

# **Attachment B**

## **Heritage Assessment**

**46 CHISHOLM STREET,  
DARLINGHURST, NSW**

## **HERITAGE ASSESSMENT**



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Prepared for:

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## 1.0 INTRODUCTION

### 1.1 THE BRIEF

The following report has been prepared to provide a heritage assessment of the existing property at 46 Chisholm Street, Darlinghurst NSW. The report has been prepared on behalf of the City of Sydney.

### 1.2 BACKGROUND

The property has been the subject of a development application (D/2018/591) to the City of Sydney that includes the demolition of the existing timber cottage on the site and its replacement with a two storey duplex.

The City of Sydney has requested a heritage assessment to consider if the property should be included as a heritage item in Schedule 5 Part 1 of the Sydney Local Environmental Plan 2012.

A draft heritage assessment was issued in January 2019 and, since, access to the interior has been made available. The assessment has been updated to include a more detailed description of the cottage (see Section 3.0).

### 1.3 THE STUDY AREA

The study area is Lot 71 in DP 602585 at Darlinghurst, Parish of Alexandria and County of Cumberland (Figure 1.1).



Figure 1.1 The Study Area shaded

Source: Six Maps

#### 1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

#### 1.5 SUPPORTING INFORMATION

The development application was supported by a heritage impact statement:

Zoltan Kovacs Architect, *Heritage Impact Assessment, Proposed Development, 46 Chisholm Street, Darlinghurst*, date April 2018 (HIA)

#### 1.6 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Assessing Heritage Significance Guidelines" and the City of Sydney Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

#### 1.7 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

## 2.0 HISTORICAL DEVELOPMENT

### 2.1 SUMMARY

The HIA contained a detailed history of the site that is summarised below.

Date	Event
	The area was part of the land of the Cadigal people
1794	70 acres of land granted to John Palmer and later subdivided
1803	South Head Road (later Oxford Street) built
1811	Governor Macquarie sets aside 1000 acres of land east of the city as a water catchment to improve water supply
1816	First land grant to James Riley issued by Governor Macquarie
1855	Block of 8 acres purchased by James Chisholm
1880?	Lot 7 of Section 2 of the Chisholm Estate purchased by James Parker and subdivided
1881	Cottage constructed on the subject site and occupied by James Parker
1896	Property sold to James Brindle
	Later owners and occupiers are listed in the HIA

The site is part of the Chisholm Estate that appears to have been subdivided by Mary Chisholm c 1875<sup>1</sup>.

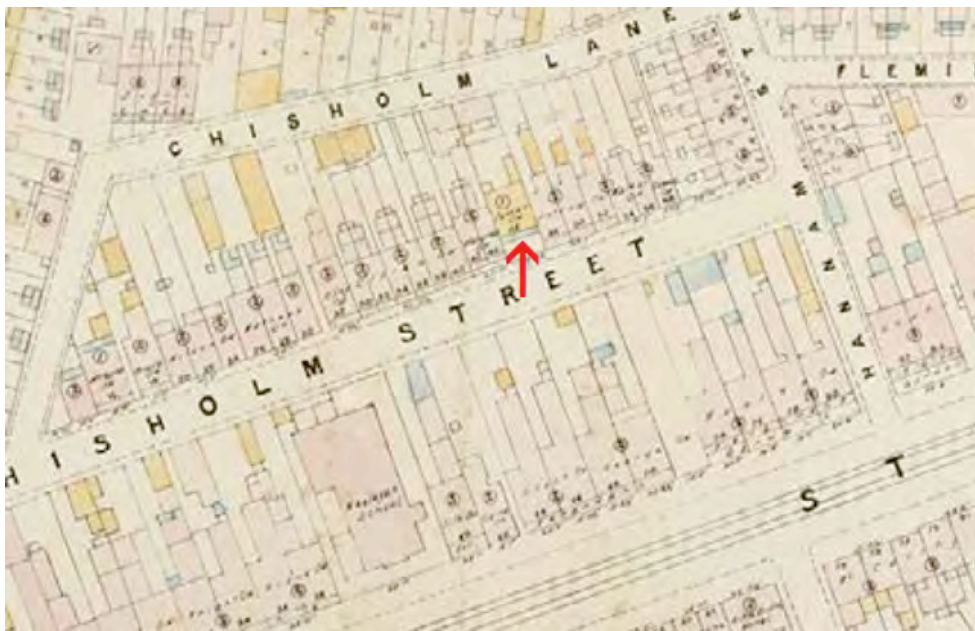


Figure 2.1 Detail of Rygate and West's plan of Sydney c. 1888 Sheet 30

Source: City of Sydney Archives

<sup>1</sup> The Primary Application for 48 Chisholm Street (PA22494) notes Mary Chisholm as the owner in 1875



