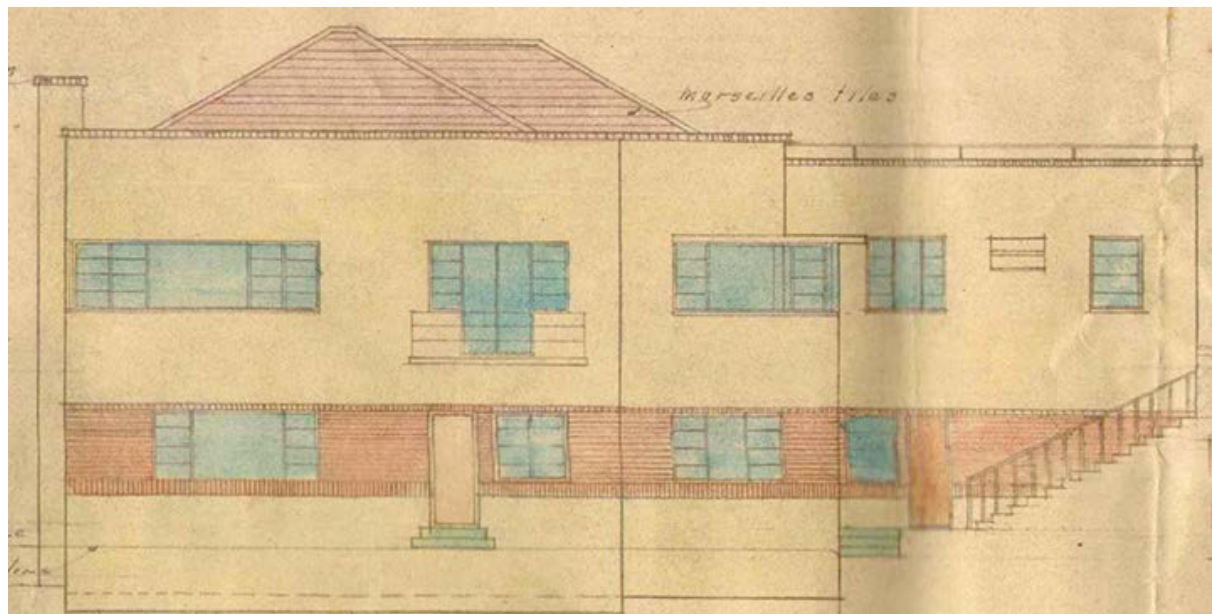


**DRAFT**

# ASSESSMENT OF HERITAGE SIGNIFICANCE

55 Drumalbyn Road, Bellevue Hill



Front elevation and 55 Drumalbyn Road, Bellevue Hill (Source: Woollahra Council BA plans)

for  
**Woollahra Municipal Council**

Prepared by  
**Robertson & Hindmarsh Pty Ltd**  
**Architects**

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8 March 2022

(Typographical corrections made to report 28 March 2022)

## CONTENTS

1.0	Introduction	3
2.0	Report Authors	3
3.0	Limitations	3
4.0	Address of Site and Legal Description	3
5.0	Documentary Evidence: Site and Building History	4
5.1	Site Development Sequence	4
5.2	George Frederick Wells & George John Wells	9
5.3	55 Drumalbyn Road, Bellevue Hill	13
5.4	The Magical Cole Family	16
5.5	Building Application History	23
6.0	Documentary Evidence: The Architects and their Projects	25
6.1	The Architects	25
6.2	P. Gordon Craig & projects prior to 1936	26
6.3	P. Gordon Craig & John M. Brindley: Projects 1936-1942	36
6.4	P. Gordon Craig after 1942	40
6.5	John M. Brindley 1942-1945	41
6.6	John M. Brindley after 1945	41
7.0	Physical Evidence	42
7.1	Description of the Site	42
7.2	Description of the Garden	43
7.3	Description of the Building	44
8.0	Comparative Analysis	53
8.1	The Works of P. Gordon Craig & John M. Brindley	53
8.2	Modernist/Functionalist houses	54
8.3	Statutory Listings	61
9.0	Assessment of Heritage Significance	62
9.1	Analysis of Documentary and Physical Evidence	62
9.2	Historical themes	62
9.3	Assessment of Heritage Significance	62
9.4	Statement of Significance	65
10.0	Conclusion and Recommendations	65
11.0	Bibliography	66
Appendix A:	Schedule of Projects:	67
	P. Gordon Craig & John M. Brindley	
Appendix B:	Heritage Inventory Sheet	after 70

## 1.0 Introduction

Following the making of an Interim Heritage Order on 17 December 2021 over the two houses at 53 & 55 Drumalbyn Road, Bellevue Hill<sup>1</sup>, Robertson & Hindmarsh Pty Ltd, Architects & Heritage Consultants was engaged by Woollahra Municipal Council on 22 December 2021 to undertake an assessment of the heritage significance of the two subject houses.

The scope of the project is to include:

- Inspect the subject properties.
- Research the documentary evidence regarding the two subject properties.
- Assess the heritage significance of the properties against the assessment criteria of the Heritage Council of NSW.
- Recommend to Woollahra Council as to whether the subject properties meet the threshold for listing as items of environmental heritage.

## 2.0 Report Authors

The authors of this report are:

- Dr Scott Robertson, BSc (Arch), BArch (Hons), M Built Environment (Building Conservation), PhD – Architect, Heritage Consultant. Dr Robertson's CV is attached to this assessment report.
- Dr Noni Boyd, BArch, MSc (Arch)(Cons), PhD – Architectural Historian.
- Dr Sue Rosen, BA Dip Ed, MA, PhD – Historian.
- Liz Gorman, BA (History), MA (History) – Historian.

## 3.0 Limitations

The following limitations apply to this preliminary assessment:

- The Aboriginal occupation of the site has not been investigated.

## 4.0 Address of Site and Legal Description

The site that is the subject of this heritage assessment report is 55 Drumalbyn Road, Bellevue Hill.

The legal description of 55 Drumalbyn Road is: Lot B DP 186880.

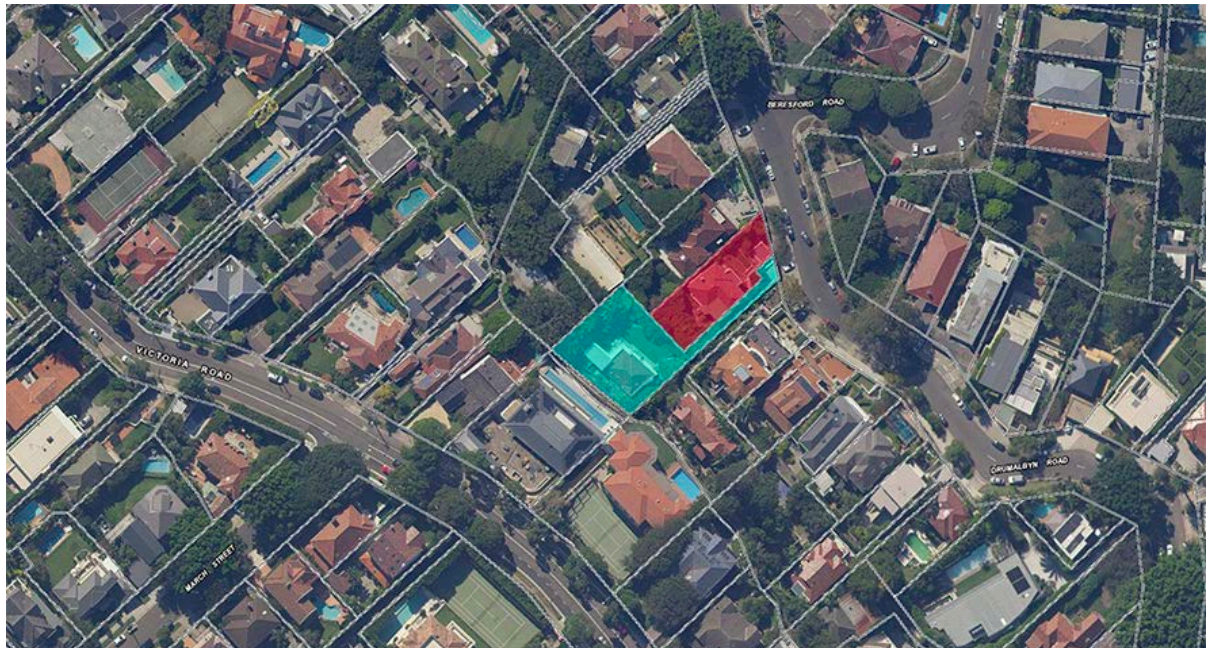


Figure 1: 55 Drumalbyn Road, Bellevue Hill (shaded blue) & 53 Drumalbyn Road, Bellevue Hill (shaded red), Robertson & Hindmarsh Pty Ltd overlay on Six Maps, December 2012.

<sup>1</sup> NSW Government Gazette, Friday 17 December 2021, No. 646

## 5.0 Documentary Evidence: Site and Building History

### 5.1 Site development sequence:

#### 5.1.1 Point Piper Estate

The area now known as Bellevue Hill, Point Piper, Double Bay and Rose Bay is made up of 1130 acres which was amassed by Captain John Piper from 1816 to 1826. When Piper got into financial difficulty, he sold the entire estate, as well as the rest of his New South Wales land holdings, to business partners Solomon Levey and Daniel Cooper. Levey and Cooper's ownership of the land was confirmed on 22<sup>nd</sup> March 1830. Following Levey's death and protracted negotiations to buy out his heir, Daniel Cooper became the sole landowner of all of Piper's former estates in 1847.

In 1844, Surveyor General Thomas Mitchell was commissioned to draw up a trigonometrical survey of the 1130 acres and to divide it for subdivision.

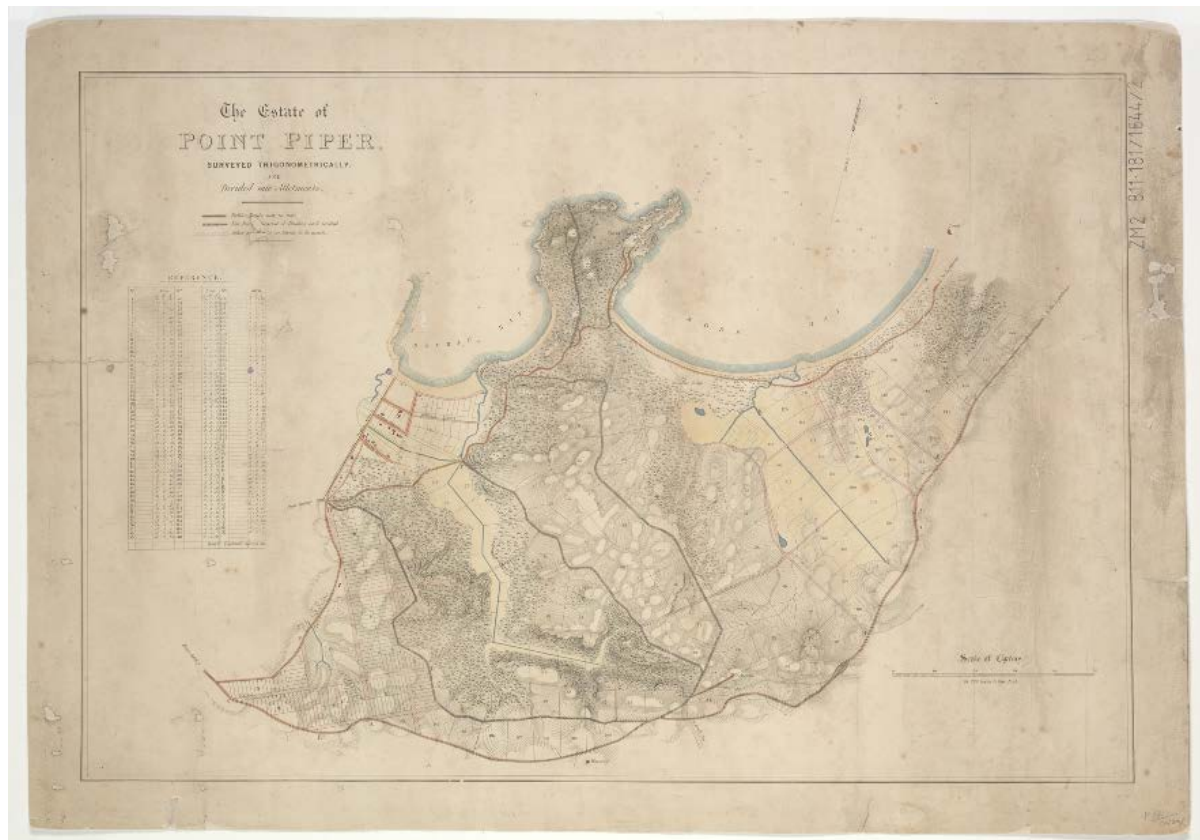


Figure 5.1: Point Piper Estate, c.1844. (Source: SLNSW: T.L. Mitchell, The Estate of Point Piper, surveyed trigonometrically and divided into allotments, 1844, Call No. Z/M2 811.181/1844/4)

The Point Piper Estate was offered for sale in the late 1840s, but attracted no buyers. Attempts were made in 1851 to introduce leaseholds options, but even then, the uptake was very slow; it would be 1854 before Edwin Tooth leased a 40 acre section.

When Daniel Cooper passed away in 1853, the land went to his heir, Daniel Cooper III, who in turn gave it to his father Sir Daniel Cooper. All the while, the Coopers continued to 'sell' the land by leasehold; from the 1880s, proper sales in Bellevue Hill between Victoria and Bellevue Roads began. Several subdivision sales were offered such as the Bellevue Estate of 1900, 1903 Bellevue Park Estate, Belgravia Estate of 1910 and the Kambala Heights Estate 1909.

The most extensive subdivision and sale of the Cooper's land started in 1912 with the Cooper's Bellevue-Bondi Estate.<sup>2</sup>

<sup>2</sup> WMC: Rosemary Broomham, *Bellevue Hill – Thematic History*, prepared for Woollahra Municipal Council, 2002, pp.1-3; Betteridge Heritage, *Heritage Significance Assessment, Cooper Park Bellevue Hill*, 3 November 2019, pp. 15-16



### 5.1.2 Cooper's Bellevue Hill – Bondi Estate

Land from Cooper's land holdings was released in staggered stages; starting in 1912 in the south near Old South Head Road, being contained between Victoria, Bundarra and O'Sullivan Roads. The 2<sup>nd</sup> Subdivision occurred in May 1915; to the north and east of the 1<sup>st</sup> release, up to Latimer Road.<sup>3</sup>

Cooper's 3rd subdivision created Drumalbyn Road. It was registered as Deposited Plan 9724 in June 1919.<sup>4</sup>



Figure 5.2: 126 acres worth of the Cooper's 1130 acres. Dame Harriet Cooper, Sir Daniel Cooper's widow, along with Sir William Cooper and Sir Edward Hope and two real estate agents, subdivided and sold this land from 1912. (Source: LRS: CT Vol. 2436 Fol. 211)

<sup>3</sup> SLNSW: Bellevue Hill subdivision plans, 2nd Subdivision Cooper's Estate Bellevue Hill-Bondi, 1915, Call No. 068 - Z/SP/B29/75; Cooper's Estate - Bellevue Hill-Bondi, 1912, Z/SP/B29/11]

<sup>4</sup> LRS: DP 9724

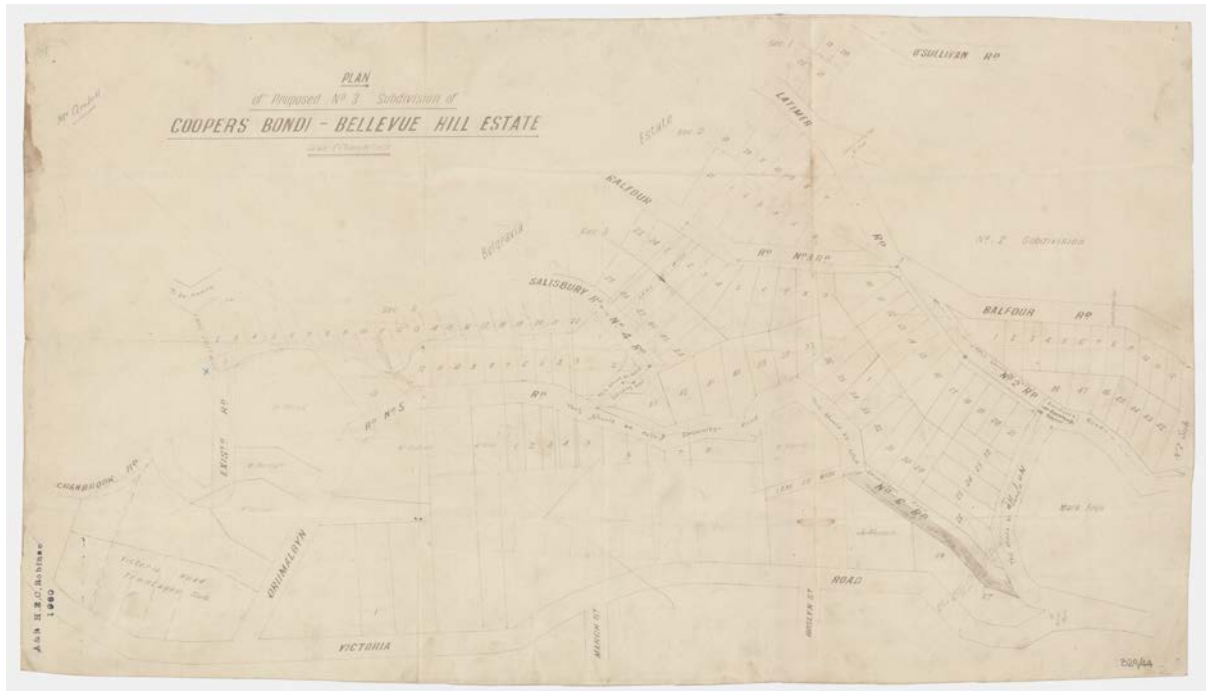


Figure 5.3: "Plan of proposed No.3 subdivision of Coopers Bondi-Bellevue Hill Estate" showing the formation of Drumalbyn Rd. No. 53 is on part of Lot 6 at Drumalbyn Road. (Source: SLNSW: Bellevue Hill subdivision plans, Call No. 034 - Z/SP/B29/44)

In 1912, around the same time as the earliest release of the Cooper Estate, Mark Foy subdivided two sections of his land fronting Victoria Road and Balfour Street. This was marketed as the "Lawns Estate".

Sydney solicitor Joseph Cuthbert Kershaw purchased Lot 1 & 2 from The Lawns Estate in a deal concluded on 25 July 1914.

In March 1918, Kershaw went on to purchase a 1 acre 24 ½ perch lot that backed on to his Victoria Street Lots from Watchmaker and Jeweller Melon Myers.<sup>5</sup>

Kershaw then purchased part of Lot 6 of Section D of DP 9724, being the third land release of the Cooper Estate.<sup>6</sup>

He consolidated his land holdings, now spanning between Victoria and Drumalbyn Roads, under a single title in February 1921.<sup>7</sup>

Woollahra Council approved the subdivision of Kershaw's land on the 22<sup>nd</sup> of November 1926. The subdivision plan, produced on the 18<sup>th</sup> of November 1926, indicates that a 'brick cottage' had been erected on Lot 2 of the proposed subdivision; the site of now-55 Drumalbyn Road. Also included on the plan was Lot 5, which was in the name of Kershaw's daughters; Marie Eleanor and Ettie Alice.<sup>8</sup> Joseph Kershaw lived on Lot 1 at 'Boorowa', 107 Victoria Road.<sup>9</sup>

<sup>5</sup> LRS: Book 1038 No. 322

<sup>6</sup> LRS: CT Vol 2436 Fol 211

<sup>7</sup> LRS: CT Vol 3153 Fol 236

<sup>8</sup> LRS: Dealing DLB457294

<sup>9</sup> City of Sydney Archives: *Sands Sydney, Suburban and Country Commercial Directory (Sands Directory): 1927 Part 7 – Suburban Directory*, p.768, Unique ID A-01136744

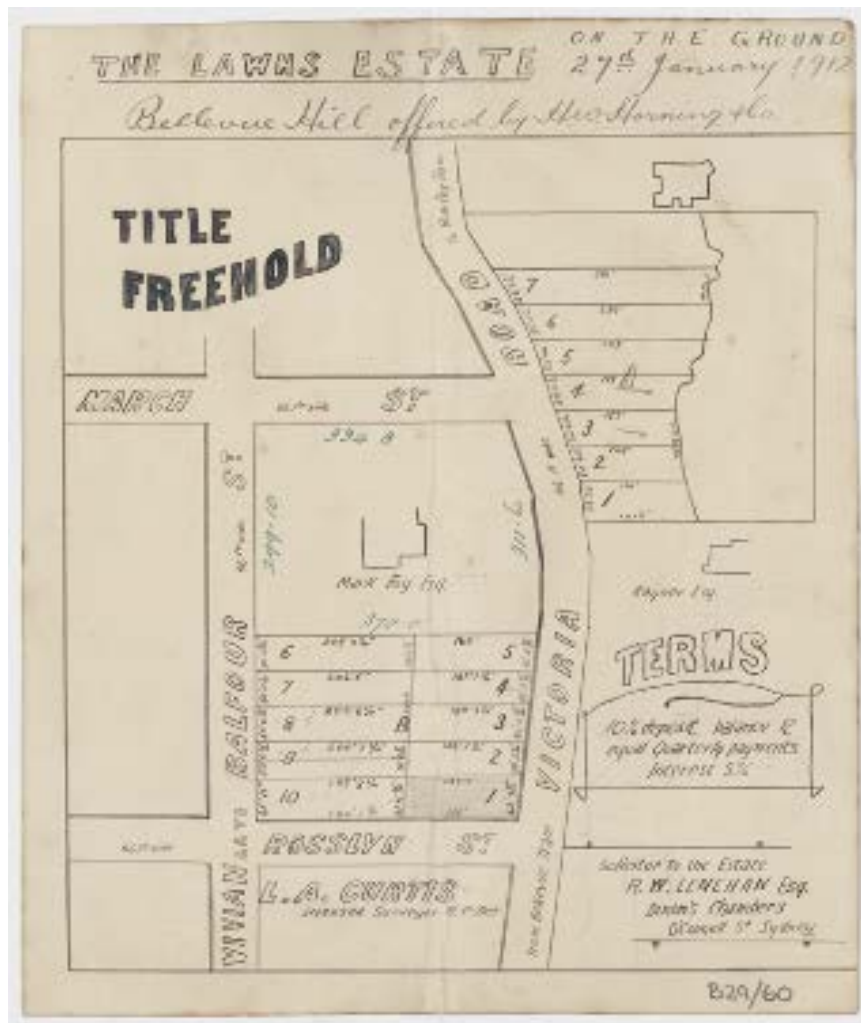


Figure 5.4: The Lawns Estate, 1912. (Source: SLNSW: Call No. Z/SP/B29/60)

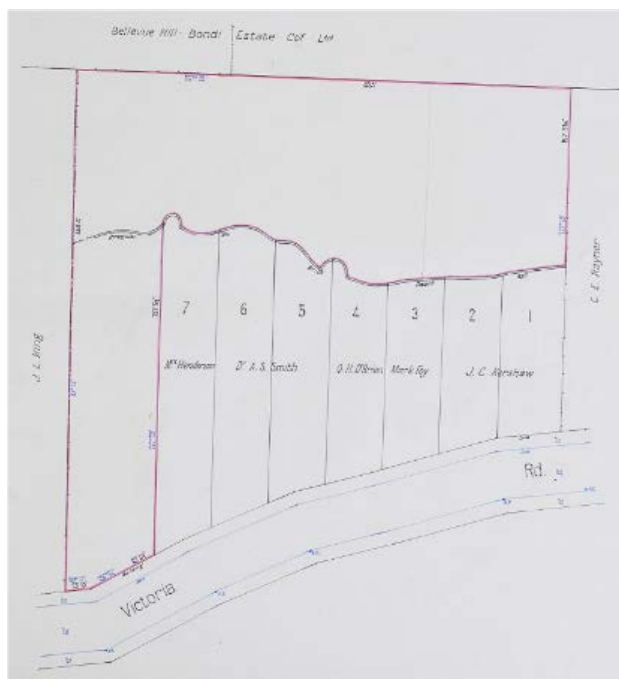


Figure 5.5: 1913: Watchmaker & Jeweller Melon Myer's allotment that wrapped around the back of The Lawn Estate. (Source: LRS: CT Vol. 2376 Fol. 193)

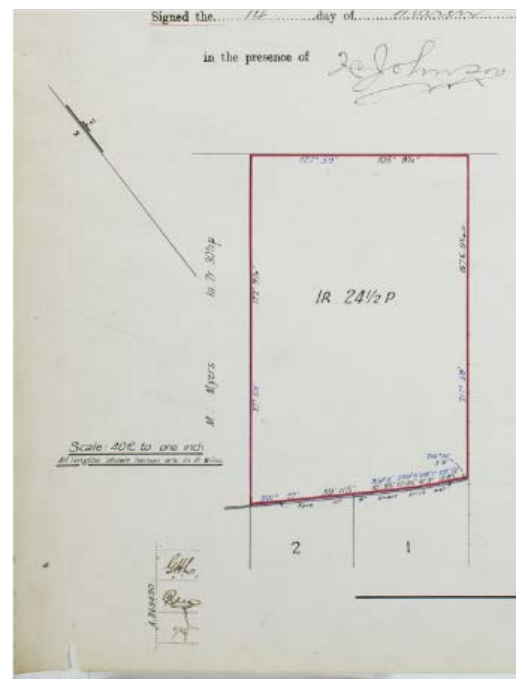


Figure 5.6: March 1918: Joseph Kershaw brought an acre of land from Myer that aligned with his Victoria Road property, here Lots 1 & 2 at bottom of image. (Source: LRS: CT Vol.2829 Fol.204)

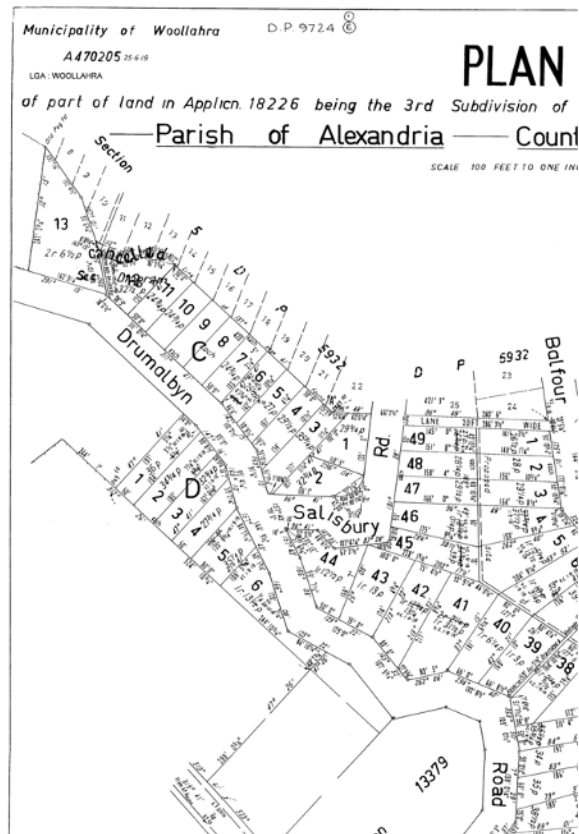


Figure 5.7: 1919: An excerpt from the June 1919 Deposited Plan 9724 indicating Lot 6 of Section D that Joseph Kershaw purchased part of to complete his land holdings through from Victoria Road.  
(Source: LRS: DP 9742)

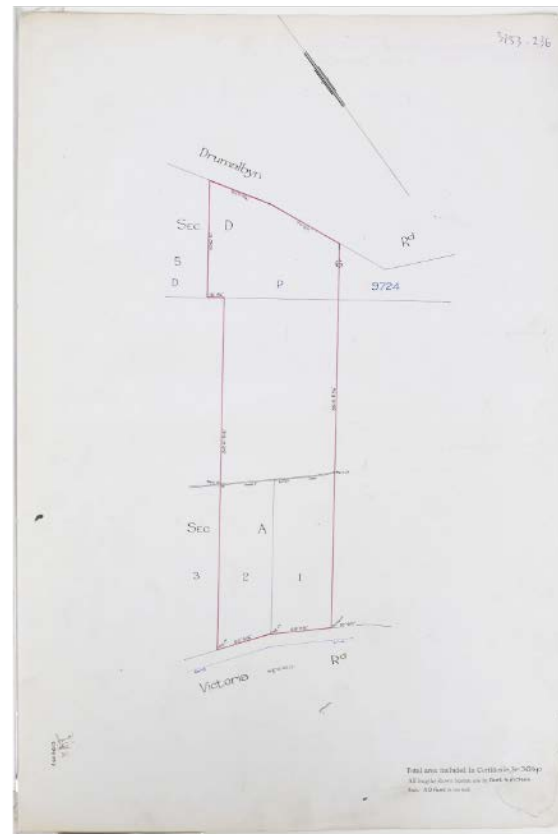


Figure 5.8: February 1921: Joseph Kershaw's amalgamated land holdings. Lot 1 & 2 were from The Lawns Estate of 1912, the large middle section from Melon Myers, then part of Lot 6 of Section D of the 3<sup>rd</sup> subdivision of the Cooper Estate.  
(Source: LRS: CT Vol. 3153 Fol. 236)



