

10.12. Heritage Assessment of 7 and 9 Selwyn Street Wollstonecraft

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ATTACHMENTS	1. Heritage Assessment Report 7 & 9 Selwyn Street Wollstonecraft [10.12.1 - 80 pages]
CSP LINK	4. Our Social Vitality 4.3 North Sydney's history is preserved and recognised 5. Our Civic Leadership 5.1 Lead North Sydney's strategic direction

PURPOSE:

The purpose of this report is to consider the recommendations of an independent preliminary heritage assessment relating to 7 and 9 Selwyn Street Wollstonecraft, and to determine if Council should pursue the imposition of an Interim Heritage Order (IHO) over the two properties.

EXECUTIVE SUMMARY:

- On 14 July 2023, Development Application No. DA 219/23 was lodged for the demolition of two x two-storey dwelling houses at 7 and 9 Selwyn Street Wollstonecraft, and the construction of 10 x three-storey townhouses.
- In response to heritage concerns raised by residents, Council resolved at its meeting of 28 August 2023:
 1. *THAT Council obtain urgent advice in relation to whether an Interim Heritage Order(s) can be supported in respect of dwellings known as 7 and 9 Selwyn Street, Wollstonecraft.*
 2. *THAT the advice consider whether the properties may be heritage or contributory items within the conservation area.*
- Council engaged Kemp & Johnson Heritage Consultants to prepare a preliminary heritage assessment to determine if there is sufficient evidence to impose an Interim Heritage Order (IHO), and if so, prepare further advice to determine if Council should proceed with the formal listing of the two properties as local heritage items under NSLEP 2013.
- Council received a Preliminary Heritage Assessment on 2 November 2023 which concluded that neither dwelling satisfactorily reaches the threshold criteria to warrant local heritage listing. This conclusion was reached due to the dwellings having low levels of fabric integrity as result of substantial alterations and additions undertaken in the later 20th Century and more recently. Furthermore, the Assessment found that the extent of these alterations and additions resulted in the dwellings not being good representative examples of the Federation Queen Anne-style, nor being representative of the respective historical associations relating to each dwelling.

- Based on the findings of the independent preliminary heritage assessment, it is recommended that Council not pursue imposition of an IHO on the subject sites.
- Neither property can be identified as “contributory items” under North Sydney Development Control Plan 2013 as neither is located within an existing conservation area under NSLEP 2013. Furthermore, there is no ability to expand an existing conservation area to incorporate the subject sites as there are no conservation areas located in the vicinity of the sites.

RECOMMENDATION:

- 1. THAT** Council notes the recommendations of the independent preliminary heritage assessment prepared by Kemp & Johnson Heritage Consultants.
- 2. THAT** Council does not pursue the imposition of an IHO over 7 or 9 Selwyn Street Wollstonecraft.
- 3. THAT** Council does not pursue the identification of 7 or 9 Selwyn Street Wollstonecraft as contributory items under North Sydney Development Control Plan 2013.
- 4. THAT** Council advises the property owners and applicant to DA 219/23 of the outcomes of this report.

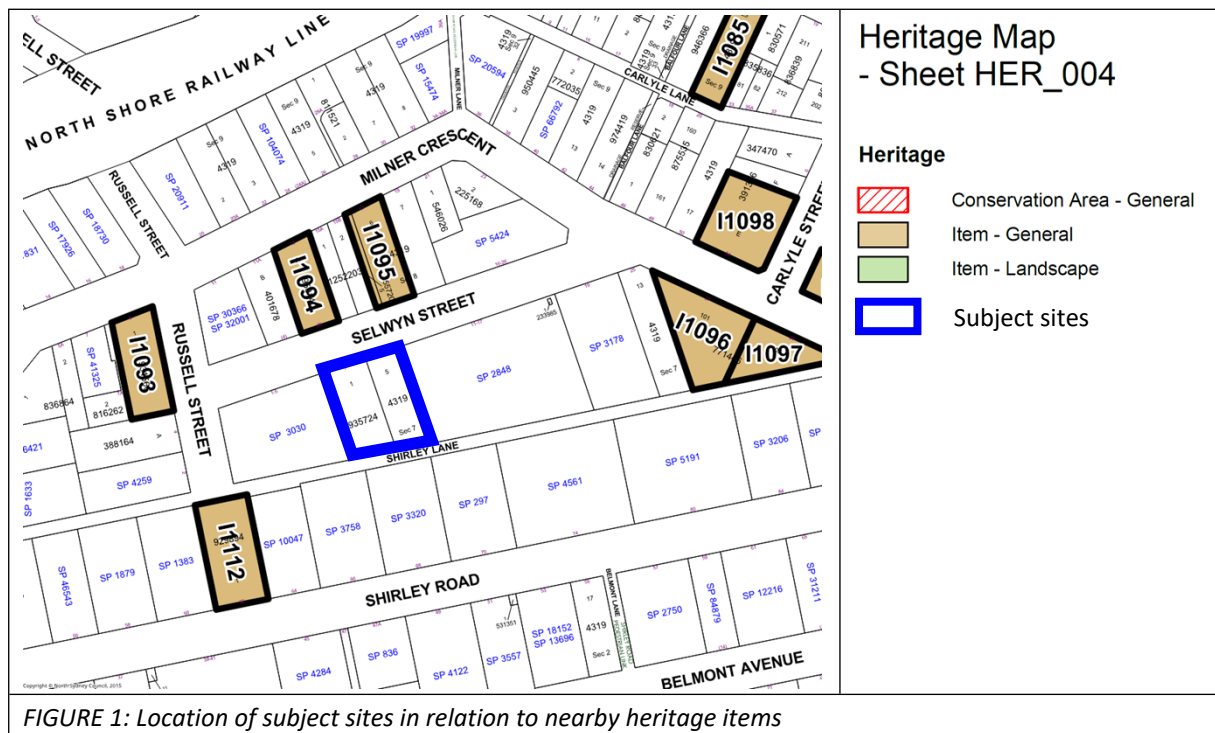
Background

On 14 July 2023, Development Application DA 219/23 was lodged for the demolition of two x two-storey dwelling houses and associated structures at 7 and 9 Selwyn Street, Wollstonecraft and construction of 10 x three-storey townhouses over communal basement parking and associated landscaping within private open space areas and communal areas.

During the assessment of DA 219/23, local residents approached Councillors with a request that Council urgently impose an Interim Heritage Order (IHO) over the properties. In making this request, the residents' submission states:

The dwelling houses at both 7 and 9 Selwyn Street are considered to be individually worthy of a heritage listing for the same reasons as the other nearby items, given their distinct architectural features that are reminiscent of a traditional period home and their high level of intactness of original fabric.

Council are encouraged to investigate the significance of both sites and consider implementing an Interim Heritage Order to allow for reasonable research and any future Planning Proposal to heritage list the sites.



In response to residents' concerns, Council resolved at its meeting of 28 August 2023:

1. THAT Council obtain urgent advice in relation to whether an Interim Heritage Order(s) can be supported in respect of dwellings known as 7 and 9 Selwyn Street, Wollstonecraft.
2. THAT the advice consider whether the properties may be heritage or contributory items within the conservation area.

Report

1. Engagement of independent heritage consultant

In response of 28 August 2023, Council forwarded a brief on 7 September 2023 to six independent heritage consultants seeking a fee proposal to undertake the following:

- *Stage 1*
Prepare a Preliminary Heritage Assessment to determine whether there is sufficient evidence to support the imposition of an IHO over the subject sites to provide temporary protection from demolition until a detailed heritage assessment can be completed; and
- *Stage 2*
Should the results of Stage 1 warrant the imposition of an IHO, the preparation of a Detailed Heritage Assessment to determine if both properties are worthy of local heritage listing under NSLEP 2013.

The purpose of seeking the services of an independent consultant was to ensure a transparent and objective evidence-based opinion is obtained by an appropriately qualified and experienced heritage specialist before proceeding to place an IHO over one or both of the subject sites, and if required, proceed to undertake the necessary steps to determine if the properties should be formally heritage listed.

On 27 September 2023, Council appointed Kemp & Johnson Heritage Consultants to undertake the required heritage assessment/s.

2. Stage 1 - Preliminary Heritage Assessment

On 2 November 2023, Council received a Preliminary Heritage Assessment (Attachment 1) from Kemp & Johnson Heritage Consultants. The Assessment was principally prepared by Chery Kemp, who has over 34 years' experience in urban planning in NSW, 32 specialising in heritage. This experience has been obtained across state and local government levels as well as within the private sector. In addition, Ms Kemp has qualifications in urban planning and heritage, including a Bachelor of Arts (majoring in urban geography, applied statistics and demography), Master of Urban and Regional Planning and Master of the Built Environment (Conservation).

The Preliminary Heritage Assessment contains a detailed historical analysis, based on the research undertaken from primary and secondary resources as well an on-site inspection conducted by the consultant's team on 16 October 2023. The report also contains a comprehensive assessment against the eight criteria for heritage listing, as well as a comparative analysis with similar identified heritage and contributory items within in the Local Government Area.

The Assessment states:

CRITERION (A) HISTORICAL SIGNIFICANCE

The houses are representative of the Federation period development of Wollstonecraft.

CRITERION (B) HISTORICAL SIGNIFICANCE (ASSOCIATION)

The house "Nyrang" at No. 7 Selwyn Street has historical association with two writers who were previous residents of the house: Jack Pollard and Deborah Niland (1950-).

The house "Kiera" at No. 9 Selwyn Street has historical association with its designer architect Thomas Darling and his family members who resided in the house from 1913 to 1925.

These historical associations are diminished by the lack of fabric integrity of both houses, which have been substantially diminished by late 20th century and more recent alterations, so that the houses do not demonstrate well the historical associations of these earlier periods.

CRITERION (C) AESTHETIC/TECHNICAL SIGNIFICANCE

The houses could be considered representative examples of Federation Queen Anne style houses, however due to substantial alterations are not considered to be good representative examples of the style.

CRITERION (D) SOCIAL SIGNIFICANCE

None.

CRITERION (E) TECHNICAL/RESEARCH SIGNIFICANCE

None.

CRITERION (F) RARITY

While No. 9 Selwyn Street is one of only two houses definitively attributed to designer architect Thomas Darling, it is not a good example of the architect's work due to low fabric integrity resulting from late 20th century and more recent alterations. The other known example of the architect's work is substantially intact and more architecturally distinguished. Further research may also reveal other extant examples of the architect's residential work in Wollstonecraft and Roseville (based on tender notices).

CRITERION (G) REPRESENTATIVENESS

The houses could be considered representative examples of Federation Queen Anne style houses, however due to substantial alterations are not considered to be good representative examples of the style.

CONCLUSION OF SIGNIFICANCE ANALYSIS

The two houses at Nos. 7 and 9 Selwyn Street, Wollstonecraft are not considered to reach the threshold of significance to warrant local heritage listing due to the low fabric integrity of both houses resulting from substantial alterations undertaken in the late 20th century and more recently. These alterations result in the houses not being good representative examples of the Federation Queen Anne style, and not being representative of the respective historical associations relating to each house. The

Comparative Analysis at Attachment 2 of this report identifies other intact examples of this style which are protected as heritage items or within heritage conservation areas within the North Sydney LGA, and also has identified a substantially intact and more architecturally distinguished example of the architect Thomas Darling's design work than the house at No. 9 Selwyn Street.

The Assessment subsequently recommended:

In the light of the significance analysis outlined in this report, the two houses at Nos. 7 and 9 Selwyn Street, Wollstonecraft do not meet the threshold for local heritage listing, due to low fabric integrity.

It is recommended that Council not pursue the imposition of an Interim Heritage Order over either of these properties.

The two houses at Nos. 7 and 9 Selwyn Street Wollstonecraft are not recommended for local heritage listing, as both houses are substantially altered in the late 20th century and more recently and have low fabric integrity.

The lack of fabric integrity of both houses diminishes the historical and aesthetic significance of the houses, and the established historical associations of each house are not shown in the physical fabric due to the alterations – i.e. neither house demonstrates the period relating to each house's respective historical association.

If future development approvals result in demolition of the two houses, it is recommended that:

- *An archival photographic record be undertaken of each house and site prior to demolition, for lodgement with North Sydney Library's Local Studies collection.*
- *Consideration be given to a condition of development consent requiring interpretation of the historical associations of each house as outlined in this report.*

3. Should Council impose an Interim Heritage Order?

IHOs can be made by the Minister for Heritage on the recommendation of the Heritage Council, or by local councils under delegation under Part 3 – *Interim heritage orders for items of State or local heritage significance* of the Heritage Act, 1977. On 12 July 2013, a Ministerial Order was gazetted which granted authorisation to all local councils in NSW to make IHOs in accordance with s.25 of the Heritage Act, 1977 and subject to meeting the conditions listed in Schedule 2 of the Order.

Compliance with the requirements of s.25 to the Heritage Act, 1977 is demonstrated in Table 1 on the next page.

