estates for the wealthy administrators of the colony.¹⁵

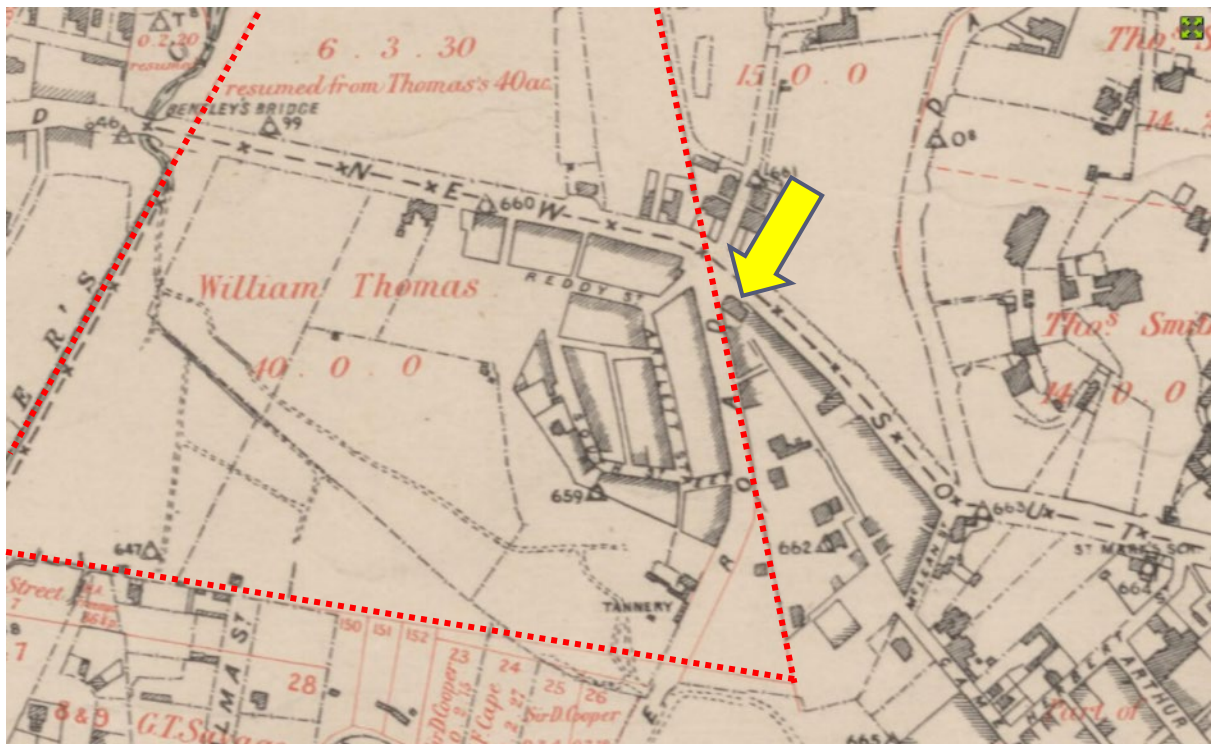


Figure 4: Extract from 1888 General Survey of the Colony. County of Cumberland, Parish of Alexandria. The site is shown by the arrow, with the line of Thomas' grant shown dashed in red. (Source: New South Wales. Surveyor-General. (1888). *General survey of the Colony. County of Cumberland, Parish of Alexandria* Retrieved March 6, 2020, from <http://nla.gov.au/nla.obj-229915560>)

¹³ Woollahra Library Local History Centre and the Woollahra History and Heritage Society. N.d. *Local History Fast Facts - N* https://www.woollahra.nsw.gov.au/library/local_history/local_history_fast_facts/n

¹⁴ Conybeare Morrison & Partners, 1997. *Paddington Townscape Study*

¹⁵ Morrison, Bill "Mapping Paddington" in *Paddington: A History* pp.42-45

3.3 St James' Glebe



Figure 5: Extract from the Parish of Alexandria Map dated 15 May 1900, with St James's Glebe shown bounded by red. The location of the subject site is shown with an arrow. (Source: NSW Historic Land Records Viewer, <https://hlrv.nswlrs.com.au/>)

The Cadry's buildings stand on land that formed part of the St James's Glebe lands. The St. James Glebe Grant consisted of 29 acres granted to the Church of England in 1842 in lieu of payment by the government for their services in providing schools.¹⁶ The notice of the grant (No. 42) was advertised in the Government Gazette of 19 July 1842.¹⁷ The Glebe Lands were subdivided into 34 leasehold allotments and offered for sale in 1842 and again in 1848, this time further subdivided into 47 allotments with a lease term of 28 years (Figure 6).¹⁸

The St James' Glebe Lands were developed from the 1850's on the leasehold allotments. Some remaining examples of those early leasehold developments remain in Herbert Rd, Cameron and Great Thorne Streets and are mostly original terrace and free standing houses built in the latter half of the 19th century. The Edgecliff Preparatory School was also originally located in the St James' Glebe lands. The St James' Glebe lands were also directly affected by the construction of the Eastern Suburbs Railway, which destroyed the commercial streetscape including the Horbury Hunt McLean's Butchery previously on the corner of McLean Street.¹⁹

¹⁶ Paddington History and Heritage: A Theme History (1997) p.20

¹⁷ CHURCH GRANTS. (1842, July 19). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 1028. Retrieved March 6, 2020, from <http://nla.gov.au/nla.news-article230357298>

¹⁸ "Advertising" *The Sydney Morning Herald* (NSW : 1842 - 1954) 15 November 1848: 4. Web. 11 Sep 2020 <<http://nla.gov.au/nla.news-article12910617>>.

¹⁹ Woollahra Library Local History Centre and the Woollahra History and Heritage Society. N.d. *Local History Fast Facts* - S https://www.woollahra.nsw.gov.au/library/local_history/local_history_fast_facts/s

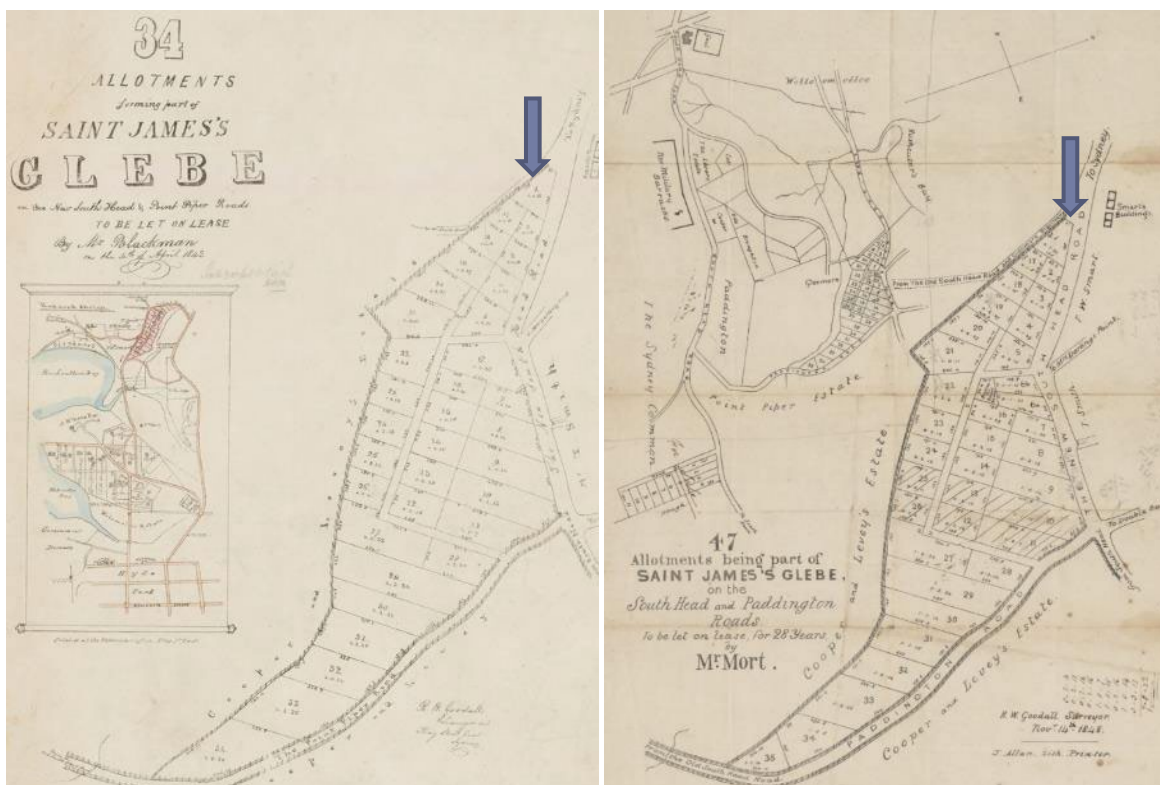


Figure 6: Leasehold subdivisions of the St James' Glebe in 1842 (L) and 1848 (R) with the location of the subject site identified by an arrow. (Source: (L) Goodall, R. H. 34 Allotments Forming Part of Saint James's Glebe on the New South Head & Point Piper Roads to Be Let on Lease by Mr. Blackman on the 4th of April 1842 [cartographic Material] / R. H. Goodall, Surveyor ... Sydney, NSW]. Mitchell Map Collection, State Library of New South Wales. (R) Goodall, R. W & Allan, John & Mort & Co. (1848). 47 allotments being part of St. James Glebe on the South Head and Paddington Roads, to be let on lease for 28 years, by Mr. Mort Retrieved February 28, 2020, from <http://nla.gov.au/nla.obj-229949703> [note: Paddington Road as shown on these plans is now known as Ocean Street].

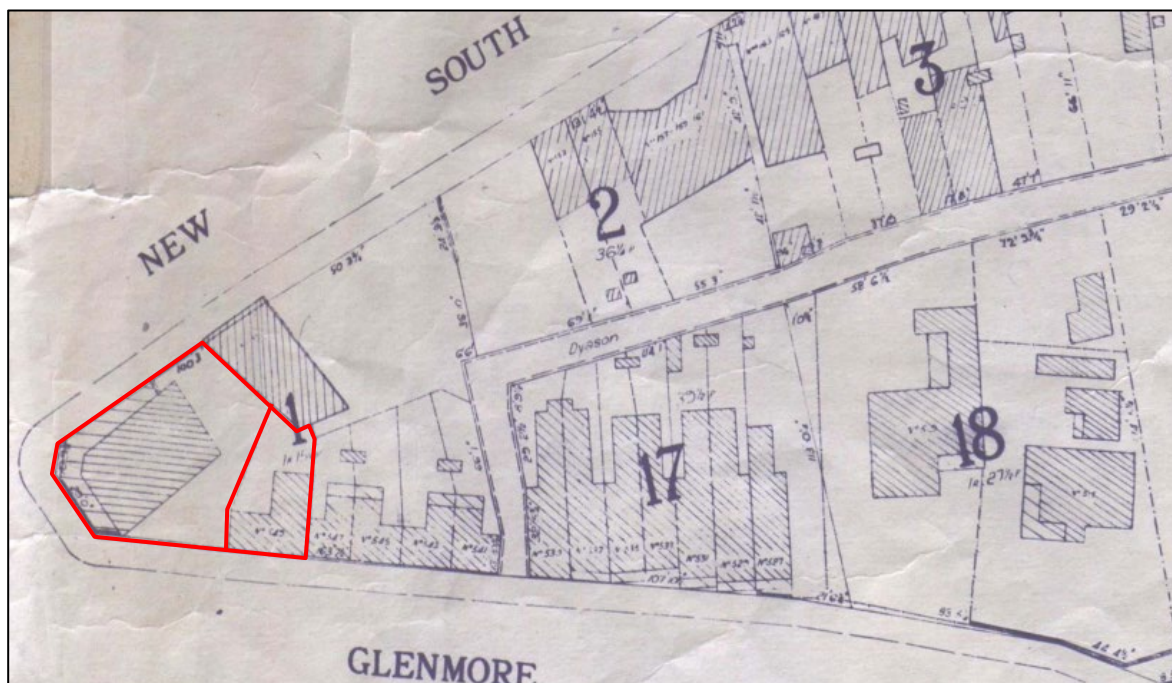


Figure 7: Extract from "Plan of St. James' Glebe, Municipality of Paddington" (undated) with the sites of 133 New South Head Road and 549 Glenmore Road shown in red. (Source: Woollahra Local History Library)

In addition to the former Rushcutters Bay Hotel, the two-storey sandstone building at 549 Glenmore Road and the three brick workers cottages at 543-545 Glenmore Road were all located on the Lot 1 of the St James' Glebe (Figure 7). The records held in the Anglican Archdiocese of Sydney Archives confirm that the trustees of the site, the Bishop of Sydney, The Reverend Robert Allwood Clark, Charles Nathan, Surgeon, John Piper MacKenzie, Official Assignee, and William Hemmery, Gentleman leased the site to John Walton, freeholder, of Sydney for a term of 99 years from 1 January 1866. John Walton subleased the site to Snowden McBurney and Nicholas McBurney, thus starting a long history of lease and sublease of the site for the 99 year terms of the leasehold.

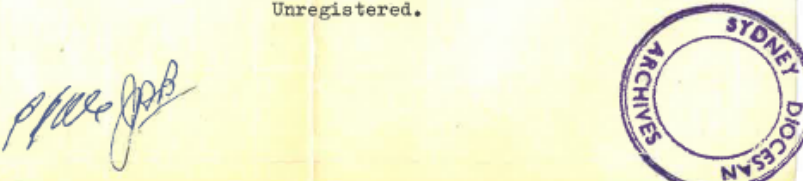
<u>THE SCHEDULE REFERRED TO.</u>		
(1)	30/8/1866	<u>Lease</u> Bishop of Sydney (1) Bishop of Sydney R. Allwood, C. Nathan, J.P. Mackenzie and W. Hemmery (2) and J. Walton (3). Regd. No. 949 Book 99.
(2)	30/8/1866	<u>Lease</u> Bishop of Sydney (1) Bishop of Sydney R. Allwood, C. Nathan, J.P. Mackenzie and W. Hemmery (2) and J. Walton (3). Regd. No. 950 Book 99.
(3)	3/8/1869	<u>Mortgage</u> J. Walton (1) W.B. Walford and W.E. Spark (2). Regd. No. 585 Book 115.
(4)	1/8/1873	<u>Surrender</u> endorsed thereon. Regd. No. 93 Book 137.
(5)	1/8/1873	<u>Mortgage</u> J. Walton (1) H.T. Rouse and R. Rouse (2). Regd. No. 94 Book 137.
(6)	11/11/1882	<u>Discharge</u> endorsed. Regd. No. 83 Book 261.
(7)	6/12/1878	<u>Indenture of Assignment</u> E.K. Holroyd (Walton (1) M. Holroyd (2) J. Tayler (3). Regd. No. 399 Book 186.
(8)	12/6/1869	<u>Lease</u> W.B. Walford & W.E. Sparke (1) J. Walton (2) and S. McBurney & N. McBurney (3). Unregistered.
		
(9)	28/12/1862	<u>Lease</u> E.K. Holroyd & H.W. Walton (1) M. Holroyd (2) and J. McInerney (3). Unregistered.
(10)	15/1/1883	<u>Indenture of Assignment</u> H.W. Walton & E.K. Holroyd (1) M. Holroyd & E.K. Holroyd (2) J. Tayler (3) R.A.E. Cooper and A. Cooper (4) H.W. Walton (5) The Commercial Building and Investment Co. Ltd. (6) T. Moore (7) Regd. No. 878 Book 262.
(11)	31/5/1915	<u>Indenture of Assignment</u> J.M. Moore & W.E. Smyth King (Executors T. Moore) (1) and V.H. Moore (2). Regd. No. 690 Book 1057.
(12)	19/8/1955	<u>Deed of Assignment</u> V.H. Shawe (Moore) (1) and J.A. Black & J. Black (2). Regd. No. 101 Book 2343.

Figure 8: Schedule of land dealings for the subject site as itemised in the 18th June 1958 Deed of Assignment. (Source: Anglican Archdiocesan Archives)

The Glebe Administration Board of the Church of England (now Anglican Archdiocese of Sydney) maintained ownership of the Cadry's site, on behalf of the Bishop of Sydney, until after the close of the 99 year lease in 1966. The site was first sold to Aquila Investments Pty Ltd on 10 November 1977 before being sold to Sterling Agencies P/L, a Cadry family company, on 25 August 1978.²⁰ Companies associated with the Cadry family remain the current owners and occupiers of the two sites. As shown in the 1958 deed of assignment found in the Anglican Archdiocesan Archives, Figure 8, above, the remnants of the original 99 year leases were regularly traded until the eventual sale of the freehold title.

3.4 Rushcutters Bay Hotel (c.1856-1964)

This section provides an outline of the history of the Cadry's Building site and its development in the time that it operated as the Rushcutters Bay Hotel.

3.4.1 Early years (c.1856-1930)

The building formerly known as the Rushcutters Bay Hotel is likely to have been constructed on the site within the St James' Glebe in the mid-1850s. The Sydney Morning Herald of 6 February



Figure 9: Advertising (1855, February 6). The Sydney Morning Herald (NSW : 1842 - 1954), p. 1. Retrieved March 9, 2020, from <http://nla.gov.au/nla.news-article12965262>

1855 advertised the sale, on building leases, of "building sites at the junction of the New South Head and Glenmore Roads" in Rushcutters Bay, which may refer to the subject sites and indicate the construction of the subject buildings post-date this advertisement.

The earliest mention of the Rushcutters Bay Hotel found in the Publican's Licenses Index dates from 5 December 1856 when a license for the Rushcutters Bay Hotel was granted to Mary Clarke, who held the license for several years.²¹ Following the death of her husband, Daniel Clarke, in 1857,²² the license was transferred from Mary Clarke to John Eustace on 12 March 1858.²³ The 1858 Sands Directory confirms John Eustace as the occupier of the Rushcutters Bay Hotel.²⁴ The license for the premises transferred many times throughout the use of the premise as a hotel between the mid-1850s and 1966. A chronology of the licensees based on the information available is provided in Appendix A.

The general form and materiality of the buildings as shown in the historic images and contemporary paintings such as the watercolour of George Martin (Figure 10) concur with this estimated date of construction. It is noted that the two storey sandstone building at 549 Glenmore Road and the four brick workers cottages at 543-547 Glenmore Road are also identifiable in this watercolour and indicate these buildings are also some of the oldest extant buildings in the locality.

²⁰ Woollahra Council Property File No. 191.549

²¹ Publicans' Licenses Index 1830-1861 NSW State Archives NRS 14403 [7/1507]; Reel 1239

²² ECCLESIASTICAL JURISDICTION. (1857, April 28). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 996. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article229956768>

²³ PUBLICANS' LICENSES. (1858, March 13). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 5. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article13007473>

²⁴ John Sands Ltd, *Sands Sydney, Suburban and Country Commercial Directory, 1858* (01/01/1858 - 31/12/1858), [A-01136294]. City of Sydney Archives, accessed 07 May 2021, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1898994>

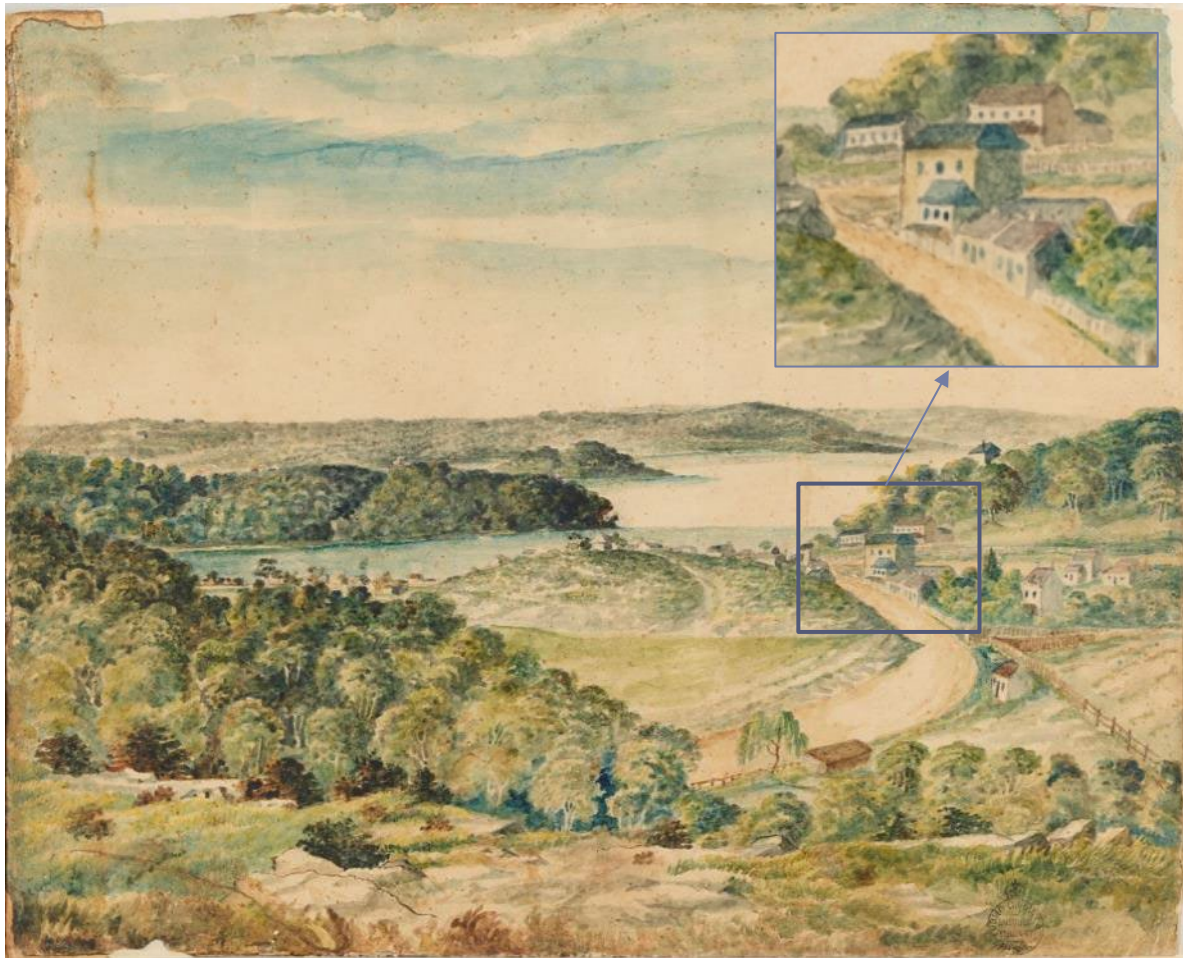


Figure 10: Watercolour by George Roberts, c.1859-63. The view looks down the Glenmore Road toward the site, which is shown within the square. The magnified inset of the site indicates the building and the three immediately adjacent buildings were present at the time. (Source: "Views mainly of the Eastern Suburbs of Sydney" Mitchell Library, State Library of NSW)

Following the proclamation of Paddington Council in April 1860, the Paddington Assessment book for 1860 describes the Cadry's site as a Public House with 10 rooms over 3 floors and being of stone construction with a shingle roof. William Watkinson was identified as the person rated, with Catherine Clarke nominated as the Land Owner. The building is described as being of Stone construction with a shingle roof, three storeys in scale and comprising 10 rooms.²⁵

1860

William Watkinson Catherine Clarke Public H. Stone Shingle 3 10 130.0.0 100.0.0

1863

Henry Nicholas St. Nicholas Public H. Stone Shingle 3 11 125 100

²⁵ Paddington Rate Book; Assessment Book (01/01/1860 - 31/12/1866), [A-00491848]. City of Sydney Archives, accessed 29 Apr 2021, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1069342>

In the 1872 the Paddington Assessment Book, the site is identified as being occupied by Henry Nicholson, Leased to Walton and the owner is noted as "Glebe".²⁶ It also indicates the site as being occupied by a dwelling house, albeit of 3 storeys of stone and shingle construction consistent with the previous rate book entries, although this is considered to be an administrative error in the rate book.

