



# Architectural Projects

1962 – 33 & 35 Fairlight Street, Fairlight  
Heritage Assessment V.02  
November 2021

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architectural projects pty ltd abn 78 003 526 823 www.architecturalprojects.net.au  
tel +61 (0)2 8303 1700 fax +61 (0)2 9319 1128 architects@architecturalprojects.net.au  
the foundry studio 1-181 lawson street darlington nsw australia 2008

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## 1962 – 33 & 35 FAIRLIGHT STREET, FAIRLIGHT – HERITAGE ASSESSMENT

### *Document Control*

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01	14.04.2021	Draft	Jennifer Hill Director, Registered Architect 4811	Elizabeth Gibson Associate, Senior Consultant
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## 1. EXECUTIVE SUMMARY

### 1.1. BACKGROUND

Architectural Projects were commissioned by John Allen to prepare this Heritage Assessment in March 2021 in association with a Development Application for demolition of existing buildings at 33 & 35 Fairlight Street, Fairlight.

The sites, 33 Fairlight (Lot 9/B/DP 3742) and 35 Fairlight (Lot 8/BDP3742) are not listed as Heritage Items in Manly LEP 2013. The sites are not within any Conservation Area however, the sites adjoin a heritage listed item, being Item I2 "All stone kerbs" Manly municipal area.

### 1.2. OUTLINE OF TASKS TO BE UNDERTAKEN IN THE BRIEF

The property is currently the subject of a Heritage Assessment prepared in accordance with the Heritage NSW, Department of Premier and Cabinet publication "Statement of Heritage Assessment".

### 1.3. HISTORY

33 Fairlight first appears in the 1913 Sands directory which list Andreas Harders at 'Rostherne' Fairlight Street, Manly. This suggests a construction date of circa 1912, most likely by Andreas Harders. "Rostherne" is numbered 45 in 1915 and 1917 Sands.

On 15 November 1912 the property at 35 Fairlight St was mortgaged. However, the house is not listed in the Sands Directory until 1916 suggesting a construction date of circa 1915. The 1917 Sands Directory lists Henry Cowdroy at 'Minjarrah' 45 Fairlight Street, Manly. Minjarrah was offered for rent, furnished, by HM Cowdroy in December 1922<sup>1</sup>.

### 1.4. PHYSICAL EVIDENCE

The streetscape is largely defined by mixed residential environment that is typified by medium, high density and low-density housing forms of varying age, scale and design including detached dwellings, semi-detached dwellings, dual occupancies and large residential flat buildings.

Some buildings from the key period 1886-1912 remains.

Minimal views of the building are available due to the site fall and extent of vegetation.

### 1.5. STATEMENT OF SIGNIFICANCE

The buildings do not reach the threshold for listing due to their representative quality and low level of intactness. The modifications and addition obscure their original character. No heritage constraints apply.

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<sup>1</sup> Sydney Morning Herald Wed 20 Dec 1922, Page 5, Advertising

## 2. INTRODUCTION

### 2.1. BACKGROUND

Architectural Projects were commissioned by John Allen to prepare this Heritage Assessment in March 2021 in association with a Development Application for demolition of existing buildings at 33 & 35 Fairlight Street, Fairlight.

The sites, 33 Fairlight (Lot 9/B/DP 3742) and 35 Fairlight (Lot 8/BDP3742) are not listed as Heritage Items in Manly LEP 2013. The sites are not within any Conservation Area however, the sites adjoin a heritage listed item, being Item I2 “All stone kerbs” Manly municipal area.

### 2.2. OUTLINE OF TASKS REQUIRED TO BE UNDERTAKEN IN THE BRIEF

The property is currently the subject of a Heritage Assessment prepared in accordance with the Heritage NSW, Department of Premier and Cabinet publication “Statement of Heritage Assessment”.

### 2.3. DEFINITION OF THE STUDY AREA

The Assessment relates to 33 & 35 Fairlight Street, Fairlight. The site is defined by as Lots 8 (33 Fairlight) & 9 (35 Fairlight) Section B DP 3742 located on the southern side of Fairlight Street as indicated in the aerial photograph. The site is not listed as a local Heritage Item on the Manly LEP 2013. The site is not listed within any Heritage Conservation Area. The site adjoins a Heritage listed Item:

- I2 “All stone kerbs”, Manly municipal area.

Refer Figure 2.1 Location Map, Figure 2.2 Aerial Photograph and Figure 2.3 Heritage Map.

### 2.4. METHODOLOGY

The Assessment has been prepared in accordance with the methodology outlined in, *The Conservation Management Plan* by Dr James Semple Kerr (7<sup>th</sup> Edition 2013). The report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (*The Burra Charter*) and its Guidelines. The methodology used in the evaluation of the place is that recommended by the Heritage NSW, Department of Premier and Cabinet.

It seeks to identify from documentary and physical evidence any historic, aesthetic, social and technological values of the building and to determine its level of representatives or rarity by comparison with other identified examples. The analysis also looks at the overall character of the adjoining area to determine if the building and the site development pattern contribute to a characteristic grouping or cohesive streetscape that is unique or of sufficient importance to require protection.

### 2.5. LIMITATIONS

A time frame of four weeks was established for the preparation of the Report. Access was given to the site and Council records held by the applicant and Council. No physical intervention was undertaken to prepare this report. No historical archaeological work other than the site surveys provided herein was commissioned for the report.

### 2.6. IDENTIFICATION OF AUTHORS

The report has been prepared by a team consisting of the following key members:

Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect  
Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect  
Sakia Ahmed - Architectural Projects Pty Ltd – Architect  
Evelyne Foston – Architectural Projects Pty Ltd – Administrator

## 2.7. ACKNOWLEDGMENTS

Northern Beaches Council

Information searches have occurred with the following organisations:

State Library of NSW  
NSW Land Registry Services  
National Library of Australia - TROVE  
Local Studies Library  
Historical Land Records Viewer  
Sydney Water Archives  
Council Archives  
Commonwealth archives  
Australian Heritage Council  
National Trust of Australia (NSW)  
Heritage Council of NSW  
NSW State Heritage Inventory  
Australian Institute of Architects (AIA) Twentieth Century Heritage Inventory  
Art Deco Society of NSW Heritage Inventory



