

Attachment B

<h2>Heritage Assessment</h2>

46 CHISHOLM STREET, DARLINGHURST, NSW

HERITAGE ASSESSMENT



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Prepared for:

City of Sydney

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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 1875¹.

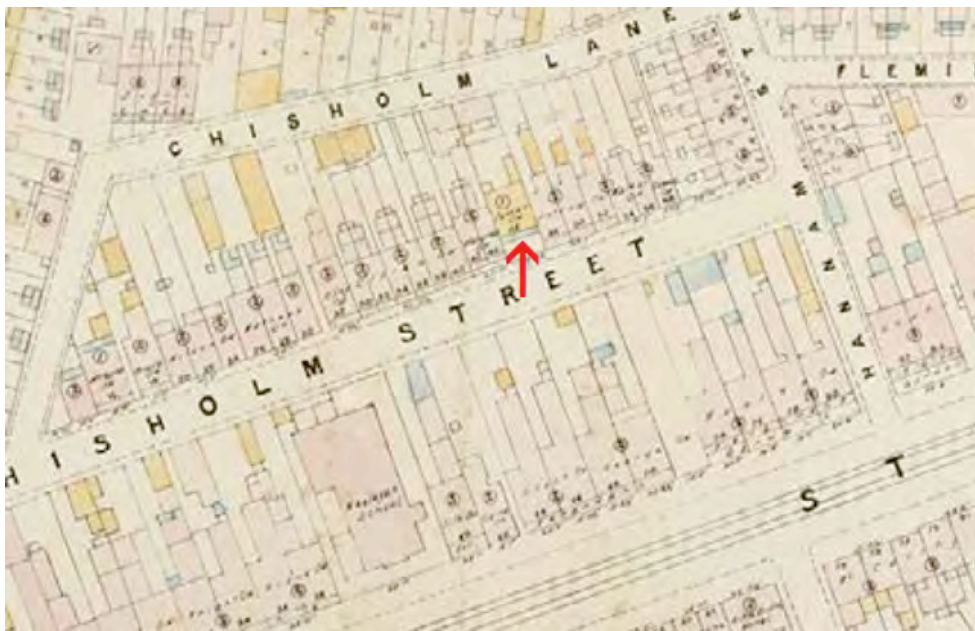


Figure 2.1 Detail of Rygate and West's plan of Sydney c. 1888 Sheet 30

Source: City of Sydney Archives

¹ 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)