TABLE 1: Assessment Against s.25 of the Heritage Act 1977

Requirement	Comment
(1)The Minister may, by order published in the Gazette, authorise a council to make interim heritage orders for items in the council's area.	Authorisation was granted to North Sydney Council on 12 July 2013.
(2)A council authorised under this section may make an interim heritage order for a place, building, work, relic, moveable object or precinct in the council's area that the council considers may, on further inquiry or investigation, be found to be of local heritage significance, and that the council considers is being or is likely to be harmed.	<p>This report specifically addresses this requirement</p> <p>Local Heritage Significance</p> <p>The <u>Preliminary Heritage Assessment (refer to Section 2 of the report) concludes that the two dwellings do not meet the threshold for local heritage listing under NSLEP 2013</u>, primarily due to the extent of alteration to original fabric and not comprising good representative examples of the Federation Queen Anne style.</p> <p>Threat of harm</p> <p>The two dwellings are proposed to be demolished under DA 219/23, which is currently subject to an active Appeal to the Land and Environment Court against Council's deemed refusal of the application. Therefore, there is still a threat of demolition of the dwellings.</p>
(3)An interim heritage order made by a council is of no effect in so far as it applies to any of the following items: (a)an item to which an interim heritage order made by the Minister applies,	No IHO applies to the subject sites which has been issued by the Minister for Heritage
(b)an item listed on the State Heritage Register.	The properties are not listed on the State Heritage Register.
(4)An authorisation under this section can be given subject to conditions and a council cannot act in contravention of the conditions of its authorisation.	<p>Authorisation conditions are addressed in Table 2 to this report.</p> <p>Council is unable to act upon its Authorisation, as it does not have the benefit of a report which supports the local heritage listing of the two properties outright or with the benefit of additional research.</p>

TABLE 1: Assessment Against s.25 of the Heritage Act 1977

Requirement	Comment
(5) The Minister may at any time by notice published in the Gazette withdraw a council's authorisation or change the conditions of its authorisation. The withdrawal of a council's authorisation does not of itself affect any interim heritage order made before the authorisation was withdrawn.	An IHO has not yet been placed on the subject property and therefore cannot be withdrawn.

Council may only impose an IHO over a property if it complies with the conditions listed in Schedule 2 of the Ministerial Order issued on 12 July 2013. Compliance or otherwise with these conditions are provided in Table 2 below.

TABLE 2: Conditions for Local Councils to make Interim Heritage Orders

Condition	Comment	Complies?
(1) A council must not make an Interim Heritage Order (IHO) unless:		
(a) an environmental planning instrument containing a schedule of heritage items derived from a heritage study and provisions for the management of those items is in force in the Local Government Area; and	NSLEP 2013 applies to the whole of the North Sydney LGA and contains a list of heritage items which have been derived from numerous comprehensive heritage studies.	YES
(b) it has considered a preliminary heritage assessment of the item prepared by a person with appropriate heritage knowledge, skills and experience employed or retained by the council and considers that:	<i>Refer to Section 2 of this report.</i> The preliminary heritage assessment has been prepared by Chery Kemp of Kemp and Johnson, who has the relevant experience and skills to undertake that assessment.	YES
(i) the item is or is likely to be found, on further inquiry and investigation, to be of local heritage significance;	<i>Refer to Section 2 of this report.</i> The preliminary heritage assessment concludes that the subject items do not meet the threshold criteria for listing as items of local heritage significance. Due to the extent of research undertaken, further enquiries are unlikely to change the sites'	NO

TABLE 2: Conditions for Local Councils to make Interim Heritage Orders

Condition	Comment	Complies?
	ability to meet the threshold criteria for local heritage listing.	
(ii) the item is being or is likely to be harmed;	The two dwellings are proposed to be demolished under DA 219/23, which is currently subject to an active Appeal to the Land and Environment Court against Council's deemed refusal of the application. Therefore, there is still a threat of demolition of the dwellings. The buildings may also be demolished at any time by way of complying development certification.	YES
(iii) the IHO is confined to the item determined as being under threat; and	If required, the IHO would only apply to the items determined as being under threat.	YES
(c) where the IHO is made over land which includes an item which is likely to be found, on further inquiry and investigation, to be of significance to Aboriginal people, a council must refer the proposal to make an IHO to the Office of Environment and Heritage for assessment regarding significance and community consultation, before the IHO is made. Council must comply with the recommendations of the Office of Environment and Heritage made in its assessment prepared pursuant to the referral.	The subject sites are <u>not identified</u> as containing significance to Aboriginal people, therefore referral to the Office of Environment and Heritage is not required before the IHO is made.	YES
(2) A council must not make an IHO where: (a) the item is listed on: (i) an environmental planning instrument as an item of environmental heritage;	The subject sites are <u>not listed</u> as an item of environmental heritage under any	YES

TABLE 2: Conditions for Local Councils to make Interim Heritage Orders

Condition	Comment	Complies?
	environmental planning instrument	
(ii) the item is within a heritage conservation area identified in an environmental planning instrument; or	The subject sites are <u>not identified</u> as being located within a heritage conservation area under any environmental planning instrument	YES
(b) the item is covered by:		
(i) an order under s.136 of the Heritage Act, 1977; or	The subject sites are <u>not covered</u> by an order under S.136 of the Heritage Act.	YES
(c) the council has previously placed an interim heritage order on the item; or	The subject sites have <u>not been subject to an IHO</u> in the past.	YES
(d) a development consent (other than a complying development certificate), has been granted in relation to the item that permits the item to be harmed, and the development consent is still in force; or	<u>No such development consent has been issued.</u>	YES
(e) a complying development certificate has been granted for the demolition of an existing dwelling and the erection of a new single storey or two storey dwelling house, and the complying development certificate is still in force.	<u>No such complying development certificate has been issued.</u>	YES
(3) A council must not make an IHO in relation to item(s) that are located on land:		
(a) that is Crown land; or	The subject sites <u>do not comprise</u> Crown Land	YES
(b) which is being developed by or on behalf of the Crown; or	The subject sites are <u>not being developed</u> by or on behalf of the Crown	YES
(c) which is subject to a development for which the Minister for Planning and Infrastructure is the consent	The subject sites <u>do not have</u> the benefit of Ministerial approval	YES

TABLE 2: Conditions for Local Councils to make Interim Heritage Orders

Condition	Comment	Complies?
<p>authority or approval authority under the Environmental Planning & Assessment Act 1979.</p>		
<p>(4) A council must not make an IHO in respect of an item (which includes a building, work, relic, or place) that is subject to an approval, consent, licence, permit, permission or any other form of authorisation that requires or permits the item to be harmed and that is issued by the Crown, an officer or employee of the Crown or a Minister.</p>	<p>The subject properties <u>do not have</u> the benefit of an approval, consent, licence, permit, permission or any other form of authorisation that requires or permits the item to be harmed and that is issued by the Crown, an officer or employee of the Crown or a Minister.</p>	<p>YES</p>
<p>(5) An IHO made by a council must contain the following condition: <i>This Interim Heritage Order will lapse after six months from the date it is made unless the local council has passed a resolution before that date; and</i> <i>(i) in the case of an item which, in the council’s opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or</i> <i>(ii) in the case of an item which in the Council’s opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under section 32(2) of the Heritage Act to include the item on the State Heritage Register.</i></p>	<p>This condition can be complied with, if all other conditions can be satisfactorily met.</p>	<p>YES</p>
<p>(6) A council must publish annually in its State of Environment Report or Annual Report a summary of all</p>	<p>This can be complied with should an IHO be issued.</p>	<p>YES</p>

TABLE 2: Conditions for Local Councils to make Interim Heritage Orders		
Condition	Comment	Complies?
decisions regarding IHOs for that year and provide a copy to the Office of Environment and Heritage.		

The Preliminary Heritage Assessment demonstrates that the subject sites do not adequately reach the threshold for local heritage listing as a result of the degree of substantial alterations and low level of fabric integrity.

Given the extent of analysis undertaken (noting the Assessment report is almost 60 pages in length, excluding attachments), it is unlikely that undertaking further research will reveal any additional information to change the conclusions of the Preliminary Heritage Assessment.

Therefore, it is recommended that Council not pursue the imposition of an IHO over the two properties as it is unable to satisfactorily address clause 1(b)(i) to Schedule 2 of the Ministerial Order issued on 12 July 2013.

4. Potential for listing as a “Contributory Item”

Council’s Resolution No. 2 of 28 August 2023 states:

THAT the advice consider whether the properties may be heritage or contributory items within the conservation area.

Only properties located within a Conservation Area under NSLEP 2013 may be identified as a “contributory item” under North Sydney Development Control Plan 2013.

As shown in Figure 1 on page 3 of this report, the subject sites are not located within a Conservation Area identified on the Heritage Map to NSLEP 2013 and therefore there is no ability to identify the properties as contributory items.

Furthermore, the subject sites are not located within the vicinity of any Conservation Area, identified on the Heritage Map to NSLEP 2013 (refer to Figure 1). Accordingly, there is no ability to consider the potential expansion of an existing Conservation Area to incorporate the subject sites and then potentially consider them for “contributory item” status.

5. Status of Development Application DA219/23

On 12 October 2023, the applicant filed a Class 1 Appeal (Proceedings No. 319718/23) in the Land and Environment Court against the deemed refusal of DA 219/23 (failure to determine the application within 40 days).

At the time of preparing this report, a Directions Hearing was scheduled to be held on 8 November 2023, with Statements of Facts and Contentions due on 3 November 2023. Dates for a s.34 Conciliation Conference or Hearing have yet to be determined.

Council is currently seeking an extension for the completion of the preparation of the Statement of Facts and Contentions until the 1 December 2023, to allow for the outcomes of this report to be formally resolved.

It is preferable that the issues regarding the identification of potential heritage significance and subsequent imposition of an IHO over the subject sites be resolved before 1 December 2023. This is to ensure that additional Council staff and resources are not expended to justify its defence of the Appeal on heritage grounds, if those matters are no longer an issue, as a result of the independent investigations.

Options

Council has the following options in relation to this matter:

1. Not proceed with imposition of an IHO on the sites.
2. Seek alternative advice.
3. Do nothing.

These options are assessed in the table below.

Option	Finance/Resourcing	Risk/Opportunity	Consultation
1.	<p>No additional finance or staff resources are required to proceed with the imposition of an IHO and potential defence of this position.</p> <p>Reduced finance and staff resources addressing matters in the Appeal to DA219/23 associated with addressing heritage concerns applying to the subject sites.</p>	<p>The Preliminary Heritage Assessment contains sufficient evidence to justify that the two properties do not meet the threshold criteria to be identified as local heritage items under NSLEP.</p>	<p>No additional consultation is required in relation to not imposing the IHO.</p> <p>Council could directly notify the property owners and applicant to DA 219/23 of the outcomes of this report as a matter of courtesy.</p>
2.	<p>Increased financial and resourcing costs to seek and engage another heritage consultant and report the findings back to Council.</p> <p>Potential increased financial and resourcing costs defending the imposition of an IHO based on the results of alternative advice.</p>	<p>A new assessment may reach the same conclusions as the current assessment.</p> <p>If a new assessment recommends that an IHO be pursued, Council’s reputation could be impacted, as it could be seen to be “shopping for an answer” to suit an agenda.</p>	<p>No additional consultation is required in relation seeking alternative heritage advice.</p>

Option	Finance/Resourcing	Risk/Opportunity	Consultation
	Increased finance and staff resources addressing matters in the Appeal to DA219/23 associated with pursuance of an IHO over the two sites.	If an IHO is imposed based on a new heritage assessment, the Council's imposition of the IHO is likely to be challenged in the Land and Environment Court	
3.	Additional finance and staff resources addressing matters associated with the potential imposition of an IHO as it relates to the Appeal to DA219/23.	Council could be seen to obstructing the ordinary progression of the DA Appeal.	No additional consultation is required.

Option 1, is recommended for the following reasons:

- The Preliminary Heritage Assessment does not contain sufficient evidence to support the imposition of an IHO over the subject properties.
- The appointed consultant is appropriately qualified and has extensive heritage experience and it's unlikely that an alternative consultant with appropriate skills and experience will reach a different conclusion.
- It will result in reduced potential financial and staff resources impacts, through:
 - o no need to defend Council's position, on Heritage grounds, to the Appeal in relation to DA219/23;
 - o no need to seek an alternative opinion; and
 - o no need to defend Council's position to an imposed IHO if a second opinion is received with regard to the imposition of an IHO.
- No further formal consultation is required. However, Council could directly advise the property owners and applicant of DA 219/23 of Council's resolution on the matter as a matter of courtesy.

Consultation Requirements

If Council does not place an IHO on the site, additional consultation is not required in relation to this IHO. Further consultation will be required during the Development Application process.

Financial/Resource Implications

If Council does not place an IHO on the site, additional resources are not required in relation to this IHO. Further resources will be required during the Development Application process.

Legislation

Compliance with the relevant provisions of the following legislation have been addressed throughout this report:

- NSW Environmental Planning and Assessment Act, 1979 and accompanying Regulations (2021)
- NSW Heritage Act 1977 and accompanying Regulations (2012)
- Local Government Act 1993 and accompanying Regulations (2021)

CONCLUSION

Given the comprehensiveness of the independent Preliminary Heritage Assessment, and the recommendation that there is insufficient evidence to warrant the local heritage listing of the two properties, it is recommended Council not proceed with the imposition of IHO over 7 and 9 Selwyn Street Wollstonecraft.

In addition, as the subject sites are not located within or adjacent to a Conservation Area under NSLEP 2013, there is no ability to consider the identification of the two properties as contributory items under NSLEP 2013.

Heritage Assessment Report

7 and 9 Selwyn Street, Wollstonecraft (Lot 1 DP935724 & Lot 5, Sec 7, DP4319)

November 2023



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Revision	Date	Issued By
1- Preliminary	27/10/2023	Chery Kemp, Principal Partner/Heritage Specialist
3-final	2/11/2023	Chery Kemp, Principal Partner/Heritage Specialist

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1.0 INTRODUCTION/BACKGROUND

1.1 THE BRIEF

This heritage assessment report has been prepared on behalf of North Sydney Council to assess the heritage significance of the properties at 7 and 9 Selwyn Street, Wollstonecraft.

