

Heritage inventory sheet

Based on the Heritage NSW State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	Sunny Brae – house and interiors		
Former name	Sunny Brae		
Item type	Built		
Address	Number 40	Street Fitzwilliam Road	Suburb Vaucluse
Property description	Lot 2 1		DP 1254483 1112583
Owner	Name Mr & Mrs Murrell		Address 40 Fitzwilliam Road, Vaucluse
Use	Current Residential		Former Residential
Statement of significance	<p>“Sunny Brae”, the fine Federation house at 40 Fitzwilliam Road, Vaucluse, designed by W Friederich and erected in 1910, has a high level of historic significance in Woollahra, as one of the first houses built high on the Vaucluse headland, following the late 19th century subdivision of the expansive, early 19th century Wentworth Estate. It demonstrates a very specific aspect of the general subdivision and suburbanisation of the broader Vaucluse locality, generated by improved transportation links with the older areas of Rose Bay, Edgecliff and Double Bay. Fitzwilliam Road is named after the son of William Charles Wentworth and reflects his role in the subdivision of the Vaucluse portion of the family estate.</p> <p>Compared with the more enclosed low level foreshore topography in which Vaucluse House is sited, the ridgeline on which “Sunny Brae” is located was a favourite elevated lookout for William Charles Wentworth called “Parsley Bay” where he wanted to be buried. Once subdivided, the site was deliberately chosen by John Taylor Cooke for its fine and expansive outlook over Watsons Bay, the Gap, Manly and the nearby dynamic topography that characterises the southern shores of the outer Harbour. Cooke was a keen sailor, as were his descendants, and views from the house gave them a ready appreciation of their favourite recreation. Cooke’s newly married daughter, Lily and her husband Henry Pfeiffer, moved into the freshly constructed house, with her parents. Successive members of the Pfeiffer family continued to live in the house for almost a century.</p> <p>The highly complex architectural composition of the two storey Federation Queen Anne “Sunny Brae” house has a high level of aesthetic significance in Woollahra, for its deliberate north-east orientation and asymmetrical composition designed to capture the remarkable views from its elevated ridgeline site. Both internally and externally, the original components of the house, demonstrate a high degree of design and craftsmanship, which are strongly expressed in its complex roof composition, wrap-around front verandah, bay windows, fine joinery, dramatic main staircase and finely detailed plaster ceilings and spatial composition. Recent alterations and additions have replaced an unsympathetic wing (on the north-west side of the building) from the 1950s with carefully designed, complementary two-storey extension that extends the original architectural language, enhances family amenity and responds to its expansive visual curtilage.</p> <p>The hilltop location of the site and the thoughtful design and construction of the original house on the highest part of the overall site, provided an extensive harbour views and made the original house visible from Fitzwilliam Road. Despite the progressive subdivision of its original site and the erection of surrounding residential buildings, “Sunny Brae” retains the qualities of its expansive early hill-top setting, qualities that are reflected in the origins of its Scottish Gaelic name.</p>		

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	<p>The ridge-top location and subsequent housing development on surrounding lots meant that “Sunny Brae” has almost become imperceptible to the general public from the surrounding streetscape in Fitzwilliam Road and from further afield.</p> <p>“Sunny Brae” has rarity value as one of a relatively small number of first quality Federation Queen Anne style houses erected in spectacular topographic locations across Woollahra. Its finely executed and complex architectural design places the original house as a significant representative example of the broader Federation housing styles from one of the most widely spread periods of domestic and suburban architecture in Sydney’s Eastern Suburbs.</p> <p>The contemporary additions to ‘Sunny Brae’, designed by David White Architects, have added to the significance of the building by applying a traditional style of architecture, compatible with the Federation style of the original house.</p>		
Level of significance	State: Yes	Local: Yes	
Heritage listings			
DESCRIPTION			
Designer	Ferdinand Wilhelm Friederich (W. Friederich)		
Builder			
Construction years	c.1909-1910		
Physical Description	<p>Sunny Brae is a two storey house that was designed in the Federation Queen Anne style constructed in 1909- 1910. Federation Queen Anne style was the dominant style in Australian domestic architecture in the 1900s. The house has asymmetrical form and has been a fine and dramatic example of the style internally and externally.</p> <p>The central position of the original house on what was, at the time of construction, the overall site, provided ample open space/garden around the house. Although the subdivision of the overall site in 1948 resulted in a reduced open space around the house, its eastern garden is significant as a remnant original landscape and adds to the overall significance of the original house.</p> <p>The original house almost remained intact until 1952, when the building underwent alterations and additions to provide an independent flat at the rear (north-west side). These additions were unsympathetic in terms of architectural style of the original house. In 2012, these unsympathetic additions were demolished to give way for the construction of sympathetic new additions.</p> <p>The current contemporary additions on the north-west side of the original house (Sunny Brae) comprises the hexagonal Belvedere that reflects a typical architectural feature of the federation period and is an important element of the new design. The new extension is compatible with and continues the tradition of the original house in its detail, while it also incorporates contemporary design elements. The contemporary distinguishable additions enable the original building to be read and interpreted without compromising its fine and dramatic Federation Queen Anne architectural style.</p> <p>Sunny Brae underwent restoration and refurbishment in 2012. Accordingly, the building exterior is in excellent condition. The building has a painted</p>		