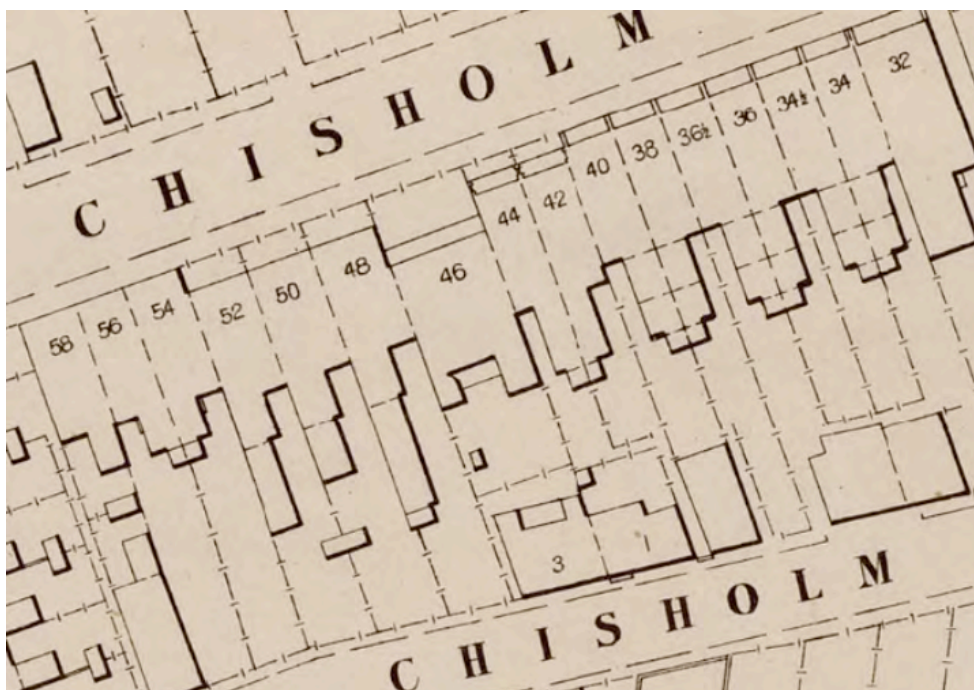


Figure 2.3 Extract from same showing the cottage at 46 Chisholm Street

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

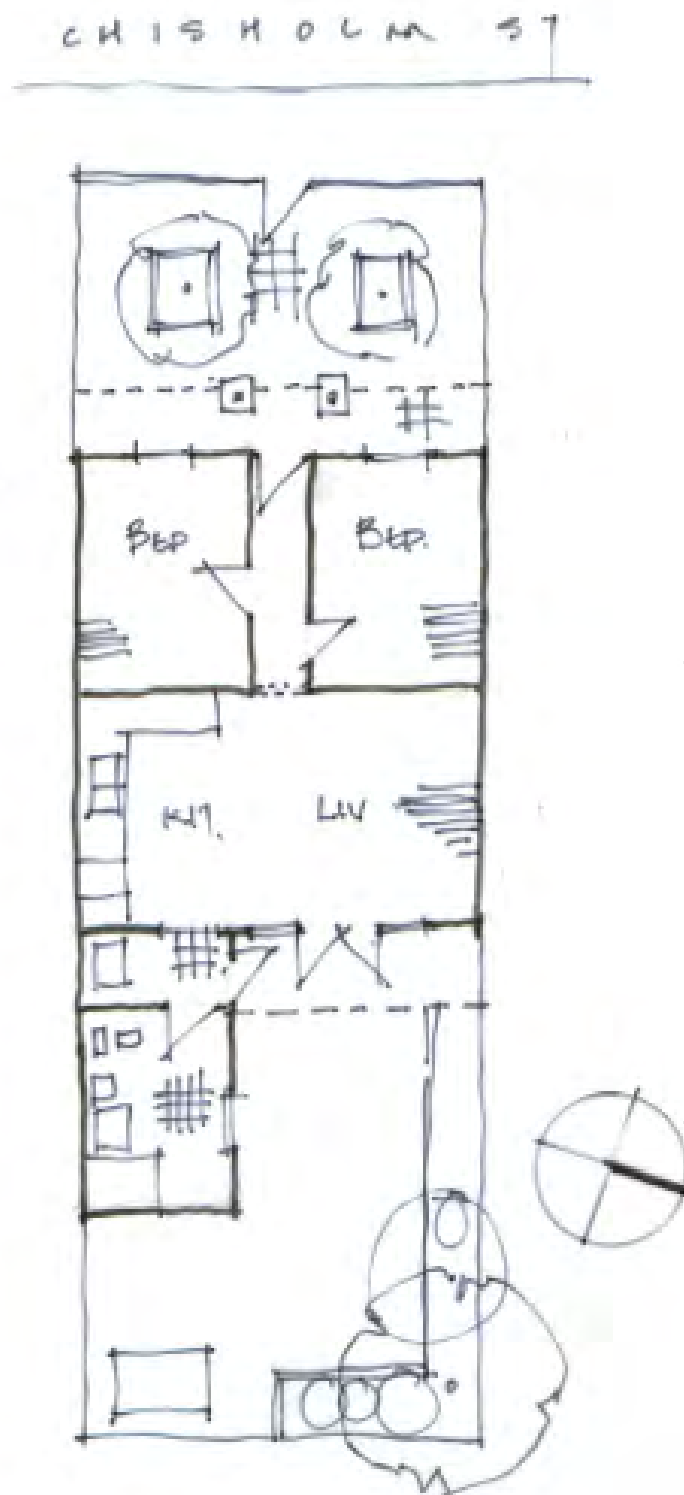


Figure 3.1 46 Chisholm Street, Darlinghurst

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.