The primary purpose of this report is to assist North Sydney Council in determining if there is sufficient evidence indicating that the properties at 7 and 9 Selwyn Street, Wollstonecraft are of heritage significance, such that Council should pursue the imposition of an Interim Heritage Order on the properties, and, if so, allow time for further research to be undertaken to confirm whether the properties should be subject to a formal LEP heritage listing.

1.2 APPROACH AND METHODOLOGY

The methodology used in this report is in accordance with the guidelines of the NSW Heritage Manual and in accordance with the latest version of Heritage NSW *Assessing Heritage Significance* guidelines. This report is also in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes.

1.3 LIMITATIONS

The historical background in this report has been thoroughly researched by professional historian Dr. Charles Pickett from a mix of primary (e.g., *Sand's Directory*, Lands Titles) and secondary sources, and is a detailed history sufficient to provide the basis for the heritage significance analysis of the place. Professional photographer Nathanael Hughes of Aperture Photography was engaged to undertake photography of both properties, and these photographs are used in this report unless otherwise captioned.

The heritage assessment of the two properties at 7 & 9 Selwyn Street Wollstonecraft has been undertaken without reference to any current Development application proposals affecting the properties.

1.4 AUTHOR IDENTIFICATION

This report was prepared by Kemp & Johnson Heritage Consultants.

This report was authored by Chery Kemp, Principal Partner & Heritage Specialist, with historical research undertaken and history written by Dr. Charles Pickett, Historian sub-consultant, and site photos taken by professional photographer Nathanael Hughes (unless otherwise credited).

1.5 ACKNOWLEDGEMENTS

The assistance of Stanton Library Heritage Centre in undertaking the historical research for this report is gratefully acknowledged.

1.6 DEFINITIONS

For the purposes of this report

Local	Refers to North Sydney Council area
State	refers to New South Wales

The following definitions used in this report and are from *Article 1: Definitions* of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place	means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural significance	means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use, associations, meanings</i> , records, <i>related places</i> and <i>related objects</i> . Places may have a range of values for different individuals or groups.
Fabric	means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
Maintenance	means the continuous protective care of a <i>place</i> , and its <i>setting</i> . Maintenance is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i> .
Preservation	means maintaining a <i>place</i> in its existing state and retarding deterioration.
Restoration	means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.
Adaptation	means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.
Use	means the functions of a <i>place</i> , including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.
Related Place	means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.
Related object	means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denote what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

1.7 LOCATION OF THE SUBJECT PROPERTIES

The subject properties at 7 and 9 Selwyn Street, Wollstonecraft are adjacent properties located on the southern side of Selwyn Street, with the southern boundaries of the properties facing Shirley Lane. No. 7 Selwyn Street has its western side boundary shared with 1-5 Selwyn Street, and its eastern boundary shared with No. 9 Selwyn Street. No. 9 Selwyn Street has its eastern boundary shared with 11-17 Selwyn Street. The real property details are outlined in Table 1 below. Figures 1-3 show the locations of the sites.

Table 1: Real Property Details for the site

Street address	Real property description
7 Selwyn Street Wollstonecraft	Lot 1, DP935724
9 Selwyn Street Wollstonecraft	Lot 5, Section 7, DP4319

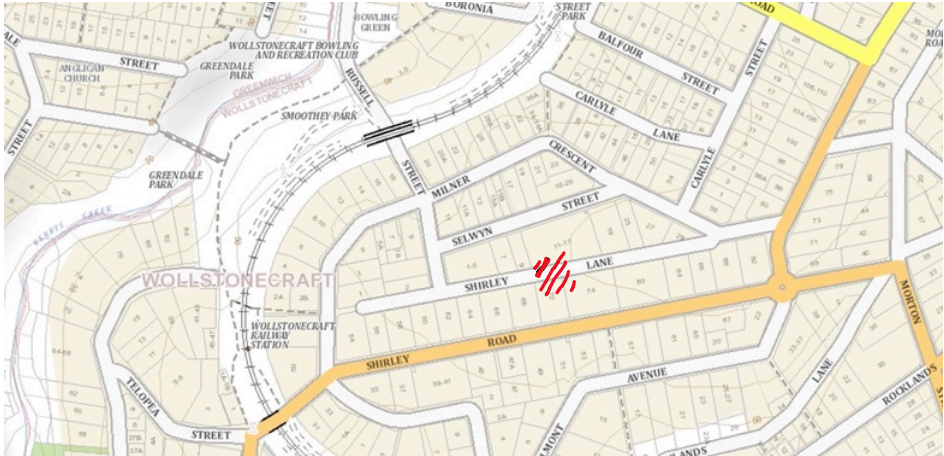


Figure 1: Location of the subject properties at 7 and 9 Selwyn Street, Wollstonecraft (cross hatched in red) Source: NSW Land Registry Services Six maps, annotated



Figure 2: Recent satellite view of Nos. 7 and 9 Selwyn Street (cross hatched in red) Source: Source: NSW Land Registry Services Six maps, annotated



Figure 3: 1943 aerial photo of Nos. 7 and 9 Selwyn Street (cross hatched in red) Source: NSW Land Registry Services Six maps, annotated

STATUTORY LISTINGS AND CONTROLS

NSW HERITAGE ACT 1977 (AS AMENDED)

The site is not included on the State Heritage Register (SHR).

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013

The properties are not listed as local heritage items and are not within a heritage conservation area listed in the North Sydney LEP 2013. The properties are, however, located in the vicinity of two LEP listed heritage items, with details outlined in Table below.



Figure 4: The heritage context of the sites at 7 and 9 Selwyn Street (indicated with red outline) Source: Extract of North Sydney LEP 2013 Heritage Map 001

Table 2: Heritage Listing details for heritage items in the vicinity of the subject site (from North Sydney LEP 2013 Schedule 5 Part 1)

Locality	Item name	Address	Property description	Significance	Item no.
Wollstonecraft	House	13 Milner Crescent	Lot A. DP 950140	Local	11094
Wollstonecraft	House	17 Milner Crescent	Lot 6 Section 8, DP4319	Local	11095

NON- STATUTORY LISTINGS

No National Trust listings or Australian Institute of Architects listings have been noted for the subject properties.

2.0 HISTORY

2.1 WOLLSTONECRAFT

The suburb of Wollstonecraft is named for Edward Wollstonecraft, a London solicitor whose aunt was feminist pioneer Mary Wollstonecraft. Her notoriety helped propel the young Wollstonecraft from London to a life of travel and trade. Wollstonecraft entered an agreement with Scots trader Alexander Berry, both travelled to Australia during 1819 and became leading importers and traders; they also successfully lobbied for extensive land grants at Shoalhaven and on Sydney's North Shore. Berry's Shoalhaven estate flourished but he refused to recognise any form of government authority over his land and was accused of mistreating his convict servants, his tenants and the indigenous people who worked for him for food and other supplies. An embittered Berry withdrew from management of the Shoalhaven estate during the 1840s.

Meanwhile Edward Wollstonecraft in 1821 secured 526 acres (213 hectares) which became the site of Wollstonecraft and neighbouring suburbs including Crows Nest and Naremburn. This land passed to Alexander Berry following Wollstonecraft's death in 1832 and some years later he retired to his villa Crows Nest House, taking little interest in the surrounding estate.

After Berry's death in 1873 parts of the well-timbered land were subdivided and sold, especially at the northern end of the Berry Estate, in today's Crows Nest and St Leonards. This process was directed by John Hay who had managed Berry's Shoalhaven estate and inherited the North Sydney estate as the last surviving member of the Berry family. His fellow trustee was James Norton, a prominent barrister and politician who had prepared Alexander Berry's will and defended it against other claimants.

John Hay was said to have influenced the routing of the North Shore Railway closer to the Harbour than originally planned between St Leonards and North Sydney; he donated land for the line which was to substantially increase the value of the Wollstonecraft and Waverton land, divided into large lots for a 'model suburb'.¹ By 1897 the Berry Island peninsular had been subdivided between the new railway north to Fleming Street (now River Road), including Selwyn Street, the subdivision in 1906 registered as Deposited Plan 4319.²

¹ Sydney Mail and New South Wales Advertiser, 27 July 1904, p.224.

² LRS Vol.1232 Folio 74, 1897; Vol.1717 Folio 196, 1906.

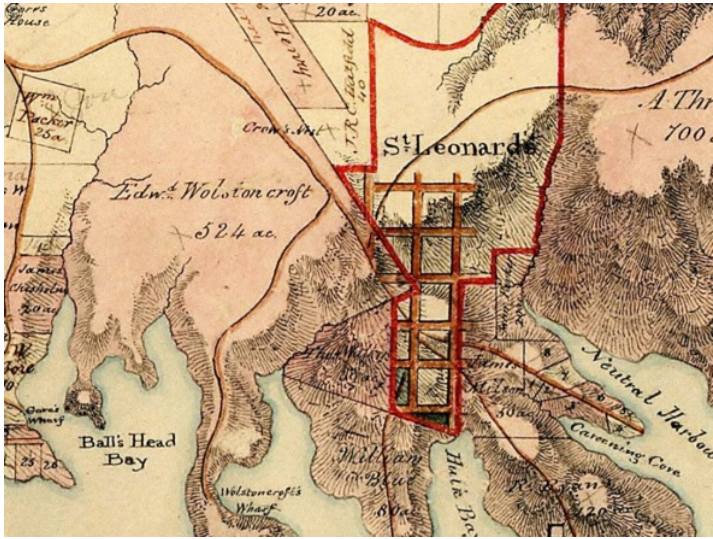


Figure 5: Parish of Willoughby (detail), c1830. LRS.



Figure 6: (Left) Berry's Estate, 1887, Stanton Library.

2.2 THE DARLING FAMILY

The 1890s Depression slowed Wollstonecraft land sales and the streets near the station were not advertised until after 1900. *Sands* listed no Selwyn Street addresses in 1907 when Ellen Jane Darling purchased Lot 5, Section 7 of the subdivision, now 9 Selwyn Street.³



Figure 7: Deposited Plan 4319, 1906. LRS.

³ LRS VOL.1838 VOL.52, 1907.



Figure 8: Berry's Estate Subdivisions, 1906. SLNSW.



Figure 9: 1910 Auction poster for the Berry's Estate. Source: SLNSW

Christina Roxburgh, came to Melbourne from Scotland in 1859 and later married the Reverend Hugh Darling, first minister of South Melbourne Presbyterian Church. The Reverend Darling died in 1877 and his wife and five children returned to her family at Leith, Scotland. Returning to Australia in 1881 the family settled at Kew, Melbourne although about 1900 Mrs Darling followed her children who by then lived in Sydney. Her children were: Thomas Darling, Architect; Frederick Augustus Darling (who became a Presbyterian Reverend); Charlotte (Lottie) Darling; Margaret Jessie Darling; and Ellen Jane Darling (who married a Presbyterian Reverend John Malcomson in 1913).

During 1907 Thomas Darling advertised:

'TENDERS are invited for Erection of Cottage, Selwyn-street, Wollstonecraft. Plans and specifications may be seen at my office. THOS. J. DARLING, Architect Vickery's-chambers, 12 Spring-street. Tel. 4084'.⁴

Thomas James Darling (1874-1947) was the youngest child of Christina Darling. He attended the Melbourne Scotch College before being articled to the architect Thomas Salter Watts who

⁴ *Sydney Morning Herald*, 19 October 1907, p.10.

had joined the Swanston Street practice of his father Thomas Watts in 1883.⁵ The Watts formed a prominent practice and TS Watts was a committee member of the Victorian Institute of Architects for most of the 1890s.

In 1893 Thomas Darling was successful in the annual competition of the RVIA: 'Best Set of Measured Drawings of St James Cathedral - First prize and Institute's bronze medal, T J Darling, care of Mr T S Watts, FRVIA'.⁶

Two years later he published a call for tenders:

'THOS. J. DARLING Architect, Kew, invites tenders for the Erection of a Small CHURCH, Canterbury. Plans and specifications to be seen at the Shipping Exchange, 25 King-street, Melbourne.'⁷

By 1898 Thomas Darling was living at Rangers Road, North Sydney and working in the city at Cohen Chambers, Spring Street. Thomas Darling's first years in Sydney were productive, evidenced by the numerous requests for tenders he placed in the building and general press. In 1913 *Building* asked Sydney's leading architects to list their 'principal works' for the year; Thomas Darling's list included nineteen residences and cottages, primarily north of the Harbour, as well as additions to several others, five shops and a reinforced concrete residence at Leura, a terrace of houses at Glebe Point as well as two business premises and a motor garage in Sydney.⁸

Around this time Thomas Darling gained the first of two commissions for major city buildings. The first was Atlas House in Spring Street, built after Cohen Chambers was destroyed by fire in 1913; a new seven storey office building was completed on the site to Darling's design, an 'addition to the group of freestone facades surrounding the Lands Office, Sydney'.⁹ Darling also designed a new head office and showroom for the Australian Gas Light Company, completed in 1922. Situated on Pitt Street near Central Station, the AGL building was replaced by the retail and office complex Sydney Central during the early 1990s, however Darling's Doric portico and street level façade was incorporated into the new building. Atlas House was demolished during the 1980s.

Thomas Darling was also one of numerous architects to gain commissions from the brewers and hoteliers Tooth & Co, notably the remodelling of Aaron's Hotel, Gresham Street, one of Sydney's largest and most prestigious hotels. Darling designed an assortment of structures – a Presbyterian Church at Berry, school rooms for Roseville Girls College, a council chambers at Port Macquarie, a school hall at Crows Nest – yet residential architecture formed the vast majority of his work.

