

Attn: Ted Byrnes

Heritage 21 has been asked to summarise the key historical factors relating to the subject building at 21 Whistler Street, Manly.

1. Heritage Statement

The subject building located at 21 Whistler Street is not heritage listed, nor is the site located within a Heritage Conservation Area. As detailed below, our research indicates that the subject building (21 Whistler Street) is not the original domestic service building of the “Roseville” cottage.

The subject building is situated within the former allotment of “Roseville” cottage, a one storey dwelling (c1877) that was the residence of the first Mayor of Manly, Thomas Rowe. “Roseville” was later occupied by the second Mayor of Manly, Alfred Hilder.

It is the opinion of Heritage 21 that the siting of the existing subject building responds to the footprint of the domestic service wing, which was located to the rear of the original “Roseville” structure.

“Roseville” cottage was demolished at some point between 1917 and 1939 and was replaced with the existing two-storey mixed commercial and residential structure that now fronts Belgrave Street.

Historical research has not been able to uncover the extent of demolition of the domestic service wing, however a detailed inspection of the existing building by Heritage 21 has found no significant physical evidence of the 1877 structure. Further, as depicted in Figures 6 to 9 below, the original subdivision plan and later image of “Roseville” cottage demonstrate differences in proportion, scale and fenestration detailing of the original service wing. Therefore, it is our conclusion that the existing building was erected at some point between 1917 and 1939.

The subject building has been considerably modified since its construction. These alterations and additions include:

- The intrusive two-storey addition to the northern side of the building;
- The removal of original or early fabric, including fenestration, ceilings, roofing and walls; and
- The intrusive additions to the rear of the property.

These intrusive alterations and additions have resulted in an irreversible lack of integrity and illegibility of the subject building. Accordingly, it is our opinion that the property is not of sufficient significance or condition to justify a heritage listing.

2. Historical Context (extracted from the Statement of Heritage Impact report dated Sep 2018)

Roseville Cottage

The subject building is situated within the former allotment of “Roseville” cottage, a one storey dwelling dating from the 1870s. It is our assessment that the siting of the existing subject building responds to the footprint of the domestic service building to the rear of the original “Roseville” structure.¹

Roseville cottage was owned by Thomas Rowe during his tenure as Manly’s first Mayor.² Rowe, a celebrated architect in his own right, was elected to office in February 1877 and would go on to serve as an alderman until 1880. The cottage was then the residential dwelling of Alfred Hilder, the second Mayor of Manly.³

¹ State Library of NSW. 698 - SP/M5/742 - Cottage, Grounds and 4 valuable Building Sites Manly

² The Sydney Morning Herald. Sydney, New South Wales, Australia. Saturday, May 24, 1879

³ The Sydney Morning Herald. Sydney, New South Wales, Australia. Wednesday, April 13, 1881

The original “Roseville” cottage appears to have been demolished between 1917 and 1939 and was replaced with the existing two-storey mixed commercial and residential structure that now fronts Belgrave Street.

40/40A Belgrave Street and 21 Whistler Street

From 1939 the allotment was advertised as a double front block, with the main frontage towards Belgrave Street (now 35-39 Belgrave Street). The subject building was advertised as a cottage that fronted Whistler Street.⁴ The subject building was again advertised during the 1960s, with little detail, besides its ‘good condition’. It is our assessment that the northern and rear additions to the site were erected during the late 1960s – 1970s, due to their omission within the 1960s advert⁵ and their appearance in 1970s photographs.⁶ The site appears to have been renovated in the 1990s.⁷