Figure 2.1 2021, Location Map\_SIX Maps



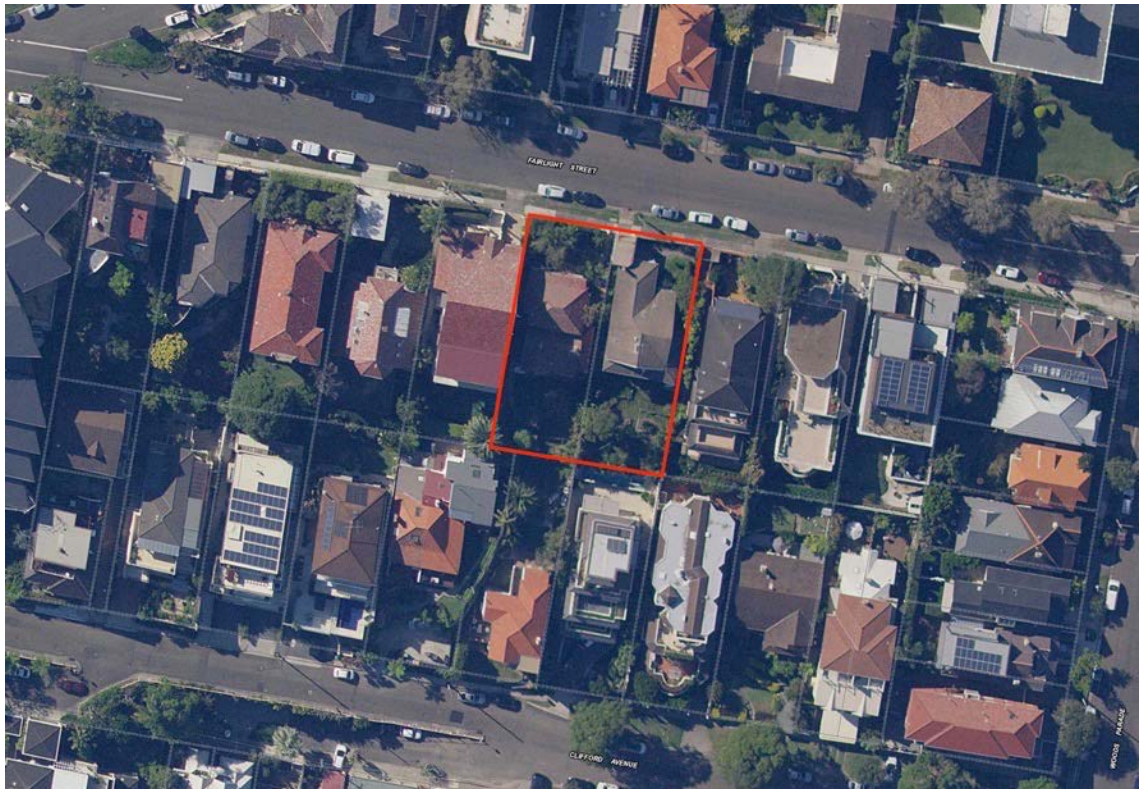


Figure 2.2 2021, Aerial Photograph\_SIX Maps



Figure 2.3 2021, Heritage Map\_Manly LEP 2013

### 3. HISTORICAL DOCUMENTARY ANALYSIS

#### 3.1. HISTORICAL CONTEXT OF THE AREA TIMELINE

YEAR	DATE	DESCRIPTION
1857	23 Dec	Crown Grant to Peter Ellery.
1858		Ellery sold 5 adjoining grants to Henry Gilbert Smith.
1859-1860		Henry Gilbert Smith built Fairlight House on the Estate.
1880		Henry Gilbert Smith sold Fairlight House to John Woods. The Woods family, under name of The Fairlight Land Building and Investment Company subdivided the Fairlight Estate.
1886	1 May	Fairlight Estate including Fairlight House were offered for sale by Richardson and Wrench.
1898	June	Fairlight Land Building and Investment Company Limited lodged a Primary Application No. 10263.
1902	1902	Further sales of lots in the Fairlight Estate were advertised by Raine and Horne.
1904	29 Feb	Lots 5 and 6 Section A was sold to Harry Shelley.
1910-1915		Shelley sold the lots individually. The lots were subject to fencing covenants.
1911	Aug	Lot 9 (No. 33 Fairlight Street) was sold to George Louis Richardson.
1912	Mar	Lot 8 (No. 35 Fairlight Street) was sold to Henry Mellifont Cowdroy.

#### 3.2. HISTORICAL CONTEXT OF THE AREA – THE FAIRLIGHT ESTATE

The site is part of a Crown Grant of two acres one rood thirty perches to Peter Ellery 23 December 1857 (Figure 3.1). Peter Ellery was the operator of the Spit Punt. Ellery sold his 5 adjoining grants to Henry Gilbert Smith in 1858. Smith consolidated Ellery's grant into his Fairlight Estate. He built Fairlight House on the Estate in 1859-1860, to the design of Edmund Blacket. Fairlight was the name of the village where Smith's first wife came from near Hastings, Sussex, UK<sup>2</sup> (Figure 3.2).

The Fairlight Estate thus comprised 5 grants to Peter Ellery dated 23 December 1857 and part of a 20-acre grant to John Crane Parker on 12 April 1837.

Smith sold Fairlight House and its extensive grounds to John Woods in 1880. The Woods family, under name of The Fairlight Land Building and Investment Company Ltd, subdivided the Fairlight Estate.

On 1 May 1886, the Fairlight Estate allotments including Fairlight House, were offered for sale by Richardson and Wrench (Figure 3.3).

<sup>2</sup> MacRitchie, John, Fairlight, Dictionary of Sydney, 2008)

The Fairlight Land Building and Investment Company Limited lodged a Primary Application No. 10263 for the land in June 1898.

In 1898, a Certificate of Title was issued to The Fairlight Land Building and Investment Company in Liquidation for Lots in Section A, B, C, E, F, G, H and I of the Fairlight Estate, including the subject site Lots 8 and 9 in Section B<sup>3</sup> (Figure 3.4).

Further sales of lots in the Fairlight Estate were advertised in 1900 by Raine and Horne (Figure 3.5).

The subject lots were part of a parcel of land comprising Lots 1-12 Section B, Lots 5 and 6 Section A, which was eventually sold by The London Bank of Australia Limited, (the mortgagee exercising power of sale), to Harry Shelley on 29<sup>th</sup> February 1904<sup>4</sup>.

On 30 March 1904, a Certificate of Title for Lots 1-12 Section B, Lots 5 and 6 Section A in DP 3742, was issued to Harry Mansfield Shelley, merchant of Sydney (Figure 3.6) Shelley sold the lots individually from 1910-1915. The lots were subject to fencing covenants. Lot 9 (No. 33 Fairlight St) was sold in August 1911 to George Louis Richardson, and Lot 8 (No. 35 Fairlight St) was sold in March 1912 to Henry Mellifont Cowdroy<sup>5</sup>.

### 3.3. SITE AND BUILDING TIMELINE

YEAR	DATE	DESCRIPTION
33 FAIRLIGHT STREET: 9/B/DP3742		
1911	12 Sep	Certificate of Title for Lot 9 Section B DP 3742 was issued to George Louis Richardson. The transfer included a fencing covenant.
1912	24 Feb	George Richardson sold to Annie Constance Harders, wife of Andreas Harders.
1913		The house appeared in the Sands Directory, which list Andreas Harders at 'Rostherne'.
1915-1917		'Rostherne' was numbered 45.
1918	16 May	The house now at 33 Fairlight purchased by Luise Mathilde Brewer.
1961	27 Sep	Luise Brewer died and was buried at Manly Cemetery.
1962	25 Jul	Luise's son Birrell Hunter Brewer became the registered proprietor of 33 Fairlight Street.
1968	27 Jan	Birrell Brewer died.
1968	1 Oct	The house was transmitted to his widow Gladys Lillian Linda Brewer of Fairlight.