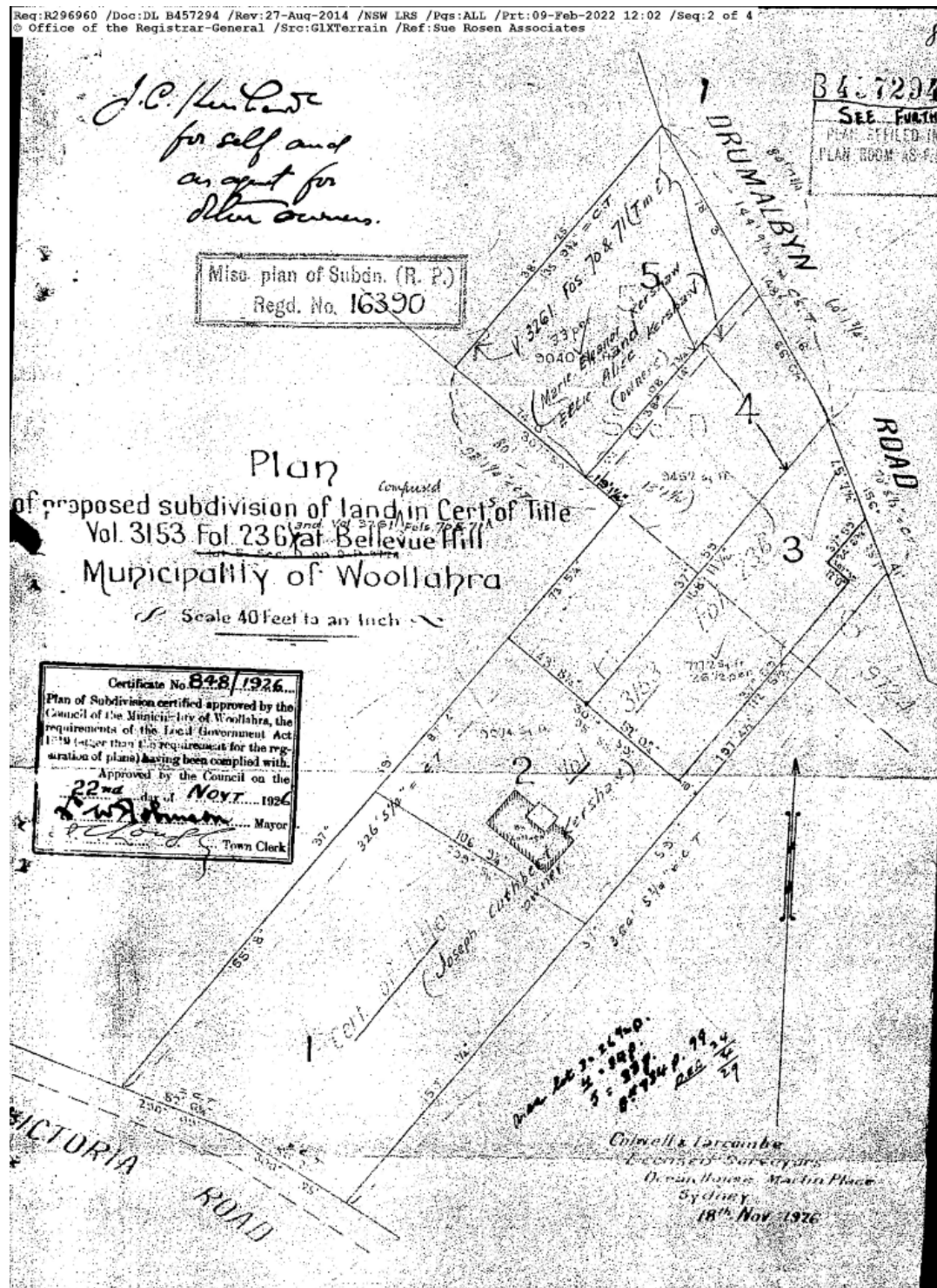


Figure 5.9: November 1926: The land owned by the Kershaws – Joseph, and daughters Marie and Ettie, approved for subdivision in November 1926. Lot 2, with the cottage marked, is the site of 55 Drumalbyn but not the current house, while Lot 3 is 53 Drumalbyn Road. (Source: LRS: Dealing DLB457294)

## 5.2 Development of 49-53, and 57-59 Drumalbyn Road

### 5.2.1 The Wells and High Standard Constructions Ltd

Originally from Ingleburn, George F. and George J. Wells had a history of Interwar land development in the area.<sup>10</sup> Despite their move to Bellevue Hill, G.F. Wells, particularly, continued to be active in the Ingleburn real estate market

<sup>10</sup> NAA: B2455, First Australian Imperial Force Personnel Dossiers, 1914-1920, WEL, Wells, George John, 1918

into the late 1930s.<sup>11</sup>

In 1928, G.F. & G.J. Wells formed High Standard Constructions Ltd. The company objective was 'To purchase, lease, exchange, or otherwise acquire lands, buildings, etc., and to manage land buildings and other property.' The founding directors were F.G. Wells [sic], Annie M. Garlick, H.J. Garlick, G.J. Wells, and J.A. Spencer.<sup>12</sup>

The Garlicks were Annie Matilda (née Hill), and her stepson Herbert Jack. Annie was John Charles Garlick's second wife; he was President of the NSW Main Roads Board. Annie and John Garlick purchased 49 Drumalbyn Road, containing the Palomar flats from High Standard Constructions in April 1930. In 1935, Annie (still company director) & John lived at the Flats building, which they then on-sold to Louis Archibald Scot in November 1936.<sup>13</sup> By 1937 they had moved to 6 Gilliver Avenue, Rose Bay. Annie continued to be listed as 'Company Director' on official records until at least 1943.<sup>14</sup>

High Standard Constructions Ltd had started to acquire land fronting Drumalbyn Road shortly after their formation. In October 1928, they bought part of Lot 5 of Joseph's Kershaw's subdivision from his daughters, Dr Marie Kershaw and Ettie Van Horn.<sup>15</sup>

Financiers, Amalgamated Properties Ltd, had purchased the other part of Lot 5 and added it to Lot 4 they had acquired from J. Kershaw on the 30<sup>th</sup> April 1928. The combined lot was transferred to High Standard Constructions Ltd on the 10<sup>th</sup> October 1929.<sup>16</sup>

Between High Standard Standard Constructions Ltd and GF & GJ Wells, they collected 49, 51, 53, 57 and 59 Drumalbyn Road across 1928/9 (figure below).



Figure 5.10: 49 Drumalbyn, November 1929.  
(Source: LRS: CT Vol. 4217 Fol. 20)

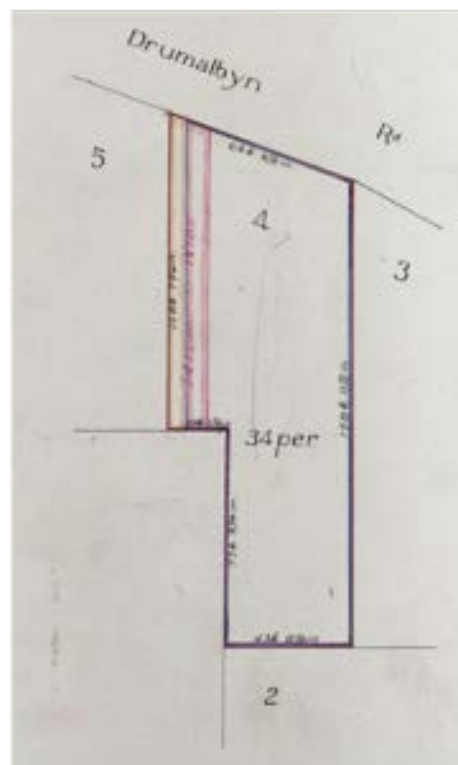


Figure 5.11: 51 Drumalbyn,  
May 1928  
(Source: LRS: CT Vol 4137 Fol. 73)

<sup>11</sup> The Campbelltown News, 12 March 1937, p.5, Daily Telegraph, 10 July 1937, p.12

<sup>12</sup> Sydney Morning Herald, 20 September 1928, p.13

<sup>13</sup> LRS: CT Vol. 4217 Fol. 204

<sup>14</sup> AEC: Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill/ 1935; NSW / Wentworth / Vaucluse / 1937 & 1943

<sup>15</sup> LRS: CT Vol. 3261 Fol.70

<sup>16</sup> Sydney Morning Herald, 31 March 1931, p.6; LRS: CT Vol. 3153 Fol.236; Vol. 4137 Fol. 73

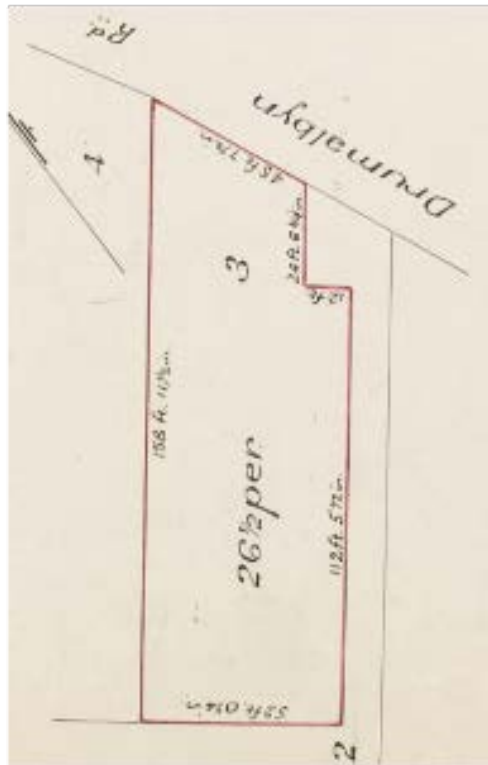


Figure 5.12: 53 Drumalbyn  
1 July 1929. Sold to Charles Bohringer/G.F. and G.J. Wells  
(Source: LRS: CT Vol. 4228 Fol.6, Vol. 4307 Fol. 217)

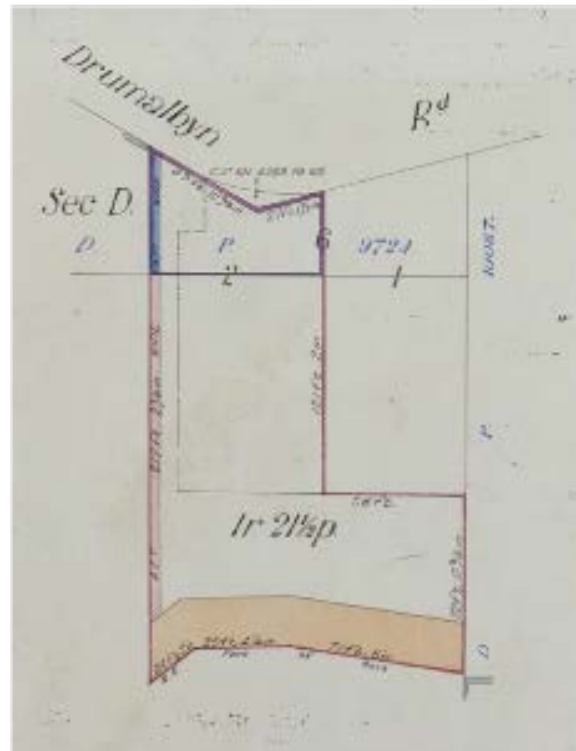


Figure 5.13: 57 & 59 Drumalbyn  
24 October 1928  
No. 57 G.F Wells, GJ Wells  
No. 59 to Bellevue Development Co. Pty Ltd. March 1939

G.F. and G.J. Wells collaborated with neighbour The Hon. George Roy William McDonald to create the “Gems of Bellevue Hill” estate of 1937. McDonald was a NSW MP, later Barrister, a director of NRMA Insurance and various other companies. He owned the large piece of land in the middle of the Victoria/Drumalbyn block, originally owned by Melon Myers, which he was attempting to subdivide in 1926/7.<sup>17</sup>

Overseen by McDonald's law firm, G.R.W. McDonald & Co., the Gems estate was made up of Lots 1, 2a and 3a belonging to McDonald, and 2, 3 and 4 owned between High Standard Constructions Ltd and GF & GJ Wells.<sup>18</sup>

The sale of the estate was postponed, re-appearing for auction on Saturday 11<sup>th</sup> December 1937.<sup>19</sup> 55 Drumalbyn Road is indicated as ‘New Residence’. A.K. Jones was in the process of building the house designed by architects Percy Gordon Craig and John M. Brindley.

<sup>17</sup> Heather Radi, 'McDonald, George Roy William (1883–1951)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/mcdonald-george-roy-william-7337/text12735>, published first in hardcopy 1986, accessed online 15 February 2022; LRS: CT Vol. 2376 Fol. 193

<sup>18</sup> LRS: CT Vol. 3946 Fol. 130; Vol. 4306 Fol. 147; Woollahra Libraries: Woollahra Subdivision Application S870/1927, Kenny & Son, Lot 1 G.R.W. McDonald's subdivision, No. 841 and E.T.R. Norton's adjoining land Drumalbyn Road, Bellevue Hill (amended by S924/1927)

<sup>19</sup> Sydney Morning Herald, 11 December 1937, p.17



**GEMS OF BELLEVUE HILL**  
6 FINE BUILDING SITES.

For Auction Sale On the Ground at 3 p.m. on  
**SATURDAY 4<sup>TH</sup> DECEMBER 1937.**

**HARDIE & GORMAN PTY LTD** AUCTIONEERS,  
36 MARTIN PLACE, SYDNEY, BRANCH OFFICE, 2 COWPER ST. BONDI JUNCTION.

**TERMS**  
Cash, or  
10% Deposit,  
balance in 12 equal  
quarterly payments  
Interest 5%.

**LOCAL SKETCH.**

**TORRENS TITLE.**

**G.R.W. McDONALD & CO**  
Solicitors to the Estate.  
164 Phillip St. Sydney.

Note: All Dimensions Etc are subject to Deposited Plan.

F. CUNNINGHAM & CO PTY LTD, LITTD. SYDNEY.

Figure 5.14: "Gems of Bellevue Hill", Auction Notice, 4 December 1937 (Source: SLNSW Call no. Z/SP/B29/34).

The buildings depicted on the south side of the street are (from left to right): [unlabelled] 41 Drumalbyn Road, designed by Hennessy & Hennessy, 1929; "Palomar" Flats, designed by Bohringer, Taylor & Johnson, 1928; "No. 53", designed by Bohringer, Taylor & Johnson, 1929; "New Residence", designed by P. Gordon Craig & John M. Brindley, 1937; [unlabelled] 61 Drumalbyn Road, designed by Bohringer, Taylor & Johnson, 1928. The Wells built a semi-detached dwelling on Lot 3 in 1939 which was designed by Bohringer, Taylor & Johnson (BA 131/1939).

### 5.2.2 Bellevue Development Company Pty Ltd

The Bellevue Development Company was a new land development venture of G.J. Wells, which had dealings with allotments previously advertised in the Gems estate. The Company was registered on the 24th February 1939, and its objectives were to:



...acquire and deal in land and buildings in the suburb of Bellevue Hill, Sydney, etc. Subscribers: George J. Wells and Alfred K. Jones (1 Share each). First directors: George J. Wells, Dudley Ward and Alfred K. Jones.<sup>20</sup>

Alfred Kiel Jones owned 55 Drumalbyn Road and was responsible for the commission of the 1937 residence on the site. He lived at 14-16 Drumalbyn Road with his wife, and was a director of Watson, Noble & Co. A director of Watson, Noble & Co. produce merchants, he commissioned the construction of the striking brick 5-storey commercial building at 169 William Street Darlinghurst in 1925. He lived at Boorowa (107 Victoria Road), later at 6 Drumalbyn Road with his wife Lynda.<sup>21</sup>

Dudley Ward was a Sydney University trained architect, who after working for Hennessy, Hennessy and Co, was awarded the Australia Medallion and was sent overseas by the Board of Architects of NSW. After a highly successful and travel-filled career working in England, India, Europe, North Africa and the USA, he returned to Australia in 1934. He set himself up in practice in Sydney, designing a range of commercial buildings, including flats, shops, and theatres. His approach was described as 'studied simplicity and functionalism, together with a full appreciation of the possibilities of modern materials and methods of construction at present being evolved in other countries'<sup>22</sup>

By November 1939, the Bellevue Development Company had completed the construction of the Dudley Ward-designed block of 8 flats at 59 Drumalbyn Road, advertised as:

...the district's most unique home flat units, each of 2 and 3 bedrooms, 2 reception rooms, 2 bathrooms, roof gardens, elevated, garaged, free services. Situated amongst some of Sydney loveliest homes.<sup>23</sup>

These flats also had an association with the owners of 55 Drumalbyn Road; Australia's most famous Magician, Leslie 'The Great Levante' Cole and wife Gladys. They purchased the property in March 1943 for £13,250 from Bellevue Developments, retaining it until February 1948, when they sold it to Edmund Lindenberger & his wife Elizabeth.<sup>24</sup>

Separate from the Bellevue Development Company, in 1939 Dudley Ward designed a pair of semi-detached residences at 57 Drumalbyn Road for G.J. Wells and Mildred George, wife of Sydney manufacturer Alfred George.<sup>25</sup> An equal joint tenancy, the Wells and George families constructed the brick residences for themselves; both were recorded as living there by the 1943 electoral roll. Following G.J. Wells' passing, wife Marjorie and son, Brian, lived at their semi into the late 1970s, and the Georges in theirs to at least the 1980s.<sup>26</sup>

### 5.3 55 Drumalbyn Road, Bellevue Hill

The land that 55 Drumalbyn Road stands on was Lot 2 of the Kershaws' 1926 subdivision. Alfred Kiel Jones, Sydney company director, purchased Lots 1 and 2 on the 27<sup>th</sup> May 1936.<sup>27</sup> The pair had been advertised for auction in July 1935 as a deceased estate following Joseph Kershaw passing on the 25<sup>th</sup> March 1935. Lot 1 at 107 Victoria Road was Kershaw's residence 'Boorowa', and the 'small brick bungalow' present on 1926 subdivision plan of Lot 2 was called 'Ferncliff'.<sup>28</sup> On completion of the sale, Jones moved to live at 'Boorowa'.<sup>29</sup>

The allotment was broken up into two parts and issued under two titles; 55 Drumalbyn Road was registered as Lot B on its May 1937 certificate.<sup>30</sup>

<sup>20</sup> *Dun's Gazette for New South Wales*, Vol 61 No. 10 (March 13, 1939), p.264

<sup>21</sup> *The Sun*, 19 January 1928, p.9; *Government Gazette of the State of New South Wales*, 9 January, p. 184

<sup>22</sup> Lachlander and Condobolin and Western Districts Recorder, 1 July 1936, p.6

<sup>23</sup> *Sydney Morning Herald*, 25 November 1939, p.4

<sup>24</sup> LRS: CT Vol. 5055 Fol. 23; *Sydney Morning Herald*, 22 January 1941, p.7

<sup>25</sup> SLNSW: *Vickery family: architectural plans of houses in Bellevue Hill, chiefly 1908-1941*, PXD 924, record identifier 9WZM740Y

<sup>26</sup> AEC: *Electoral Rolls, 1903-1980*, NSW / Wentworth / Bellevue Hill / 1943, 1968, 1977, 1980

<sup>27</sup> LRS: CT Vol. 3153 Fol. 236

<sup>28</sup> *Sydney Morning Herald*, 6 July 1935, p.7

<sup>29</sup> AEC: *Electoral Rolls, 1903-1980*, NSW / Wentworth / Bellevue Hill / 1937

<sup>30</sup> LRS: CT Vol. Vol. 4840 Fol. 80 & 79; Woollahra Municipal Council:

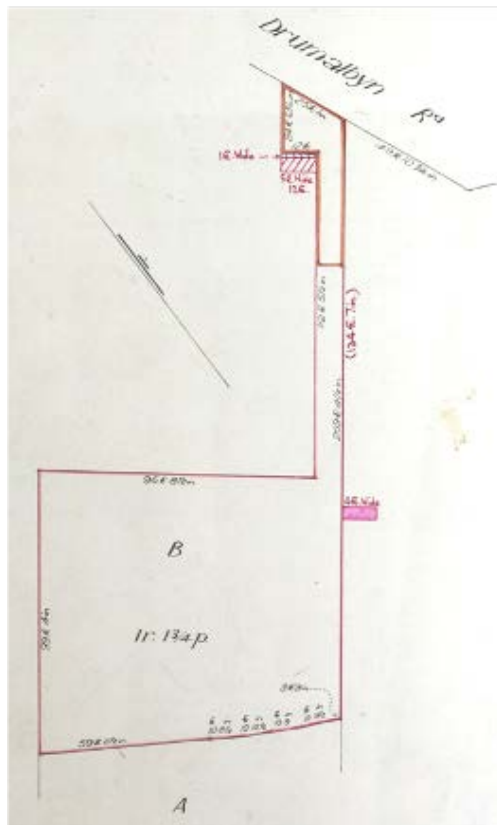


Figure 5.15: May 1937. 55 Drumalbyn's allotment (Lot B) which was retained by Alfred K. Jones. (Source: LRS: CT Vol. 4840 Fol. 80)

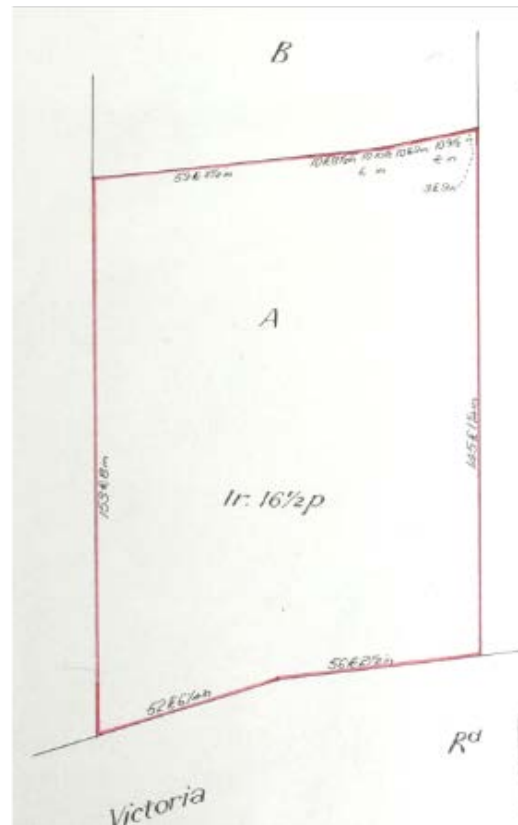


Figure 5.16: Figure | May 1937. 107 Victoria Road (Lot A) containing Boorowa was sold by A.K. Jones in June 1938. (Source: LRS: CT Vol. 4840 Fol. 79)

Lot B came with a building caveat;

...shall not erect or permit to be erected on the land above described any main building other than one constructed of brick and/or stone and/or other material approved by the said Company and shall not erect a main building of less than then value of five hundred pounds or any pair of semi-detached main buildings of less than the value of nine hundred pounds and shall not construct any main roof of any such buildings of iron...<sup>31</sup>

On the 21<sup>st</sup> of July 1937, Jones lodged a building application to build a house on the site. The architect was listed on the application was Percy Gordon Craig,<sup>32</sup> and the cost of the house was estimated to be £1200. The application was 'approved conditionally', with an additional remark that the plans had been 'amended as required'.<sup>33</sup> The approval was published on the 28<sup>th</sup> July 1937, and a call for construction tenders put out in the mid-August.<sup>34</sup>

<sup>31</sup> LRS: CT Vol. 4840 Fol. 80

<sup>32</sup> The approved working drawings of the house carried the full name of the architectural practice "P. Gordon Craig & John M. Brindley, Architects & Engineers"

<sup>33</sup> WMC Libraries Digital Archive: Woollahra Register of Building Applications, 1937, BA164/1937

<sup>34</sup> Construction and Real Estate Journal, 28 July 1937, p.2; Daily Telegraph, 17 August 1937, p.16

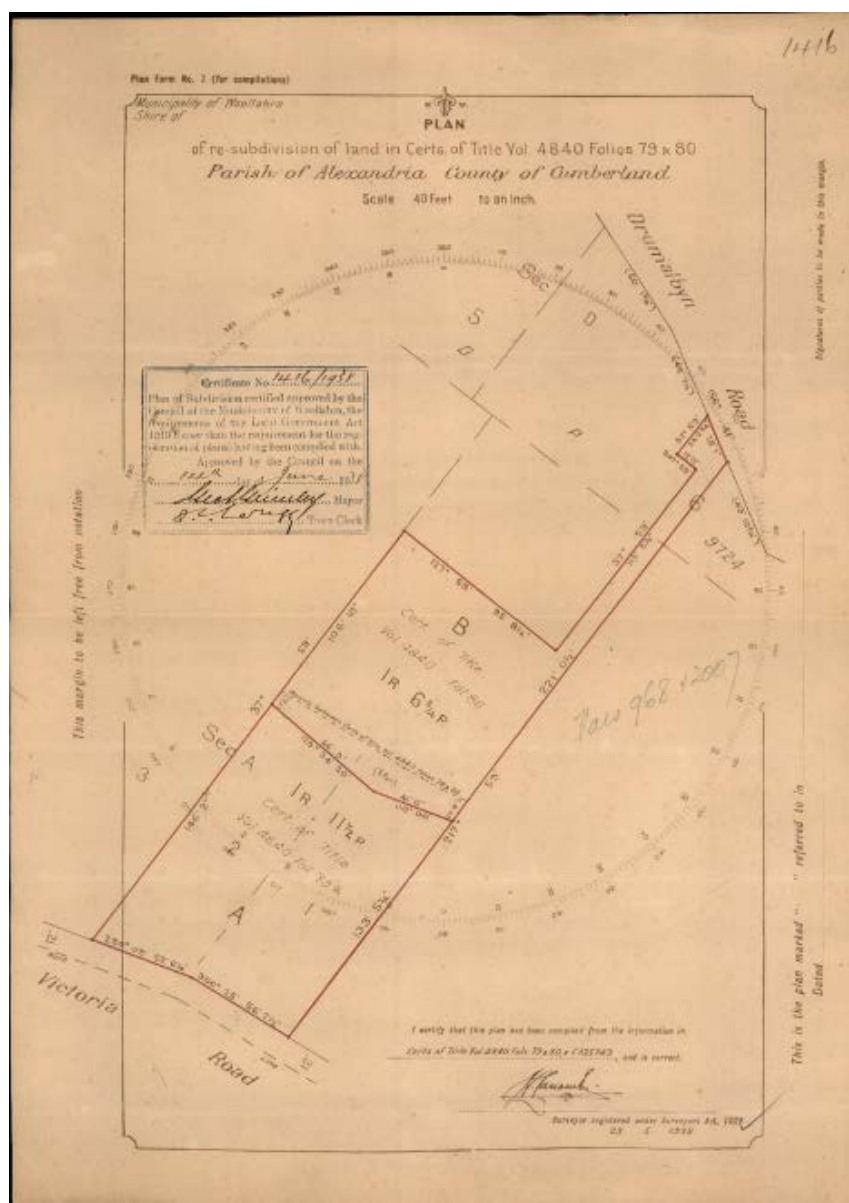


Figure 5.17: Subdivision of A.K Jones' property. (Source: WMC Libraries Digital Archive: Woollahra Subdivision Application S1416/1938, Sly & Russell, Mr A.K. Jones' property, Victoria Road and Drumalbyn Road, Bellevue Hill, 1938)

Jones applied to have the boundaries adjusted between his two lots in May of 1938, and it was approved by Council that June. Shortly after this, he sold Lot A to Mary Fogarty.<sup>35</sup>

Jones is registered as residing at 55 Drumalbyn Road on the 1943 electoral roll, however it is as yet unsubstantiated if he did in fact live there; his wife Lynda was living at 6 Drumalbyn Road at the time, and this is where Alfred returned when he sold 55.<sup>36</sup>

On the 30<sup>th</sup> March 1942, Jones transferred the property to Linda May Mandelberg of Vacluse, wife of bookmaker Henry Mandelberg, who in turn, sold the property to Leslie George Cole, 'theatrical entrepreneur', and his wife Gladys Pretoria Cole on the 19<sup>th</sup> of November 1943.<sup>37</sup>

Leslie and Gladys Cole resided at 55 Drumalbyn Road until at least 1977. Daughter, Esme, also variously lived at 55 Drumalbyn Road with her parents, her son Maxwell and second husband George Hunt.<sup>38</sup>

<sup>35</sup> WMC Libraries Digital Archive: Woollahra Subdivision Application S1416/1938, Sly & Russell, Mr A.K. Jones' property, Victoria Road and Drumalbyn Road, Bellevue Hill, 1938; LRS: CT Vol. 4972 Fol. 115

<sup>36</sup> AEC: Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1943 and 1949

<sup>37</sup> LRS: CT Vol. 4840 Fol. 80

<sup>38</sup> AEC: Electoral Rolls, 1903-1980, NSW / Wentworth / Bellevue Hill / 1949 and 1977; Wentworth / Woollahra East / 1954

In March 1943, Leslie and Gladys Cole also purchased 59 Drumalbyn and its building of 8 flats designed by Dudley Ward for £13,250 from Bellevue Developments (Directors Alfred Kiel Jones & G.J. Wells); retaining the building until February 1948.<sup>39</sup>

#### 5.4 The Magical Cole Family

Illusionist Leslie Cole is, to date, Australia's most famous magician, and decorated as one of the world's greatest.