Recently, Woollahra Council commissioned Robert Allan Moore, Heritage Architect to undertake a study to assess the heritage significance of several pubs in Paddington, known as the Paddington Pubs Study. The study provided the following general information about the evolution of pubs within the Paddington area that was included in the inventory sheets for the listed items that is also relevant to the subject site:

"By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney (Kelly, M., Paddock Full of Houses : Paddington 1840-1890, Doak Press, Sydney 1978, pp.180-181). Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether any new publicans license's should be granted in the coming three years, and if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any (Kelly, op cit p.181). The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible.

In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill" (from Wikipedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock.swill). Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th century until the 1920s, after which Tooth's took over Resch's and with it most of their hotel properties.

Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th century hotel into larger Public Bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the Public Bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, Public Bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean (Freeland J M The Australian Pub, MUP, 1996, p176).

External change to the appearance of hotels was also common during the first decades of the 20th century. The breweries used either in-house architects, or prominent

²⁶ Paddington Assessment and Rate Book (01/01/1872 - 31/12/1873), [A-00491857]. City of Sydney Archives, accessed 29 Apr 2021, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1069367>

architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old- style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities.”²⁷

The internal and external changes to the building demonstrated in the available images of the site are consistent with the general types of works described above, with an additional storey added to the building from 1909, and subsequent changes made to the internal bar arrangements occurring in the early 1910s which predate the introduction of the 6pm closing time. A suspended awning was added in 1932, with external tiling carried out beneath the awning. Refer to Section 3.7 for further detail regarding works carried out on the site over time.

The prominence of the local hotel within society of the era, and the location of the site on New South Head Road has resulted in images being available that serve to document the changes to the building over time. In particular, the images of the *American & Australasian Photographic Company* give a detailed understanding of the form and materiality of the building in its early arrangements, and provide the context of its setting - with the vacant fields in the background being what would become the fine grain terrace development Paddington is known for. Furthermore, the location of the site on New South Head Road, a major arterial road controlled by the former Department of Main Roads, and the site's proximity to the Eastern Suburbs Railway project in the 1970s has provided images for the site and its context at several points throughout its history, shown in Figure 11 to Figure 17. The site is also depicted in Godfrey Rivers' 1889 painting of New South Head Road (Figure 15).

²⁷ Heritage NSW (2020) State Heritage Inventory entry - “Bellevue Hotel”
<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5067644>



Figure 11: Nicholson's Hotel on the south-eastern corner of New South Head Road & Glenmore Roads, Rushcutters Bay (with adjacent Billiard Bagatelle Room and William Harris's produce store). c.1870-1875 (Source: American & Australasian Photographic Company via Mitchell Library, SLNSW <https://archival.sl.nsw.gov.au/Details/archive/110040845>)

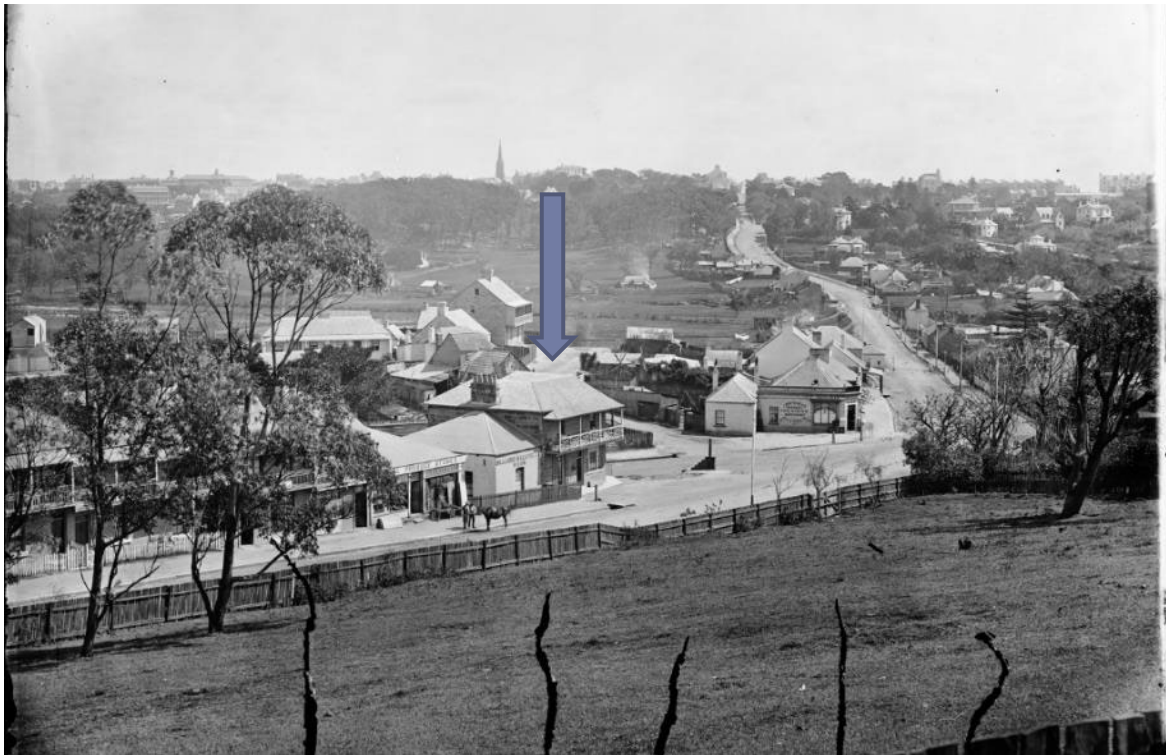


Figure 12: Toll road New South Head Road, looking west to Darlinghurst c.1870-1875, with subject site shown with an arrow. (Source: American & Australasian Photographic Company via Mitchell Library, State Library of New South Wales <https://archival.sl.nsw.gov.au/Details/archive/110041330>)

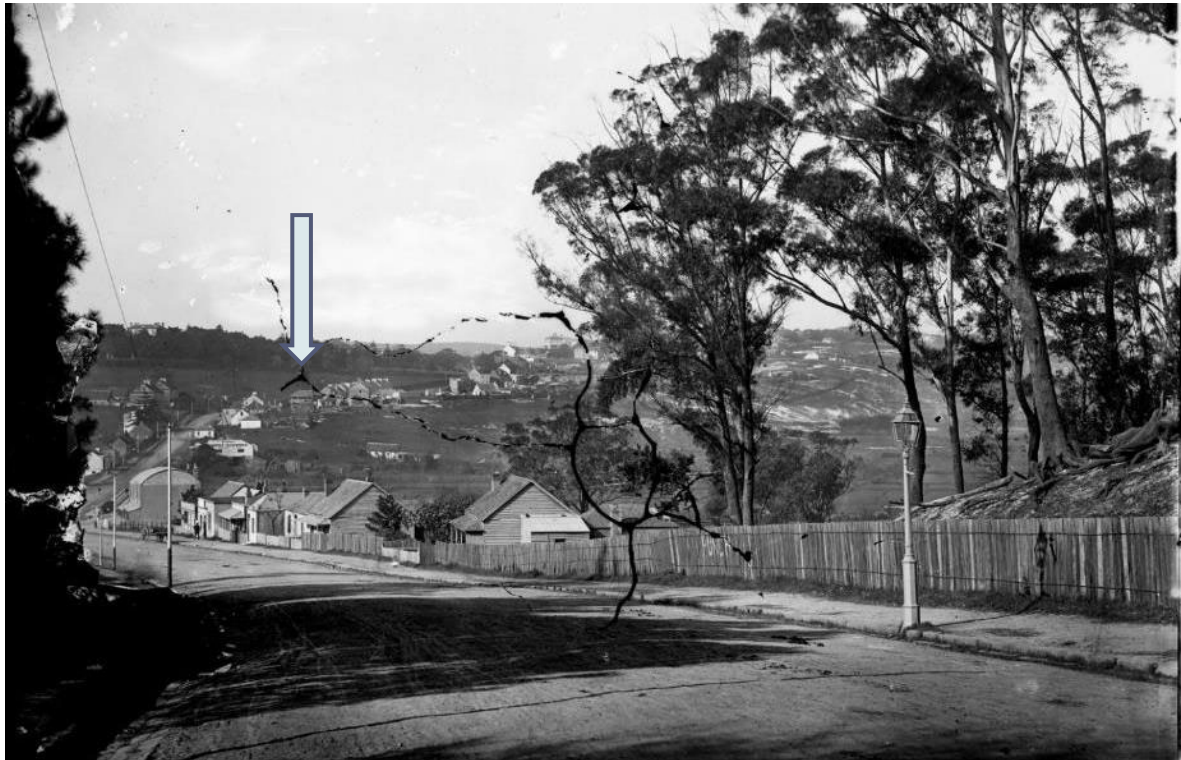


Figure 13: Toll road, Bayswater-New South Head Roads, Rushcutters Bay, c.1870-1875, with site identified with an arrow. (Source: American & Australasian Photographic Company via Mitchell Library, State Library of New South Wales
<https://archival.sl.nsw.gov.au/Details/archive/110041310>)



Figure 14: Detail of Figure 13, with site identified with an arrow. (Source: American & Australasian Photographic Company via Mitchell Library, State Library of New South Wales)



Figure 15: Painting "New South Head Road" by Godfrey Rivers, 1889, with the site shown in the right of the frame. (Source: National Gallery of Australia <https://searchthecollection.nga.gov.au/object?uniqueId=241374>)



Figure 16: New South Head Road, between Mona Road and Darling Point Road, looking east, 1919. Part of the Rushcutters Bay Hotel is visible on the right of the picture, indicated with an arrow. It is noted that the semi-circular element above the parapet shown on the proposed in the 1909 plans and as existing on the 1912 plans, which should be located where the arrow is shown, is not apparent on this 1919 photo. (Source: Woollahra Local History Library).



Figure 17: NRS-20224-1-[18/3067]-H1_H257-4 | H9 - M.R. 173 [Main Road] Near Rushcutters Bay. 1929. From the series "Photographs of metropolitan, country roads ferries etc., and miscellaneous operations, New South Wales. 01-01-1926 to 31-12-1946". (Source: State Records and Archives Authority)

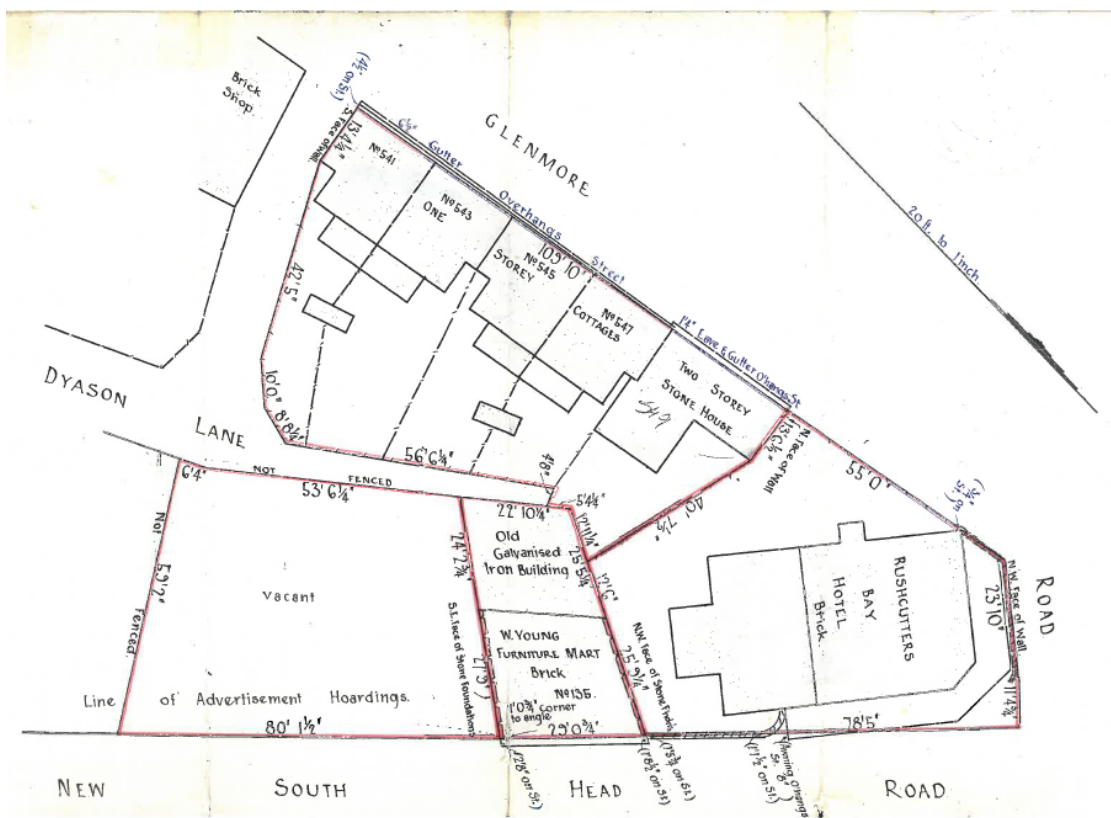


Figure 18: Survey certificate, Rushcutters Bay Hotel 133 New South Head Road, 541-549 Glenmore Road, 18 May 1955, showing the 8" encroachment over the New South Head Road road reserve. (Source: Anglican Archdiocese of Sydney Archives)

3.4.2 Tooth & Co

Records held at the Noel Butlin Archives indicate that Tooth & Co. took over the Rushcutters Bay Hotel in 1931 when Resch's became insolvent. Tooth's operated the hotel from 2 July 1931 until the closure of the Rushcutters Bay Hotel on 30 December 1965. From 10 February 1933, the underlease for the property was vested in Tooth's Ltd., with many licensees overseeing the everyday operation of the hotel.²⁸ Upon taking over the hotel, Tooth & Co. undertook renovation of the hotel, spending several hundred pounds within the first two years of possession, including replacing the 1912 posted awning with a new suspended awning and tiling the exterior.²⁹

Date	Description	Contractor	Cost (£)
14/10/1931	Floodlighting, concealed in ceiling of awning		
Undated	Exterior painting, interior renovations. Repairs to boundary fence, roofs, smoke stacks and gas stove, renewing bar sink and ice chest		91.1.0
7/6/1932	Providing and fixing bar sinks and other minor repairs	Mssrs J Stubbe & Sons	14.10.01

²⁸ Tooth & Co File archive folder N60/2422. Accessed via Noel Butlin Archives at the Australian National University, October 2020.

²⁹ Tooth & Co File archive folder N60/2422. Accessed via Noel Butlin Archives at the Australian National University, October 2020.

15/12/1932	Erecting new suspended awning and tiling the underside of the awning	Mr S. Featherstone	358.0.0
24/9/1934	Renewing whole of iron roof renewing box gutter and ridge capping, repairing flashing, covering flat roof with bituminous felt, & renewing eaves gutter on main roof	Messrs Blundell & Brown	49.10.0

This was the beginning of a documented history of works to the site that mostly involved cyclical maintenance of elements such as the exterior and interior painting, roof repairs and maintenance, and maintenance and upgrading of equipment and services within the building. A full list of these works is provided in Appendix 2.

Folders in the Tooth & Co. Archives indicate that in 1940, following a notice of intention to serve an order from the Licensing sergeant, Tooth's investigated options for rebuilding the Rushcutters Bay Hotel on the present site and/or relocating the hotel to an alternative location. Sites at 3-9 Mona Road and 498-502 Glenmore Road were considered but the hotel ultimately remained on the site due to the limitations of the alternative sites to provide appropriate cellar accommodation. The hotel remained on the site through to its eventual closure in 1965.



Figure 19: Rushcutters Bay Hotel 1949. (Source: Tooth & Co, Rushcutters Bay Hotel - card 4 side 2, accessed via Noel Butlin Archives <https://openresearch-repository.anu.edu.au/handle/1885/105406>)

In 1916 six o'clock closing was introduced for licensed premises, and remained in place in New South Wales until 1954. This ushered in a period where the exteriors of pub buildings were tiled and their internal arrangements reconfigured into more spartan interiors designed for maximum

dispensing of beer but with “little in the way of civilised comforts”.³⁰ Geoffrey Scharer, was the son of Bernie Scharer, Licensee of the Rushcutters Bay Hotel, himself a fourth-generation publican, was born in 1940 and recounted spending his early teenage years in his father's pub during the last days of the six o'clock swill:

“My old man ran an incredibly busy pub at Rushcutters Bay. The public bar had 12 different beer taps and they all poured the same beer - Reschs Draught - and there were no seats or stools in the bar at all. Everyone stood at the bar five and six deep and there was sawdust on the floor.

*My brother and I had the job of sweeping up the sawdust after closing. Dad would 'salt' it with two-bob coins which was our payment - and the sawdust was full of cigarettes and p*** and vomit. We swept it up with two broad brooms and Dad came behind us with a hose and then squeegeed the water out until the bar was all nice and clean and ready for opening the next day.”*³¹

The busy nature of the Rushcutters Bay Hotel during Scharer's time as licensee is evidenced by the petition received by Tooth & Co. on 11 March 1952 with patron signatures seeking an increase in the beer quota for the hotel, due to “the present quota not being sufficient for the number of patrons”.³²



Figure 20: Rushcutters Bay Hotel, 1960. (Source: Tooth & Co, Rushcutters Bay Hotel - Card 5 side 2 accessed via Noel Butlin Archives <https://openresearch-repository.anu.edu.au/handle/1885/105404>)

³⁰ Sydney Living Museums , 2018. *Sydney's Pubs: liquor, larrikins & the law* <https://sydneylivingmuseums.com.au/stories/sydneys-pubs-liquor-larrikins-law>

³¹ Sydney Living Museums , 2018. *Sydney's Pubs: liquor, larrikins & the law* <https://sydneylivingmuseums.com.au/stories/sydneys-pubs-liquor-larrikins-law>

³² Tooth & Co. Archive folder, Rushcutters Bay Hotel N60/2423. Accessed via Noel Butlin Archive at ANU, October 2020.

The Anglican Church noted its intention to close the Rushcutters Bay Hotel (and others) in 1964 “The Church is not concerned or interested in the sale of liquor”³³ The lease of John Antill Black and Jean Black held since August 1955 expired on 1/1/1965. The Rushcutters Bay Hotel ceased trading on 30/12/1964 with the final order for the removal of the license from the premises granted 26/9/1966. The license was relocated to the Taren Point Hotel-Motel on Parraweena Road Taren Point.³⁴



Figure 21: Aerial view of New South Head Road, Edgecliff, noon, 11/6/1967, with the subject site shown with an arrow. (Source: Woollahra Library Local History Digital Archive)

3.4.3 Community and Characters

The Rushcutters Bay Hotel, like many of the pubs in Paddington at this time, was used as a venue for many different aspects of community life, from the holding of coronial inquests, sporting club board meetings, to Old Boys’ reunions, to the staging of political rallies. A selection of examples is provided below:

WINDEYER will address the Electors of PADDINGTON at the following places and dates. **THIS (Thursday) EVENING, May 31st, at Mr. Eli Bunting's Beehive Hotel, Waterloo Estate. WEDNESDAY EVENING, at 7 o'clock, at Mr. Edmond's, Water Bays Hotel, Double Bay Hotel. WEDNESDAY EVENING, at 8 o'clock, at Mr. Eustace's, Rushcutters' Bay Hotel.**

ALEXANDRIA CRICKET CLUB.—A MEETING of the members of the above club will be held at the Club Rooms, **Rushcutters' Bay Hotel**, on **MONDAY, 8th instant**, to elect officers for ensuing season. A full attendance of members is requested. **J. RANDLE, hon. sec.**

³³ Church closes Sydney hotels (1964, September 8). *The Canberra Times* (ACT : 1926 - 1995), p. 6. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article131747682>

³⁴ Tooth & Co Building Card - Card 5, Side 1. Accessed via Noel Butlin Archive, Australian National University. <https://openresearch-repository.anu.edu.au/handle/1885/105405>

PADDINGTON MUNICIPALITY.—Mr. SAMUEL HUGHES MOORE respectfully solicits the attendance of the Electors of the municipality, to meet him at Mr. Henry Nicholson's, **Rushcutters Bay Hotel**, on **WEDNESDAY** (this day), at 8 p.m., for the purpose of securing his return as member of the council at the ensuing election.

Paddington.

Mr. R. T. Kirby, a protectionist candidate contesting the Paddington electorate, addressed a gathering of the electors at Scholes's **Rushcutters Bay Hotel**, Paddington, on Monday night. Mr. J. J. Curran occupied the chair. Mr. Kirby received a vote of confidence on the motion of Mr. W. Meacie, seconded by Mr. Donaldson.

RUSHCUTTERS BAY FOOTBALL CLUB.

A meeting was held at the **Rushcutters Bay Hotel** on the 14th inst. for the purpose of forming a Rugby League Football Club. About 50 members were present. Mr. Frank Dwyer was elected for the chair. It was decided to play two teams, and enter the Eastern Suburbs Junior Competition. Several donations were handed to the secretary, and every promise of success for the season. Being the first football club formed in **Rushcutters Bay**, great enthusiasm prevails, which augurs well for the success of the club.

WOOLLAHRA ELECTORATE.

ALDERMAN J. T. GANNON'S CANDIDATURE.

Alderman J. T. Gannon, one of the candidates contesting this electorate, on Saturday addressed a meeting of the electors from the balcony of the **Rushcutters Bay Hotel**, **Rushcutters Bay**. Mr. J. Mildwater occupied the chair. The candidate spoke at length on the political situation, and his remarks were well received.

WENTWORTH.

MR. VERNON'S CANDIDATURE.

The selected Labor candidate for Wentworth, Mr. A. J. L. Vernon, addressed the electors at the **Rushcutters Bay Hotel**, Glenmore-road and New South Head-road on Wednesday night. The chair was taken by Mr. R. Brown, who made a vigorous speech in support of the Labor platform.

WOODFORD ACADEMY

OLD BOYS' UNION.

On Monday, May 28, a meeting was held at **Rushcutters Bay Hotel**, Sydney, where Mr. Maguire had been kind enough to lend a meeting room, to institute a **Woodford Academy Old Boys' Union**. There were a considerable number of old boys present. Mr. J. F. McNanamey B.A., was elect-

Table 1, L-R, top-bottom : (1) Advertising (1859, May 31). *Empire* (Sydney, NSW : 1850 - 1875), p. 1. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article60401411>; (2) Advertising (1862, September 6). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 1. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article13233865>; (3) Advertising (1863, February 25). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 1. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article13074769>; (4) WOOLLAHRA ELECTORATE. (1895, July 23). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 4. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article13981200>; (5) Paddington. (1894, July 11). *The Australian Star* (Sydney, NSW : 1887 - 1909), p. 3. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article227497813>; (6) WENTWORTH. (1910, March 18). *The Daily Telegraph* (Sydney, NSW : 1883 - 1930), p. 8. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article238354947>; (7) RUSHCUTTERS BAY FOOTBALL CLUB. (1912, March 20). *Sydney Sportsman* (Surry Hills, NSW : 1900 - 1954), p. 6. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article168587373>; (8) WOODFORD ACADEMY (1915, June 10). *Western Champion* (Parkes, NSW : 1898 - 1934), p. 33. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article112307183>

In addition to the venue being important within the community, some of the licensees were notable characters and became heavily involved in the broader community. This included Henry Nicholson, an early licensee who was granted an absolute pardon on 1 July 1842³⁵ before becoming the licensee of the **Rushcutters Bay Hotel** in 1866.³⁶ Henry Nicholson went on to become an Alderman for the

BOROUGH OF PADDINGTON.

NOTICE is hereby given, that Mr. **Henry Nicholson**, of **Rushcutters Bay**, has been elected an Alderman of this Borough, for the Glenmore Ward.

W. TAYLOR,
Returning Officer.
Ss.

6354

³⁵ PARDONS. (1843, August 11). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 1022. Retrieved March 4, 2020, from <http://nla.gov.au/nla.news-article230126223>

³⁶ Government Gazette Notices (1866, August 7). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 1876. Retrieved March 4, 2020, from <http://nla.gov.au/nla.news-article225470295>

Glenmore Ward of the Borough of Paddington Council in 1868.³⁷ On 14 May 1873 Henry Nicholson died suddenly aged 44 at his residence, the Rushcutters Bay Hotel.³⁸ His death was reported in several publications and his funeral notice appeared in the Sydney Morning Herald on 19 May 1873³⁹ He was survived by his wife and two sons.⁴⁰ His widow, Jessie Nicholson, took over the operation of the hotel, continuing the history of female licensees of the venue that started with Mary Clarke and continues through the records where women were a party to the license, took over the license from family members when they passed away like Julia Scholes in 1908 or, in the case of Ellen Mary Lyon in 1964, when her husband had sought leave to pursue other ventures as the closure of the hotel became imminent.

