

# **Attachment D**

<h2><b>Heritage Inventory</b></h2>
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**Item name:** Weatherboard Cottage**Location:** 46 Chisholm Street Darlinghurst 2010

Sydney

**Address:** 46 Chisholm Street**Planning:** Sydney South**Suburb/nearest town:** Darlinghurst 2010**Local govt area:** Sydney**Parish:****State:** NSW**County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:****Category:** House**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Dwelling house**Former uses:** Dwelling house**Assessed significance:** Local**Endorsed significance:** Local**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.

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**Historical notes of provenance:** The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.

With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.

(Information sourced from Anita Heiss, "Aboriginal People and Place", Barani: Indigenous History of Sydney City <http://www.cityofsydney.nsw.gov.au/barani>)

The Chisholm Estate was originally part of 70 acres granted in 1794 to John Palmer, the Commissary of New South Wales which became known as 'George Farm'. Palmer sold his Surry Hills holdings in 1814. The block was subsequently subdivided into 15 large allotments.

Early development occurred north of Taylor Street by 1850. At this time Rushcutters Creek ran through the area and the rest of the block was divided into 5 large blocks. The block of some 8 acres bound by Taylor, Flinders, Hannam Streets on South Dowling Street was purchased by James Chisholm and remained intact till the 1830s. Being located next to the Sydney Common, set aside by Governor Macquarie, there was little incentive to develop the land. In 1836, the situation changed following Governor Bourke setting aside 29 acres of the public land for the establishment of military barracks to improve Sydney's defences.

Little research is available on the Chisholm Estate. It is connected to the prominent Chisholm family, major landholders in NSW descended from the early settler, James Chisholm (1772-1837). James Chisholm built Calder House, in the decade following 1827 on Wilson Street, Redfern, then described as "overlooking the Chisholm Estate". This Calder House land is now part of Eveleigh, resumed by the government for construction of the rail line.

In 1855 a Block of 8 acres of the subdivision of the Riley Estate was purchased by James Chisholm and the land subdivided c1875-1880 as the Chisholm Estate by Mary Chisholm. In c.1876-1881, the late Victorian weatherboard cottage at 46 Chisholm Street was built for James Parker on Lot 7 in Section 2 of the Chisholm Estate. The 1888 Rygate & West survey shows the one storey timber building owned by Parker, shaded yellow for timber and blue for the iron verandah. Land titles records continue to refer to this land as the Chisholm's or Chisholm Estate (roll plan 619) until 1979. In 1896 the property was sold to James Brindle.

Following the sale of the site multiple times, the present owner came in possession of the home in 1991 and carried out renovations in 1992-1993.

**Themes:** National theme

4. Settlement

4. Settlement

**State theme**

Accommodation

Towns, suburbs and villages

**Local theme**

**Designer:**

**Builder:**

**Year started:** 1876

**Year completed:**

**Circa:** No

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**Physical description:** 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 (some 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 (M). 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.

O ORIGINAL  
L LATER  
M MODERN

**Physical condition level:** Good

**Physical condition:** Later alterations, some fabric removed or overload with later materials

**Archaeological potential level:** Little

**Archaeological potential Detail:**

**Modification dates:**

**Recommended management:** The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the façade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls

**Management:** **Management category** **Management name**

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**Further comments:**

**Criteria a):** 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 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 is emblematic of the early development of the area for small-scale housing.

**Criteria b):**  
[Historical association significance]

**Criteria c):**  
[Aesthetic/ Technical significance]

**Criteria d):**  
[Social/Cultural significance]

**Criteria e):**  
[Research significance]

**Criteria f):** 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 cottage 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.

**Criteria g):** 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.

**Intactness/Integrity:** 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.

<b>References:</b>	<b>Author</b>	<b>Title</b>	<b>Year</b>
	John Oultram Heritage & Design	46 Chisholm Street, Darlinghurst, NSW, Heritage Assessment	2019
	Zoltan Kovacs	Heritage Impact Assessment, Proposed Development, 46 Chish	2018

<b>Studies:</b>	<b>Author</b>	<b>Title</b>	<b>Number</b>	<b>Year</b>
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<b>Parcels:</b>	<b>Parcel code</b>	<b>Lot number</b>	<b>Section number</b>	<b>Plan code</b>	<b>Plan number</b>
	LOT	71		DP	602585