<sup>3</sup> Vol 1250-Fol 77

<sup>4</sup> Vol 1250-Fol 77

<sup>5</sup> Vol 1525-Fol 163

35 FAIRLIGHT STREET: 8/B/DP3742

1912	2 Apr	Certificate of Title for Lot 8 Section B DP 3742 was issued to Henry Mellifort Cowdroy.
1912	15 Nov	The property at 35 Fairlight Street was mortgaged.
1916		The house was listed in the Sands Directory.
1917		Sands Directory lists Henry Cowdroy at 'Minjarrah' and was numbered 45 Fairlight Street.
1922	Dec	Minjarrah was offered for rent, furnished, by Henry Mellifort Cowdroy.
1955	15 Jul	35 Fairlight Street was transmitted to Geoffrey Mayo Webb.
1962	Apr	35 Fairlight Street was transferred to Thorp Clive Cowdroy.
1969		35 Fairlight Street was purchased by Dorothy Marion Collingridge of Fairlight.
1973		Marjorie Iren Gliddon, a Real Estate agent, became the registered proprietor of 35 Fairlight.

3.4. HISTORY OF THE SITE AND BUILDING

33 FAIRLIGHT STREET: 9/B/DP3742

A Certificate of Title for Lot 9 in Section B DP 3742 was issued to George Louis Richardson of Manly, Estate Agent on 12 September 1911<sup>6</sup>. The transfer included a fencing covenant (Figure 3.7).

On 24 February 1912, George Richardson sold to Annie Constance Harders, wife of Andreas Harders of Manly, Customs Officer. A mortgage was taken out on the property in September 1912. The house first appears in the 1913 Sands directory which list Andreas Harders at 'Rostherne' Fairlight Street, Manly. This suggests a construction date of circa 1912, most likely by Andreas Harders. "Rostherne" is numbered 45 in 1915 and 1917 Sands.

On 16 May 1918, 33 Fairlight St was purchased by Luise Mathilde Brewer, wife of Henry Birrell Brewer of Manly, Civil servant. Luise Brewer died on 27 September 1961 and was buried at Manly Cemetery. On 25 July 1962, Luise's son Birrell Hunter Brewer of Balgowlah became registered proprietor of 33 Fairlight St. Birrel (Bon) Brewer died in 27 January 1968, and on 1 October 1968, the house was transmitted to his widow Gladys Lillian Linda Brewer of Fairlight.

35 FAIRLIGHT STREET: 8/B/DP3742

On 2 April 1912 a Certificate of Title issued to Henry Mellifort Cowdroy of Sydney, Advertising Agent for Lot 8 in Section B DP 3742, the site of 35 Fairlight Street<sup>7</sup> (Figure 3.8).

On 15 November 1912 the property at 35 Fairlight St was mortgaged. However, the house is not listed in the Sands Directory until 1916 suggesting a construction date of circa 1915. The 1917 Sands

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<sup>6</sup> Vol 2182-Fol 71

<sup>7</sup> Vol 2240-Fol 244

Directory lists Henry Cowdroy at 'Minjarrah' 45 Fairlight Street, Manly. Minjarrah was offered for rent, furnished, by HM Cowdroy in December 1922<sup>8</sup>.

Henry Mellifont Cowdroy was born in Broulee, NSW in 1869. He and his wife Laeta Clara were to have four children Thorp, Marie, John, and Bonnie. Eldest son Thorp was born at Manly in 1911, before the purchase of the site, while youngest daughter Bonnie was born in 1918. Henry Cowdroy died in November 1954 aged 84 at Lawson<sup>9</sup>. On 15 July 1955, 35 Fairlight St was transmitted to Geoffrey Mayo Webb, Barrister husband of Bonnie Cowdroy, and resident of Balgowlah. In April 1962, 35 Fairlight St was transferred to Thorp Clive Cowdroy.

In 1969, 35 Fairlight St was purchased by Dorothy Marion Collingridge of Fairlight, widow. In 1973, Marjorie Iren Gliddon of Balmain East, Real Estate agent became the registered proprietor of 35 Fairlight St.

### 3.5. ABILITY TO DEMONSTRATE THEMES

The site has been assessed in comparison to the Historic Themes devised by the former Office of Environment and Heritage now Heritage NSW, Department of Premier and Cabinet. Given the low level of significance, no themes identified.

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<sup>8</sup> Sydney Morning Herald Wed 20 Dec 1922, Page 5, Advertising

<sup>9</sup> Australian Death Notices, 1860-2019



Figure 3.1 1857c, Detail of Parish Map of Manly Cove, Sheet 4, showing Ellery's 5 Grants\_HLRV, NSW LRS.



Figure 3.2 1860, Fairlight House\_Manly, Warringah and Pittwater Historical Society.