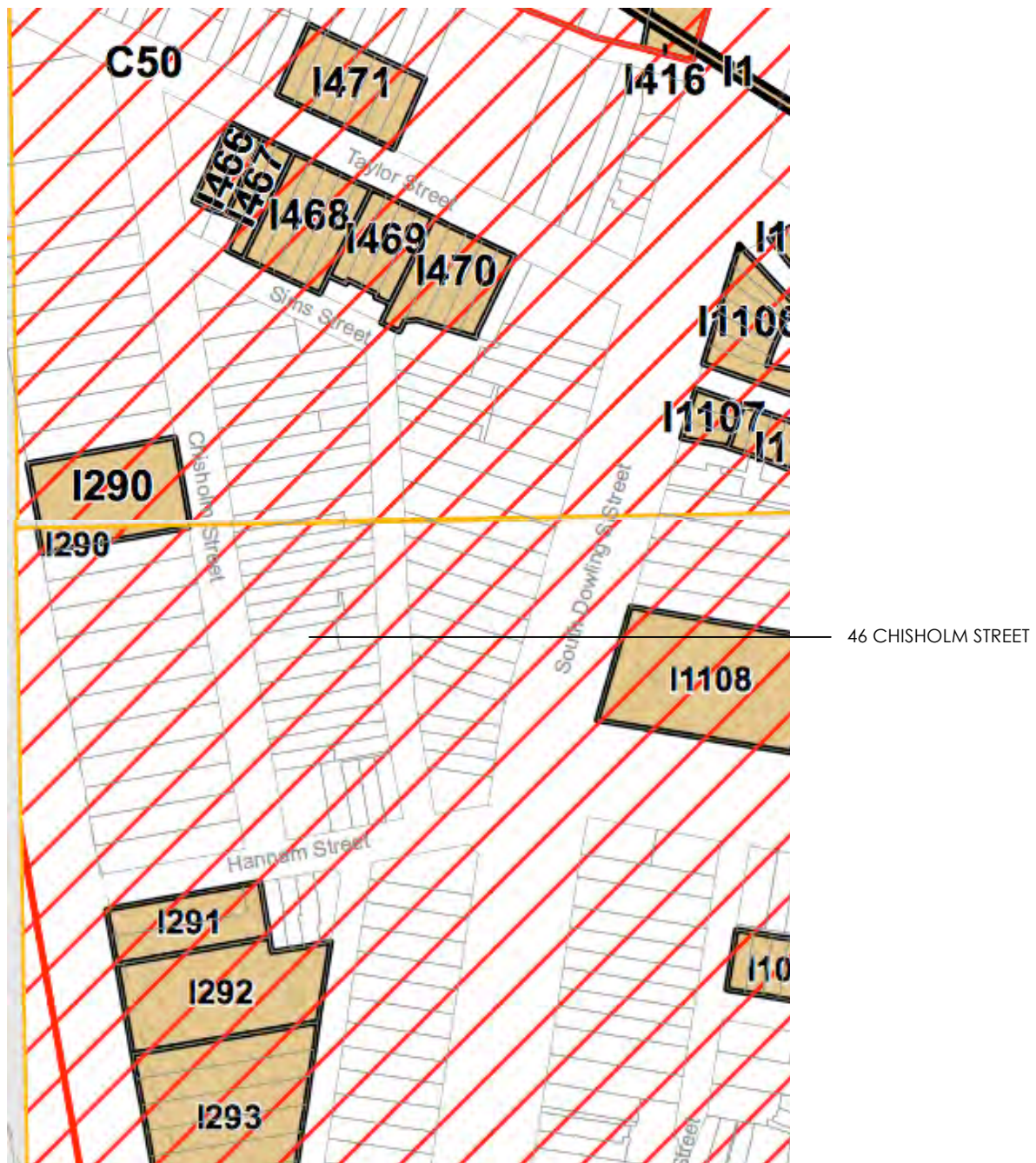


Figure 4.1 Sydney Local Environmental Plan 2012 – Heritage Maps HER_022 and HER_023