3. Images for reference

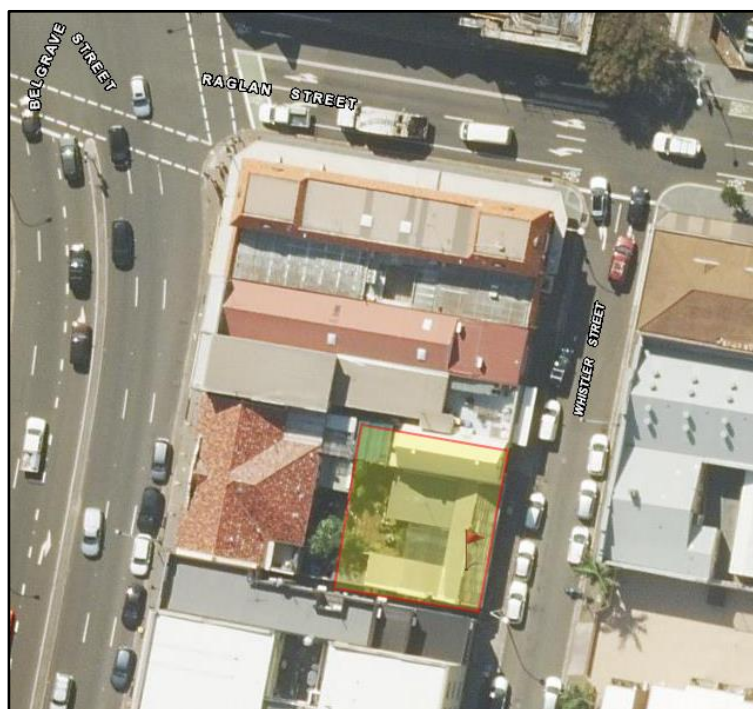


Figure 1. Aerial view of locality with approximate boundaries of the subject site outlined in red (Source: NSW Land and Property Information, ‘SIX Maps’, n.d., <http://maps.six.nsw.gov.au/>).

⁴ The Sydney Morning Herald. Sydney, New South Wales, Australia. Wednesday, April 19, 1939

⁵ The Sydney Morning Herald, Sydney, New South Wales, Australia 29 Oct 1966, Sat. Page 36

⁶ Manly Image Library. photosau.com.au/Manly/scripts/ExtSearch.asp?SearchTerm=001532

⁷ The Sydney Morning Herald (Sydney, New South Wales, Australia) 12 Dec 1994, Mon Page 16

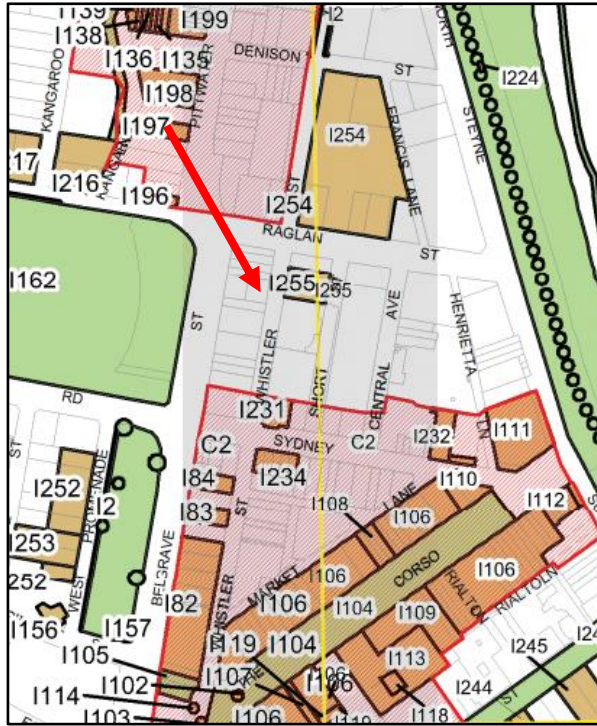


Figure 2. Heritage map HER_003 and 005 showing the location of subject site depicted by the red arrow, heritage items in the vicinity in brown, and the PRCA hatched red. (source: NSW Legislation Online, legislation.nsw.gov.au)



Figure 3. Parish map of Manly Cove, 1842. The approx. area of the subject site is highlighted by the red arrow (Source: P. Curby, *Seven Miles from Sydney: A history of Manly*, Manly Council, Manly, rev. ed. 2002, p.50).

WEDNESDAY, MAY 12, at 2.30 p.m.
AT ROSEVILLE, MANLY BEACH,
opposite the Reserve,
THE RESIDENCE OF THOMAS ROWE, Esq.
UNRESERVED AUCTION SALE,
on the Premises, of
SURPLUS FURNITURE AND EFFECTS,
including
DRAWING-ROOM FURNITURE
DINING-ROOM FURNITURE
HALL and BEDROOM FURNITURE
2 PIANOS
ENGRAVINGS
OIL PAINTINGS
CHINA and GLASSWARE
ELECTROPLATED-WARE
PARK PHAETON and PONY
&c., &c., &c.
TERMS, CASH. NO RESERVE.
HARDIE and GORMAN have received instructions
from **THOMAS ROWE, Esq.**, on account of his removal, to
sell by public auction, **ON THE PREMISES,**
ROSEVILLE, MANLY,
at 2.30 o'clock, on **WEDNESDAY, 12th MAY,**
FURNITURE and EFFECTS, &c.
Catalogues are now being prepared.