As "The Great Levante" he toured the world with wife Gladys and daughter Esme from the 1920s. A prolific and dedicated performer, he delighted and astounded audiences around the world for some 65 years until his retirement in 1977.<sup>40</sup>

In 1935, Levante's trunk trick was deemed the 'Mystery of Mysteries' by the Institute of Magicians, London, the Inner Magic Circle awarded him its gold star, and in 1939, the International Brotherhood of Magicians invited him to the US where he was elected the world's number one magician. On his retirement, he travelled back to the US, to be awarded both the Performing Fellowship and the Masters Fellowship by the Academy of Magical Arts.<sup>41</sup>

The National Library, State Library of NSW<sup>42</sup>, State Library of Victoria and the Arts Centre Melbourne all hold collections of photos, advertising material, props and costume pieces from the careers of The Great Levante and his show "How's Tricks", and of Esme Levante; in her own right an esteemed touring illusionist and daring escapologist, having grown up performing in her parent's show from the time she was five. Her intricately beaded and sequined headdress, harem-style top and pants are a precious item in the Australian Performing Arts Collection.<sup>43</sup>

Not to be forgotten is Gladys Cole. Not just Les' glamorous assistant, she was a staple part of the show. She appeared on the bill as "Harlequin, Lady of Shadows" and played the piano accordion in the "The Austral Trio". Reportedly many of the 17 boxes worth of costumes created for the "How's Tricks" show were designed and made by Gladys.<sup>44</sup>

At their home at 55 Drumalbyn Road, Les enjoyed relaxing with his pipe and a whiskey and indulged his passion of growing orchids; some of which are apparent in photos of he and Gladys taken in their garden in 1977. He collected and filled the walls of their home with 60 paintings and engravings by Norman Lindsay and curated an ever-growing library of books on magic. Les Cole passed away at home, on the 20<sup>th</sup> of January 1978.<sup>45</sup>



Figure 5.18: Les Cole as The Great Levante, 1937. (Source: Arts Centre Melbourne; The Great Levante Collection, item 1980.032.058)



Figure 5.19: Gladys Cole as "Harlequin, Lady of Shadows", n.d. (Source: sydneymagic.net/Gladys.html)



Figure 5.20: Esme Hunt (née Cole), 1940. (Source: SLVIC: W. G. Alma conjuring collection, Accession no: Bk.9/No.25)

<sup>39</sup> LRS: CT Vol. 5055 Fol. 23; Sydney Morning Herald, 22 January 1941, p.7

<sup>40</sup> John Ritchie, 'Cole, Leslie George (Les) (1892–1978)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/cole-leslie-george-les-9782/text17287>, published first in hardcopy 1993, accessed online 17 February 2022;

<sup>41</sup> John Ritchie, 'Cole, Leslie George (Les) (1892–1978)', *Australian Dictionary of Biography*; Kent Blackmore, Levante - His Life No Illusion, web, <http://www.sydneymagic.net/levante.html>

<sup>42</sup> At the time of publishing, the SLNSW have a current exhibition on magic, featuring the Coles: "How's Tricks? Magic in the Golden Age", from Saturday 26 June 2021 to Sunday 27 March 2022, [Exhibition Galleries](https://www.slvic.com.au/exhibitions/how-s-tricks-magic-in-the-golden-age), State Library of New South Wales.

<sup>43</sup> ABC Radio National: Cathy Pryor and Melissa May, *The illusory life of magician Esme Levante*, broadcast 11:05am 5 October 2021, accessed online, <https://www.abc.net.au/radionational/programs/the-history-listen/esme-1/13491022>; Arts Centre Melbourne: *Rare flowers and golden butterflies: Stories of women and magic from the Australian Performing Arts Collection*, Arts Centre Melbourne, web, <https://stories.artscentremelbourne.com.au/rare-flowers-and-golden-butterflies/index.html>

<sup>44</sup> John Ritchie, 'Cole, Leslie George (Les) (1892–1978)', *Australian Dictionary of Biography*

<sup>45</sup> John Ritchie, 'Cole, Leslie George (Les) (1892–1978)', *Australian Dictionary of Biography*





Figure 5.21: Various posters for The Great Levante, showing Les Cole, Gladys and Esme Cole.  
(Source: NLA: The Great Levante collection of posters, photographs, 1934, web, <http://nla.gov.au/nla.obj-146763952>)



Figure 5.22: Actor Cary Grant presenting Les Cole with the Masters Fellowship award from the Academy of Magical Arts, 1977.  
(Source: sydneymagic.net, Levante, web, <http://www.sydneymagic.net/general.html>)



Figure 5.23: 1977. Les and Gladys Cole in the garden of 55 Drumalbyn Road, taken for a special in *Womans Day* magazine. Les grew orchids, visible to his right. In the background is the brick-semi built by G.J. Wells at No. 57. (Source: sydneymagic.net, Levante, Gladys, web, <http://www.sydneymagic.net/gladys.html>)



Figure 5.24: 1977. Les and Gladys Cole in the garden of 55 Drumalbyn Road, taken for a special in *Womans Day* magazine. Facing north. The garden was filled with wisteria, azaleas, fishbone ferns and orchids. (Source: sydneymagic.net, Levante, Gladys, web, <http://www.sydneymagic.net/gladys.html>)



Figure 5.25: 1977. Les Cole in one of the sitting rooms of 55 Drumalbyn Road. Here photographed performing the 'Thumb Tie' trick for a special in *Womans Day* magazine. (Source: sydneymagic.net, Levante, Gladys, web, <http://www.sydneymagic.net/gladys.html>)

55 Drumalbyn Road was transferred into the name of the Cole's company "Levante Holdings Pty Ltd" on the 13<sup>th</sup> December 1970. The company sold the property to Gilles Germain and Carmen Fabro at the end of February 1988.<sup>46</sup>

The property was again sold in 1995, 1999, then the most recent transfer was finalised on the 9<sup>th</sup> January 2014 to the current proprietor for \$3.25 million.<sup>47</sup>

<sup>46</sup> LRS: CT Vol. 11361 Fol. 65

<sup>47</sup> LRS: CT Vol. B/186880; realestate.com.au: 55 Drumalbyn Road Bellevue Hill, <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-114865527>





Figure 5.26: January 1930. The site of No. 55 is indicated with an arrow. (Source: DCS: 01/01/1930, Sydney, image CAC\_02\_500)



Figure 5.27: May 1951. No. 55 is indicated with an arrow. (Source: DCS: 1/05/1951, Sydney, image, CCC467\_13\_106)

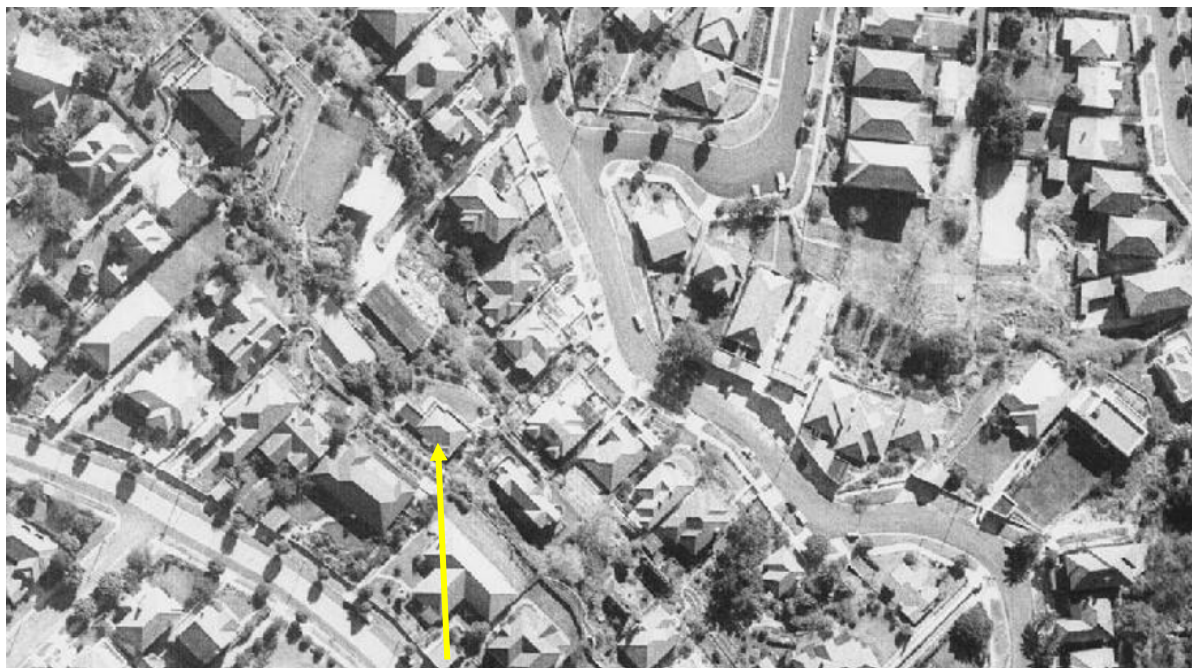


Figure 5.28: 1 January 1961. No. 55 is indicated with an arrow.  
(Source: DCS: Spatial Collaboration Portal, Sydney, 01/01/1961, image 1058\_35\_086)



Figure 5.29: 6 May 1978. No. 55 is indicated with an arrow. (Source: DCS: Spatial Collaboration Portal, 6/05/1978 0:00, Sydney, image 2713\_16\_060)





Figure 5.30: 2 August 1986. No. 55 is indicated with an arrow.  
(Source: DCS: Spatial Collaboration Portal, 2/08/1986, Sydney, image 3527\_23E\_123)

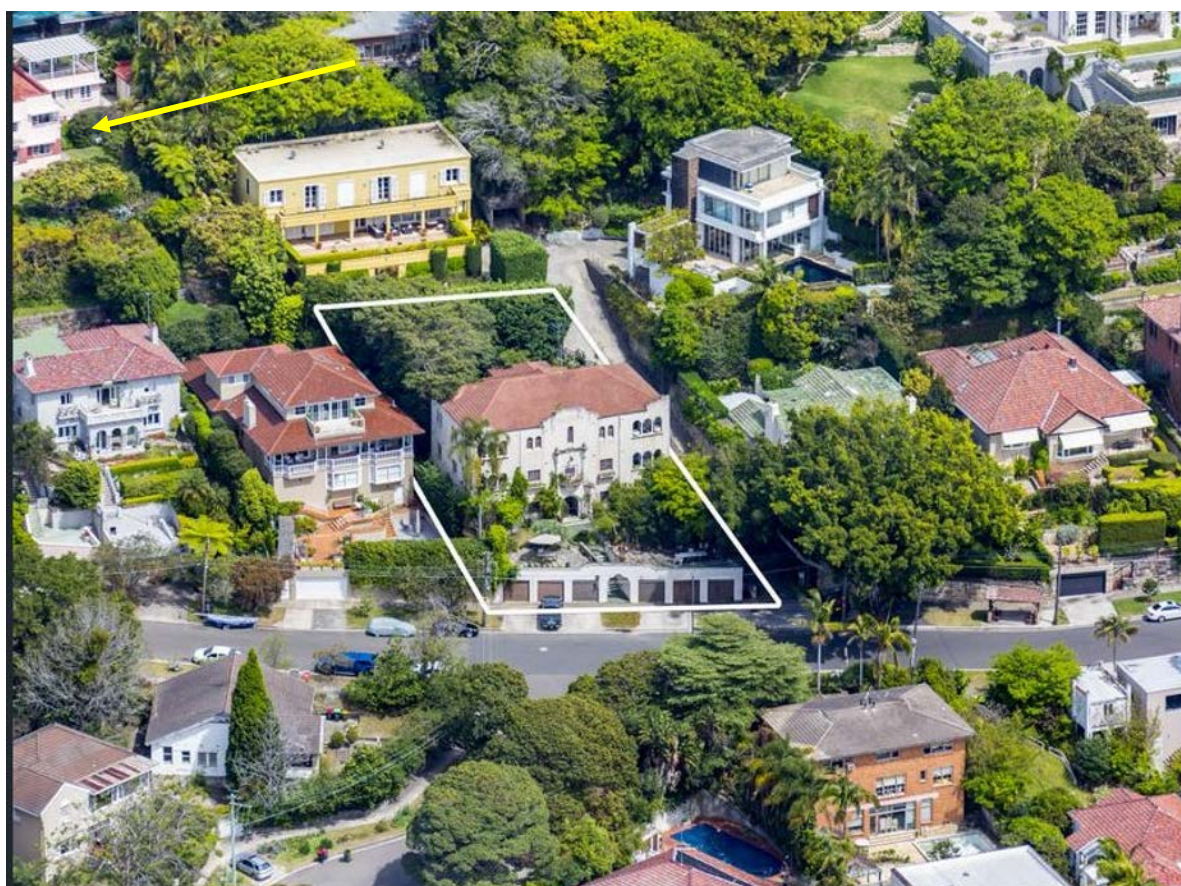


Figure 5.31: October 2016. An aerial view of the western side of Drumalbyn Road. No. 55 is indicated with an arrow. The block of flats in the rectangle was the Palomar building built by High Standard Constructions Ltd (now demolished).  
(Source: realestate.com.au: LJ Hooker, 49 Drumalbyn Road Bellevue, October 2016)





Figure 5.32: June 2021. An aerial view of the western side of Drumalbyn Road. No. 55 is indicated with an arrow.  
(Source: realestate.com.au: Laing+Simmons – Double Bay, 63-65 Drumalbyn Road Bellevue Hill, June 2021)

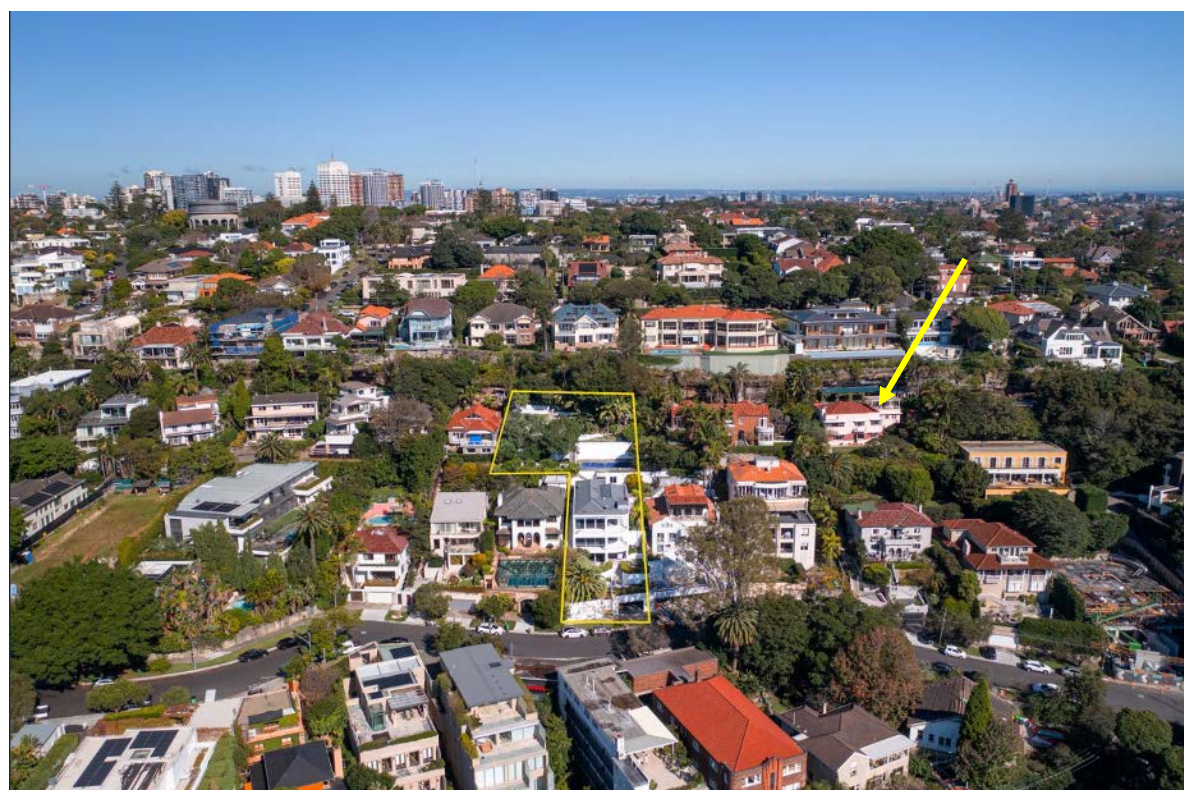


Figure 5.33: June 2021. An aerial view of the western side of Drumalbyn Road. No. 55 is indicated with an arrow.  
(Source: realestate.com.au: Laing+Simmons – Double Bay, 63-65 Drumalbyn Road Bellevue Hill, June 2021)

## 5.5 Building Application History

The Building Application for a new residence at 55 Drumalbyn Road was approved by Woollahra Municipal Council on 9 August 1937. Council records<sup>48</sup> indicate the following information for 55 Drumalbyn Road:

BA No.	164
Date Received	21 July 1937
Name of Owner	A.K. Jones
Name of Architect or Builder	P.G. Craig
New Buildings or Additions	House
Situation	No 55 Drumalbyn Rd
Ward	Br [Bellevue Hill Ward]
No of New Buildings	1
Cost of New Buildings	1200 [pounds]
Fee Paid	1/10/- [1 pound 10 shillings]
Date when considered by Council	9 Aug [1937]
Council's Decision	Approved Conditionally
Remarks	Amended as required

Council's records contain three sets of working drawings for the house submitted as BA 164/1937. The first two sets represent a house that has a much shorter west wing. Both these sets of drawings are stamped "Cancelled" and one of them has been overdrawn in pencil to show the proposed extension of the west wing. The third set of drawings show the house as constructed, with a longer west wing containing the two Maids' Bedrooms and the Laundry located on the lower level of the house. The first two sets are dated 20 April 1937 but the third set is undated.

All three drawing sets have the name of the architects in the title block as "P. Gordon Craig and John M. Brindley, Architects & Engineers".

On 29 January 1939 a further BA (216/1938) was approved by Council for the construction of a garage, summer house and outhouse as follows<sup>49</sup>:

BA No.	216
Date Received	7 Sept 1938
Name of Owner	A.K. Jones
Name of Architect or Builder	P. Gordon Craig
New Buildings or Additions	Garage, Summer House, Outhouse
Situation	No 55 Drumalbyn Rd
Ward	Br [Bellevue Hill Ward]
No of New Buildings	[blank]
Cost of New Buildings	400 [pounds]
Fee Paid	10/- [10 shillings]
Date when considered by Council	25 Sept [1938]
Council's Decision	Deferred. Approved Conditionally 29/1/39
Remarks	Amended as required

The working drawing submitted for BA 216/1938 was also prepared by P. Gordon Craig and John M. Brindley, Architects and Engineers, and is dated 6 September 1938, indicating that it was submitted to Council the day after it was completed. The garage, summer house and out house still remain on site.

<sup>48</sup> Municipality of Woollahra, *Register of Building Applications*, p.175

<sup>49</sup> Municipality of Woollahra, *Register of Building Applications*, p.209



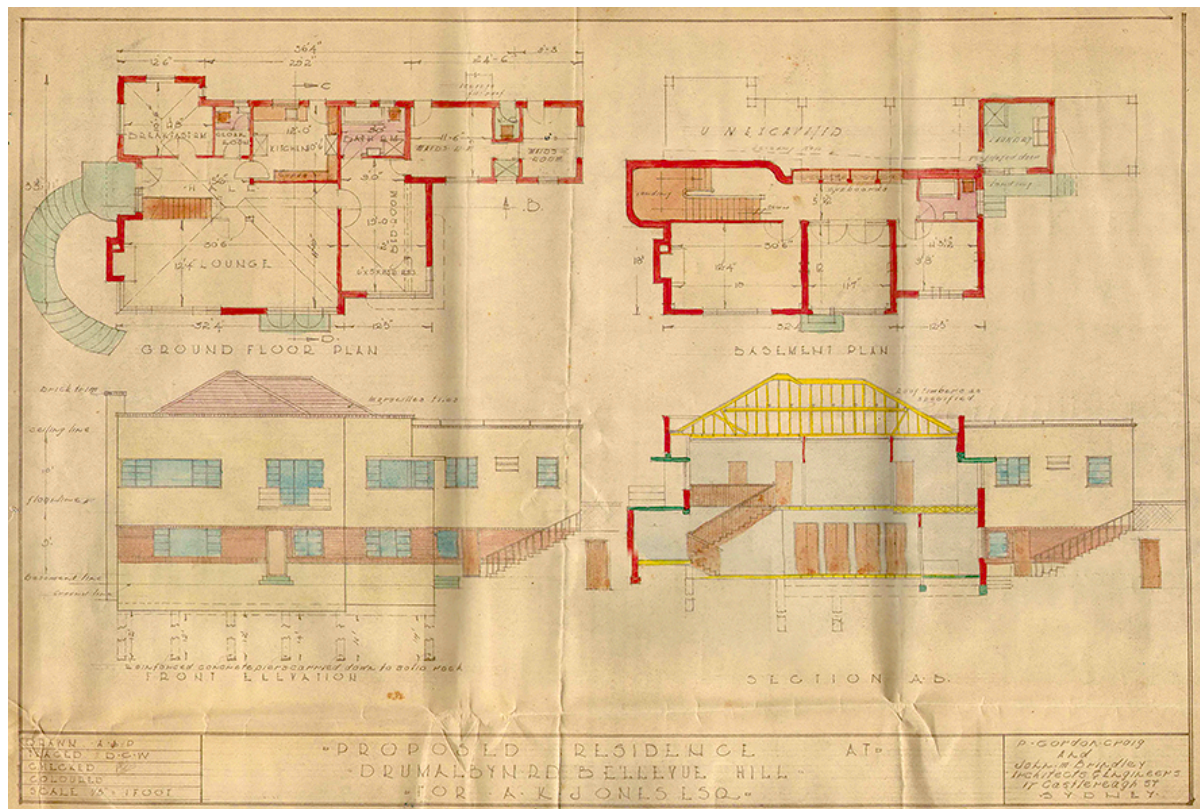


Figure 5.34: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: BA 164/1937 Woollahra Council)

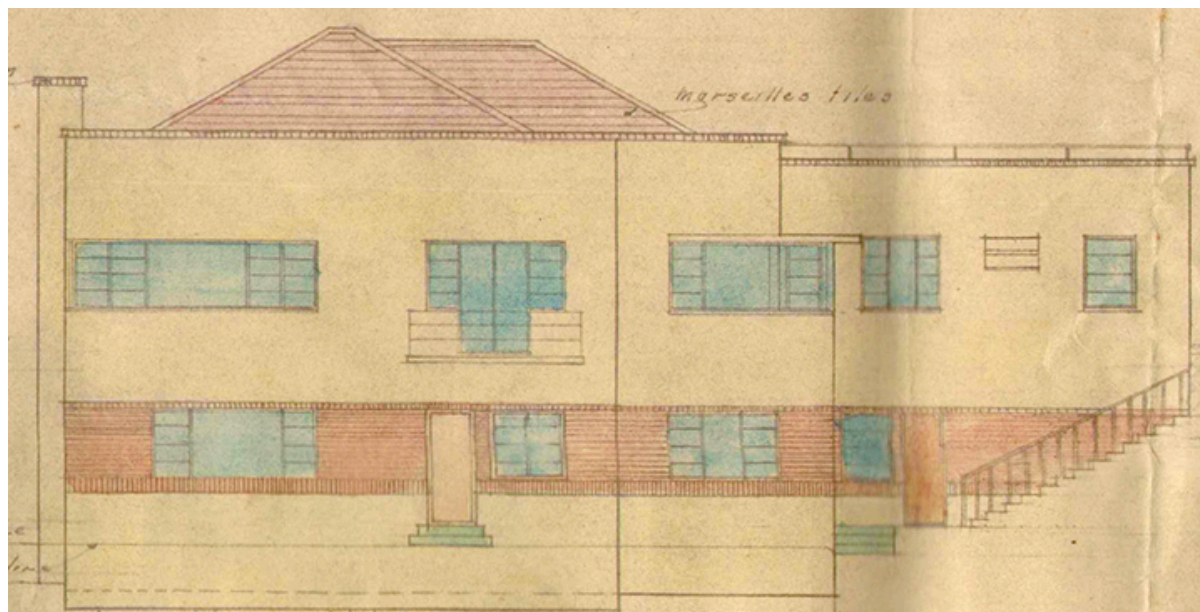


Figure 5.35: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Front Elevation. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: BA 164/1937 Woollahra Council)



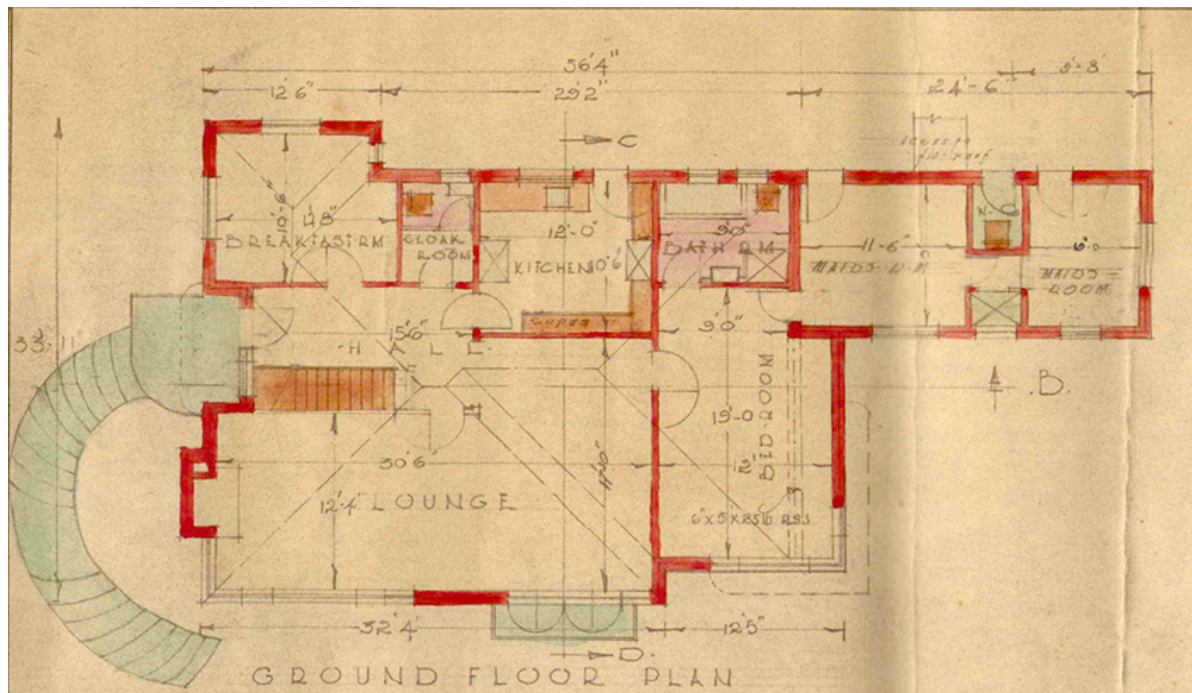


Figure 5.36: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Ground [upper] Floor Plan. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: BA 164/1937 Woollahra Council)

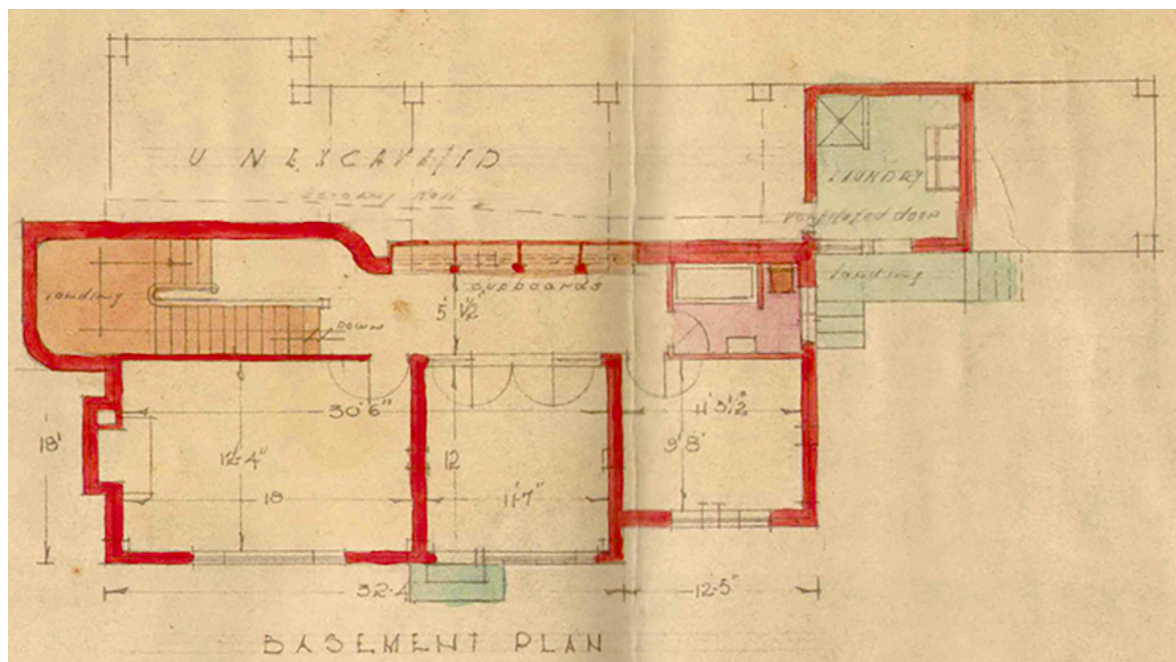


Figure 5.37: Proposed Residence at Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Basement [lower] Plan. Architect: P. Gordon Craig & John M. Brindley, 1937 (Source: BA 164/1937 Woollahra Council)

Other Building Applications/Applications recorded by are:

BA No.	152
Date Received	21/4/1959
Name of Owner	L.G. Cole
Name of Architect or Builder	P.R. King & Sons (inclinator company)
New Buildings or Additions	Installation of inclinator
Situation	No 55 Drumalbyn Rd
Cost of Additions	1450 [pounds]
Fee Paid	3 [pounds]
Date when considered by Council	11/5/1959
Council's Decision	Approved



BA No.	241
Date Received	11/3/1969
Name of Owner	L.G. & G.P. Cole
New Buildings or Additions	Enquiry
Situation	No 55 Drumalbyn Rd
Fee Paid	\$4

BA No.	635
Date Received	11/3/1969
Name of Owner	M.V.E. Woodforde, 310 George St, Sydney
New Buildings or Additions	Plan perusal
Situation	No 55 Drumalbyn Rd
Fee Paid	\$6.30

The following Development Application was received by Council:

DA 77/1970 New upper flat for L. Levante Esq.