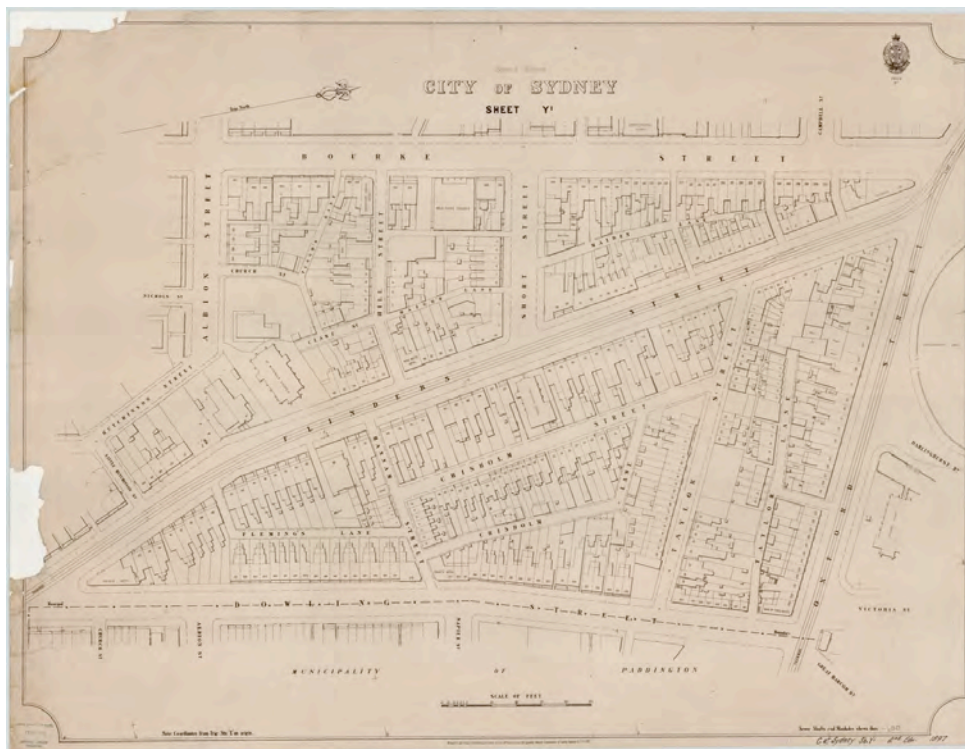


Figure 2.2 Metropolitan Detail Sheet Y1, dated 1897 showing the area largely developed

Source: State Library of NSW (Z/ M Ser. 4 811.17/1)

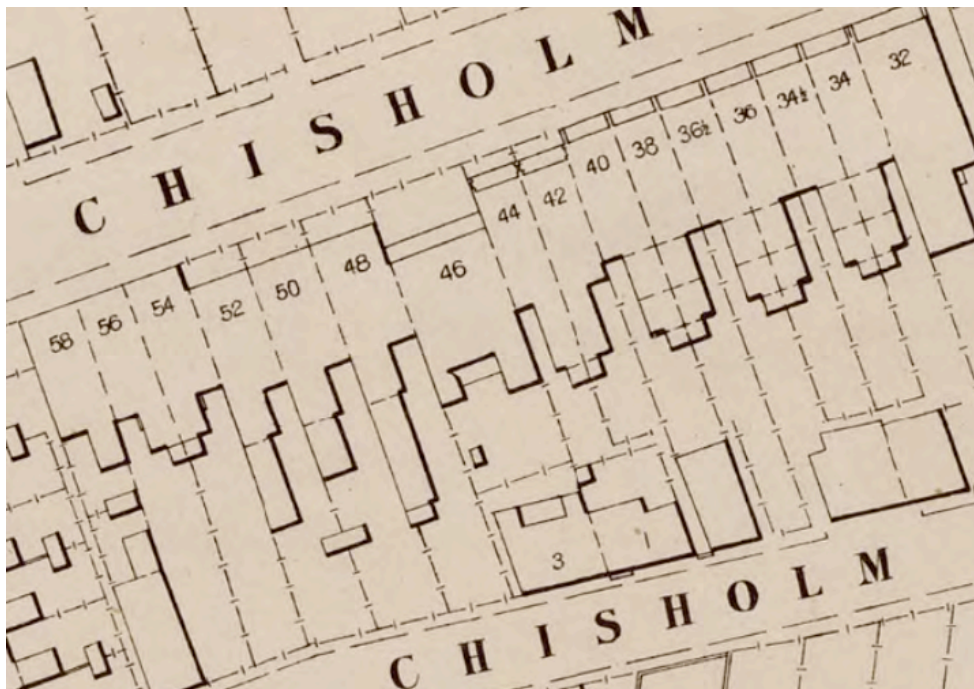


Figure 2.3 Extract from same showing the cottage at 46 Chisholm Street

## 2.2 46 CHISHOLM STREET

Development in Chisholm Street is not listed in the Sands Directory till 1877 when ten houses appear.