Heritage items are coloured brown

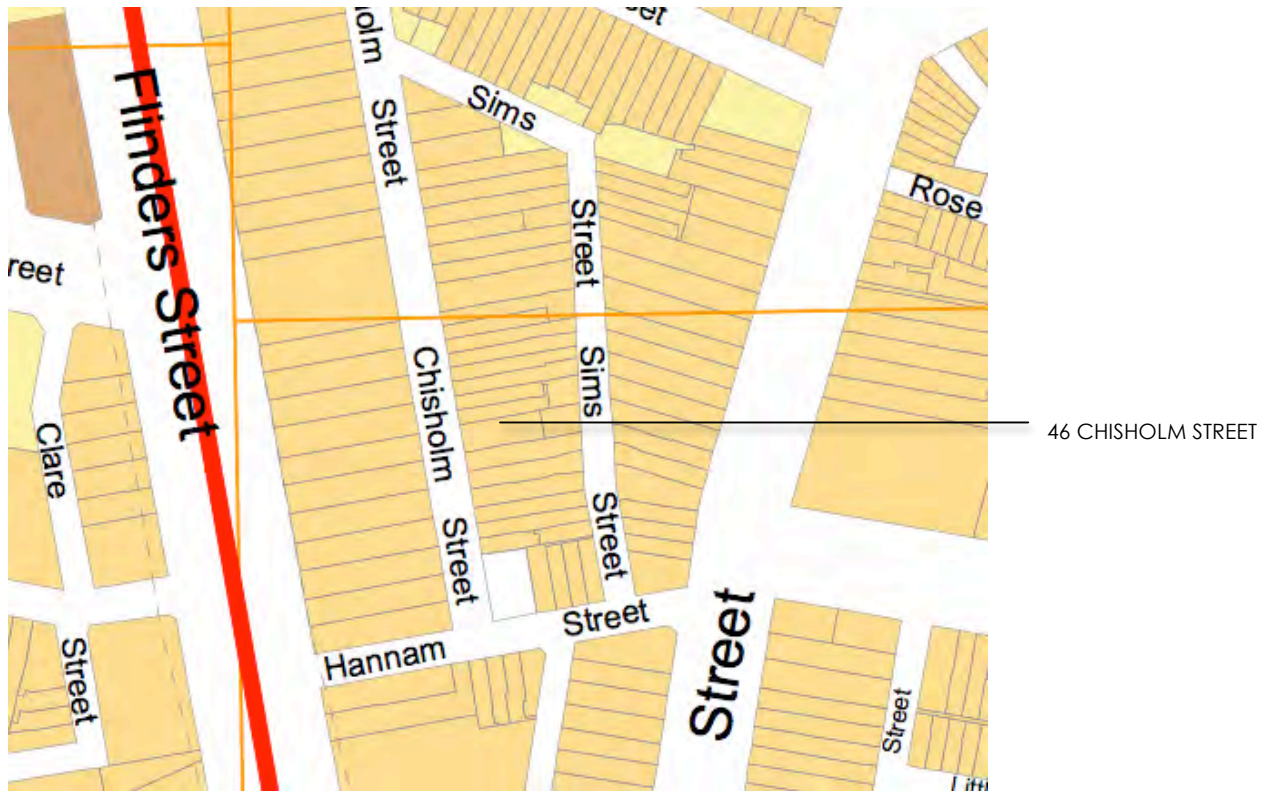


Figure 4.2 Sydney Development Control Plan 2012 – Building Contributions Map 023

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.