Architects: William P. Page in association with M.V.E. Woodforde

The proposed flat was to have been built on the west end of the house on the current roof terrace and the west bedroom on the lower level was to have been enlarged to create a Rumpus Room. The project did not proceed.

## 6.0 Documentary evidence: The Architects and their Projects

### 6.1 The Architects

The architectural firm of P. Gordon Craig & John M. Brindley was formed in 1936<sup>50</sup> by Percy Gordon Craig (1886-1957), and John Millard Brindley (1913-1999).<sup>51</sup>

### 6.2 P. Gordon Craig and projects prior to 1936:

P. Gordon Craig's first listing in the Katoomba newspaper was when he was elected as the Secretary of the newly-formed Katoomba Rovers Bicycling Club in 1907.<sup>52</sup> In 1909 he is recorded as speaking at the silver wedding anniversary of his parents Mr & Mrs C. W. Craig at their home, "Essendene", Bathurst Road, Katoomba.<sup>53</sup> The first published occasion of P. Gordon Craig practising architecture in Katoomba was in 1912 when he called tenders for additions to a cottage in Katoomba.<sup>54</sup> In the same year Craig & Craig of Katoomba were listed as architects as well as auctioneers & estate agents.<sup>55</sup> This was not uncommon as there were three other companies advertising themselves as architects, auctioneers and estate agents in the same issue of the newspaper.

In 1911 a site on the corner of Waratah and Lurline Streets, Katoomba had been acquired for the construction of a new Presbyterian Church and competitive designs were sought for the church. A limited competition was established with seven local and metropolitan architects being invited to submit plans. The competition winner was "the young draughtsman" P. Gordon Craig of Craig & Craig<sup>56</sup> and the successful tender of £1,500 for the church's construction was by A.M. Duncan. The foundation stone was laid on 19 July 1913<sup>57</sup> and the church was opened as St Andrews Presbyterian Church on 25 January 1914<sup>58</sup>. The design shows an early influence of Mediterranean Renaissance with the Romanesque arched windows, the steeply pitched basilica roof, the arched and columnated porches, and the Serliana/Palladian window over the main entrance door (Figure 6.1). Such a Mediterranean influence is unusual in Presbyterian church architecture.

<sup>50</sup> *Construction & Real Estate Journal*, 7 October 1936, p.6

<sup>51</sup> Phillip Goad & Anne Higham, "Davey & Brindley", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.192

<sup>52</sup> "News from Up-country", *Referee*, 6 Nov 1907, p.10

<sup>53</sup> *The Blue Mountain Echo*, 26 June 1909, p.4

<sup>54</sup> *The Blue Mountain Echo*, 24 May 1912, p.5

<sup>55</sup> *The Blue Mountain Echo*, 7 June 1912, p.8

<sup>56</sup> *The Blue Mountain Echo*, 17 January 1913, p.7

<sup>57</sup> *The Blue Mountain Echo*, 25 July 1913, p.1

<sup>58</sup> <https://www.churchesaustralia.org/list-of-churches/denominations/presbyterian-church-of-australia/directory/5357-st-andrewand%2339%3Bs-presbyterian-church-former>, accessed 24 December 2021



Figure 6.1: St Andrew's Presbyterian Church, Waratah & Lurline Streets, Katoomba, 1913-1914. Architect: P. Gordon Craig (Source: Google Earth Pro, accessed 24 December 2021)

The first published tenders from P. Gordon Craig, Architect, Katoomba were in 1912 for three weatherboard cottages in Darley Street, Katoomba<sup>59</sup> and two shops in Katoomba Street awarded to A. Janson for about £1,500<sup>60</sup> which was a considerable sum. Another tender in 1913 was for a shop at Lawson.<sup>61</sup>

From 1912 to 1919 there was a number of small commissions in the Blue Mountains and Sydney:

- 1912 Various small commissions in Katoomba such as cottages and shops.<sup>62</sup>
- 1913 Weatherboard Cottage at Hornsby, P. Gordon Craig, Architect, Katoomba.<sup>63</sup>
- 1914 Erection of two brick shops for Mr R.J. Anderson at Wentworth Falls, P. Gordon Craig, Katoomba.<sup>64</sup>
- 1914 Sutherland, chemist's shop, P. Gordon Craig, Katoomba.<sup>65</sup>
- 1914 Erection of a bungalow for J. Yates. P. Gordon Craig, architect.<sup>66</sup>
- 1917 Alterations and additions to shop premises, Katoomba, P. Gordon Craig, Katoomba.<sup>67</sup>
- 1919 Coogee, Cottage.<sup>68</sup>
- 1919 Blue Mountains, Cottage.<sup>69</sup>
- 1919 2 cottages in the Blue Mountains.<sup>70</sup>

From 1912 to 1919 P. Gordon Craig, Architect, Katoomba was listed c/o Craig & Craig, Katoomba.<sup>71</sup> Craig and Craig were listed as auctioneers, house and land estate agents as well as architects and valuers with their office in

<sup>59</sup> *The Blue Mountain Echo*, 26 July 1912, p.5

<sup>60</sup> *The Blue Mountain Echo*, 2 August 1912, p.5

<sup>61</sup> *The Blue Mountain Echo*, 28 March 1913, p.7

<sup>62</sup> *The Blue Mountain Echo*, 1912

<sup>63</sup> "Tenders", *SMH*, 29 Oct 1913, p.10

<sup>64</sup> "Tenders", *SMH*, 14 April 1914, p.4

<sup>65</sup> "Tenders Called", *Construction & Local Government Journal*, 15 June 1914, p.12

<sup>66</sup> "Tenders", *SMH*, 25 Aug 1914, p.10 & *Construction: Weekly Supplement to Building*, 24 Aug 1914, p.12

<sup>67</sup> *The Blue Mountain Echo*, 12 Jan 1917, p.5

<sup>68</sup> "Tenders Called", *Construction & Local Government Journal*, 14 July 1919, p.4, & *SMH* 9 July 1919, p.6

<sup>69</sup> *SMH*, 9 July 1919, p.6

<sup>70</sup> *SMH*, 28 June 1919, p.22

<sup>71</sup> *Construction & Local Government Journal*, 10 Nov 1913, p.10, & 19 Aug 1919, p.18 & *The Blue Mountains Echo*

Main Street, Katoomba.<sup>72</sup> The first mention of Craig & Craig was in February 1912.<sup>73</sup> The Craig Family was a large, prominent family in the Blue Mountains whose members were involved in politics, as an alderman on Council, in local commerce, such as the auctioneers and estate agents, Holdship, Craig & Co.<sup>74</sup> (established in 1910) as well as in the establishment and management of the theatre and skating rink. In 1915 A.J. Craig was the Manager of the Katoomba Amusements Co's Theatre and Skating Rink (which was opened in 1912<sup>75</sup>). A.J. Craig was also one of the seven Justices of the Peace in Katoomba who volunteered their time to attend Court when a Magistrate was not available<sup>76</sup> as well as being an alderman on Katoomba Municipal Council.<sup>77</sup> Alfred James Craig was one of the largest property owners in the Katoomba Municipality in 1911.<sup>78</sup>

By 1920 Percy Gordon Craig was living in Sydney and working at 117 Pitt Street.<sup>79</sup> Craig was also married in April 1920:

An ex-Mountaineer was married last week, when Mr Percy Gordon Craig, oldest son of Mr and Mrs C. W. Craig, late of "Essendene," now of Glebe Point, Sydney, was married to Mrs Gladys Hill, widow of the late C.A. Hill, and only daughter of Mr and Mrs H. Garratt, of Randwick. The marriage was solemnised at St. Stephen's Church, Phillip Street, the Rev. Ernest Ferguson (also an ex-Mountaineer) officiating. The honeymoon was spent at Jenolan Caves and revisiting Mountain towns renewing old friends.<sup>80</sup>

In 1922 Percy Gordon Craig is listed as one of the shareholders in Garratt, Hokin & Company Limited (registered 24.1.22).<sup>81</sup> After the move to Sydney P. Gordon Craig worked on a number of commissions of varying size including a row of 8 shops and residences in Bondi Junction in 1922 (Figure 6.2), a bungalow in Vivian Street, Bellevue Hill in 1923 (Figures 6.3 & 6.4) and a duplex for his own residence in Rose Bay in 1926 (Figures 6.5 & 6.6). Probably the largest of the commissions in the mid-1920s was the large building at 101-111 William Street, Darlinghurst (Figure 6.7). The Ground Floor was given over to new car showrooms in what was then the premier new car showroom area of Sydney. The upper floors were lit by large steel-framed windows and appear to have accommodated workshops/manufacturing studios. The seven-bay street façade was in a stripped back Inter-War Chicagoesque style that was typified by the large areas of glass contrasting with the smaller areas of masonry. Such buildings expressed their function in their fenestration which was one of the tenets of Modernism, but still retained the decoration of earlier decorative periods of architecture. However, buildings such as 101-111 William Street, Darlinghurst can be considered to be forerunners or precursors of the Inter-War Functionalist style of architecture.



Figure 6.2: 222-228 Oxford Street, Bondi Junction. Architect: P. Gordon Craig, 1922 (BA 212/1922 Woollahra Municipal Council) (Source: Google Earth Pro, accessed 19 January 2022)

<sup>72</sup> Advertisement in *The Blue Mountains Echo*, 10 January 1913, p.4

<sup>73</sup> Advertisement in *The Blue Mountains Echo*, 23 February 1912, p.5

<sup>74</sup> Advertisements in *The Blue Mountains Echo*, such as 16 February 1912, p.5 and earlier

<sup>75</sup> "Advance Katoomba: New Theatre and Skating Rink: Successful Opening," *The Blue Mountains Echo*, 5 January 1912, p.3

<sup>76</sup> "Katoomba's Judicial Tribunal," *The Blue Mountains Echo*, 22 March 1912, p.4

<sup>77</sup> *The Blue Mountain Echo*, 13 January 1911, p.4. It is of interest that the Substitute Retuning Officer for the elections was another Craig, Charles Wesley Craig (*The Blue Mountains Echo*, 13 January 1911, p.9)

<sup>78</sup> *The Blue Mountain Echo*, 13 January 1911, p.7

<sup>79</sup> *The Blue Mountain Echo*, 29 October 1920, p.5

<sup>80</sup> "Quietly Wedded", *The Blue Mountains Echo*, 2 April 1920, p.4

<sup>81</sup> "Registered Companies", *Dun's Gazette*, 6 Feb 1922, p.73



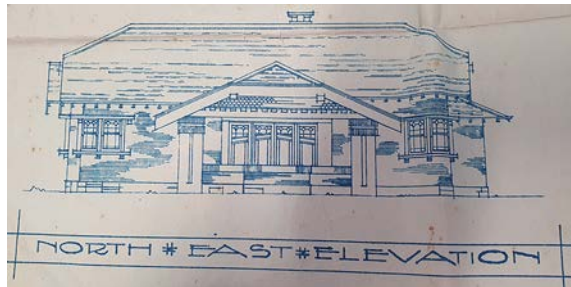


Figure 6.3: 5A Vivian Street, Bellevue Hill North-East Elevation  
Architect: P. Gordon Craig, 1923 (Source: BA 158/1923 Woollahra Municipal Council)



Figure 6.4 (right): 5A Vivian Street, Bellevue Hill view from Foster Ave (South-East Elevation) Architect: P. Gordon Craig, 1923 (Source: Woollahra Municipal Council)

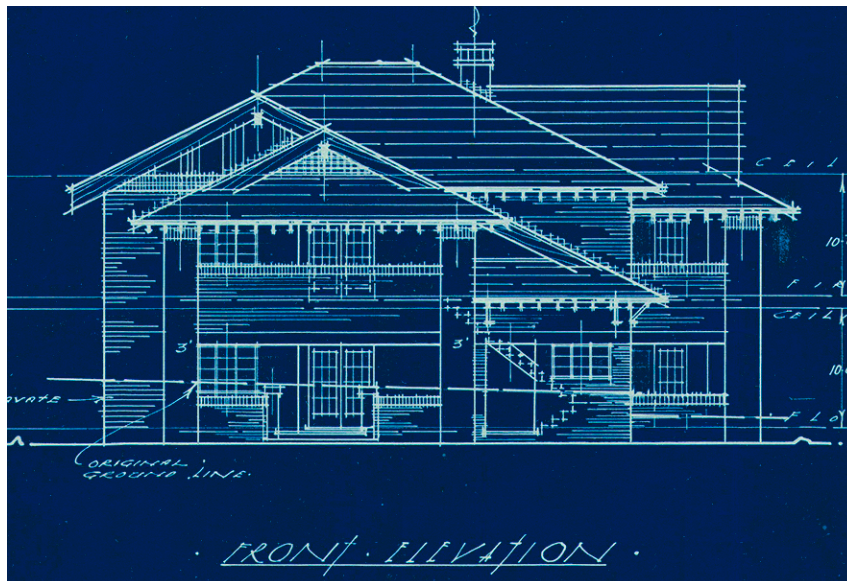


Figure 6.5: Residence for P.G. Craig Esq, 36 Kent Road, Rose Bay. Front Elevation. Architect: P. Gordon Craig, 1926 (Source: BA 465/1926 Woollahra Municipal Council)

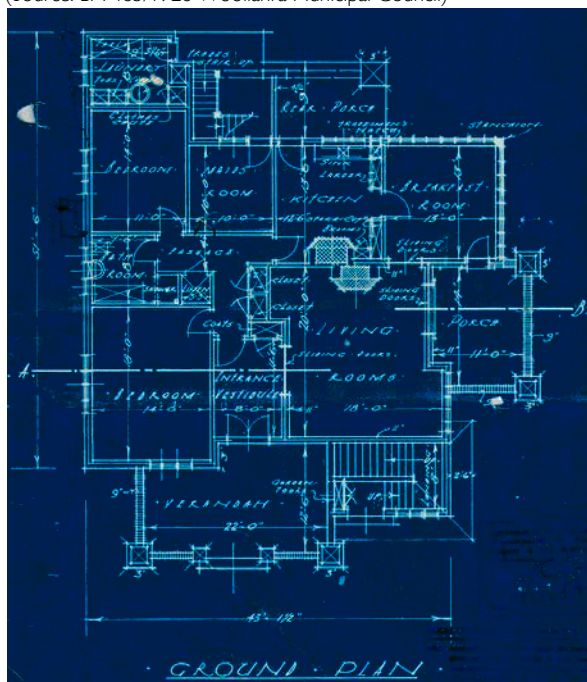


Figure 6.6: Residence for P.G. Craig Esq, 36 Kent Road, Rose Bay. Ground Floor Plan (note: the First Floor is similar). Architect: P. Gordon Craig, 1926 (Source: BA 465/1926 Woollahra Municipal Council)





Figure 6.7: 1933 photograph of 101-111 William Street, Darlinghurst. Architect P. Gordon Craig, 1925  
(Source: SLNSW Home and Away reproduced in AIA NSW Biographical Information: Percy Gordon Craig)

In 1927 architects P. Gordon Craig and H.E. Budden were noted as the architects (in conjunction) for the 12-storey building, Watson House, in Bligh Street. The newspaper article was illustrated with a perspective of the building (Figure 6.8).<sup>82</sup> The office building has been demolished. In 1928 *Building* carried an article with plans and perspective of the proposed Harbord Hotel in Freshwater by P. Gordon Craig (Figures 6.9-6.11). The lengthy captions in *Building* extolled the virtues of the design by Craig in that it separated the accommodation and dining areas from the areas of the hotel serving alcohol, "Probably such a design as Architect P. Gordon Craig has supplied for the proposed Harbord Hotel, will do more to keep popular opinion on prohibition within sane limits than a great many wild quotations on either side. ... As far as life on this floor [ie Bedroom floor] is concerned, no tourists' resort under any conditions could be freer from association with the bar trade than is here provided, ...". There was also a large Malthoid-sheeted deck for sleeping out in "crush seasons".<sup>83</sup> The building remains standing and, whilst it has been modified, it is still recognisable as the hotel designed by Craig.

<sup>82</sup> "Round Australia", *Building*, 12 April 1927, p.41, & *SMH*, 13 April 1927, p.13

<sup>83</sup> "Building Australia", *Building*, 12 July 1928, pp.146, 148, 149

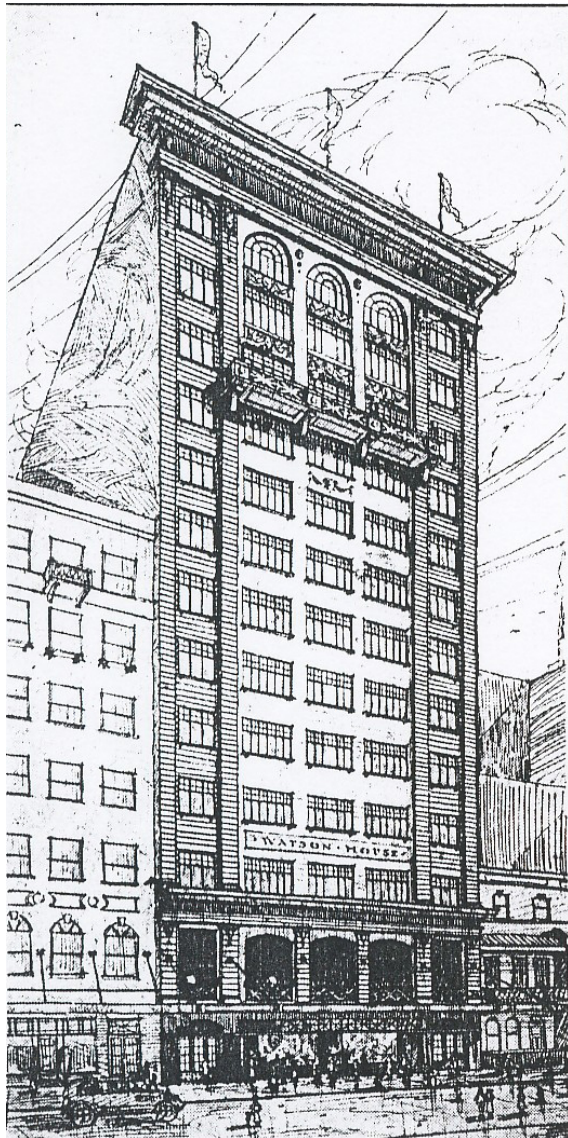


Figure 6.8: Watson House, Bligh Street, Sydney, 1927. Architects: P. Gordon Craig & H.E. Budden (Source: *SMH*, 13 April 1927, p.13)

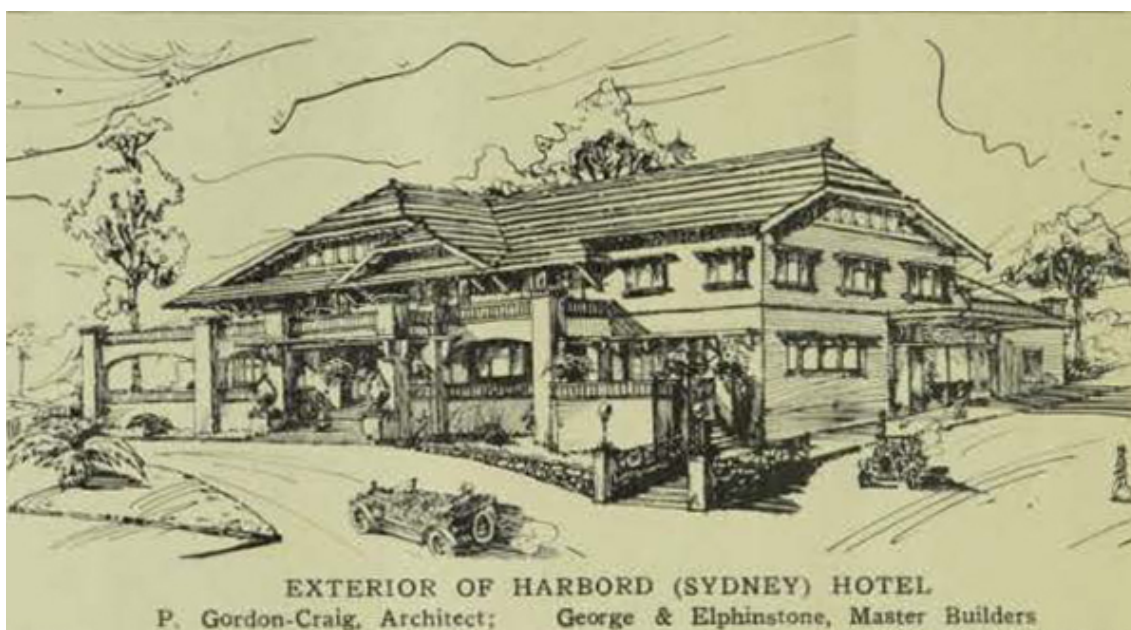


Figure 6.9: Harbord Hotel, Harbord, Sydney, 1928. Architect: P. Gordon Craig (Source: "Building Australia", *Building*, 12 July 1928, p.146)



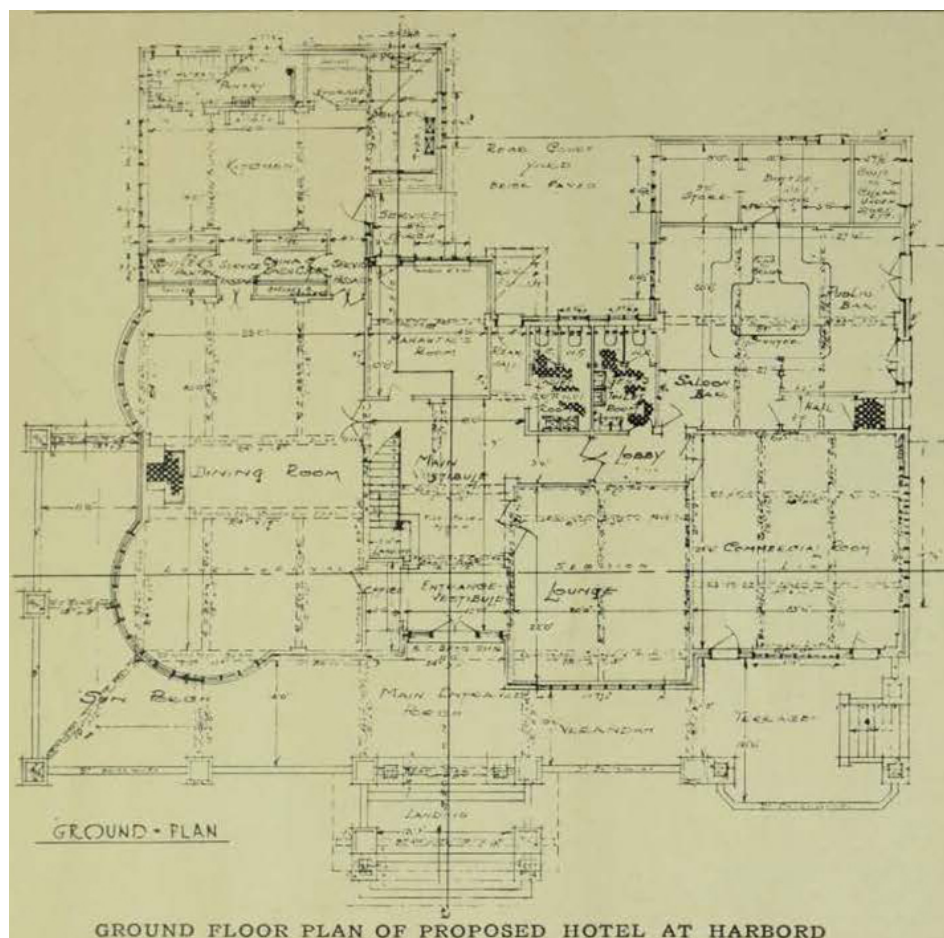


Figure 6.10: Harbord Hotel, Harbord, Sydney, 1928. Architect: P. Gordon Craig (Source: "Building Australia", *Building*, 12 July 1928, p.148)

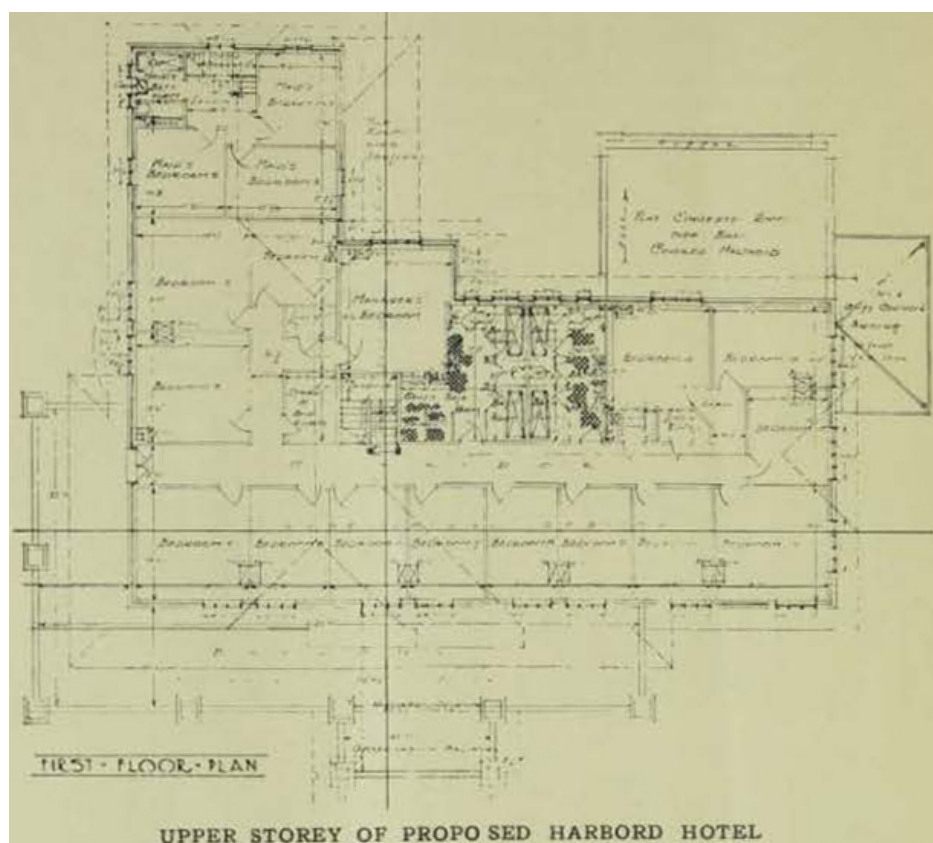


Figure 6.11: Harbord Hotel, Harbord, Sydney, 1928. Architect: P. Gordon Craig (Source: "Building Australia", *Building*, 12 July 1928, p.149)

In 1930 P. Gordon Craig was the architect for a residential [ie boarding house] in Darlinghurst then under construction<sup>84</sup> for which the builders were Mossop & Cooper of 472 George Street, Sydney.<sup>85</sup> In 1930 he was also the architect for a large hotel at Parkes (now known as the Broadway Hotel), for which the builder was a Mr J. Job (Figures 6.12 & 6.13). The small area of the hotel devoted to the Public Bar and the large area devoted to residential accommodation, lounges and dining is also indicative of the public emphasis on moderation of alcohol consumption.<sup>86</sup>

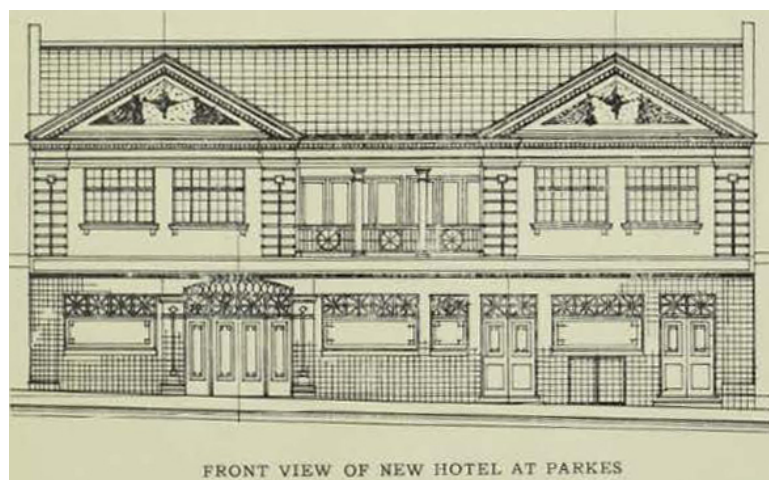


Figure 6.12: Hotel at Parkes, 1930. Architect: P. Gordon Craig (Source: "Building Australia", *Building*, 12 March 1930, p.45)

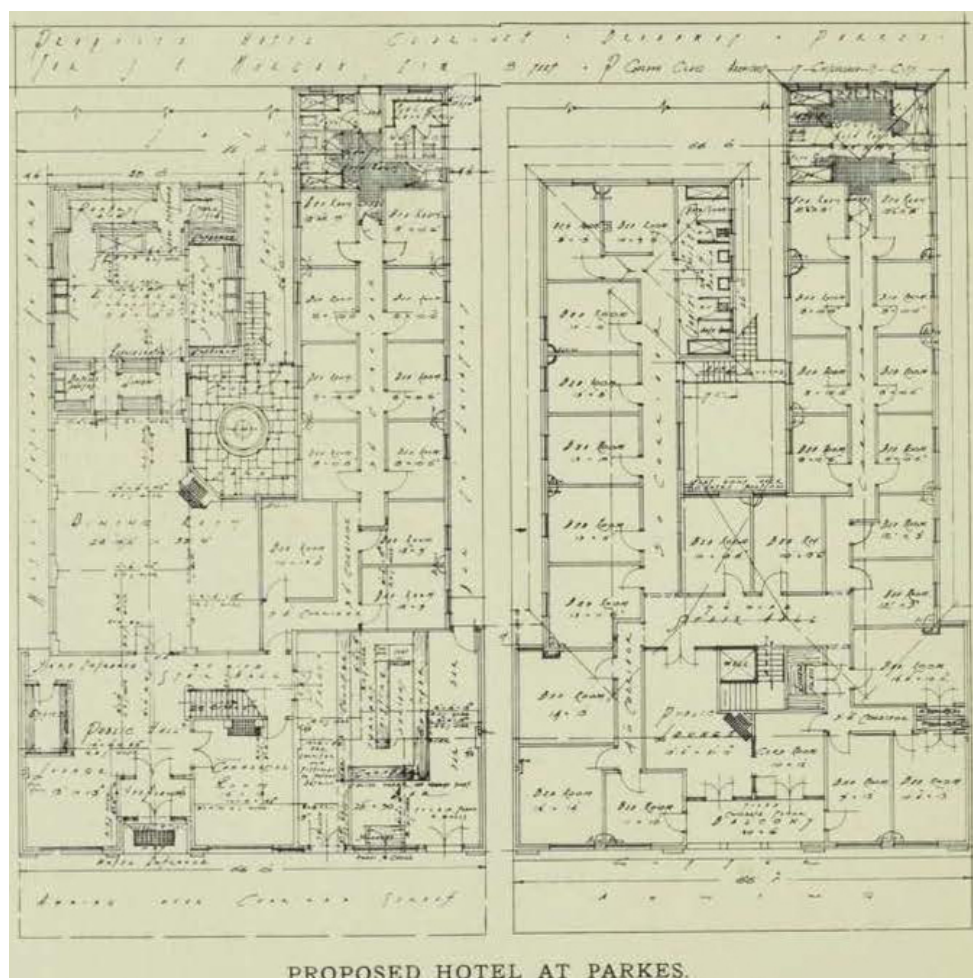


Figure 6.13: Ground Floor & First Floor Plans, Hotel at Parkes, 1930. Architect: P. Gordon Craig (Source: "Building Australia", *Building*, 12 March 1930, p.46)

<sup>84</sup> *Building*, 12 September 1930, pp.135 & 137

<sup>85</sup> *Construction & Real Estate Journal*, 6 Aug 1930, p.18

<sup>86</sup> *Building*, 12 March 1930, pp.45 & 46, & *Western Champion*, 12 May 1930, p.3



In 1931 P. Gordon Craig was preparing plans for shops and flats in Randwick<sup>87</sup> as well as for the grandstand at Wiley's Park, Lakemba.<sup>88</sup> In 1933 tenders and notices were published regarding smaller miscellaneous work by Craig.