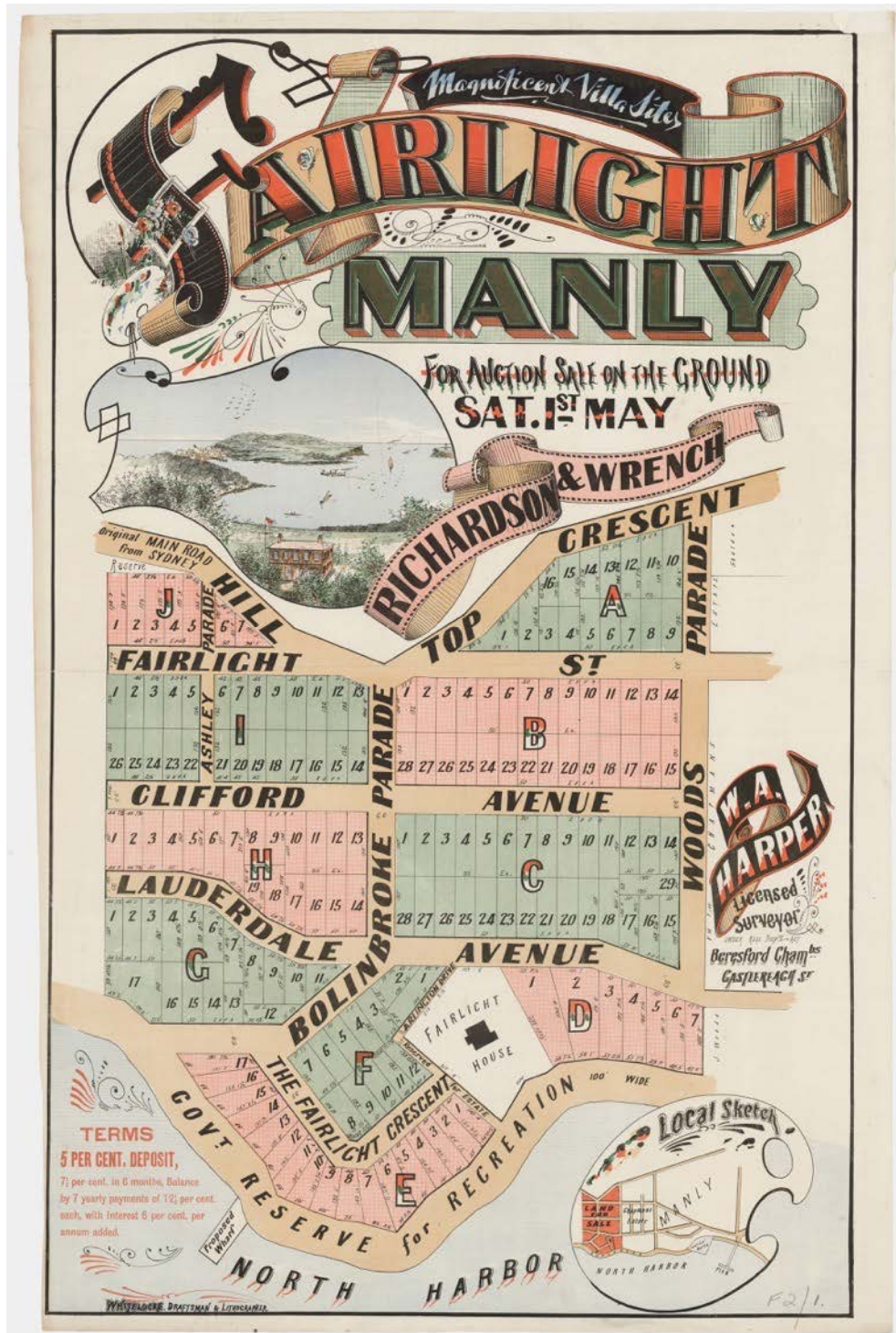


Figure 3.3 1886 Fairlight Estate Manly\_State Library NSW

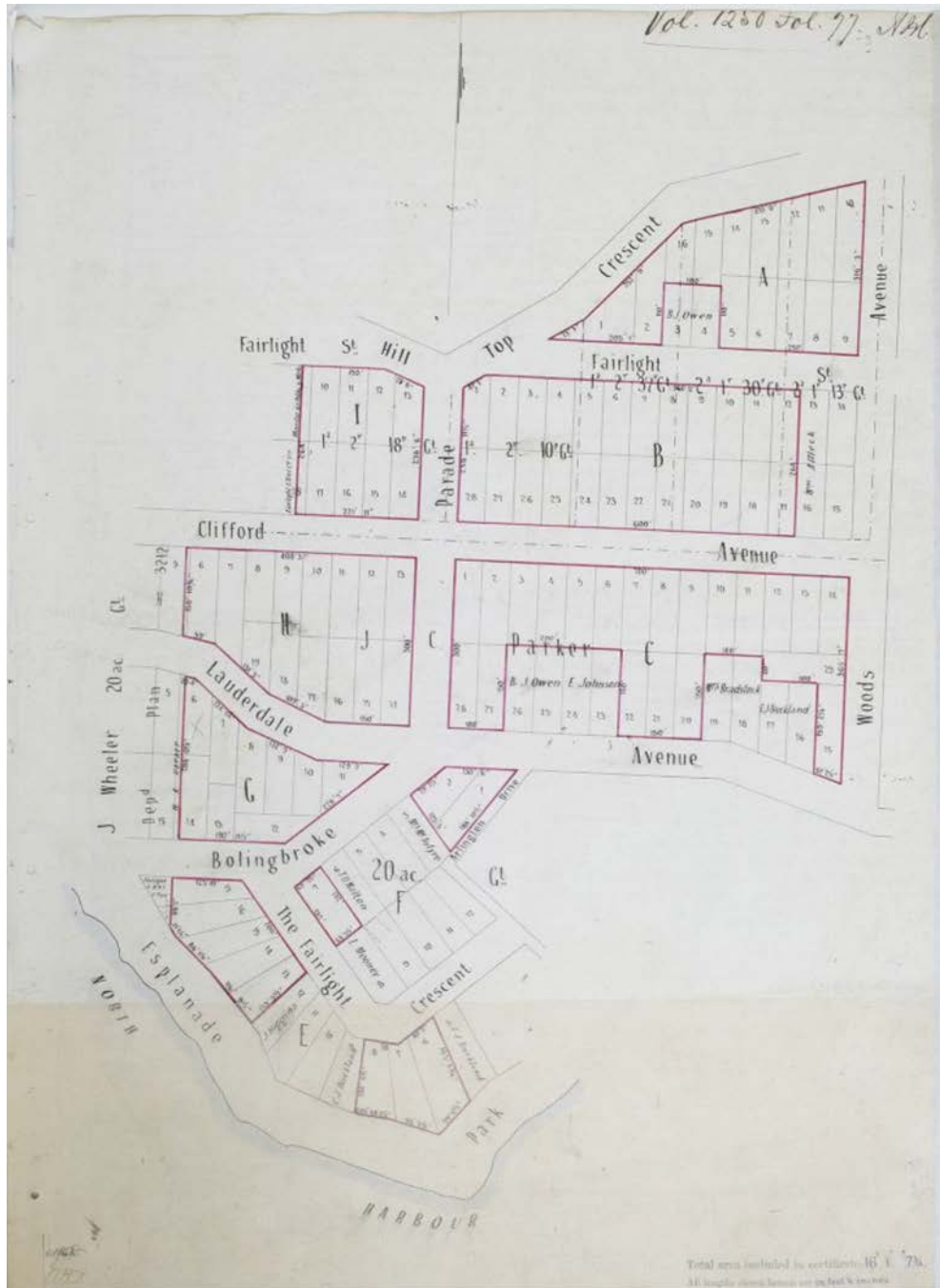


Figure 3.4 1898, Certificate of Title, Vol 1250 Fol 77\_HLRV NSW LRS



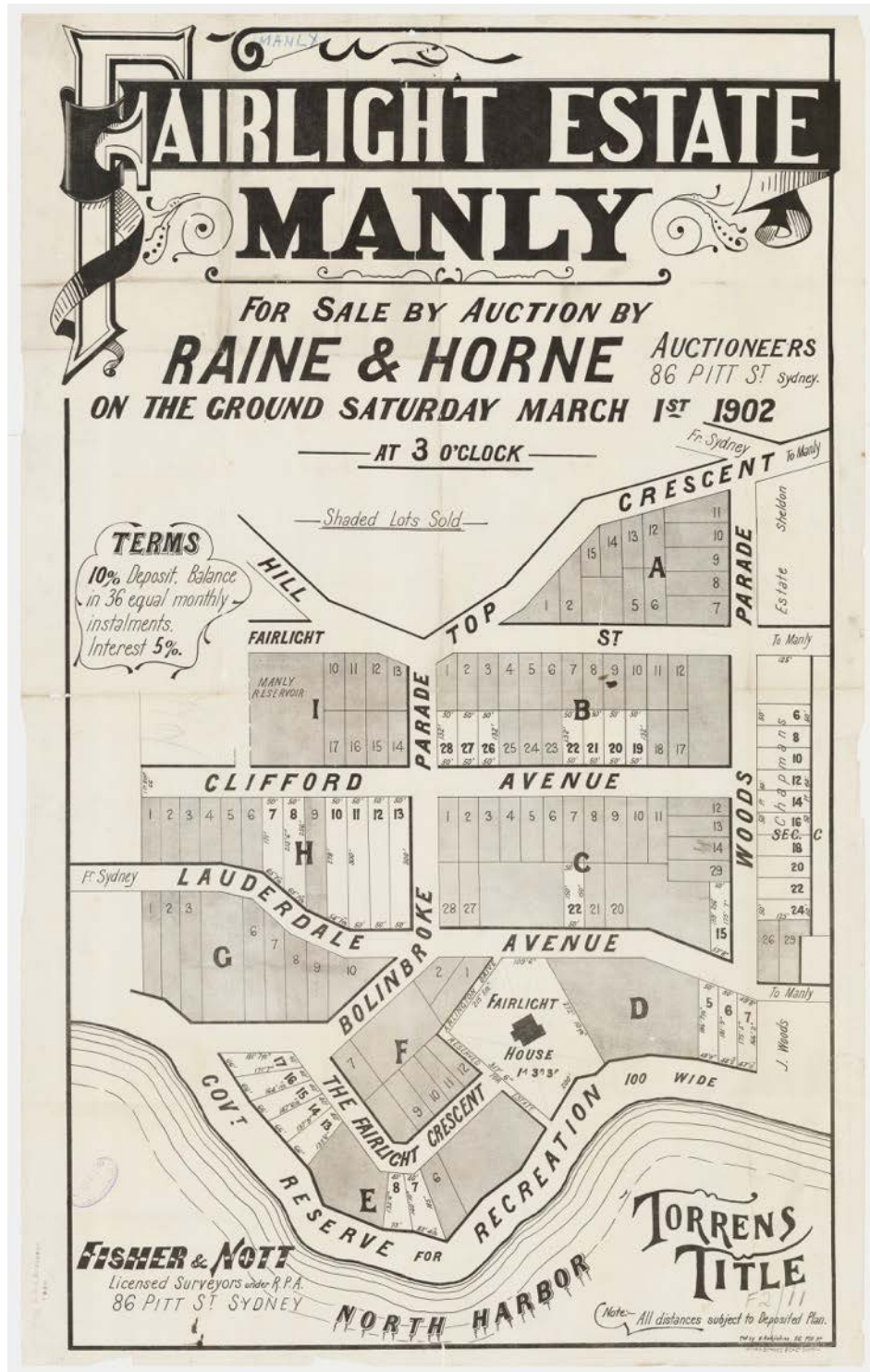


Figure 3.5 1902, Fairlight Estate Manly\_State Library NSW