In 1904 Darling designed a residence 'Hughentina' at Clanville Road, Roseville for his mother, himself and two of his siblings.¹⁰

In 1907 he married Emily Mary Hudson at North Sydney; presumably the new family house was designed that year for a smaller household while Darling also designed a new residence for his wife and himself; the couple had two sons and two daughters.

Thomas Darling designed several Wollstonecraft residences; he was one of several high-profile architects to work in Wollstonecraft where properties were sold with a 'brick-only' covenant.

⁵ *Leader*, 25 December 1886, p.37; *Argus*, 16 March 1883, p.3.

⁶ *Argus*, 16 July 1893, p.9.

⁷ *Age*, 10 January 1895, p.3.

⁸ *Building*, December 1913, pp.121, 122.

⁹ *Building*, December 1914, p.119.

¹⁰ *Sydney Morning Herald*, 19 July 1904, p.7.

The most prominent was Donald Esplin who purchased several lots there in 1907 and built 'Illaroo' by Shirley Road for his family. Like Darling, Esplin was a leading exponent of the Arts and Crafts and English revival architecture that typified the houses built in Wollstonecraft during the first two decades of the twentieth century.

2.3 'KIERA', 9 SELWYN STREET

The house "Kiera" was designed by architect Thomas Darling and was occupied by his mother Christina Darling from 1913, though first shown as occupied in Sand's Directory in 1910.

Christina Darling lived at Keira, and later with her son Frederick, who had followed his father to become a Presbyterian minister, and his wife Mary. Frederick Augustus Darling had married Mary Stuart Andrew in 1890. A Government Gazette notice in 1925 registered the relocation of the Reverend Frederick Augustus Darling from Arncliffe to Selwyn-Street Wollstonecraft on 2nd November 1925,¹¹ however, according to Sand's Directory, the Rev. Frederick Darling had already moved into "Kiera" by 1914, where Christina Darling is also noted as resident.

Another of Christina Darling's offspring, her youngest daughter Ellen Darling, married yet another Presbyterian Reverend John Malcomson, during 1913 at Kiera (but this couple did not live in the house). A 1910 subdivision map marked a house on the site, and the house was first shown as occupied in Sand's Directory in 1910, indicating a 1909 construction date.

In 1918 Keira was home to Mrs Darling and the younger couple: 'A young girl wanted, assist household duties, 3 adults, family, Keira, Selwyn-st., Wollstonecraft'.¹²

The building application for Keira is no longer extant, however a sale notice gives some details following Christina Darling's death in 1925:

WOLLSTONECRAFT, KEIRA, SELWYN STREET. LAND 50ft frontage by depth 100ft, approximately to lane at rear. Cottage, containing small Lounge, Hall, Dining and Drawing Rooms, four Bedrooms, Bathroom, Kitchen (Gas and Fuel Stoves), Detached Laundry (built-in Copper, Tubs, etc.). In excellent order. 75 PER CENT. OF THE PURCHASE, MONEY CAN BE ARRANGED ON EASY TERMS.¹³

At that time the house and land were valued at £1850 by North Sydney Council. The property was purchased in 1927 by commercial traveller Harold Robert Lionel Scott with a mortgage held by two of the Darling sisters. The house remained in the Scott family until 1968, and the following year was purchased by the Methodist Church Property Trust for the Crows Nest Methodist Church.

The property's use while in church ownership is unknown but the house was apparently in poor condition when returned to the property market during 1989: 'The church has instructed us to sell this once magnificent Federation home. Located in quiet leafy street, close to trans., in need

¹¹ Government Gazette of NSW 6 November 1925, Issue 147, page 4767, notice of the Registrar-General's Department of changes of residence of officiating ministers.

¹² *Sydney Morning Herald*, 3 September 1918, p.12.

¹³ *Sydney Morning Herald*, 10 October 1925, p.22.

of renovation. Features four brs, study, formal linge, separate dining, sunroom. A real challenge for the enthusiast. Tenders close 21/8/89'.¹⁴

Water Board plans and aerial photos indicate little change to the house and laundry's original footprint apart from a garage facing the rear lane prior to its 1990 sale for \$500,000.

In 1995, a Building Application (BA95/114) was approved for extensive alterations and additions to the house, which included a large new living area and terrace added to the rear of the house, substantially increasing its footprint. This BA included a new garage to the rear. Also in 1995, a new front picket fence was approved on top of an existing sandstone wall on the front property boundary (BA95/548).

¹⁴ *Sydney Morning Herald*, 26 July 1989, p.39.



Figure 10: Floor plan 9 Selwyn Street, 2023. Realestate.com.au.

2.4 'NYRANG', 7 SELWYN STREET

In October 1909 Gordon builder Frederick S Underwood applied to North Sydney Council to build 'a Villa of 6 Rooms, Kitchen & others' on Lot 4 and part of Lot 3, Selwyn Street.

No architect is named in the application and the required plan and specification of the proposed building is lost. Sand's Directory lists Nyrang as occupied in 1911, indicating a 1910 construction date.

A block plan survives, depicting a cottage of modest size on a large lot of 854 square metres (33.75 perches). Selwyn Street was experiencing a building boom; by 1911 most of the street's

16 lots were occupied by new houses. In the flurry of requests for Wollstonecraft tenders placed by architects at this time it is impossible to distinguish one for this site; it may also have been that Frederick Underwood designed as well as built the new house.

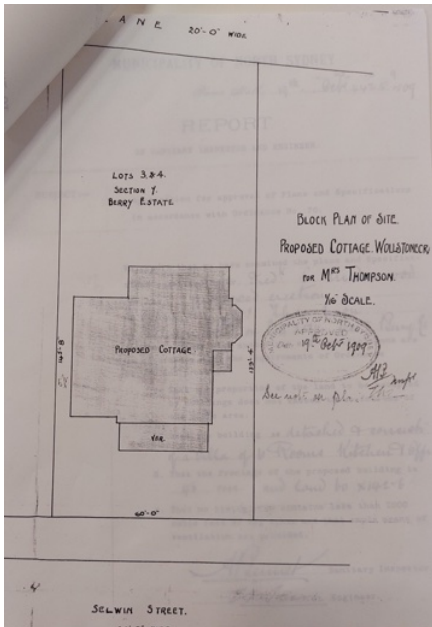


Figure 11: (Left) Block Plan, 7 Selwyn Street. Stanton Library.

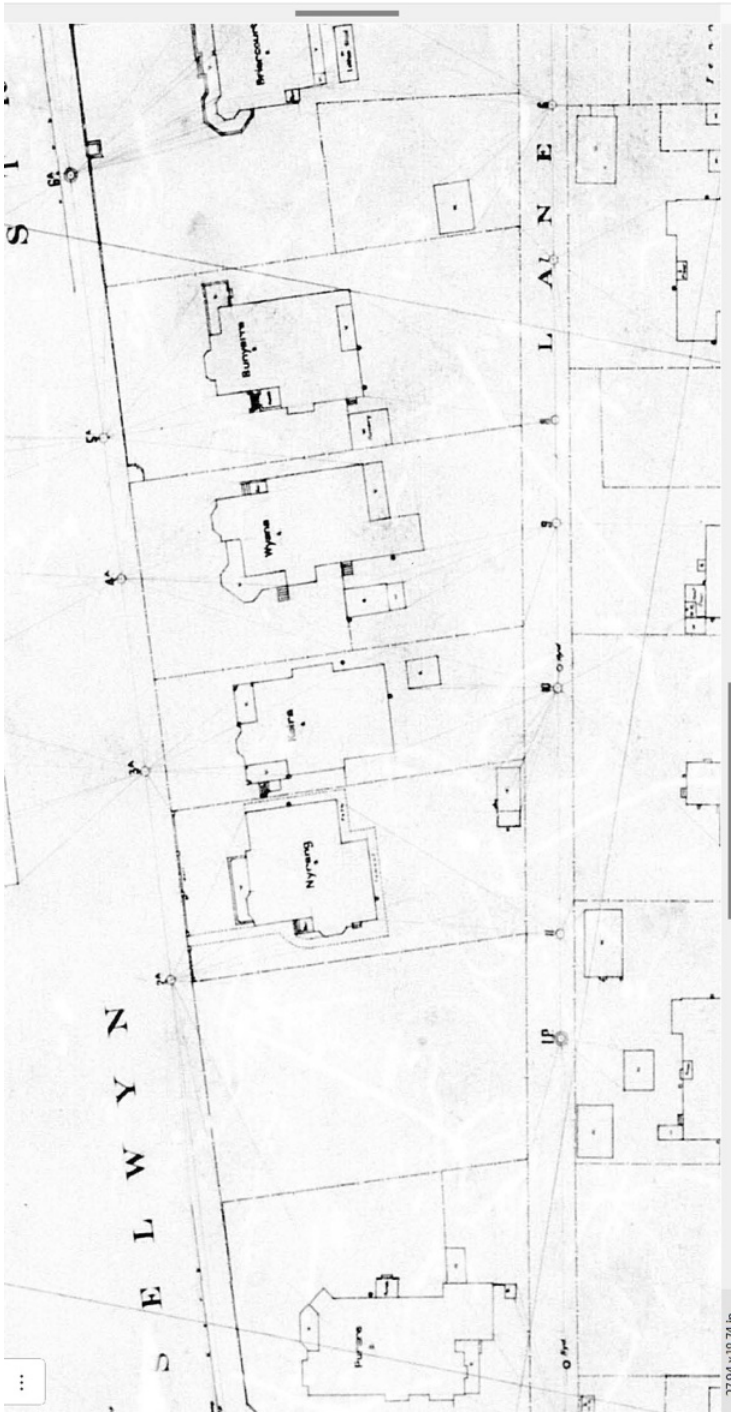


Figure 12: Water Board plan showing Selwyn Street, 1931 (detail). Sydney Water Archives.

Underwood's client was Eliza Jane Thompson, widow of legal clerk Edric Spain Thompson.¹⁵ The new cottage was built for Mrs Thompson and her son, also Eric Spain Thompson, an electrician at the Tramways depot at North Sydney. Following Mrs Thompson's death in 1919 the property was purchased by David Cumming, Director of the Railway Institute of NSW, at that time a major social and educational institution. At this time the property was valued at £2000. The succeeding owner, company director Ralph Raymond Doyle, added a garage to the rear of the property in 1927 before putting it on the market during 1935:

WOLLSTONECRAFT. In a Picked Position 3 minutes from Station 9 minutes from City NO 7 SELWYN STREET. A GENTLEMANS BUNGALOW RESIDENCE of brick on stone foundation with tiled roof having fine verandahs and containing entrance hall, spacious lounge and living rooms, sunroom, 4 bedrooms, tiled bathroom, linen press, kitchen, generous cupboard space, laundry DOUBLE GARAGE.THE HOME IS TASTEFULLY DECORATED THROUGHOUT and replete with RETRIGERATOR and HOT WATER SERVICE. LAND 65 x 117ft 61 ft x145ft to a lane at year. TORRENS. Gardens and Lawns.¹⁶

In 1973 a Building Application (BA73/274) was approved for alterations and additions to the dwelling at 7 Selwyn Street. In 1974 another Building Application (BA74/438) was approved for construction of a swimming pool at the rear of the house.

In 1997 a Building Application was approved for alterations and additions to the house (BA97-952) which extended the house to the rear, demolished the swimming pool, and constructed a 2-storey garage/studio at the rear boundary of the site. The alterations to the house included demolition of a previous 1st floor addition to the main roof and restoration of the original roof form of the house.

2.5 WRITING ROYALTY AT NYRANG, 7 SELWYN STREET

A succession of owners followed at 7 Selwyn Street until 1963, when the property was purchased by the sportswriter Jack Pollard and his wife Barbara.¹⁷

Jack Pollard (1926-2002) began his career as a copy boy at the *Daily Telegraph*. After serving in the Australian Army, he reported from post-War Japan and England before returning home to work as a sports journalist. In 1959 he founded his own publishing company and concentrated on writing sports histories and biographies, publishing more than 80 books on all Australian sports although he wrote most prolifically about cricket. Jack Pollard was awarded the Order of Australia Medal in 1992 for services to journalism and sporting history.

A 1988 profile pictured Jack Pollard with his library of sporting books: 'His workplace is his study in his sprawling Wollstonecraft home, a lofted off-drive away from John Howard's home. He works there seven days a week, generally starting at 8.30am and often pressing on into the night'.¹⁸ Former prime minister John Howard has lived nearby in Milner Crescent since 1974.

During the 1970s and 1980s the property gained an in-ground swimming pool as well as some additions to the rear of the house, evident when the property was advertised for sale in 1989:

¹⁵ LRS Vol. 2048 Folio 40, 1910.

¹⁶ *Sydney Morning Herald*, 6 April 1935, p.25.

¹⁷ LRS Vol. 6725 Folio 117, 1953; Vol.14165 Folio 228, 1980.

¹⁸ *Sydney Morning Herald*, 22 October 1988, p.40.

'Circa 1905 5 bedroom Federation home...Containing Inge, formal dining rm, fam rm. Work room, study, 2½ bathrooms, bright kitn, i.g. saltwater pool. Renovate to a home in the grand style'.¹⁹

Despite this the Pollards remained at Selwyn Street for almost another decade during which the house was further extended at its rear, greatly increasing its footprint.

Shortly before Jack Pollard's death, Nyrang was purchased by another high-profile author. With her twin sister Kilmeny, Deborah Niland (born 1950) is the youngest child of celebrated writers Ruth Park and D'Arcy Niland. After studying at Sydney's Julian Ashton Art School, the sisters moved to London and began careers as children's book illustrators. Of their thirteen collaborations the best-known is *Mulga Bill's Bicycle*, illustrating 'Banjo' Patterson's poem; first published in 1973 this book has remained in print.



