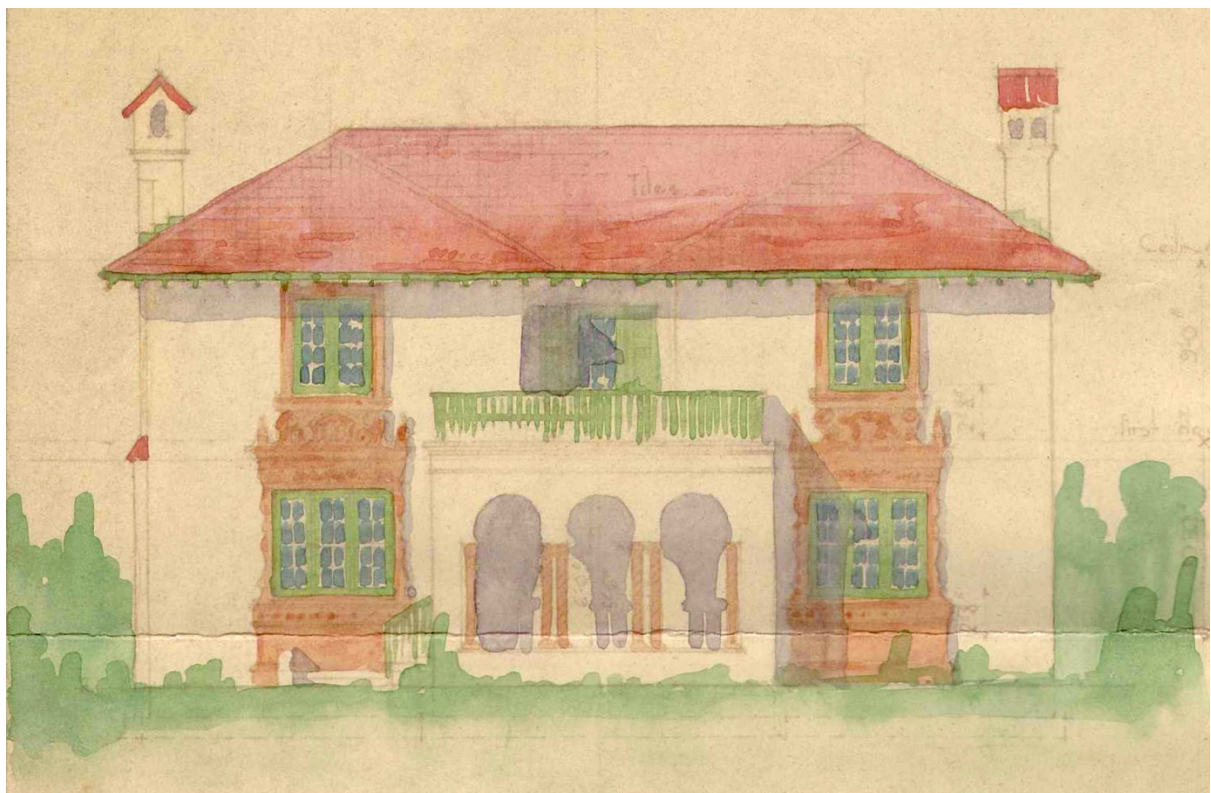


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ADDENDUM TO ASSESSMENT OF HERITAGE SIGNIFICANCE

53 Drumalbyn Road, Bellevue Hill



Front elevation of 53 Drumalbyn Road, Bellevue Hill (Source: Woollahra Council BA plans)

for
Woollahra Municipal Council

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This addendum is to be read in conjunction with the Assessment of Heritage Significance prepared by Robertson & Hindmarsh Pty Ltd, dated 23 March 2022 (which is a corrected and amended version of the 8 March 2022 report).

The addendum has been prepared to provide additional information on the comparative analysis of the subject property at the request of the NSW Department of Planning and Environment, specifically the table of the other works of the house's architect in Part 6 of the original report, and the table of other architectural works of a similar style and period as the subject house contained within Part 8.2 of the original report.

From 6.0 (pages 26- 41) Documentary Evidence: the Architects and their projects

Other items by the same architects (Bohringer, Taylor & Johnson)

Bohringer, Taylor & Johnson Compared item	Extant/demolished	Individual heritage listing
Former Brighton Hotel, 69-71 The Corso Manly	Extant	Yes Manly LEP 2013 (Item I110)
Six Ways Theatre, Bondi	Demolished	No
Betts Theatre, Double Bay	Demolished	No
Former Homebush Theatre, 55-57 Parramatta Road, Homebush North,	Extant	Yes Strathfield LEP 2012 (Item I31)
The Capitol Theatre, 374 Peel St, Tamworth	Demolished	No
Burnley Theatre, 365 Swan Street, Richmond (VIC)	Extant	Yes HO286
Regent Theatre, William Street, Perth	Demolished	No
New Mentone Theatre, 188 Nepean Highway, Melbourne (VIC)	Demolished	No
Forum (former State) Theatre, 154 Flinders St, Melbourne (VIC)	Extant	No
Civic Theatre, Auckland, New Zealand	Extant	Yes. Category I
Tivoli Theatre, 16-18 Court St West Wyalong	Extant	No
Bellingen Memorial Hall, 35 Hyde Street Bellingen, 1928	Extant	Yes Bellingen LEP 2010 (Item I35)
"Venice" Cabaret, Rushcutters Bay, Sydney	Never built	No
Palomar Flats, 49 Drumalbyn Rd, Bellevue Hill	Demolished	No
61 Drumalbyn road Bellevue Hill	Extant	No
28 Olola Avenue Vacluse	Extant	No
57-59 Victoria Road, Bellevue Hill	Extant	No
2 Greenknowe Avenue, Elizabeth Bay	Extant	No Included in the Potts Point/ Elizabeth Bay HCA (C51)
"Santa Barbara" 7 Longworth Avenue, Point	Extant	Yes