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	<p>brick exterior, being compatible with the red-brown face brickwork feature of the Federation Queen Anne style. The prominent exterior features of the building, reflecting Federation Queen Anne architectural style, have remained intact including exterior timber detailing, complex gable roofs with slate tiles and timber gable ends, tall chimneys, connecting wraparound verandah featured timber post and ornamental brackets, exposed eaves batons, as well as leadlight windows with displayed coloured glass.</p> <p>The original 1909 interior component, with numerous features of the existing building, has high integrity. Internal key features of the building include the original internal layout and circulation spaces, decorative ceilings, staircases, fireplaces, windows and joinery. Principal rooms of the original building remain intact; however, bathrooms and kitchens have been upgraded as needed.</p> <p>As the original house underwent restoration and refurbishment in 2012, consequently the building interior is in excellent condition. The design focused on restoring and preserving the existing house with its fine decorative features, while at the same time incorporating a significant sympathetic addition. Restoration of the original interiors were made by referencing original glass negative photos of the house interiors found in the attic by the children of the current owner of the house. The original photographs befittingly line the walls of the restored Entrance Hall. The original formal rooms were decorated using rich period colours and William Morris wallpaper. The original hand painted ceilings, featuring medallions of red roses and bluebirds, were carefully and traditionally restored and re-gilded by International Conservations Services (ICS).</p>
Physical condition	<p>Following recent conservation works, the building is in excellent condition and has a high level of internal and external integrity. Sunny Brae has retained and recaptured its important/key features of Federation Queen Anne architectural style externally and internally.</p>
Modification and Dates	<p>1952 – New two storey unsympathetic additions were constructed on the north-west side of the building (since demolished).</p> <p>2012 – Demolition of the 1950s additions, restoration of Sunny Brae and its fine decorative features, and the construction of a sympathetic addition.</p> <p>Architect: David White Architects Restoration of the original house: ICS (International Conservation Services)</p>
Archaeological potential	<p>As Sunny Brae was the first building to be constructed on the subject site, it is considered that there may be little potential for the site to yield information that may contribute to a greater understanding of the history of Vacluse area.</p>
HISTORY	
<p>The original overall site at 40 Fitzwilliam Road was part of an 80-acre Crown Grant at Parsley Bay issued to Thomas Laycock in 1793. Thomas Laycock (1756-1809) was a quartermaster who arrived in Sydney in 1791, and eventually became appointed as Deputy-Commissary in 1794 by Lieutenant -Governor Francis Grose. In the early 1800s, Laycock had a substantial land holding of 1,655 acres.</p> <p>In 1803, Laycock sold 80 acres, known as Woodmancote, to Irish convict Sir Henry Brown Hayes who renamed it Vacluse. The property was purchased by Captain John Piper who sold the estate to William Charles Wentworth following financial hardship in 1827. At this time, Wentworth established himself in the area, around Shark Bay, Vacluse Bay and Parsley Bay. Wentworth further purchased 40 acres from Francis McGlynn on which Vacluse House was located.</p>	

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In 1836, Wentworth applied for further acres to increase his holding. Consequently, in 1838, his request was accepted, and his holdings increased to 515 acres.

Fitzwilliam Wentworth, second son of William Charles Wentworth, married in 1868. William Charles Wentworth adopted a policy of subdividing key portions of his property on behalf of his sons and daughters upon their marriage. Based on this policy, a portion of land comprising the subject site, was transferred to Fitzwilliam and the road was probably named during this time as it appeared on the plan of village of Vaucluse in 1876.