Figure 13: (Left) Water Board plan, 1977 (detail) showing pool addition to 7 Selwyn Street. Sydney Water Archives.

Deborah Niland has illustrated books by her mother Ruth Park as well as twelve of her own stories; in total she has illustrated more than 50 titles which have won numerous awards. In 2020 she was awarded the Order of Australia Medal for services to children's literature.

Like Jack Pollard, Niland has become a public figure through her work, which also includes contributions to the *Australian Women's Weekly* and other journals. She has been interviewed and photographed at her home several times.²⁰

2.6 REFERENCES USED FOR THIS HISTORY

Reference: Old Form Torrens Registers, Old System Deeds, Plan Lodgment Books, Old System purchasers and vendors indexes, 1825-1982.

Source: NSW Land Registry Services, Historical Land Records viewer:

¹⁹ *Sydney Morning Herald*, 29 July 1989, p.119.

²⁰ For example, *North Shore Times*, 24 January 2020.

<https://hlrv.nswlrs.com.au/>

Reference: Trove: Digitized newspapers and more

Source: National Library of Australia

<http://trove.nla.gov.au/>

Reference: Historical Imagery Viewer,

Source: Spatial Collaboration Portal, NSW Department of Customer Service:

<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>

Reference: Sydney Water Board surveys 1888-2000.

Source: Sydney Water Archives

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Reference: Australian Dictionary of Biography

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Reference: Heritage Centre, Stanton Library.

Valuation books, building application registers.

<https://www.northsydney.nsw.gov.au/heritage-centre/research-family-house-history>

3.0 PHYSICAL DESCRIPTION

3.1 7 SELWYN STREET

No. 7 Selwyn Street is a freestanding brick (with the brickwork painted) Federation Queen Anne style house with a hipped and gabled terracotta tiled roof. The house has a sandstone base course with painted brick walls above, and an enclosed front verandah.

Information from the current owners and the details of a 1997 Building Application indicates the roofing was concrete roof tiling replaced with terracotta tiling during alterations and additions relating to the 1997 Building Application approval, which removed a previous unsympathetic 1st floor addition and reinstated the original roof form, as well as undertaking demolition of the rear swimming pool and extensive rear additions. The 1997 work to the roof includes numerous skylights, and the eastern end of the front verandah roof is clear glazing. The house was in a derelict state at the commencement of the 1997 works and as a result the interior features including ceilings, fireplaces, floorboards, and other details were installed in 1997. None of the original ceilings, fireplace mantelpieces, floorboards, doors or other joinery are original. The internal room layout of the house has also been extensively reconfigured. Please refer to photographs of plans and photographs in **Attachment 1** to this report which indicate the extent of the 1997 work to the house.

The photos below show the existing state of the house today.



Figure 14: The front elevation of "Nyrang", 7 Selwyn Street, Wollstonecraft, showing the enclosed front verandah.



Figure 15: The entry porch and front section of the western elevation of “Nyrang”, 7 Selwyn Street. The wall adjacent to the entry door was reconstructed in 1997 and the bullnose leadlight window installed in 1997.



Figure 16: (Left) Detail of window to west elevation near the front of the house



Figure 17: (Left) Detail of house name and bullnose leadlight window, both dating from 1997, in the entry porch.



Figure 18: (Left) Front door, sidelights, fanlights



Figure 19: Chimney detail to roof. Chimneys were reconstructed as part of the 1997 work to the house.



Figure 20: Roof detail. Chimneys were reconstructed as part of the 1997 work to the house.



Figure 21: (Left) View of the eastern elevation of the house, with the enclosed front verandah in the foreground



Figure 22: View of the western side elevation (at left) and part of the rear (southern) elevation of the house



Figure 23: View of the rear elevation of the house looking east



Figure 24: View of the rear elevation. The setback wall is the original rear wall of the house, which was reconstructed during the 1997 alterations and additions.



Figure 25: View from the rear of the site showing the extension along the east side at the rear, with the 2-storey garage/studio against the rear property boundary at far right.



Figure 26: Another view of the eastern rear extension and 2-storey garage/studio built in 1997



Figure 27: View of the roof of the house from the rear studio. Note extensive use of skylights in the main roof of the house.



Figure 28: (Left) Front hallway looking towards the entry door on the western side of the house. Ceilings, floorboards, picture rails, wall details, all date from the 1997 alterations and additions.



Figure 29: (Left) Front hallway looking away from the front entry. Note skylights to the modern 1997 ceiling.



Figure 30: Front bedroom near the front entry, with doors (centre) onto the enclosed front verandah



Figure 31: (Left) Enclosed front verandah, looking east



Figure 32: (Left) Enclosed front verandah looking west. Note modern glazed doors at left, and glazed roofing in the foreground.



Figure 33: 2nd room off front hallway looking towards the enclosed front verandah. Note modern glazed doors onto the enclosed front verandah.

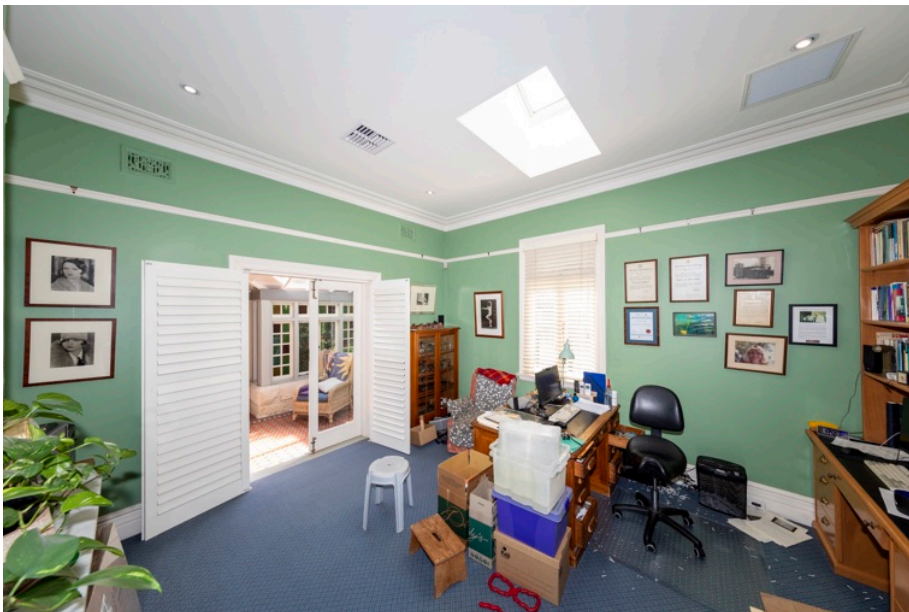


Figure 34: 3rd room off front hallway, looking towards the enclosed front verandah. Note skylights to the ceiling and modern glazed doors onto the front verandah.



Figure 35: Another view of the 3rd room off the front hallway, showing skylights and marble fireplace (not original).



Figure 36: (Left) Bathroom with skylight and modern fit out



Figure 37: Small room at the end of the front hallway. Note skylight to ceiling.



Figure 38: Modern kitchen with extensive skylights.



Figure 39: Another view of the kitchen with view to the rear garden at right.



Figure 40: (Left) Another bathroom with modern fit out.



Figure 41: Rear room with skylights.



Figure 42: Rear living room. Note skylight.



Figure 43: View of the western end of the rear living room. The bay window is at the rear of the western side elevation of the house.

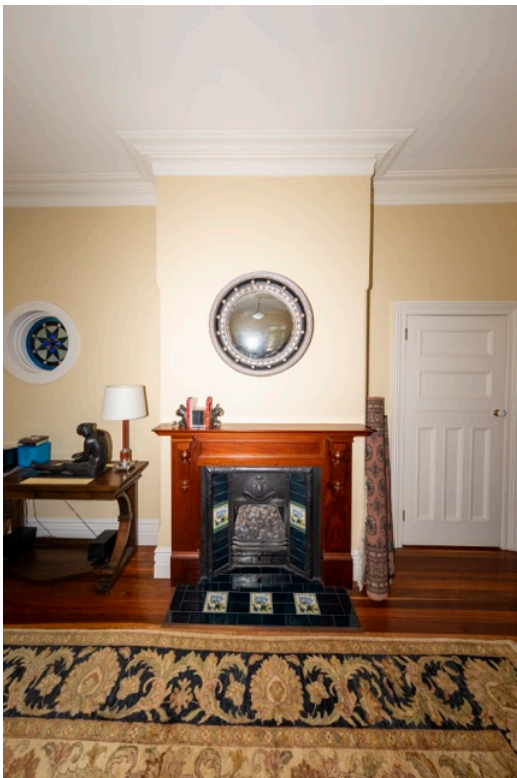


Figure 44: (Left) Fireplace to western end of the rear living room. This and other fireplaces in the house were installed as part of the 1997 alterations and additions.

3.2 9 SELWYN STREET

Like No. 7 Selwyn Street, the house at No. 9 Selwyn Street is a freestanding single storey brick Federation Queen Anne style house. The house has a sandstone base course (which has been painted) with painted brick walls above (originally face brickwork) which to the façade feature a band of roughcast stucco to the top one-third of the wall height. The house has a hipped and gabled terracotta tiled roof form with a gable end facing the street. The gable end facing the street has modern cladding, and all the windows to the front façade have been replaced with aluminium framed windows. The chimney to the roof is also roughcast stuccoed.

The house has a modern rear addition and rear pergola and garage.

All internal doors (except for one cupboard door in a rear bedroom) are modern, all ceilings are modern, and most of the joinery is also modern. Some original timber framed windows remain to the side elevations, and internally some remnant picture rails remain, and one decorative plaster vent remains in a rear bedroom.

The photos below show the house as it is now.



Figure 45: The front elevation of No. 9 Selwyn Street.



Figure 46: Another view of the front elevation of No. 9 Selwyn Street.



Figure 47: (Left) Detail of front aluminium framed windows to the bay window.



Figure 48: The roof form of No. 9 Selwyn Street, taken from the 1st floor studio at the rear of No. 7 Selwyn Street.

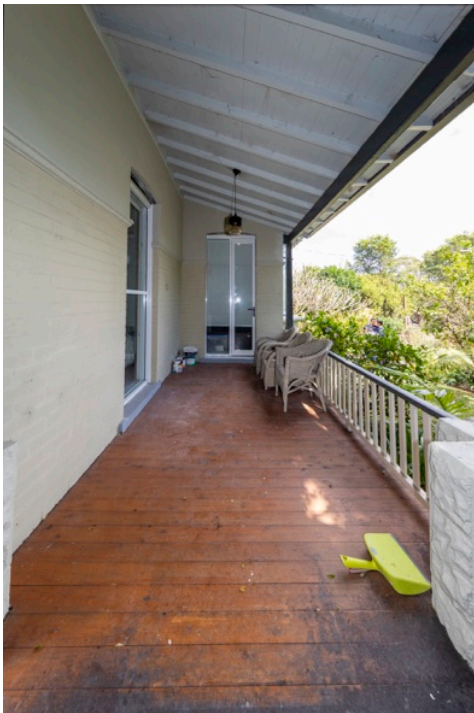


Figure 49: (Left) eastern front verandah, 9 Selwyn Street, with aluminum framed windows and doors.



Figure 50: (Left) Detail of entry area to the western side at the front of the house. Front steps are concrete.



Figure 51: View of the rear of the house, 9 Selwyn Street. Note glazed roof addition and pergola.



Figure 52: (Left) View of the western side of the house from the rear. Note modern aluminium framed windows.



Figure 53: (Left) View of the eastern side of the house from the rear. Note modern aluminium framed windows.



Figure 54: View of the rear of the house.



Figure 55: View of the rear garden with garage at left.



Figure 56: Another view of the rear garden with the garage at right and the rear of house with pergola at left.

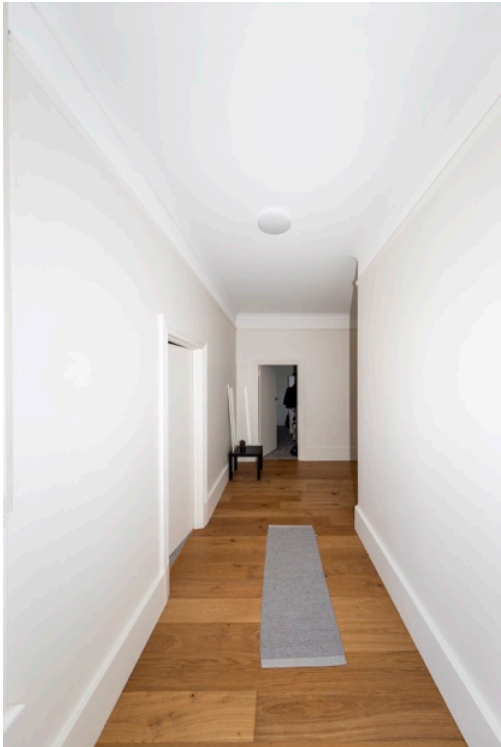


Figure 57: (Left) View of front entry hall, noting modern ceilings, doors, floors.



Figure 58: View of front entry hall and floor (at right) and central hallway, noting modern ceilings, floors, and doors



Figure 59: (Left) Typical modern flush interior door at 9 Selwyn Street house.



Figure 60: Front bedroom, 9 Selwyn Street, noting modern ceilings, aluminium framed windows to bay window and doorway to front verandah, missing fireplace to chimney breast. The only early fabric is the picture rails.



Figure 61: 2nd front bedroom, facing the front verandah. The only early fabric is the picture rails, the timber window frame to the side window and a fanlight over the doorway onto the front verandah.