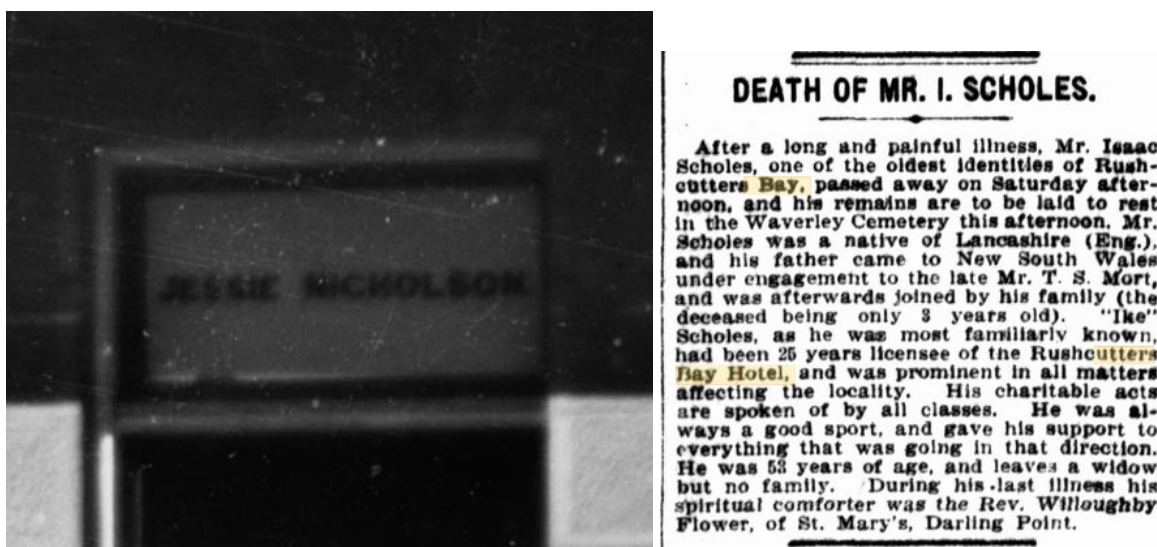


Figure 22 (L): Detail of fanlight above the main entry door on the splay corner of the Rushcutters Bay Hotel (shown in full in Figure 11), with the name "Jesse Nicholson" visible. (Source: American & Australasian Photographic Company. Nicholson's Hotel on the South-Eastern Corner of New South Head & Glenmore Roads, Rushcutters Bay (next to Billiard Bagatelle Room and William Harris's Produce Store), 1870). Figure 23 (R): DEATH OF MR. I. SCHOLES. (1905, October 2). *The Australian Star* (Sydney, NSW : 1887 - 1909), p. 7 (LATE SPORTS). Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article228738403>

A full list of licensees is provided in Appendix 1. Among those is Bernard Geoffrey Scharer, the licensee for the majority of years from 1936-1956 and whose son is quoted in Section 3.4 above. The site card for the Rushcutters Bay Hotel for the 1940s indicates that the licensee, Bernard G Scharer, had an eventful decade, with convictions for carrying away liquor, and a good behavior bond for failing to close the bar (Figure 24). Another Licensee is Stanley Kelly, a colourful character who came to notoriety when attempting to lasso a shark in Rushcutters Bay (Figure 25). During his tenure as licensee, the hotel was known as Kelly's Hotel (Figure 26).

³⁷ BOROUGH OF PADDINGTON. (1868, December 18). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 4559. Retrieved March 4, 2020, from <http://nla.gov.au/nla.news-article225581627>

³⁸ Family Notices (1873, May 19). *Empire* (Sydney, NSW : 1850 - 1875), p. 1. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article63230506>

³⁹ Family Notices (1873, May 19). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 8. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article13315476>

⁴⁰ Family Notices (1873, May 20). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 1. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-article13319668>

LICENSEE	LATE ADDRESS	TERM OF ORIGINAL LEASE	DATE OF SALE	TERM RE-SOLD	BONUS	RENT	LOAN BALCE.	DATE S'L SALE REGD.
SCHARER, BERNARD, C.			20.4.38	25	3374	£12 p.w.	799	9.5.38.
" "			10.7.39			DISCHARGED ON 6 MONTHS BOND, CARRYING AWAY LIQUOR.		
			W.T. 2.11.40	EXT.		£30 p.w.		
			12.2.41			RENT REDUCED TO £27 p.w. Placed on £10 bond - good behaviour 6 months to close bar. Conviction not recorded.		failing
			19/4/44			Sub-lease rental increased to £32 p.w.		
			26.4.44			" reduced to £30 p.w.		
			13/12/44	W.T.		" INCREASED TO £32 p.w.		
			12.5.47			RENT INCREASED TO £40 p.w.		
						SEE REMARKS RE HOA (OVER).		
			H/L To Coy			1.1.48. RENT INCR. TO £44 p.w. LANDLORD & TENANT (AMD) ACT NOT EXTENDED.		
						2.8.48 RENT INCR. TO £60 p.w.		

Figure 24: The site card for the Rushcutters Bay Hotel for the 1940s with noted describing the matters arising during the decade.(Source: Rushcutters Bay Hotel card 3 side 1, Noel Butlin Archive, ANU)

IN WATER WITH TWO SHARKS

Man Tries to Lasso a Man-eater

When Stan Kelly, owner of the Rushcutters' Bay Hotel, drove up to his inn yesterday and heaved a 7ft. tiger shark on to the footpath, some hundreds crowded into the bar to hear the "fish tale."

It was a true one. Stan had been fishing with Charlie Messenger and W. B. Harris. It was his first experience in a launch outside the Heads.

When Charlie hooked a 15-footer Stan lost it in the excitement. Next thing, a 7-foot tiger shark poked its wicked snout in sight.

Harris tried to tie a rope round the lashing tail of the brute. The rope slipped—and into the ocean went Harris, still making desperate efforts to lasso the shark!

Like a Whiting!

Meantime the 15ft. monster was cruising about in a bad temper. The 7-footer and Harris were persuaded into the launch. Neither wanted to go!

On shore the inimitable Stan Kelly bundled the catch into his car, and took it home like a nice whiting.

A great day's fishing!



A SAVAGE MAW rendered harmless for ever yesterday when this shark was dragged from the deep by Mr. Stan Kelly.

HOW GOOD IS EMILY HOOD?

Tennis Stars Sit in Judgment

Figure 25: "In water with two sharks – Man Tries to Lasso a Man-eater (1930, February 6). Daily Pictorial (Sydney, NSW : 1930 - 1931), p. 2. Retrieved March 10, 2020, from <http://nla.gov.au/nla.news-page27026001>



Figure 26: "Kelly's Hotel", August 1930. (Source: Rushcutters Bay Hotel Card 2, Side 2. Accessed via Noel Butlin Archive)

3.5 Cadry's

Following the closure of the hotel, the City of Sydney Planning cards indicate that development applications were lodged for a boarding house (110/65), and a retail store (general)(905/65). A development application was lodged with the City of Sydney in 1967 (DA1014/67) to "use premises for selling carpets and floor coverings". The applicant was Sterling Agency P/L, a Cadry family company. The subject site has been in continuous use for these retail purposes since this date, originally as a tenant of the Glebe Administration Board and then as owner-occupiers following the purchase of the site from the church in the late 1960s.⁴¹ Figure 27 shows the site in 1982 as documented in the Paddington Field Survey.

⁴¹ Email from Robert (Bob) Cadry, 21 April 2021 (HPE21/75587)



Figure 27: Paddington Field Survey 1982, 133 New South Head Road, Edgecliff. (Source: Woollahra Library Local History Digital Archive)

Jacques Cadry (1910-2003)

Jacques Cadry, first arrived in Sydney in 1951. He was born in Tehran, Iran, and descended from Hajji Israel Cadry who started the family business during the 1860s in Tehran.⁴² Following the arrival of his wife and children in Australia in 1952, Cadry's was established at another site before moving to the New South Head Road premise in the late 1960s.



Figure 28: The Cadry family with Iraqi Jewish Friend Morris Joseph, rug in hand in Centennial Park, 1953. (Source: 'Tehrani tradition in Sydney', Sydney Jewish Museum website <https://sydneyjewishmuseum.com.au/news/tehrani-tradition-in-sydney/>)

The Cadry collection of historic and portrait carpets held on the site included at one time a portrait carpet of Kemal Ataturk at the Dardanelles. Jacques Cadry lent an image of his historic Gallipoli carpet, made for Enver Pasha to celebrate the Turkish victory in 1916, to historian Dr Kevin Fewster for use as endpapers for a new edition of *Gallipoli: The Turkish Story*. In the 1990s, there were exhibitions of his treasures at the State Library of NSW, the Wollongong City Gallery, St Mary's Chapter Hall Museum, the Garvan Institute and Government House. The 50th anniversary of the Cadry's business was celebrated in 2002 with an exhibition of the family's collection of rugs and antiquities in the Hordern Pavilion, Sydney.⁴³

Jacques Cadry is also described as a collector of people, welcoming a constant stream of artists, philosophers, judges, children of friends long passed for whom he acted as mentor, archbishops of obscure Eastern rite Christians, rabbis from Jerusalem universities, a catholic priest who was a leading Islamic scholar, as well as historians, museum curators, Francophones, Francophiles, and carpet lovers.⁴⁴ A notable visitor was renowned Australian designer Florence Broadhurst.⁴⁵

⁴² Antiques and Art in NSW p.110

⁴³ Antiques and Art in New South Wales, December 2010-May 2011 p110 <https://issuu.com/worldantiquesart/docs/aaa-nsw-dec-2010/112>

⁴⁴ Christine Hogan, 2003. "People were his greatest treasures" in *The Sydney Morning Herald* February 8, 2003. <https://www.smh.com.au/national/people-were-his-greatest-treasures-20030208-gdg8ma.html>

⁴⁵ Antiques and Art in New South Wales, December 2010-May 2011 p110 <https://issuu.com/worldantiquesart/docs/aaa-nsw-dec-2010/112>

Jacques Cadry was able to share his passion and expert knowledge and is credited with almost single-handedly introducing the Australian public to the beauty, artistic merit, lasting quality and value of Persian and Oriental rugs, creating awareness and appreciation that is credited to his perseverance and integrity.⁴⁶

He was legendary in the industry not only for his mastery of the craft, scholarly knowledge of the history and artistry of rugs, but his integrity and his concern for the artisans who made the rugs.⁴⁷ This concern for the artisans is followed through with the Cadry business practices, and Cadry's is a member of GoodWeave, an organization aimed at ending child labour in the production of handwoven rugs.⁴⁸ He has left a lasting legacy that continues to be carried on by his children and grandchildren.

Cadry's today is led by his son, Robert, along with his sons, Ari and Jared. Cadry have amassed Australia's largest collection of collectible and decorative antique rugs from Persian, Anatolian, Caucasian and European origins.⁴⁹

Upon his death in 2003, tributes to Jacques Cadry were published widely, including in the *Sydney Morning Herald* and *Antiques and Art in New South Wales*. The Cadry family are prominent within the Jewish community, as evidenced by their feature in the Sydney Jewish Museum exhibition, *Jews from Islamic Lands*.⁵⁰

The following series of images are dated from the time that Jacques Cadry owned and operated from the building.



Figure 29: Jacques Cadry, undated. (Source: *Antiques and Art in New South Wales*, p110)

⁴⁶ Sydney Jewish Museum, undated. *Tehrani tradition in Sydney*, <https://sydneyjewishmuseum.com.au/news/tehrani-tradition-in-sydney/>

⁴⁷ Sydney Jewish Museum, undated. *Tehrani tradition in Sydney*, <https://sydneyjewishmuseum.com.au/news/tehrani-tradition-in-sydney/>

⁴⁸ Cadry's website (2020) *The Cadry's Story*

⁴⁹ Cadry's website *The Cadry's Story*

⁵⁰ Sydney Jewish Museum, undated. *Tehrani tradition in Sydney*, <https://sydneyjewishmuseum.com.au/news/tehrani-tradition-in-sydney/>



Figure 30: New South Head Road, Edgecliff looking east from Oswald Street, showing the Cadry's building c. 1970s. Part of the Edgecliff Glebe survey during the construction of the Eastern Suburbs Railway (Source: Woollahra Local History Library)



Figure 31: Glenmore Road, Edgecliff c.1970s, looking north from the railway overpass, with site shown. Part of the Edgecliff Glebe survey during the construction of the Eastern Suburbs Railway (Source: Woollahra Local History Library)



Figure 32: Photos of the subject site viewed from the corner of Monar Road and New South Head Road, 1987. (Source: Woollahra Library Local History Digital Archive)

3.6 543-549 Glenmore Road

The research undertaken to inform the heritage significance assessment of the Cadry's Building has established that the properties to the south of the site along Glenmore Road are historically contemporaneous with the Cadry's building. This is demonstrated in the George Martin watercolour and the photos of the site taken by the American & Australasian Photographic Company in Figure 10 and Figure 11 respectively.

The buildings at 543-547 Glenmore Road are single storey Victorian-Georgian era workers cottages of brick construction arranged in a 1+1 English bond pattern with a low metal pitched roof. The window openings feature curved soldier course and sandstone sills, wooden shutters and some remnant shutter stays. These buildings feature several original elements (Figure 35 to Figure 37), and also feature mortar that includes shell pozzolans in the same manner as the Cadry's building and corroborates the approximate age of the buildings as c.1860 (Figure 103 and Figure 36). 545 Glenmore Road has been the subject of substantial alterations and additions approved in 2003.

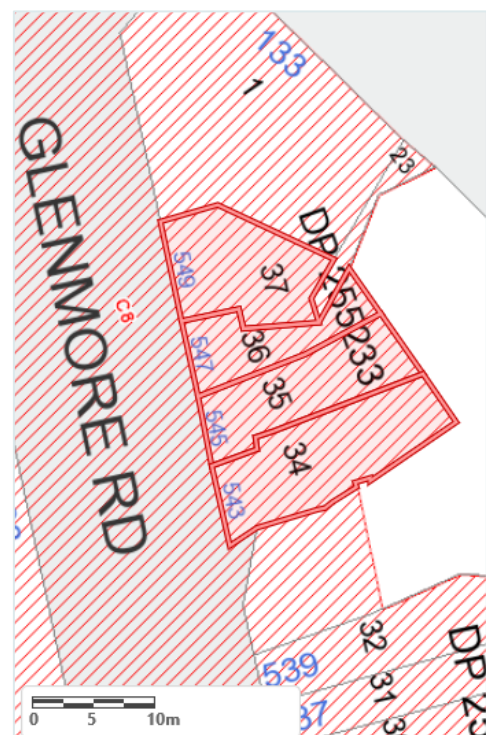


Figure 33: 543-549 Glenmore Road, shown bounded by red. (Source: Woollahra Maps)



Figure 34: 549 (obscured) to-543 Glenmore Road, May 2021.



Figure 35: 547 Glenmore Road entry door with curved soldier course, May 2021



Figure 36: Shell pozzolans visible in the mortar of 549 Glenmore Road



Figure 37: Weathered sandstone windowsill of 545 Glenmore Road, March 2020.

549 Glenmore Road

The building at 549 Glenmore Road is a two storey sandstone cottage with a metal roof (Figure 99). Access was granted to the property at 549 Glenmore Road at the time of the site visit to the Cadry's Building, as it is within the same ownership. The building appears to be externally in relatively good condition, with some use of cement render on the northern elevation to create an ashlar scored panel (Figure 100). Internally, the building elements are in good to poor condition, with the internal flooring at first floor level having collapsed. This building was used as offices by Cadry's until the collapse of the first floor level flooring in recent years (Figure 101).

The heritage assessment for the Cadry's Building, dated June 2021, was presented to the Woollahra Local Planning Panel (WLPP) for advice on 16 September 2021 and noted on p.36 "Given the age and style of these buildings, they may have potential to fulfil the criteria for heritage listing and warrant further assessment. This may be carried out as part of a future heritage study."

In light of the evidence found identifying these immediately adjacent properties as being of a similar age to the Cadry's Building, the Panel considered whether the recommendation for the listing of the Cadry's Building as a local heritage item should be extended to the properties at 549 Glenmore Road, which is also owned by the Cadry family, and 543-547 Glenmore Road.

The panel subsequently recommended that the progression of the neighbouring properties be carried out in two stages, with the property at 549 Glenmore Road to progress as part of the planning proposal for the Cadry's building due to both buildings being under the same ownership and in light of the support shown by the owner at the WLPP meeting for the listing of 549 Glenmore Road. A second assessment is to be undertaken at a later stage investigating the significance of the brick cottages at 543-545 Glenmore Road, which are otherwise privately held. In response to the advice of the Woollahra Local Planning Panel, a high level assessment of the heritage significance of the building at 549 Glenmore Road Paddington has been undertaken. This assessment is included in Section 4.10.

The two storey sandstone cottage at 549 Glenmore Road and the row of brick cottages at 541-537 Glenmore Road (originally 4, now 3) have been visually captured in several ways over time. The following series of images dating from 1917 until the late 1980s were found while researching the site and the neighbouring Cadry's Building and demonstrate that little has changed in their presentation over this time.



Figure 38: "An old street in Paddington, Sydney in 1917" Harvey, John Henry, (Source: State Library of Victoria <http://handle.slv.vic.gov.au/10381/145398>)



Figure 39: "Houses, 549-545 Glenmore Road, 1958". (Source: Woollahra Local History Library)



Figure 40: 549 Glenmore Road, c.1958. (Source: Woollahra Local History Library)



Figure 41: "Glenmore Road, Edgecliff, looking south towards the railway viaduct from no.549." c.1970s in "St James Glebe, Edgecliff - Woollahra Municipal Council photographic survey 1970s". Source: Woollahra Local History Digital archive pf006360/0487)



Figure 42: Paddington Field Survey, 549 Glenmore Road, Edgecliff · 1982. (Source: Woollahra Local History Digital Archive)

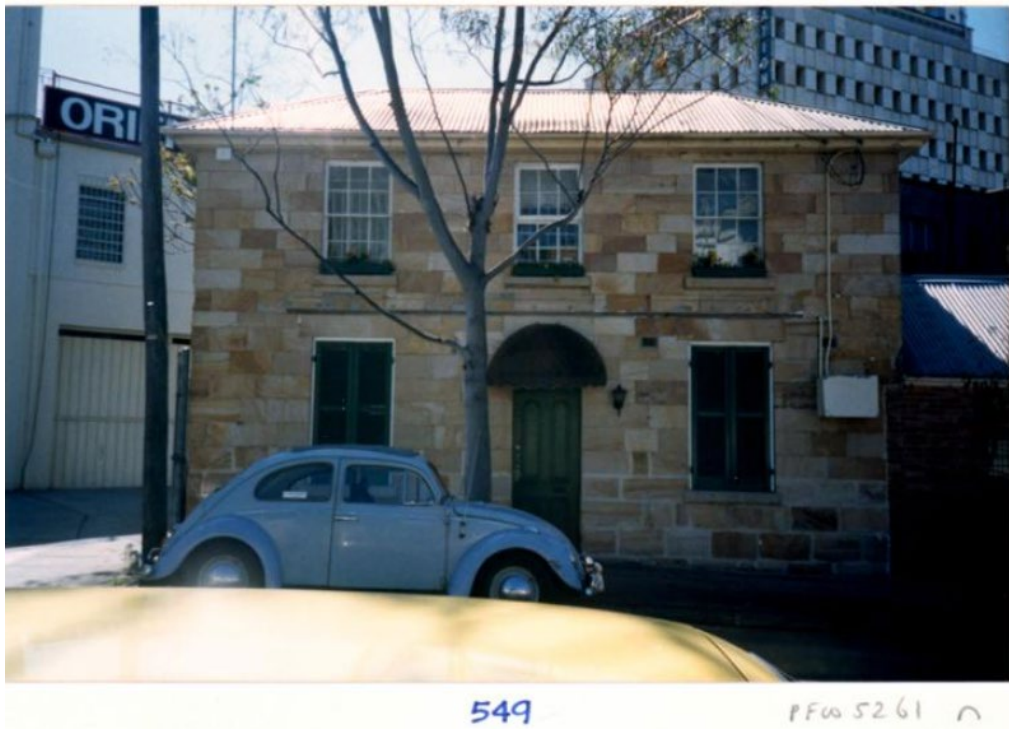


Figure 43: 549 Glenmore Road, 1987. From "Edgecliff streetscapes along New South Head Road and Glenmore Road." October 1987 (Source: Woollahra Local History Archive pf005261)



Figure 44: 543-547 Glenmore Road, 1987, with part of 549 visible to the left of the frame. From "Edgecliff streetscapes along New South Head Road and Glenmore Road." October 1987 (Source: Woollahra Local History Archive pf005261)

Part 4 Physical analysis

4.1 Site inspection

A site inspection of the general setting of the site visible from the street was conducted by Kristy Wellfare (Strategic Heritage Officer) on 20 March 2020. An additional site inspection was carried out on 9 June 2020 where access was granted to the interior of the buildings and on 12 May 2021 to take updated photos of the building exterior following minor works and painting.

4.2 The Cadry's Building

The subject site is located on the intersection of New South Head Road and Glenmore Road. The building is part single storey and part three storey, with the single storey element forming a split-level arrangement with the ground and first floor level showrooms. The building also features a basement level accessible from the Glenmore Road frontage. The site falls sharply away from the New South Head Road frontage and the building responds to the fall in the land through the elevated area around the ground floor level which continues around the Glenmore Road elevation and relates to the internal floor level of the ground floor and is significantly above the Glenmore Road footpath level. The building is of stone and brick masonry construction, rendered for the majority of the second floor level, with the basement, ground floor and first floor level having had the pub tiles and most of the previous surface render removed to expose the sandstone beneath. The second storey is constructed of brick masonry with an applied rendered and painted finish.

The ground floor consists of an open-plan carpet showroom with differing internal floor levels, with offices, and service areas located on the southern side of the building. The first floor consists of gallery and storage areas for carpets within the existing spaces of differing sizes. The second floor level consists of a work rooms, offices and amenities rooms. The basement level consists of a loading dock, storage rooms and strong rooms, including a Chubb strong room.

Two main sets of stairs are present within the building. One which accesses the basement level from the northern site of the ground floor level showroom and one at the rear of the building which services all levels. The eastern showroom is set at a relative level that lies between the ground and first floor levels of the sandstone core of the building, and two additional, smaller, stair flights are present connecting the eastern showroom to the ground floor level and first floor level showrooms with the sandstone core.

4.3 Exterior

The exterior of the building is made up of three distinct elements: the sandstone core comprising the two storey plus basement sandstone element, the second storey Federation free style addition c.1909, and the c.1980s showroom at ground floor level addressing New South Head Road. The building was inspected on 9 June 2020 and 12 May 2021. Exterior photos date from May 2021 unless otherwise stated.

The building features a parapet wall addressing the New South Head Road (northern) and Glenmore Road (western) frontages, with a skillion metal roof behind. It is noted that the curved decoration shown on the 1909 plans does not appear to have been constructed and thus is present

on the Glenmore Road frontage only (Figure 45, Figure 46). The exterior finishes of the building vary due to the different stages of construction for the ground and first floor compared with the second floor level, and following the removal of the rendered finish and tiling. The basement, ground floor and first floor level in the original pub section are comprised of sandstone that is mostly exposed, with the eastern part of the showroom on ground floor level being of rendered and painted concrete construction following alterations and additions in the 1980s.