Figure 6.14: 25 Hughes Street, Potts Point, Sydney. Architect: P. Gordon Craig, 1931 (Source: Peter Sheridan, 2021, p.169)

In 1931, P. Gordon Craig was also designing flats in Potts Point, such as those in Hughes Street (Figure 6.14) in a hybrid mix of architectural styles as well as other large projects in a diversity of architectural styles, such as the 1932 municipal swimming baths at Canterbury, an Inter-War Mediterranean style baths, pavilions and encircling wall that was reported as being under construction in that year (Figure 6.15).<sup>89</sup> The swimming baths complex appears to no longer exist.

<sup>87</sup> *Construction & Real Estate Journal*, 4 June 1930, p.5

<sup>88</sup> *Construction & Real Estate Journal*, 6 May 1931, p.6

<sup>89</sup> *Building*, 12 October 1932, p.95

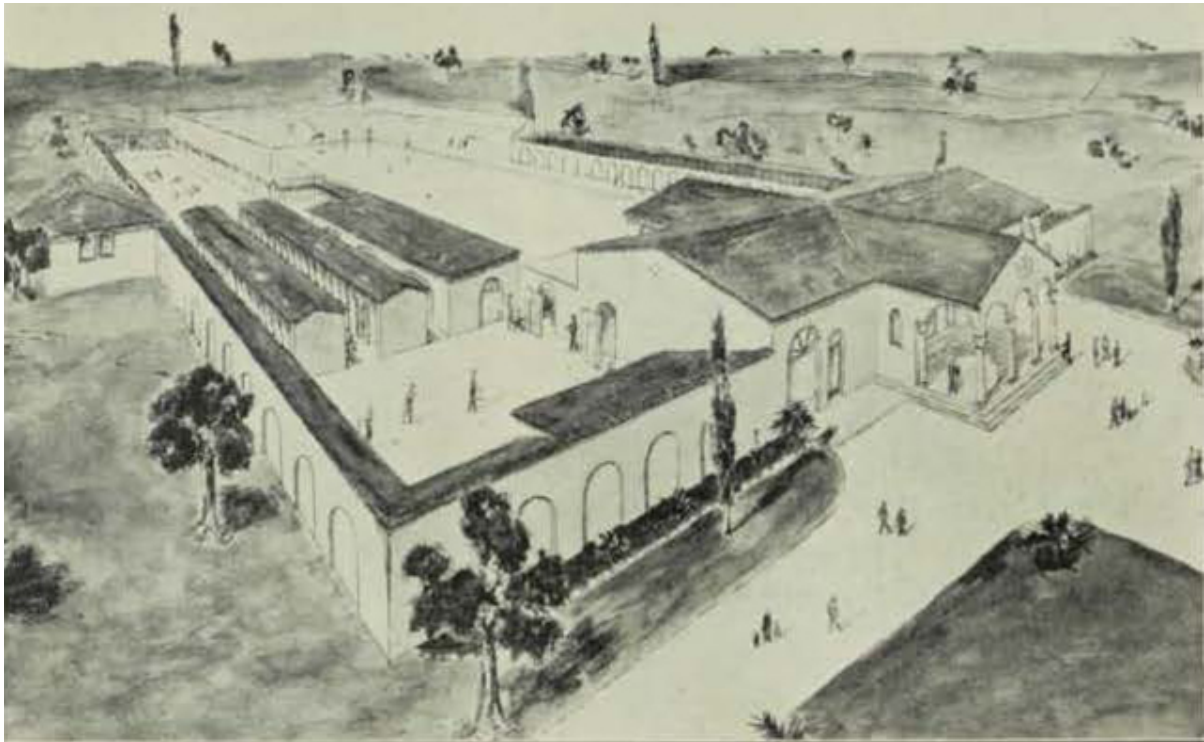


Figure 6.15: Canterbury Baths, Sydney, 1932. Architect: P. Gordon Craig (Source: *Building*, 12 October, 1932, p.95)

In 1934 a small article regarding the first central heating system in a block of flats designed by P. Gordon Craig, in Double Bay, was published in a number of journals and newspapers indicating its advantages and innovations.<sup>90</sup> The following year he was noted as the architect for a block of flats at Clovelly<sup>91</sup> and for shops at Burwood.<sup>92</sup>

P. Gordon Craig was the architect for The Orion Theatre in Beamish Street, Campsie which was opened in 1936<sup>93</sup> and in 1949 it was altered. In 1964 Canterbury Council purchased the building, intending to convert it to the town hall and, in 1984, the Council undertook restoration of the building. The building survives as The Orion Function Centre (Figures 6.16 & 6.17).<sup>94</sup>

Also in 1936, tenders were called for leases of 28 Bachelor Flats at 117 Macleay Street, Darlinghurst (sic). Particulars were available from W.F. Satchell c/o P. Gordon Craig, 17 Castlereagh St, Sydney.<sup>95</sup> The implication of this is that P. Gordon Craig and John M. Brindley were the architects for the building and that they may have had a financial interest in the building since they were calling for tenders for tenants to lease the flats. Note that 117 Macleay Street is "Cahors" (1940, designed by Joseland & Gilling). Further research is required to confirm the location of the block of flats in Macleay Street that were the subject of the tender of the leases).

<sup>90</sup> *Building*, 12 November 1934, p.55; *Construction & Real Estate Journal*, 7 Nov 1934, p.12; *The Sun*, 20 Aug 1934, p.4

<sup>91</sup> *Construction & Real Estate Journal*, 23 Jan 1935, p.6

<sup>92</sup> *Construction & Real Estate Journal*, 23 Jan 1935, p.10

<sup>93</sup> *Building*, 13 April 1936, pp.23 & 24, & <http://www.orioncentre.com.au/history/> accessed 24 December 2021

<sup>94</sup> <http://www.orioncentre.com.au/history/> accessed 24 December 2021

<sup>95</sup> *SMH*, 30 Sept 1936, p.23





Figure 6.16: Former Orion Theatre, Beamish Street, Campsie, 1936 (altered). Architect: P. Gordon Craig (Source: Google Earth Pro, accessed 24 December 2021)

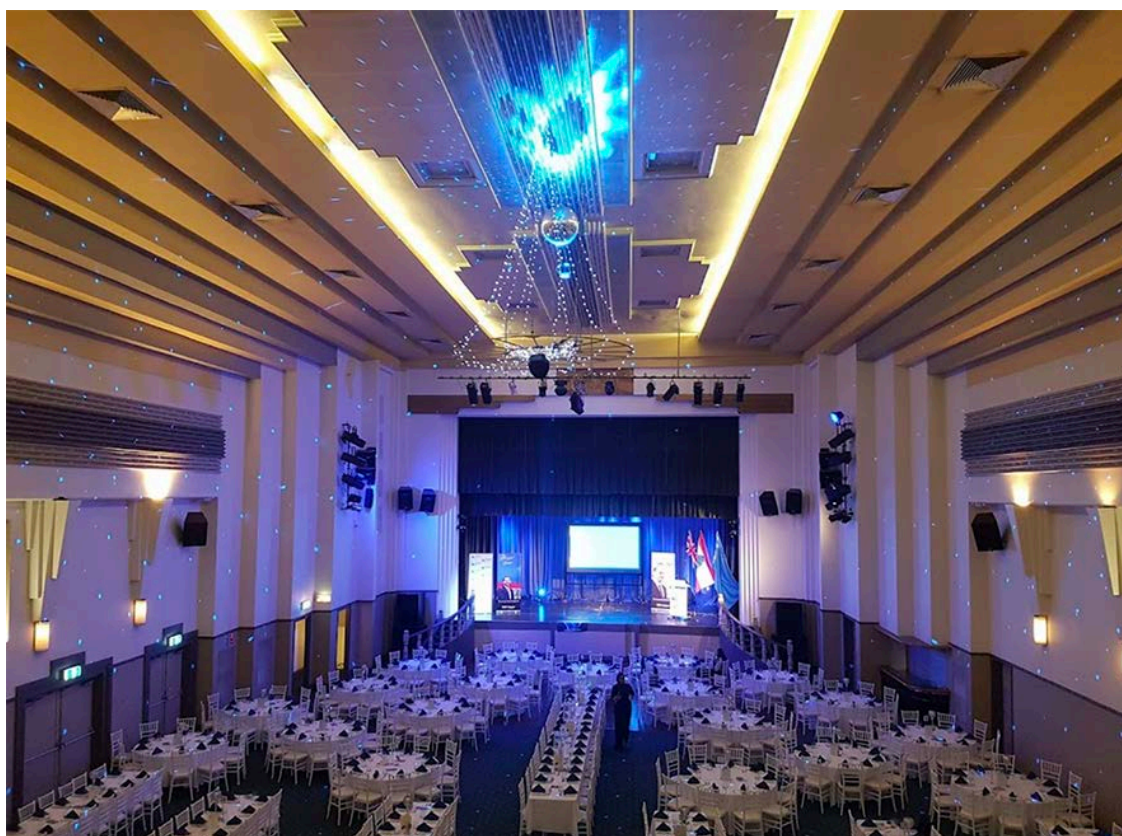


Figure 6.17: Former Orion Theatre, Beamish Street, Campsie, 1936 (altered). Architect: P. Gordon Craig (Source: Google Earth Pro, accessed 24 December 2021)



As the list of works shows, P. Gordon Craig seems to have weathered the Great Depression. In 1931 he even published a notice in the newspaper to join like-minded people in taking over the new Ascot Golf Course.<sup>96</sup> The nine-hole Ascot Racecourse Golf Course, laid out by Colonel Bertram, was opened on 14 June 1933 as a public golf course.<sup>97</sup> The racecourse Members Stand served as the club house.<sup>98</sup>

Such entrepreneurial optimism by P. Gordon Craig may explain the series of attempts to sue or bankrupt him during, and in the aftermath of, the Great Depression. In 1931 Warburton Franki Ltd applied to bankrupt Craig for not paying for equipment installed in a project.<sup>99</sup> In 1934 Original Mont de Piété Ltd petitioned to bankrupt Craig<sup>100</sup> and in the same year, Craig, in addition to many others, was owed money by John Joseph Hynes.<sup>101</sup> In 1936 Craig was being sued for an unpaid mortgage<sup>102</sup> as well as being sued for not paying Parkinson Stove (Australia) Ltd £295/13/4 for stoves delivered but not paid for.<sup>103</sup>

### 6.3 P. Gordon Craig & John M. Brindley: Projects 1936-1942:

John M. Brindley completed his Diploma Course of Architecture at Sydney Technical College in 1935<sup>104</sup> and then joined P. Gordon Craig as a partner in 1936, "Henceforth firm to be known as P. Gordon Craig and John M. Brindley." The offices of the firm remained at 17 Castlereagh St.<sup>105</sup> John Brindley was also admitted as a member of the Royal Australian Institute of Architects in 1936.<sup>106</sup> Earlier that year, tickets to the Sydney Technical College Architectural Ball, were available from the Honorary Secretary, John Brindley c/o P. Gordon Craig.<sup>107</sup> The tickets were designed by R. Ure and featured a drawing of an Expressionist building (Figure 6.18). Copies of "Atelier" Journal of the Architectural Club were also available from the Honorary Secretary, John Brindley.<sup>108</sup> As it was a requirement for architecture students at Sydney Technical College to be employed in an architect's office as a part of their education, it is possible that Brindley had been in the office for a number of years prior to his elevation as a partner.

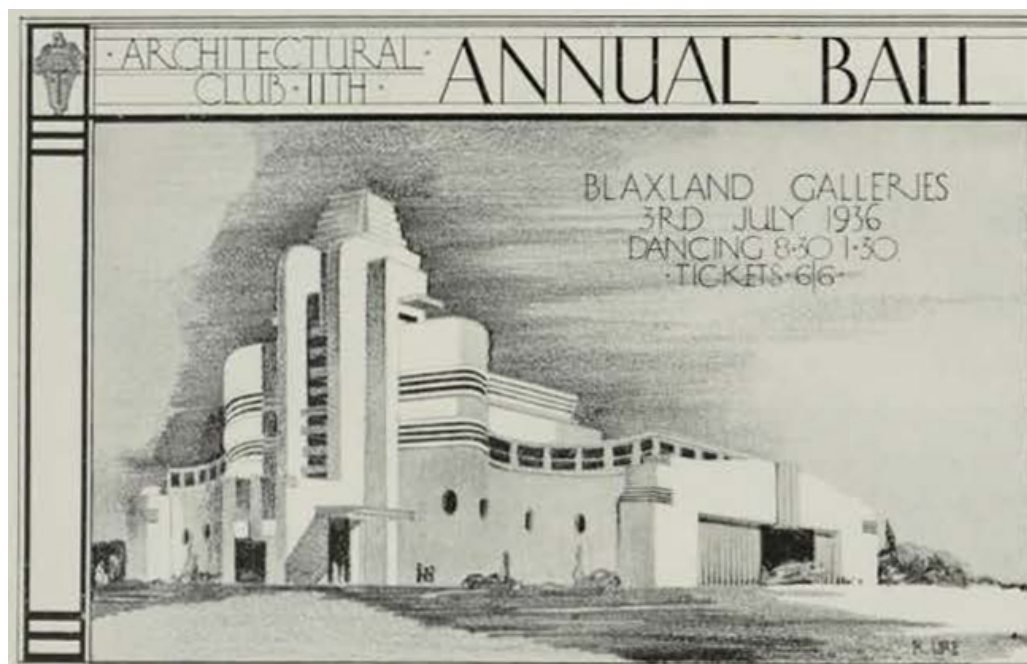


Figure 6.18: [Sydney Technical College] Architectural Club 11<sup>th</sup> Annual Ball ticket designed by R. Ure and available from John Brindley at the office of P. Gordon Craig (Source: *Building*, 12 May, 1936, p.51)

<sup>96</sup> *SMH*, 12 Feb 1931, p.13. The Ascot Golf Course was located in the central area of Ascot Racecourse, which is now the Lower Campus of the University of NSW at Kensington.

<sup>97</sup> "New Public Golf Course", *Daily Telegraph*, 14 June 1933, p.2

<sup>98</sup> "Ascot Course", *SMH*, 21 September 1933, p.18

<sup>99</sup> *SMH*, 22 December 1931, p.6

<sup>100</sup> *SMH*, 8 March 1934, p.5

<sup>101</sup> *SMH*, 21 March 1934, p.8

<sup>102</sup> *NSW Government Gazette*, 3 April 1936 p. 1548

<sup>103</sup> *SMH*, 20 Aug 1936, p.6

<sup>104</sup> *Decoration & Glass*, September-October 1948, p.34

<sup>105</sup> *Building*, 12 October 1936, p.90, & *Construction & Real Estate Journal*, 7 Oct 1936, p.6

<sup>106</sup> *Architecture*, 1 November 1936, p.267

<sup>107</sup> *Building*, 12 May 1936, p.51, & *Building*, 12 June 1936, p.95

<sup>108</sup> *Building*, 12 June 1936, p.28b

In the same month announcing Brindley was a partner in the firm, *Building* published an article and photographs of the E. Meller Residence ("lan Lodge") in lan Street, Rose Bay, by architects P. Gordon Craig and John M. Brindley (Figures 6.19-6.20).<sup>109</sup> Without knowing how long John Brindley worked in the office of P. Gordon Craig before his elevation to partnership it is not possible to ascertain how much of Brindley's design aesthetic is incorporated in the house. It is a conservative Inter-War Old English (aka Stockbroker Tudor) style house so it is probable that the house was more the design of Craig than Brindley. "lan Lodge" no longer exists. Another Inter-War Old English style house by the firm was the P.F.C. Jackson House at Vaucluse, 1937 (Figure 6.21). The drawings of the Jackson House were drawn by "A.J.P.", the same draftsman who drew the drawings of 55 Drumalbyn Road, Bellevue Hill.



Figure 6.19: E. Meller House, lan Street, Rose Bay, 1936. Architect: P. Gordon Craig & John M. Brindley  
(Source: *Building*, 12 November, 1936, p.32)



Figure 6.20: E. Meller House, lan Street, Rose Bay, 1936. Architect: P. Gordon Craig & John M. Brindley  
(Source: *Building*, 12 November, 1936, p.33)

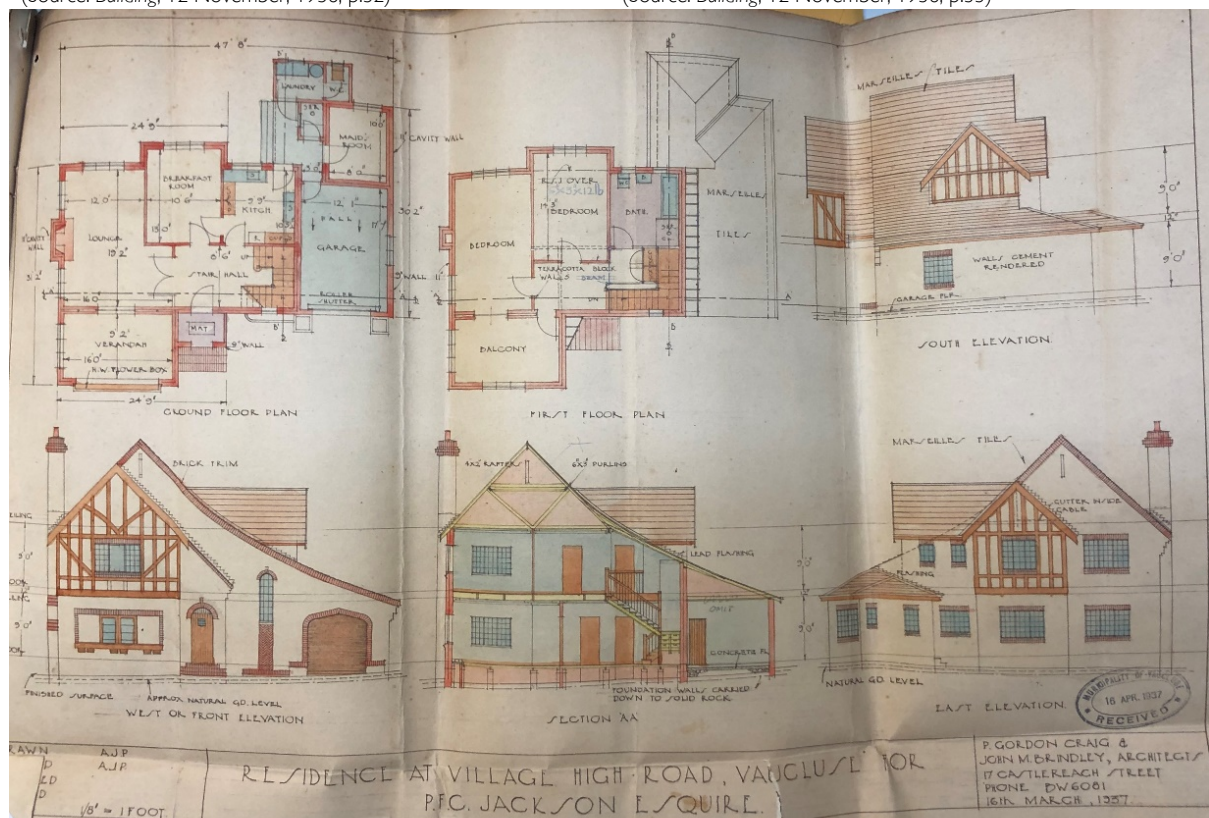


Figure 6.21: P.F.C. Jackson House, 65 Village High Road, Vaucluse, 1937. Architect: P. Gordon Craig & John M. Brindley  
(Source: BA 50/1937, Woollahra Municipal Council)

<sup>109</sup> *Building*, 12 November 1936, p.32-33



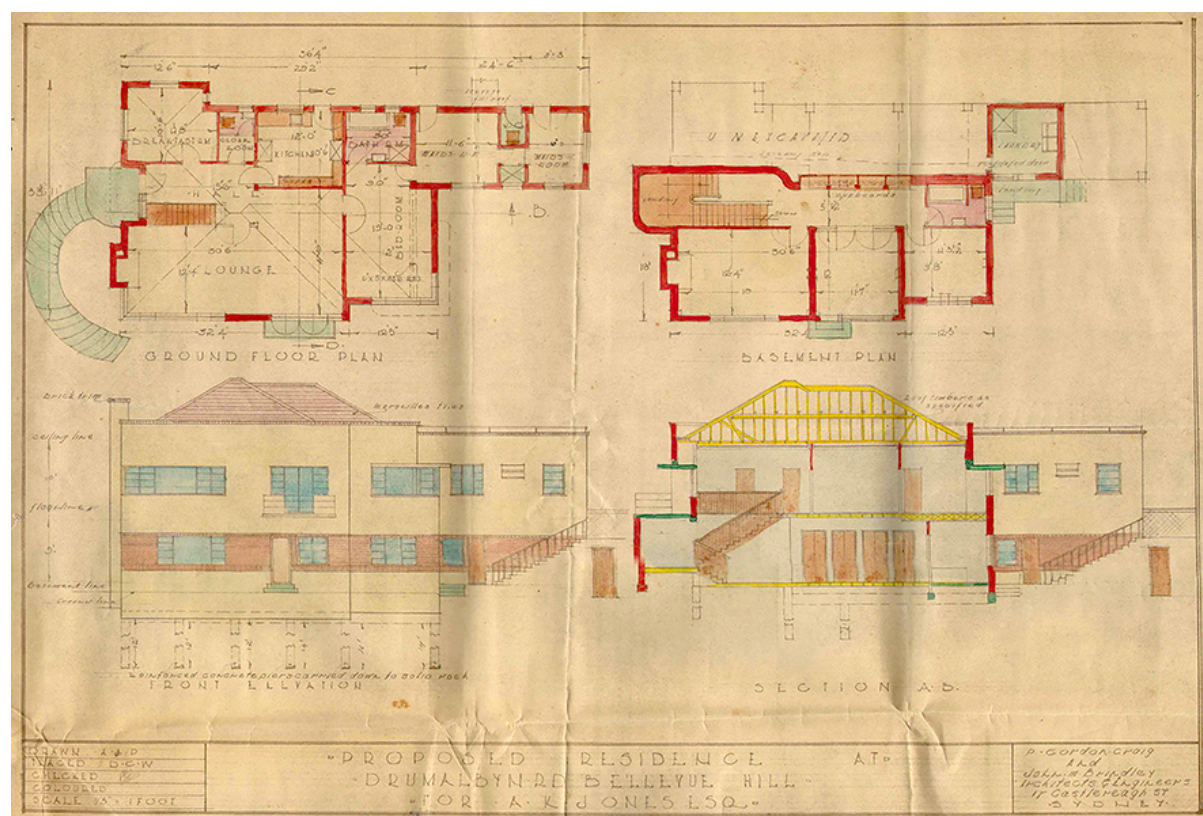


Figure 6.22: Residence for A.K. Jones, [55] Drumalbyn Road, Bellevue Hill, 1937. Architect: P. Gordon Craig & John M. Brindley (Source: BA 164/1937, Woollahra Municipal Council)

55 Drumalbyn Road was initially designed in 1937 and the design was publicly announced in the *Daily Telegraph*, although the notice stated that the architect was P. Gordon Craig whereas the drawing title blocks indicate "P. Gordon Craig & John M. Brindley, Architects & Engineers".<sup>110</sup> The Building Application files at Woollahra Council contain a working drawing dated 20 April 1937 that was drawn and traced by "A.J.P." This drawing depicted a smaller house without a roof terrace. A larger, undated, design shows the house that was eventually constructed. Council records state that it was submitted on 7 September 1938.<sup>111</sup> This larger house depicted in the Building Application drawing was also drawn by "A.J.P." and traced by "D.C.W." It is not yet known who these draftspeople were. The drawing was checked and initialled by a more senior member of the firm, but the signature is not clearly legible. The signature appears to commence with "P" so it is possible that P. Gordon Craig checked the drawing. There is no indication on either of the drawings who was the designing architect (Figure 6.22).

1937 saw further newspaper notifications of tenders by P. Gordon Craig, architect; new flat building in St Neots Avenue (Potts Point),<sup>112</sup> and for shops in High Street, Wauchope.<sup>113</sup> In 1938 P. Gordon Craig accepted a tender for the construction of shops in Campbell Parade, Bondi for £10,500<sup>114</sup> and P. Gordon Craig & John M. Brindley accepted a tender for the reconstruction of shops in Ashfield.<sup>115</sup>

In 1940, P. Gordon Craig was the architect for alterations to a lavatory, 730 George St & Campbell Street and, in the same year, in association with Dudley Ward, Craig was preparing plans for a block of shops and offices in Beamish Street, Campsie (Figure 6.23).<sup>116</sup> Architects formed associations with other small firms to take on larger commissions. Also in 1940, P. Gordon Craig called tenders for the erection of a residence at Watsons Bay.<sup>117</sup>

<sup>110</sup> *Daily Telegraph*, 17 August 1937, p.16

<sup>111</sup> BA 216/1938 (Woollahra Municipal Council)

<sup>112</sup> "City Council Applications", *Construction*, 18 August 1937, p.5

<sup>113</sup> *Port Macquarie & Hastings River Advocate*, 15 November 1937, p.5

<sup>114</sup> *Construction*, 24 August 1938, p.2

<sup>115</sup> *Construction*, 29 June 1938, p.13, & *Daily Telegraph*, 5 July 1938, p.12

<sup>116</sup> "Projected Works", *SMH*, 12 November 1940, p.6. Dudley R. Ward was a prolific Sydney architect (not to be confused with the Melbourne architect, Dudley C. Ward) who designed Modernist apartment buildings and houses following a study tour in Europe and working in the UK.