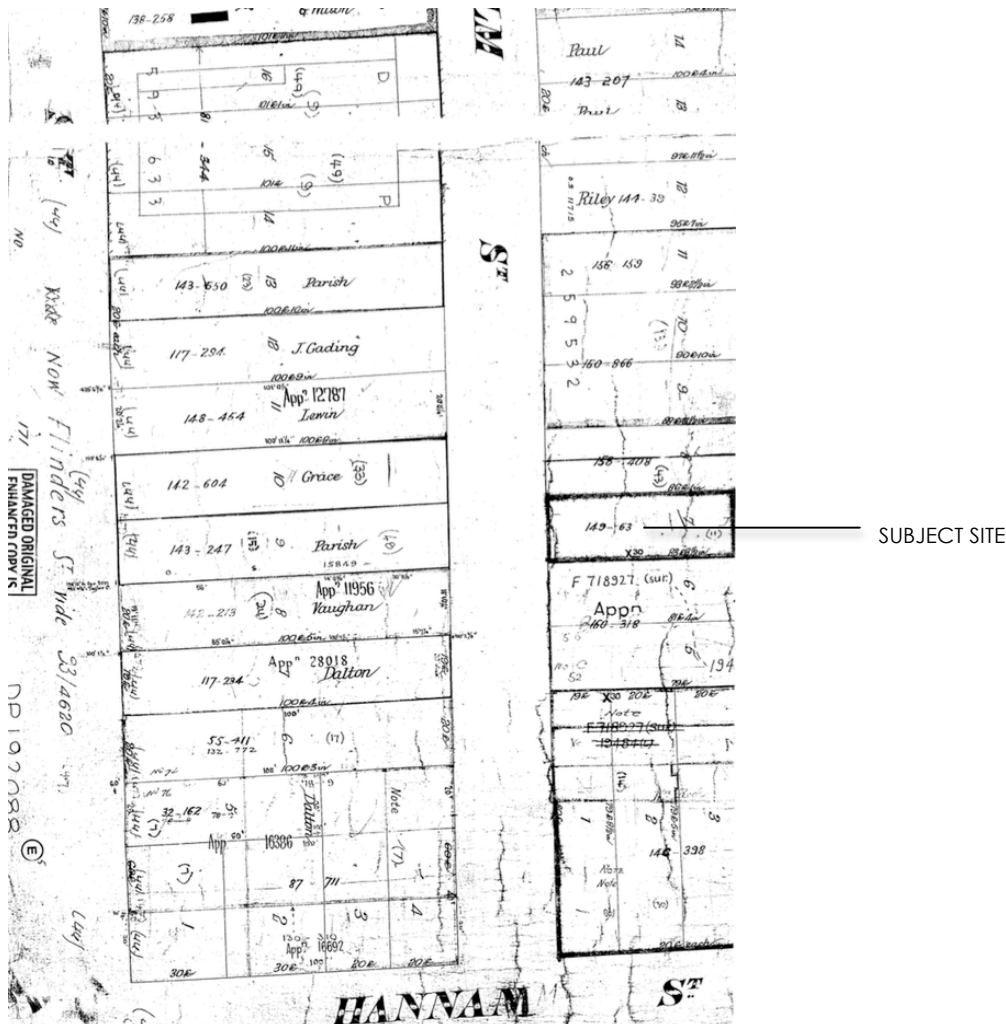


Figure 5.1 Extract from the subdivision of the Chisholm Estate. The subject site is lot 7 in Section 2

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.

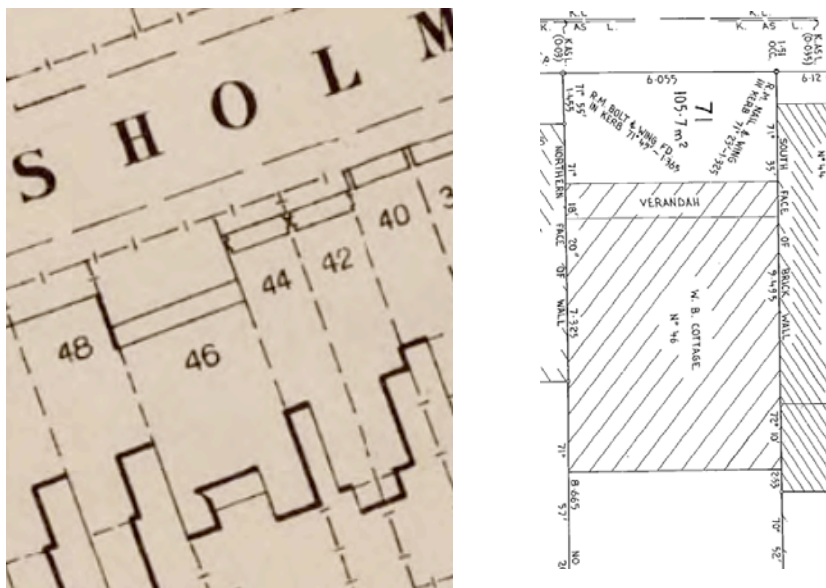


Figure 5.2 Footprint of the cottage c 1897 (left) and in 1978 (right). The northern rear wing has been demolished and the southern wing extended or rebuilt

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 knit 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

7.0 APPENDIX A – WEATHERBOARD COTTAGES COMPARATIVE STUDY

7.1 PREAMBLE

Weatherboard buildings are an important element of the city as they are amongst the oldest residential buildings in the City. They contribute a unique character to their streets and bring diversity to city life. They also often signal the early development of Sydney's inner suburbs as areas were subdivided for residential development and also the common building methods of the time. However, they are becoming increasingly rare and have been under threat of demolition.