The openings in the building vary from modern fixed glazing at ground floor level, to original double hung sash windows. Openings on the ground floor level are mostly comprised of full length modern fixed glazing, however, the location of these openings is consistent with that of the early window and door openings shown on the photographs from the 1860s. Ground floor level openings on the rear (southern) elevation are mostly original, with the recent removal of the previous rendered layer revealing two patches of rendered brickwork that are likely to have been window openings to the basement level (Figure 49). First floor level openings are mostly original, with the exception of the window opening to the splay corner which occupies a wider opening due to it being a former doorway to the original balcony. Second floor level openings are mostly original and are as per their original location and detailing as shown on the 1909 plans, however, some openings have accretions of services such as window-mounted air conditioning units.



Figure 45: Cadry's building viewed from the corner of New South Head Road and Glenmore Road, opposite the subject site, May 2021.



Figure 46: View of the site from the western corner of New South Head Road and Mona Road, May 2021.



Figure 47: Oblique view of the subject site from New South Head Road to the east of the site, May 2021



Figure 48: Cadry's building (right) as viewed from New South Head Road, looking towards the Edgecliff Commercial Centre



Figure 49: Southern (rear) elevation as viewed from Glenmore Road



Figure 50: Northern elevation, as viewed from Mona Road.



Figure 51: Ground floor level corner splay.



Figure 52: Eastern elevation of the 1980s showroom



Figure 53: Door opening to 1980s showroom and transition from sandstone to modern fabric, New South Head Road elevation.



Figure 54: Rear elevation window openings showing the original window arrangements of the basement, ground and first floor level, with some openings retaining their 4 pane glazing arrangements despite the addition of security bars. Second floor level windows show the 9 + 1 glazing of the c. 1909 scheme.



Figure 55: Rear elevation of the 1980s showroom and transition from sandstone to modern fabric, as viewed from the car parking area.



Figure 56: Detail of the change in construction material and finishes between first floor and second floor levels



Figure 57: Glenmore Road frontage, including underside of awning and downpipe detail, and intrusive services such as air conditioning units, May 2021.



Figure 58: Detail of first floor level front elevation window openings, including on the splay corner (right) above the later awning.

4.4 Interior

The interiors of the building were inspected on 9 June 2020 and 12 May 2020 and this forms the basis of the description of the interiors in this section. All photographs in this section date from 9 June 2020 unless otherwise identified.

The interior of the building has been subject of several phases of development, with the interiors having been reconfigured, opened up and extended over time to accommodate the use of the site as a showroom, offices, repair workshop and storage rooms for high quality rugs.

The ground floor level comprises an open showroom on the northern side of the building, and offices on the southern side within the sandstone core of the building. The main entry showroom features low pressed metal ceilings, exposed sandstone walls and modern timber flooring. To the east of the core is an open showroom that dates from the 1980s and replaced the former structure on the site that likely dated from c.1870s.

The first floor level spaces feature exposed stone walls, egg and dart cornices and decorative plaster ceilings. Rails have been installed along the upper section of the interior walls on the first floor level to allow for gallery display of rugs (Figure 67 - Figure 69). The former fireplaces remain legible, although they are not in use and the flooring has been extended to cover the hearth (Figure 70). Some spaces have had ceilings and cornices replaced with modern fabric (Figure 68). Modern lighting, fire safety and security systems have been installed throughout with installation of cameras, heat and smoke detectors visible.

The second floor level retains much of its interior fabric, detail and configuration and is recognisable as pub accommodation from the early 20th Century. Features include skirtings and architraves, door openings with fanlights above, stair balustrade and turned newel posts, egg and dart cornices, decorative wall vents with waratah and feathers decorative ceilings with waratah and flannel flower motifs. Some ceilings include art nouveau and art deco motifs. Some changes have occurred to this level over time, but these changes are minor and do not alter the overall understanding of the space. (Figure 59 to Figure 66)

Basement level features a mix of interior finishes, with mass stone, painted brick, and concrete all present. The stone waling is in good condition despite some intrusive elements being introduced such as the exhaust fan shown in (Figure 82). The visible mortar present in this stone walling shows evidence of shell pozzolans consistent with the early mortars used in the 1850s. (Figure 87) There is a strong room in the basement level that was not able to be closely inspected, however this likely predates the use of the site by Cadry's and may date from the 1930s.

Some spaces have been converted to service areas, such as the kitchenette present at the base of the stairs (Figure 77). The southern stairway has a number of floor coverings present, from wide timber boards overlain with more than one layer of linoleum. The stair features simple low timber balustrade and newel posts. The ceiling above the stair void features geometric patterns arranged in panels with flower bosses with egg and dart cornices.



Figure 59: Level 2 workroom with original window and later air conditioning unit visible



Figure 60: Decorative plaster ceilings, level 2.



Figure 61: Decorative ceiling on Level 2. Prior water damage to the ceiling is evident in this space.



Figure 62: Level 2 decorative ceiling with waratah and flannel flower motifs. Accretion of modern fittings including fluorescent lighting and ceiling fans occur throughout.



Figure 63: Level 2 stair landing and hallway, with geometric patterned ceiling visible. Joinery, including fanlights, appear original to the c.1909 scheme.



Figure 64: Level 2 decorative ceiling and cornice elements, with water damage visible



Figure 65: Level 2 c.1909 door, with fanlight and joinery with original window also visible



Figure 66: Level 2 feathered room vent and egg and dart cornice.



Figure 67: First floor level decorative plaster ceilings



Figure 68: First floor level room with modern flat ceiling and standard curved cornice



Figure 69: First floor level exposed sandstone walls, with gallery rug display rails affixed to the top part of the wall



Figure 70: First floor level fireplace, with hearth covered by timber flooring



Figure 71: Pressed metal ceiling at ground floor level to the principal showroom space, formerly the main bar.

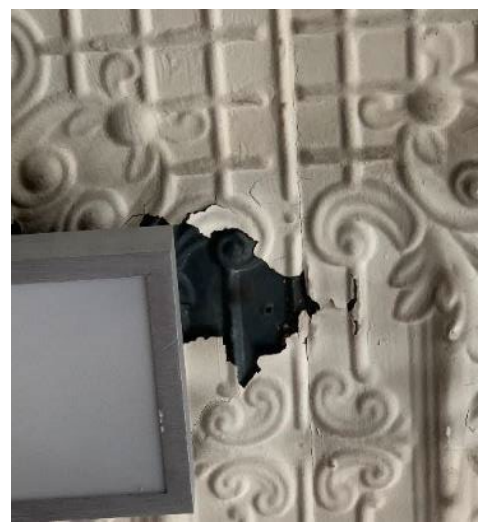


Figure 72: Pressed metal ceiling detail at ground floor level to the principal showroom space, formerly the main bar.



Figure 73: View from the ground floor level eastern showroom into the sandstone core, May 2021



Figure 74: Multiple floor finishes visible on the southern stair landing



Figure 75: Stair balustrade



Figure 76: Base of the southern stairwell



Figure 77: Service areas at the base of the southern stair



Figure 78: Ground floor level opening to the Glenmore Road frontage



Figure 79: Ground floor level opening to the New South Head Road frontage



Figure 80: Northern stair at the ground floor level showroom leading down to the basement level



Figure 81: Stair detail



Figure 82: Basement level walls and support columns, mix of materials present, with services and intrusive exhaust fan element shown.



Figure 83: Basement level brick supporting walls



Figure 84: Tiled walls in the basement level, likely c.1930s



Figure 85: Basement level Chubb safe, likely c.1930s



Figure 86: Basement level mass stone walling



Figure 87: Detail of existing mortar in the sandstone walling, with shell pozzolans visible

4.5 Moveable heritage items

A collection of historic rugs is held on site in secure storage. This collection may be found to be of heritage significance, whether in individual pieces or in its entirety and should be assessed by an appropriately experienced textiles expert. There was no indication from the inspection of the site that there were any other potential items of moveable heritage present.

4.6 Setting

The Burra Charter (Article 1.12) defines the setting of an item as “the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.”⁵¹

The setting of the building is constrained due to the presence of modern development on the sites to the immediate east on New South Head Road that extends through to Glenmore Road. The building takes up much of the allotment and thus the setting is largely defined by the site boundaries. However, the setting is enhanced by the presence of the neighbouring buildings on Glenmore Road, comprising the two storey Sandstone cottage (also owned by the Cadry family) and the three single storey brick workers cottages that are shown in the very early images of the site. These building also help establish the scale of the development surrounding the former hotel building and reinforce its landmark presence on the corner of New South Head Road and Glenmore Roads.

Significant views of the site are available from New South Head Road to the west of the site, looking up at the prominent corner building that forms part of the gateway to the Edgecliff commercial centre. Other significant views of the site are available from Mona Road, with the subject site forming the termination of views south along Mona Road, and from Glenmore Road, where the fall of the land promotes the landmark qualities of the building.

⁵¹ ICOMOS, 2013. *Burra Charter*

4.7 Intactness

As identified in Section 4.9, the building has undergone several phases of development in addition to the cyclical maintenance carried out during its time as an operational hotel managed by Tooth's & Co. The c.1856 sandstone core of the building remains readily legible, however, the intactness of the internal and external arrangements varies due to the phases of works carried out over time. The bar arrangements from the 1911 plans remain legible through the reflected decoration in the pressed metal ceilings in the showroom area above the former bar.

When compared with the historic photos of the site, the c.1856 core of the building remains legible both internally and externally, despite alterations over time and changes to the length of the ground floor level openings and their modern fixed glazing. The 1909 second storey addition is legible as a discrete phase of development on the site and is intact both internally and externally, with little change from the original plans observed. The modern eastern extension to the showroom at ground floor level is similarly legible as a discrete element.

Windows at first and second floor levels are mainly original or date from early alterations to the building. While the ground floor level openings in the sandstone core of the building remain in their original positions, they have been altered over time in their length and glazing to their current arrangement of full-length fixed glazing. The original entry doorway to the Glenmore Road splay corner remains, although today it is a full-length, fixed pane window.

Many of the key elements of the federation era development phases remain, both internally and externally, including decorative ceilings and cornices, pressed metal ceilings at ground floor level above the former bar area in what is now the corner showroom. The interior joinery, fittings and fixtures at the second-floor level are mostly intact. The eastern portion of the showroom at ground floor level is of modern construction and connects to the first-floor level of the historic core by way of an internal stair on the southern side of the building.

While the building has undergone a series of alterations and additions over time, many of these phases contribute to the understanding of the building as a former corner pub in a prominent setting. The amendments made through the use of the building by the Cadry family have resulted in the loss of fabric on the eastern side through the construction of a new ground floor level showroom, however, works has also been undertaken to peel back the layers of development at the ground floor and first floor level to expose the original sandstone walls and permit a greater understanding of the phased history of the building. The building is well documented in its early years and where elements have been removed or otherwise altered, there is physical and/or documentary evidence that could inform its restoration or construction in accordance with Burra Charter principles.

4.8 Condition

Externally, the building appears to be in good and sound condition and has been recently painted (May 2021). The condition of the interiors varies on each level, with the ground floor and first floor in good condition and the second floor being fair to poor condition with evidence of water damage in most of the rooms.

4.9 Modifications and dates

The original plans for the building could not be located. However, it is likely that the building was originally constructed as a 2-storey building with basement level of sparrow pecked

sandstone masonry construction with a hipped timber shingle roof, splayed at the north western corner to address the intersection of Glenmore Road.

Photographs of the site from c.1870s (Figure 11, Figure 12) indicate the building featured a substantial 5-pot chimney on the eastern side and a second, smaller, 2 pot chimney on the southern side. These images also indicate the building featured window and door openings at ground floor level that consisted of two entry doors with fanlights above (one on the New South Head Road frontage and one to the splay corner), shuttered French doors with fanlight above, and double hung timber windows. The upper level openings consisted of double hung 6+6 pane timber windows and a French door to the splay corner, leading to the cantilevered timber balcony that wrapped around the New South Head Road and Glenmore Road frontages at the first floor level. The 1870s images of the site indicate the balustrade is of timber with simple detailing and decoration to the timber posts (Figure 88).



Figure 88: Magnified detail of the first floor level singled balcony support post from Nicholson's Hotel on the south-eastern corner of New South Head Road & Glenmore Roads, Rushcutters Bay (with adjacent Billiard Bagatele Room and William Harris's produce store). c1870-1875 (Source: American & Australasian Photographic Company via Mitchell Library, SLNSW <https://archival.sl.nsw.gov.au/Details/archive/110040845>)

Alterations and additions

The site has had several phases of alterations and additions carried out to extend and modify the existing arrangements and was the subject of several applications to carry out works through its time as both the Rushcutters Bay Hotel and the subsequent use of the site by the Cadry family. While the additions have involved some large changes such as the second storey added in c.1909, the internal reconfigurations have largely been confined to the ground floor level.

1909-1912

The distinctive Federation era parapet on the building is a result of the addition of a second storey in 1909, designed by E. Lindsay Thompson, a prominent architect. The plans for these additions and the later 1912 scheme were available via the State Records and archives, however, a search of the City of Sydney archives was unable to locate the approval. Other works shown on the plans) include:

- Removal of existing hipped roof and construction of a new second floor level with parapet and skillion roof form accommodating four bedrooms, linen storage, bathroom and w.c.
- Alterations to the first-floor level verandah to include a new metal roof
- Filling in of window to accommodate new stairs to level 2
- Creation of new ground floor level parlor

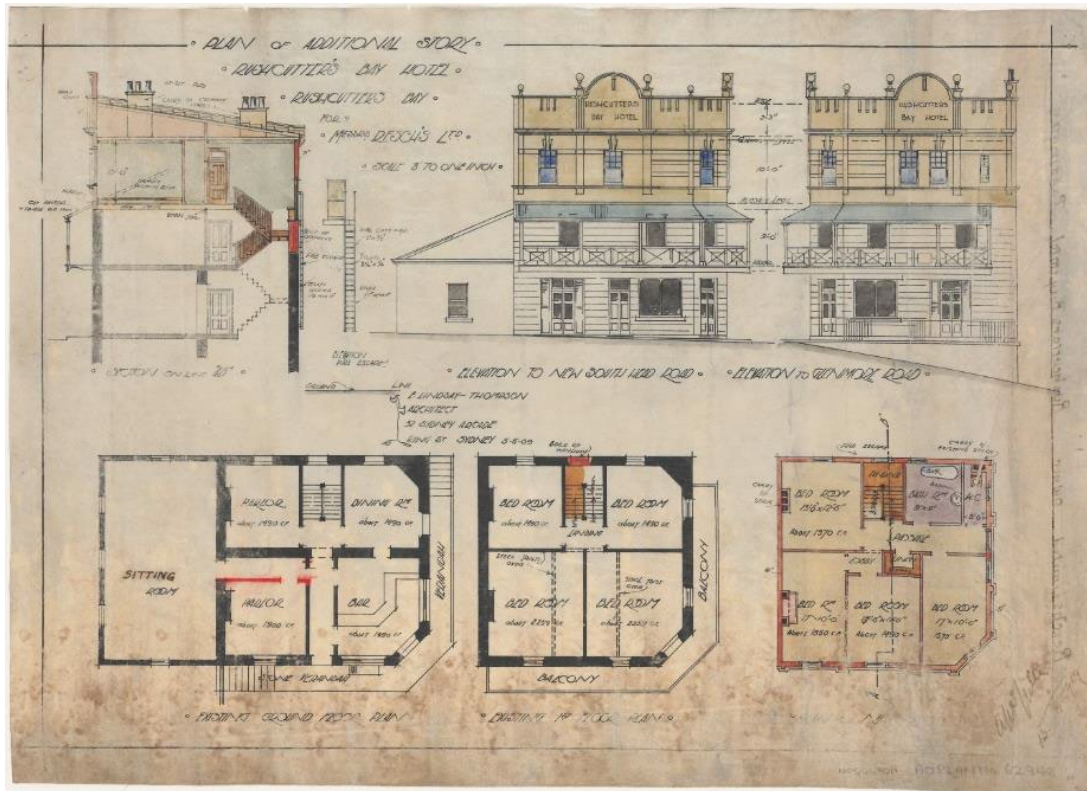


Figure 89: Plan of the additional storey to be added to the hotel by E Lindsay Thompson, May 1909. (Source: State Records and Archives NRS-9590.1-[Plan62948]-[342])

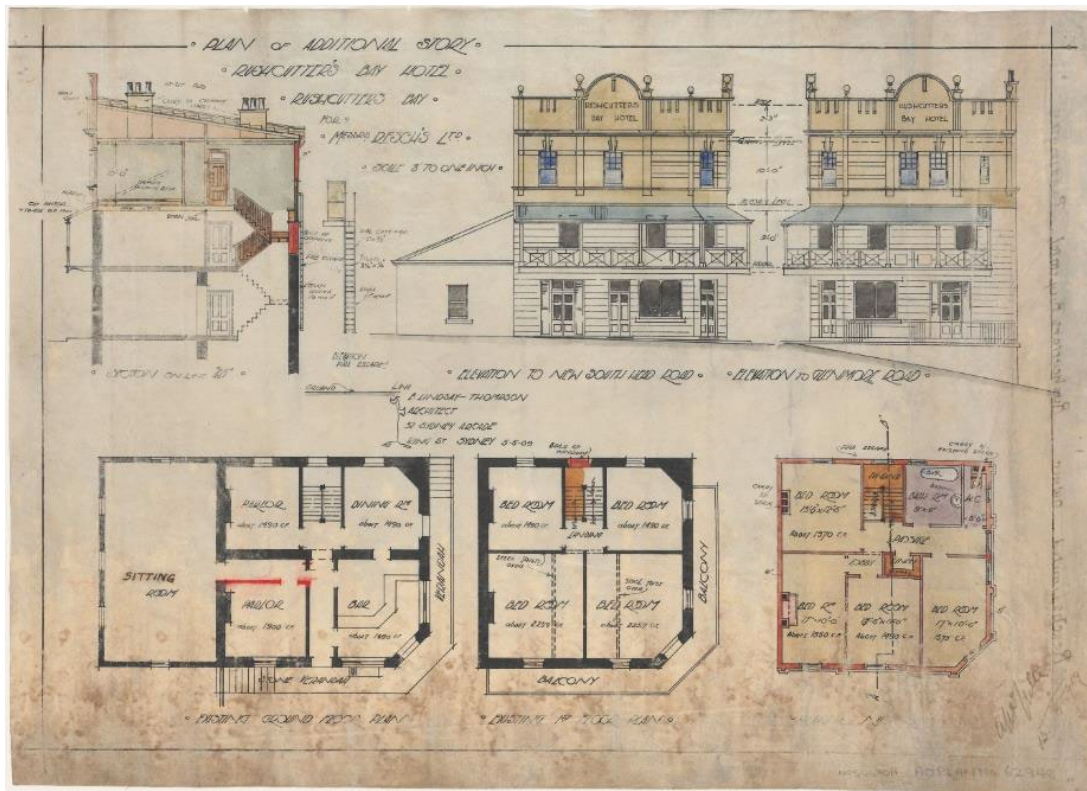


Figure 89: Plan of the additional storey to be added to the hotel by E Lindsay Thompson, May 1909. (Source: State Records and Archives NRS-9590.1-[Plan62948]-[342])

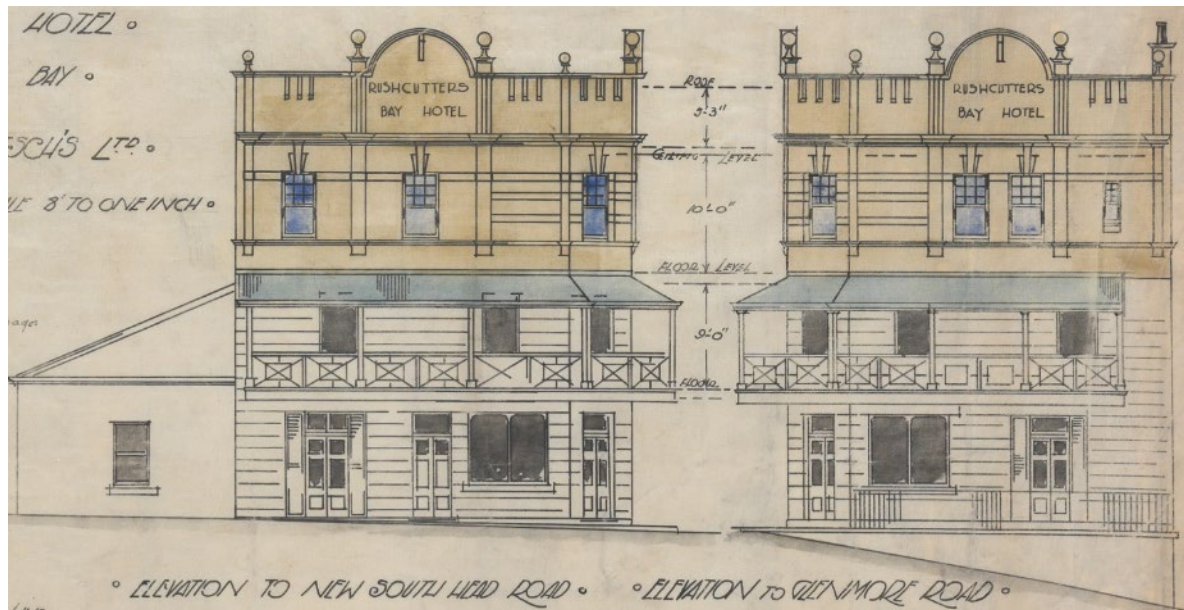


Figure 90: Detail of New South Head Road (L) and Glenmore Road (R) elevations, "Rushcutter [sic] Bay Hotel, New South Head Road, Paddington, Design of additions and alterations, basement and ground floor plan, front elevation, elevation to New South Head Road and section, Applicant/owner, Reschs Limited, Architect M Rigden, 70 Hunter Street, Sydney, Signed 30 March 1911" (Source: State Records and Archives Authority)

Further alterations and additions were carried out to the building to the plans by architect M Rigden signed 30 March 1911 (Figure 91). The works involved:

- additions and alterations to the ground floor plan including reconfiguration of the bar area, and conversion of the sitting room to a kitchen and dining area;
- changes to the New South Head Road and Glenmore Road elevation to New South Head Road ground floor level window openings to provide double doors,
- replacement of the first floor level cantilevered timber balcony with a new awning-supported by cast iron posts, cast iron decorative elements including balustrading to the Glenmore Road frontage, and new fascia signage,
- alterations to basement level and new bathroom facilities

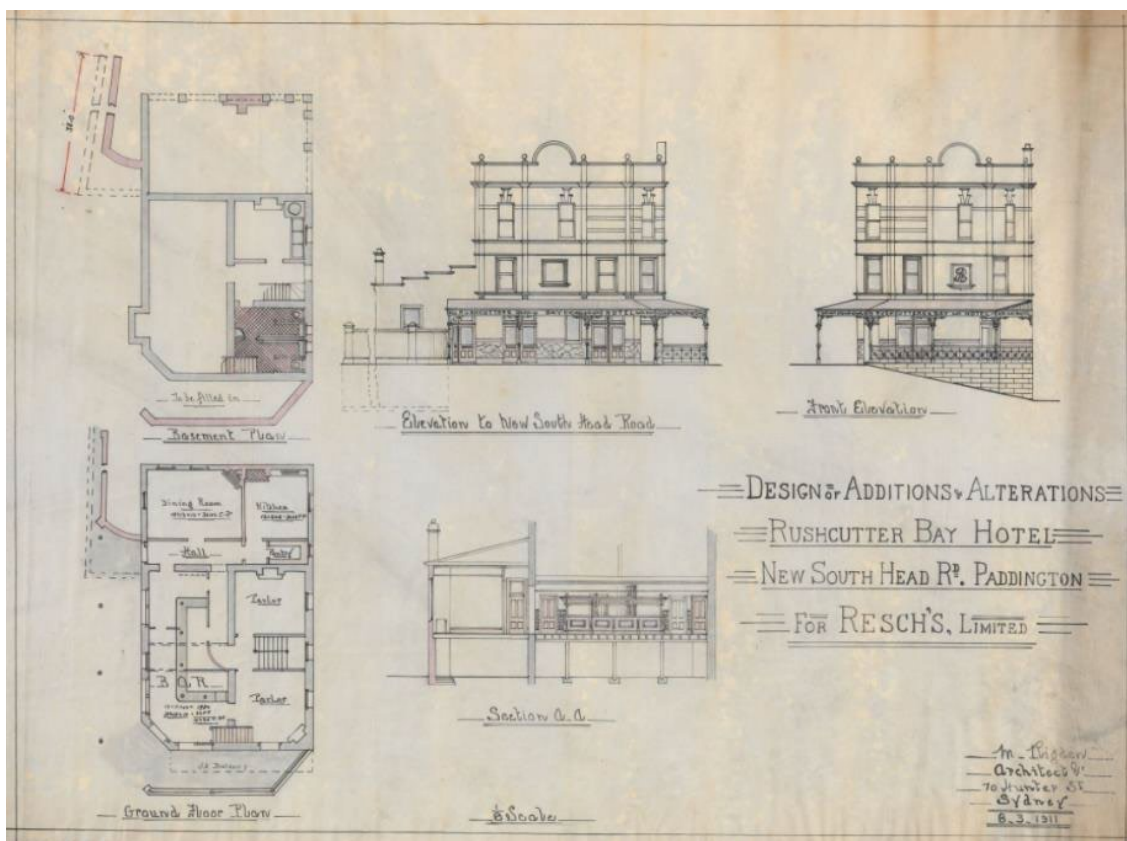


Figure 91: "Rushcutter [sic] Bay Hotel, New South Head Road, Paddington, Design of additions and alterations, basement and ground floor plan, front elevation, elevation to New South Head Road and section, Applicant/owner, Reschs Limited, Architect M Rigden, 70 Hunter Street, Sydney, Signed 30 March 1911". accessed via State Archives & Records https://www.records.nsw.gov.au/image/9590_62949