<sup>117</sup> "Tenders Called", *Construction*, 4 December 1940, p.6





Figure 6.23: Shops & offices, Beamish Street, Campsie. Possibly the building designed by Dudley R. Ward & P. Gordon Craig, 1940 (Source: Google Earth Pro, accessed 29 December 2021)

In 1940, a building application for the erection of flats at 20 New South Head Road, Rushcutters Bay was submitted to Woollahra Council (Figure 6.24) and in 1941 tenders were called for the leasing of 14 new flats, corner New South Head Road and Oswald Street, Rushcutters Bay – “Parties P. Gordon Craig and John Bundley [sic], Architects.”<sup>118</sup> It is unclear why the leasing of the flats was in the hands of the architects as the owner of the site was G. Smith.<sup>119</sup>

P. Gordon Craig and John M. Brindley were listed in practice together as architects in the *Wises NSW Post Office Directory* from 1937 to 1942.<sup>120</sup>

The links between Craig and Brindley require further investigation. In 1937 “Percy G. Craig and John M. Brindley” were two of the seven subscribers to the newly-formed Independent Mutual Insurance Society Ltd, formed “to carry on the business of an insurance company, etc.”<sup>121</sup> and in 1939 a Death Notice for Emma Flora Brindley, widow of Robert E. Brindley of Wahroonga (and who died in a nursing home in Wollongong), stated she was the mother of Mrs A.W. Craig of Wollongong. It is possible that A.W. Craig was related to P. Gordon Craig and that Mrs A.W. Craig, as a Brindley, was related to John Brindley. P. Gordon Craig & John M. Brindley’s 1941 calling of tenders for the leasing of flats could also indicate they were in business as property developers and owners.

Whilst still a partner in the firm of P. Gordon Craig and John M. Brindley, Brindley also worked in association with R.J. Magoffin from 1937 until 1939<sup>122</sup> on Monel<sup>123</sup> metal shopfronts in Sydney.<sup>124</sup> Magoffin undertook a considerable amount of work in the Wollongong area, but had an office in Sydney during the late 1930s.

<sup>118</sup> “Tenders Called”, *Construction*, 3 September 1941, p.6

<sup>119</sup> BA 102/1940, Woollahra Municipal Council

<sup>120</sup> *Wises NSW Post Office Directory*, 1937, 1938, 1939, 1940, 1941, 1942

<sup>121</sup> *SMH*, 2 March 1937, p.13

<sup>122</sup> *Decoration & Glass*, September-October 1948, p.34

<sup>123</sup> Monel metal is an alloy of nickel and copper invented in 1905

<sup>124</sup> *Decoration & Glass*, February 1939, p.5, & *Decoration & Glass*, February 1940, p.5

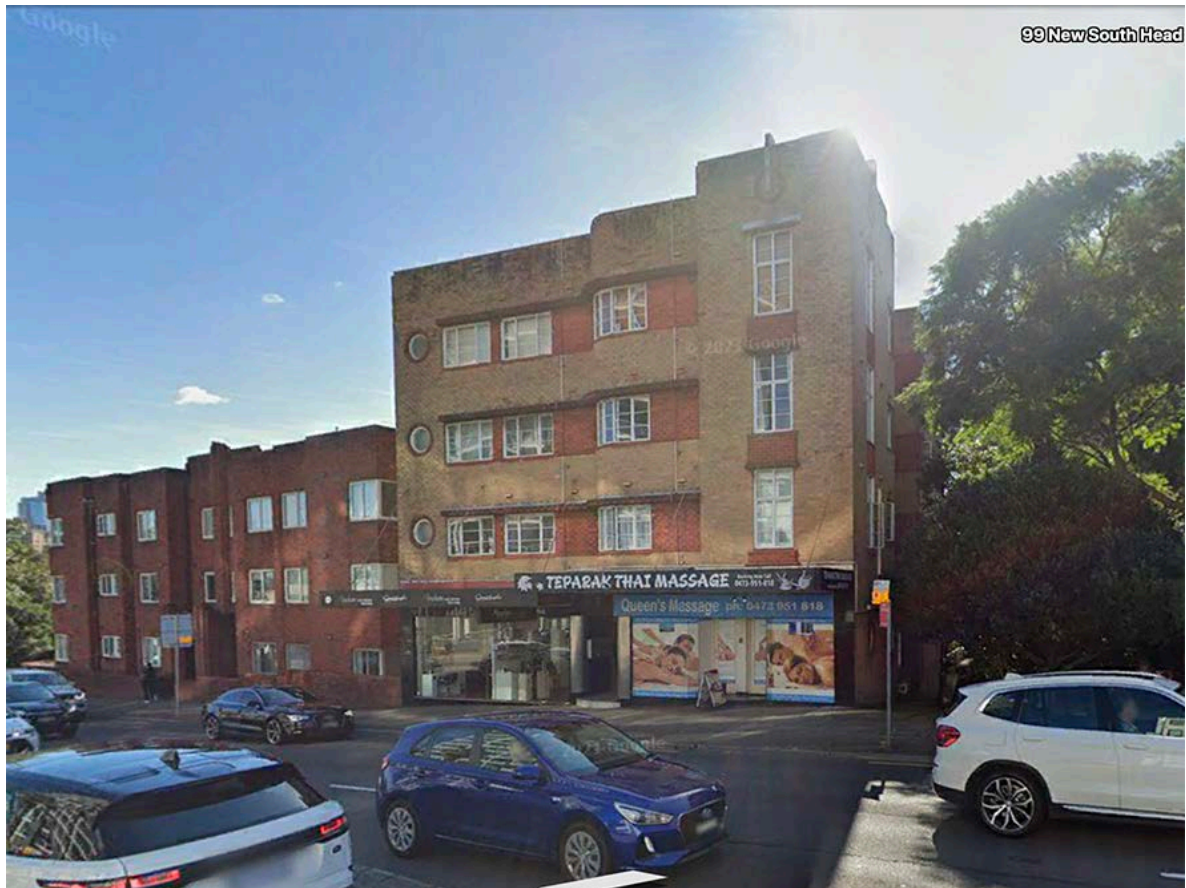


Figure 6.24: Shops and flats, corner 22 New South Head Road & Oswald Street, Rushcutters Bay. Architect: P. Gordon Craig, 1940 (BA 102/1940) (Source: Google Earth Pro, accessed 24 December 2021)

#### 6.4 P. Gordon Craig after 1942:

In 1945 P. Gordon Craig called tenders for the erection of a fibro cottage in Hunters Hill.<sup>125</sup>

No further mentions of P. Gordon Craig have been uncovered in the newspapers or journals after 1945 (in which year he was 59 years old). He would die 12 years later in 1957.

#### 6.5 John M. Brindley 1942-1945:

John M. Brindley enlisted in the A.I.F. and was stationed in Darwin before being stationed in Malaya. With the fall of Singapore in February 1942 Lieutenant Brindley was imprisoned as a prisoner of war at Changi, the Burma-Thai Railway construction site, and then back in Changi where he designed a theatre and chapel and a premiated design for a war memorial at Changi (Figure 6.25).

#### 6.6 John M. Brindley after 1945:

After the war, Brindley worked for Tooth & Co brewing company before going into partnership in 1947 with his childhood friend, Wilfred Allan Davey (1913-88), in the firm of Davey & Brindley.<sup>126</sup>

<sup>125</sup> "Tenders Called", *Construction*, 30 May 1945, p.5

<sup>126</sup> *Decoration & Glass*, September-October 1948, p.34, & Phillip Goad & Anne Higham, "Davey & Brindley", Goad, Philip & Willis, Julie (eds), 2012, *Encyclopedia of Australian Architecture*, p.192



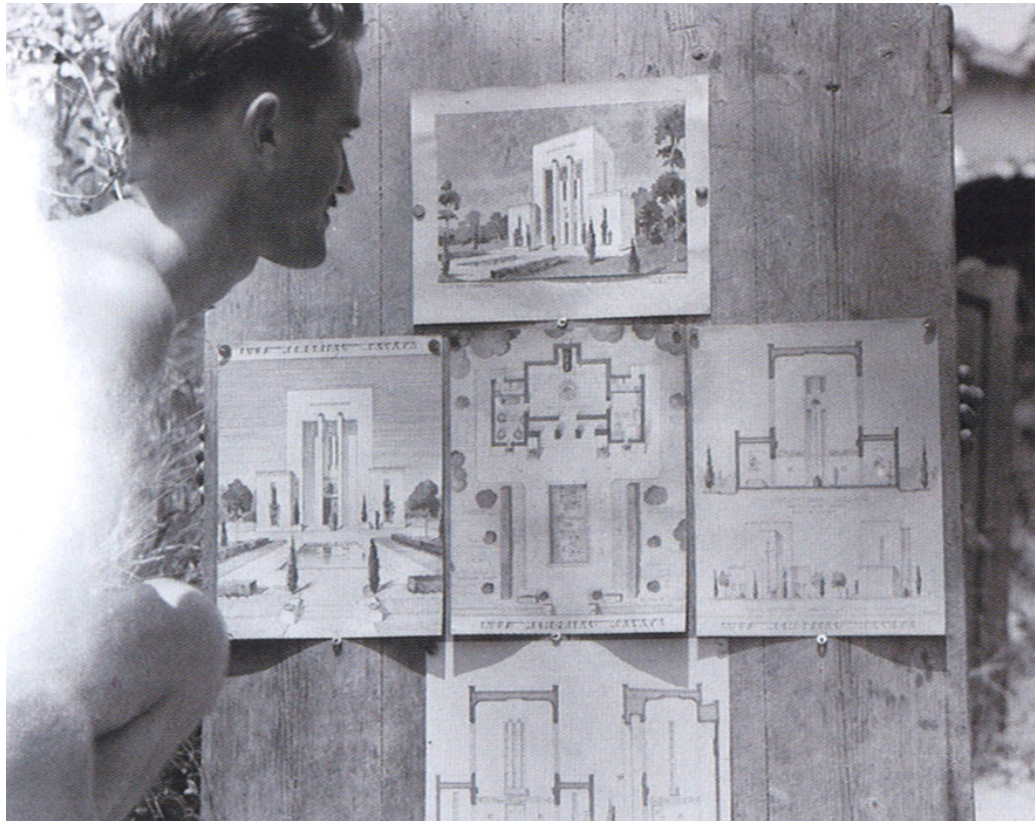


Figure 6.25: Lieutenant J.M. Brindley, an 8<sup>th</sup> Australian Division former prisoner of war of the Japanese, admiring his prize-winning design for a war memorial for the Changi Prisoner of War Cemetery. *Singapore, Straits Settlements*, 15 Sept. 1945. Photographer unknown. (Source: Australian War Memorial, reproduced in Goad & Willis, 2012, p. 192)



Figure 6.26: J.M. Brindley, A.S.T.C. (Arch), A.R.A.I.A., A.M.I.S.E. in 1948 (Source: *Decoration & Glass*, September-October 1948, p.34)

## 7.0 Physical Evidence

### 7.1 Description of the Site

The site of 55 Drumalbyn Road is one of two sites that are the subject of a proposal to demolish the houses on the two sites and construct a residential flat building. The sites are 53 & 55 Drumalbyn Road, Bellevue Hill.

53 Drumalbyn Road fronts Drumalbyn Road and 55 Drumalbyn Road is a battle-axe block located uphill and behind 53 Drumalbyn Road. The rear boundary of 55 Drumalbyn Road is also the rear boundary of properties that front Victoria Road. The double garage of 53 Drumalbyn Road is located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The double garage of 55 Drumalbyn Road is also located at the Drumalbyn Road front boundary and a terrace is located on the garage's flat roof. The house is then accessed from the garage via flights of stairs and an inclinator.



The rise from Drumalbyn Road to the rear boundaries of the Victoria Road properties is 26 metres<sup>127</sup>. This height difference permits views from the rear allotment (55 Drumalbyn Road) over the roof of the house on the front allotment (53 Drumalbyn Road).

It is a characteristic of the sites in this section of the south side of Drumalbyn Road that there is a series of cliffs and rock platforms stepping up from the street that the original subdivision pattern generally ignored. However, the current subdivision pattern now reflects these cliff level changes with the front and rear boundaries generally following the cliff edges.

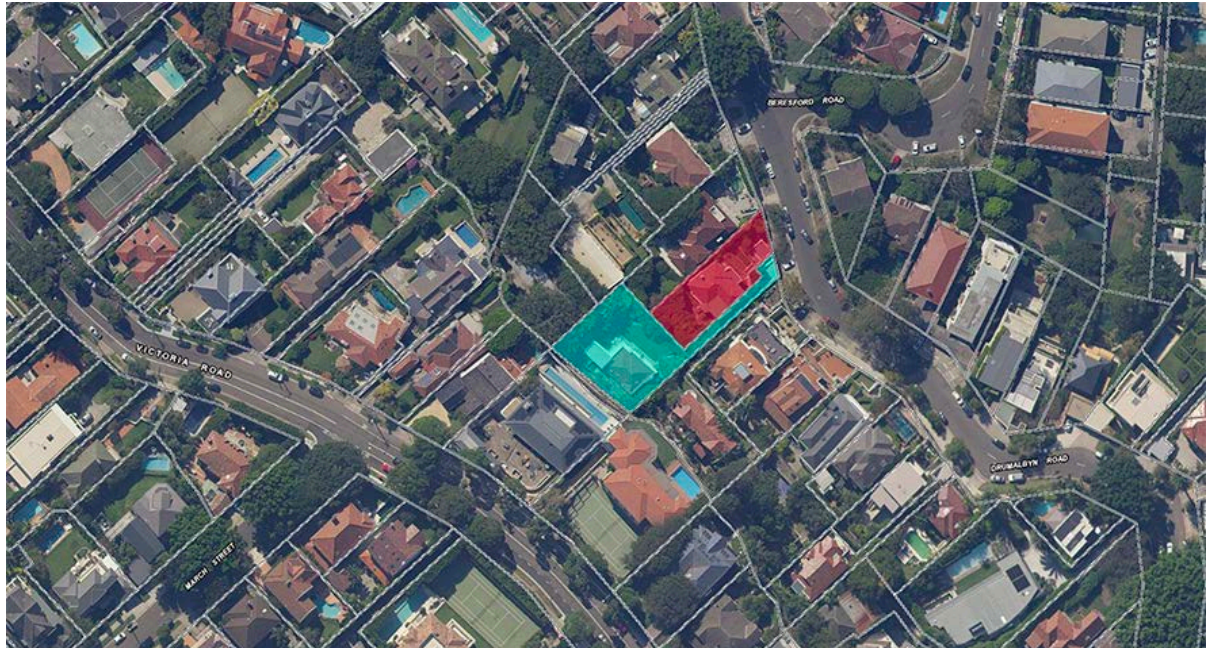


Figure 7.1: 55 Drumalbyn Road, Bellevue Hill (shaded blue) & 53 Drumalbyn Road, Bellevue Hill (shaded red), Robertson & Hindmarsh Pty Ltd overlay on Six Maps, December 2012.

## 7.2 Description of the Garden

The house is accessed via an “axe handle” which contains steps and a later inclinator that impinges on the use of some of the original steps). The access path becomes more heavily landscaped in the top section approaching the house.

The front garden consists of two levels with the larger, top section, consisting of a lawn, a drain and low planting along its northern edge. The lower level is long and narrow as it stretches from east to west and consists of a sandstone paved path with dense planting and a timber pergola/arbour over the path. To the east of the house a set of curved stairs with an original curved tubular handrail connect the lawn section of garden with the front door, which is one storey above the garden level. The path to the front door is concrete with a coloured concrete crazy paving pattern and the landing porch at the front door is also multi-coloured but in small, coloured, rectangular tiles.

The rear garden is also in two sections. The lower section is a concrete path running behind the house giving access from one side of the block to the other. This path also gave the maids external access from their bedrooms at the west end of the house to the Kitchen at the east end.

The second level of the rear garden is located on top of a cliff ledge that runs along the back of the house and is accessed by stairs from the concrete path behind the house. The upper garden is mostly paved with multi-coloured concrete and a non-original lightweight roof shelters the area from water dripping off the large cliff overhang above that supports the rear of the property fronting Victoria Road. At the west end of the upper garden is a timber framed greenhouse/summer house that still contains an original concrete raised area probably used as a garden bed or possibly a pond. The summer house was approved in January 1939 but the building on the approved drawing is smaller than the existing building. It is not known whether the building was constructed larger in 1939 or was added to at a later date.

<sup>127</sup> ESA Land Survey Consultants, Detail and Level Survey, dated 1 July 2021.

### **7.3 Description of the building**

#### **7.3.1 Exterior**

55 Drumalbyn Road is two-storey house with exterior walls of smooth render and a band of face brick encompassing the Basement level windows that emphasises the horizontal lines of the house. The house appears to be flat-roofed behind a rendered parapet but the roof over the main portion of the house is roofed with a pitched terra cotta tile hip roof. The roof over the secondary wing of the house is a trafficable roof terrace that is accessible from the upper garden across an original concrete bridge. The roof terrace is surrounded by pipe handrails that are typical of the interwar “maritime” references in Modernist houses. The roof terrace is covered by a modern timber-post-supported pergola that has replaced the pipe frame pergola shown in the real estate photographs dating from the 2013 sale of the property. The original drawings do not include a pergola. The windows are the original steel-framed windows and the main north-facing windows are shaded with cantilevered concrete hoods that are not shown on the original drawings. There is a cantilevered concrete balcony (with a concrete sun hood) off the Dining Room that still retains its original pipe handrails. Original exterior lights also remain intact.

The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a horizontal parapet continuing the Modernist styling of the house. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage and the inclinator commences from the roof level of the garage.

#### **7.3.2 Interior – General:**

The main floor of the house is the upper floor and contains the Entry Hall (and the stairs to the lower level), the combined Living/Dining Room along the front of the house, a small Bedroom behind the Entry Hall, a modern Shower Room with WC, the Kitchen (now opened up to the Dining area), the Main Bedroom with Ensuite Bathroom, and then a smaller Bedroom (used as a Study/Home Office accessed through the Main Bedroom). The small Bedroom gives access to a modern Bathroom in what was originally the second Maid's Bedroom (then later a Dressing Room at the time of the house's previous sale). There is an externally-accessed WC at the rear of the house.

The lowest floor of the house contains a Sitting/Rumpus Room connected to a secondary Sitting area (former Bedroom), a small bedroom and an original Bathroom. The Hall is lined on the south side by original storage cupboards with original (or early) mirrored door fronts. Scenes of the ocean are etched into the mirrors. The original Bathroom, in addition to retaining all its original finishes and fixtures (with the exception of the modern toilet suite), also retains a mirror-fronted wall cabinet with an etched fishing scene.

The Laundry at this level is accessed from the exterior. The main (upper) floor of the house is accessed via a stair located at the eastern end of the wide corridor that runs the length of the lower floor. The lower level gives access to the wide, north-facing lawn as well as to a small storage building. The 1938 Building Application drawing describes this small building as an “outhouse”. The same drawing includes the timber-framed greenhouse/summer house in the upper garden level.

Prior to the current ownership of the house, the house retained its original room layout. The current house has retained the original layout with the exception of the upper level WC which has been enlarged into a Shower Room, and the Kitchen which has been opened up into the Dining area.

Many original ceiling and wall lights remain, as do the original ceilings in the main spaces, although it is possible that inspection of the fabric of the ceiling may reveal it to be a later ceiling. However, the detailing of the cornice appears to be original.

A lower-level Bedroom has a timber window and doorset in lieu of the original steel window and timber door shown on the working drawings but the original face brick steps remain. The brick sill of the attached window beside the door has been altered from the original.





Figure 7.2: 55 Drumalbyn Road, Bellevue Hill, Ground Floor (upper level) Plan. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: realestate.com.au: BradfieldCleary, 55 Drumalbyn Road, Bellevue Hill, sold 18 October 2013)

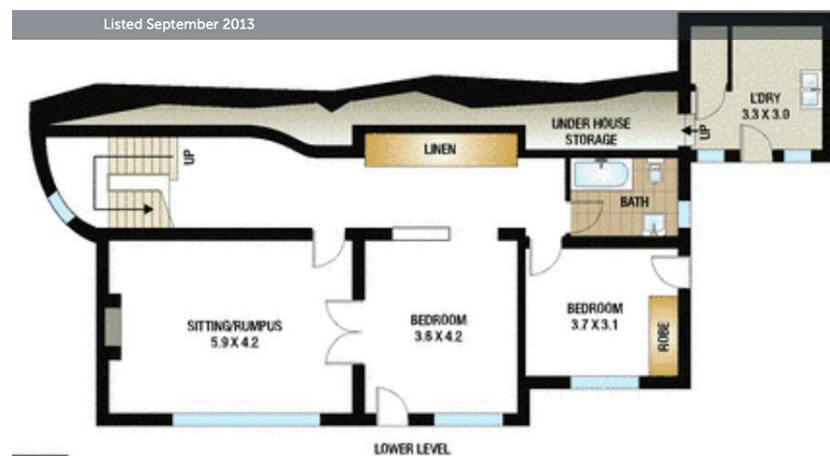


Figure 7.3: 55 Drumalbyn Road, Bellevue Hill, Ground Floor (lower level) Plan. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: realestate.com.au: BradfieldCleary, 55 Drumalbyn Road, Bellevue Hill, sold 18 October 2013)

### 7.3.3 Interior description:

#### 7.3.3.1 Upper level (Ground Floor)

The original timber front door is set in the east wall of the entry with the remainder of the wall being the original obscure glass blocks (150mm x 150mm square blocks). The floor of the Entry is sheeted with the original Cypress Pine floorboards, the walls are cement rendered and the original plaster ceiling and cornice remain. The original central light fitting still remains; an obscure, ribbed glass half cylinder with a chrome-plated central fin, two chrome-plated rings suspended from the two chrome-plated rods and ceiling canopies. This is a most unusual and original light fitting to still be in use in its original location. On the south wall there is also an original wall-light sconce comprising a glass dish on a chrome-plated semi-dish supported on a chrome-plated vertical support that sports five glass ribs. Beneath the fitting is an original light switch. At the west end of the Entry Hall the original door to the Kitchen has been bricked up and the double doors to the Dining area have been removed. To the north of the front door the timber stair descends to the lower level. The working drawings indicate that the stair was to be timber.

To the north of the Entry Hall the original open plan Living/Dining room remains intact with its Cypress Pine timber floorboards, cement render walls and plaster ceiling with its original cornice. Modern air-conditioning outlets have been cut into the ceiling but these do not detract from the appearance of the room. Two original wall lights (matching that in the Entry Hall) remain on the south wall of the room. At the east end of the room the built-in slow combustion space heater remains intact, surrounded by the original orange tiles and orange-tiled hearth. The fireplace is a blocky stepped design with the original curved and angled mirror on the wall above. The north wall of the Living end of the room comprises a long strip steel-framed window that wraps around the corner at the east end. The corner of the masonry wall above is supported on a circular steel post. The sill board of the window is the original thick timber with ribbed front edge detail. The timber is the colour of tallowwood. The strip window

has six steel casement-hung sashes with their original catches and stays. The north wall of the Dining end of the space contains steel French doors with steel casement sidelights opening onto the concrete balcony. The balcony has the same multi-coloured tiles as the entry porch and the balcony is surrounded by the original pipe handrail.

The Kitchen has been refurbished and the north wall of the kitchen removed to open it up to the Living/Dining area and to the view. To the south of the Entry Hall the original Breakfast Room is intact but the adjacent Cloak Room has been totally refurbished with the exception of the original ceiling and light fitting remaining extant.

To the west of the Dining area lie the original Main Bedroom (with its corner window mirroring that of the Living Room) and refurbished Ensuite, then the Study/Home Office (former Maid's Room) and then a new Bathroom in the second Maid's Bedroom area. The Bedroom and Study floors are carpeted.

### 7.3.3.2 Lower level (Basement)

The lower level is accessed via the main timber staircase from the Entry Hall. At the half landing is an original half cylinder glass light fitting. The staircase opens onto the wide lower floor hall that runs east-west behind the rooms that all face north over the garden. On the south side of the hall are original storage cupboards with mirrored fronts. The mirrors are etched with scenes from the seaside. At the west end of the hall the original bathroom with its original wall and floor tiles, bath, wall basin, recessed ceramic toilet roll holder, green enamelled bath and shower and taps. In the west wall is the original recessed shaving cabinet with a mirrored door. The mirror is also etched with a scene of a pig-tailed girl fishing.

Adjacent to the Bathroom is a small Bedroom with a north-facing steel-framed window and a door in the west wall giving access to the garden. The two main rooms have been interconnected by non-original large glass doors. The smaller of the two rooms has a door and window set in the north wall giving access to the garden. This door and window combination is timber whereas the working drawings indicated a steel-framed door and window combination. The room also had original double doors and sidelights separating it from the hall. These have been removed and now the room opens into the hall. The largest room on this level has a fireplace on the west wall under the main fireplace upstairs. The room's window is the original steel framed picture window with two opening casement sashes; one at either end of the large central fixed pane.



Figure 7.4: 55 Drumalbyn Road, Bellevue Hill, front façade. Note the render and brick façade treatment, the cantilevered balcony with pipe handrail, concrete hoods over the windows, the original wall light fitting, and the original soffit light fitting under the balcony. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)





Figure 7.5: 55 Drumalbyn Road, Bellevue Hill, Living/Dining Room with horizontal strip steel-framed corner windows. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.6: 55 Drumalbyn Road, Bellevue Hill, original roof terrace and access bridge from the upper garden level. Note the original pipe handrail (extant) and non-original pergola. Architect: P. Gordon Craig & John M. Brindley, 1937. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)





Figure 7.7: Original garage with entry gate to the right.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.8: Stairs from garage roof to the access way up to the site.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.9: Entry gate and stairs to garage roof from the street.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.10: Looking down access stairs and inclinator towards the street.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.11: Lowest level of the front garden (looking west).  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.12: Upper level of the front garden (looking west).  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)





Figure 7.13: Looking south-east at the front façade.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.14: Outbuilding to the west of the house.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.15: Looking south at the front façade of the west wing.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.16: Original steps & handrail from the front garden up to the front door. (Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.17: Front door with glass block sidelight.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)

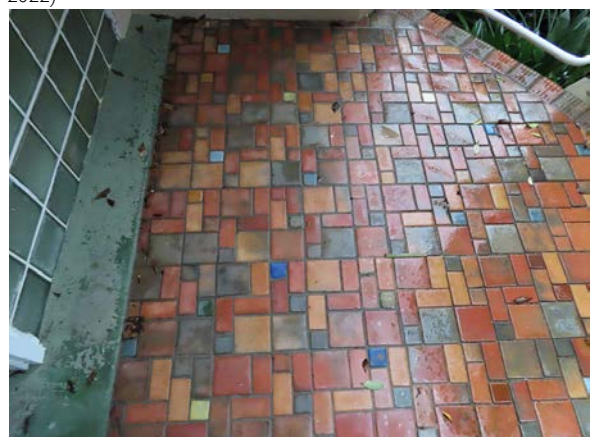


Figure 7.18: Front porch with original multi-coloured tiles.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)





Figure 7.19: Entry Hall.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.20: Entry Hall.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.21: Entry wall light and original light switch plate beneath.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.22: Main Bedroom with corner window.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.23: Looking west in Living/Dining.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.24: Living Room fireplace.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)





Figure 7.25: Lower level hall looking west.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.26: Light fitting in lower level hall.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.27: Mirrored cupboard doors in lower level hall.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.28: Mirrored cupboard doors in lower level hall.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)





Figure 7.29: Larger sitting area in lower level.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.30: Second sitting area in lower level.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.31: Original bathroom in lower level.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.32: Original bathroom in lower level.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.33: Upper level garden area.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)



Figure 7.33: Greenhouse/summer house on upper level garden area.  
(Source: Robertson & Hindmarsh Pty Ltd, 1 March 2022)<sup>4</sup>



## 8.0 Comparative Analysis

### 8.1 The works of P. Gordon Craig and John M. Brindley:

Craig's domestic commissions, prior to the partnership with John Brindley, were more conservative than the large William Street building would indicate (Figure 6.7). 5A Vivian Street, Bellevue Hill is an unassuming 1923 bungalow with dark brown face bricks and a terra cotta tiled roof with nested gables and a stopped hip roof (Figures 6.3 & 6.4). The 1926 duplex he designed for himself in Rose Bay is equally conservative but the use of a deep verandah and porch modulated the façades and allowed a transition from inside to outside (Figures 6.5 & 6.6). Likewise, the 1928 design for the Harbord Hotel reflects an Arts & Crafts aesthetic (Figure 6.9).

The architectural practice of P. Gordon Craig & John M. Brindley was typical of interwar practices in that they were comfortable designing in different styles of architecture, depending on the client's requirements, the budget or the site. This approach is sometimes misinterpreted by modern commentators as somehow indicating a lack of focus or design philosophy or ability in being able to realise a "more pure design oeuvre", but this misunderstands the period between the wars. As we discovered in our landmark 1993-1996 study of interwar housing and housing estates for the National Trust of Australia (NSW)<sup>128</sup> the period was a "battle of the styles" as architects sought to interpret overseas architectural influences and adapt them to Australian climatic and social conditions. However, the influence of the younger Brindley can be discerned in the design of 55 Drumalbyn Road. A similar aesthetic and approach was followed in the 1940 design of the block of flats at 22 New South Head Road (Figure 6.24).