Bohringer, Taylor & Johnson Compared item	Extant/demolished	Individual heritage listing
		Woollahra LEP 2014 (278)
Star Court, 126 Molesworth Street, Lismore	Extant	No
Embassy Theatre, Sydney	Demolished	No
Hoyts, New South Head Road, Double Bay	Demolished	No
Arcadia Theatre, Chatswood	Demolished	No
Grace Brothers Department Store auditorium, Sydney	Extant	No
Strand Theatre, 185 King Street Newcastle	Extant (heavily altered)	No Included in The Hill HCA (C6)
Century Theatre, Sydney	Demolished	No
Theatre Royal, 669 Hunter Street Newcastle	Extant	Yes Newcastle LEP (1498)
“Ashby” (Garfield Barwick House), 94 The Crescent, Cheltenham,	Extant	Yes Hornsby LEP 2013 (297)
10A Challis Avenue, Potts Point	Extant	No Included in the Potts Point/ Elizabeth Bay HCA (C51)
10B Challis Avenue, Potts Point	Extant	No Included in the Potts Point/ Elizabeth Bay HCA (C51)
10C Challis Avenue, Potts Point	Extant	No Included in the Potts Point/ Elizabeth Bay HCA (C51)

From Section 8.2 (pages 53-60) Interwar Spanish Mission, Spanish and Mediterranean buildings

Compared item	Extant/demolished	Individual heritage listing
"Alcooringa," 27 Victoria Road Bellevue Hill	Extant	Yes. Woollahra LEP 2014 (66)
<p>Description (from Woollahra Council Heritage Inventory form): 1927 building designed by C.H. Mackellar. The building is heavily stuccoed with a series of medium pitched gabled roofs covered with red 'Spanish' pan tiles. The heavily stuccoed chimneystacks have Spanish tiled hoods. Rainwater is carried away via elaborate rainwater heads fed from a hidden copper gutter, which in turn sits behind a deep fascia and 'cornice' like moulding between the fascia and the wall below. Openings in the wall include timber-sashed windows, slot windows glazed with coloured glass as well as tracery style screen walls. Round heads to the openings are common to both doors and windows. The door to the garage is distinctive through the use of a circular glazed window set into the head with vertical boarding below. Around the door is a rope pattern set in the render, echoing the elaborately twisted 'barley sugar' columns used to support the porte cochere. The heavy timber front door is stained and is supported by a set of hand wrought black hinges, in a suitably decorative pattern.</p> <p>Significance (from Woollahra Council Heritage Inventory form): The original design for 'Alcooringa', at 27 Victoria Road, Bellevue Hill, was a highly decorative version of the Inter War 'Spanish Mission' style. The house is one of the most elaborate examples of the style in New South Wales and, as such, contains some rarity value. The building retains a moderate degree of historical associational significance as a built example of the work of the architect C.H. Mackellar. The high aesthetic significance of the building lies in the roof form, joinery detailing and decorative treatment of the external finishes. This building demonstrates a high level of technical significance for its ability to demonstrate the manner of construction and detailing in an Inter War Spanish Mission residence.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: 'Alcooringa,' as a mansion, is a much larger house than 53 Drumalbyn Road. It reflects the same symmetry but in a larger, more sprawling mansion. Its elaborate wall detailing is more Spanish than Spanish Mission, reflecting an appreciation of Spanish traditional architecture. The roof is covered in terra cotta Cordoba pattern tiles (as opposed to the simpler Marseilles pattern used on 53 Drumalbyn Road).</p>		
"Greenway," 24 Wentworth Road Vacluse	Extant	Yes Woollahra LEP 2014 (413)
<p>Description (from National Trust listing & Register of National Estate - 1975): Designed as his own residence by Professor Leslie Wilkinson (Professor of Architecture, Sydney University) in 1923, with additions in 1951. Sited on a comparatively small corner suburban block, two-storey Mediterranean style villa with single-storey wing and three-storey addition built on rear side alignments of the block. Entrance from Fisher Avenue through arched pergola connecting the garage to the house. Front elevation, pink stucco, recessed porch, sash windows, upper storey sash windows alternating with sleepouts (now glassed in). Rear south-west elevation arched loggia with sandstone Tuscan columns, sleepout above with windows towering into recessed wall. Panoramic westerly harbour view. Fisher Road elevation - ill coordinated grouping of single-, two- and three-storey wings, incorporating breeze way and grille openings for ventilation. Interior - hall, joinery windows etc. are late Colonial taken, according to Professor Wilkinson's son, from an old house in Macquarie Street when Martin Place was extended. To right of entrance hall, large rectangular drawing room occupying entire ground floor wing, with windows facing north and south, large stone fireplace in west wall, beamed wooden ceiling. To left of entrance hall, dining room, and opening from this, Professor Wilkinson's studio containing a rare collection of his drawings and plans, practically undisturbed since his death. Behind dining room, simple well-fitted staircase with Georgian details to upper floor. Kitchen has been altered.</p> <p>Significance (from National Trust listing & Register of National Estate - 1975): Good example of Mediterranean design introduced by Professor Wilkinson to Sydney, specifically designed and sited to obtain what the architect considered the best available ventilation and aspect. There are conscious borrowings from colonial architecture. The garden preserves native trees, particularly angophoras, and is of informal design with paved terraces on three sides. Historically the house remains largely as furnished by Professor Wilkinson and his studio is preserved.</p>		