Chisholm Street	
Taylor street to Dowling street	
1	Peak, Clement, pawnbroker
	Vacant land
21	Vacant
	Vacant land
2	Ford, Mrs., Sophia
4	Vacant
6	Craddock, Humphrey, carter
8	Dowling, Mrs., Sarah
10	Weeden, Thomas, carpenter
12	Paul, William
14	Vacant
18	Makinson, John
20	Jenkins, Edward, stonemason
22	Parker, James, turner
30	Thompson, William, carrier
32	Whomsley, Oliver

Figure 2.4 Sand Directory of 1877

Included in the street is 22 Chisholm Street with James Parker as occupier then noted as a *turner*. It is clear from later editions of the Sands that the street numbers altered as in 1880 Parker's address is noted as 30 Chisholm Street. By 1882 the address was altered to its current number of 46 Chisholm Street.

Chisholm street—East side	
2	Sullivan, Michael
4	Fallon, John
6	Shea, Mrs. Ann
8	Steel, William, bootmaker
10	Mulligan, John, grocer
12	McKeon, F., boatbuilder
14	Paul, Wm.
16	Silks, John, blacksmith
18	McNab, —, com. traveller
20	Taylor, George, butcher
22	Skyrme, Edw., coachpainter
24	Bethel, Edw., printer
26	Martinson, Martin, storeman
28	Bourne, Henry
30	Parker, James
32	Western, John
34	Miller, John W.,
36	Ewington, Geo., upholsterer
38	Thomson, Wm., stonemason
40	Wholmsley, Oliver, painter
42	Darcy, J.

Chisholm street—East side	
Vacant land	
Chisholm lane	
14	Yates, John T., storeman
16	Fallon, John, warder
18	Shea, Mrs. Ann
20	Hill, Charles C., bootmaker
22	Cleary, Mrs. Melinda
24	Parson, James, slater
26	Paul, William, cab proprietor
28	Wright, Elias, J.
30	Steel, William, bootmaker
32	Williams, Thomas, tailor
34	Weller, George, tobacconist
36	Poole, Jesse T., stonemason
38	Hoe, John, draper
40	Bethel, Edward, printer
42	Martinsen, Martin, storeman
44	Bronne, Henry, cook
46	Parker, James, clerk
48	Western, John
50	Maller, John W., clerk
52	Tombs, Robert, reader of gas meters
54	Thompson, William, stonemason
56	Wholmsley, Oliver, painter
58	Maroney, Patrick
Hannam street	

Figure 2.4 Sand Directories of 1880 (left) and 1882 (right). Note the neighbours to Parker's residence remain as Henry Bourne and John Western. Parker is noted in the 1879 Sands as *collector*.

It would appear from the above that the cottage was built c. 1876. By 1882 the majority of the sites to the east of Chisholm Street had been developed.



### 3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in January. The interior of the cottage was inspected in March 2019 to ascertain its layout, condition and intactness from original construction. The description has been updated below and the current plan is shown in Figure 3.1.

46 Chisholm Street is a single storey, late Victorian cottage in the Georgian vernacular style set on a wide lot to the east side of the street. The house retains its original form and detail but has been modernised internally.

The house is in timber weatherboards (O) with a gabled, corrugated metal roof in short sheets (L). The original timber shingles (O) are extant under the later cladding. There is a verandah to the front with a skillion, corrugated metal roof supported on timber posts on metal stirrups (rebuilt). The verandah has no soffit lining. The cottage has a symmetrical front elevation with two pane, double hung, timber sashes (L) each side of a four panel, timber door and fanlight (Door L). Part of the original, timber internal lining is evident to the northern side of the front elevation where original boards have fallen away. There is a narrow skillion wing to the rear in chamfered timber weatherboards with a corrugated metal roof (L).

The cottage has a two room arrangement off a central hall that opens to a full width dining/living room and kitchen with a narrow hall to the bathroom in the rear skillion. The hall has a timber fretwork screen (L).

Floors are in polished timber (M) and tile (M). To the front walls are in masonite and battens (L) with moulded timber skirtings. To the hall and living room, walls are in plasterboard with moulded timber skirtings (M). Ceilings are in plasterboard with coved cornices (O). Doors are four panel timber with moulded timber architraves (M). There are multi-paned, glazed doors and sidelights to the living room (M). The front windows are two pane, double hung, timber sashes (L). There is a narrow, double hung sash to the bathroom (M). Fireplaces have been removed.

The cottage has a small garden to the front with concrete pavers and gravel and two, concrete planter boxes (all M). The garden is bounded by timber picket fence to the street (M).

The house has a paved garden to the rear with perimeter planter boxes and plantings and a small metal shed (all M). To the rear there is a two storey, late Victorian house at the rear fronting Sims Street.

Chisholm Street is a narrow street lined to the east with two storey, Victorian houses some in a terrace form. The western side of the street has the rear wings and garages to the properties fronting Flinders Street with some later infill development to the north. The street is part of a tightly knit pattern of streets and lanes bounded by Oxford Street, Flinders Street and South Dowling Street.