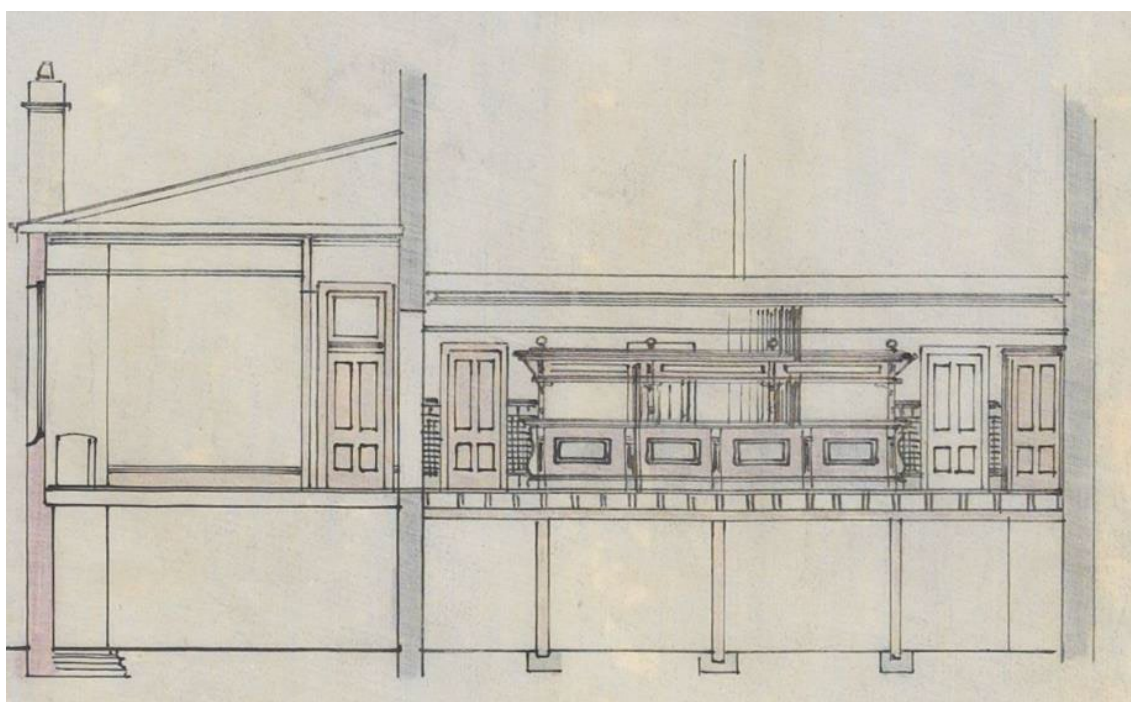


Figure 92: Detail of the 1911 plans showing the proposed new bar arrangements. The extant ground floor level ceiling reflects the corresponding bar arrangements in this space.

As part of the 1911 scheme, the bar area was extended into the adjoining parlour, with the internal wall removed to accommodate this work. Amenities were included on the basement level, a kitchen was added at ground floor level and the first floor balcony was removed and replaced with a posted verandah. The ground floor openings were changed, with the door replaced and windows altered. The ground floor level finishes were also changed and an iron lace balustrade replacing the simple wrought iron balustrade shown in the 1909 plans and on early images. It is noted that the single storey element on the eastern side of the building is shown as having a parapet wall as demonstrated in Section A-A in the 1911 plans, as opposed to the simple hipped roof shown as existing on the 1909 plans.

The property office files held at the Noel Butlin Archive ANU Canberra contain the correspondence, specifications, reports and cards that document the modifications, alterations and cyclical maintenance works undertaken on the site and describe the internal layout of the hotel during the period the site was managed by Tooth & Co. The maintenance and other works undertaken during this time are summarized in Appendix 2.

In addition to the cyclical maintenance works identified in Tooth's Archives, a number of approvals have been granted for alterations and additions to the building over time. The site has been located variously in Paddington Council, the City of Sydney and Woollahra Council over time, and a search of each council archive, including planning street cards, was undertaken for the site. The following tables summarise the building and development applications lodged for the site, as well as key correspondence:

Building Applications received by the City of Sydney

Number	Applicant	Description	Cost
1472/53	B. Scharer	Demolish existing & erect new shed	£65
2541/67	Sterling Agency P/L	Repairs	£300
4561/68	Awning Service Co.	Awning repairs	\$600

Development applications/correspondence

Number	Applicant	Description	Date
951/53	Mr. Bernard Scharer	Unauthorised erection of a garage	13.8.1953
1190/53	Mr. Bernard Scharer	Development application: Erection of Shed in yard for storage purposes	14.10.1953
110/65	A Bitton (?)	D.A. Use site as a boarding house	11.2.1965
905/65	Big John Pty Ltd	DA Use premises for a retail store (general)	10.11.1965
220/67	Jack Cadry	Unauthorised ground floor alterations	21.11.1967
1014/67	Sterling Agency Pty Ltd.	DA Use premise for selling carpets & floor coverings	23.11.1967

Building Applications received by Woollahra Council

Number	Applicant	Description	Date
DA110/65	A Bitton (?)	D.A. Use site as a boarding house	11.2.1965
DA905/65	Big John Pty Ltd	DA Use premises for a retail store (general)	10.11.1965
220/67	Jack Cadry	Unauthorised ground floor alterations	21.11.1967
DA1014/67	Sterling Agency Pty Ltd.	DA Use premise for selling carpets & floor coverings	23.11.1967
DA1/79	Sterling Agencies	Proposal to construct office section. 3 conditions	5.1.79
81/419	Sterling Agencies	Alterations and additions Commercial	Approved 22.4.82
85/218	Sterling Agencies	Removal of existing awning and restoration of first floor level balcony	18.3.1985
86/30	Sterling Agencies	Alterations and first floor additions	Withdrawn
86/33	Sterling Agencies	Alterations to basement openings, removal of fencing to 549 Glenmore Road, reconfiguration of parking arrangements, and new side boundary fence to 547 Glenmore Road	Approved 27/7/1987
DA1988/1029 BA1989/52	Sterling Agencies	Proposed new window on the east side of existing building	Approved 9/2/1989

The 1981 scheme (Figure 93) saw the demolition of the eastern portion of the site to make way for the extended ground floor level showroom of concrete construction. Bob Cadry described this former structure as having been constructed of “convict brick”⁵² and it is likely to have been the early billiard bagatelle visible in the 1870s photos. This approval also included the relocation of the internal stairs from the showroom that lead to the basement level. These stairs remain, and, of the development approved for the site in the various schemes identified above, on some schemes only a small proportion was actually carried out. For example:

- BA1981/419 approved works to the ground floor level and basement level to extend the showroom. The approved works included relocating the narrow timber internal stairs to the basement level, but these works were not completed. This application included a hipped roof, but this was constructed as a flat roof to accommodate future plans to extend the first floor level showroom over, but that work was also not carried out.
- BA1985/218 approved works to reinstate the first floor level balcony in a manner that echoed the balcony arrangements of the building as it appeared in the 1870s, designed by Stephen Klein and Associates (Figure 94). These works were approved, but were never carried out.
- An additional application was submitted to add an additional storey to the existing single storey showroom, however this scheme was not approved.

⁵² Conversation with Bob Cadry, 12 May 2021.

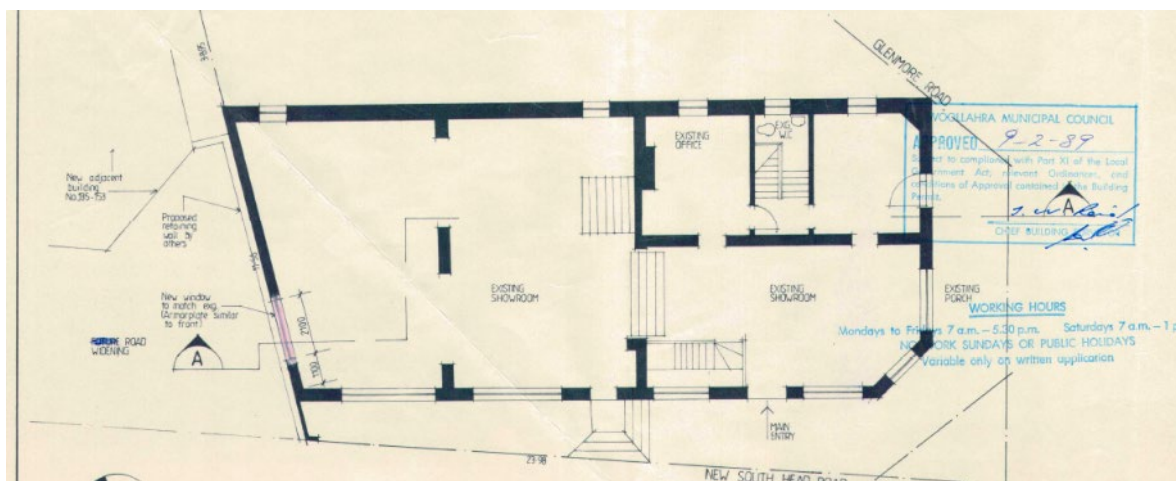


Figure 97: DA1988/1029 & BA1989/52 which approved a new window opening to the eastern wall. This floor plan most accurately reflects the current internal layout of the ground floor level.

4.10 549 Glenmore Road

The building at 549 Glenmore Road was described in the 1982 Paddington Field Survey as “A superb example of an elegant 2 storey sandstone “Georgian” residence with 6-pane windows”, “built right onto street pavement.” The building was identified as being built between 1840 and 1860, which is consistent with the historical information. The original plans for the building could not be located within the Woollahra, City of Sydney or Anglican Archdiocesan Archives.

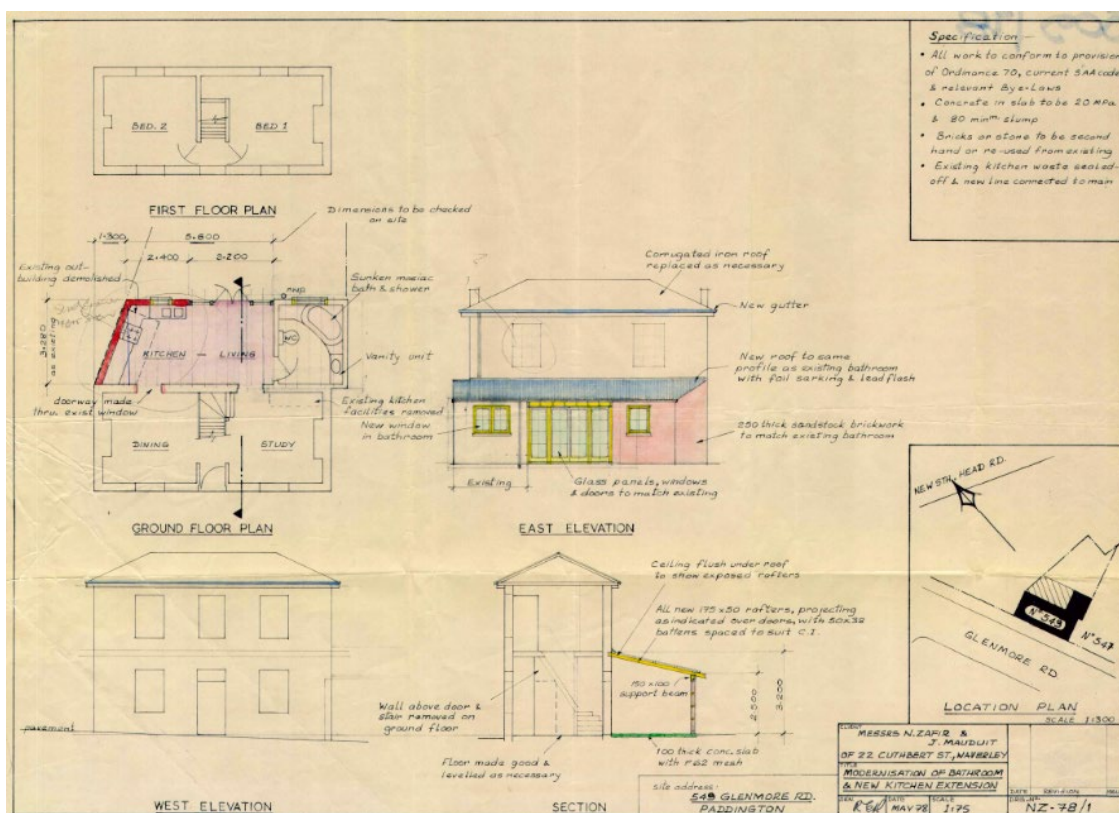


Figure 98: BA1978/509 which approved ground floor level alterations and additions to accommodate a new kitchen living area and bathroom refresh.

The development history for 549 Glenmore Road as documented in Council's Building Index, and in the Planning Street Cards from the City of Sydney indicates that very little development requiring council consent has been undertaken on the site other than BA1978/509 which approved ground floor level alterations and additions to the existing dwelling house to accommodate a new kitchen living area and renovation of the existing bathroom accommodated within the rear lean-to. Whilst these works were not commenced, the plans submitted serve to confirm the building had a simple two-up, two-down floorplan consistent with buildings of this era.

Externally, there appear to have been few changes to the building, other than the construction of a brick lean-to at the rear of the building, the truncation of the chimneys (c.1970s), the alteration of the lower part of the northern elevation to include a panel of ashlar scored concrete, the installation and subsequent removal of a semicircular hood over the building entry, and the installation of air conditioning and other services that have resulted in penetrations into and through the walls. Air conditioning units are placed on the roof of the rear lean-to, with the associated penetration into the building through the sandstone walling at eaves level on the rear elevation of the first floor.

There is evidence that the building may have previously had an awning on the Glenmore Road elevation, with a horizontal timber element and shadowing on the stone indicating a likely prior structure was attached (Figure 99). Whether this attached structure included support posts in the footpath reserve could not be determined due to the footpath in front of the building being of more recent construction.



Figure 99: Front elevation detailing evidence of a likely prior attachment

Internally, there have been some substantial changes which have included the removal of the internal dividing walls. It is also noted that the structure supporting the first floor failed, leading to its subsequent collapse and removal. Other more minor changes have occurred such as the conversion of fireplaces to bookshelves, plastering, installation of security grilles on the internal face of the windows, etc. These changes are all reversible, with care.

Around 2019 the semicircular material hood that was in place from c. mid 1980s was removed from over the doorway. In early 2021 the guttering, eaves soffits, windows, window shutters, door and transom light were painted. Photos of the site from street level (Google Street View) indicate that while the Cadry's signage has been updated over time, it has been kept to the same or similar size.



Figure 100: 549-543 Glenmore Road, November 2020. (Source: Google Street View)



Figure 101: Northern elevation of 549 Glenmore Road



Figure 102: Interior, looking up at the first floor level, with crack plaster visible.



Figure 103: Northern elevation of 549 Glenmore Road



Figure 104: Shell pozzolans visible in the mortar of 549 Glenmore Road

Part 5 Comparative analysis

5.1 Introduction

This section provides a comparative analysis of the Cadry's buildings in the Woollahra LGA.

Comparative analysis is important in understanding how a place may meet criteria (f) and (g) of the *NSW Significance Assessment* criteria. These two criteria relate to whether a place is significant because it is rare or significant because it is a good example of a common type of place. The two criteria are:

Criterion (f) an item possesses uncommon, rare or endangered aspects of NSW's or of the area's cultural or natural history; and

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



Addressing these criteria assists in understanding the heritage values of a place in the Woollahra context and the broader context of the history of New South Wales.

5.2 Early Victorian and related buildings in Woollahra

The following comparative analysis examines a sample of heritage listed early Victorian era stone buildings located in Paddington and the wider Woollahra municipality as identified in a search of the State Heritage Inventory for buildings between 1840 and 1870. Also included are a sample of pub buildings recently included in the Paddington Pub Study compiled by Robert Allan Moore Architects for Woollahra Council.

The purpose of this comparative analysis is to gain an understanding of other comparable buildings built in the same period and/or style as the buildings at 133 New South Head Road and 549 Glenmore Road, Edgecliff.

Table 2 Comparative analysis of comparable buildings in the Woollahra Municipality

Site	Significance and contribution	Images
Paddington Arms Hotel 384 Oxford Street, Paddington	<p>The Paddington Arms Hotel is a listed heritage item in the Woollahra LEP (Item 692).</p> <p>Statement of Significance <i>The Paddington Arms Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's older, successful and enduring hotels. It occupies a site that has been in continuous hotel use since the urban consolidation of Oxford Street in the 1860s, when the building that formerly occupied this site, the Tradesman's Arms, was established as one of the emerging commercial area's first hotels.</i></p> <p><i>While it is not a prominent physical or corner landmark in the way some other Paddington Hotels are, "The Paddington" is a part of Oxford Street's tapestry of development across 150 years, and a signifier of Paddington's emerging and growing importance in Nineteenth and Twentieth Century Sydney.</i></p> <p><i>As with other early hotels of Paddington, The Paddington is of historical and social significance as a reference point for community identity, as Paddington's early pubs were and remain, serving their evolving community across more than 150 years of demographic change until its re-emergence in the later Twentieth Century as a popular, desirable and fashionable area to live, close to the city.</i></p> <p><i>The Paddington has a particular interest in the longevity of its operation and the complex archaeology of its site, the building including stone fabric in its basement and other built-in elements retained from the former Tradesman's Arms, the earlier hotel established on the site in the 1860s. The Hotel's long association with brewer/hoteliers Tooth & Co means that the building is well-documented archivally in local, state and national repositories, whose</i></p>	 <p>Figure 105: 1865 photo of Oxford Street. The Tradesman's Arms Hotel is shown as a two-storey building. Image by: Paddington Municipal Council Jubilee History. Source: State Heritage Inventory.</p>  <p>Figure 106: Interior stone detailing visible within the Paddington Arms Hotel. , 2018. Image by: Robert Allan Moore. Image copyright owner: Robert Allan Moore. Source: State Heritage Inventory.</p>

records together with those of Woollahra Council support interpretation of the building's history of change in step with its community.

The Paddington is of aesthetic significance, having a modest, individual streetscape and townscape presence in its locality, derived of its simple, individual but sophisticated architectural design and construction. Its Edwardian/Federation - Queen Anne Revival (Arts and Crafts) styling make it individual in the locality. While its interiors have sustained much change, they continue to illustrate its story and evolution, and support its contributory importance in the Paddington Heritage Conservation Area. Its ambitious, high-quality recent interior fit-out and adroit management have seen it assume a high-profile place in Paddington's commerce as well as its evolving heritage identity.⁵³

Comparative Analysis

The Paddington Arms Hotel presents as an Edwardian/Federation era pub building, however the original pub on the site, the c.1867 Tradesmans Arms, is of a similar age to the subject sites and was of similar sandstone construction. The available photos suggest that there is substantial sandstone elements remaining, despite the Federation era presentation, in a manner similar to the subject site. However, the oldest portions of the Cadry's building of sandstone construction are more externally and internally legible due to the partial removal of the rendered and plastered layers at ground and first floor levels. The site differ in their use, with the Paddington Arms continuing to trade as a hotel throughout and this continued trade as a hotel contributing to its significance as part of the Paddington Pubs study.



Figure 107: 2018's detail within the former cellars of the Tradesman's Arms, now the Paddington Arms. Image by: Robert Allan Moore. (Source: State Heritage Inventory)

⁵³ Heritage NSW, 2020. State Heritage Inventory - "Paddington Arms Hotel" <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5067579>

**Lord Dudley
Hotel**
236 Jersey
Road,
Woollahra

The Lord Dudley Hotel is a listed heritage item in the Woollahra LEP (Item 261).

Statement of Significance

The Lord Dudley Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's older, successful and enduring hotels, occupying a site that has been in continuous hotel use since its delineation by subdivision. It is an example of the local landmark, corner commercial development incorporated into the closer urban consolidation of the suburb, as that activity spread to the areas located on the expanding fringes of residential building, near some of the waning residual quarrying and industrial areas being overtaken by the demand for housing.

The Hotel is of historical and social significance as a reference point for community identity, as Paddington's early pubs were and remain, having served the evolving community of the suburb through 100 years of demographic change leading to its re-emergence as a popular, desirable and fashionable area. The Lord Dudley Hotel's associations with locally influential identities, encompassing developer-publicans, prominent Irish community members, politicians, and a sporting hero give it both an historic and contemporary interest. Its long association with brewer/hoteliers Tooth & Co means that the building is well-documented archivally in local, state and national repositories, whose records also support interpretation of the building's history of change in step with its community.

The Lord Dudley is of aesthetic significance, having a strong landmark streetscape and townscape presence in its locality, derived of its astute and sophisticated architectural design and construction. Its Anglophile design references, through use of the Edwardian/Federation Queen Anne Revival style, made it and continue to make it individual and characterful in the locality and the Municipality as a whole.

While its interiors have sustained change, they are legibly part of the building's story, and it remains one of the most prominent landmark corner hotel buildings in the Paddington Heritage Conservation Area. As



Figure 108: 2018 photo of the Lord Dudley Hotel. Image by: Robert A. Moore. (Source: State Heritage Inventory)



Figure 109: 1908 plans by Hallingan and Wilton Architects for the Lord Dudley Hotel (then the Underwood Estate Hotel). Source: State Heritage Inventory

*an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.*⁵⁴

Comparative analysis

The Lord Dudley Hotel is a prominent corner hotel building, two to three storey in scale of masonry (brick) construction designed in 1908 as the Underwood Estate Hotel that replaced an earlier building of the same name dating from 1878. The Lord Dudley Hotel differs from the Cadry's Building in terms of design and materiality and in that its scale has remained consistent over time since the 1908 build.

The sites differ in their ongoing use, with the Lord Dudley continuing to trade as a hotel throughout which contributes to its significance as part of the Paddington Pubs Study.

Mona Terrace 2A Mona Road, Darling Point

Mona Terrace is listed as a local heritage item in the Woollahra LEP (Item 149).

Comparative analysis

There is no Statement of Significance available for the site in the State Heritage Inventory, however, the site is identified by its parapet as being constructed in 1849 and as such is contemporaneous with the subject sites. The exterior design and finishes differ, with Mona Terrace being rendered externally and featuring a central arch-headed window, and bracketed entry, however, the first floor elevation windows are consistent with the subject sites. Internally, the exposed sandstone finish demonstrated in Figure 110 appears consistent with that of the original core of the Cadry's building and the exterior of 549 Glenmore Rd. Mona Terrace is the closest comparable building to the subject site geographically, being situated approximately 53m to the north of the site on Mona Road, just behind the New South Head Road shops, and closest in age temporally, being constructed within approximately 7 years of the Cadry's site. Being a small scaled building, in form it is also more closely related to the subject sites, particularly 549 Glenmore



Figure 110: Mona Terrace. (Source: <https://www.realcommercial.com.au/leased/property-suite-1-2a-mona-road-darling-point-nsw-2027-501819086>)

⁵⁴ Heritage NSW, 2020. State Heritage Inventory - "Lord Dudley Hotel" <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2710072>

Road. However, the scale and use differs from the Cadry's building and this is reflected in the layout of the building.