Compared item	Extant/demolished	Individual heritage listing
Comparison with 53 Drumalbyn Rd, Bellevue Hill: “Greenway” is influenced by Wilkinson’s interest in the confluence of Mediterranean architecture for the Australian climate and the simple symmetry and well-mannered detailing of the Australian Colonial Georgian architecture. Wilkinson chose a site on a small plateau and wrapped the house in an L-shape to embrace the sun, the views and to shelter the north garden from cold southerly winds. The house defines the site rather than sitting on the site in the way 53 Drumalbyn Road does. However, both houses share the same stripped-down simple aesthetic.		
“Great Tree,” 7 Trelawney Street Woollahra	Extant	Yes Woollahra LEP 2014 (616)
Description: 1924 two-storey Inter-War Spanish Mission style house designed by Gilbert Hughes with the single-storey front wing (containing accommodation for the two maids) embracing one side of the entrance courtyard. The house has exuberant Cape Dutch gables, inset wrought iron grilles, terracotta roof tiles and rendered wall finishes. In addition to the maids’ rooms and bathroom, the Ground Floor contains the Living Room, Dining Room, Pantry and Kitchen. The First Floor contains the four bedrooms and one bathroom, which was accessible from the hall as well as directly from the Main Bedroom.		
Significance: Excellent example of the decorative stream of the Inter-War Spanish Mission/Hollywood Spanish style architecture that also demonstrates the complexity of interwar architectural styles with the incorporation of the curved Cape Dutch gables. The planning demonstrates the interwar use of live-in maids for the wealthy residents of the Eastern Suburbs, at a time when the maid-less house was becoming the predominant form of Middle-Class housing.		
Comparison with 53 Drumalbyn Rd, Bellevue Hill: “Great Tree” is much more elaborately detailed house than 53 Drumalbyn Road with its terra cotta pipe window grilles, Cape Dutch gables and stepped chimney. Like “Greenway” it takes advantage of its flat site to define an entrance courtyard and, like “Alcooringa,” “Great Tree” shows a closer relationship to Spanish architecture than to the Spanish Mission style of architecture that came via California.		
9 Trelawney Street, Woollahra	Extant	No Included in the Woollahra HCA (C15)
Description: A 1927 two-storey Inter-War Mediterranean style house designed by Gilbert Hughes. The symmetrical treatment of the façades shows the influence of the interwar Georgian Revival with its symmetry and shuttered, multi-paned windows. The front façade of the Ground Floor is articulated with three arches over the recessed front porch/loggia and above that a partially recessed and projecting First Floor balcony continues the central façade emphasis. The tall roof was tiled, as was the top of the tall chimney. The rear façade was asymmetrical in its treatment with the attached single-car garage and a projecting First Floor Tudor Revival oriel window.		
Comparison with 53 Drumalbyn Rd, Bellevue Hill: 9 Trelawney Street bears a strong relationship to 53 Drumalbyn Road with its large, simple roof and its symmetrical front façade. However, 9 Trelawney Street’s design is closer to the Interwar Georgian Revival with an element of Spanish Mission detailing on the front façade and Tudor Revival on part of the rear façade.		

Compared item	Extant/demolished	Individual heritage listing
"Vue du Cote," 19 Gilliver Avenue, Vacluse	Extant	Yes Woollahra LEP 2014 (360)
<p>Description (from Woollahra Council Heritage Inventory form): 19 Gilliver Avenue, Vacluse, is an extravagant example of the Inter-War Mediterranean style popularised in Hollywood. The two-storey rendered building has a low-pitched roof sitting on exposed and elaborately shaped rafters. The timber windows are multi-paned with shallow sills and have retained the original timber boarded shutters. The ground floor doors are of a pointed arch design, which is reflected in the stone door surrounds.</p> <p>The plan pivots about a circular entry tower, which displays a 'Moorish' decorated style of a superimposed arcade supported on columns. The northern balcony is highly decorated with 'barley twist' columns and lattice work balustrades with screen openings to the east and west. A raised terrace features cast cement balusters.</p> <p>The garden facing Gilliver Avenue sits on a sandstone retaining wall into which a garage space has been excavated.</p> <p>Significance (from Woollahra Council Heritage Inventory form): "Vue de la Cote" is an outstanding and relatively intact example of Hollywood-inspired Mediterranean style architecture with some Moorish decorative features. The house is visually prominent from the public domain of Gilliver Avenue.</p> <p>"Vue-de-la-Cote" demonstrates a high degree of associational historic significance as an example from the Inter-War Mediterranean Style as practised by Joseland and Gilling and retains a high degree of aesthetic significance as an intact example of Inter-War Mediterranean style of architecture, as practised by Joseland & Gilling, and which became popular in the Eastern suburbs during the Inter War period. 19 Gilliver Avenue, Vacluse, contains a moderate degree of technical significance through the opportunity to research methods of Inter-War detailing first hand.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: 19 Gilliver Avenue is a large two-storey mansion for the wealthy Vacluse elite with a stripped back façade, massing and detailing reminiscent of Italian Tuscan architecture rather than Spanish Mission.</p>		
20 New South Head Road, Vacluse	Extant	No
<p>Description: 1928 symmetrical single-storey Spanish Mission style house designed by J.H. Hurst with two projecting front gables; one at each end of the front façade that are connected by three arches on barley-twist columns framing the recessed front entry porch loggia. The 1951 garage carries through the rendered walls of the original house but the architectural styling and massing are not sympathetic to the original design.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: 20 New South Head Road has a similar symmetry to the façade of 53 Drumalbyn Road but the projecting gables at each end and the single storey nature of the rendered walls and tile roof create a more modest appearance than 53 Drumalbyn Road.</p>		
61 Drumalbyn Road Bellevue Hill	Extant	No
<p>Description: 1928 Spanish Mission style house designed by Bohringer, Taylor & Johnson that was used by Charles Bohringer as his residence for a number of years. The architecture of the house was more decorative than the restrained architecture of 53 Drumalbyn Road. The upper level of the front façade retains much of the original decorative detailing with its multi-curved gables, medallions and five-arch recessed loggia with its four barley-twist columns. However, the lower level has been much altered and a new top level has been added towards the back of the original upper level. The original garage has been replaced with a modern garage.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: This a more decorative and less restrained example of Spanish Mission architecture by the same architects as 53 Drumalbyn Road. Whilst the house is still recognisable as a Spanish Mission house and the excellent original external decorative features remain on the original main house level, it has undergone extensive additions and alterations.</p>		