Figures 3.2 – 3.17

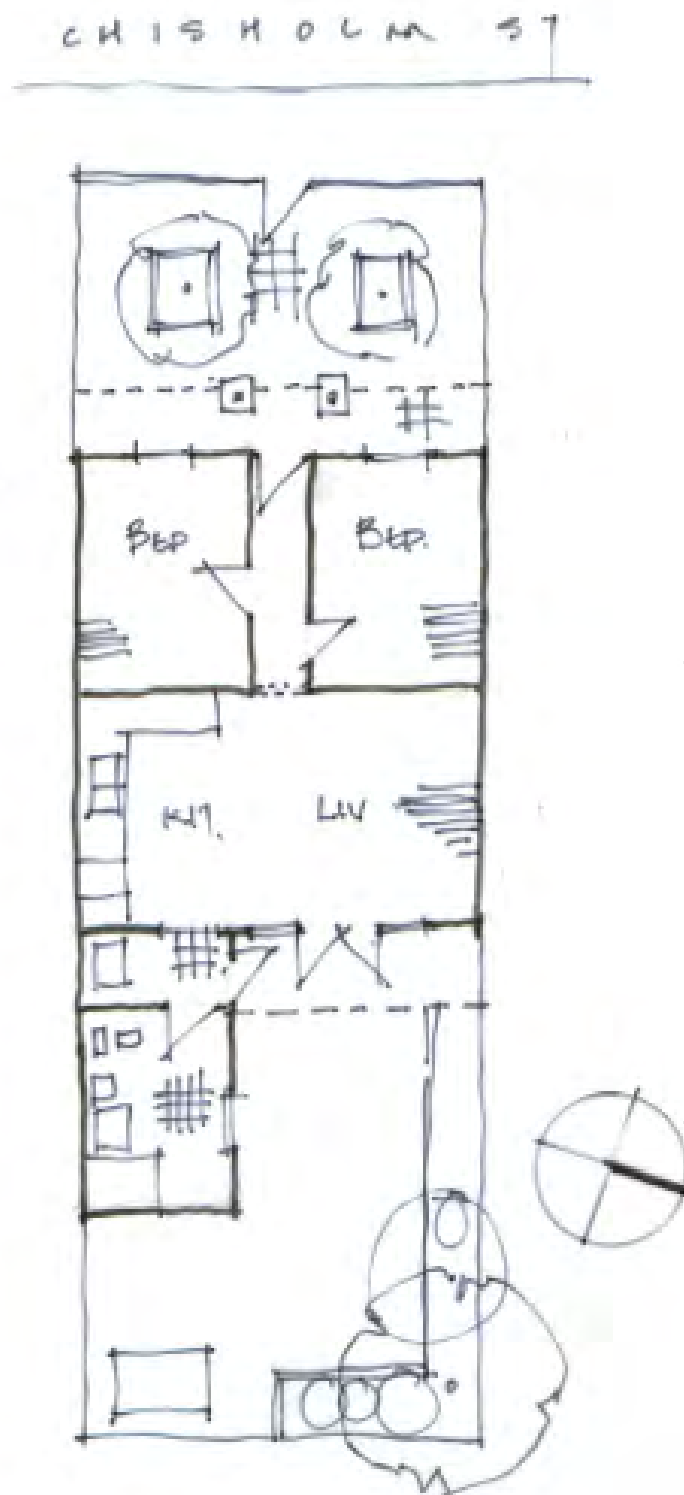


Figure 3.1 46 Chisholm Street, Darlinghurst

Plan as existing

March 2019



Figure 3.2 46 Chisholm Street, Darlinghurst  
Front elevation



Figure 3.3 46 Chisholm Street, Darlinghurst  
Front elevation detail



Figure 3.4 46 Chisholm Street, Darlinghurst  
View to interior linings where external board removed



Figure 3.5 46 Chisholm Street, Darlinghurst  
Verandah soffit



Figure 3.6 46 Chisholm Street, Darlinghurst  
Rear skillion



Figure 3.7 46 Chisholm Street, Darlinghurst  
Hall



Figure 3.8 46 Chisholm Street, Darlinghurst  
Front bedroom south showing typical wall and ceiling cladding



Figure 3.9 46 Chisholm Street, Darlinghurst  
Kitchen



Figure 3.10 46 Chisholm Street, Darlinghurst  
Living room



Figure 3.11 46 Chisholm Street, Darlinghurst  
Living room doors





Figure 3.12 46 Chisholm Street, Darlinghurst  
Bathroom



Figure 3.13 46 Chisholm Street, Darlinghurst  
Roof – note the timber weatherboards to the north wall (right) and extant shingles



Figure 3.14 46 Chisholm Street, Darlinghurst  
Roof – note the extant shingles



Figure 3.15 46 Chisholm Street, Darlinghurst  
View to the cottage from Sims Street



Figure 3.16 46 Chisholm Street, Darlinghurst  
Houses to the north



Figure 3.17 46 Chisholm Street, Darlinghurst  
Terrace to the south

## 4.0 HERITAGE LISTINGS & CONTROLS

### 4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

### 4.2 HERITAGE DIVISION OF THE NSW OFFICE OF ENVIRONMENT & HERITAGE

#### 4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by the Heritage Division of the NSW Office of Environment and Heritage, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

#### 4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

### 4.3 LOCAL AUTHORITY

The local authority for the area is the City of Sydney. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Sydney Local Environmental Plan 2012* (as amended) (LEP) but is within the Paddington/Darlinghurst Heritage Conservation Area (C50).