In the late 1830s, William Charles Wentworth commenced subdividing parts of his estate for sale; however, the land did not sell mainly due to the unreliable road and poor access to the area until the 1850s.

In 1854, William Charles Wentworth left for England and never returned. Accordingly, he left the estate to the hands of his wife, Sarah, and his oldest son, Fitzwilliam. In 1872 W. C. Wentworth died and in 1896, Fitzwilliam Wentworth inherited the remaining 345 acres of the estate.

The roads had significantly improved over time, and since 1880 a tramcar had been operating along part of the way from the city, which was gradually extended and by 1903 it reached as far as Watsons Bay. The establishment and extension of the tramline facilitated and improved transport in this area, resulted in the subdivision and sell of land. The new taxation laws passed in 1895 on unimproved land (previously not taxed), made it financially necessary for further selling and subdividing.

In 1898, Fitzwilliam brought in two accountant partners, James Clegg Taylor and Daniel McAllister, to facilitate the selling and subdividing of the land. The first lot was sold in 1902 and shortly after J. C. Taylor sold his share to Rouland Smith Hill.

According to title records in 1906, the joint tenants of the land comprising the subject site, were Fitzwilliam Wentworth, Daniel McAllister, and Rouland Smith Hill.

During the 1900s and 1910s, land along the waterfront and landward parts was gradually subdivided. Further subdivision was made in the hinterland of Vaucluse Bay, which was bounded by Wentworth Road, Chapel Road, Fitzwilliam Road, Hopetoun Avenue and Oloa Avenue. In the early 1914, sections of this subdivision were offered for sale. Although sales were rapid at first, they petered out until the mid-1920s when all the lots were sold.

On 27 April 1907, the sixth subdivision of the Vaucluse Estate was auctioned. At this time, John Taylor Cook who was a civil servant, purchased four lots (15, 16, 19 and 20), forming the overall site. Sunny Brae was constructed on the south side of the overall site, on lots 15 and 20. The land was in the possession of Cook until 1948, when the overall site at 40 Fitzwilliam Road was subdivided into three lots and transferred to his grandchildren Harry and John Pfeiffer as tenants in common (Lot A), Marjorie Kingston (Lot C), and his daughter Lily Pfeiffer (Lot B). Two mortgages were contracted on the property in 1952 and 1958, respectively.

In 1973, Lily died and consequently in 1976, 40 Fitzwilliam Road (Lot B) was transferred to Harry Edmund Pfeiffer who remained the owner of the property for the remainder of the 20th century.

The subject site at 40 Fitzwilliam Road was listed for auction through January - March 2012, and sold to Professors George and Deirdre (Dedee) Murrell, the current owners of the subject site.

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HISTORICAL THEMES		
Australian Theme	NSW Theme	Local Theme
4 Building settlements, towns and cities	Land tenure	<p>Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal</p> <p>Comment: The subject site demonstrates a very specific aspect of the general subdivision and suburbanization of the broader Harbourside locality, generated by improved transportation links with the older areas of Rose Bay. Edgecliff and Double Bay.</p>
8 Developing Australia's cultural life	Creative endeavour	<p>Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.</p> <p>Comment: Sunny Brae is one of a relatively small number of first quality Federation Queen Anne style houses erected in spectacular topographic locations across Woollahra. Its finely executed and complex architectural design places the original house as a significant representative example of the broader Federation housing styles from one of the most widely spread periods of domestic and suburban architecture in Sydney's Eastern suburbs.</p>