Compared item	Extant/demolished	Individual heritage listing
57-59 Victoria Road, Bellevue Hill	Extant	No
<p>Description: A superb 1929 two-storey Spanish Mission style house designed by Bohringer, Taylor & Johnson that appears to be single-storey at the street level but exploits the steep slope of the site by accommodating two-storeys at the rear. The house has rendered walls, terra cotta tiled roofs and tile-capped chimneys. The entrance door is signified with a scalloped shell arch and the straight gable ends are punctuated with pipe-grilled ventilators. The trafficable roof of the garage is surrounded by a low balustrade but the corners of the garage are emphasised by dramatically over-sized highly decorative urns. The upper level of the house contains the entrance Foyer, Living Room, Dining Room and Kitchen as well as four bedrooms and the main Bathroom. The north side of the upper level opens out through a five-arched loggia/verandah. The lower level of the house contains the Maid's room and Bathroom as well as a Billiard Room (opening out to the rear garden on the north through an arched loggia), a Card Room and Bar as well as a Lounge Room and store room.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: A much more highly decorative and more exuberant Spanish Mission/Hollywood Spanish house compared with the more restrained and well-mannered façade treatment of 53 Drumalbyn Road. Like 53 Drumalbyn Road, the house was designed by Bohringer, Taylor & Johnson and provision was made for a live-in maid, but the house is much larger and grander for an obviously much wealthier client than that for 53 Drumalbyn Road.</p>		
"Taj Mahal," 2 Wiston Gardens, Double Bay	Extant	Yes Woollahra LEP 2012 (229)
<p>Description (from National Trust listing - 1990): An imposing Spanish Mission style mansion, with rendered brick walls and a terracotta tile roof, constructed in 1934 [note Council records state 1929] to a design by A.J. McGreal. There are grand steps on the entrance axis leading up to a triple-arched loggia, balconies supported on console brackets; rusticated cement rendered boundary walls and building base; wrought iron fences and balustrades; and terraced gardens. The rear garden contains stone terracing which extends behind other buildings to the south, and becoming part of the garden of "Wiston" which still stands on lot 11 of the estate (number 10 Wiston Gardens) having been altered by Professor Leslie Wilkinson in 1963.</p> <p>Significance (from National Trust listing - 1990): "Taj Mahal" is a splendid Spanish Mission style house standing in a fine garden.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: The Georgian Revival-inspired symmetry of the two-storey 53 Drumalbyn Road is very different to the symmetrical single-storey "Taj Mahal." The central three-arched loggia of "Taj Mahal" is topped with a parapet. The projecting side 'pavilions' of "Taj Mahal" contain an Italian-inspired Venetian window serliana French door/window set leading onto an accessible balconette on each side 'pavilion.' The projecting sides of the front façade owe more to Italian Palladian design with its defined side pavilions than to the simple Georgian-inspired two-storey 53 Drumalbyn Road.</p>		
6 Wiston Gardens, Double Bay	Extant	Yes State Heritage Register (00209) & Woollahra LEP 2012 (231)
<p>Description (from State Heritage Register): No. 6 Wiston Gardens was completed by 1934, to a 1932 design by Leslie Wilkinson, and won the Sulman Medal for architecture in 1934.</p> <p>Site: The site is very steep with a sandstone cliff to the rear of the property. There is a small courtyard behind the house and a larger garden yard on the terrace above the cliff. A lush semitropical garden runs parallel to the north side of the house. The site appears to have some remains of the general landforms of the former vineyard from the 1830s. The existing garden terraces and their stone retaining walls are significant landscape features of the setting of the heritage item, as part of the 1932 Wilkinson design and reflecting the earlier vineyard terraces. The garden has evolved in a manner which has continued Wilkinson's original</p>		

Compared item	Extant/demolished	Individual heritage listing
<p>scheme. The front garden - all existing plantings and garden layout in the affected part of the site was established in approximately 1993 in order to recreate the original Wilkinson garden layout.</p> <p>House: The house is a two-storey building in the Inter-war Spanish Mediterranean style with Georgian features. The site is very steep with a sandstone cliff to the rear of the property. There is a small courtyard behind the house and a larger garden yard on the terrace above the cliff. A lush semi-tropical garden runs parallel to the north side of the house.</p> <p>Significance (from State Heritage Register): The house is of state significance as part of a group of houses that are representative of the distinct style of architecture by the prominent Sydney architect, Professor Leslie Wilkinson. It has maintained a sound domestic design integrity and is a relatively intact example of Wilkinson's domestic architecture and garden design.</p> <p>Significance (from Australian Heritage Commission - 1989): Fine example of Professor Wilkinson's Neo-Georgian suburban villas related to sensitive garden landscaping and sympathetic forms to give a residential precinct of outstanding environmental qualities.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: 6 Wiston Gardens appears as an asymmetric rectangular house from the street but is, like so many other Wilkinson houses, L-shaped in order to define an outdoor garden space. The asymmetry is a contrast to the symmetry of 53 Drumalbyn Road and the use of gables alludes more to Spain or Tuscany than the hip roof of 53 Drumalbyn which relates more to Georgian Revival.</p>		
"Rona Estate," 14 Ginahgulla Road Bellevue Hill	Extant	Yes Woollahra LEP 2012 (34)
<p>Description (from National Trust listing - 1978): Designed by Professor Leslie Wilkinson and built in 1935 for Mr and Mrs Sam Hordern. The garden and walls and approach complement neighbouring No. 12 and together with "Caerleon" and "Ginahgulla" opposite combine to form an excellent streetscape. The entrance is through a wrought iron gate into a columned courtyard to the front door; an accomplished exercise in the romantic Mediterranean style and colours. The house is two-storeyed with a tiled roof, shutters and rendered finish in the traditional Wilkinson pastel colours. The interior is unchanged and comprises functional and graceful architecture.</p> <p>Significance (from National Trust listing - 1978): A fine original house by Professor Leslie Wilkinson, first Professor of Architecture at Sydney University, featuring the timeless designs he introduced into traditional architecture and adapted them to Australian conditions.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: "Rona Estate" displays characteristic Wilkinson features including stuccoed brick walls painted in a light colour, voussoir arch, double-hung windows with dark green timber shutters, terracotta tiled hipped roof forms. The house is a large mansion and its sprawling, L-shaped nature contrasts with the tight rectangular plan of 53 Drumalbyn Road. "Rona Estate" is more overtly Spanish Mission in its detailing than 53 Drumalbyn Road but both houses share underlying details of the Georgian Revival that imbued so much of interwar architecture.</p>		