Figure 4. Advert for "Roseville", 1880. Note residence of Thomas Rowe. (Source: The Sydney Morning Herald. Sydney, New South Wales, Australia. Saturday, May 8, 1880)

"ROSEVILLE," MANLY.
at present occupied by **A. Hilder, Esq., J.P.,**
ex-Mayor of Manly.
An extremely pretty and well-built VILLA RESIDENCE, opposite the **PARK RESERVE**, with streets on 3 sides made, kerbed and guttered, containing the following accommodation :-
DRAWING and DINING ROOMS with folding doors and Library, all well corniced
The **HALL** is well arranged, arched with spaces for Statuary, China closet at end with ornamental door
The best Bedroom has triplet window with bathroom off, handsomely corniced. There are three other bedrooms, also a second pantry, detached kitchen with paved covered way, trellised, &c.
Laundry, Man's Room, Wood and Coal House
Coachhouse and Stable.
Large Water Supply and perfect drainage arrangements.
One of the choicest little properties in Manly, built of brick on stone foundations, and cemented, slated roof, and containing every convenience and comfort.
The grounds are very tastefully laid out, and the whole property is in first-class order.
HARDIE and GORMAN will sell by public auction, at their Rooms, Pitt-street, at 11.30 o'clock,
THIS DAY, 13th APRIL,
"ROSEVILLE," MANLY BEACH, very convenient to the steamers' wharf, opposite the **PARK RESERVE**, and occupying about the premier position in this **FAVOURITE WATERING PLACE.**
ROSEVILLE is beautifully situated in the most sheltered part of Manly, receiving all the benefits of the sea without the exposure to the westerly winds. It is surrounded by main roads kerbed and guttered on three sides, having
160 feet frontage to **PITTWATER ROAD**
101 feet frontage to **RAGLAN-STREET**
160 feet frontage to **WISTLER-STREET.**
PHOTOGRAPH OF ROSEVILLE IS ON VIEW AT THE ROOMS.

Figure 5. Roseville advert noting current occupant, the second mayor of Manly. (Source: The Sydney Morning Herald. Sydney, New South Wales, Australia. Wednesday, April 13, 1881)