55 Drumalbyn Road, Bellevue Hill illustrates the Modernist approach of John Brindley after he joined the practice. The house is stripped back to the flat walls and horizontal strip windows of Functionalist Modernism. The windows are shaded with concrete hoods and the roof of the servants' wing is given over to a roof terrace with pipe handrails. In its dramatic use of the roof terrace this house can be favourably compared to two other important early modern designs, the heritage-listed Prevost House in Bellevue Hill and the earlier heritage-listed "The Ship" house by Roy Grounds in Victoria. The steel-framed horizontal strip windows and pipe handrails are present in all three houses.

The floor plan of 55 Drumalbyn Road, Bellevue Hill is also worth noting. The Living/Dining Room is a single, open-plan space with horizontal strip steel-framed windows and steel door leading to the cantilevered balcony, all giving access to the panoramic views of Sydney Harbour. Also of importance are the two Maids' Rooms in the west wing. The house was designed in a period where only the wealthy continued to afford to employ maids, let alone two live-in maids!

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<sup>128</sup> Robertson & Hindmarsh Pty Ltd, *Housing in NSW Between the Wars: A Study of Housing and Housing Estates constructed and developed in NSW between World War I and World War II*, Prepared for the National Trust of Australia (NSW), February 1996.

## 8.2 Modernist/Functionalist houses:

55 Drumalbyn Road, Bellevue Hill is one of the early Modernist houses in the Woollahra LGA and is within the group of the first such houses in the 1930s in Australia. Research for this report has revealed the following early Modernist buildings within the Woollahra LGA. This part of Sydney has the highest concentration of early modernist architecture, examples in other suburban areas tended to be isolated examples.

### Single houses:

	<p>Figure 8.1: <b>1933:</b> 13 Princes Avenue, Vaucluse. Architect: Joseland &amp; Gilling (Source: Google Earth Pro, accessed 14 February 2022)</p> <p>Not heritage listed</p>
	<p>Figure 8.2: <b>1936:</b> Prevost House, Bellevue Hill, Sydney. Architect: Prevost &amp; Ancher. (Source: Lewi &amp; Goad, 2019, <i>Australian Modern</i>, p.58)</p> <p>Local heritage item</p>
	<p>Figure 8.3: <b>1937:</b> <i>Carrabah</i>, 17 Drumalbyn Road, Bellevue Hill. Architect: Samuel Lipson (Source: Google Earth Pro, accessed 15 February 2022)</p> <p>Not heritage listed</p>



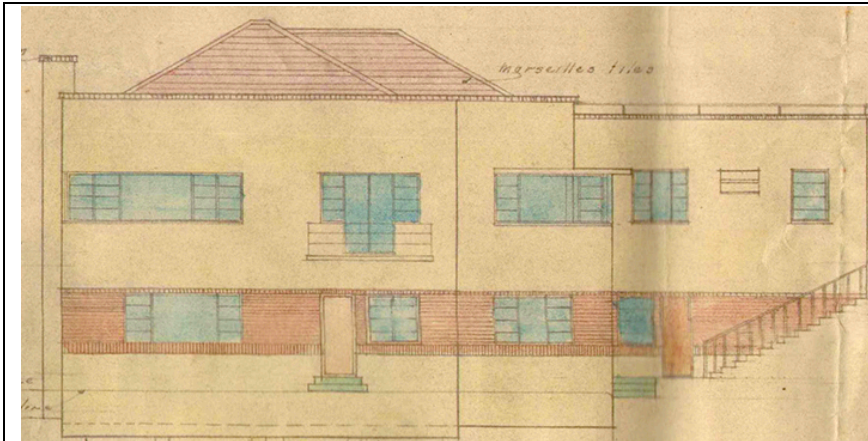


Figure 8.4: **1937:** 55 Drumalbyn Road, Bellevue Hill, for A.K. Jones Esq. Front Elevation. Architect: P. Gordon Craig & John M. Brindley. (Source: BA 164/1937 Woollahra Council)

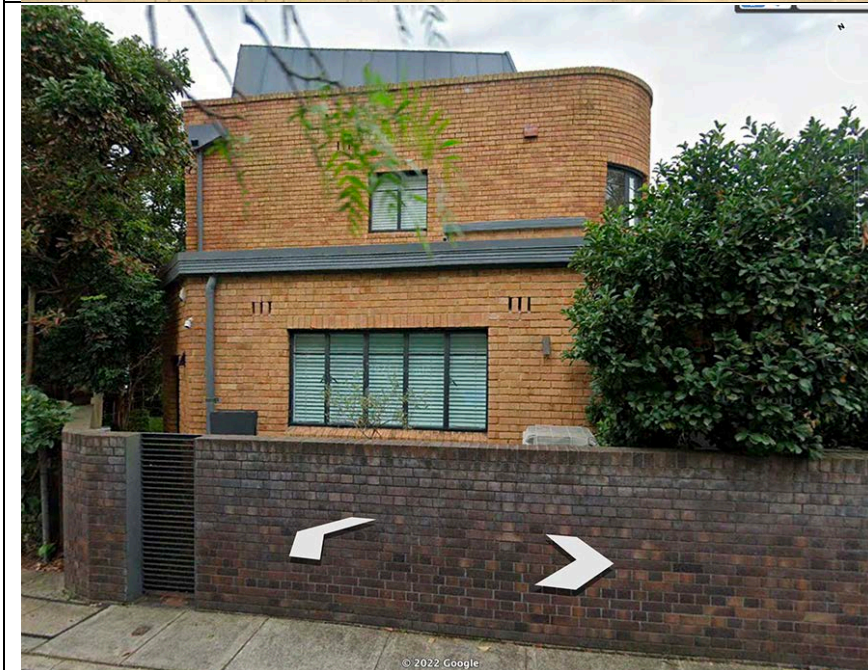


Figure 8.5: **1937:** 99 Yarranabbe Road, Bellevue Hill. Architect: J. Nisbet

Local heritage item

#### Residential flat buildings:



Figure 8.6: **1934:** Flats, 30 Fairfax Road, Bellevue Hill (model). Architect: Dudley R. Ward (Source: *Construction & Real Estate Journal*, 20 February 1935. p.5. Also see BA 272/1934 for front building & BA 167/1935 for rear building, Woollahra Council)



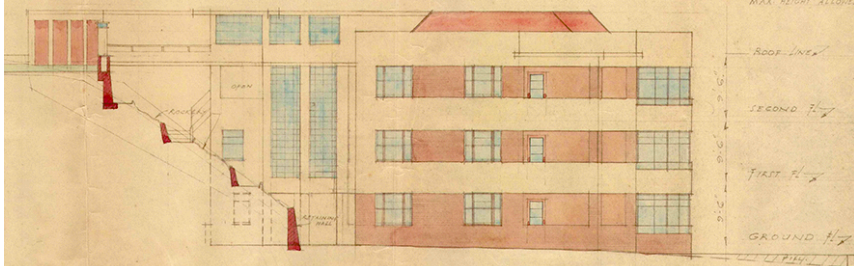

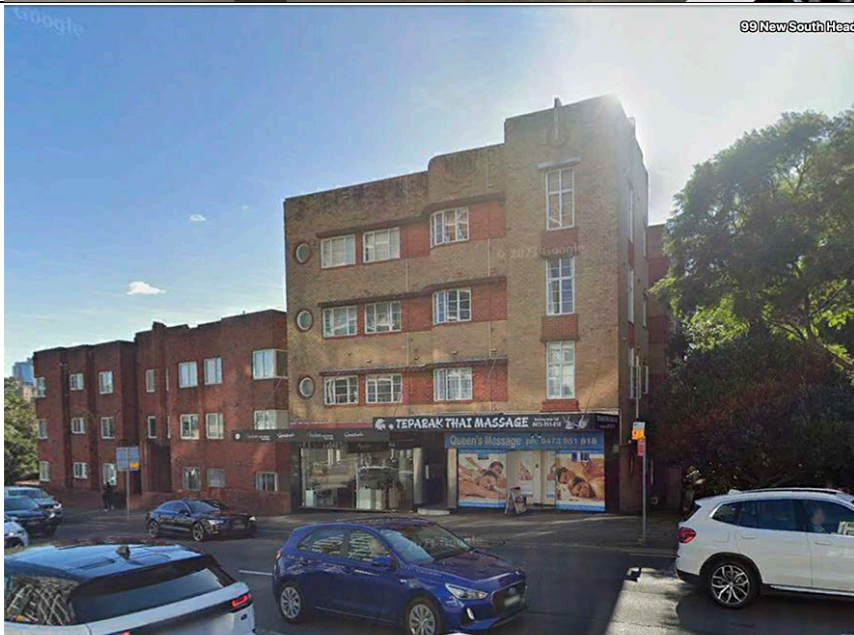
	<p>Figure 8.7: <b>1936:</b> Triple Residence, 14 Longworth Avenue, Point Piper. Architect: Samuel Lipson (Source: BA 334/1936 Woollahra Council)</p>
	<p>Figure 8.8: <b>1936:</b> Glamis, 206A Victoria Road, Bellevue Hill. Architect: Samuel Lipson (Source: Google Earth Pro, accessed 7 February 2022)</p> <p>Local heritage item</p>
	<p>Figure 8.9: <b>1940:</b> Shops and flats, 22 New South Head Road, Rushcutters Bay. Architect: P. Gordon Craig. (BA 102/1940) (Source: Google Earth Pro, accessed 24 December 2021)</p>





Figure 8.10: **1947:** 3 Trelawney Street, Woollahra, Architect: Reves & Hayes (Source: Google Earth Pro, accessed 7 February 2022)

Local heritage item

#### Other building types:



Figure 8.11: **1940:** Unicorn Hotel, 106 Oxford Street, Paddington. Architect: Joy & Pollitt (Source: Source: Google Earth Pro, accessed 7 February 2022)

Local heritage item

55 Drumalbyn Road, Bellevue Hill represents the transition in architecture in Sydney which occurred during the interwar years, a transition that followed trends in residential architecture, as designed by the architectural profession in Sydney who closely followed developments in the northern hemisphere. Examples of this transition from the use of motifs drawn from historic sources to the clean lines of modern architecture can only be found in a small number of local government areas in Sydney particularly in the wealthier suburbs overlooking Sydney Harbour such as Clifton Gardens and Seaforth to Manly on the north side of Sydney Harbour and from Potts Point to Vaucluse on the southern side of the harbour. In these suburbs clients commissioned architects to design new villa residences or apartment buildings intended to reflect the status and wealth of the owners or their tenants.

Whilst Australian architects on travelling scholarships saw first-hand examples of the new modern architecture that was emerging in Europe, designs that were showcased at the various building exhibitions and model housing estates (Seidlung) erected in Stuttgart, Berlin and Vienna from 1928, it was some time before examples of modern houses were erected in Australia. On their return these architects, including Sydney Ancher in NSW and Best Overend and Edward Bilson in Victoria, promoted this new architecture in the popular press, however, commissions for houses were not forthcoming. Few substantial houses were built in early 1930s due to the Great Depression.



Figure 8.12: **1937:** House at Lindfield, NSW, Architects Stephenson, Meldrum and Turner

Unknown location

A number of modern apartment buildings were published from the mid-1930s on, and this form of architecture received more coverage in the *Australian Home Beautiful* than individual houses. Examples in Melbourne were more widely published than examples in Sydney. A modern house by the firm of Stephenson, Meldrum and Turner in Lindfield was published in August 1937, included in "A Plea for Modernism in Architecture" by the Melbourne Architect Geoffrey Mewton (figure 8.12).<sup>129</sup> Whilst the façades of these houses were either rendered white or were face brick with steel windows, the roofs were still a traditional pitched tile roof, as required by Councils. It was not until the late 1940s that the requirement for a pitched roofs was successfully challenged by architects. A published 1938 design of "A Home with an Ocean View at Collaroy," designed by Brewster and Manderson, still retained a traditional pitched roof and dormers and is a much less successful composition than No. 55 Drumalbyn Road.<sup>130</sup>

Very little has been written about the transition to modern architecture in the 1930s, with the Prevost House by Reginald Prevost, and his protégé Sydney Ancher, frequently being regarded as one of the first examples. In their recent talk on Modernism in the Eastern Suburbs, Rebecca Hawcroft and Kieran McInerney began with the Prevost House, a design that Ancher collaborated on following his return from London in the late 1930s. The design was intended to showcase Reginald Prevost's architectural firm as being progressive and modern. The outbreak of war in 1939 largely halted the construction of substantial modern houses.

The Prevost House was by no means the first early modern house in the Woollahra LGA. An earlier substantial modern house designed by Joseland and Gilling in 1933 in Princes Street, Vaucluse, remains (Figure 8.1). The exterior of the house resembles the work of European architect Adolf Loos. Examples of this type of modern architecture from Austria and Czechoslovakia were featured in the *Australian Home Beautiful* in the mid-1930s, sourced from *Innen Dekoration* published in Darmstadt by Alexander Koch.

The Eastern Suburbs of Sydney were one of the first locations in NSW where Functionalist architecture emerged and No. 55 Drumalbyn Road is one of the earliest examples of the style to have been erected that demonstrates the influence of the face brick buildings designed by the Dutch City Architect W.M. Dudok. Dudok received the Gold Medal from the Royal Institute of British Architects in 1935 and his work was well-known in the English-speaking world. Throughout the 1930s the transition in architectural form and detailing towards modern architecture can be traced in the work of the architects awarded Gold Medals by the RIBA. This transition can be seen in Sydney and in Melbourne, initially in hospital designs, then in apartment blocks such as "Wyldefel Gardens" (figure 8.14), and by the mid-1930s, in individual houses.

At the time No. 55 Drumalbyn Road was designed it would have been unusual for a single residence to have steel windows. The internal planning of No. 55 Drumalbyn Road is also unusual, with the kitchen originally opening directly off the hall. The sanitary arrangements for the Maid's Rooms, with an outside toilet, the ensuite for the Main Bedroom and the separate cloak room with a toilet is not a standard plan layout for the interwar years. The planning is likely to have reflected a specific brief.

<sup>129</sup> Geoffrey Mewton, "A Plea for Modern Architecture," *Australian Home Beautiful*, August 1933

<sup>130</sup> "A Home with an Ocean View," *Decoration and Glass*, June 1938



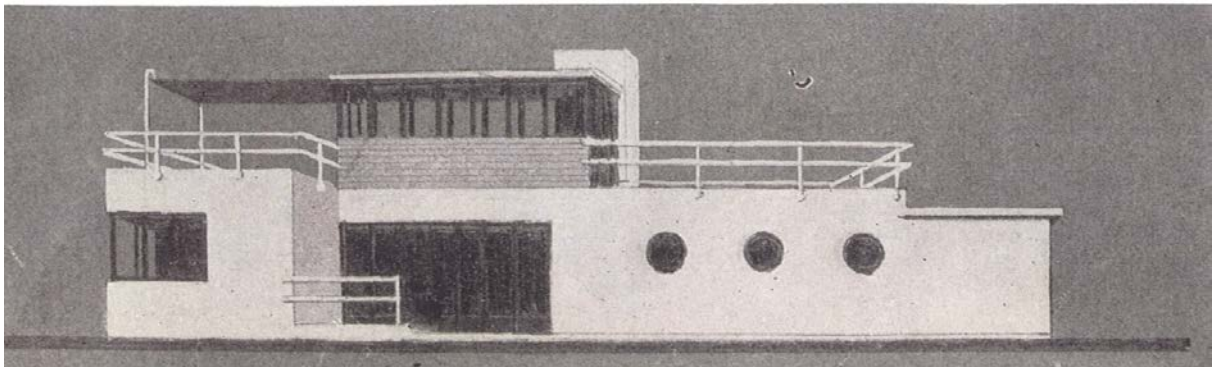
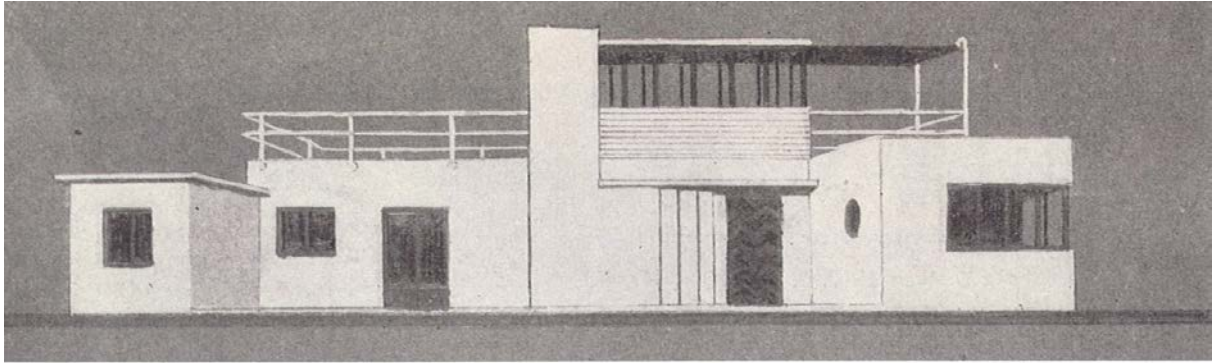


Figure 8.13: "The Ship", Mt Eliza, Victoria. Architect: Roy Grounds, 1933-34 (Source: Lewi & Goad, 2019, *Australian Modern*, p.34)



Figure 8.14: "Wyldefel Gardens", Potts Point, Sydney. Architect: John Brogan, 1936 (Source: Lewi & Goad, 2019, *Australian Modern*, p.42)





Figure 8.15: Prevest House, Bellevue Hill, Sydney. Architect: Prevost & Ancher, 1936-37 (Source: Lewi & Goad, 2019, *Australian Modern*, p.58)



Figure 8.16: School of Mechanical & Automotive Engineering, TAFE NSW Ultimo Campus. Architect: NSW Government Architect (design architect: Harry Rembert), 1937-40 (Photo: Scott Robertson 2007)





### 8.3 Statutory Listings

The following table is a preliminary list of Inter-War Functionalist buildings extracted from the places listed as items of environmental heritage on the Woollahra LEP 2015.

#### Modernist/Inter-War Functionalist/Moderne buildings listed in Municipality of Woollahra (Woollahra LEP 2014)

Year	Address	Name	Photo	Architect	BA	Statutory listing
1939	81 Birriga Road, Bellevue Hill	Cumberland		Gordon McKinnon & Sons	195/1939	Local, item 13
1939	81A Birriga Road, Bellevue Hill	Westmoreland		Gordon McKinnon & Sons	914/1939	Local, item 14
1937	1 Rupertswood Avenue, Bellevue Hill	Prevost House		Prevost & Ancher		Local, item 39
1936-37	206A Victoria Road, Bellevue Hill	Glamis		Samuel Lipson		Local, item 73
1937	99 Yarranabbe Road, Bellevue Hill			J. Nisbet	194/1937	Local, item 194
1940-41	106 Oxford Street, Paddington	Unicorn Hotel		Joy & Pollitt		Local, item 689
1935	694-696 Old South Head Road, Rose Bay	Former Kings Theatre		Crick & Furse		Local, item 331
1928	11A Gilliver Avenue, Vacluse			Bohringer, Taylor & Johnson	(9)225/1928	Local, item 359

Year	Address	Name	Photo	Architect	BA	Statutory listing
1935	6 Graylind Place, Vaucluse			Joseland & Gilling		Local, item 363
1947	3 Trelawney Street, Woollahra			Reves & Hayes	1/1947	Local, item 698

## 9.0 Assessment of Heritage Significance

### 9.1 Analysis of Documentary and Physical Evidence

The physical evidence of the house confirms the planning of the original working drawings has been largely maintained and that the major interior finishes and materials of the house have been maintained in their original condition and location. The original lower floor Bathroom is an exceptional example of the pared-back interwar bathroom. The original light fittings throughout the house are exceptional and rare. The open plan of the Living/Dining Room has been maintained.

The characteristics of the interwar Modernist house have been maintained and this is an early example Modernist architecture in Sydney.

### 9.2 Historical themes

The property falls within the following national and NSW historical themes.

National historical theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect

### 9.3 Assessment of Heritage Significance

The criteria used to assess the significance of this property are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. The gazetted notice of the assessment criteria is reproduced in full for accuracy and clarity.

#### HERITAGE ACT 1977

#### OFFICIAL NOTICES

Minister for Urban Affairs and Planning

#### Notification

PURSUANT to Part I section 4A (3) of the Heritage Act 1977 notice is given of the criteria that the Heritage Council of NSW uses for the making of decisions as to whether or not an item is of State heritage significance.

#### CRITERIA FOR LISTING ON THE STATE HERITAGE REGISTER

The State Heritage Register is established under Part 3A of the Heritage Act (as amended in 1998) for listing of items of environmental heritage<sup>1</sup> which are of State heritage significance<sup>2</sup>.



To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet one or more of the following criteria<sup>3</sup>:

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

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

1 environmental heritage means those places, buildings, works, relics, moveable objects and precincts, of State or local heritage significance (section 4 Heritage Act 1977).

2 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 an item (section 4A (1) Heritage Act 1977).

3 Guidelines for the application of these criteria may be published by the NSW Heritage Office.<sup>131</sup>

Whilst the above official gazettal notice is limited to potential items of State significance the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, has modified the wording of each of the assessment criteria to include wording such as "and/or Local" in order to indicate that the criteria are also valid in assessing items of potential Local significance.

Contained within 2001 *Assessing Heritage Significance* publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels. Those guidelines are for guidance and are not prescriptive.

### 9.3.1 Application of the Assessment Criteria to 55 Drumalbyn Road, Bellevue Hill

The following section analyses the elements of No. 55 Drumalbyn Road, Bellevue Hill that do and do not meet the NSW Heritage Council's criteria for heritage listing.

**Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).**

#### Discussion:

The interwar development of suburbs in the Eastern Suburbs, such as Bellevue Hill, was related to the wealthy elite of Sydney purchasing sites with magnificent views of Sydney Harbour and commissioning architects to design substantial houses with garages that indicated their wealth and status, including their ability to own motor cars. In addition, the subject house contained accommodation for two live-in maids which further indicated the wealth of the upper Middle-Class family that commissioned the house.

The style of the house Modern/Inter-War Functionalist was an unusual style amongst the elite of the Eastern Suburbs and the North Shore. Preferred architectural styles were more overtly extravagant, such as Art Deco, Moderne or more traditional styles such as Spanish Mission, Mediterranean, or Old English/Stockbroker Tudor. As such, the use of the Modernist style of architecture in the interwar period is rare in the area and this is one of the very first examples of a single house to have been design in the Bellevue Hill area.

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<sup>131</sup> Government Gazette of the Government of New South Wales, Friday 23 April 1999 [Issue No.51], Page 2834

**Significance:**

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids.

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of the use of Modernist residential architecture and reflects the first wave of Modernism to be employed in Australia.

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

**Discussion:**

The house was designed by an architectural practice that was established by a young, talented architect from the Blue Mountains, Percy Gordon Craig. P. Gordon Craig was a significant architect in the interwar period as evidenced by his commissions for a variety of building types and in the interwar mix of a variety of architectural styles. His firm attracted the talented young architect, John Milton Brindley in his final years of architectural study and he remained in the firm until he enlisted in the Army to fight in World War 2. Brindley went on to establish one of the important post-war architectural practices known for its work on community buildings for Councils.

The house is also associated with its third owner, the Cole Family, who owned the property from 1943 to 1988. Les Cole, his wife Gladys, and their daughter, Esme, formed the Great Levante magic and illusionist troupe. In 1939 Les Cole was voted the World's No. 1 Magician by the International Brotherhood of Magicians and the family was world-renowned.

**Significance:**

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous Cole Family of magicians, escapologists and illusionists.

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.

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

**Discussion:**

The planning of the house at 55 Drumalbyn Road embodies the contrast between the open planning of Modernist architecture and the more traditional social structure where servants lived in the house.

The house is an example of Inter-War Modernist architecture and reflects the taste of the commissioning owners of the house. The design incorporates the hallmarks of Modernism with a roof terrace, horizontal strip steel-framed windows, concrete sunhoods, pipe handrails, a horizontal emphasis to the façades, and the open plan Living/Dining Room.

The presence of Maid's quarters reinforces the assumption of the affluence of the commissioning family.

The link between the house and garden is also an important aspect of its significance. The architects have terraced the site to create level garden areas as well as taking advantage of the large sandstone ledge under the large overhang in linking the roof terrace to the ledge area. The subsidiary areas of garden store and gardener's WC as well as the construction of a summer house on the rear sandstone ledge are also important in the development of the house in taking advantage of the site and providing services areas to support the family's lifestyle.



**Significance:**

55 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance because of its Modernist style of architecture, of which only a few examples remain from the interwar period. The rarity of the interwar examples of the style within Sydney could raise its level of significance. The house takes advantage of its steep site through terracing of the gardens, facing the principal rooms to the view and sun and linking the roof terrace to the large sandstone ledge in the rear garden area.

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

**Discussion:**

The house is not of significance under this criterion.

**Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).**

**Discussion:**

The house is not of significance under this criterion.

**Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).**

**Discussion:**

The interwar Modernist style of architecture in relatively intact private houses is extremely rare in Sydney. The Modernist style of house was relatively rare in the interwar period and it wasn't until after World War II that Post-War International style architecture became more widespread.

The presence of live-in Maids' accommodation (for two maids!) within the house is evidence of a way of life that changed markedly in the interwar years and is now no longer prevalent. The servant-less house was trumpeted in the popular magazines, driven by economic necessity as well as the change of societal norms. Provision for two maids in such a small house was extremely rare.

**Significance:**

55 Drumalbyn Road, Bellevue Hill is of at least Local significance because it is a rare example of the interwar Functionalist style of architecture. Is also rare as it provides evidence, in its original planning, of a way of life that is now almost defunct.

**Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's**

- cultural or natural places; or
- cultural or natural environments

**(or a class of the local area's**

- cultural or natural places; or
- cultural or natural environments).

**Discussion:**

The house demonstrates the principal characteristics of the Modernist style of architecture with its roof terrace, horizontal strip steel-framed windows, horizontal emphasis through the contrasting bands of rendered and face brickwork. In addition, because of the steep slope of the land its pitched tile roof would not have been seen by approaching visitors because of the screening parapet.

**Significance:**

55 Drumalbyn Road, Bellevue Hill is of at least Local significance as a relatively intact early example of an increasingly rare style of architecture, the interwar Modernist villa that demonstrates the principal characteristics of the type; roof terrace, horizontal strip steel-framed windows, horizontal emphasis through the contrasting bands of rendered and face brickwork.

**9.4 Statement of Significance**

55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of Modernist residential architecture that demonstrates the distinctive features of the style such as horizontal emphasis, open plan living areas and useable roof terrace, reflecting the first wave of Modernism to be employed in Australia; as such it is a rare remaining example of the style and one of the first examples to be erected in Sydney generally and in the Eastern suburbs. The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun and linking the roof terrace to the sandstone ledge in the rear garden. It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.

55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous, and internationally-recognised, Cole Family of magicians, escapologists and illusionists and for its association with the body of work of the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.

**10.0 Conclusion and Recommendations**

It is our opinion that 55 Drumalbyn Road, Bellevue Hill meets the threshold to be an item of Local Environmental Heritage under the Woollahra LEP 2014 under the following criteria:

- Criterion (a): Historical significance as an early example of Modernist architecture in NSW,
- Criterion (b): Associative significance for its association with the world-famous Cole Family of magicians,
- Criterion (c): Aesthetic significance as an example of early interwar Modernist architecture,
- Criterion (f): As a rare surviving example of Modernist architecture and an item demonstrating a defunct social practice of live-in maids, and
- Criterion (g): As a rare surviving example of Modernist architecture that is representative of the defining features of the architectural style.