The property is in the vicinity of a heritage item at:

REF	ADDRESS	ITEM	RANKING
I290	58A Flinders Street	Former Wesleyan School including interior	Local

The heritage provisions in the LEP relating to the development in a conservation area and in the vicinity of a heritage item would apply.

Development at the site would also be the subject of the *Sydney Development Control Plan 2012* (as amended) (DCP) that contains detailed heritage objectives and controls for the development in conservation areas.

The property is identified as a Contributory Item on the Buildings Contributions Map for the area.



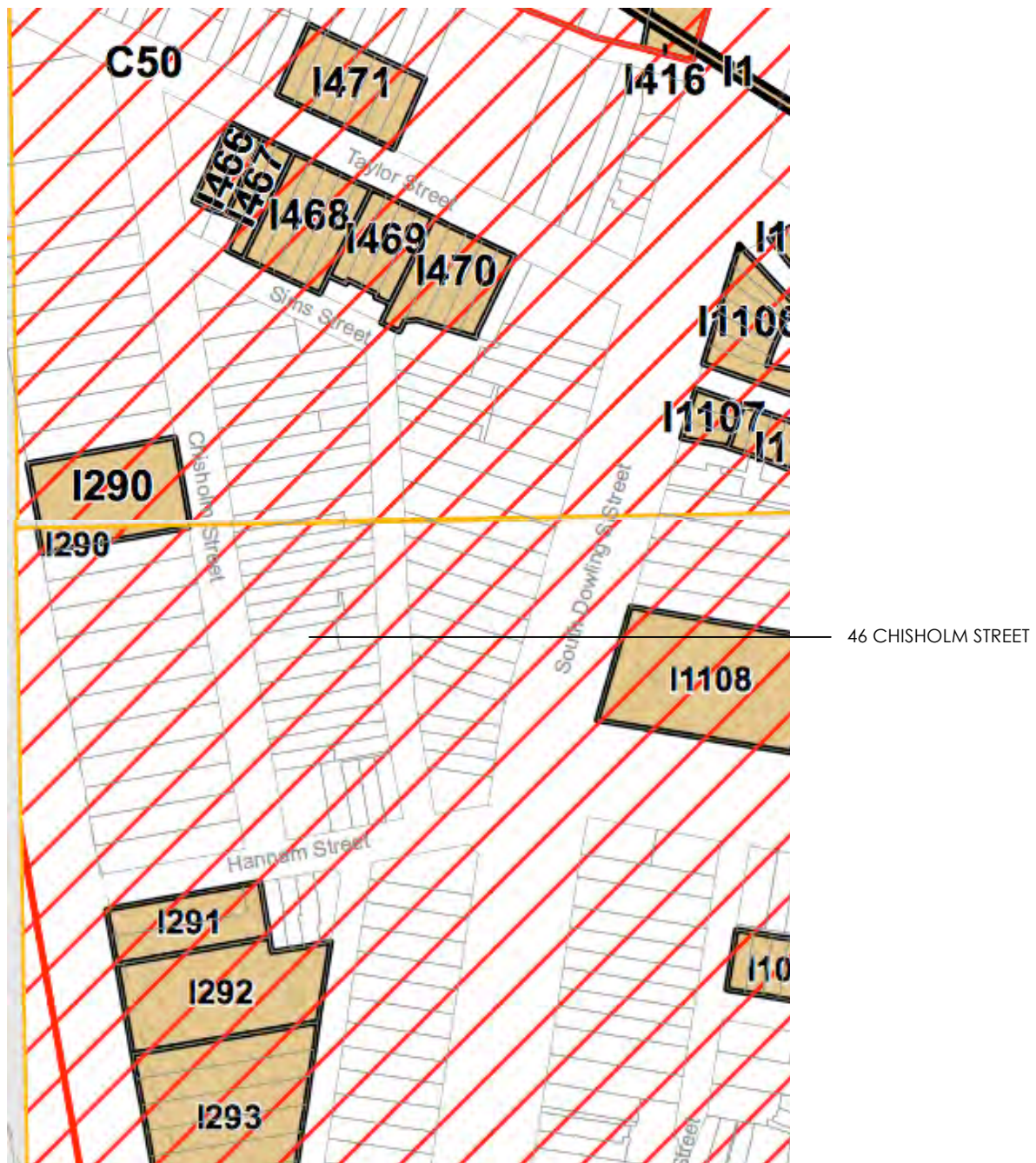


Figure 4.1 Sydney Local Environmental Plan 2012 – Heritage Maps HER\_022 and HER\_023