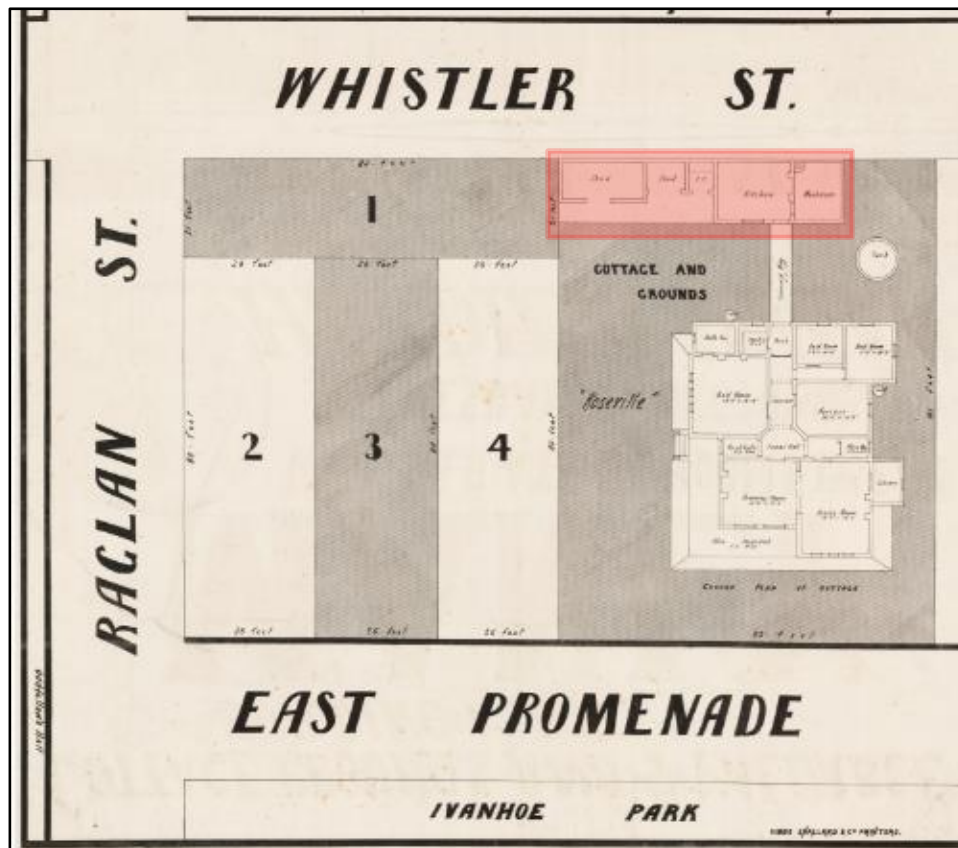


Figure 6. Subdivision of larger allotment. Original 1877 rear domestic wing highlighted by red box (Source: State Library of NSW. 698 - SP/M5/742 - Cottage, Grounds and 4 valuable Building Sites Manly)

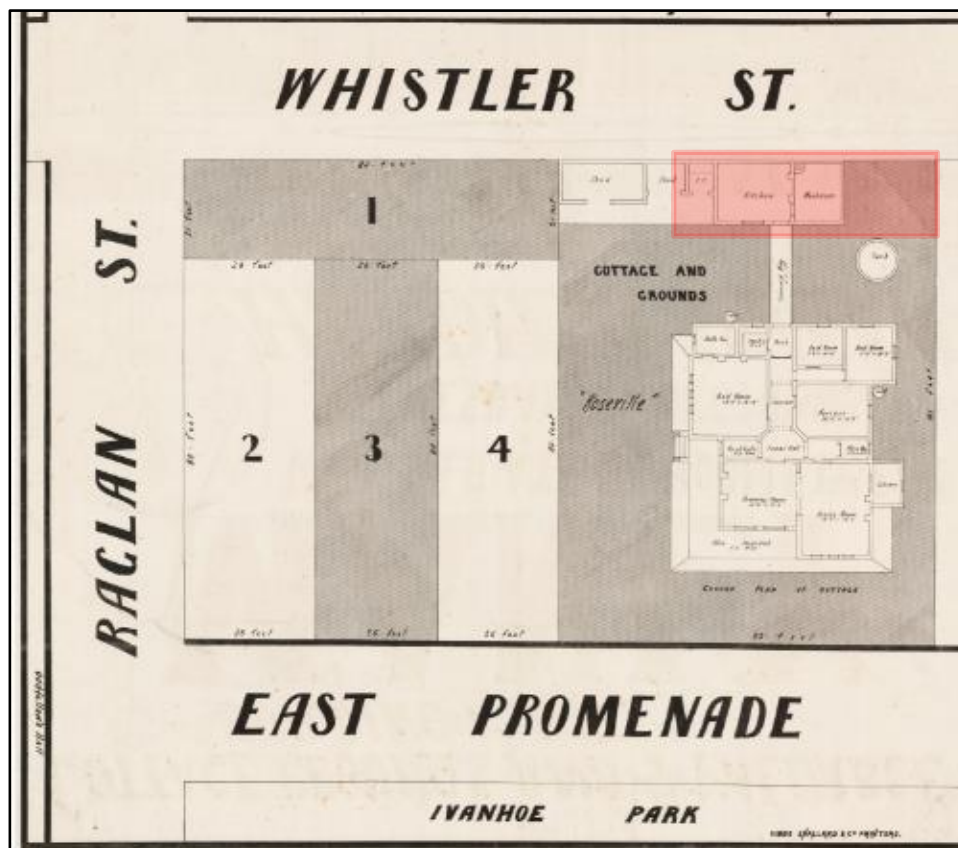


Figure 7. Subdivision of larger allotment. Approximate siting of the 1884-1917 rear domestic wing highlighted by red box (Source: State Library of NSW. 698 - SP/M5/742 - Cottage, Grounds and 4 valuable Building Sites Manly)