Figure 111: Sandstone interior of Mona Terrace (Source: <https://www.realcommercial.com.au/leased/property-suite-1-2a-mona-road-darling-point-nsw-2027-501819086>)

“Carthona”

Carthona is located in Darling Point and is listed in the Woollahra LEP (Item 82).

Statement of Significance

Built by Sir Thomas Mitchell, an excellent example of an early Gothic residence having interesting historical associations and superbly sited on a small harbour promontory containing many mature trees.⁵⁵

Comparative analysis

The building is described as an “impressive two storey mansion with cellars, of mannerist Tudor Gothic style. Built of sandstone, the exterior is a profusion of gabled slate roofs having castellated parapets and balconies dominated by tall Tudor chimneys. Ground floor windows are pointed Gothic style having three centred heads and fretwork while first

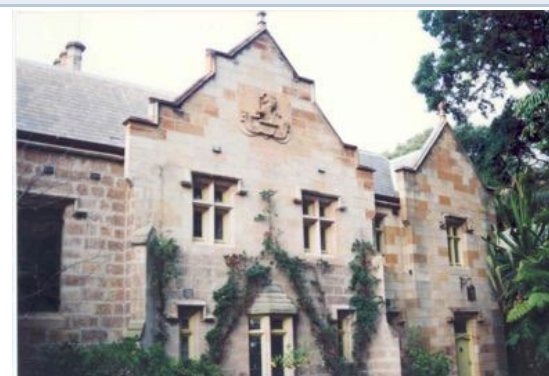


Figure 112: Carthona

⁵⁵ Heritage NSW, 2006. State Heritage Inventory - “Carthona” <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2711048>. Accessed 26 April 2021


	<p>floor windows are flat arched and shuttered. Later sympathetic additions made.”</p> <p>Dating from 1841, the building predates the subject developments and is similar in exterior wall materiality only, with its size, design and setting differing greatly, reflecting its location on the northern side of New South Head Road in the area occupied generally by the “Rushcutters Bay Gentry”.</p>	
<p>“Bishopscourt” 11-21 Greenoaks Avenue, Darling Point</p>	<p>Bishopscourt is listed on the State Heritage Register [SHR00362] and in the Woollahra LEP (Item 133).</p> <p>Statement of Significance</p> <p><i>The historic core (2.8ha) of a large early villa estate comprising an exceptionally fine mansion and grounds of prime historic interest built for Sydney’s leading businessman, entrepreneur, horticulturist, and pioneer of exporting frozen meat, Thomas Sutcliffe Mort. Thomas Sutcliffe Mort pioneered weekly wool auctions and the refrigeration of food, was involved in moves for the first railway in NSW and was also one of the founders of the AMP Society. He was instrumental in construction of Mort’s Dock at Balmain in 1854, which gave Sydney a dry dock for repairing ships (Pollon, 1996).</i></p> <p><i>Mort was friend and patron of Edmund Blacket, in the late nineteenth century Sydney’s leading architect, and Blacket designed what is probably the best Gothic picturesque house in New South Wales.</i></p> <p><i>Greenoaks retains the core of a once celebrated landscape garden created by Mort and nurseryman and landscape designer Michael Guilfoyle from 1849, which in its heyday became the “leading and model private garden of NSW”, and set the tone in this fashionable Sydney resort. The grounds use the steep sloping site to provide a wild, romantic setting for the medieval mansion. A wide variety of plants were used to provide botanical and visual interest, some of which remain today. Mort built a mansion designed by Edmund Blacket in academic gothic style. Guilfoyle used the steep sloping site to provide a wild, romantic setting for the medieval mansion, and a wide variety of plants to provide botanical and visual interest, most likely supplied</i></p>	

Figure 113: ‘Bishopscourt’, Darling Point. (Source: S Read, Heritage Branch, date unknown.)

from his "Exotic Nursery" in Double Bay, which adjoined Greenoaks to the south (Tanner & Begg, 1976, p.31)(Morris, 2002)

Since 1911 the renamed Bishops court has been the home of Sydney's Anglican Archbishops.

The (then 11 acre) estate and part of the mansion also have associations with Thomas Woolley, a Sydney ironmonger, who built a two storey stone cottage "Percyville" on the site with J.F.Hilly as architect. Most of the front of the present house is the original design. (Lawrence, 1993, modified, Read, S., 10/2006).

The property also has associations with architect Professor Leslie Wilkinson who designed extensive remodelling including an extension over the former stables in 1935. Wilkinson was head of the Architecture Faculty at Sydney University and had a marked effect on Sydney's architecture building over 50 houses in the eastern suburbs.⁵⁶

Comparative analysis

Bishops court is of similar materials in part to the subject sites, but differs in that it is a slightly earlier (c. 1845) residence that was remodeled c.1850s/60s to form a two storied Gothic Revival gentleman's residence.

The buildings are unrelated in form and purpose, however the SHI history indicates some similarities in the building history such as the replacement of the shingle roof c1911-13, although in this instance it was replaced with slates. Each building is locally rare, however Bishops court also fulfils the criteria for listing at a State level and this is reflected in the listing of the site on the State Heritage Register.

⁵⁶ Heritage NSW "Bishops court" <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5045448>

**Paddington
Watch House
(former),
238 Jersey
Road,
Woollahra**

The Paddington Watch House is identified as an item of Local heritage significance in the Woollahra LEP and is listed under the entry for “Building and interiors, sandstone retaining wall” (Item 499).

Statement of Significance

The former Paddington Watch House is a single storey sandstone building with a centre gutter slate roof. An attached service building is both sandstone and rendered brick. The building features prominent sandstone chimneys with broach spire detailing at the base and projecting piers at front corners. The roof has narrow eaves supported on brackets and the windows are recessed with panels below. The building is symmetrical to the front facade and the central front door shelters under a shed roofed awning. The original Watch House consisted of four rooms with a cell to the rear and it was substantially altered in 1911 when it became a Police residence. Little remains internally of the original building although the external form is recognisable. A modern residential wing is now located behind the service block and this is constructed of cement blocks, rendered and painted. Picket fence to front and a stone retaining wall with paling fence to side boundary. Style: Victorian (composite Georgian, Free Classical) External Materials: Sandstone walls, slate roof, timber doors and windows, galvanised gutter and downpipes, cement block walls to rear wing, Internal Materials: Unseen, timber floors, stone face walls, plaster ceilings.


The State Heritage Inventory description identifies that the building has undergone extensive modification internally with little remaining of the original fabric, but the exterior of the building is largely intact.

Comparative analysis

Purpose-built c.1871 as a watch house with cells and modified in 1911 to become a residence, the buildings are similar in their exterior fabric and simple detailing. Both Cadry’s Building and the Paddington Watch House underwent substantial modifications in the early 1910s. Despite being similar in age and materiality, the Watch House differs in scale, use and overall design, with the Cadry’s Building having had finer detailing befitting its intended use compared with the utilitarian watch



Figure 114: Paddington Watch House. (Source: State Heritage Inventory)

	house. 549 Glenmore Rd has simple detailing, but is of a two storey in scale and has the symmetry and simple detailing of the earlier part of the Victorian era	
Mort's Cottage 38 Ocean Avenue, Double Bay	<p>Mort's Cottage is identified as an item of Local heritage significance in the Woollahra LEP and is listed under the entry for "House and interiors" (Item 221).</p> <p>Statement of Significance <i>The site of Mort's Cottage at 38 Ocean Avenue, Double Bay was purchased by John Tawell at auction in 1835. The cottage designed in a Victorian Rustic Gothic style has historic and social significance for its association with Samuel Peek, tea dealer, commission agent John Weaver, retailer James Macle hose, William Edward Thurlow, and auctioneer and woolbroker Thomas Sutcliffe Mort in 1848, Thomas Charles Robinson, and Sir Edward Knox. The house has aesthetic significance for the relative intactness of the original style, detailing and fabric and for the strong contribution it makes to the character of the immediate area. The cottage has scientific significance for the length of time it has been constructed both for its archaeological potential and for its potential for educational purposes.⁵⁷</i></p> <p>Comparative Analysis Mort's Cottage is a similar age to the subject sites and is also located on a corner site. While the buildings are of similar materiality with stone construction in their original arrangements with timber framed windows, their designs differ in the form and massing of the first floor, and Mort's Cottage does not seek to address the corner in the manner of the Cadry's building, likely due to the differing scale and purpose of the buildings. Mort's Cottage is a more ornate and finely detailed building compared with 549 Glenmore Road, in keeping with its Victorian Rustic Gothic style.</p>	 <p>Figure 115: Mort's Cottage, c.2012. (Source: https://www.realestate.com.au/property/38-ocean-ave-double-bay-nsw-2028)</p>

⁵⁷ Heritage NSW, 2004. State Heritage Inventory "House" <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2710113>

**St. Mark's
Rectory
53 Darling Point
Road, Darling
Point.**

St. Mark's Rectory is identified as an item of Local heritage significance in the Woollahra LEP as "St. Marks Church Rectory—building and interiors, outbuildings, grounds, gardens, stone fence, gateposts, gate" (Item 91)

Statement of Significance

(Full LEP listing for St Mark's Church and Rectory provided)

The Church and Rectory buildings represent some of the earliest examples of 'Academic Gothic Revival' style architecture in Sydney. They are outstanding examples of this style, which was promoted by Bishop Broughton and facilitated the extraordinary abilities of Edmund Thomas Blacket, who was to become Australia's leading exponent of ecclesiastical design. Though one of the earliest major works of Blacket, the Church remains one of his best known and successful designs.

St Mark's Church and Rectory are given added prominence by their siting and their elevated position. The tower and spire of the Church have always been a dominant landmark on the Darling Point ridge since their construction and retain a visual prominence from many vantage points, despite the surrounding modern high-rise development. The quality of the materials and workmanship as well as the patina of age and use that has mellowed the fabric of the Church and Rectory combined with the character of the surviving sandstone and iron fencing details has produced an outstanding streetscape of the early Victoria era, which despite the loss of some interesting buildings retains much of the Romantic English Village character depicted in several early drawings and water colours of Darling Point Road.

Early Victorian 'Rustic Gothic Revival' Villa constructed in 1849, with substantial additions in 1873 and 1879, built of Sydney sandstone and rendered brickwork with hardwood shingled and corrugated iron gabled roofs and dormers.

St Mark's Rectory is a rare surviving early 'Victoria Rustic Gothic Revival' villa with significant historic and aesthetic values. The quality of the building is based on its design, materials and workmanship of the



Figure 116: St Mark's Rectory. (Source: Heritage NSW State Heritage Inventory)

*external and internal building fabric from the early periods of construction.*⁵⁸

Comparative Analysis

The Rectory is more comparable with Mort's Cottage (above) than the subject sites in terms of age, style, and scale, being a Victorian Gothic cottage with the first floor level accommodated within the pitched and gabled roof space and serviced by gabled dormer elements. The Rectory is a more ornate and finely detailed building than 549 Glenmore Road, in keeping with its Victorian Rustic Gothic Revival style. Though the original timber shingle roof of the Rushcutters Bay Hotel of the 1860s was consistent with the Rectory, this was lost through the c.1909 addition of a third storey.

5.1 Comparative analysis

The building known as the Cadry's building at 133 New South Head Road, Edgecliff is a rare example of an early Victorian era former pub building that has remained in almost continuous commercial operation from its construction in c.1865. The site shares key elements consistent with the evolution of hotel buildings in the Paddington area such as the three storey scale and prominent corner location. However, the subject site pre-dates most of the hotel examples described and includes the addition of an entire storey in the early 20th Century that differentiates it from the other hotel examples considered. The resulting building displays architectural characteristics associated with both the early Victorian era and the Federation free classical style parapeted pub building, including the use of proportion, materials, and finishes to achieve aesthetic appeal and landmark qualities that stands as a visual marker of the gateway to Edgecliff.

The Building at 549 Glenmore Road is a locally rare example of an early Victorian era two storey sandstone cottage building in the Georgian style prior to the 1860s. The building is of a prismatic and symmetrical form and is simply detailed which is in contrast to many of the remnant residential examples of residential buildings from that era.

The comparative analysis indicates that the original portion of the Cadry's building and the sandstone cottage at 549 Glenmore Road predate much of the development of the area, with the exception of the remnant grand estates occupied by the Rushcutters Bay gentry generally located on the southern side of New South Head Road, and a handful of other buildings, most of which are of different styles, or are purpose built public buildings.

⁵⁸ Heritage NSW (2006) State Heritage Inventory - "Rectory of St Mark's Church". <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2711077>

Part 6 Heritage significance assessment

6.1 Introduction

Determining the significance of heritage items is undertaken by utilising a system of assessment centred on the Burra Charter of Australia ICOMOS. The principles of the charter are relevant to the assessment, conservation and management of sites and relics. The assessment of heritage significance is based on legislation in the *NSW Heritage Act 1977* and implemented through the *NSW Heritage Manual*.

6.2 NSW Historical Themes

The use of the NSW Historical Themes is an important process in understanding how a site or relic relates to important themes to NSW and to a local area, and therefore how a site could be significant at a State or local level. There are nine broad Australian themes and 36 NSW themes, with numerous local themes relating to these. The Cadry's building at 133 New South Head Road, Edgecliff relates to the following NSW Historical Themes⁵⁹:

Australian theme (abbrev)	New South Wales theme	Local theme
3. Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services
Discussion	The use of the site for buying and selling of goods and services, first as a hotel and then as a carpet retailer, has been uninterrupted since the first license was granted in 1856.	
3. Developing local, regional and national economies	Technology	Activities and processes associated with the knowledge or use of mechanical arts and applied sciences
Discussion	The historic collection amassed and curated by the Cadry family contribute to the collective knowledge of Persian carpets as an applied art form.	
4. Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation and particular types of accommodation.
Discussion	The site provided rental accommodation throughout its use as the Rushcutters Bay Hotel in the form of rooms for let.	
7. Governing	Law and Order	Activities associated with maintaining promoting and implementing criminal and civil law and legal process
Discussion	The Rushcutters Bay Hotel was used as the site to carry out inquests, including coronial inquests, for many years.	
8. Developing Australia's cultural life	Religion	Activities associated with particular systems of faith and worship
Discussion	The site stands on land that formed part of the St James' Glebe lands administered by the Church of England from 1842.	

⁵⁹ Heritage Council of NSW, 2006. *New South Wales Historical Themes*.

The building at 549 Glenmore Road relates to the NSW Historical themes as follows:

Australian theme (abbrev)	New South Wales theme	Local theme
4. Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation and particular types of accommodation.
Discussion	The site provided accommodation as a modest two-storey sandstone cottage.	
8. Developing Australia's cultural life	Religion	Activities associated with particular systems of faith and worship
Discussion	The site stands on land that formed part of the St James' Glebe lands administered by the Church of England from 1842.	

6.3 Heritage significance assessment

6.3.1 New South Wales Heritage Assessment Guidelines

The *NSW Heritage Manual* provides seven heritage criteria to assess the significance of an item. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance. To be assessed for State significance an item will need to meet more than one of the seven heritage criteria at a State level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed.

'State heritage significance', in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item. 'Local heritage significance', in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

The below table outlines the seven heritage criteria.

Table 3 NSW Heritage Criteria

Criteria	Description
Criterion A - Historical significance	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 - Associative significance	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 - Aesthetic/technical significance	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 - Social significance	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 - Research potential	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 - Rarity	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 - Representative	<p>An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. <p>or a class of the local area's</p> <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments.

The following section provides an assessment of significance against the seven heritage criteria for the Cadry's building at 133 New South Head Road, Edgecliff and the two storey sandstone building at 549 Glenmore Road, Edgecliff.

Criterion A – Historical significance

The Cadry's building at 133 New South Head Road, formerly the Rushcutters Bay Hotel, is historically significant as one of the early hotels in the Paddington area, with the two storey plus basement sparrow-pecked sandstone core of the building dating from c.1856. The site is located on the former St. James' Glebe granted in 1842 and features one of the oldest remaining buildings on New South Head Road in what is now known as Edgecliff.

The Cadry's building is historically significant due to the continuing use of the site for commercial purposes for over 160 years - first as a hotel and inn and then as the first Persian carpet retailer in the area. The former use of the site as the Rushcutters Bay Hotel is historically significant as part of the larger history of hotels in Paddington, and the addition of the third storey c.1909 is indicative of the evolution and expansion of pubs within the Paddington area in the 20th Century.

Guidelines for inclusion ⁶⁰	Guidelines for exclusion
<ul style="list-style-type: none"> ✓ shows evidence of a significant human activity ✓ is associated with a significant activity or historical phase ✓ maintains or shows the continuity of a historical process or activity 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association

The Cadry's building at 133 New South Head Road, Edgecliff is of local significance under this criterion.

The Cadry's building at 133 New South Head Road, Edgecliff would not meet the threshold for State significance under this criterion.

⁶⁰ For the purpose of the assessment, dots indicate the points in the guidelines, whilst the ticks indicate points in the guidelines that have also been met.

The two-storey sandstone cottage at 549 Glenmore Road is historically significant as an example of an early modest sandstone cottage built in the Georgian style, two storeys in scale and dating from c.1856. The site is located on the former St. James' Glebe granted in 1842 and features one of the oldest remaining buildings on Glenmore Road in what is now known as Edgecliff.

Guidelines for inclusion ⁶¹	Guidelines for exclusion
<ul style="list-style-type: none"> ✓ shows evidence of a significant human activity ✓ is associated with a significant activity or historical phase ✓ maintains or shows the continuity of a historical process or activity 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association

549 Glenmore Road, Edgecliff is of local significance under this criterion.

549 Glenmore Road, Edgecliff would not meet the threshold for State significance under this criterion.

Criterion B – Associative significance

The Cadry's building at 133 New South Head Road, Edgecliff is significant due to its association with the Cadry family, in particular Jacques Cadry, who was a prominent member of the Persian Jewish community and through whom the

As the former Rushcutters Bay Hotel, the site is historically associated with individuals in the recorded succession of licensees and managers of the Hotel, who are representative of the small business people who consolidated the society and built environment of Paddington (and Sydney) in the late 19th and early 20th Centuries. None may be particularly prominent, but they contributed importantly to the local commercial and cultural life of their time.

The Rushcutters Bay Hotel was associated with the Scharer family of publicans who ran the hotel over a period of 20 years in the early-mid twentieth century, representing a family run hotel business now largely lost from Sydney hotels.

Between 1931 and 1966 the hotel was operated by the Sydney brewing company, Tooth & Co, who had first leased the building following the demise of Resch's. Tooth & Co were owners of 22 hotels in Paddington during this same period and hundreds more across Sydney and NSW, making them one of the largest hotelier companies in NSW history.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> ✓ shows evidence of a significant human occupation ✓ is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes

⁶¹ For the purpose of the assessment, dots indicate the points in the guidelines, whilst the ticks indicate points in the guidelines that have also been met.

	<ul style="list-style-type: none"> • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
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The Cadry's building at 133 New South Head Road, Edgecliff is of local significance under this criterion.

The Cadry's building at 133 New South Head Road, Edgecliff would not meet the threshold for State significance under this criterion.

No evidence has been found to date to suggest that the two-storey sandstone cottage at 549 Glenmore Road 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 the local area.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association

549 Glenmore Road, Edgecliff would not meet the threshold for local significance under this criterion.

549 Glenmore Road, Edgecliff would not meet the threshold for State significance under this criterion.

Criterion C - Aesthetic/technical significance

The Cadry's building at 133 New South Head Road, Edgecliff is aesthetically significant as a fine example of an early Victorian era hotel building that has been extended in the Federation free classical style. The building has landmark qualities as a substantial corner former hotel building in a commanding position on the New South Head Road and Glenmore Road apex and forms part of the visual gateway to the Edgecliff commercial centre and the Woollahra Municipality in general.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement ✓ is aesthetically distinctive ✓ has landmark qualities ✓ exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement

The Cadry's building at 133 New South Head Road, Edgecliff is of local significance under this criterion.

The Cadry's building at 133 New South Head Road, Edgecliff would not meet the threshold for State significance under this criterion.

The two-storey sandstone cottage at 549 Glenmore Road is of aesthetic significance for its prismatic form and simple symmetrical composition of sandstone construction that are characteristic of the Victorian Georgian style.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none">• shows or is associated with, creative or technical innovation or achievement• is the inspiration for a creative or technical innovation or achievement• is aesthetically distinctive• has landmark qualities✓ exemplifies a particular taste, style or technology	<ul style="list-style-type: none">• is not a major work by an important designer or artist• has lost its design or technical integrity• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded• has only a loose association with a creative or technical achievement

549 Glenmore Road, Edgecliff is of local significance under this criterion.

549 Glenmore Road, Edgecliff would not meet the threshold for State significance under this criterion.

Criterion D - Social significance

Given its aesthetic contribution to the local area, the Cadry's building at 133 New South Head Road, Edgecliff is likely to be held in high regard by the community. However, no community survey has been undertaken at this time. Although the site may prove upon further investigation to have social significance, based on the information available at this time the Cadry's building at 133 New South Head Road, Edgecliff is not deemed to have social significance.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none">• is important for its associations with an identifiable group• is important to a community's sense of place	<ul style="list-style-type: none">• is only important to the community for amenity reasons• is retained only in preference to a proposed alternative

The Cadry's building at 133 New South Head Road, Edgecliff would not reach the threshold for local significance under this criterion.

The Cadry's building at 133 New South Head Road, Edgecliff would not meet the threshold for State significance under this criterion.

No evidence has been found to suggest that the two-storey sandstone cottage at 549 Glenmore Road has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons. However, no community survey has been undertaken at this time and, based on the information available to date, the building at 549 Glenmore Road, Edgecliff is not deemed to have social significance.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> is important for its associations with an identifiable group is important to a community's sense of place 	<ul style="list-style-type: none"> is only important to the community for amenity reasons is retained only in preference to a proposed alternative

549 Glenmore Road, Edgecliff would not reach the threshold for local significance under this criterion.

549 Glenmore Road, Edgecliff would not meet the threshold for State significance under this criterion.

Criterion E - Research potential

The Cadry's building at 133 New South Head Road, Edgecliff may have some potential to yield historical archaeological deposits in the subfloor spaces as the original structure was built c.1865 and may pre-date the use of tongue and groove flooring in general construction, however, it is unlikely that any such deposits survived the subsequent alteration and renovation of the internal arrangements in the early 1910s. The building was the first structure on the site and its construction involved excavation to accommodate the basement level. The archaeological potential of the overall site is therefore low.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> ✓ has the potential to yield new or further substantial scientific and/or archaeological information is an important benchmark or reference site or type provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture has little archaeological or research potential only contains information that is readily available from other resources or archaeological sites

The Cadry's building at 133 New South Head Road, Edgecliff has the potential to meet the threshold for local significance under this criterion upon further investigation.

The Cadry's building at 133 New South Head Road, Edgecliff would not meet the threshold for State significance under this criterion.

The two-storey sandstone cottage at 549 Glenmore Road, Edgecliff may have some potential to yield historical archaeological deposits in the subfloor space, as the original structure was built

c.1865 and may pre-date the use of tongue and groove flooring in general construction. The building was the first structure on the site, which appears to have been levelled. The archaeological potential of the overall site is therefore low.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> ✓ has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites

549 Glenmore Road, Edgecliff has the potential to meet the threshold for local significance under this criterion upon further investigation.

549 Glenmore Road, Edgecliff would not meet the threshold for State significance under this criterion.

Criterion F - Rarity

The Cadry's building at 133 New South Head Road, Edgecliff is a rare example of a remnant Victorian Georgian former corner pub building in the former Paddington area, and is likely to be the only example of its type in the Woollahra Municipality.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity ✓ is the only example of its type ✓ demonstrates designs or techniques of exceptional interest ✓ shows rare evidence of a significant human activity important to a community 	<ul style="list-style-type: none"> • is not rare • is numerous but under threat

The Cadry's building at 133 New South Head Road, Edgecliff would reach the threshold for local significance under this criterion.