Compared item	Extant/demolished	Individual heritage listing
5A (originally 5 and then, later 4) Wiston Gardens, Double Bay	Extant	Yes State Heritage Register (00209) & Woollahra LEP 2012 (230)
<p>Description (from State Heritage Register): No. 5A ([originally known as No.5] formerly known as No. 4) Wiston Gardens was completed by 1936 to a design by Leslie Wilkinson, to complement the design of No. 6 Wiston Gardens.</p> <p>Site: The site is very steep with a sandstone cliff to the rear of the property. There is a small courtyard behind the house and a larger garden yard on the terrace above the cliff. A lush semitropical garden runs parallel to the north side of the house. The site appears to have some remains of the general landforms of the former vineyard from the 1830s. The existing garden terraces and their stone retaining walls are significant landscape features of the setting of the heritage item, as part of the 1932 Wilkinson design and reflecting the earlier vineyard terraces. The garden has evolved in a manner which has continued Wilkinson's original scheme. The front garden - all existing plantings and garden layout in the affected part of the site was established in approximately 1993 in order to recreate the original Wilkinson garden layout.</p> <p>House: The house is a two-storey building in the Inter-war Spanish Mediterranean style with Georgian features. The site is very steep with a sandstone cliff to the rear of the property. There is a small courtyard behind the house and a larger garden yard on the terrace above the cliff. A lush semi-tropical garden runs parallel to the north side of the house.</p> <p>Significance (from State Heritage Register): The house is of state significance as part of a group of houses that are representative of the distinct style of architecture by the prominent Sydney architect, Professor Leslie Wilkinson. It has maintained a sound domestic design integrity and is a relatively intact example of Wilkinson's domestic architecture and garden design.</p> <p>Significance (from Australian Heritage Commission - 1989): Fine example of Professor Wilkinson's Neo-Georgian suburban villas related to sensitive garden landscaping and sympathetic forms to give a residential precinct of outstanding environmental qualities.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: 5A Wiston Gardens exploited its steep slope and northerly aspect from its side elevation as captured in the sun-drenched photograph in the 3 January 1938 issue of <i>The Home</i> magazine. The silhouette of the house was deliberately broken into different planes and the mixture of gable and skillion roofs are of different angles, accentuating the broken-up massing and 'vernacular' appearance of the house. It is in stark contrast to the Georgian Revival-inspired symmetry of 53 Drumalbyn Road and the use of gables at 5A Wiston Gardens alludes more to Spain or Tuscany than the hip roof of 53 Drumalbyn which relates more to Georgian Revival.</p>		

Compared item	Extant/demolished	Individual heritage listing
"Carmel," 24 Albert Street, Edgecliff	Extant	Yes Woollahra LEP 2012 (235)
<p>Description: Designed in a restrained Inter-War Mediterranean style by prominent architects, Joseland & Gilling, in 1937. "Carmel" is a rendered two-storey mansion with multi-coloured terra cotta roof tiles. The north-facing loggias at Ground and First Floor levels have been enclosed. The sandstone paved front entry court also accommodates the entrance to the garage. The curved main stair case has a wrought iron balustrade that is typical of the detailing of Joseland & Gilling.</p> <p>Significance: "Carmel" is one of a number of fine mansions designed by Joseland & Gilling for the wealthy elite of the Eastern Suburbs and Upper North Shore.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: As a mansion "Carmel" is much larger than the more modest 53 Drumalbyn Road and the L-shaped plan embraces the circular drum that is common on a number of Joseland & Gilling mansions. The L-shape plan is in contrast to the tight rectangular plan of 53 Drumalbyn Road.</p>		
30 Wyuna Road, Point Piper	Extant	Yes Woollahra LEP 2012 (685)
<p>Description: Designed in a restrained, pared back Inter-War Mediterranean style by prominent architects, Joseland & Gilling, in 1941. The house is a late iteration of the style and is a rendered two-storey house.</p> <p>Significance: 30 Wyuna Road, Point Piper is one of a number of fine large houses designed by Joseland & Gilling for the upper Middle Class of the Eastern Suburbs and Upper North Shore.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: Another large house by Joseland and Gilling but in a linear rectangular plan. The central part of the house has a symmetrical façade and there are two small side wings continuing the length of the building (but with lower roof heights and smaller width so they do not detract from the importance of the central wing). The roofs are gable roofs with no eaves overhang, again emulating the houses of Tuscany. There is no overt Spanish detailing to the house. 53 Drumalbyn Road is a much smaller, symmetrical rectangular two-storey house with a tiled hip roof, textured render walls and minimal expressed Spanish detailing.</p>		
1 Fisher Avenue, Vaucluse	Extant	Yes Woollahra LEP 2012 (345)
<p>Description: Designed in a very restrained, pared back Inter-War Mediterranean style by prominent architects, Joseland & Gilling, in 1937. The house is a rendered two-storey mansion with blue-coloured terra cotta roof tiles.</p> <p>Significance: 1 Fisher Avenue, Vaucluse is one of a number of fine mansions designed by Joseland & Gilling for the wealthy elite of the Eastern Suburbs and Upper North Shore.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: 1 Fisher Avenue is a large sprawling mansion running along the top of the site to capture the views. Cordoba pattern terra cotta roof tiles but very little other Spanish detailing. The hip roofs of this house follow the stepped plan shape and there is no sense of one large roof as there is with 53 Drumalbyn Road.</p>		