Heritage items are coloured brown

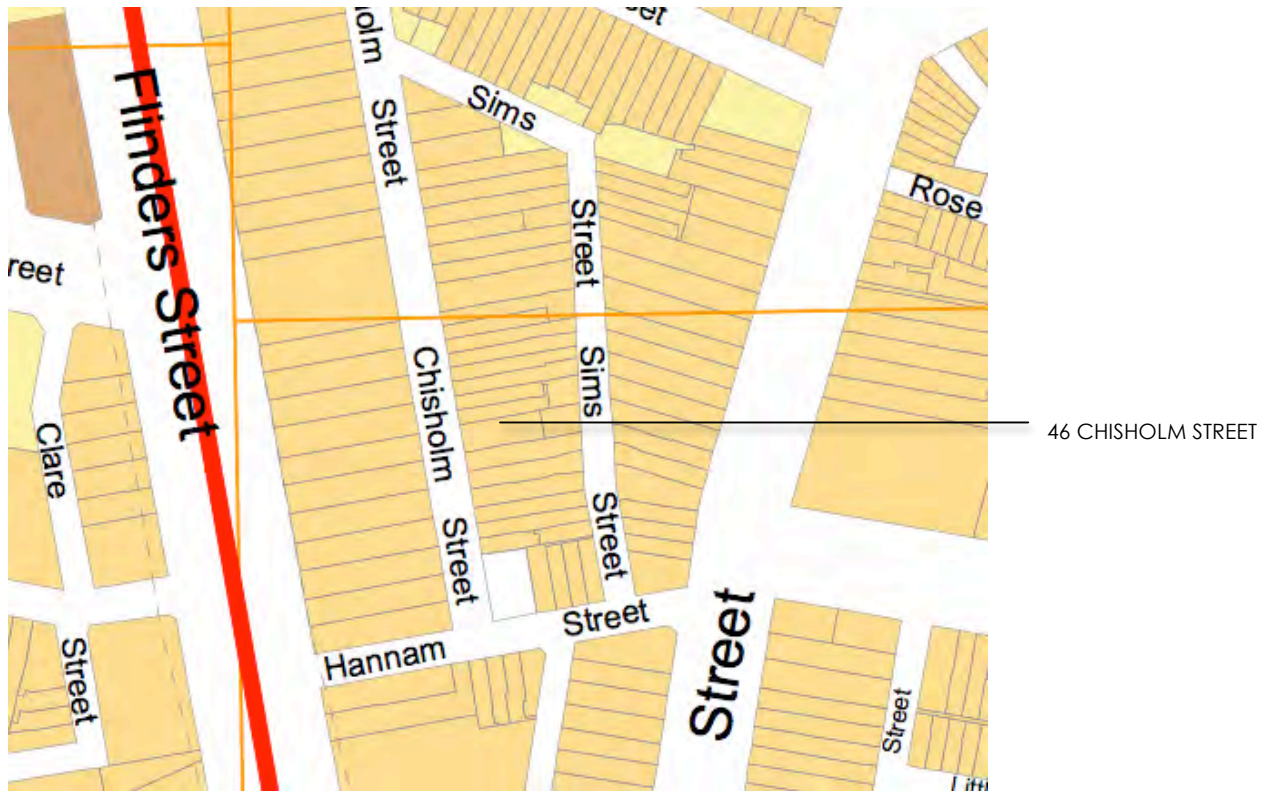


Figure 4.2 Sydney Development Control Plan 2012 – Building Contributions Map 023

Source: City of Sydney



## 5.0 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

## 5.1 HISTORIC SIGNIFICANCE

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
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46 Chisholm Street is a single storey, late Victorian cottage built c.1876 for James Parker who had purchased Lot 7 in Section 2 of the Chisholm Estate. The Chisholm Estate (Roll Plan 619) appear to have been subdivided in 1875 and occupied an area bordered by South Dowling Street, Taylor Street, Flinders Street and Hannan Street. The early plan (undated) shows the subject site to its current configuration.