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**Latitude:**

**Longitude:**

**Location validity:**

**Spatial accuracy:**

**Map name:**

**Map scale:**

**AMG zone:**

**Easting:**

**Northing:**

**Listing: Name**

**Title**

**Number**

**ListingDate**

**Data entry:** Data first entered: 05/04/2019

Data updated: 21/05/2020

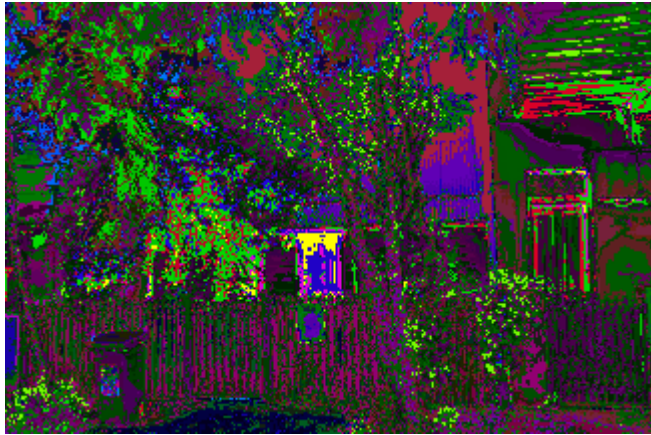
Status: Completed

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**Image:**



**Caption:** 46 Chisholm Street Front Elevation

**Copy right:**

**Image by:** John Oultram Heritage & Design

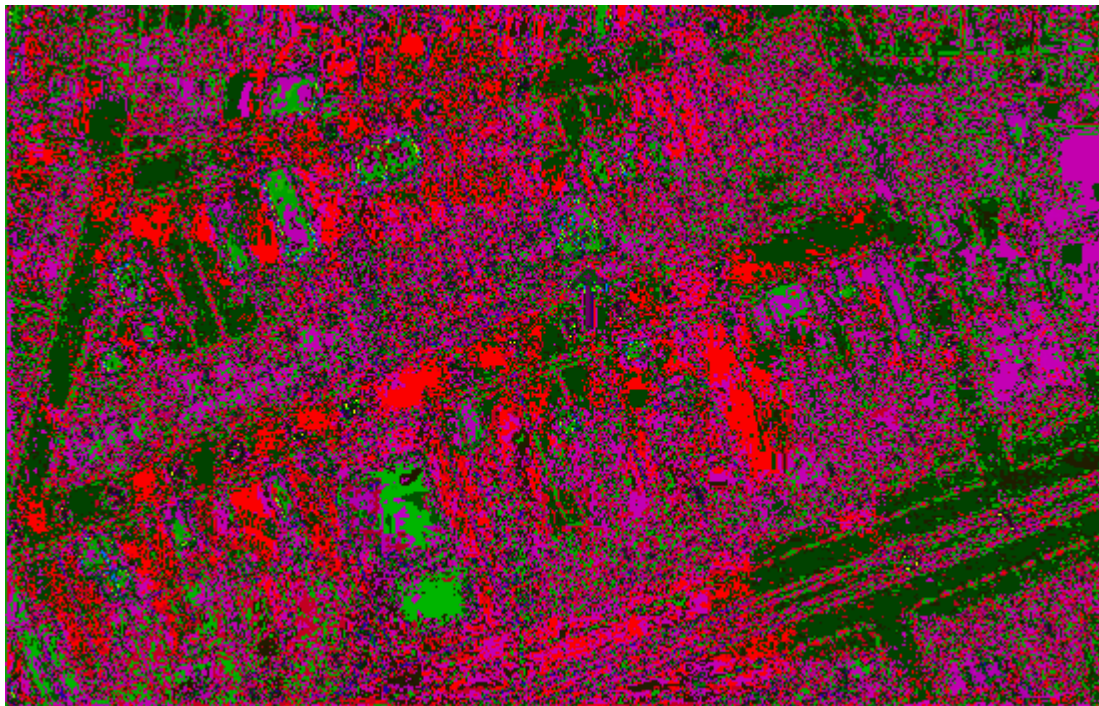
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**Image:**



**Caption:** Detail of Rygate and West's plan of Sydney c. 1888 Sheet 30

**Copy right:**

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**Image by:** Rygate and West