A heritage study of weatherboard cottages in the South Sydney LGA was prepared in 2004:

Musecape Pty Limited (in association), *Draft South Sydney Weatherboard Buildings Survey Report*, dated February 2004

The report was prepared in response to a perceived threat to weatherboard buildings in the south Sydney LGA. Over 300 weatherboard buildings were identified and of these, 270 were surveyed with many recommended for addition to the South Sydney LEP Schedule. Following amalgamation, the cottages are now within the City of Sydney LGA,

The report gives a good overview of the development of weatherboard and timber buildings in Sydney and the pattern of development in Sydney as larger landholdings and estates were subdivided for residential development including small-scale subdivision for workers' cottages. Timber was favoured by working class owners and builders as it was cheaper and easier to build.

Unfortunately, the use of timber has often led to substantial changes to, or demolition of, weatherboard cottages as the material was prone to white ant damage and rot and the houses were seen as less substantial than masonry buildings. They were also easier to alter.

7.2 COMPARATIVE ANALYSIS

The following schedule is a comparative study of selected weatherboard cottages in the Sydney Local Government Area (LGA) that are listed as heritage items or that are regarded as Contributory elements in a conservation area.

The cottages were chosen on the basis that they are listed items in the LEP or Contributory items in a conservation area and are comparable in scale (single storey), form, materials and detail. The schedule also provides the statements of significance for the properties to see what level of significance and intactness was the threshold for listing.

Common characteristic identified in the study below are

- Construction in the late Victorian period
- Modest scale and detail
- Double fronted form with hipped and gabled roofs
- Retention of the primary form and posted verandahs
- Some level of change and refurbishment internally
- Rear additions

The statements of significance often refer to the cottages as being **rare** and signalling the early development of the area.

7.3 46 CHISHOLM STREET



The cottage at 46 Chisholm Street has all of the characteristics noted in Section 7.2 above and remains readable as an early cottage in the conservation area.

It is rare being the only weatherboard cottage in the Chisholm Estate subdivision of the conservation area and is of a comparable standard and level of intactness to the properties noted in the Schedule.


7.4 934 ELIZABETH STREET, ZETLAND

Address	934 Elizabeth Street, Zetland
Date	Late Victorian
Description	A simple symmetrical single storey double fronted weatherboard cottage which has been vinyl clad. The building features timber double hung windows, posted verandah, cast iron lacework, 3 brick chimneys with corbelled collars and original chimney pots and an original 4 panelled front door.
History	Not known
Photos	
	
Plan	
SHI	2420710
Significance	A good example of a late Victorian modest cottage and a rare example of an intact weatherboard cottage in the Zetland Estate which has retained its original form and detail.
Notes	The cottage has been altered and modernised internally and extended to the rear but retains its original form and detail to its elevation (weatherboards overclad) and its posted verandah

7.5 117 HEREFORD STREET, FOREST LODGE

Address	117 Hereford Street, Forest Lodge
Date	c. 1876
Description	Double fronted weatherboard cottage with gabled, corrugated metal roof with posed verandah to the front
History	Built in 1876 and refurbished in 2008
Photos	
	
Plan	
SHI	2427730
Significance	A rare surviving weatherboard workers' cottage within the Glebe/Forest Lodge area
Notes	The cottage has been altered and modernised internally but retains its original form and detail to its front elevation and its posted verandah



7.6 72 HORDERN STREET, NEWTOWN

Address	72 Hordern Street, Newtown (Rhoda Cottage)
Date	c.1876
Description	Double fronted weatherboard cottage with gabled, corrugated metal roof with posted verandah to the front
History	Part of O'Connell Town Village that was a subdivision of the land grant to William Bligh in 1803. First occupant recorded in 1879 was Joseph Collins
Photos	
Plan	
SHI	2431153
Significance	72 Hordern Street is of aesthetic and historical significance as a fine example of a single storey, simple, wide weatherboard cottage representing a class of dwellings now rare in Sydney generally. It is of aesthetic significance as part of a weatherboard group of buildings which contribute to the streetscape, with Nos. 74-76 Hordern Street adjacent
Notes	The cottage has been altered and modernised (2004) but retains its original form and detail to its front elevation and its posted verandah