Figure 62: (Left) Central hallway looking towards the rear. Ceilings and floors are modern, The archway is early fabric, but be missing early detail.



Figure 63: (Left) View of the same hallway looking towards the front of the house. Some doorways retain original timber architraves though the doors have been replaced with modern flush doors.

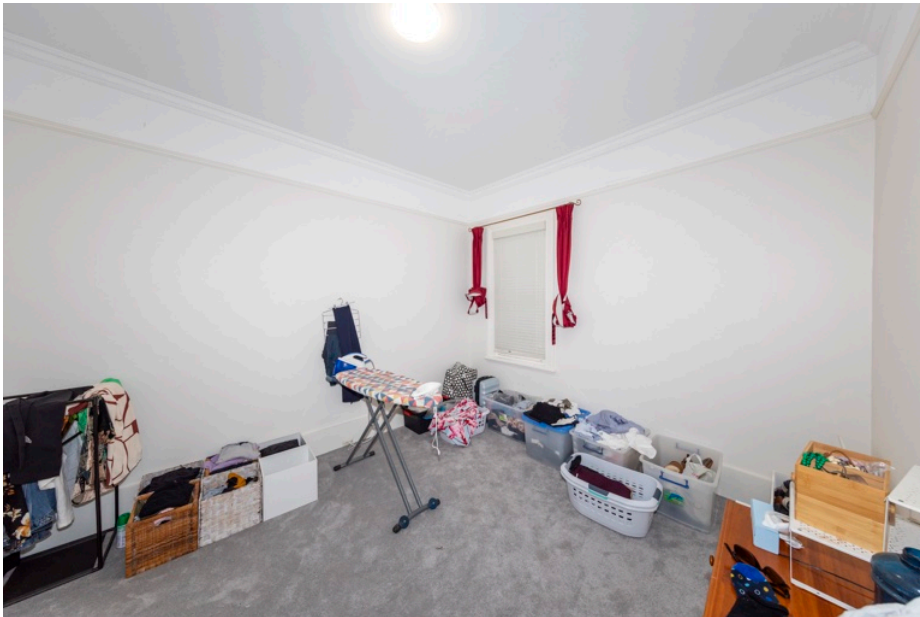


Figure 64: Bedroom off the central hallway. Timber architraves remain to the window and picture rails, otherwise fabric has been replaced.



Figure 65: Another bedroom off the central hallway. Timber architraves remain to the windows and picture rails. The chimney breast has no fireplace and other fabric has been replaced.

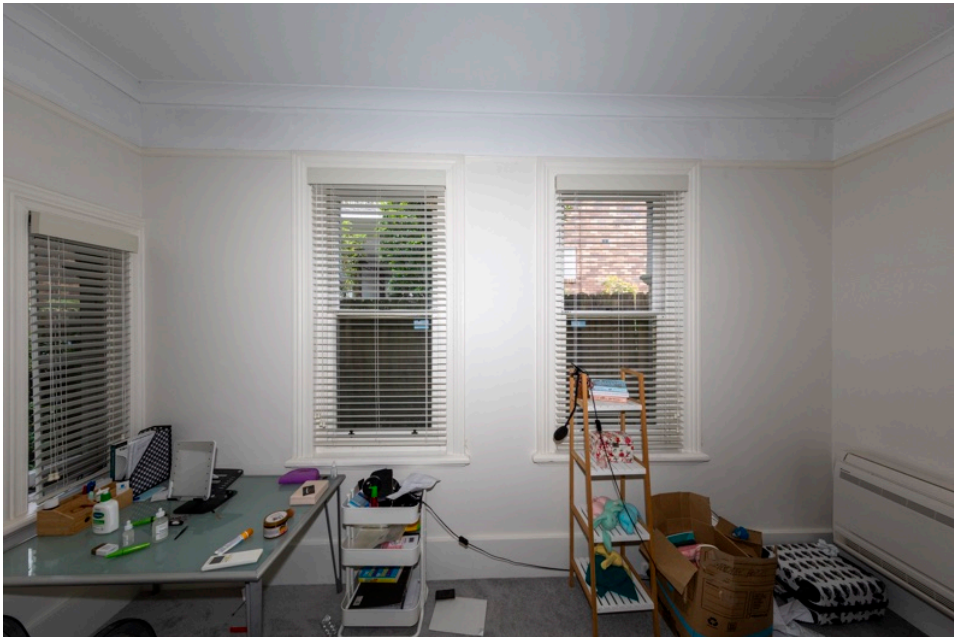


Figure 66: Windows to the same bedroom as above, showing original timber windows.



Figure 67: (Left) bathroom with modern fit out, modern ceiling. The window is original.



Figure 68: (Left) bathroom with modern fit out, modern ceiling and skylight.



Figure 69: (Left) Another small bedroom. Only the window is original.



Figure 70: Modern rear kitchen/dining/living area to No. 9 Selwyn Street.



Figure 71: Another view of the modern rear kitchen/dining/living area to No. 9 Selwyn Street.

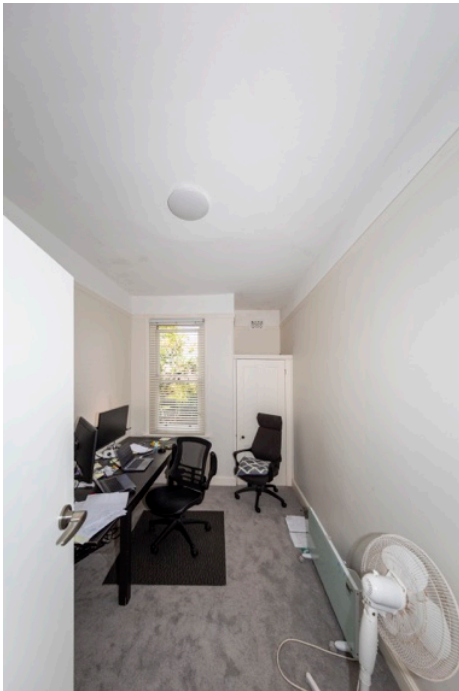


Figure 72: (Left) Another small bedroom. All fabric is modern excepting the window, cupboard door picture rail above the cupboard and vent

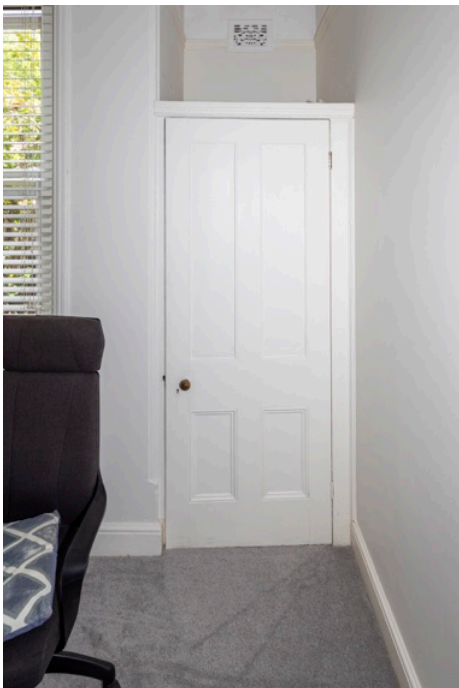


Figure 73: (Left) cupboard door, picture rail above the cupboard and plaster decorative vent to the room in the photo above are original.



Figure 74: Detail of plaster vent and picture rail above the cupboard in the same room. Note cracking to ceiling above the cupboard indicates this may be a small original section of plaster ceiling.

4.0 COMPARATIVE ANALYSIS DISCUSSION

A comparative analysis search of single storey Federation Queen Anne style houses in the North Sydney local government area has been undertaken (see **Attachment 2** – Comparative Analysis). This has identified five comparative examples, some heritage listed in the North Sydney LEP 2013, and some which are contributory items under the North Sydney DCP 2013, which are located within North Sydney LGA heritage conservation areas. All except one of these comparative examples are part of groups or a pair of houses, so these examples represent more than five comparative houses. The one example which is not part of a group (165 High Street, North Sydney) is a heritage item with particular significance due to association with the Wunderlich Company.

It is notable that with the comparative examples:

- None of the examples have enclosed front verandahs as the house at No. 7 Selwyn Street does.
- None of the examples have aluminium framed front windows or modern cladding to the gable end to the façade or a painted sandstone base course as the house at No. 9 Selwyn Street does.

While the internal integrity of these comparative examples is not known, it is apparent from the site visit, historical research and photographs undertaken for this report, that the integrity of the subject houses at Nos. 7 and 9 Selwyn Street is substantially compromised by late 20th century and more recent alterations, to the extent that these two houses are no longer considered to be good representative examples of the Federation Queen Anne style, unlike the comparative examples.

In the case of 7 Selwyn Street the external integrity is compromised by the enclosed front verandah, painting of the brickwork, and the numerous skylights to the roof, and the internal integrity by room layout alterations and extensive replacement of original details with recent materials resulting from the 1997 work to the house. Only the overall form of the house externally remains (noting this was largely recovered due to the 1997 work removing the 1st floor addition and reinstating the roof form and roof materials), and the internal integrity is almost completely lacking due to changes to room layout and use of modern fabric throughout dating from the 1997 work to the house (refer to **Attachment 1** for details).

In the case of 9 Selwyn Street, the external integrity is compromised by painting of the brickwork and the sandstone base course, replacement of the front windows with aluminium framed windows, and the recladding of the front gable end, and the internal integrity is compromised by extensive replacement of floors, ceilings, and doors with modern materials, to the extent that only: the overall external form of the house, the room layout, one picture rail to the front hallway, and some original timber framed side windows remain.

Also, when compared to the only other known residence designed by architect Thomas Darling (see **Attachment 2**), the house at 9 Selwyn Street is both lacking in integrity and is also less architecturally distinguished.

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE

The NSW Heritage Manual (1996, amended 2001) in the *Assessing heritage significance* section sets out the basis for assessment of the heritage significance of an item, place or site by evaluating its significance in reference to specific criteria. These criteria can be applied at national, state or local levels of significance.

Below is an analysis of the significance of the subject building in relation to these criteria:

Criterion (a) Historical significance

The item is important in the course of, or pattern of New South Wales' cultural or natural history (State significance) OR An item is important in the course, or pattern, of the local area's cultural or natural history.

Guidelines for Inclusion:

- Shows evidence of a significant human activity

Not Applicable.

- Is associated with a significant activity or cultural phase.

Not applicable

- Maintains or shows the continuity of a historical process or activity.

Not Applicable as the two houses at 7 and 9 Selwyn Street, due to alterations do not maintain or show well the continued residential use of Federation period houses.

Guidelines for Exclusion:

- Has incidental or unsubstantiated connections with historically important activities or processes

Not applicable. The history of the houses has been documented.

- Provides evidence of activities or processes that are of dubious historical importance.

Not applicable

- Has been so altered that it can no longer provide evidence of a particular association.

Applicable. While the history of the houses has been researched and would be potentially of local historical significance, the substantial alterations to both houses result in these houses no longer being able to provide evidence of their historical associations: in the case of 7 Selwyn Street with writers Jack Pollard (1926-2002) and Deborah Niland (1950-); in the case of 9 Selwyn Street with designer & architect Thomas Darling and his family members.

Types of items which meet criterion (a) include:

- Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;

Not applicable.

Items associated with significant historical events, regardless of the intactness of the item or any structure on the place.

Not Applicable.

- Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or

Not Applicable.

- Items where the physical fabric (above or below ground) demonstrates any of the points described above.

Not applicable.

Criterion (b) Historical Association

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (State significance) OR

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

Guidelines for Inclusion:

- Shows evidence of a significant human occupation

Not Applicable.

- Is associated with a significant event, person or group of persons.

Applicable. The house at No. 7 Selwyn Street has historical association with previous residents with writers Jack Pollard (1926-2002) and Deborah Niland (1950-). The house at No. 9 Selwyn Street has historical association with its designer and architect Thomas Darling, an active designer of Federation Queen Anne and Federation Arts & Crafts style residences and commercial buildings in the early 20th century. However a heritage listed example in Leura of a Thomas Darling designed residence is both more intact and more architecturally distinguished than the house at No. 9 Selwyn Street.

Guidelines for Exclusion:

- Has incidental or unsubstantiated connections with historically important people or events

Not Applicable.

- Provides evidence of people or events that are of dubious historical importance.

Not applicable

- Has been so altered that it can no longer provide evidence of a particular association.

Applicable. Both houses are considered substantially altered and no longer able to provide evidence of their respective historical associations.

Types of items which meet this criterion include:

- Items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the intactness of the item or any of its structures;

Not applicable

- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place; and/or

Not Applicable.

- Items where the physical fabric (above or below ground) demonstrates any of the points described above.

Not applicable.

Criterion (c) Aesthetic/Technical significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales (State significance); OR

An item is important is demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement within the local area (Local significance).

Guidelines for Inclusion:

- Shows or is associated with, creative or technical innovation or achievement.

Not applicable. Both houses are compromised by low integrity of fabric.

Is the inspiration for a creative or technical innovation or achievement?

Not Applicable.

- Is aesthetically distinctive.

Not applicable.

- Has landmark qualities.

Not Applicable.

- Exemplifies a particular taste, style or technology.

Applicable in general, in that both houses are representative examples of Federation Queen Anne style of architecture, however, both house are compromised by low integrity of fabric.

Guidelines for Exclusion:

- Is not a major work by an important designer or artist.

Applicable. In relation to No. 9 Selwyn Street, while its designer architect Thomas Darling was a noted architect of the early 20th century in Sydney, the house at No. 9 Selwyn Street is not a major work by Darling. The heritage listed house at Leura designed by Darling is a more intact and more architecturally distinguished example of Darling's design work.