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HERITAGE SIGNIFICANCE ASSESSMENT	
Historical significance SHR criteria (a)	<p>Land along the waterfront and landward sections of Vaucluse were gradually subdivided during the 1900s and 1910s. Sunny Brae occupies one of the peak elevated properties formed following the initial 1890s subdivision. The subject site was considered favourably in terms of location and view by the Cooke family. Lily Pfeiffer, daughter of John Taylor Cooke and wife of Henry Pfeiffer, chose this spot as a wedding present rather than a home on the waterfront in the Crescent. Furthermore, the location of the subject site provided easy access to the waterfront, that was a privilege for John Cooke who was a keen sailor. From the construction of the original house in c.1910, the building was named 'Sunny Brae', indicating and emphasising its hilltop location, and sunrise feature of the geographical position, which renders the Old Norse origin of 'Sunny Brae'. Therefore, Sunny Brae has constantly had an outstanding setting.</p> <p>The overall site demonstrates a very specific aspect of the general subdivision and suburbanisation of the broader Vaucluse locality, generated by improved transportation links with the older areas of Rose Bay, Edgecliff and Double Bay.</p> <p>The site was an important component of the early 1890s subdivision of the expansive Wentworth family Estate that had survived relatively intact until the late 1820s. The land that comprises the subject site was popular with Wentworth family and was addressed as 'Parsley Hill', indicating its hilltop location and extensive panoramic harbour views.</p>
Historical association significance SHR criteria (b)	<p>The house is strongly associated with North Sydney architect, Ferdinand Wilhelm Friederich who thoughtfully designed the building in c.1909 to capture extensive harbour views. A comparison between Sunny Brae and Warro (another surviving work of the architect) confirms the subject building is a substantial surviving work in the career of the architect.</p> <p>The subject site was part of the Crown Grant to Thomas Laycock in 1793, which was sold to William Charles Wentworth in 1827. William Charles Wentworth was William Charles Wentworth (1790-1872) was born in Sydney. He was sent to England for education. He returned to Sydney in 1810, keen to explore. As such, he joined Blaxland and William Lawson in finding a way across the Blue Mountains, then went on to explore the South Pacific. He was also one of Australia's prominent politicians, a strong proponent of free press and the constitution, and with an associate found the 'Australian newspaper'.</p> <p>The land comprising the subject site is strongly associated with William Charles Wentworth, a prominent person who was an explorer, barrister, statesman, landowner, and author. He owned the land from 1827, was planned to be eventually consecrated for the Wentworth family Vault. William Charles Wentworth intended to be buried within the rock outcrop which comprises the subject site.</p> <p>Although John Taylor Cooke was a civil servant, he does not appear to have had a high profile within the community. However, John Taylor Cooke Memorial Trophy was presented by Harry Edward Pfeiffer at the Sydney Amateur Sailing Club for the winner of the Classic Division. This has been donated annually by the Pfeiffer family since the 1930s, in the memory of John Taylor Cooke who was a keen sailor.</p>
Aesthetic significance SHR criteria (c)	<p>Sunny Brae demonstrates a high degree of design and craftsmanship, which are strongly expressed in its complex roof composition, bay windows, fine joinery, dramatic main staircase, finely detailed plaster ceilings, wrap-around front verandah, and spatial composition. The original house experienced minor changes until 1952 when a new two storey unsympathetic additions were constructed on the north-west side of the building and did not impact on the substantive part of the original dwelling.</p>

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	<p>These additions were demolished when a new contemporary wing with sympathetic architectural character was constructed in 2018-2020. In conjunction with the construction of the new wing, the original house was carefully restored and renovated. It is in excellent condition, and the original extravagant Federation Queen Anne character is retained. Sunny Brae is a fine representative of the Federation Queen Anne style. The key characteristics of the style have mainly remained intact or have been restored, externally and internally, contributing to the aesthetic significance of the original house.</p> <p>The highly complex architectural composition of the two storey Federation Queen Anne "Sunny Brae" house has a high level of aesthetic significance in Woollahra, for its deliberate north-east orientation and asymmetrical composition designed to capture the remarkable views from its elevated ridgeline site. The unusual diagonal wraparound verandah and upper floor dormer window confirm that the original house was specifically designed to capture the fine, expansive views provided by its hilltop location.</p> <p>The building exterior demonstrates many of the key characteristics of the style including exterior timber detailing, complex gable roofs, slate tiles and timber gable ends, tall chimneys, connecting wraparound verandah featured timber post with ornamental brackets, exposed eaves batons, as well as leadlight windows with display coloured glass. The building interior also comprises many of the key characteristics of the style as well as a range of characteristic decorative elements and finishes including original interior layout and circulation spaces, fireplaces, hand painted and gilded decorative ceilings, stairs, as well as windows and joinery. Accordingly, the building has aesthetic significance as a good example of the Federation Queen Anne style house, internally and externally.</p> <p>Given that in recent years, a number of early houses in the immediate locality have been replaced with new buildings, Sunny Brae is one of the surviving houses in Federation Queen Anne style from the early development of the area as a residential suburb mainly in the first decades of the 20th century. Accordingly, the original house contributes to the character of the immediate area for the relative intactness and integrity of the original fabric, internally and externally.</p> <p>For design of sympathetic additions, a traditional style of the original house, compatible with the Federation style was applied, integrating all those components of the old house that are regarded as significant and that have retained their original integrity. David White Architects thoughtfully considered the location of additions on the north-west side of the original house, respecting and retaining its extensive harbour views. Accordingly, new additions have added to the aesthetic significance of the original house, forming a union.</p>
<p>Social significance SHR criteria (d)</p>	<p>In 2018, Sunny Brae received the National Trust (NSW) medal for the high number of visitors in 'Open Day', showing the importance of the house and its cultural values to the community of members of the National Trust of Australia.</p> <p>The Trust community was drawn to admire the house and the sympathetic additions by David White Architects, who designed the new additions applying a traditional style of architecture, compatible with the Federation style of the original house. The qualities of the additions are reflected in the work being awarded 2017 for outstanding craftsmanship in best Slate Roofing of the year, 2018 Master Builders Association of New South Wales award for alterations and additions, and 2019 winner of the Mayor's Award of the Woollahra Design Excellence for the design of alterations and additions. This last award reflects the value that the Mayor on behalf of the Woollahra Council community gives to Sunny Brae's history and development.</p> <p>Accordingly, it is reasonable to conclude that the recent alterations</p>