Compared item	Extant/demolished	Individual heritage listing
5 Quambi Place, Edgecliff	Extant	Yes Woollahra LEP 2012 (242)
<p>Description: Designed in a very restrained, pared back Inter-War Mediterranean style by prominent architect, Professor Leslie Wilkinson in 1959, as a late example of the style. The house is a rendered two-storey rendered house with garage incorporated into the front façade of the house is framed by eucalypts in a cul-de-sac, incorporating a garage in its front elevation. It is a representative example of Wilkinson's Inter-War Mediterranean style with segmental arches, grilled windows, rendered walls and multi-pane timber framed double hung windows with shutters. The drawing room to the ground floor is extended by a bay window with Juliet balcony above.</p> <p>Significance: 5 Quambi Place, Edgecliff is one of a series of fine Mediterranean style houses designed by Professor Leslie Wilkinson.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: 5 Quambi Place is a late example of Wilkinson's work. It has an L-shaped plan enclosing and defining the rear garden. The garage is incorporated within the Ground Floor of the house rather than being a separate structure. The roof is a low-pitched tiled gable roof and this contrasts with the hip roof of 53 Drumalbyn Road. Pared-back detailing and not overtly Spanish or Italian except for the eave-less gable roof.</p>		
20 The Crescent, Vaucluse	Extant	Yes Woollahra LEP 2012 (394)
<p>Description: Designed in a very restrained, pared-back Inter-War Mediterranean style by prominent architect, Professor Leslie Wilkinson in 1969, as a very late example of the style. The house is a rendered two-storey house with a modern garage incorporated located at the front of the projecting front wing of the house.</p> <p>Significance: 20 The Crescent, Vaucluse is one of a series of fine Mediterranean style houses designed by Professor Leslie Wilkinson.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: 20 The Crescent is a late example of Wilkinson's work. It has a T-shaped plan enclosing and defining the rear garden as well as the front entrance car court. The garage lies within the front setback of the building and defines the front boundary. The roof is a low-pitched tiled gable roof and this contrasts with the hip roof of 53 Drumalbyn Road. 20 The Crescent has a front arched loggia and low chimneys. The proposed stubby tower on the drawings has been realised, instead, as a glass and timber lantern at the junction of the three house wings. This house contrasts with the restrained symmetry of 53 Drumalbyn Road and is a much larger house.</p>		

Compared item	Extant/demolished	Individual heritage listing
"St Martin's," 4 Loftus Road, Darling Point	Extant	Yes Woollahra LEP 2012 (137)
<p>Description (from Woollahra Heritage Study inventory sheet - 1984): A three-storey block of flats located on the high side of Loftus Road with garages opening to the street from the front boundary and the building is entered from a door to the north. The building is rendered brick with simplified classical detailing in the Inter-War Mediterranean style. A front bay rises the three storeys and features behind a loggia on each of the three floors. The roof is hipped and clad in terracotta tiles, and rests on a band at the top of the building decorated with medallions. The garages have a flat roof which is accessed from the ground floor flats and the walls terminate in a parapet with a deep entablature featuring medallions. A brick path gives access to the rear of the block on the southern side and a reinforced concrete retaining wall retains the rear boundary or the site.</p> <p>Significance (from Woollahra Heritage Study inventory sheet - 1984): "St. Martin's" flats is a large imposing building constructed in a simplified Inter-War Mediterranean style and located on the eastern side of Loftus Road overlooking Rushcutters Bay Park. The building has architectural significance as a fine and largely intact example of the style used in a large block of flats. The building has significance for the largely intact interiors which have no recorded alterations during the building's lifetime. The building has social significance for its part in the transition from single residence to apartment/flat building in the local area.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: "St Martin's" is a residential flat building that forms part of a larger interwar residential flat development on the Darling Point hillside. Architects Crane & Scott designed a three-storey flat building that has a minimal reference stylistically to Inter-War Mediterranean style architecture. The stylistic elements are principally concentrated on the three-storey projecting front loggias/verandahs and the garages. The verandahs commence with a three-arch Ground Floor loggia, followed by a First Floor three-arch loggia containing barley-twist columns, and then finally a top-floor verandah with a large opening broken down with two columns into three bays. The garages have a deeply coursed render façade emulating stone coursing surmounted by a cornice with roundels and dentils. This building is even more pared-back than 53 Drumalbyn Road and is, of course a much larger scale building by virtue of its building typology.</p>		
"Palomar" flats, 49 Drumalbyn Rd, Bellevue Hill	Demolished	No
<p>Description: A three-storey block of flats designed by Bohringer, Taylor & Johnson in a very stripped-back Inter-War Mediterranean style of architecture. The building frontage to Drumalbyn Road comprised a central entrance stairway entered under an arch. The stairway was flanked on both sides by three garages.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: "Palomar" was a residential flat building that was obviously of a larger scale than 53 Drumalbyn Road, which was a single-family house. However, the architects lavished the front façade of the building with a cross-hatched render pattern, barley-twist columns on the verandah openings as well as barley-twist engaged piers embracing a semi-circular balcony and window in the common stairwell. The six garages also were treated with the cross-hatched render and a multi-radius arch over the main entry steps to the property. The remainder of the building façades were plain. This building was built for the same developer that commissioned 53 Drumalbyn Road and restricted the application of detail to the important front façade.</p>		