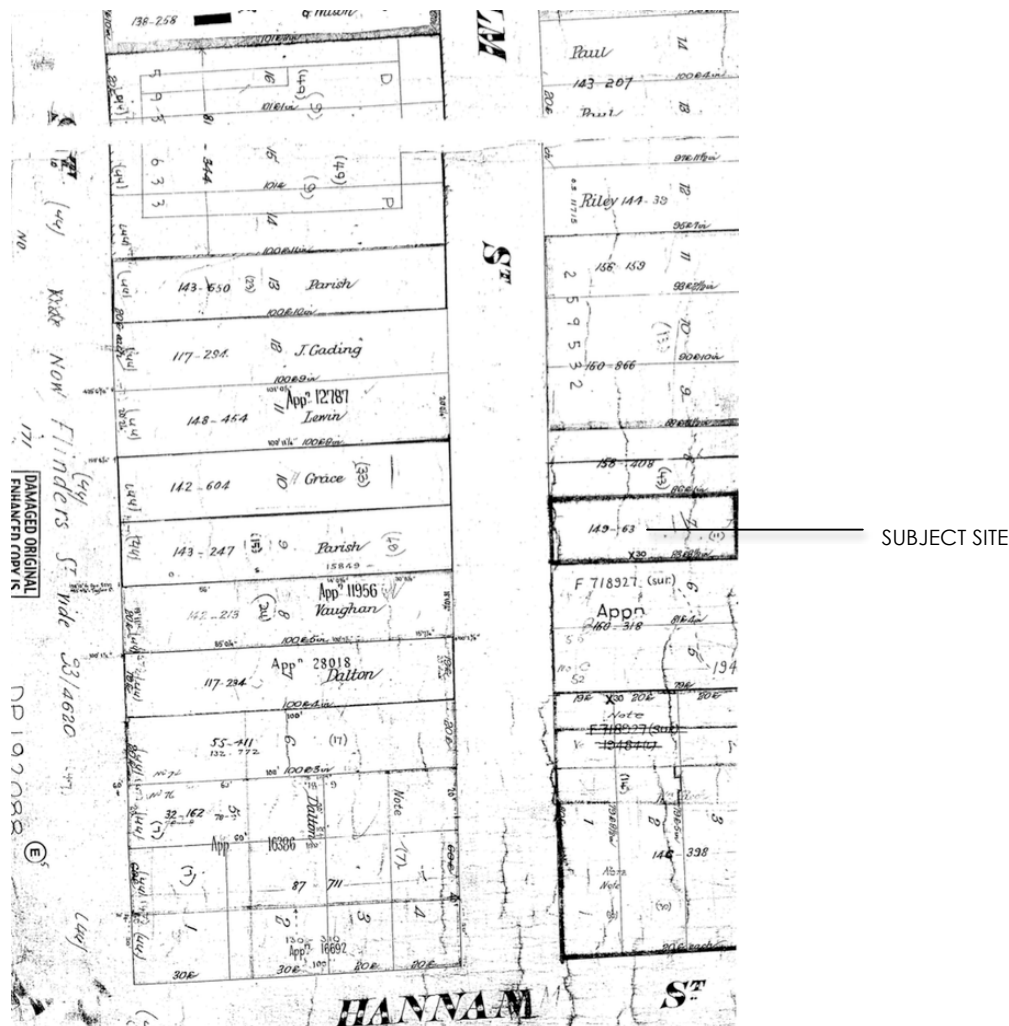


Figure 5.1 Extract from the subdivision of the Chisholm Estate. The subject site is lot 7 in Section 2

Source: NSW Land Registry Services DP192088

The property was formerly part of Edward Riley's vast landholdings in the area that he purchased directly, or later acquired, from John Palmer.

The cottage was sold to James Brindle c. 1895 and tenanted.

The cottage is emblematic of the early development of the area for small-scale housing.

Local Significance.

### 5.1.1 Historical Associations

Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The place is most closely associated with James Parker, variously a clerk, turner and collector. No biographical details were available.

The place is also associated with James Chisholm who carried out the early subdivision of one of the lots of the Riley Estate. The association would cover a large portion of the local area and is incidental.

Does not meet the criterion.

### 5.2 AESTHETIC SIGNIFICANCE

Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
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The house is a modest example of a single storey, late Victorian cottage in the Georgian vernacular style. The house retains its original form and detail to the front but has lost much of its original internal fabric with nearly all original finishes and detail replaced. The cottage may retain its original wall and roof framing and the current floors are in timber.

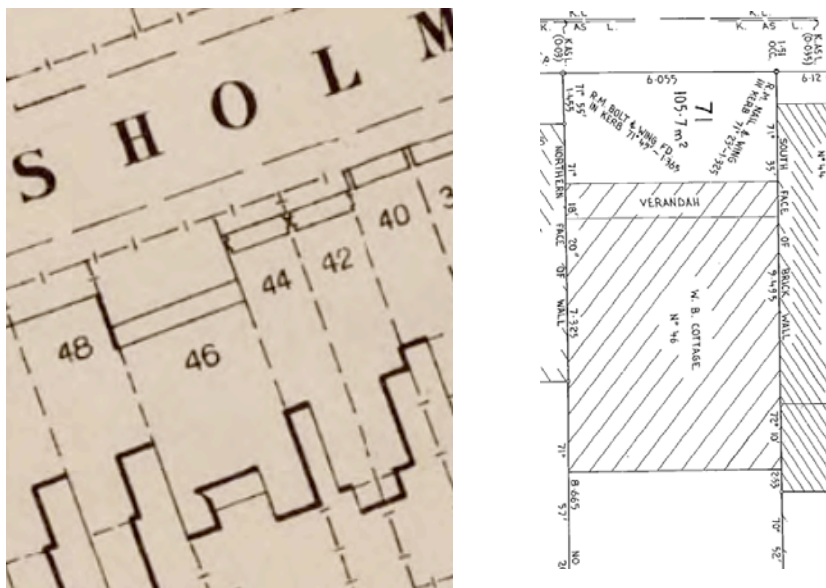


Figure 5.2 Footprint of the cottage c 1897 (left) and in 1978 (right). The northern rear wing has been demolished and the southern wing extended or rebuilt

The cottage is a little unusual being built on the original lot width (many other sites have been subdivided) and has a greater front setback as most house in the area are built to the street frontage.