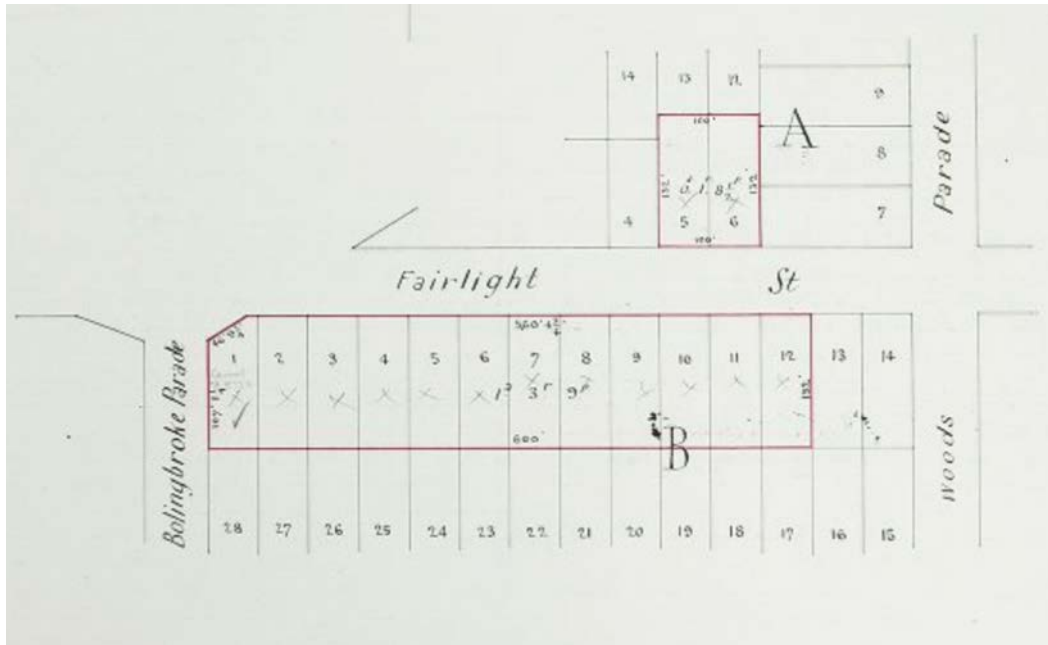


Figure 3.6 1904, Harry Shelley's purchase, Certificate of Title Vol 1525 Fol 163\_HLRV, NSW LRS

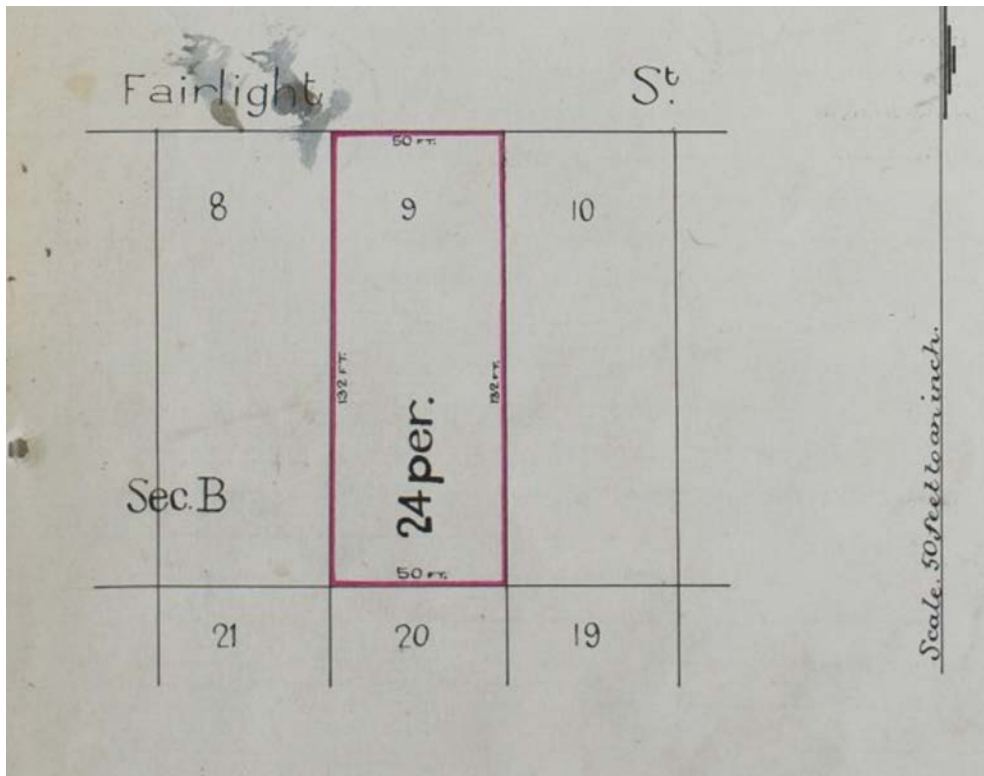


Figure 3.7 1911, 33 Fairlight, Lot 9, Certificate of Title Vol 2182 Fol 71\_HLRV, NSW LRS