Compared item	Extant/demolished	Individual heritage listing
"Lyndhurst Gardens," 3 Rosemont Avenue, Woollahra	Extant	Yes Woollahra LEP 2012 (602)
<p>Description: A large three-storey, U-shaped block of flats designed by Gilbert Hughes & Maloney in 1928 that is arranged around a large central entrance court. It is a restrained rendered building with terra cotta tiles and large verandahs/loggias from each unit looking into the central courtyard. The three-storey verandahs have square piers on the Ground Floor, circular columns supporting arches on the First Floor and square piers again on the Second Floor. Service balconies are screened with painted terra cotta screens/grilles.</p> <p>Significance: A large, well-mannered block of Inter-War Mediterranean style flats containing large flats for the upper Middle-Class of the Eastern Suburbs.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: Similar to 53 Drumalbyn Road, "Lyndhurst Gardens" has a restrained external decorative scheme but, by virtue of the building's much larger size, the application of decoration is of a large scale in terms of piers and columns framing loggias and verandahs. The composition is a mixture of Georgian Revival and Inter-War Mediterranean. There is no reference to Spanish Mission in the building's façade compared with the sparing Spanish detailing of 53 Drumalbyn Road.</p>		
"Silchester" flats, 4 Tralee Road, Bellevue Hill	Extant	Yes Woollahra LEP 2012 (59)
<p>Description (from National Trust listing - 1978): Designed by Professor Leslie Wilkinson for an awkward sloping site and built in 1930 [note: BA was 1929], "Silchester" is a four-storey block of eight flats, all individually owned. Each flat has its own characteristics with charming qualities, the top flats having internal stairs and all have two entrances. The central three-storeyed light court with potted trees and plants, has a partly open stair along one side. The combined effect of the courtyard, stairs, windows, grilles, columns and balconies is a fine example of Wilkinson's treatment of space to produce interesting and graceful architecture. The garages, the caretaker's cottage and the garden are all in harmony. The roof is tiled in Mediterranean colours, the walls stuccoed with broad sweeps of plaster and painted off-white, the shutters painted turquoise.</p> <p>Description (from Woollahra Council, Strategic Heritage Officer - 2022): The building is organised around a central courtyard, with concrete geometric grilles, a tower, loggias, tiled roof, stuccoed walls, and white painted timber double hung sash windows with turquoise shutters painted.</p> <p>The quality of detailing and functionality of the building results in a building with a strong visual impact demonstrating the characteristics of Wilkinson's work, maximising comfort and amenity with Classical motifs and detailing. It was built of reinforced concrete, which would have been an innovative material for the time.</p> <p>Significance (from National Trust listing - 1978): "Silchester" is a functional building of great style designed by an architect who contributed enormously to Australian architecture.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: Presenting to the street as a small three-storey building the residential flat building stretches down the long side around the north-facing courtyard and rises to four-storeys in part. The well-mannered Inter-War Mediterranean style building uses both arched windows and flat-head windows, window shutters, hit-and-miss masonry grilles to stairs, entrance pergola porticoes and gable roofs with no eaves overhang. This is compared to the hip-roofed, rendered and simply decorated walls of 53 Drumalbyn Road and its overall symmetry.</p>		

Compared item	Extant/demolished	Individual heritage listing
"Santa Barbara," 7 Longworth Avenue, Point Piper	Extant	Yes Woollahra LEP 2014 (278)
<p>Description: 1929 three-storey block of Spanish Mission style flats designed by Bohringer, Taylor & Johnson. The three-storeys of flats are located above a basement containing individual garages for each of the large flats and the garages are accessed from the street through a dramatic pergola supported on large barley-twist columns. The entrance and main stairs are signified by the tower over the stairs. There are two large apartments on each floor; each apartment has a maid's room adjacent to the Kitchen and rear service stairs. There were two communal laundries as well as a Caretaker's Flat.</p> <p>Significance: An important example of the multi-residential architecture of Bohringer, Taylor & Johnson that has retained its aesthetic, historic and social significance. The building is significant as residential flat accommodation for the wealthy elite of the Eastern Suburbs and the style of architecture reflects the then fashionable architectural style suited to the harbour vistas and sunshine of the harbourside suburbs.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: Like most residential flat buildings of the period, 1929 "Santa Barbara" concentrates its exuberant Spanish Mission decoration on the front façade. The four-storey front façade still contains the original timber garage doors on the decorative wrought iron strap hinges behind the prominent pergola over the driveways. Above that the three-storey high stack of loggias vary the opening style and support from level to level. Whilst the front façade decoration is restrained it is of a quality and scale that states the building is for upper-end accommodation. The building is of a much larger scale than 53 Drumalbyn Road and, even though both buildings were designed by the same architects, they each represent appropriate designs for their target markets.</p>		
"Darnley," 79 O'Sullivan Road, Rose Bay	Extant	Yes Woollahra LEP 2014 (333)
<p>Description: 1933 three-storey block of Spanish Mission style flats designed by James W. Tucker. The front façade is a simple, symmetrical façade comprising one window with shutters on each side of the central recessed loggia (now enclosed) on each of the three floors. There is a highly-figured frieze between the window head of the top floor and the eaves line which returns around the sides of the building whereas the Spanish Mission detailing around windows and the loggia is restricted to the front façade.</p> <p>Significance: An example of the Spanish Mission/Mediterranean style of architecture used sparingly on a small suburban block of flats.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: Like 53 Drumalbyn Road, this residential flat building has a hipped roof and a simple symmetrical front façade. However, the quality of the decoration and presentation of the buildings reflects the upper Middle-Class market to which 53 Drumalbyn Road was appealing compared to the Middle-Class market for which "Darnley" was constructed.</p>		