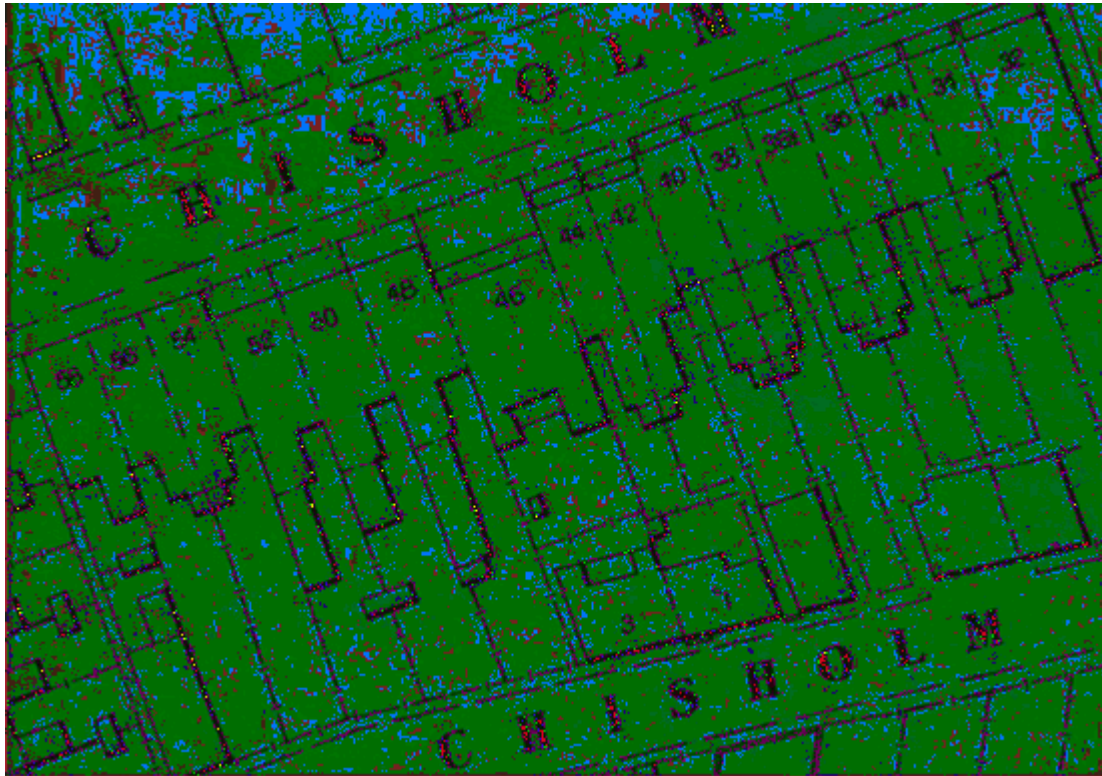
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**Image:**



**Caption:** Metropolitan Detail Sheet Y1, dated 1897

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**Image by:**

**Image date:**

**Image number:**

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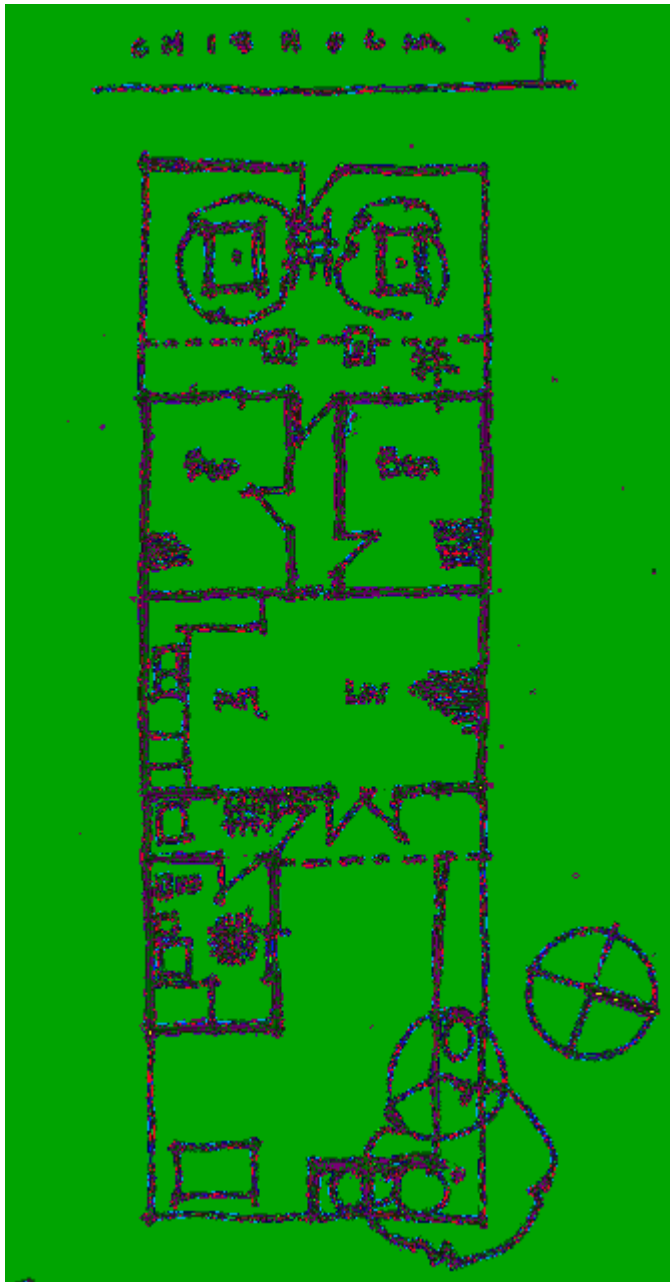
**Image:**



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**Caption:** Plan as existing

**Copy right:**

**Image by:** John Oultram Heritage & Design

**Image date:** 01/03/2019

**Image number:**

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