**It is our opinion that the house (including interiors), garage, outbuilding, garden (including retaining walls) at 55 Drumalbyn Road, Bellevue Hill (Lot B DP 186880) should be listed as an item of environmental heritage on the Woollahra LEP 2014.**



## 11.0 Bibliography

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## Appendix A

### Preliminary Projects Schedule – P. Gordon Craig & John M. Brindley

Blue indicates buildings in the current boundaries of the Woollahra LGA

(Note: Following the amalgamation of Woollahra and Vaucluse Councils the numeral 9 has been added by Woollahra Council to the original Vaucluse Council BA numbers in order to distinguish them from the Woollahra BAs)

Year	BA	Address	Applicant/ Owner	Builder	Architect	Type/ Comment
1912		Lurline Street, Katoomba			P. Gordon Craig	Cottage additions
1912		Katoomba Street, Katoomba			Craig & Craig	2 brick shops
1912		Darley Street, Katoomba			P. Gordon Craig	3 weatherboard cottages
1912		Katoomba Street, Katoomba			P. Gordon Craig	Painting and connecting gas to cottage
1912		Bathurst Road, Katoomba			P. Gordon Craig	Retaining wall & fence
1912		Waratah & Lurline Sts, Katoomba [extant]	Presbyterian Church	A.M. Duncan	P. Gordon Craig	Church
1913		Hornsby			P. Gordon Craig	Cottage
1914		Wentworth Falls	R.J. Anderson		P. Gordon Craig	2 Shops
1914		Sutherland			P. Gordon Craig	Shop
1914			J. Yates		P. Gordon Craig	Bungalow
1917		Katoomba			P. Gordon Craig	Shops
1919		Coogee			P. Gordon Craig	Cottage
1919		Blue Mountains			P. Gordon Craig	Cottage
1919		Blue Mountains			P. Gordon Craig	2 cottages
1920		Katoomba Street, Katoomba	J. Hanson of Manly		P. Gordon Craig	Shop
1922	212	222-228 Oxford Street, Bondi Junction [extant]	Leventhal Bros		P. Gordon Craig	8 shops with dwellings
1923	111	Sperman House, 40 Latimer Road, Bellevue Hill [dem]	G. Sperman		P. Gordon Craig	House & garage
1923	158	5A Vivian Street, Bellevue Hill [extant]	C. Stewart	Garrett Hokin & Co	P. Gordon Craig	Bungalow
1923	279	Dobson House, 16 March Street, Bellevue Hill [extant]	J. Dobson		P. Gordon Craig	House & garage
c.1925		101-111 William Street, Darlinghurst [extant]			P. Gordon Craig	Offices/ workshops/ showrooms
1926	465	Craig House, 36 Kent Road, Rose Bay [extant]	P. Gordon Craig		P. Gordon Craig	Duplex
1927	(9)135	7 Fitzwilliam Road, Vaucluse [dem]			P. Gordon Craig	
1927	259	43 Bunyula Road Bellevue Hill [dem]			P. Gordon Craig	Garage



Year	BA	Address	Applicant/ Owner	Builder	Architect	Type/ Comment
1927	445	24 Latimer Road, Bellevue Hill [dem]			P. Gordon Craig	Convert residence to flats
1927		"Watson House", Bligh Street, Sydney [dem]			P. Gordon Craig & H.E. Budden	Office building
1928	50	"Baldovan", 13 Riddell Street, Bellevue Hill	Agnes I. Craig		P. Gordon Craig	Garage
1928		Harbord Hotel, Moore Road, Freshwater [extant]		George & Elphinstone	P. Gordon Craig	Hotel
1930		Darlinghurst		Mossop & Cooper	P. Gordon Craig	Boarding house
1930		[Broadway Hotel, 275 Clarinda Street] Parkes [extant]		Mr Job	P. Gordon Craig	Hotel
1931		Randwick			P. Gordon Craig	Shops & flats
1931		Wiley's Park, Lakemba			P. Gordon Craig	Grandstand
1931		25 Hughes Street, Potts Point			P. Gordon Craig	Flats
1932		Canterbury Baths [dem]			P. Gordon Craig	Municipal swimming pool
1933	(900)7	5 Fitzwilliam Road, Vaucluse	Hatrick A.C.		P. Gordon Craig	Bathroom additions
1933	36	524-528 Oxford Street, Bondi Junction	J.T. Maron		P. Gordon Craig	Addition to wood & coal storage shed
1933	(90)38	9 Kings Road, Vaucluse [extant but altered]	Mrs F.C. Manning		P. Gordon Craig	Dwelling & garage
1933	180	274-280 New South Head Road, Double Bay			P. Gordon Craig	Alterations & additions
1934	160	Craig House, 36 Kent Street, Rose Bay	P.G. Craig		P. Gordon Craig	Alterations & additions ("granny flat")
1934		Double Bay			P. Gordon Craig	Flats
1935		Clovelly			P. Gordon Craig	Flats
1935		Burwood			P. Gordon Craig	Shops
1936		Orion Theatre, Beamish Street, Campsie [extant]			P. Gordon Craig	Theatre
1936						John Brindley becomes partner in firm
1936		117 [sic] Macleay Street, Darlinghurst [sic]				Lease of 28 bachelor flats
1936	(900)4	5 Fitzwilliam Road, Vaucluse	Hatrick A.C.		P. Gordon Craig	Alterations
1936	83	E. Meller House, Ian Street, Rose Bay [dem]	E. Meller	E. Meller	P. Gordon Craig & John M. Brindley	Residence
1937	(90)50	P.F.C. Jackson House, 65 (or 59?) Village High Road, Vaucluse	P. Jackson	W.B. Parry	P. Gordon Craig & John M. Brindley	Residence

Year	BA	Address	Applicant/ Owner	Builder	Architect	Type/ Comment
1937	156	68 Epping Road, Double Bay	M.N. Romano		Craig & Brindley	Additions
1937	164	A.K. Jones House, 55 Drumalbyn Road, Bellevue Hill			P. Gordon Craig & John M. Brindley	Residence
1937		St Neots Avenue, Potts Point			P. Gordon Craig	Flats
1938	(9) 136	134 New South Head Road, Vaucluse	Miss L.E. Hitchen	T.A.L. Stevenson [?]	P.G. Craig	4 flats & garages
1938	216	55 Drumalbyn Road, Bellevue Hill	A.K. Jones		P. Gordon Craig	Garage, summer house, outhouse
1938		Campbell Pde, Bondi			P. Gordon Craig	Shops
1938?		58 Campbell Pde, Bondi			Craig & Brindley	Flats
1939		Ashfield			P. Gordon Craig & John M. Brindley	Reconstruction of shops
1940		730 George St, Sydney			P. Gordon Craig	Toilet block
1940		Beamish Street, Campsie			Dudley Ward & P. Gordon Craig	Shops & office
1940		Watsons Bay			P. Gordon Craig	Residence
1940/41	102	20 New South Head Rd & Oswald St, Rushcutters Bay	G. Smith		P. Gordon Craig	14 new flats & 4 shops
1942		Hunters Hill			P. Gordon Craig	Fibro cottage
1942?						John Brindley enlists in army
1957						P. Gordon Craig dies
1958	434	Craig House, 36 Kent Street, Rose Bay	Mrs G. Craig			Conversion of ground floor to flats



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
<b>Name of Item</b>	<b>House (including interiors), garage, outbuilding, garden (including retaining walls)</b>		
<b>Former name</b>	<b>None</b>		
<b>Item type</b>	<b>Built</b>		
<b>Address</b>	Number <b>55</b>	Street <b>Drumalbyn Road</b>	Suburb <b>Bellevue Hill</b>
<b>Property description</b>	Lot <b>B</b>		DP <b>186880</b>
<b>Use</b>	Current <b>Residence</b>		Former <b>Residence</b>
<b>Statement of significance</b>	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of Modernist residential architecture that demonstrates the distinctive features of the style such as horizontal emphasis, open plan living areas and useable roof terrace, reflecting the first wave of Modernism to be employed in Australia; as such it is a rare remaining example of the style and one of the first examples to be erected in Sydney generally and in the Eastern suburbs. The house takes advantage of its elevated sloping site through terracing of the gardens, facing the principal rooms to the view and sun and linking the roof terrace to the sandstone ledge in the rear garden. It is also of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids, which was indicative of the wealth of the residents and also is a reflection of a lifestyle (live-in maids) that is, defunct except for the rarest instances of the super-wealthy.</p> <p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous, and internationally-recognised, Cole Family of magicians, escapologists and illusionists and for its association with the body of work of the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.</p>		
<b>Level of significance</b>	State: No		Local: Yes
<b>Heritage listings</b>	None		
DESCRIPTION			
<b>Designer</b>	P. Gordon Craig & John M. Brindley		
<b>Builder</b>	Not known		
<b>Construction years</b>	1937 - 1939		

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

<b>Physical Description</b>	<p><b>The Garden</b></p> <p>The house is accessed via an “axe handle” which contains steps and a later inclinator. The front garden consists of two levels with the larger, top section, consisting of a lawn, a drain and low planting along its northern edge. The lower level is long and narrow as it stretches from east to west and consists of a sandstone paved path with dense planting and a timber pergola/arbour over the path. To the east of the house a set of curved stairs with an original curved tubular handrail connect the lawn section of garden with the front door, which is one storey above the garden level. The path to the front door is concrete with a coloured concrete crazy paving pattern and the landing porch at the front door is also multi-coloured but in small, coloured, rectangular tiles.</p> <p>The rear garden is also in two sections. The lower section is a concrete path running behind the house giving access from one side of the block to the other. The second level of the rear garden is located on top of a cliff ledge that runs along the back of the house. The upper garden is mostly paved with multi-coloured concrete and at the west end a timber framed green house that still contains an original concrete raised area probably used as a garden bed or possibly a pond.</p> <p><b>The Building</b></p> <p>55 Drumalbyn Road is two-storey house with exterior walls of smooth render and a band of face brick encompassing the Basement level windows that emphasises the horizontal lines of the house. The house appears to be flat-roofed behind a rendered parapet but the roof over the main portion of the house is roofed with a pitched terra cotta tile hip roof. The roof over the secondary wing of the house is a trafficable roof terrace that is accessible from the upper garden across an original concrete bridge. The roof terrace is surrounded by pipe handrails that are typical of the interwar “maritime” references in Modernist houses. The windows are the original steel-framed windows and the main north-facing windows are shaded with cantilevered concrete hoods that are not shown on the original drawings. There is a cantilevered concrete balcony (with a concrete sun hood) off the Dining Room that still retains its original pipe handrails. Original exterior lights also remain intact.</p> <p>The double garage is located at the front (Drumalbyn Road) site boundary and is capped with a horizontal parapet continuing the Modernist styling of the house. The house is accessed via flights of stairs including via the terrace located on the flat roof of the garage and the inclinator commences from the roof level of the garage.</p> <p>The main floor of the house is the upper floor and contains the Entry Hall (and the stairs to the lower level), the combined Living/Dining Room along the front of the house, a small Bedroom behind the Entry Hall, a modern Shower Room with WC, the Kitchen (now opened up to the Dining area), the Main Bedroom with Ensuite Bathroom, and then a smaller Bedroom (used as a Study/Home Office). This Study gives access to a modern Bathroom in what was originally the second Maid's Bedroom. There is an externally-accessed WC at the rear of the house.</p> <p>The lowest floor of the house contains a Sitting/Rumpus Room connected to a secondary Sitting area (former Bedroom), a small bedroom and an original Bathroom. The Hall is lined on the south side by original storage cupboards with original (or early) mirrored door fronts. Scenes of the ocean are etched into the mirrors. The original Bathroom, in addition to retaining all its original finishes and fixtures (with the exception of the modern toilet suite), also retains a mirror-fronted wall cabinet with an etched fishing scene.</p>
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# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

	<p>The Laundry at this level is accessed from the exterior. The main (upper) floor of the house is accessed via a stair located at the eastern end of the wide corridor that runs the length of the lower floor. The lower level gives access to the wide, north-facing lawn as well as to a small storage building. The 1938 Building Application drawing describes this small building as an "outhouse". The same drawing includes the timber-framed summer house in the upper garden level, which is extant.</p> <p>Many original ceiling and wall lights remain, as do the original ceilings in the main spaces, although it is possible that inspection of the fabric of the ceiling may reveal it to be a later ceiling. However, the detailing of the cornice appears to be original.</p>
<b>Physical condition</b>	Excellent
<b>Modification and Dates</b>	<p>Inclinor constructed – unknown</p> <p>Rooftop pergola altered – post-2013</p> <p>Ground Floor: Kitchen opened to Dining Room, Shower room altered, Bathroom added to west room; Basement level: Central bedroom opened to hall &amp; to east room – post-2013</p>
<b>Archaeological potential</b>	Nil

## HISTORY

### Early historical notes

The coastal regions of Sydney between Port Jackson and Botany Bay are the ancestral territories of the Eora people. The traditional owners of the land now within the Woollahra Council area were the Cadigal (Gadigal) and the Birrabirragal people. In common with other tribes living by Sydney Harbour, the Gadigal lived in harmony with the natural resources within their country, fishing from canoes or hunting the animals that lived in surroundings. The tribe appears to have moved within their territory in response to the seasons and family connections. Shell middens and other archaeological remains in the area provide material evidence of many centuries of sustained connection to the land that also sustained them. The arrival of white settlers caused the wholesale disruption of traditional life and the cultural practices of the Eora people generally. Despite enormous challenges, today many Indigenous people identify as Eora and maintain cultural practices and a connection to Country.

### The site

The area now known as Bellevue Hill, Point Piper, Double Bay and Rose Bay is made up of 1130 acres which was amassed by Captain John Piper from 1816 to 1826. When Piper got into financial difficulty, he sold the entire estate, as well as the rest of his New South Wales land holdings, to business partners Solomon Levey and Daniel Cooper. Levey and Cooper's ownership of the land was confirmed on 22 March 1830. Following Levey's death and protracted negotiations to buy out his heir, Daniel Cooper became the sole landowner of all of Piper's former estates in 1847. Land from Cooper's land holdings was released in staggered stages; starting in 1912 in the south near Old South Head Road, being contained between Victoria, Bundarra and O'Sullivan Roads. The 2<sup>nd</sup> Subdivision occurred in May 1915; to the north and east of the 1<sup>st</sup> release, up to Latimer Road.

Part of the site of 55 Drumalbyn Road comes from Cooper's 3rd subdivision, which created Drumalbyn Road. It was registered as DP 9724 in June 1919. In 1912, around the same time as the earliest release of the Cooper Estate, Mark Foy subdivided two sections of his land fronting Victoria Road and Balfour Street. This was marketed as the "Lawns Estate".

Sydney solicitor Joseph Cuthbert Kershaw purchased Lot 1 & 2 from The Lawns Estate in a deal concluded on 25 July 1914. In March 1918, Kershaw went on to purchase a 1 acre 24 ½ perch lot that backed on to his Victoria Street Lots from Watchmaker and Jeweller Melon Myers. Kershaw then purchased part of Lot 6 of Section D of DP 9724, being the third land release of the Cooper Estate. He consolidated his land holdings, now spanning between Victoria and Drumalbyn Roads, under a single title in February 1921. Woollahra Council approved the subdivision of Kershaw's land on 22 November 1926.

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

Originally from Ingleburn, George F. and George J. Wells had a history of Interwar land development in the area. In 1928, G.F. & G.J. Wells formed High Standard Constructions Ltd. High Standard Constructions Ltd had started to acquire land fronting Drumalbyn Road shortly after their formation. In October 1928, they bought part of Lot 5 of Joseph's Kershaw's subdivision from his daughters, Dr Marie Kershaw and Ettie Van Horn. Amalgamated Properties Ltd, had purchased the other part of Lot 5 and added it to Lot 4 they had acquired from J. Kershaw on 30 April 1928. The combined lot was transferred to High Standard Constructions Ltd on 10 October 1929. The Bellevue Development Company was a new land development venture of G.J. Wells, which had dealings with allotments previously advertised in the Gems estate. The Company was registered on 24 February 1939, and its objectives were to, "...acquire and deal in land and buildings in the suburb of Bellevue Hill, Sydney, etc. Subscribers: George J. Wells and Alfred K. Jones (1 Share each). First directors: George J. Wells, Dudley Ward and Alfred K. Jones."

Alfred Kiel Jones owned 55 Drumalbyn Road and was responsible for the commission of the 1937 residence on the site. The land that 55 Drumalbyn Road stands on was Lot 2 of the Kershaws' 1926 subdivision.

The allotment was broken up into two parts and issued under two titles; 55 Drumalbyn Road was registered as Lot B on its May 1937 certificate. On 21 July 1937, Jones lodged a building application to build a house on the site. The architect was listed on the application was Percy Gordon Craig (however the drawing listed the architects as "P. Gordon Craig & John M. Brindley", and the cost of the house was estimated to be £1200. The approval was published on 28 July 1937, and a call for construction tenders put out in the mid-August. Jones applied to have the boundaries adjusted between his two lots in May 1938, and it was approved by Council that June. Shortly after this, he sold Lot A to Mary Fogarty. On 30 March 1942, Jones transferred the property to Linda May Mandelberg of Vaucluse, wife of bookmaker Henry Mandelberg, who in turn, sold the property to Leslie George Cole, 'theatrical entrepreneur', and his wife Gladys Pretoria Cole on 19 of November 1943.

Leslie and Gladys Cole resided at 55 Drumalbyn Road until at least 1977. Daughter, Esme, also variously lived at 55 Drumalbyn Road with her parents, her son Maxwell and second husband George Hunt.

HISTORICAL THEMES		
Australian Theme	State historical theme	How the historical theme is demonstrated in this building
4. Building settlements, towns and cities	Towns, suburbs and villages	Subdivision of larger estates creating closer, suburban settlement
8. Developing Australia's cultural life	Creative endeavour	Work of a creative, well-known architect

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

HERITAGE SIGNIFICANCE ASSESSMENT					
<b>Historical significance</b> SHR criteria (a)	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance in reflecting the lifestyle of the upper Middle Class in the interwar period with a garage for their car and accommodation for the live-in maids.</p> <p>55 Drumalbyn Road, Bellevue Hill is of at least Local historical significance as an early New South Wales example of the use of Modernist residential architecture and reflects the first wave of Modernism to be employed in Australia.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows evidence of a significant human activity  <input type="checkbox"/> is associated with a significant activity or historical phase  <input type="checkbox"/> maintains or shows the continuity of a historical process or activity               </td><td> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes  <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance  <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association               </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
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<b>Historical association significance</b> SHR criteria (b)	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the long-time owners, the world-famous Cole Family of magicians, escapologists and illusionists.</p> <p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance for its association with the prolific interwar architect P. Gordon Craig and his younger partner who worked on the design of the house, John M. Brindley.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows evidence of a significant human occupation  <input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons               </td><td> <input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes  <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance  <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association               </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows evidence of a significant human occupation <input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association
Guidelines for inclusion	Guidelines for exclusion				
<input checked="" type="checkbox"/> shows evidence of a significant human occupation <input checked="" type="checkbox"/> is associated with a significant event, person, or group of persons	<input type="checkbox"/> has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association				
<b>Aesthetic significance</b> SHR criteria (c)	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local aesthetic significance because of its Modernist style of architecture, of which only a few examples remain from the interwar period. The rarity of the interwar examples of the style within Sydney could raise its level of significance. The house takes advantage of its steep site through terracing of the gardens, facing the principal rooms to the view and sun and linking the roof terrace to the large sandstone ledge in the rear garden area.</p> <table border="1"> <thead> <tr> <th>Guidelines for inclusion</th><th>Guidelines for exclusion</th></tr> </thead> <tbody> <tr> <td> <input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement  <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement  <input checked="" type="checkbox"/> is aesthetically distinctive  <input type="checkbox"/> has landmark qualities  <input checked="" type="checkbox"/> exemplifies a particular taste, style or technology               </td><td> <input type="checkbox"/> is not a major work by an important designer or artist  <input type="checkbox"/> has lost its design or technical integrity  <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded  <input type="checkbox"/> has only a loose association with a creative or technical achievement               </td></tr> </tbody> </table>	Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input checked="" type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input checked="" type="checkbox"/> exemplifies a particular taste, style or technology	<input type="checkbox"/> is not a major work by an important designer or artist <input type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement
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# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

<b>Social significance</b> SHR criteria (d)	No <table border="1" data-bbox="456 327 1329 501"> <tr> <th data-bbox="456 327 911 360">Guidelines for inclusion</th> <th data-bbox="911 327 1329 360">Guidelines for exclusion</th> </tr> <tr> <td data-bbox="456 360 911 501"> <input type="checkbox"/> is important for its associations with an identifiable group  <input type="checkbox"/> is important to a community's sense of place         </td> <td data-bbox="911 360 1329 501"> <input type="checkbox"/> is only important to the community for amenity reasons  <input type="checkbox"/> is retained only in preference to a proposed alternative         </td> </tr> </table>		Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place	<input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative
Guidelines for inclusion	Guidelines for exclusion					
<input type="checkbox"/> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place	<input type="checkbox"/> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative					
<b>Technical/Research significance</b> SHR criteria (e)	No <table border="1" data-bbox="456 591 1329 860"> <tr> <th data-bbox="456 591 911 624">Guidelines for inclusion</th> <th data-bbox="911 591 1329 624">Guidelines for exclusion</th> </tr> <tr> <td data-bbox="456 624 911 860"> <input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information  <input type="checkbox"/> is an important benchmark or reference site or type  <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere         </td> <td data-bbox="911 624 1329 860"> <input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture  <input type="checkbox"/> has little archaeological or research potential  <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites         </td> </tr> </table>		Guidelines for inclusion	Guidelines for exclusion	<input type="checkbox"/> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere	<input type="checkbox"/> the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites
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<b>Rarity</b> SHR criteria (f)	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance because it is a rare example of the interwar Functionalist style of architecture. Is also rare as it provides evidence, in its original planning, of a way of life that is now almost defunct.</p> <table border="1" data-bbox="456 1014 1329 1429"> <tr> <th data-bbox="456 1014 911 1048">Guidelines for inclusion</th> <th data-bbox="911 1014 1329 1048">Guidelines for exclusion</th> </tr> <tr> <td data-bbox="456 1048 911 1429"> <input checked="" type="checkbox"/> provides evidence of a defunct custom, way of life or process  <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost  <input type="checkbox"/> shows unusually accurate evidence of a significant human activity  <input type="checkbox"/> is the only example of its type  <input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest  <input type="checkbox"/> shows rare evidence of a significant human activity important to a community         </td> <td data-bbox="911 1048 1329 1429"> <input type="checkbox"/> is not rare  <input type="checkbox"/> is numerous but under threat         </td> </tr> </table>		Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input checked="" type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community	<input type="checkbox"/> is not rare <input type="checkbox"/> is numerous but under threat
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<b>Representativeness</b> SHR criteria (g)	<p>55 Drumalbyn Road, Bellevue Hill is of at least Local significance as a relatively intact early example of an increasingly rare style of architecture, the interwar Modernist villa that demonstrates the principal characteristics of the type; roof terrace, horizontal strip steel-framed windows, horizontal emphasis through the contrasting bands of rendered and face brickwork.</p> <table border="1" data-bbox="456 1615 1291 2101"> <tr> <th data-bbox="456 1615 911 1648">Guidelines for inclusion</th> <th data-bbox="911 1615 1291 1648">Guidelines for exclusion</th> </tr> <tr> <td data-bbox="456 1648 911 2101"> <input checked="" type="checkbox"/> is a fine example of its type  <input checked="" type="checkbox"/> has the principal characteristics of an important class or group of items  <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity  <input type="checkbox"/> is a significant variation to a class of items  <input type="checkbox"/> is part of a group which collectively illustrates a representative type  <input type="checkbox"/> is outstanding because of its setting, condition or size  <input checked="" type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held         </td> <td data-bbox="911 1648 1291 2101"> <input type="checkbox"/> is a poor example of its type  <input type="checkbox"/> does not include or has lost the range of characteristics of a type  <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type         </td> </tr> </table>		Guidelines for inclusion	Guidelines for exclusion	<input checked="" type="checkbox"/> is a fine example of its type <input checked="" type="checkbox"/> has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> is a significant variation to a class of items <input type="checkbox"/> is part of a group which collectively illustrates a representative type <input type="checkbox"/> is outstanding because of its setting, condition or size <input checked="" type="checkbox"/> is outstanding because of its integrity or the esteem in which it is held	<input type="checkbox"/> is a poor example of its type <input type="checkbox"/> does not include or has lost the range of characteristics of a type <input type="checkbox"/> does not represent well the characteristics that make up a significant variation of a type
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# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

<b>Integrity</b>	Substantially intact with most of its original external and internal finishes and details, and internal joinery, flooring, plasterwork, light fittings and an original bathroom.			
<b>RECOMMENDATIONS</b>				
<b>Recommendations</b>	Retain the house and interior, as well as the garage, street boundary wall, site retaining walls and the outbuilding at the rear.			
<b>INFORMATION SOURCES</b>				
<b>Type</b>	<b>Author/Client</b>	<b>Title</b>	<b>Year</b>	<b>Repository</b>
Study	Rosemary Broomham / Woollahra Municipal Council	Bellevue Hill – Thematic History	2019	Woollahra Local Studies Collection
Records	NSW Valuer General	NSW Valuer General Assessments	Various	Woollahra Local Studies Collection
Plans	Various	Subdivision Plans	Various	State Library of NSW
Record	Woollahra Municipal Council	Building Application Records	Various	Woollahra Local Studies Collection
Record	Woollahra Municipal Council	Rates Book Records	Various	Woollahra Local Studies Collection
Record	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Local Studies Collection
Report	Robertson & Hindmarsh Pty Ltd	Assessment of Heritage Significance: 53 Drumalbyn Road, Bellevue Hill for Woollahra Municipal Council	2022	Woollahra Municipal Council
<b>AUTHOR OF THIS REPORT</b>				
<b>Name</b> Dr Scott Bruce Robertson Robertson & Hindmarsh Pty Ltd			<b>Date</b> 4 March 2022	

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

**Image Caption**

Front façade viewed from south-west in front garden.



**Image  
Year**

1 March 2022

**Image author  
and Copyright  
Holder**

Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

**Image Caption**

Front façade viewed from north-west in front garden.



**Image  
Year**

1 March 2022

**Image author  
and Copyright  
Holder**

Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Original concrete bridge to roof terrace.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption		Upper level of front garden looking north-west.	
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

### Image Caption

Entrance steps and handrail from front garden to front door.



### Image Year


1 March 2022

### Image author and Copyright Holder

Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption		Original front door with glass block sidelight.	
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption		Summer house on upper level of rear garden.	
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd




# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Upper level of rear garden looking east.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet


Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Original garage at street level.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES					
Image Caption		Looking down access way towards the street.			
					
Image Year		1 March 2022	Image author and Copyright Holder		Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption		Lower level of front garden looking west.	
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

### Image Caption

Entrance hall looking east to front door and stairs down to lower level.  
Note the original suspended light fitting.



### Image Year

1 March 2022

### Image author and Copyright Holder

Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Living Room looking east showing the steel strip window wrapping around the east corner of the room.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

**Image Caption**

Original combustion stove, tiles and surround at east end of Living Room.



**Image Year**


1 March 2022

**Image author and Copyright Holder**

Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Dining area end of Living/Dining Room looking west.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

### Image Caption

Original cantilevered balcony with pipe handrail and coloured tiles and steel windows and doors.



### Image Year

1 March 2022


### Image author and Copyright Holder

Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Lower level Hall looking west from the bottom of the stairs towards the bathroom.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

### Image Caption

Storage cupboards in the Hall with the etched seascape drawings in the mirror fronts.



### Image Year

1 March 2022

### Image author and Copyright Holder

Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGES			
Image Caption	Light fitting on the lower Hall.		
			
Image Year	1 March 2022	Image author and Copyright Holder	Robertson & Hindmarsh Pty Ltd



# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

### Image Caption

Original Bathroom on the lower level with original basin. Wall & floor tiles, enamelled bath and mirror cabinet with etched fishing scene.



### Image Year

1 March 2022

### Image author and Copyright Holder

Robertson & Hindmarsh Pty Ltd

# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

**Image Caption**

Lower level Sitting Room looking east.



**Image  
Year**

1 March 2022

**Image author  
and Copyright  
Holder**

Robertson & Hindmarsh Pty Ltd

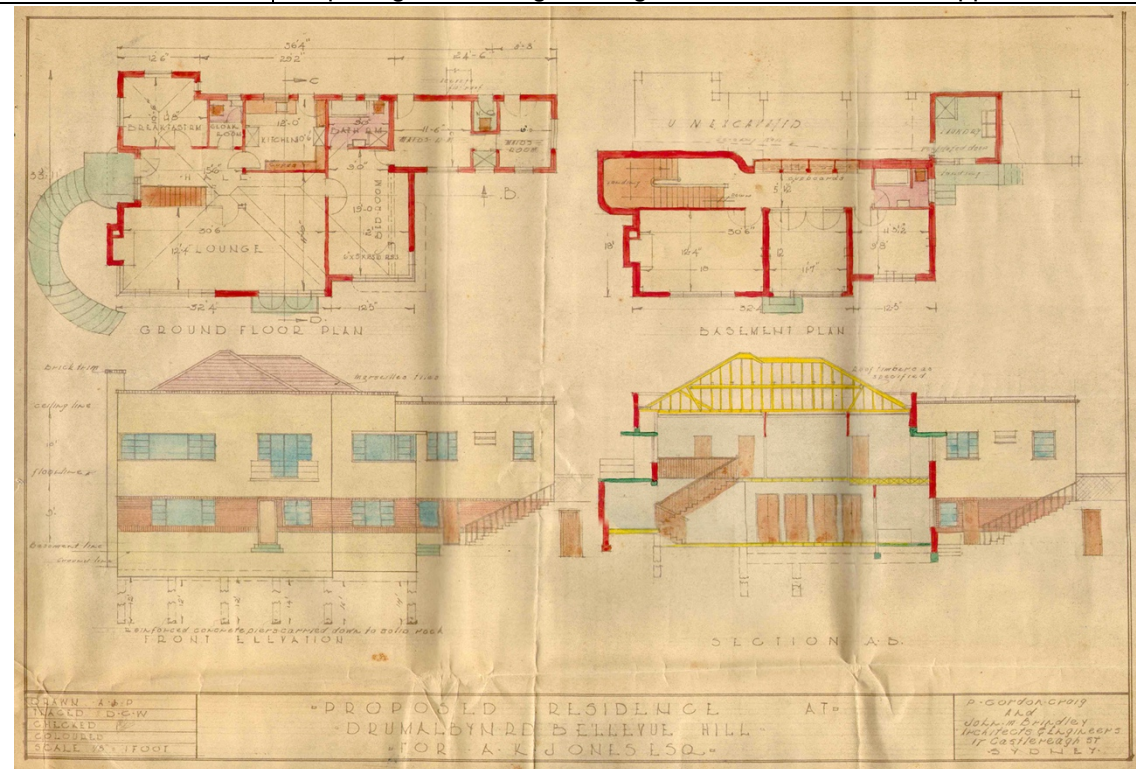
# Heritage inventory sheet

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES

### Image Caption

Proposed Residence at Drumalbyn Road, Bellevue Hill for A.K. Jones Esq. Original working drawing submitted to Council for approval.



### Image Year

1937

### Image author and Copyright Holder

P. Gordon Craig & John M. Brindley (BA 164/1937 – Woollahra Municipal Council)