Compared item	Extant/demolished	Individual heritage listing
"Carinya," 470 New South Head Road, Double Bay	Extant	Yes Woollahra LEP 2014 (209)
<p>Description: 1934 three-storey block of flats in a hybrid style of architecture designed by Professor Leslie Wilkinson. The pitched tile roof is concealed by a parapet and the stylistic references to the Mediterranean are limited to the two arched loggias/balconies on the First and Second Floors. The front façade of the building is asymmetrical with a projecting bay running up the two top floors on the left side and the two loggias on the right side. The recessed Ground Floor contains a shuttered multi-paned window on the left and a small arched window on the right. The building contains five two-bedroom flats and one bedsitter flat and, despite the small size of the building, there is a winding, narrow service staircase in addition to the main, public staircase.</p> <p>Description (from Woollahra Council, Strategic Heritage Officer – 2022): The building exemplifies Wilkinson's restrained classicism in its use of arched loggias, paint scheme, dentilated cornices and Diocleatian motif to the ground floor. Neo-Georgian timber framed multi-pane windows with shutters reference are also typical of the Inter-War Mediterranean style. The structure of this building is reinforced concrete, which would have been an innovative material for the time.</p> <p>Significance: An important example of the Spanish Mission/Mediterranean style of architecture designed by Leslie Wilkinson who is better known for his single-family residences.</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: Presenting to the street as a small three-storey building the residential flat building steps down the steep site away from the main entrance. The well-mannered Inter-War Mediterranean style building uses multi-paned double-hung windows, window shutters, and a restrained Spanish window surround grouping the windows of the main stairwell. The building utilises Wilkinson's gable roofs with no eaves overhang. This is compared to the hip-roofed, rendered and simply decorated walls of 53 Drumalbyn Road.</p>		
"Boomerang," 42 Billyard Avenue, Elizabeth Bay	Extant	Yes State Heritage Register (00038) Sydney LEP 2012 (I575)
<p>Description (extracts from State Heritage Register): Spanish Mission mansion of three levels designed by Neville Hampson, 1923-6. Inter-war Spanish Mission style. An exotic 1926 residence exemplifying Hollywood-derived taste for the Spanish Mission style in a pastiche of palms, splashing fountains and 'Spanish' architectural details. Perforated screens, rough stucco, colonnades, grilles, loggias and barley twist columns are all combined here to provide one of the most successful examples of this style. Three-storey [sic] masonry structure rendered on external walls, with either ceramic tiled, timber panelled, fabric wallpapered, or plastered walls within. House has 25 main rooms, 6 bathrooms, 4 kitchens, covers a total of 100 square metres.</p> <p>The floors on the ground level are limestone paved (entry lobby), high quality timber parquet in dining room, former library, central lobby (former dining room), and upstairs bedrooms of English oak with black ebony and American walnut borders.</p> <p>Bedrooms (3) are on the upper floor, as is a servant's bedroom (no.4). All four bedrooms have attached bathrooms, mostly original with some 1980s/90s fittings added. All bathrooms are elaborately tiled with gold, iridescent blue, or green, or plain white tiles. Three main bedrooms all have inbuilt wardrobes in painted cabinetry, the main bedroom having an unusual fold-out door with two-full-length leaf mirrors, and a revolving 5-tiered hat stand. Two internal staircases access the upper floor, a major and a minor one. The major one is made of marble and bronze.</p> <p>The property has much external and internal detail work in wrought iron - window grilles, door screens, light fittings. The house has much bespoke decorative panel work on walls, floors and ceilings in coloured glazed ceramic tiles, timber, plaster and terrazzo. External walls have iron grilles in 'portholes' of different shapes, wooden gates, iron grille gates (two for vehicular entry), one wooden gate for pedestrian entry off Billyard Avenue.</p> <p>Separate garage/butler's quarters on the corner of Billyard Avenue/Ithaca Road, converted into garage/guests' quarters in the 1990s.</p>		

Compared item	Extant/demolished	Individual heritage listing
<p>Significance (from State Heritage Register): One of the most opulently Spanish houses in Australia Boomerang has historic, aesthetic and social significance as an exemplary example of large-scale Spanish Mission/ Hollywood Spanish mansion and garden in an urban setting, in relatively intact condition, demonstrating the lifestyle possible of wealthy merchant of the 1920s, and the kind of social milieu possible and popular among that class at the time. It has technical and research significance a rare example of domestic architecture of Neville Hampson in Sydney, and as a rare intact example of the landscape design of Max Shelley, a garden designer active in 1920s Sydney and South Australia from the 1930s onward, with an integration of house and garden rarely seen in Australia. Boomerang has added historic significance as it incorporates landscape remnants of the former Macleay Elizabeth Bay estate garden, namely remnant trees from the grounds of the Hall of Macleay's Linnean Society of NSW (1885).</p> <p>Comparison with 53 Drumalbyn Rd, Bellevue Hill: There is really no comparison between "Boomerang" and 53 Drumalbyn Road because of the vast difference in scale and the extravagant opulence of "Boomerang." "Boomerang" was designed for an ultra-rich client (a self-made millionaire by today's standards) whereas 53 Drumalbyn Road was designed for a Middle-Class occupant. "Boomerang" is the acme of imported Hollywood Spanish Mission, whereas 53 Drumalbyn Road was part of the simplified version of Inter-War Spanish Mission and Mediterranean architecture that was utilised in Sydney for Middle-Class housing.</p>		

From Section 8.3 (pages 61-62) Statutory listings Inter-War Spanish Mission & Spanish buildings listed in the Municipality of Woollahra

Items listed at 8.3 are all heritage items listed in the Woollahra LEP 2014 and have not been demolished.

From Appendix A Preliminary Projects Schedule – P. Gordon Craig & John M. Brindley

Where known, items extant have [extant] in the address field. Alternatively, demolished items have [dem] in the address field.