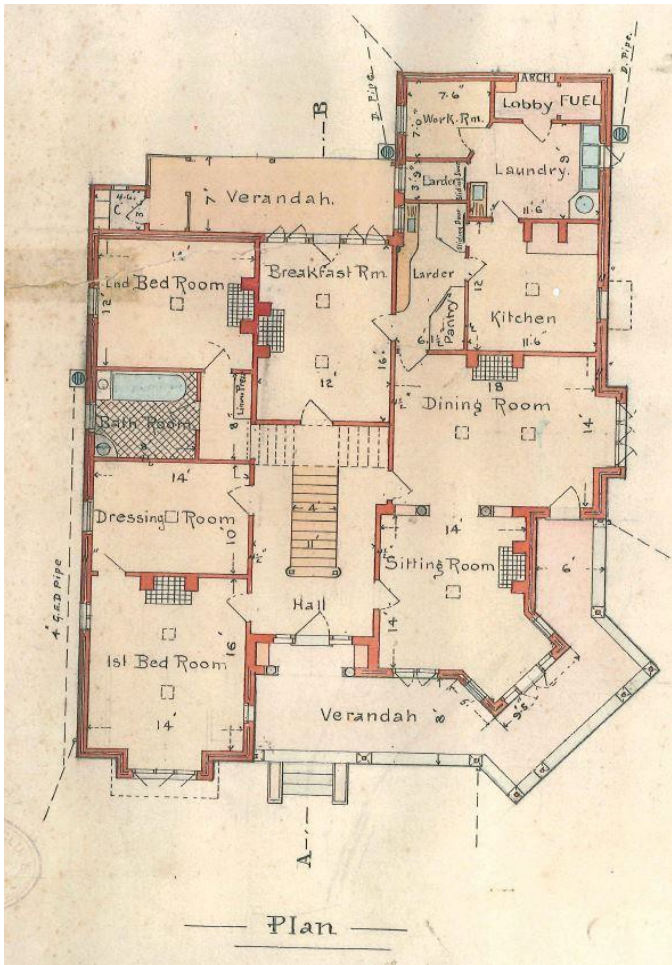
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	and additions have added social significance to Sunny Brae.
Technical/Research significance SHR criteria (e)	As Sunny Brae was the first building to be constructed on the subject site, it is considered that there may be little potential for the site to yield information that may contribute to a greater understanding of the history of Vaucluse area.
Rarity SHR criteria (f)	<p>As Federation Queen Anne style was a common architectural style in the early 20th century, the building is not considered rare, uncommon or endangered. However, regarding the recent replacement of early houses with new buildings, Sunny Brae is considered as only a relatively small number of first quality Federation Queen Anne style houses erected in spectacular topographic locations across Woollahra from the early development of the area as a residential suburb in the first decades of the 20th century. Therefore, Sunny Brae may be considered rare within the neighbourhood.</p> <p>Its finely executed and complex architectural design places the original house as a rare example of the broader Federation housing styles from one of the most widely spread periods of domestic and suburban architecture in Sydney's Eastern Suburbs.</p> <p>The hilltop location of the site and the thoughtful design and construction of the original house on the highest part of the overall site, made the building visible from Fitzwilliam Road and the water. Although subsequent subdivision and recent development of the area, especially on 40A Fitzwilliam Road, has mainly blocked views to the building, it is still partially visible from Watson Bay, and retains the qualities of its expansive early hill-top setting.</p> <p>The latest sympathetic alterations and additions to Sunny Brae continued the tradition and architectural language of the original house. It is unusual and commendable that the house has been sympathetically restored due solely to the desire of the owners without a statutory constraint (heritage listing). The choice of a traditional approach in the new design, which references the Federation detail of the old house into the new addition, while being a contemporary distinguishably addition, adds to the rare aspect of the building.</p>
Representativeness SHR criteria (g)	<p>The two storey residence is an excellent representative example of the Federation Queen Anne architectural style. Unsympathetic additions on the north-west side of the original house were recently demolished and replaced with sympathetic contemporary additions which continue the architectural design traditions of the original house. The original house underwent restoration based on the original photographs of the house, that resulted in the preservation of key characteristics of the style.</p> <p>Although the building has undergone alterations and additions over time, the original structure and internal layout retain their legibility and contribute to the aesthetic significance of the house for its style and detailing. The additions have been well integrated into the original house, while there is a well defined separation between the original house and the contemporary additions. Following recent conservation works, it is observed that Sunny Brae is in excellent condition and has a high level of integrity and intactness internally and externally.</p>
Integrity	Following recent conservation works, the building is in excellent condition and has a high level of integrity/intactness externally and internally. Sunny Brae has retained its important/ key Federation Queen Anne architectural style features externally and internally.
RECOMMENDATIONS	