The cottage is also unusual in the area for its weatherboard construction being the only such cottage in the triangular area bounded by Oxford Street, Flinders Street and South Dowling Street.

The house was built by James Parker as his own residence and this may account for both the lot layout and building material.

Does not meet the criteria.

### 5.3 SOCIAL SIGNIFICANCE

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
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The house has no special associations with any particular group.

Does not meet the criterion.

### 5.4 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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There do not appear to have been any previous buildings on the site and the place has no archaeological potential.

The cottage demonstrates the timber weatherboard style of construction of the era but is of no technical significance.

Does not meet the criterion.

### 5.5 RARITY

Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The single storey, weatherboard cottage type is uncommon in the area that largely comprised two storey, masonry terraces. In the plan of 1888 (Figure 2.1) only five, one storey timber cottages are shown in the area and the subject cottage is now the only weatherboard house in the former Chisholm Estate subdivision and dates from the earliest building period for the area.

Rare locally.

## 5.6 REPRESENTATIVENESS

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's; Cultural or natural places; or Cultural or natural environments)</i>

The house is an example of a mid Victorian weatherboard cottage that retains its early form and its detail to the front. The house retains a two room arrangement to the front and though it has been altered internally with the loss of much of its original, internal features it remains a representative example of the type.

Local Significance.

## 5.7 INTACTNESS

The cottage retains its primary form to the front and rear and its detail to the front but has been altered internally and much of the original fabric and detail removed. The southern rear wing has been rebuilt or extended and the northern rear wing demolished.

Intactness is not a measure of significance but the cottage retains part of its original layout to the front along with its external cladding, wall framing, possibly its internal cladding (under later coverings), the weatherboards to its gables (that clearly indicate the house was built prior to the adjoining houses), the timber roof structure and timber shingles (under the corrugated metal). The extant details clearly indicate its form of construction.

## 5.8 STATEMENT OF SIGNIFICANCE

46 Chisholm Street, Darlinghurst has heritage significance at a local level for its historic value, its rarity and representation of the earliest development period of the Chisholm Estate.

The cottage is a single storey, late Victorian, weatherboard cottage in the Georgian vernacular style built c.1876 for James Parker who had purchased Lot 7 in Section 2 of the Chisholm Estate.

The property was part of the Chisholm Estate (Roll Plan 619) appear to have been subdivided in 1875 and occupied an area bordered by South Dowling Street, Taylor Street, Flinders Street and Hannan Street.

The cottage retains its primary form and some of its exterior detail. The cottage was only one of five, weatherboard cottages that were built in the area and is the last remaining weatherboard cottage on the Chisholm Estate subdivision.

## 5.9 CONTRIBUTION TO THE PADDINGTON HERITAGE CONSERVATION AREA

The cottage is unusual for this section of the Paddington HCA due to its scale and detail as most of the remaining, early houses on the Chisholm Estate are two storey and in masonry though there are some single storey, masonry cottages. The cottage makes a very distinctive contribution to the conservation area and signals the earliest development of the area more clearly than other development that was built in the same period.

## 6.0 SUMMARY AND RECOMMENDATIONS

### 6.1 SUMMARY

Based on the above we consider that the cottage at 46 Chisholm Street would meet three of the Heritage Manual criteria for identification as a place of local significance being:

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

The property is a surviving timber cottage that dates from the earliest development of the Chisholm Estate and that retains its primary form and detail to the front and that remains readable as an early development in the area. The cottage retains some of its early detail and fabric including external weatherboards, internal linings, wall structure, roof structure and timber shingles. The property contains the only remaining, timber weatherboard cottage from the earliest development of the Chisholm Estate.

### 6.2 RECOMMENDATIONS

#### 6.2.1 Heritage Listing

This Heritage Assessment for the dwelling at 46 Chisholm Street, Darlinghurst was prepared by John Oultram Heritage & Design on behalf of the City of Sydney. The objective of the assessment was to determine if inclusion of the building as a heritage item on the Sydney Local Environmental Plan 2012 (SLEP 2012) is warranted.

The assessment has determined that the item meets the threshold for inclusion for its historic values, rarity and representativeness. The following recommendations are made for consideration by the City of Sydney Council:

- The property at dwelling at 46 Chisholm Street, Darlinghurst should be considered for nomination for inclusion as a heritage item on the Sydney Local Environmental Plan 2012 (SLEP 2012)
- Consideration should be given to development principles that will ensure conservation of the building, as well as the retention of its contribution to the Paddington Heritage Conservation Area



### 6.2.2 Conservation Area

Council should investigate the possibility of creating a new Conservation Area focusing on the Chisholm Estate, as:

- The area has well defined boundaries
- The character of this area is quite distinct
- The narrow street pattern is also distinct due to the irregular major road pattern
- The area has a well-defined history and subdivision pattern
- The buildings pattern is more fine grained and tight knight than the pattern seen in other parts of the Paddington Heritage Conservation area to the east across South Dowling Street where the building stock is larger scale and includes two and three storey houses on larger sites and rows of terrace houses with verandahs



JOHN OULTRAM