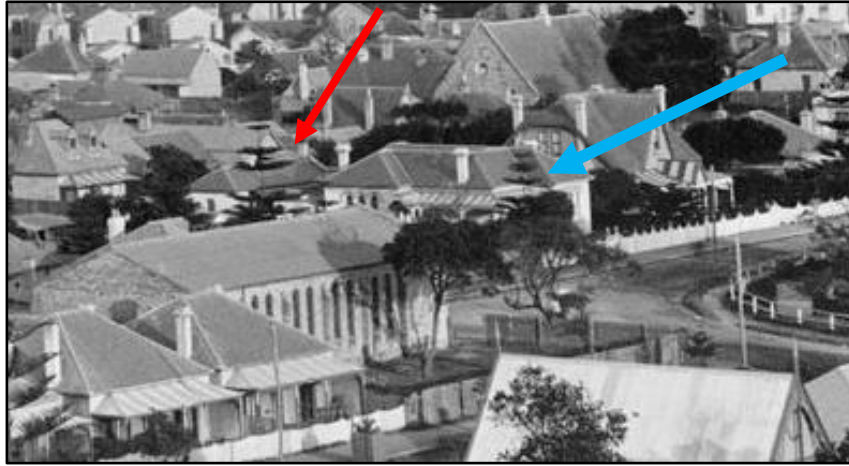


Figure 8. Image of “Roseville” cottage and rear domestic dwelling, corresponding with the configuration of the rear domestic wing in Figure 6 above. Blue arrow marks original cottage, red arrow marks location of domestic wing. Note the configuration of the built form of the service wing differs in proportions, scale and details including fenestration, to that of Figure 6 above. (Source: MAAS. Glass plate negative, full plate, ‘Manly, looking east’, Kerry and Co, Sydney, Australia, c. 1884-1917. <https://collection.maas.museum/object/28691>)

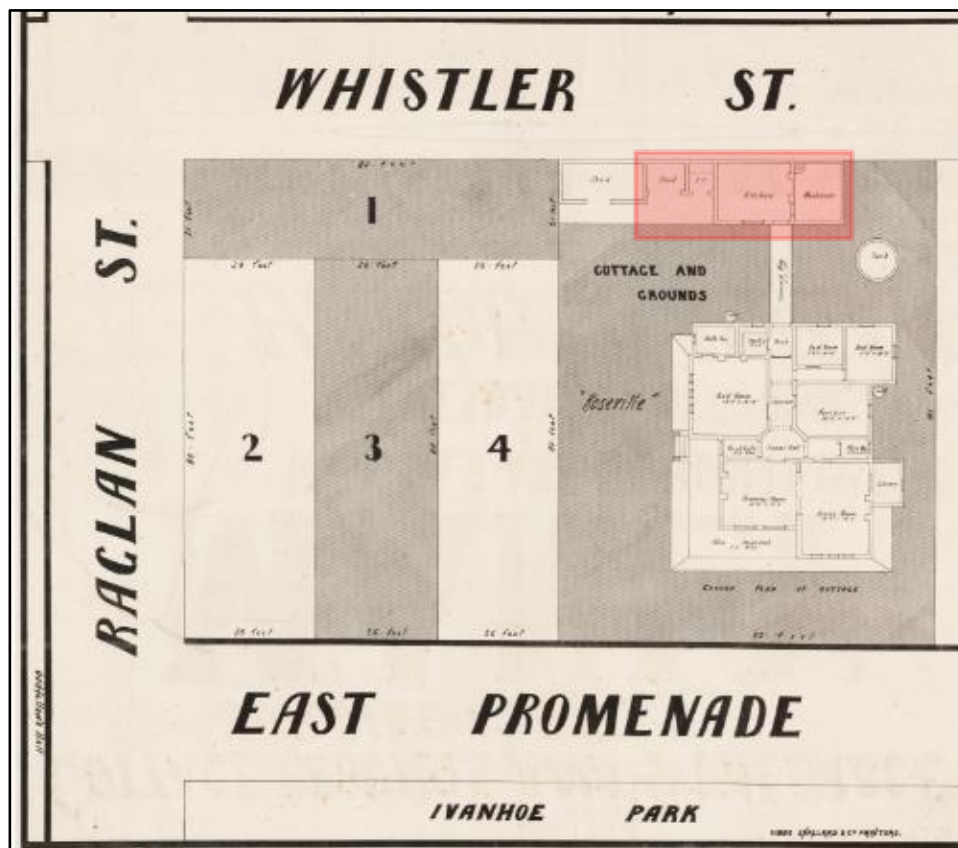


Figure 9. Subdivision of larger allotment. Approximate existing location of subject building highlighted by red box (Source: State Library of NSW. 698 - SP/M5/742 - Cottage, Grounds and 4 valuable Building Sites Manly)