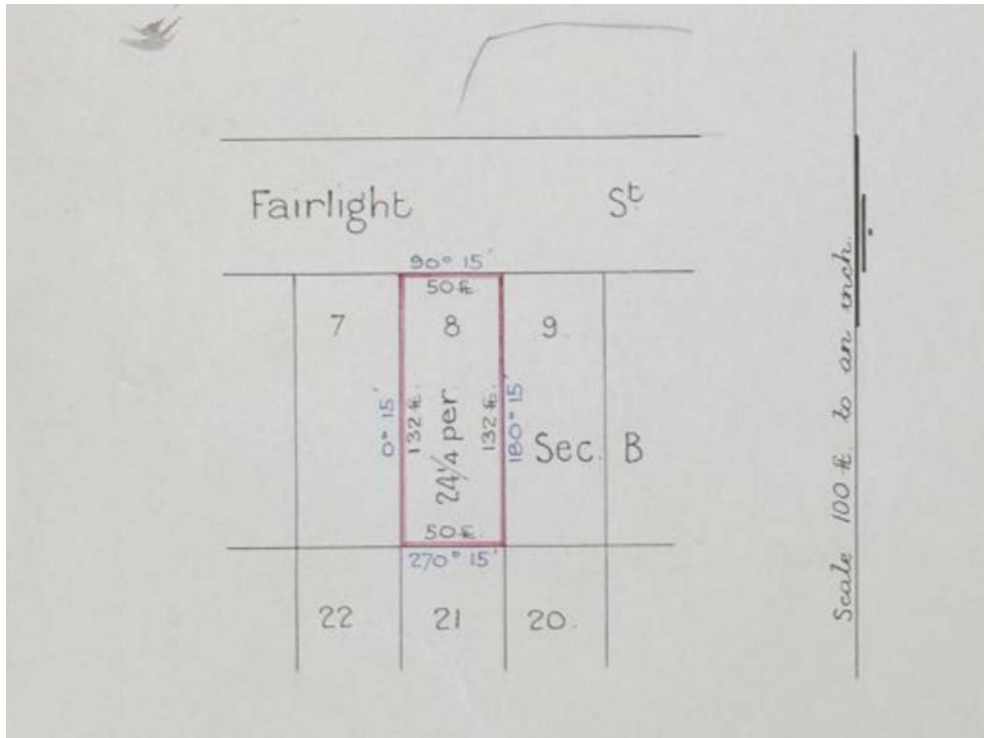


Figure 3.8 1912 Henry Cowdroy, Certificate of Title Vol 2240 Fol 244\_HLRV, NSW LRS

#### 4. PHYSICAL EVIDENCE

##### 4.1. IDENTIFICATION OF EXISTING CONTEXT

The streetscape is largely defined by mixed residential environment that is typified by medium, high density and low-density housing forms of varying age, scale and design including detached dwellings, semi-detached dwellings, dual occupancies and large residential flat buildings.

Some buildings from the key period 1890-1916 remains.

Minimal views of the building due to site fall/vegetation.

##### 4.2. DESCRIPTION OF THE SITE AND SETTING

Lot 8 Section B DP 3742 (35 Fairlight) has an approximate area of 623m<sup>2</sup>.

Lot 9 Section B DP 3742 (33 Fairlight) has an approximate area of 615m<sup>2</sup>.

According to the Deposited Plan, each lot has dimensions of 15m x 41m.

Both sites fall approximately 6 metres to the rear.

The streetscape is largely defined by mixed residential environment that is typified by medium, high density and low-density housing forms of varying age, scale and design including detached dwellings, semi-detached dwellings, dual occupancies and large residential flat buildings.

Some buildings from the key period 1886-1912 remains.

Minimal views of the building are available due to the site fall and extent of vegetation.

##### 4.3. DESCRIPTION OF THE BUILDING

33 Fairlight Street dates from circa 1912.

The house is a single-storey house set well below the street with a ½ floor at lower ground due to the site levels. The house has been divided into three (3) flats, two (2) on the ground floor and one (1) on the lower ground floor.

The roof form is a simple hip with a side gable. The verandah has been infilled. An open carport garage has been added to the north which cuts into the existing roof and obscure the northern elevation. To the rear, the south elevation verandah has been infilled. East elevation verandah has been infilled. Some original features remain such as the corner window and bay window, but these are representative.

35 Fairlight Street dates from circa 1915.

The house is a single-storey house set well below the street with a ½ floor at lower ground due to the site levels. The house has been divided into three (3) flats, two (2) on the ground floor and one (1) on the upper level.

The roof form is a simple hip with a smaller side gable. The verandah has been infilled. To the rear, the south elevation verandah has been infilled. East elevation verandah has been infilled. The building has a stone base. Some original features are typical.

##### 4.4. INTERIOR

###### 33 Fairlight Street

The floor plan comprises a rectangular plan which has been significantly modified. The floor plan originally involved a central corridor that provides access to two (2) living rooms which opened onto open verandah. These has been infilled. The corridor access to one (1) side of the house has been

removed in the conversion to flats. The original kitchen and bathroom were probably located to one side of the central corridor. An internal stair (since removed) led down to the lower level which originally has bedroom and living room which opened onto open verandah. A bathroom and laundry were located on both levels.

In the current configuration, Unit 1 comprises ½ the ground floor, entered via the enclosed verandah. The kitchen and bathroom are insertions to a main room that is closed from the corridor. The verandah is enclosed and the return verandah is a bedroom.

In the current configuration, Unit 2 comprises ½ the ground floor, entered via the enclosed verandah. The kitchen and bathroom are insertions to a main room that is closed from the corridor. The verandah is enclosed and the return verandah is a bedroom. There are two (2) bedrooms.

In the current configuration, Unit 3 comprises ½ the ground floor, entered via the enclosed verandah. The kitchen and bathroom are insertions to a main room that is closed from the corridor. The verandah is enclosed and the return verandah is a bedroom.

#### 35 Fairlight Street

The floor plan comprises a rectangular plan which has been significantly modified. The floor plan originally involved a central corridor that provides access to two (2) living rooms which opened onto open verandah. These has been infilled. The corridor access to one (1) side of the house now serves one (1) Unit has been removed in the conversion to flats. The original kitchen and bathroom were probably located to one side of the central corridor. An internal stair (since removed) led to the upper level which originally is located in the roof. A bathroom and laundry were located on the lower levels.

In the current configuration, Unit 1 comprises ½ the ground floor, entered via the enclosed verandah. The kitchen and bathroom are insertions to the verandah that is closed from the corridor. The verandah is enclosed and the return verandah is a kitchen.

In the current configuration, Unit 2 comprises ½ the ground floor, entered via the original entry. The kitchen is an insertion to a main room. Adjacent rooms (Unit 1) are closed to the original corridor. The bath may be original. The verandah is enclosed. The internal stair is removed.

In the current configuration, Unit 3 on the upper level comprises ½ the ground floor entered via the enclosed verandah. The kitchen and bathroom are insertions to a main room. The verandah is enclosed. The laundry and kitchen may relate to the original locations.

#### 4.5. OTHER ASPECTS OF SITE

##### 4.5.1. Evidence of Archaeological Potential

Given the history of site disturbance/development from Inter War period, the site has some ability to reveal archaeological remains.

#### 4.5.2. Evidence of Aboriginal Heritage Potential

Given the history of site disturbance/development from the Inter War period, the site is unlikely to reveal aboriginal remains.

It is beyond the scope of this report to address Indigenous associations with the subject site.

#### 4.5.3. Evidence of Natural Heritage Potential

Given the history and extent of site development from the Inter War period the site is unlikely to have heritage significance for its natural features.