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Recommendations	It is recommended that "Sunny Brae" – House and interiors" (Lot 1 DP 1112583 and Lot 2 DP 1254483) be listed as a local heritage item in the Woollahra Local Environmental Plan 2014.					
INFORMATION SOURCES						
Type	Author/Client	Title	Year	Repository		
Report	Dr Shabnam Yazdani Mehr/ Professors George and Deirdre Murrell	Heritage Assessment report	2021			
IMAGES						
Image Caption	Ground floor plan of the proposed residence, 1909.					
						
Image Year	1909	Image author and Copyright Holder	W. Friederich Architect (Source: Prof. G. Murrell)			
IMAGES						
Image Caption	Front elevation of the proposed residence to Fitzwilliam Road, 1909, showing the scenery backdrops to the distant opposite shore line and gap behind the house.					

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Image Caption	Site plan showing Sunny Brae, shaded in pink, within the subject site, outlined in red.
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IMAGES

Image Caption

Front elevation of the original house.



Image Year

2020

Image author and Copyright Holder

Images For Business

IMAGES

Image Caption

Looking north, showing the original house on the left and the landscape/garden in front of the house.



Image Year

2020

Image author and Copyright Holder

Images For Business

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IMAGES

Image Caption	Stairs leading to the original house, showing the hill top location of the house.
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Image Year	2020
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Image author and Copyright Holder
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Images For Business

IMAGES

Image Caption	View of the entry hall (the original reception room) and dining room, showing the restored original interior components of the building.
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Image Year	2020
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Image author and Copyright Holder
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Images For Business

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IMAGES			
Image Caption	Original stairs leading to upper level, showing the restored original interior components of the building.		
			
Image Year	2020	Image author and Copyright Holder	Images For Business

IMAGE S			
Image Caption	Looking east from the first floor verandah to the Gap, Parsley Bay, Watson Bay, Macquarie Lighthouse, and Manly.		
			
Image Year	2020	Image author andCopyright Holder	Images For Business

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Image Caption	Looking east from the ground floor front verandah to Parsley Bay, Watson Bay, the Gap, Macquarie Lighthouse, Manly.		
			
Image Year	2020	Image author and Copyright Holder	Images For Business

IMAGES

Image Caption	Looking south to the original house, showing the sympathetic addition compatible with the Federation style of the original house, forming a union.		
			
Image Year	2020	Image author and Copyright Holder	Images For Business

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IMAGES

Image Caption	Looking north to the 2020 sympathetic additions		
			
Image Year	2020	Image author andCopyright Holder	Images For Business

AUTHOR OF THIS REPORT

Name	Date
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