The Cadry's building at 133 New South Head Road, Edgecliff would not reach the threshold for state significance under this criterion.

549 Glenmore Road is a locally rare example of a modest early Victorian era two-storey sandstone cottage building in the Georgian style, likely built prior to the 1860s. The building is of a prismatic and symmetrical form and is simply detailed, in contrast to many of the remnant residential examples of residential buildings from that era within the Woollahra Municipality.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity ✓ is the only example of its type ✓ demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community 	<ul style="list-style-type: none"> • is not rare • is numerous but under threat

549 Glenmore Road, Edgecliff would reach the threshold for local significance under this criterion.

549 Glenmore Road, Edgecliff would not reach the threshold for state significance under this criterion.

Criterion G – Representative

133 New South Head Road, Edgecliff is a representative example of a Victorian Georgian former pub building that was expanded in the early 20th century in response to the popularity of pubs as gathering places for the community throughout the 20th century. Corner hotel buildings from the formative period of the suburb are a key character element of the Paddington Heritage Conservation Area.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • is a fine example of its type ✓ has the principal characteristics of an important class or group of items ✓ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items ✓ is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held 	<ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type

The Cadry's building at 133 New South Head Road, Edgecliff is of local significance under this criterion.

The Cadry's building at 133 New South Head Road, Edgecliff would not meet the threshold for State significance under this criterion.

The two-storey sandstone cottage at 549 Glenmore Road is a representative example of an early Victorian era cottage built in the Georgian style and features key characteristics of this style including the simple rectangular prismatic form, symmetrical façade and simple composition of load bearing exposed sandstone walls. The building is simply detailed, consistent with the Victorian Georgian style including the simple chimney, sash windows with small 6+6 panes and transom light.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • is a fine example of its type ✓ has the principal characteristics of an important class or group of items ✓ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items ✓ is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held 	<ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type

549 Glenmore Road, Edgecliff is of local significance under this criterion.

549 Glenmore Road, Edgecliff would not meet the threshold for State significance under this criterion.

6.3.2 Statements of Heritage Significance

Cadry's Building

The building known as the Cadry's building at 133 New South Head Road, Edgecliff is a rare and representative example of an early Victorian era (c.1856) former hotel building with a distinctly legible Federation era free classical style second storey addition located within the former St James' Glebe lands administered by the Church of England. The site is historically significant as it has been in almost continuous use as a commercial premises for over 160 years - first as the Rushcutters Bay Hotel and then as a retail Persian carpet traders run by the Cadry family continuously on the site since 1967.

The Cadry's building is of aesthetic significance as a rare example of an early Victorian era hotel building that evolved through the early 20th century to accommodate the demand for hotel accommodation in the locality. The building has landmark qualities on New South Head Road and in Edgecliff due to its prominent corner position, elevated situation above the Glenmore Street frontage, and three storey scale with basement that responds to the site topography. The building remains legible as a mid-19th century building that has been the subject of Federation era additions due to the exposed sandstone walling at ground and part of the first floor level.

As the Rushcutters Bay Hotel, the Cadry's building is associated with Tooth & Co, who owned and operated pubs and hotels throughout Australia. The site's association with Tooth & Co is well documented archivally in local, state and national repositories.

The Cadry's building also has associational significance with Jacques Cadry (1910-2003), who began the Cadry's rug trading business in 1952 before commencing trading at the site in the mid-1950s. Jacques Cadry is identified as the first Persian Jew to be given permanent residency in Australia, in 1952, and to be naturalised, in 1955. He was a prominent member of the Persian Jewish community and the Cadry family has featured in the Sydney Jewish Museum exhibition, "Jews from Islamic Lands".

The interiors have been remodelled to respond to the changing trends for hotel arrangements through the first half of the 20th century, and in response to the use of the site as a Persian carpet retailer from the mid-1960s. However, the building retains substantial internal and external fabric and detailing that demonstrates these phases of development

The site may have research potential for underfloor deposits as the age of the original building predates the use of tongue-and-groove flooring.

549 Glenmore Road

549 Glenmore Road is a modest two storey stone cottage in the Edgecliff (formerly Paddington) area located within the former St James' Glebe lands administered by the Church of England until the 1960s. The building is historically significant as a rare surviving example of an early Victorian era building in the Georgian style, with its simple rectangular prismatic form, symmetrical façade and simple composition of load bearing exposed sandstone walls featuring shell pozzolans in the mortar. The building is simply detailed, demonstrating characteristics of the Victorian Georgian style including the simple chimney, sash windows with small 6+6 panes and transom light.

The building shares some common materiality and detailing with that of the neighbouring Cadry's Building (c.mid-1850s) and its construction has been but assessed as being of the same era. However, further association between the two sites prior to their acquisition by the Cadry family has not been established.

Part 7 Conclusions and recommendations

7.1 Conclusions

This report has assessed the heritage significance of Cadry's building at 133 New South Head Road, Edgecliff and has been amended to include a high-level assessment of the neighbouring building at 549 Glenmore Road against the significance criteria. It has concluded that, based on the information available at the time of writing, the buildings meet the threshold for local heritage significance. The Cadry's building is of local heritage significance for historical, aesthetic, associational, rarity and representative significance. 549 Glenmore Road is of local heritage significance for historical, aesthetic, rarity and representative significance.

This report has concluded that neither the Cadry's building at 133 New South Head Road, Edgecliff nor the two storey sandstone cottage at 549 Glenmore Road, Edgecliff meet the threshold for State heritage significance.

7.2 Recommendations

7.2.1 Recommended heritage listing

The Cadry's building at 133 New South Head Road, Edgecliff on Lot 1: DP255233 be added to the heritage schedule of the Woollahra LEP 2014 as an item of local heritage significance. This is to be based on the attached Heritage Inventory sheet. It is to be described as: *Cadry's Building (former Rushcutters Bay Hotel), including interiors*.

The two-storey sandstone cottage at 549 Glenmore Road, Edgecliff on Lot 37 in DP255233 be added to the heritage schedule of the Woollahra LEP 2014 as an item of local heritage significance. This is to be based on the attached Heritage Inventory sheet. It is to be described as: *Early Victorian sandstone cottage, including interiors*.

7.2.2 Recommended management

It is recommended to manage both the Cadry's building at 133 New South Head Road, Edgecliff and the two storey sandstone cottage at 549 Glenmore Road, Edgecliff and their significant components in accordance with the Woollahra LEP 2014 and Burra Charter Principles.

It is recommended that all future proposals for modifications to the buildings should respect the form and style of the buildings and their significant fabric. All remaining intact fabric on the external façades and intact interiors should be retained and conserved. Elements lost, such as historic door arrangements in the Cadry's Building or the first floor flooring and fireplaces in 549 Glenmore Road may be restored or reconstructed to a known prior state in accordance with Burra Charter principles. There should be no substantial additions or alterations to the New South Head Road or Glenmore Road elevations except to return the building to a prior known state. It is recommended that future development be carried out in accordance with a conservation management document, and that detailed internal and external photographic record be made and lodged with Woollahra Council and the Local Historical Association.

It is further recommended that the immediately adjacent buildings at 543-545 Glenmore Road be the subject of a future heritage significance assessment to ascertain whether these buildings, that are identifiable in much of the pre-1890 historic resources accessed for this assessment, also warrant listing in Schedule 5 of the Woollahra LEP 2014.

The impact of future works on the heritage significance of the buildings are to be assessed against the relevant heritage provisions of the Woollahra LEP 2014 and in accordance with the Heritage Council of NSW publication 'Statements of Heritage Impact' as contained in the NSW Heritage Manual. Proposed works are to be guided by the conservation principles and guidelines of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.

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Woollahra Local History Library Building Index Cards

City of Sydney Planning Street Cards

City of Sydney Digital Archive - Paddington Council

Woollahra Register of Building Applications

Newspaper & magazine articles:

TROVE digitised newspapers online <https://trove.nla.gov.au/>

Appendix 1 Leases and Licensees

Leases

The subject site is located on part of Lot 1 of the St James's Glebe lands. This lot was leased to John Walton of Sydney, freeholder, for a term of 99 years from 1 January 1866, who subleased it to Snowden McBurney and Nicholas McBurney, thus starting a long history of lease and sublease of the site (demonstrated in until its eventual sale by the Anglican church to Sterling Agencies in the 1960's who remain the current owners of the site. The following table summarising the land dealings is compiled based on the information provided by the Anglican Archdiocesan Archives of Sydney. Information was

Date	Dealing	Parties
30.8.1866	Lease	Bishop of Sydney and Trustees to John Walton
12.6.1869	Lease	W. B. Walford & W. E. Sparke, and J. Walton to S. McBurney & N. McBurney
28.12.1882	Lease	E. K. Holroyd and H. W. Walton to J. McInerney
15.1.1883	Assignment	H. W. Walton & E.K Holroyd to T. Moore
31.5.1915	Assignment	Executors for Thomas Moore to Helen Victoria Shawe (nee Moore)
21.11.1932	Agreement	V. H. Shawe (nee Moore)
19.8.1955	Assignment	Victoria Helen Shaw (Moore) to John Antill Black & Jean Black
24.1.1967	Lease	Glebe Administration Board to Garth John Bittar and Bruce George Bittar

Licensees

Licensee	Date of license issue/sale/transfer
Mary Clarke	24.12.1856 ⁶²
Henry Nicholson	7.8.1866 ⁶³
John Eustace	23.5.1859 ⁶⁴
Watkinson, William	23.4.1861 ⁶⁵
Henry Nicholson	9.9.1870 ⁶⁶ 20.9.1872 (billiard) ⁶⁷

⁶² QUARTERLY LICENSING MEETING. (1856, December 25). *Empire (Sydney, NSW : 1850 - 1875)*, p. 5. Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-article64981899>

⁶³ Government Gazette Notices (1866, August 7). *New South Wales Government Gazette (Sydney, NSW : 1832 - 1900)*, p. 1876. Retrieved March 4, 2020, from <http://nla.gov.au/nla.news-article225470295>

⁶⁴ LICENSED PUBLICANS. (1859, May 23). *The Sydney Morning Herald (NSW : 1842 - 1954)*, p. 3. Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-article13025257>

⁶⁵ LIST OF APPLICATIONS FOR PUBLICANS, GENERAL, LICENSES. (1861, April 23). *Empire (Sydney, NSW : 1850 - 1875)*, p. 8. Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-article60493953>

⁶⁶ 1870 'Government Gazette Notices', *New South Wales Government Gazette (Sydney, NSW : 1832 - 1900)*, 9 September, p. 1933. , viewed 17 May 2021, <http://nla.gov.au/nla.news-article223531633>

⁶⁷ "Government Gazette Notices" *New South Wales Government Gazette (Sydney, NSW : 1832 - 1900)* 20 September 1872: 2425. Web. 17 May 2021 <<http://nla.gov.au/nla.news-article230132483>>.

Licensee	Date of license issue/sale/transfer
Nicholson, J [Jesse]	9.9.1873 (bagatelle) ⁶⁸
Charles Hunt	2.9.1874 (billiard) ⁶⁹
John McInerney	13.9.1876 ⁷⁰ 12.9.1879 - (billiard) ⁷¹
Julia McInerney	13.9.1882 ⁷²
Isaac Scholes -1893	25.4.1884 ⁷³
Scholes, Julia	19.8.1908 ⁷⁴
Barlow, Martin	6.4.1911 ⁷⁵
Thos. H. Maguire 1917	18.1.1912 ⁷⁶
McFarlane, Arthur William	
Massey Charles H	
Mabel Francis Bell	17.10.1918 ⁷⁷
John Mason	27.8.1920 ⁷⁸
Cain C	not noted
Carter H. O.	2.2.1922 ⁷⁹
Kemp L. A	12.10.1922
Tierney WM	13.9.1923
Carrick J	Jan 1924
Fitzsimmons A. A.	9.8.1926
Davis HM	14.3.1927
Stewart John W	23.5.1927
Mann Henry	25.7.1927
Kelly Stanley	16.4.1928
Hogden John	15.7.31
Springhall W. A. E.	2.11.1931
McKay M. J.	2.11.1933
Whiteman Charles N.	5.11.1934
Scharer B. J.	1.6.1936

⁶⁸ Government Gazette Notices (1873, September 9). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 2479. Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-article223104523>

⁶⁹ Government Gazette Notices (1874, September 2). *New South Wales Police Gazette and Weekly Record of Crime* (Sydney : 1860 - 1930), p. 2657 (SUPPLEMENT TO THE NEW SOUTH WALES Government Gazette.). Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-article251604206>

⁷⁰ (1876, September 13). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 3657. Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-page12931803>

⁷¹ Government Gazette Notices (1879, September 12). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 4079. Retrieved March 4, 2020, from <http://nla.gov.au/nla.news-article223436389>

⁷² Government Gazette Notices (1882, September 13). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 4761. Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-article225829515>

⁷³ Government Gazette Notices (1884, April 25). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 2737. Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-article223771973>

⁷⁴ PUBLICANS' LICENSES. (1908, August 19). *Government Gazette of the State of New South Wales* (Sydney, NSW : 1901 - 2001), p. 4578. Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-article226916568>

⁷⁵ Dun's gazette for New South Wales., v.5, no.14, 1911-04-10

⁷⁶ "PUBLICANS' LICENSES." *Government Gazette of the State of New South Wales* (Sydney, NSW : 1901 - 2001) 21 August 1912: 5249. Web. 17 May 2021 <<http://nla.gov.au/nla.news-article221605643>>.

⁷⁷ Dun's Gazette Vol. 20 No 16 p18

⁷⁸ PUBLICANS' LICENSES. (1920, August 27). *Government Gazette of the State of New South Wales* (Sydney, NSW : 1901 - 2001), p. 4995. Retrieved May 17, 2021, from <http://nla.gov.au/nla.news-article224610595>

⁷⁹ Tooth Archive folders. Accessed via Noel Butlin Archive, Australian National University, September 2020

Licensee	Date of license issue/sale/transfer
Menzies, L.F. (Lorne Fellowes)	31.5.1937
Bernard G Scharer	20.4.1938
McKay, Athol Kenneth	12.7.1956
Lyon, Ronald (in partnership with his Wife Ellen Mary Lyon)	11.11.1957
Lyon, Ellen Mary	30.4.1964

Appendix 2 Tooth & Co. Works

The following table contains a history of works carried out at the site, as documented in the Tooth & Co. Files N60/2422, N60/2423 and N60/7297.

Date	Description	Contractor	Cost (£)
14/10/1931	Floodlighting, concealed in ceiling of awning		
Undated	Exterior painting, interior renovations. Repairs to boundary fence, roofs, smoke stacks and gas stove, renewing bar sink and ice chest		91.1.0
7/6/1932	Providing and fixing bar sinks and other minor repairs	Mssrs J Stubbe & Sons	14.10.01
15/12/1932	Erecting new suspended awning and tiling the underside of the awning	Mr S. Featherstone	358.0.0
24/9/1934	Renewing whole of iron roof renewing box gutter and ridge capping, repairing flashing, covering flat roof with bituminous felt, & renewing eaves gutter on main roof	Messrs Blundell & Brown	49.10.0
12/12/1934	Renovating bedrooms 1, 2 & 3	Collibee Bros	10.0.0
18/1/1935	Overhauling and repairing gas stove	James Ward Ltd	4.14.6
4/6/1935	Renewing lino to countertop. Supply & fix new electric light point to ladies lavatory	F. W. Hickey	7.10.0
17/6/1935	Painting & repairs to exterior	R. F. Hanly	76.0.0
9/4/1936	Renewing steps leading to gents lavatory from public bar		12.0.0
28/7/1937	Internal painting and repairs	C. Soffe	28.12.0
13/7/1938	Renewing lino to public bar countertop	F. W. Hickey	7.10.0
25/7/1938	Internal repairs & renovations	Abrahams & Co.	48.0.0
18/1/1939	Eradication of borers & necessary repairs	Ban Ant Exterminator Co.	12.17.3
27/1/1939	Repair & refix guard rail caused by a lorry owned by Hollander & Govett under care of Darling Pt Garage	Blundell & Brown	7/2/6
29/4/1939	Renewing water service	J Goodwin & Son	33.16.6
29/4/1939	Rendering cellar floor also section at cellar entrance	F. W. Hickey	58.0.0
15/1/1941	Deaton cleaning unit to be installed		
10/4/1941	Erecting new ladies lavatory in basement, enlarging public lavatory [approved by Paddington Council and as ordered by the Police]	Henshaw & Thompson	214.0.0
28/4/1941	Repairs to bar door, frames & hinges		
2/5/1941	Refixing loose tiles in bar		
12/9/1941	Tender for converting window to door & other works		161.0.0

12/11/1941	Remodelling of lavatories & minor alterations to bars & sundry repairs carried out	Henshaw & Thompson	419.15.3
24/5/1942	Removing & crating glass & boarding up show window	L. Owens	10.8.0
25/5/1942	Painting & repairs to exterior, renovating & repairing walls & woodwork of private entrance, renew gauze to kitchen door	R. F. Hanly	88.10.0
10/8/1942	Remove boards from back of doors & windows, replace w. _masonite	C. R. Adamson	9.0.0
10/11/1942	Repair grating leading to stairway		
9/8/1943	Renovation to portion of interior	Enmore Painting Co.	22.17.0
11/6/1945	Renovating portion of exterior, painting & writing awning fascia	Enmore painting co	42.13.0
19/2/1946	Renewing defective saloon bar counter lino	Kelsey Bros.	8.15.0
18/3/1946	Supply & erecting one pair of ledged gates complete	C.R. Adamson	17.0.0
25/9/1946	Exterior painting	Enmore Painting Co	145.10.0
15/1/1947	Removing stud wall in gents lavatory & replacing w/brick wall, tiled on completion, replacing defective bearers in corner of kitchen with steel bars built in brickwork.	Sinclair & Thompson	84.4.0
4/5/1948	Main roof leak	Blundell & Brown	
19/5/1948	Report: Main post supporting floor of public bar badly rotted		
19/7/1948	Grading & ashphalting yard area	R.A. Christie & Sons	29.15.0
21/7/1948	Cold room by licensee	F. Collar Pty Ltd	679.7.6
1/2/1949	Renewing public bar linoleum	F.W. Hickey	22.0.0
31/3/1949	Rewiring	F. J. Papps	
23/1/1950	Supply & fix new s/s combination bar sink	J. T. Gumly & Sons	63.15.0
22/2/1950	External painting & repairs	R. F. Hanly	221.0.0
14/4/1950	Hack off and cement render sections of walls to the exterior of the building	Nicholls	
6/6/1950	Stripping & recovering flat roof	Ormond Roofing & Ashphalts Ltd	71.6.9
9/8/1950	Renovating rainstained sections of the interior	R. F. Hanly	61.0.0
17/11/1952	Repair iron roofing over dining room	Blundell & Brown	
27/4/1953	Take out old windows from parlour & bedrooms, supply & fix sundry louvres and a fixed sash	W. S. Chidzey	44.0.0
3/6/1953	Renew main roof rear guttering, take away old flue pipe from back wall, clean out awning downpipes	Ward Bros.	
16/6/1953	Supply & fix new sash & side pieces to hopper window in the public lavatory	W. S. Chidzey	
24/6/1953	Repair section of water service & renew gas copper, flue & cowl	Ward Bros.	
29/6/1953	External painting & repairs	W. J. Sharman & Sons	344.10.0

18/9/1953	Order: Repairs to lath a plaster wall to private entry & renewing dividing fence		
27/7/1953	Renewing section of bar flooring in serving space	W. S. Chidzey	44.16.9
27/11/1953	Renovation to public bar		78.10.0
17/5/1954	Renewing hot water service	Blundell & Brown	110.0.0
4/8/1954	Supply & fix bolts to bar doors where necessary	M. G. Spence	3.5.0
1/9/1954	Painting & repairs	George Ward Pty Ltd	398.12.0
7/9/1954	Extending hot water service to bathroom on 3rd floor	Wm Murray & co	51.0.0
6/5/1955	Take down old lights, supply & fix 4 single 40 fluorescent lights under the awning		
7/11/1955	Supplying and erecting galvanised pipe handrail to steep concrete incline adjoining footpath	M G Spence	68.0.0

File No. N60/2424

Date	Description	Contractor	Cost (£)
1/10/1957	External painting & repairs	J. King & Sons	340.0.0
3/2/1958	Internal & external painting & repairs	Allan Long & Co	820.0.0
28/3/1958	Cut out old downpipe in wall & supply & fix new 4x3 copper downpipe	Blundell & Brown	15.7.0
14/4/1958	Supply & fit vinyl tiles in public spaces of the bar	Dunlop rubber	131.8.0
14/4/1958	Eradicate white ants on first floor and laundry		
22/5/1958	Ease bar doors to clear new floor covering		
2/6/1958	Supply & fix new steps and risers to stairs from public bar to toilet		
2/7/1958	Supply & fix new panel in bar door		
5/12/1958	Supply & fix new cellar skids		
21/9/1959	Supply & fix new section of downpipe under footpath to drain		
23/9/1959	Digging up section of the footpath, under the awning which was subsiding through seepage washing away the filling though into the cellar, fixing reinforcing, concrete same		
6/11/1959	Repair roof leaks over hallway & dining room		
1/6/1961	Exterior painting		
5/9/1961	Straighten up pipe rail on the footpath		
14/8/1961	External painting and repairs	K. H. McEnally	420.0.0

13/11/1961	Repair stairs and landing at the rear of the hotel, repair, rewire and refit flyscreen door to kitchen		
8/1/1963	Replug & refix stair railing to cellar		
25/2/1963	Renewing cold water service in copper tube		178.0.0
7/8/1963	Repairs to bottle cabinet	Harding & Sons	17.8.6
17/1/1964	Repair extend stair from kitchen to yard, replace white ant eaten skirting in the dining room		

Appendix 3 Heritage Inventory Sheet

Heritage Data Form

ITEM DETAILS					
Name of Item	Cadry's Building (former Rushcutters Bay Hotel), including interiors.				
Other Name/s Former Name/s	Rushcutters Bay Hotel, Nicholson's Hotel, Kelly's Hotel				
Item type (if known)	Built				
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	133				
Street name	New South Head Road				
Suburb/town	Edgecliff		Postcode	2027	
Local Government Area/s	Woollahra				
Property description	Cadry's building (former Rushcutters Bay Hotel), and interiors				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting	Northing	
Owner	Private				
Current use	Retail premise				
Former Use	Pub				
Statement of significance	<p>The building known as the Cadry's building at 133 New South Head Road, Edgecliff is a rare and representative example of an early Victorian era (c.1856) former hotel building with a distinctly legible Federation era free classical style second storey addition located within the former St James' Glebe lands administered by the Church of England. The site is historically significant as it has been in almost continuous use as a commercial premise for over 160 years – first as the Rushcutters Bay Hotel and then as a retail Persian carpet traders run by the Cadry family continuously on the site since 1967.</p> <p>The Cadry's building is of aesthetic significance as a rare example of an early Victorian era hotel building that evolved through the early 20th century to accommodate the demand for hotel accommodation in the locality. The building has landmark qualities on New South Head Road and in Edgecliff due to its prominent corner position, elevated situation above the Glenmore Street frontage, and three storey scale with basement that responds to the site topography. The building remains legible as a mid-19th century building that has been the subject of Federation era additions due to the exposed sandstone walling at ground and part of the first floor level.</p> <p>As the Rushcutters Bay Hotel, the Cadry's building is associated with Tooth & Co, who owned and operated pubs and hotels throughout Australia. The site's association with Tooth & Co is well documented archivally in local, state and national repositories.</p> <p>The Cadry's building also has associational significance with Jacques Cadry (1910-2003), who began the Cadry's rug trading business in 1952 before commencing trading at the site in the mid-1950s. Jacques Cadry is identified as the first Persian Jew to be given permanent residency in Australia, in 1952, and to be naturalised, in 1955. He was a prominent member of the Persian Jewish community and the Cadry family has featured in the Sydney Jewish Museum exhibition, "Jews from Islamic Lands".</p>				