- Has lost its design or technical integrity.

Applicable. Both houses have been substantially altered.

- Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded.

Applicable. Both houses have had brickwork painted, and the sandstone base course to No. 9 has also been painted. The front verandah to No. 7 Selwyn Street has been enclosed, there are also numerous modern doorways onto the front verandah, substantial internal and rear alterations, numerous skylights to the roof. In the case of No. 9 Selwyn Street, the windows to the façade are aluminium framed, and the gable end has been clad in modern materials. Very little original fabric remains to the interior of either of the houses.

- Has only a loose association with a creative or technical achievement.

Applicable, in that the original design of the house at No. 9 Selwyn Street by Thomas Darling is no longer evident due to substantial alterations.

Types of items which meet this criterion include:

- Items which demonstrate creative or technical excellence, innovation or achievement.

Not applicable (see above).

- Items which have been the inspiration for creative or technical achievement.

Not Applicable.

- Items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or

Not Applicable.

- Items which demonstrate the culmination of a particular architectural style (known as climactic).

Not Applicable.

Criterion (d) Social significance

An item has strong or special association with a particular community or cultural group in New South Wales for social, cultural or spiritual reasons (State significance) OR

An item has strong or special association with a particular community or cultural group in the area for social, cultural, or spiritual reasons (Local significance).

Guidelines for Inclusion:

- Is important for its associations with an identifiable group.

Not applicable.

- Is important to a community's sense of place.

Not applicable.

Guidelines for Exclusion:

- Is only important to the community for amenity reasons.

Not applicable.

- Is retained only in preference to a proposed alternative.

Possibly applicable.

Types of items which meet this criterion include:

- Items which are esteemed by the community for their cultural values;

Not applicable

- Items which if damaged or destroyed would cause a community a sense of loss.

Not applicable.

and/or

- Items which contribute to a community's sense of identity.

Not applicable.

Items are excluded if:

- They are valued only for their amenity (service convenience); and/or

Not applicable.

- The community seeks their retention only in preference to a proposed alternative.

Possibly applicable.

Criterion (e) Research potential

An item has potential to yield information that will contribute to the understanding of New South Wales' cultural or natural history (State significance) OR

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (Local significance).

Guidelines for Inclusion:

- Has the potential to yield new or further substantial scientific and/or archaeological information.

Not applicable.

- Is an important benchmark or reference site or type.

Not applicable.

- Provides evidence of past human cultures that is unavailable elsewhere.

Not applicable.

Guidelines for Exclusion:

- The knowledge gained would be irrelevant to research on science, human history or culture.

Applicable

- Has little archaeological or research potential

Applicable

- Only contains information that is readily available from other resources or archaeological sites.

Applicable.

Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (State significance); OR

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (Local significance).

Guidelines for Inclusion:

- Provides evidence of a defunct custom, way of life or process

Not applicable.

- Demonstrates a process, custom or other human activity that is in danger of being lost.

Not applicable.

- Shows unusually accurate evidence of a significant human activity.

Not applicable.

- Is the only example of its type.

Not applicable. While No. 9 Selwyn Street is one of only two examples of houses known to have been designed by architect Thomas Darling in the early 20th century, further research is likely to identify other examples on the north shore including in Wollstonecraft, where Darling undertook a number of contracts to build houses.

- Demonstrates designs or techniques of exceptional interest.

Not applicable

- Shows rare evidence of a significant human activity important to a community.

Not applicable.

Guidelines for Exclusion:

- Is not rare.

Applicable

Is numerous but under threat.

Not applicable.

Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of New South Wales' cultural or natural places; or cultural or natural environments (State significance) OR

An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (Local significance).

Guidelines for Inclusion:

- Is a fine example of its type.

Not applicable, as both houses are compromised by low integrity.

Has the principal characteristics of a particular way of life, philosophy, custom, significant process, design, technique or activity,

Not applicable.

Is a significant variation to a class of items.

Not applicable.

- Is part of a group which collectively illustrates a representative type.

Not applicable. While the houses are a pair of Federation Queen Anne style houses, due to low fabric integrity resulting from substantial alterations in the late 20th century and more recently, the two houses are not a good representative pair of houses of this style.

- Is outstanding because of its setting, condition or size.

Not applicable.

- Is outstanding because of its integrity or the esteem in which it is held.

Not applicable. The integrity of the two houses has been substantially diminished due to extensive late 20th century to more recent alterations.

Guidelines for Exclusion:

- Is a poor example of its type.

Applicable. Both houses have low fabric integrity and are no longer good examples of Federation Queen Anne style houses.

- Does not include or has lost the range of characteristics of a type.

Applicable, due to low fabric integrity. No. 7 Selwyn Street has an enclosed front verandah, painted brickwork, extensive alterations including window and door replacements, and internal layout changes and fabric replacement dating from 1997. No. 9 Selwyn Street has aluminium framed windows to the façade, the sandstone base course as well as brick walls painted, and extensive modernization of internal fabric.

- Does not represent well the characteristics that make up a significant variation of a type.

Applicable due to alterations and modern fabric replacements in both houses – floors, windows, doors, and ceilings have extensively been replaced in both houses, and the internal layout of No. 7 Selwyn Street has been altered.

ANALYSIS OF HERITAGE SIGNIFICANCE

CRITERION (A) HISTORICAL SIGNIFICANCE

The houses are representative of the Federation period development of Wollstonecraft.

CRITERION (B) HISTORICAL SIGNIFICANCE (ASSOCIATION)

The house “Nyrang” at No. 7 Selwyn Street has historical association with two writers who were previous residents of the house: Jack Pollard and Deborah Niland (1950-).

The house “Kiera” at No. 9 Selwyn Street has historical association with its designer architect Thomas Darling and his family members who resided in the house from 1913 to 1925.

These historical associations are diminished by the lack of fabric integrity of both houses, which have been substantially diminished by late 20th century and more recent alterations, so that the houses do not demonstrate well the historical associations of these earlier periods.

CRITERION (C) AESTHETIC/TECHNICAL SIGNIFICANCE

The houses could be considered representative examples of Federation Queen Anne style houses, however due to substantial alterations are not considered to be good representative examples of the style.

CRITERION (D) SOCIAL SIGNIFICANCE

None.

CRITERION (E) TECHNICAL/RESEARCH SIGNIFICANCE

None.

CRITERION (F) RARITY

While No. 9 Selwyn Street is one of only two houses definitively attributed to designer architect Thomas Darling, the house at No. 9 Selwyn Street is not a good example of the architect's work due to low fabric integrity resulting from late 20th century and more recent alterations. The other known example of the architect's work is substantially intact and more architecturally distinguished. Further research may also reveal other extant examples of the architect's residential work in Wollstonecraft and Roseville (based on tender notices).

CRITERION (G) REPRESENTATIVENESS

The houses could be considered representative examples of Federation Queen Anne style houses, however due to substantial alterations are not considered to be good representative examples of the style.

CONCLUSION OF SIGNIFICANCE ANALYSIS

The two houses at Nos. 7 and 9 Selwyn Street, Wollstonecraft are not considered to reach the threshold of significance to warrant local heritage listing due to the low fabric integrity of both houses resulting from substantial alterations undertaken in the late 20th century and more recently. These alterations result in the houses not being good representative examples of the Federation Queen Anne style, and not being representative of the respective historical associations relating to each house. The Comparative Analysis at **Attachment 2** of this report identifies other intact examples of this style which are protected as heritage items or within heritage conservation areas within the North Sydney LGA, and also has identified a substantially intact and more architecturally distinguished example of the architect Thomas Darling's design work than the house at No. 9 Selwyn Street.

6.0 CONCLUSION/RECOMMENDATIONS

In the light of the significance analysis outlined in this report, the two houses at Nos. 7 and 9 Selwyn Street, Wollstonecraft do not meet the threshold for local heritage listing, due to low fabric integrity.

It is recommended that Council not pursue the imposition of an Interim Heritage Order over either of these properties.

The two houses at Nos. 7 and 9 Selwyn Street Wollstonecraft are not recommended for local heritage listing, as both houses are substantially altered in the late 20th century and more recently and have low fabric integrity.

The lack of fabric integrity of both houses diminishes the historical and aesthetic significance of the houses, and the established historical associations of each house are not shown in the physical fabric due to the alterations – i.e. neither house demonstrates the period relating to each house's respective historical association.

If future development approvals result in demolition of the two houses, it is recommended that:

- An archival photographic record be undertaken of each house and site prior to demolition, for lodgement with North Sydney Library's Local Studies collection.
- Consideration be given to a condition of development consent requiring interpretation of the historical associations of each house as outlined in this report.

7.0 ATTACHMENTS

7.1: ATTACHMENT 1: PLANS AND PHOTOGRAPHS RELATING TO THE 1997 ALTERATIONS TO THE HOUSE AT NO. 7 SELWYN STREET.

7.2: ATTACHMENT 2: COMPARATIVE ANALYSIS TABLE

ATTACHMENT 1:
PLANS AND PHOTOGRAPHS RELATING TO THE
1997 ALTERATIONS TO THE HOUSE AT
NO. 7 SELWYN STREET

PLANS & PHOTOGRAPHS OF 1997 ALTERATIONS TO HOUSE AT NO. 7 SELWYN STREET
WOLLSTONECRAFT (BA97-952)



1998 photo of the house at 7 Selwyn Street during construction of 1997-1998 alterations and additions. Source: Photo shown by the property owner, image of photo taken on mobile phone at the site.



1998 photo of the house at 7 Selwyn Street during construction of 1997-1998 alterations and additions. Source: Photo shown by the property owner, image of photo taken on mobile phone at the site.



1998 photo of the rear of the house at 7 Selwyn Street during construction of 1997-1998 alterations and additions. Source: Photo shown by the property owner, image of photo taken on mobile phone at the site.



1998 photo of the house at 7 Selwyn Street during construction of 1997-1998 alterations and additions. Source: Photo shown by the property owner, image of photo taken on mobile phone at the site.



1998 photo of the house at 7 Selwyn Street during construction of 1997-1998 alterations and additions. Source: Photo shown by the property owner, image of photo taken on mobile phone at the site.

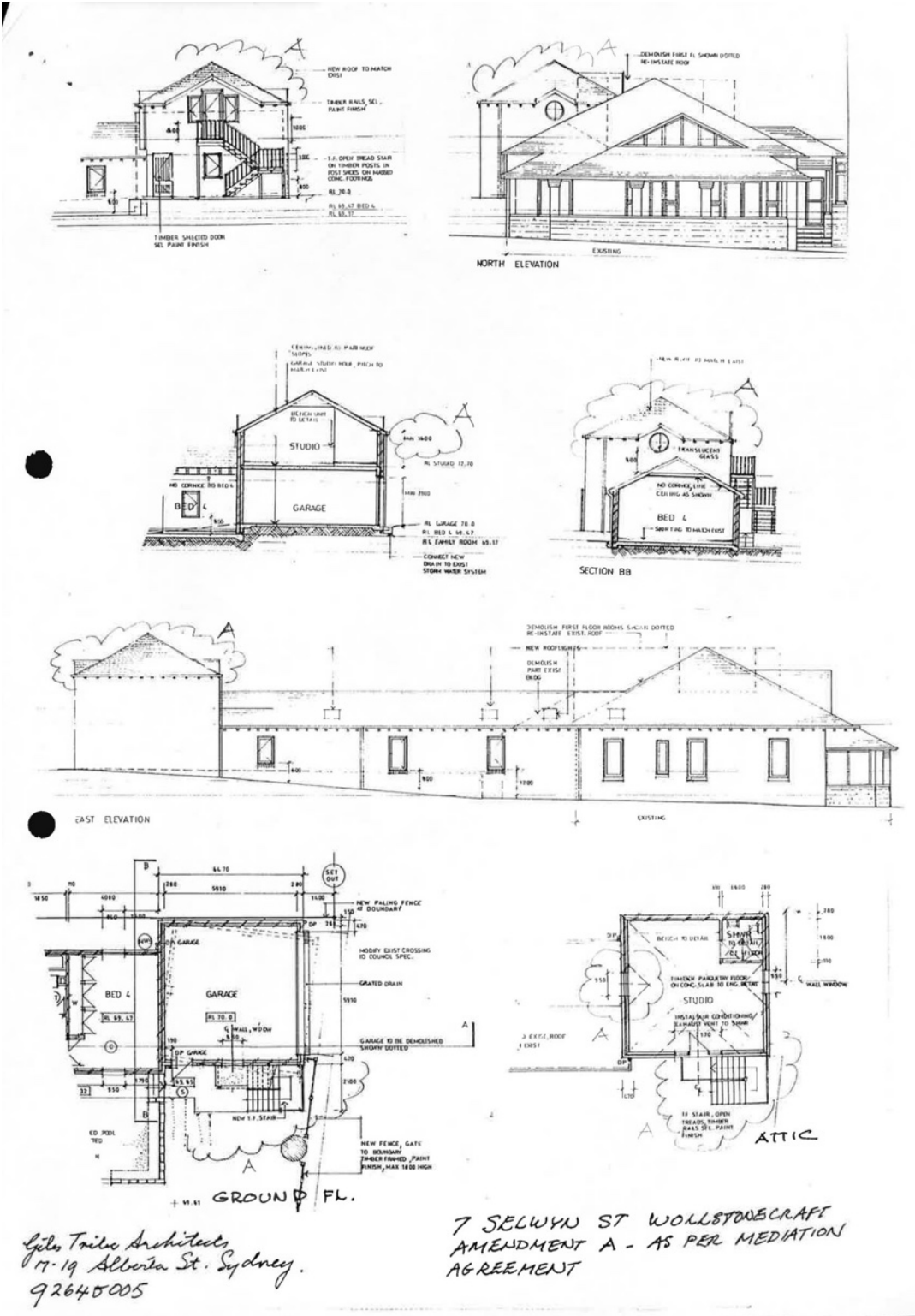


1998 photo of the house at 7 Selwyn Street during construction of 1997-1998 alterations and additions. Source: Photo shown by the property owner, image of photo taken on mobile phone at the site.