7.7 54 JENNINGS STREET, ALEXANDRIA

Address	54 Jennings Street, Alexandria
Date	c. 1900
Description	Double fronted weatherboard cottage with gabled, corrugated metal roof with verandah to front
History	Part of the Waterloo Estate of William Hutchinson's 1823 land Grant
Photos	
Plan	
SHI	2431156
Significance	Of aesthetic and historical significance as a good example of a Federation detached working class cottage associated with the adjacent early local industries and the Eveleigh Railway Workshops. It has high integrity as part of a unique small group of weatherboard buildings in the area and for its own intact form and detailing
Notes	The cottage retains its original form and detail to its front elevation and its posted verandah

7.8 46 LITTLE CLEVELAND STREET, REDFERN

Address	46 Little Cleveland Street, Redfern
Date	c. early 1880s
Description	Double fronted weatherboard cottage with hipped, corrugated metal roof with posted verandah to the front
History	Part of the Edward's Smith Hall's grant of 1822 subdivided by Frederick Unwin in 1829. The house appears in the Sands Directory in 1884 occupied by Elizabeth Patterson
Photos	
Plan	
SHI	2431155
Significance	Of historical and aesthetic significance as an early working class cottage, rare due to its weatherboard construction and illustrating the variety of working class housing in the 19th century in this area. Due to its construction materials it appears to be one of the earliest houses in Little Cleveland Street
Notes	The cottage has been altered and modernised internally and appears to have a two storey extension to the rear but retains its original form and detail to its front elevation and its posted verandah

7.9 21 QUEEN STREET, BEACONSFIELD

Address	21 Queen Street, Beaconsfield (Beaufort)
Date	Post 1895
Description	Narrow, double fronted weatherboard cottage with gabled, corrugated metal roof with posted verandah to the front
History	Part of the Beaconsfield Estate
Photos	
Plan	
SHI	2431157
Significance	Of aesthetic and historical significance as a relatively intact Federation weatherboard cottage which illustrates the variety of working class housing in this area, and demonstrates association between the provision of working class housing in the late 19th and early 20th century in this area and the proximity to industrial area operating at that time
Notes	The cottage has been altered and modernised internally and has a two storey extension to the rear but retains its original form and detail to its front elevation and its posted verandah


7.10 43 UNION STREET, NEWTOWN

Address	43 Union Street, Newtown (Wonga)
Date	c. 1880s
Description	Double fronted weatherboard cottage with hipped, corrugated metal roof with later, posted verandah to the front
History	First recorded in the Sands Directory in 1882 occupied by sawyer, Alexander Storer
Photos	
Plan	
SHI	2431148
Significance	Wonga is of aesthetic significance as a late 19th century weatherboard cottage with elaborate details and finishes including a central tower section, a feature that rises from the edge of the front verandah about a metre with its own hipped end roof like a blind dormer. It has a well landscaped front garden and makes a positive contribution to the streetscape
Notes	The cottage has been altered and modernised internally and has a single storey extension to the rear but retains its original form and later detail to its front elevation including its posted verandah