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	<p>The interiors have been remodelled to respond to the changing trends for hotel arrangements through the first half of the 20th century, and in response to the use of the site as a Persian carpet retailer from the mid-1960s. However, the building retains substantial internal and external fabric and detailing that demonstrates these phases of development</p> <p>The site may have research potential for underfloor deposits as the age of the original building predates the use of tongue-and-groove flooring.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>
DESCRIPTION		
Designer	Not known	
Builder/ maker	Not known	
Physical Description	<p>The building</p> <p>The building is part single storey and part three storey, with the single storey element forming a split-level arrangement with the ground and first floor level showrooms. The building also features a basement level accessible from the Glenmore Road frontage. The site falls sharply away from the New South Head Road frontage and the building responds to the fall in the land through the elevated area around the ground floor level which continues around the Glenmore Road elevation and relates to the internal floor level of the ground floor and is significantly above the Glenmore Road footpath level. The building is of stone and brick masonry construction, rendered for the majority of the second floor level, with the basement, ground floor and first floor level having had the pub tiles and most of the previous surface render removed to expose the sandstone beneath. The second storey is constructed of brick masonry with an applied rendered and painted finish.</p> <p>The ground floor consists of an open-plan carpet showroom with differing internal floor levels, with offices, and service areas located on the southern side of the building. The first floor consists of gallery and storage areas for carpets within the existing spaces of differing sizes. The second floor level consists of a work rooms, offices and amenities rooms. The basement level consists of a loading dock, storage rooms and strong rooms, including a Chubb strong room.</p> <p>Two main sets of stairs are present within the building. One which accesses the basement level from the northern site of the ground floor level showroom and one at the rear of the building which services all levels. The eastern showroom is set at a relative level that lies between the ground and first floor levels of the sandstone core of the building, and two additional, smaller, stair flights are present connecting the eastern showroom to the ground floor level and first floor level showrooms with the sandstone core.</p> <p>Exterior</p> <p>The exterior of the building is made up of three distinct elements: the sandstone core comprising the two storey plus basement sandstone element, the second storey Federation free style addition c.1909, and the c.1980s showroom at ground floor level addressing New South Head Road. The building was inspected on 9 June 2020 and 12 May 2021.</p> <p>The building features a parapet wall addressing the New South Head Road (northern) and Glenmore Road (western) frontages, with a skillion metal roof behind. It is noted that the curved decoration shown on the 1909 plans does not appear to have been constructed and thus is present on the Glenmore Road frontage only. The exterior finishes of the building vary due to the different stages of construction for the ground and first floor compared with the second floor level, and following the removal of the rendered finish and tiling. The basement, ground floor and first floor level in the original pub section are comprised of sandstone that is mostly exposed, with the eastern part of the showroom on ground floor level being of rendered and painted concrete construction c.1980s.</p> <p>Interior</p> <p>The ground floor level comprises an open showroom on the northern side of the building, and offices on the southern side within the sandstone core of the building. The main entry showroom features low pressed metal ceilings, exposed sandstone walls and modern timber flooring. To the east of the core is an open showroom that dates from the 1980s and replaced the former structure on the site that likely dated from c.1870s.</p> <p>The first floor level spaces feature exposed stone walls, egg and dart cornices and decorative plaster ceilings. Rails have been installed along the upper section of the interior walls on the first floor level to</p>	

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	<p>allow for gallery display of rugs. The former fireplaces remain legible, although they are not in use and the flooring has been extended to cover the hearth. Some spaces have had ceilings and cornices replaced with modern fabric. Modern lighting, fire safety and security systems have been installed throughout with installation of cameras, heat and smoke detectors visible.</p> <p>The second floor level retains much of its interior fabric, detail and configuration and is recognisable as pub accommodation from the early 20th Century. Features include skirtings and architraves, door openings with fanlights above, stair balustrade and turned newel posts, egg and dart cornices, decorative wall vents with waratah and feathers decorative ceilings with waratah and flannel flower motifs. Some ceilings include art nouveau and art deco motifs. Some changes have occurred to this level over time, but these changes are minor and do not alter the overall understanding of the space. Basement level features a mix of interior finishes, with mass stone, painted brick, and concrete all present. The stone waling is in good condition despite some intrusive elements being introduced such as the exhaust fan. The visible mortar present in this stone waling shows evidence of shell pozzolans consistent with the early mortars used in the 1850s. There is a strong room in the basement level that was not able to be closely inspected, however this likely predates the use of the site by Cadry's and may date from the 1930s.</p> <p>Some spaces have been converted to service areas, such as the kitchenette present at the base of the stairs. The southern stairway has a number of floor coverings present, from wide timber boards overlain with more than one layer of linoleum. The stair features simple low timber balustrade and newel posts. The ceiling above the stair void features geometric patterns arranged in panels with flower bosses with egg and dart cornices.</p> <p>Setting</p> <p>The setting of the building is constrained due to the presence of modern development on the sites to the immediate east on New South Head Road that extends through to Glenmore Road. The Cadry's building takes up much of the allotment and thus the setting is largely defined by the site boundaries. However, the setting is enhanced by the presence of the neighbouring buildings on Glenmore Road, comprising the two storey Sandstone cottage (also owned by the Cadry family) and the three single storey brick workers cottages that are shown in the very early images of the site. These buildings also help establish the scale of the development surrounding the former hotel building and reinforce its landmark presence on the corner of New South Head Road and Glenmore Roads.</p>					
Physical condition and Archaeological potential	<p>Externally, the building appears to be in good and sound condition and has been recently (May 2021) repainted on it. The condition of the interiors varies on each level, with the ground floor and first floor in good condition and the second floor being fair to poor condition with evidence of water damage in most of the rooms.</p> <p>The archaeological potential of the building is low, however, there is potential for surviving underfloor deposits as the age of the original building predates the use of tongue-and-groove flooring.</p>					
Construction years	Start year		Finish year	1856	Circa	<input checked="" type="checkbox"/>
Modifications and dates	<p>1909 – Addition of a second storey 1912 – Alterations and additions</p> <p>The property office files held at the Noel Butlin Archive ANU Canberra contain the correspondence, specifications, reports and cards that document the modifications, alterations and cyclical maintenance works undertaken on the site and describe the internal layout of the hotel during the period the site was managed by Tooth & Co.</p>					
Further comments						
HISTORY						
Historical notes	The site is located on the part of the St James Glebe lands granted to the Church of England in 1842.					
THEMES						
National historical theme	<p>3. Developing local, regional and national economies 4. Building settlements, towns and cities 7. Governing 8. Developing Australia's cultural life</p>					
State	Commerce					

Heritage Data Form

historical theme	Technology Accommodation Law and Order Religion
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Cadry's building at 133 New South Head Road, formerly the Rushcutters Bay Hotel, is historically significant as one of the early hotels in the Paddington area, with the two storey plus basement sparrow-pecked sandstone core of the building dating from c.1856. The site is located on the former St. James' Glebe granted in 1842 and features one of the oldest remaining buildings on New South Head Road in what is now known as Edgecliff.</p> <p>The Cadry's building is historically significant due to the continuing use of the site for commercial purposes for over 160 years – first as a hotel and inn and then as the first Persian carpet retailer in the area. The former use of the site as the Rushcutters Bay Hotel is historically significant as part of the larger history of hotels in Paddington, and the addition of the third storey c.1909 is indicative of the evolution and expansion of pubs within the Paddington area in the 20th Century.</p>
Historical association significance SHR criteria (b)	<p>The Cadry's building at 133 New South Head Road, Edgecliff is significant due to its association with the Cadry family, in particular Jacques Cadry, who was a prominent member of the Persian Jewish community and through whom the</p> <p>As the former Rushcutters Bay Hotel, the site is historically associated with individuals – effectively a train of individuals – in the recorded succession of licensees and managers of the Hotel, who are representative of the small business people who consolidated the society and built environment of Paddington (and Sydney) in the late 19th and early 20th Centuries. None may be particularly prominent, but they contributed importantly to the local commercial and cultural life of their time.</p> <p>The Rushcutters Bay Hotel was associated with the Scharer family of publicans who ran the hotel over a period of 20 years in the early-mid twentieth century, representing a family run hotel business now largely lost from Sydney hotels.</p> <p>Between 1931 and 1966 the hotel was operated by the Sydney brewing company, Tooth & Co, who had first leased the building following the demise of Resch's. Tooth & Co were owners of 22 hotels in Paddington during this same period and hundreds more across Sydney and NSW, making them one of the largest hotelier companies in NSW history.</p>
Aesthetic significance SHR criteria (c)	<p>The Cadry's building at 133 New South Head Road, Edgecliff is aesthetically significant as a fine example of an early Victorian era hotel building that has been extended in the Federation free classical style. The building has landmark qualities as a substantial corner former hotel building in a commanding position on the New South Head Road and Glenmore Road apex and forms part of the visual gateway to the Edgecliff commercial centre and the Woollahra Municipality in general.</p>
Social significance SHR criteria (d)	<p>Given its aesthetic contribution to the local area, the Cadry's building at 133 New South Head Road, Edgecliff is likely to be held in high regard by the community. However, no community survey has been undertaken at this time. Although the site may prove upon further investigation to have social significance, based on the information available at this time the Cadry's building at 133 New South Head Road, Edgecliff is not deemed to have social significance.</p>
Technical/Research significance SHR criteria (e)	<p>The Cadry's building at 133 New South Head Road, Edgecliff may have some potential to yield historical archaeological deposits in the subfloor spaces as the original structure was built c.1865 and pre-dates the use of tongue and groove flooring in general construction, however, it is unlikely that any such deposits survived the subsequent alteration and renovation of the internal arrangements in the early 1910s. The building was the first structure on the site and its construction involved excavation to accommodate the basement level. The archaeological potential of the overall site is therefore low.</p>
Rarity SHR criteria (f)	<p>The Cadry's building at 133 New South Head Road, Edgecliff is a rare example of a remnant Victorian Georgian former corner pub building in Paddington, and is likely to be the only example of its type in the Woollahra Municipality.</p>
Representativeness SHR criteria (g)	<p>133 New South Head Road, Edgecliff is a representative example of a Victorian Georgian former pub building that was expanded in the early 20th century in response to the popularity of pubs as gathering places for the community throughout the 20th century. Corner hotel buildings from the formative period of the suburb are a key character element of the Paddington Heritage Conservation Area.</p>

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Integrity	133 New South Head Road, Edgecliff retains its legibility as a corner pub building with a sandstone core despite having been altered and modified internally and in its openings over time.
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HERITAGE LISTINGS

Heritage listing/s	Paddington Heritage Conservation Area – C8
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RECOMMENDATIONS

Recommendations	<p>It is recommended to manage the Cadry's building at 133 New South Head Road, Edgecliff and its significant components in accordance with the Woollahra LEP 2014 and Burra Charter Principles. It is recommended that all future proposals for modifications to the building should respect the form and style of the building and its significant fabric. All remaining intact fabric on the external facades and intact interiors should be retained and conserved. Elements lost such as historic door arrangements may be restored or reconstructed to a known prior state in accordance with Burra Charter principles. There should be no substantial additions or alterations to the New South Head Road or Glenmore Road elevations except to return the building to a prior known state. It is recommended that future development be carried out in accordance with a conservation management document, and that detailed internal and external photographic record be made and lodged with Woollahra Council and the Local Historical Association.</p> <p>It is further recommended that the immediately adjacent building on the Glenmore Road be the subject of a future heritage significance assessment to ascertain whether these buildings that are identifiable in much of the pre-1890 historic resources accessed for this assessment warrant listing in Schedule 5 of the Woollahra LEP.</p> <p>The impact of future works on the heritage significance of the building are to be assessed against the relevant heritage provisions of the Woollahra LEP 2014 and in accordance with the Heritage Council of NSW publication 'Statements of Heritage Impact' as contained in the NSW Heritage Manual. Proposed works are to be guided by the conservation principles and guidelines of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	Assessment of Heritage Significance for 133 New South Head Road, Edgecliff	Year of study or report	2021
Item number in study or report	N/A		
Author of study or report	Kristy Wellfare (Strategic Heritage Officer, Woollahra Council)		
Inspected by	Kristy Wellfare (Strategic Heritage Officer, Woollahra Council)		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Kristy Wellfare	Date	4 June 2021

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Book	Apperly, Irving, and Reynolds	A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present	1989	Angus and Robertson Publishers
Document	Hughes, Truman, and Ludlow	Heritage Study for the Municipality of Woollahra. Volume 1.	1984	Woollahra Municipal Council

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Book	Young, Greg (ed)	Paddington: A History.	2018	NewSouth Publishing
Document	Conybeare Morrison & Partners with Context Landscape Design	Paddington Townscape Study	1997	Woollahra Municipal Council
Document	Woollahra Municipal Council	Building Applications Index		Woollahra Municipal Council
Document	Woollahra Municipal Council	Register of Building Applications		Woollahra Municipal Council
Document	Double Bay Library	Double Bay Library Local History File – 133 New South Head Road, Edgecliff	27 January 2018	Woollahra Municipal Council
Document	Johnston, Ron	Paddington History and Heritage – A theme history	1997	Woollahra Municipal Council

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cadry's Building – New South Head Road Frontage				
Image year	2021	Image by	Woollahra Council	Image copyright holder	Woollahra Council



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Image caption	Cadry's Building – Glenmore Road western elevation				
Image year	2021	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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Image caption	Cadry's Building – Rear (south) elevation				
Image year	2021	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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Image caption	Cadry's building – east elevation (oblique view)				
Image year	2021	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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Image caption	Cadry's building – ground floor level interior, looking west				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council




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Image caption	Cadry's building – ground floor level stair to basement				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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Image caption	Cadry's building - first floor level interior				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



The photograph captures the interior of a historic building, identified as Cadry's building. The space is characterized by its rustic stone walls, which are composed of large, irregular blocks of light-colored stone. A large, ornate rug with a central medallion and intricate floral patterns hangs from the ceiling on the right side of the frame. In the foreground, a display of various smaller rugs and textiles is visible, including a large rug with a bold red and white pattern. The ceiling features decorative moldings and a modern lighting fixture with a cylindrical shade. The overall atmosphere is one of historical significance and cultural heritage.

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Image caption	Cadry's building -				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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Image caption	Cadry's building - second storey interior				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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Image caption	Cadry's building - Basement level				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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ITEM DETAILS					
Name of Item	Early Victorian sandstone cottage, including interiors.				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	549				
Street name	Glenmore Road				
Suburb/town	Edgecliff	Postcode	2027		
Local Government Area/s	Woollahra				
Property description					
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Retail premise				
Former Use	Private residence				
Statement of significance	<p>549 Glenmore Road is a modest two storey stone cottage in the Edgecliff (formerly Paddington) area located within the former St James' Glebe lands administered by the Church of England until the 1960s. The building is historically significant as a rare surviving example of an early Victorian era building in the Georgian style, with its simple rectangular prismatic form, symmetrical façade and simple composition of load bearing exposed sandstone walls featuring shell pozzolans in the mortar. The building is simply detailed, demonstrating characteristics of the Victorian Georgian style including the simple chimneys, sash windows with small 6+6 panes and transom light.</p> <p>The building shares some common materiality and detailing with that of the neighbouring Cadry's Building (c.mid-1850s) and its construction has been but assessed as being of the same era. However, further association between the two sites prior to their acquisition by the Cadry family has not been established.</p> <p>The site may have research potential for underfloor deposits as the age of the original building predates the use of tongue-and-groove flooring.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		
DESCRIPTION					
Designer	Not known				
Builder/ maker	Not known				
Physical Description	<p>The building</p> <p>The building is an early Victorian era building in the Georgian style, two storeys in scale with a simple hipped metal roof. The building is of a simple rectangular prismatic form with a symmetrical façade</p>				

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	<p>and simple composition of load bearing exposed sandstone walls featuring shell pozzolans in the mortar. The building is simply detailed, demonstrating characteristics of the Victorian Georgian style including the simple chimneys, sash windows with small 6+6 panes and transom light.</p> <p>Exterior</p> <p>Externally, there appear to have been few changes to the building, other than the construction of a brick lean-to at the rear of the building, the partial truncation of the two chimneys, the alteration of the lower part of the northern elevation to include a panel of ashlar scored concrete, the installation and subsequent removal of a semicircular hood over the building entry, and the installation of air conditioning and other services that have resulted in penetrations into and through the walls. Air conditioning units are placed on the roof of the rear lean-to, with the associated penetration into the building through the sandstone walling at eaves level on the rear elevation of the first floor.</p>
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There is evidence that the building may have previously had an awning on the Glenmore Road elevation, with a horizontal timber element and shadowing on the stone indicating a likely prior structure was attached. Whether this attached structure included support posts in the footpath reserve could not be determined due to the footpath in front of the building being of more recent construction.

Interior

Internally, there have been some substantial changes which have included the removal of the internal dividing walls. It is also noted that the structure supporting the first floor failed, leading to its subsequent collapse and removal. Other more minor changes have occurred such as the conversion of fireplaces to bookshelves, plastering, installation of security grilles on the internal face of the windows, etc. These changes are all reversible, with care.

Setting

The setting of the building is constrained due to the presence of modern development on the sites to the immediate east on New South Head Road that extends through to Glenmore Road. The building takes up the majority of the allotment and thus the setting is largely defined by the site boundaries. However, the setting is enhanced by the presence of the neighbouring buildings on Glenmore Road, comprising the three single storey brick workers cottages that are shown in the very early images of the site, and the Cadry's Building to the north.

Physical condition and Archaeological potential	<p>Externally, the building appears to be in good and sound condition and has recently (May 2021) had elements such as the windows and guttering repainted. The metal roof is severely oxidised. The interiors appear to be in generally good condition, however the first floor level was unable to be inspected due to the c.2020 collapse of the flooring of first floor level.</p> <p>The archaeological potential of the building is low, however, there is potential for surviving underfloor deposits as the age of the original building may predate the use of tongue-and-groove flooring.</p>
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Construction years	Start year		Finish year	1856	Circa	<input checked="" type="checkbox"/>
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Modifications and dates	<p>c. 2020 – First floor level flooring collapse</p> <p>c.1970s - Chimneys truncated</p>
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Further comments	
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HISTORY

Historical notes	The site is located on the part of the St James Glebe lands granted to the Church of England in 1842.
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THEMES

National historical theme	<p>4. Building settlements, towns and cities</p> <p>8. Developing Australia's cultural life</p>
State	Accommodation

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historical theme	Religion
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The two-storey sandstone cottage at 549 Glenmore Road is historically significant as an example of an early modest sandstone cottage built in the Georgian style, two storeys in scale and dating from c.1856. The site is located on the former St. James' Glebe granted in 1842 and features one of the oldest remaining buildings on Glenmore Road in what is now known as Edgecliff.
Historical association significance SHR criteria (b)	No evidence has been found to date to suggest that the two-storey sandstone cottage at 549 Glenmore Road 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 the local area.
Aesthetic significance SHR criteria (c)	The two-storey sandstone cottage at 549 Glenmore Road is of aesthetic significance for its prismatic form and simple symmetrical composition of sandstone construction that are characteristic of the Victorian Georgian style.
Social significance SHR criteria (d)	No evidence has been found to suggest that the two-storey sandstone cottage at 549 Glenmore Road has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons. However, no community survey has been undertaken at this time and, based on the information available to date, the building at 549 Glenmore Road, Edgecliff is not deemed to have social significance.
Technical/Research significance SHR criteria (e)	The two-storey sandstone cottage at 549 Glenmore Road, Edgecliff may have some potential to yield historical archaeological deposits in the subfloor space, as the original structure was built c.1865 and may pre-date the use of tongue and groove flooring in general construction. The building was the first structure on the site, which appears to have been levelled. The archaeological potential of the overall site is therefore low.
Rarity SHR criteria (f)	549 Glenmore Road is a locally rare example of a modest early Victorian era two-storey sandstone cottage building in the Georgian style, likely built prior to the 1860s. The building is of a prismatic and symmetrical form and is simply detailed, in contrast to many of the remnant residential examples of residential buildings from that era within the Woollahra Municipality.
Representativeness SHR criteria (g)	The two-storey sandstone cottage at 549 Glenmore Road is a representative example of an early Victorian era cottage built in the Georgian style and features key characteristics of this style including the simple rectangular prismatic form, symmetrical façade and simple composition of load bearing exposed sandstone walls. The building is simply detailed, consistent with the Victorian Georgian style including the simple chimney, sash windows with small 6+6 panes and transom light.
Integrity	549 Glenmore Road, Edgecliff has had little modification to its overall form and is highly legible as an early Victorian era sandstone cottage built in the Georgian style. The chimneys have been truncated c. 1970s.

HERITAGE LISTINGS	
Heritage listing/s	Paddington Heritage Conservation Area – C8

RECOMMENDATIONS	
Recommendations	<p>It is recommended to manage the early Victorian sandstone cottage at 549 Glenmore Road, Edgecliff and its significant components in accordance with the Woollahra LEP 2014 and Burra Charter Principles.</p> <p>It is recommended that all future proposals for modifications to the building should respect the form and style of the building and its significant fabric. All remaining intact fabric on the external facades and intact interiors should be retained and conserved. Elements lost such as fireplace arrangements</p>

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	<p>may be restored or reconstructed to a known prior state in accordance with Burra Charter principles. There should be no substantial additions or alterations to the Glenmore Road elevations except to return the building to a prior known state. It is recommended that future development be carried out in accordance with a conservation management document, and that detailed internal and external photographic record be made and lodged with Woollahra Council and the Local Historical Association. It is further recommended that the immediately adjacent building on the Glenmore Road be the subject of a future heritage significance assessment to ascertain whether these buildings that are identifiable in much of the pre-1890 historic resources accessed for this assessment warrant listing in Schedule 5 of the Woollahra LEP.</p> <p>The impact of future works on the heritage significance of the building are to be assessed against the relevant heritage provisions of the Woollahra LEP 2014 and in accordance with the Heritage Council of NSW publication 'Statements of Heritage Impact' as contained in the NSW Heritage Manual. Proposed works are to be guided by the conservation principles and guidelines of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.</p>
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SOURCE OF THIS INFORMATION			
Name of study or report	Heritage Significance Assessment, Cadry's Building, 133 New South Head Road, Edgecliff (updated September 2021 to include 549 Glenmore Road)	Year of study or report	2021
Item number in study or report	N/A		
Author of study or report	Kristy Wellfare (Strategic Heritage Officer, Woollahra Council)		
Inspected by	Kristy Wellfare (Strategic Heritage Officer, Woollahra Council)		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Kristy Wellfare	Date	27 September 2021

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Book	Apperly, Irving, and Reynolds	A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present	1989	Angus and Robertson Publishers
Document	Hughes, Truman, and Ludlow	Heritage Study for the Municipality of Woollahra. Volume 1.	1984	Woollahra Municipal Council
Book	Young, Greg (ed)	Paddington: A History.	2018	NewSouth Publishing
Document	Conybeare Morrison & Partners with Context Landscape Design	Paddington Townscape Study	1997	Woollahra Municipal Council
Document	Woollahra Municipal Council	Building Applications Index		Woollahra Municipal Council
Document	Woollahra Municipal Council	Register of Building Applications		Woollahra Municipal Council
Document	Double Bay Library	Double Bay Library Local History File – 133 New South Head Road, Edgecliff	27 January 2018	Woollahra Municipal Council
Document	Johnston, Ron	Paddington History and Heritage – A theme history	1997	Woollahra Municipal Council

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	549 Glenmore Road				
Image year	2021	Image by	Woollahra Council	Image copyright holder	Woollahra Council



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Image caption	549 Glenmore Road, northern and eastern elevations				
Image year	2021	Image by	Woollahra Council	Image copyright holder	Woollahra Council



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Image caption	549 Glenmore Road northern elevation				
Image year	2021	Image by	Woollahra Council	Image copyright holder	Woollahra Council



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Image caption	549 Glenmore Road, eastern (rear) elevation				
Image year	2021	Image by	Woollahra Council	Image copyright holder	Woollahra Council



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Image caption	549 Glenmore Road view of former fireplace from ground floor level				
Image year	2021	Image by	Woollahra Council	Image copyright holder	Woollahra Council



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Image caption	549 Glenmore Road				
Image year	2021	Image by	Woollahra Council	Image copyright holder	Woollahra Council