(Left) 1998 photo of the house at 7 Selwyn Street during construction of 1997-1998 alterations and additions. This photo shows the reconstruction of the front steps, infill of the wall near the entry door and the creation of a circular opening for later installation of a bullseye leadlight window.

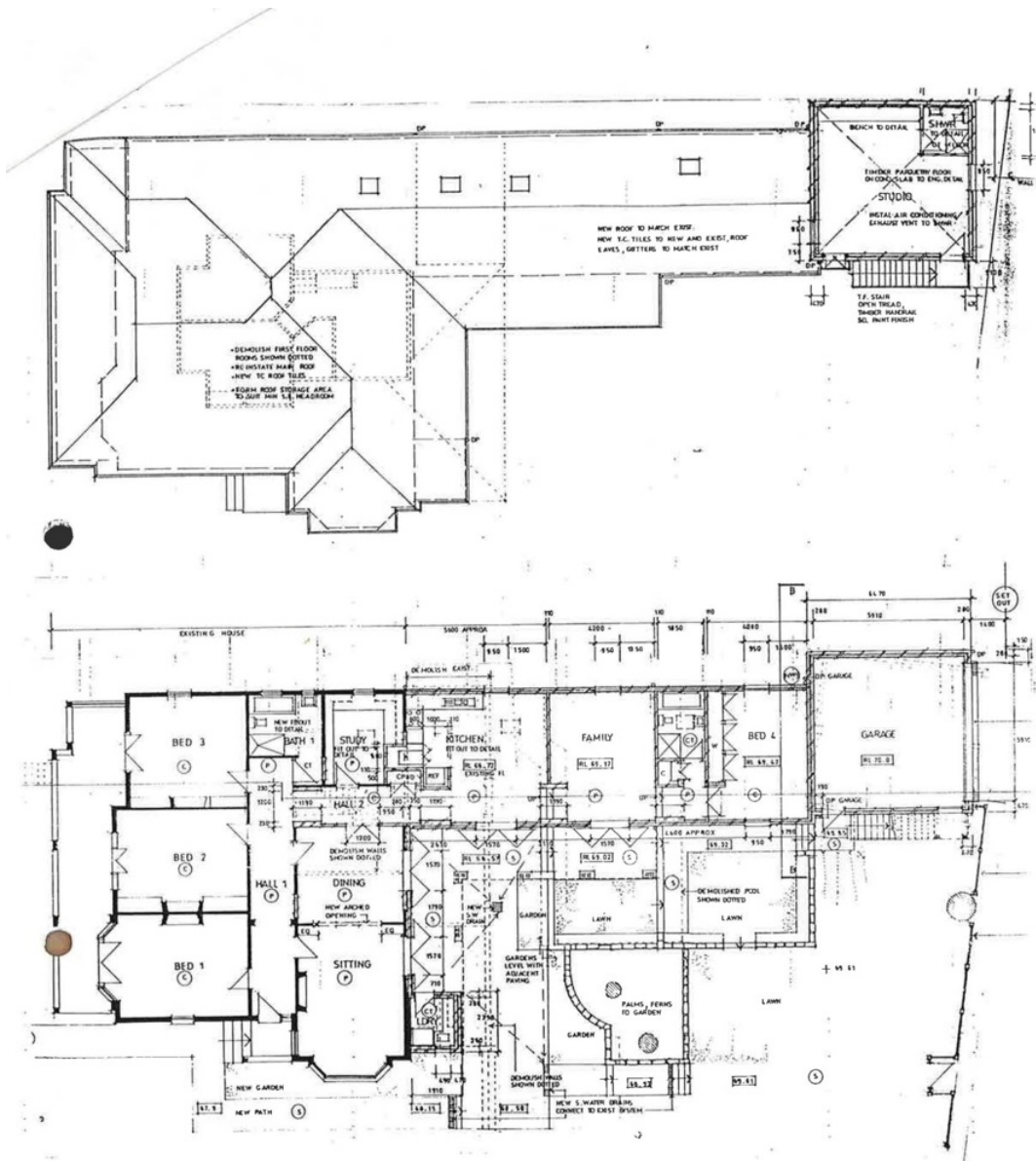
Source: Photo shown by the property owner, image of photo taken on mobile phone at the site.



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**7 SELWYN ST WOLLSTONECRAFT
AMENDMENT A - AS PER MEDIATION
AGREEMENT**

BA97-952 Plans Source: Supplied by North Sydney Council

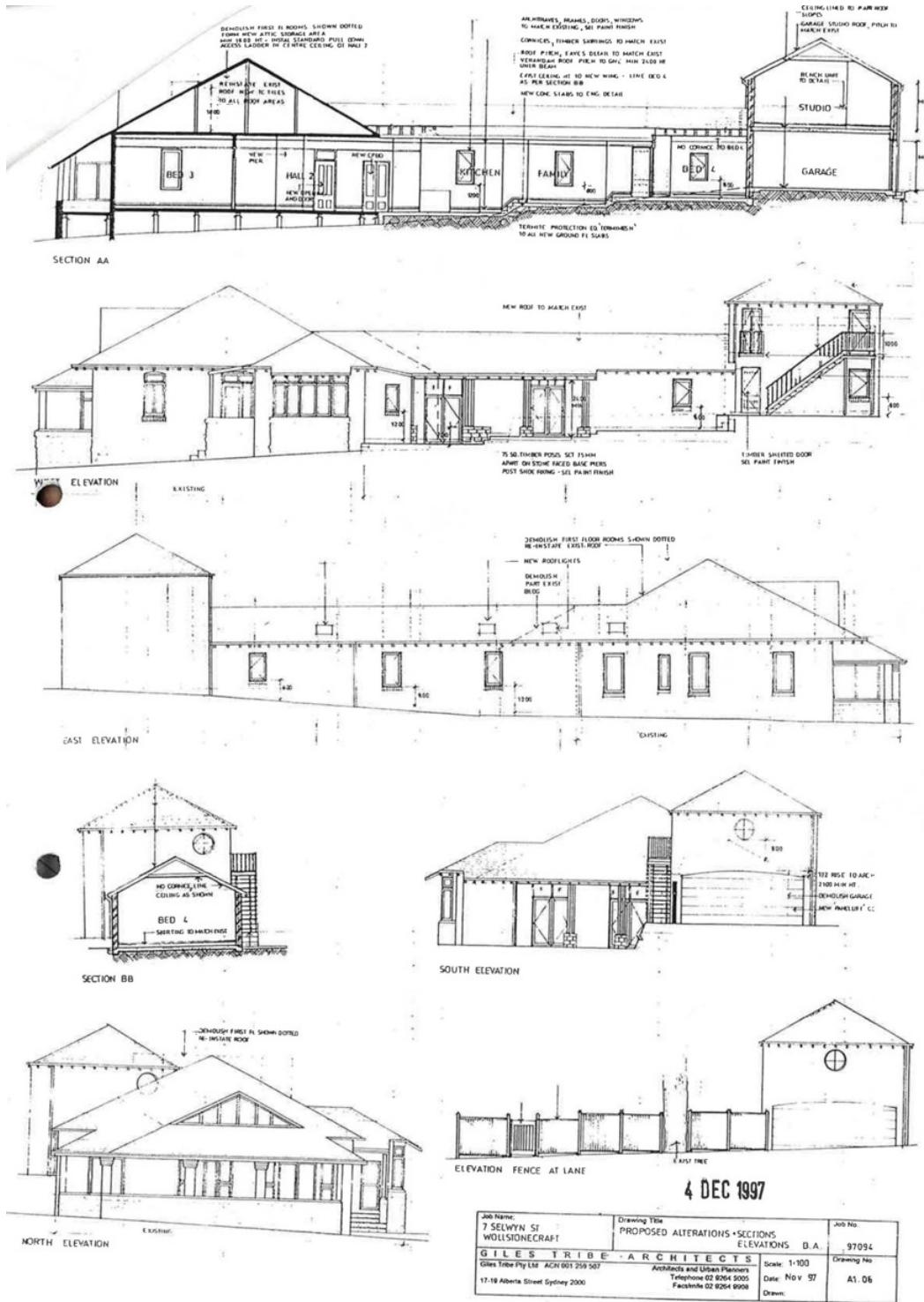


4 DEC 1997



Job Name: 7 SELWYN STREET WOLLSTONECRAFT	Drawing Title PROPOSED ALTERATIONS - PLANS	BA	Job No. 97094
GILES TRIBE ARCHITECTS Architects and Urban Planners 17-19 Albert Street Sydney 2000		Scale: 1:100 Date: Nov 97 Drawn:	Drawing No. A1 - 04

BA97-952 Plans Source: Supplied by North Sydney Council







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ATTACHMENT 2:
COMPARATIVE ANALYSIS TABLE

COMPARATIVE ANALYSIS – 7 & 9 SELWYN STREET, WOLLSTONECRAFT

This comparative analysis is based on a search of the NSW State Heritage Inventory for Federation Queen Anne style single storey detached houses within the North Sydney Council area. Some of these comparative examples are heritage listed, some are within heritage conservation areas in the North Sydney Council area. There are five comparative examples in the table below, which except for one, are part of groups or pairs of similar houses.



Street address	Description	Condition	Heritage listing	Comment
7 & 9 Selwyn St Wollstonecraft	Two detached single storey Federation Queen Anne style houses	Both altered, both with painted brickwork (further details in the report)	Not listed. These are the subject properties.	These are the subject properties.
 <p>7 Selwyn St, Wollstonecraft</p>		 <p>9 Selwyn St, Wollstonecraft</p>		
68, 70 & 72 Amherst Street Cammeray	Single storey Federation Queen Anne style houses	Part of a streetscape group including Nos. 68-74 Amherst St. No. 70 has had its brickwork painted, otherwise the houses are externally intact.	Within a heritage conservation area. No. 72 is a contributory item under the North Sydney DCP 2013 and Nos. 68 & 70 are identified as neutral items.	Comparable to Nos. 7 & 9 Selwyn Street, except more intact.
 <p>(Left) 72 Amherst St Cammeray</p>				

Street address	Description	Condition	Heritage listing	Comment
8 & 10 Richmond Avenue Cremorne	Pair of Federation Queen Anne style single storey detached houses on an elevated sites	Painted brickwork, otherwise intact externally	Within a heritage conservation area, North Sydney LEP 2013. Both houses are identified as contributory items in the North Sydney DCP 2013.	Similar to Nos. 7 & 9 Selwyn St but more intact. One of a group with No. 8 Richmond Ave.
		<p>(Left) 8 Richmond Avenue, Cremorne</p> <p>10 Richmond Avenue, Cremorne</p>		
10 Aubin Street, Neutral Bay	Single storey Federation Queen Anne	Part of a group with a pair of semi-detached houses at 10-12 Aubin Street. Brickwork (originally face brick) has been painted, but otherwise intact externally. The house has a garage to the undercroft	Local heritage item North Sydney LEP 2013 (Item No. I0543)	Comparable to Nos. 7 & 9 Selwyn Street, however differs in having a garage to the tall undercroft area beneath the house.
		<p>(Left) 10 Aubin Street, Neutral Bay (part of a group listing)</p>		

Street address	Description	Condition	Heritage listing	Comment
Bray Street, Neutral Bay	Single storey Federation Queen Anne style houses	Free standing modest Federation period houses, part of a group listing	Within a heritage conservation area listed in the North Sydney LEP 2013. The group are listed as contributory items in the North Sydney DCP 2013.	This example is part of a group but more intact externally: comparable but more modest than the subject houses at 7 & 9 Selwyn St
			(Left) 6 Bray Street Neutral Bay (part of a group)	
165 High Street, North Sydney	Federation Queen Anne style single storey detached house.	The house has been cement rendered, but is otherwise intact externally	Heritage Item No.10855, North Sydney LEP 2013	The house has particular historical & aesthetic significance due to association with the Wunderlich Co. & also as part of a streetscape group
			(Left) 165 High Street, North Sydney	

COMPARATIVE ANALYSIS OF NO. 9 SELWYN STREET TO OTHER HOUSES BY ARCHITECT THOMAS DARLING

This comparative analysis is based on a search of the NSW State Heritage Inventory (SHI) for houses designed by architect Thomas Darling (designer of No. 9 Selwyn Street). While it is known that a house in Clanville Street Roseville and other houses in Wollstonecraft were designed by Darling (based on tender notices), the addresses of these houses and whether these remain extant is not known. The only comparative example which could be found through the SHI search was one in Leura, as outlined in the table below.

Address/Date of construction	Date of construction	Heritage listing	Description	Comment
9 Selwyn Street	1909	None (one of the subject properties)	Federation Queen Anne style single storey house	Compromised externally by painting of sandstone base and brickwork to walls, aluminium framed windows and doors to façade, recladding of front gable end.
			(Left) No. 9 Selwyn Street, Wollstonecraft	
"Dalkeith" 33 Grose Street, Leura	1913	Item No. LA083, Blue Mountains LEP 2015	Federation Arts & Crafts style 2-storey house	This is a large house on a large corner site, a much more substantial dwelling than the house at No. 9 Selwyn Street, and is recorded in the SHI as being in good condition with few modifications.
			(Left) "Dalkeith", 33 Grose St, Leura Source: NSW State Heritage Inventory	