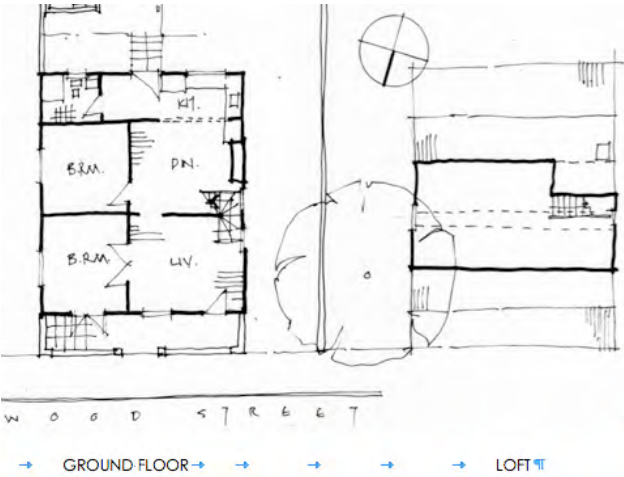
7.11 38 VICTORIA STREET, POTTS POINT

Address	38 Victoria Street, Potts Point (Overcliff)
Date	c. 1868
Description	Double fronted weatherboard cottage with hipped, corrugated metal roof with posted verandah to the front
History	Built by builder William Shoults and sold in 1869 to Master Mariner William Dawson Mills
Photos	
Plan	
SHI	2421379
Significance	Overcliff Cottage is a rare surviving example of a single storey weatherboard cottage with a pyramidal roof or double hipped roof and is the only known remaining timber cottage in Potts Point. It is unusual in having height ceilings, quality cedar joinery, an elegant and finely detailed timber staircase leading to a room in the roof with excellent view of the harbour and Woolloomooloo Bay in particular. The cottage is enhanced by its setting on the edge of an escarpment overlooking the harbour and aesthetically makes a very important contribution to the streetscape
Notes	The cottage has been altered and modernised internally and has a two storey extension to the rear but retains its original form and detail to its front elevation and its posted verandah

7.12 39 MOREHEAD STREET, REDFERN

Address	39 Moorehead Street, Redfern
Date	c. early 1870s
Description	Double fronted weatherboard cottage with hipped, corrugated metal roof with posted verandah to the front
History	Built on part of the 1822 land grant to Edward Hall Smith that became part of the Cooper Estate part of which was later subdivided by James Ewart. In 1873 the house was occupied by painter Henry Joseph Merer
Photos	
Plan	
SHI	2421009
Significance	39 Morehead Street is the last remaining timber house of a former group that was rare and significant at the State level as the only identified, surviving group of late 19th century timber, ridge line, working class rental houses built on small lots within a subdivision pattern that reflects the land management practises of the late 19th century 'urban manor' in a colonial environment. This significance is enhanced by the mid 20th century destruction of other comparable combinations of topographically responsive, urban vernacular built forms using predominantly timber fabric; 19th century Australian adaptations of English methods for providing cheap working class housing; clear links to the spread of industrialisation beyond the city boundaries in the 1870s and 1880s; and links to the pre-urban and pre-industrial rural land use of dairying. The Morehead Street timber houses group illustrated in its layers of fabric a continuum from rural to industrial to post-industrial cultural environments in the form of domestic housing unequalled elsewhere in the State. This building is also historically important as it forms part of the Cooper Street Conservation Area, an area which developed in the c1880s as a working class subdivision, as evidenced by the traditional grid patterns, small blocks and night soil lanes. The area is associated with Solomon Levey and Daniel Cooper, both emancipated convicts who became prominent businessmen forming the successful company Cooper and Levey. This timber dwelling is historically significant as it demonstrates the working class nature of the area through its construction and detail. The building is aesthetically important as a rare surviving example of a timber dwelling Victorian Georgian style. The building is typical of this style of architecture being small in scale and unassuming in detail. It has a steep pitched roof and close eaves on all sides, characteristic of this period. The building has some landmark qualities being constructed on the property boundary and located on the prominent corner position of Morehead and Cooper Streets.
Notes	The cottage appears very intact and retains its gabled form and rear skillion and detail to its front elevation and its posted verandah

7.13 2 WOOD STREET, FOREST LODGE

Address	2 Wood Street, Forest Lodge (Alpha)
Date	c. 1880
Description	Double fronted weatherboard cottage on a sandstone base with gabled, corrugated metal roof with verandah to the front on later brick piers
History	Originally forming part of land purchased by John Wood in 1831, the property is Lot 28 in the subdivision of Wood's land undertaken in 1876. The cottage appears to have been erected around 1880 (the first in the street) for George Tumeth and stables were erected around 1885 for Johannes Theodore Joseph Brunning. Brunning named the cottage <i>Alpha</i> .
Photos	
Plan	
SHI	Not listed – Contributory item in conservation area
Significance	2 Wood Street is a modest example of a single storey, late Victorian cottage in the Georgian vernacular style erected c. 1880 probably by the then owner of the property, George Tumeth and a brick stable built c. 1885 possibly by Johannes Brunning. The place has associations with John Wood (1811-1875) who erected the villa <i>Glenwood</i> on the early subdivision of the area and the Glebe that was set aside for the support of the Anglican Church in 1789. The house was the first built in the street is partly intact in form but has been altered internally and externally. The remnant brick stables are a rare, surviving example that demonstrates the early semi-commercial development of the area. The property is of high significance at a local level.
Source	JOHD HIS May 2015
Notes	The cottage has been altered and modernised internally and has a two storey extension to the rear yard but retains its original form and detail to its front elevation where the posted verandah has been reinstated (2015)