#### 4.5.4. Moveable context

No significant moveable items exist

33 FAIRLIGHT STREET - EXTERIOR



Figure 4.1 North side



Figure 4.2 North side



Figure 4.3 East side



Figure 4.4 East side



Figure 4.5 Rear



Figure 4.6 Garage



Figure 4.7 East side – Verandah Infill

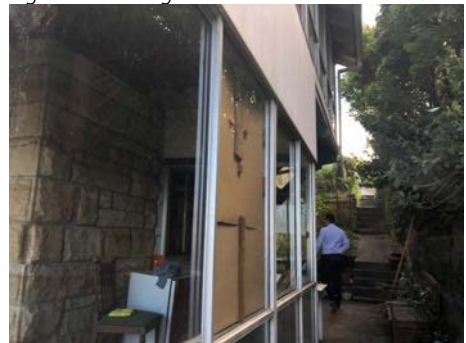


Figure 4.8 Verandah infill

33 FAIRLIGHT STREET - INTERIOR



Figure 4.9 Unit – Verandah infill



Figure 4.10 Kitchen infill



Figure 4.11 Ground Unit - Living Room



Figure 4.12 Unit – Verandah infill

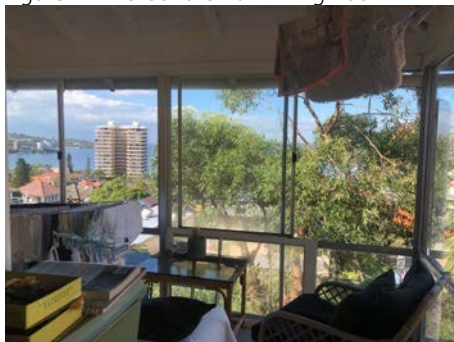


Figure 4.13 Verandah infill



Figure 4.14 Living Room

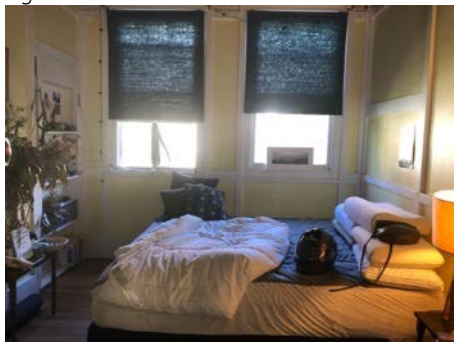


Figure 4.15 Bedroom

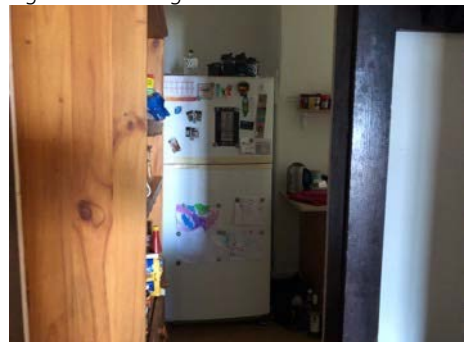


Figure 4.16 Kitchen Infill





Figure 4.17 Unit – Bathroom Infill



Figure 4.18 Alcove

35 FAIRLIGHT STREET - EXTERIOR



Figure 4.19 North side



Figure 4.20 East side



Figure 4.21 South side



Figure 4.22 South side



Figure 4.23 East side



Figure 4.24 West side

35 FAIRLIGHT STREET - INTERIOR



Figure 4.25 Verandah infill



Figure 4.26 Living room



Figure 4.27 Bedroom

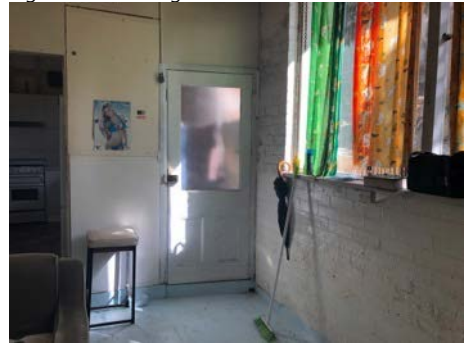


Figure 4.28 Entry



Figure 4.29 Kitchen

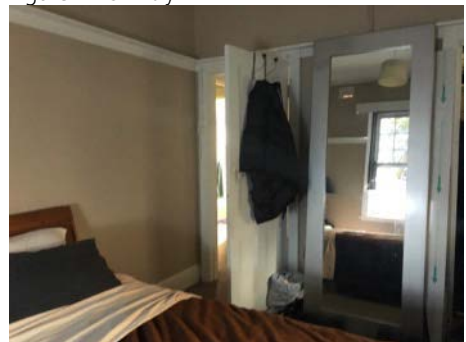


Figure 4.30 Bedroom

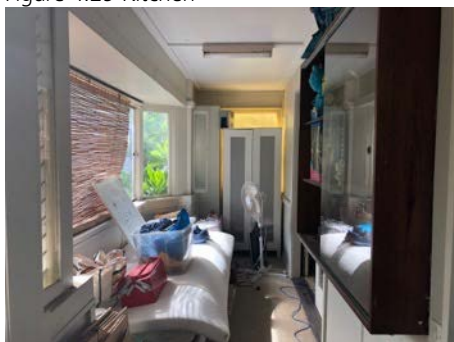


Figure 4.31 Verandah infill



Figure 4.32 Non-original stairs



Figure 4.33 Kitchen



Figure 4.34 Bathroom



Figure 4.35 Living Room



Figure 4.36 Bedroom

## 5. ASSESSMENT OF CULTURAL SIGNIFICANCE

### 5.1. GENERAL

A statement of cultural significance is a declaration of the value and importance given to a place or item, by the community. It acknowledges the concept of a place or item having an intrinsic value that is separate from its economic value.

There are a number of recognised and pre-tested guidelines for assessing the cultural significance of a place or item established by organisations including among others, the ICOMOS (International Council on Monuments and Sites, Australia), The National Trust of Australia, The Australian Heritage Council (Australian Government) and in New South Wales by the Heritage NSW, Department of Premier and Cabinet.

The Heritage Council's criteria '*NSW Heritage Assessment Criteria*' are based on the Australian Heritage Commission criteria and encompass the five values in the Australia ICOMOS Burra Charter; Historical Significance, Historical Association Significance, Aesthetic Significance, Scientific Significance, Social Significance and 'two' grading level Rarity and Representativeness. These criteria were gazetted following amendments to the Heritage Act, which came into force in April 1999 and was further amended in 2004.

This report uses the NSW Heritage Assessment Criteria to assess the significance of the site/study area.

### 5.2. STATEMENT OF SIGNIFICANCE – 33 & 35 FAIRLIGHT STREET, FAIRLIGHT

Neither 33 & 35 Fairlight Street reach the threshold for listing due to their representative quality and their low level of intactness. The modifications and addition obscure their original character. No heritage constraints apply.

### 5.3. CRITERION A – HISTORICAL EVOLUTION

*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).*

Neither 33 & 35 Fairlight Street reach the threshold for listing due to their representative quality and their low level of intactness. The modifications and addition obscure their original character. No heritage constraints apply.

The research to date has not indicated any significance under this criterion.

### 5.4. CRITERION B – HISTORICAL ASSOCIATIONS

*An item has strong or special association 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).*

The research to date has not indicated any evidence of a particular association.

5.5. CRITERION C – AESTHETIC VALUES

*An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*

Neither 33 & 35 Fairlight Street reach the threshold for listing due to their representative quality and their low level of intactness. The modifications and addition obscure their original character. No heritage constraints apply.

The buildings have been so altered that it can no longer provide evidence of a particular style.

5.6. CRITERION D – SOCIAL VALUE

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

The research to date has not indicated any significance under this criterion.

5.7. CRITERION E – TECHNICAL/RESEARCH VALUE

*An item has 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).*

The research to date has not indicated any significance under this criterion.

5.8. CRITERION F – RARITY

*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).*

The research to date has not indicated a level of rarity under this criterion.

5.9. CRITERION G - REPRESENTATIVENESS

*An item is important in demonstrating the principal characteristics of a class of NSW's*

- *cultural or natural places; or*
- *cultural or natural environments*
- *(or a class of the local areas' cultural or natural places; or cultural or natural environments).*

The buildings have been so altered that it can no longer provide evidence of a particular style.

The research to date has not indicated any significance under this criterion.

5.10. INTACTNESS

The primary form of the original building remains intact externally. The original building has been extensively altered in a number of significant places that include alterations. The remaining building retains some of the original external character which was originally representative rather than exceptional.

Internally the plan layout has been extensively altered and all finishes have been painted or replaced. The remaining building retains some of the original internal character which was originally typical rather than

exceptional. The interior presents as characteristic of the period despite the extent of alteration. The building is an important building by an important architect of the period and retains some original fabric.

5.11. LEVELS OF SIGNIFICANCE

Due to its historic and aesthetic significance, and its representative quality and low level of intactness, the building does not reach the threshold for local significance.

## **6. CONSTRAINTS & OPPORTUNITIES**

### **6.1. GENERAL**

A general policy for the preservation of a building is based on a recognition of its component / significance to the Conservation Area and the relevant constraints. Given the heritage value of the building, the chief constraint is the Statement of Significance. These constraints may extend to development on site in the vicinity.

### **6.2. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE**

The significance of the building as a reasonably intact building dating from the 1886-1912 period does not warrant its listing as a heritage item or as a component of the streetscape and contributing component of the Conservation Area.

### **6.3. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE ITEMS IN THE VICINITY**

Any proposed changes must consider potential impacts on the following heritage items, which are located in the vicinity.

- I2 "All stone kerbs" Manly municipal area.

Due to the alignment of the building to the kerb the proposed location of the development has minimal impact on the heritage significance of these properties.

No constraints apply.

### **6.4. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CONDITION OF THE PLACE**

The building is presently in need of significant maintenance work and upgrade to comply with egress requirement for the current uses. All essential works should be undertaken as soon as possible prior to the commencement of conservation and refurbishment works. An asbestos survey should be carried out by an experienced and qualified organisation.

### **6.5. CONSTRAINTS & OPPORTUNITIES ARISING FROM PROPERTY OWNERSHIP**

The owner wishes to demolish the buildings to undertake development commensurate with the size of other houses in the vicinity

### **6.6. CONSTRAINTS & OPPORTUNITIES WHICH IMPACT UPON DEVELOPMENT OPTIONS**

The heritage significance of the buildings provides no limitation to development permissible in the zoning and restricts development to the rear of the building behind the primary roof form and restricts changes to the original façades – No constraints apply.

### **6.7. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE PLANNING REQUIREMENTS**

#### **6.7.1. Northern Beaches Council**

The buildings and site are not listed as a heritage item identified in the LEP. The buildings and site are not listed as lying within any Heritage Conservation Area identified in the LEP. The building dates from the key period of significance 1886-1912. The buildings adjoin a heritage listed item, being Item I2 "All stone kerbs" Manly Municipal Area under the LEP as noted in Section 6.3. Neither 33 & 35 Fairlight Street reach the threshold for listing due to their representative quality and their low level of intactness. The modifications and addition obscure their original character. No heritage constraints apply.



6.8. OTHER STATUTORY REQUIREMENTS

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Northern Beaches Council.

7. CONCLUSION

Given the low-level heritage significance of the buildings and their condition, no constraints to demolition apply.

## 8. BIBLIOGRAPHY

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Sands Sydney Directory

Historical Land Records Viewer, NSW Land Registry Services

National Library of Australia Trove

## 9. LIST OF ILLUSTRATIONS

FIGURE NO.	DATE	DESCRIPTION	SOURCE
Figure 2.1	2021	Location Map	SIX Maps
Figure 2.2	2021	Aerial Photograph	SIX Maps
Figure 2.3	2021	Heritage Map	Manly LEP 2013
Figure 3.1	1857 c	Detail of Parish Map of Manly Cove showing Ellerys 5 Grants	HLRV, NSW Land Registry Services
Figure 3.2	1860	Fairlight House	Manly, Warringah and Pittwater Historical Society
Figure 3.3	1886	Fairlight Estate Manly	State Library NSW
Figure 3.4	1898	Certificate of Title Vol 1250 Fol 77	HLRV, NSW Land Registry Services
Figure 3.5	1902	Fairlight Estate Manly	HLRV, NSW Land Registry Services
Figure 3.6	1904	Harry Shelley's purchase, Certificate of Title Vol 1525 Fol 163	HLRV, NSW Land Registry Services
Figure 3.7	1911	33 Fairlight, Lot 9, Certificate of Title Vol 2182 Fol 71	HLRV, NSW Land Registry Services
Figure 3.8	1912	Henry Cowdroy, Certificate of Title Vol 2240 Fol 244	HLRV, NSW Land Registry Services
Figure 4.1	2021	33 Fairlight Exterior – North Side	Architectural Projects Pty Ltd
Figure 4.2	2021	33 Fairlight Exterior – North Side	Architectural Projects Pty Ltd
Figure 4.3	2021	33 Fairlight Exterior – East Side	Architectural Projects Pty Ltd
Figure 4.4	2021	33 Fairlight Exterior – East Side	Architectural Projects Pty Ltd
Figure 4.5	2021	33 Fairlight Exterior – Rear	Architectural Projects Pty Ltd
Figure 4.6	2021	33 Fairlight Exterior – Garage	Architectural Projects Pty Ltd
Figure 4.7	2021	33 Fairlight Exterior – East Side, Verandah Infill	Architectural Projects Pty Ltd
Figure 4.8	2021	33 Fairlight Exterior – Verandah Infill	Architectural Projects Pty Ltd
Figure 4.9	2021	33 Fairlight Interior – Unit, Verandah Infill	Architectural Projects Pty Ltd
Figure 4.10	2021	33 Fairlight Interior – Kitchen Infill	Architectural Projects Pty Ltd
Figure 4.11	2021	33 Fairlight Interior – Ground Unit, Living Room	Architectural Projects Pty Ltd
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Figure 4.17	2021	33 Fairlight Interior – Unit, Bathroom Infill	Architectural Projects Pty Ltd
Figure 4.18	2021	33 Fairlight Interior – Alcove	Architectural Projects Pty Ltd
Figure 4.19	2021	35 Fairlight Exterior – North Side	Architectural Projects Pty Ltd
Figure 4.20	2021	35 Fairlight Exterior – East Side	Architectural Projects Pty Ltd
Figure 4.21	2021	35 Fairlight Exterior – South Side	Architectural Projects Pty Ltd

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Figure 4.22	2021	35 Fairlight Exterior – South Side	Architectural Projects Pty Ltd
Figure 4.23	2021	35 Fairlight Exterior – East Side	Architectural Projects Pty Ltd
Figure 4.24	2021	35 Fairlight Exterior – West Side	Architectural Projects Pty Ltd
Figure 4.25	2021	35 Fairlight Interior – Verandah Infill	Architectural Projects Pty Ltd
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Figure 4.28	2021	35 Fairlight Interior – Entry	Architectural Projects Pty Ltd
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Figure 4.32	2021	35 Fairlight Interior – Non-original stairs	Architectural Projects Pty Ltd
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