

Further Investigation & Comparative Review 21 Whistler Street, Manly



No 21 Whistler Street, Manly (Photo: Robertson & Hindmarsh Pty Ltd, 1 July 2019)

for
Northern Beaches Council

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1.0 Introduction

The property at No. 21 Whistler Street, Manly, is subject to a Development Application involving the demolition of the buildings on the property. Northern Beaches Council commissioned a report from Full Circle Heritage to provide an independent review of the heritage issues associated with the works proposed in DA2018/1669 for No. 21 Whistler Street, Manly. This included a review of the Statement of Heritage Impact prepared by Heritage 21, supplementary documentary investigation to assist with determining the heritage significance of the place, and an analysis of any possible heritage impacts based on those findings. This report was inconclusive as to whether the site should be heritage listed. It did conclude that the building on the site had the potential to meet the threshold for local heritage listing, however recommended further investigation and comparative analysis be undertaken, considering factors such as:

- the prevalence of Thomas Rowe buildings in the Manly area;
- how this building compares with other remaining Thomas Rowe buildings still in existence;
- how this building compares with the other mid-late Victorian era buildings in the Manly Town Centre; and
- how this building compares with other outbuilding/domestic service buildings remaining in Manly.

Full Circle Heritage recommended that additional work be undertaken to fully assess the heritage significance of the property to allow Council to make an informed decision about the site.

Council's Brief for the additional work, dated June 2019, stated:

This review will involve:

1. Review existing reports

Review DA documentation, specifically the Statement of Heritage Impact - Heritage 21 (September 2018) and Supplementary Heritage Statement, also by Heritage 21 (April 2019);
Review the Independent Heritage Review – Full Circle Heritage (April 2019)

2. Site inspection

Inspection of site and its context.

3. Further investigation and Comparative Assessment

Considering the recommendations of the Independent Heritage Review report by Full Circle Heritage, undertake any necessary further investigations, focusing on the comparative assessment outlined in 4.3 of this report.

4. Assessment of Heritage Significance

Considering the further investigation and comparative assessment work, assess the site against the NSW Heritage Assessment Criteria and make a recommendation as to whether it meets the threshold for local listing.

5. Recommendations

Considering the circumstances (current DA pending involving demolition), further investigation and the assessment of heritage significance, make clear recommendations to Council as to how it should proceed with this matter.

Robertson & Hindmarsh Pty Ltd was engaged by Northern Beaches Council on 26 June 2019 to undertake the additional work recommended in the Full Circle Heritage report dated April 2019.

2.0 Report authors

The authors of this report are:

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3.0 Referenced documents

This report is to be read in conjunction with the following reports (especially their History sections):

- Statement of Heritage Impact, September 2018 by Heritage 21,
- Supplementary Heritage Statement, April 2019 by Heritage 21,
- 21 Whistler Street, Manly: Independent Heritage Review – DA 2018/1669, April 2019 by Full Circle Heritage.

4.0 History

The research and preparation of a full history of the site was specifically excluded from this report by Northern Beaches Council in its brief dated June 2019. However, the following table is a summary chronology derived from the previous reports on the property and supplemented by additional historical research by Robertson & Hindmarsh Pty Ltd which was found to be necessary to properly inform this study.

Date	Item	Reference
1842	100 acres granted to John Thompson	
1855	Subdivision of Ellensville includes the block bounded by Raglan and Whistler Streets & the Promenade. 11 lots Map by Reuss & Browne	NLA Map F 642C
c.1855	Map of Brighton, Manly Beach shows lots 1-11 & one building (on lot 20)	NLA Map F 642A
1867	Rowe family living in Tudor House, Victoria Street, Darlinghurst	Sydney Mail 19 Jan 1867
1868	Thomas Rowe notes that he had not long been a resident of Manly and supported the erection of a punt at the Spit as it took 1½ hours to get to Sydney Location of his residence not determined. Short-lived residency in Manly at that time	SMH 29 August 1868
1869	Rowe family lived in Arlington Terrace, Upper William Street, Darlinghurst	Sydney Mail 20 February 1869
c. 1869 – c.1876	Rowe designed "Tresco", Elizabeth Bay which was part of the villa subdivision designed by Rowe & which included houses to his design. Rowe family lived in Arlington Terrace, Darlinghurst Rowe served as Alderman for the Bourke Ward of Sydney	SHR Listing for Tresco Obituary
1872	Two desirable villa residences, Elizabeth Bay, to let or sell. Designed by Thomas Rowe	SMH 19 March 1872
1875	Manly in 1875, illustration in the Illustrated Sydney News. Settlement concentrated around the Corso	ISN 16 Jan 1875
October 1875	Rowe tenders for the erection of a cottage at Manly, probably "Roseville" & outbuildings. Masons and Bricklayers work	SMH 19 October 1875
By August 1876	Thomas Rowe Freeholder, Petition to create the Municipal District of Brighton Lots 8, 9, 10 & 11 of the Brighton Estate owned by Thomas Rowe (architect & 1 st Mayor of Manly)	SMH 15 August 1876
February 1876	Rowe tenders for plastering and cementing cottage at Manly Beach	SMH 19 February 1876
September 1876	Damage to garden fence of residence of Thomas Rowe	NSW Police Gazette 13 September 1876
December 1876	Letter to the Editor from Thomas Rowe, "Roseville", Manly	SMH 6 December 1876
March 1877	Death of Charlotte Jane Rowe (nee Piper), first wife of Thomas Rowe at Roseville. Aged 38	SMH 21 March 1877
1877	Plan of 19 Villa Sites the pick of Manly Beach (located to the north of Raglan Street) shows Rowe's allotments to the south of Raglan Street	SLNSW ML Z/SP/M5/1943
1877	"Caprera" at Elizabeth Bay Point designed by Thomas Rowe for sale or to let	SMH 3 February 1877

Date	Item	Reference
By 1879	Rowe's cottage in Manly had become a local landmark, other buildings were noted as being 'near the residence of Thomas Rowe'	SMH 23 April 1879
1879	To LET, handsome commodious COTTAGE (new), containing 9 rooms bathroom, pantry, storeroom, kitchen, laundry, and every convenience, with splendid tanks, situated in the most sheltered part of this rising and picturesque suburb facing the park (ie Rowe's Manly house)	SMH 14 June 1879
May 1880	Sale of the premises and surplus furniture of "Roseville", Manly by Thomas Rowe	SMH 5 May 1880
November 1880	Rowe family living in another of the houses he had designed and erected, "Caprera", Elizabeth Bay	SMH 27 November 1880
By 1881	Redman Terrace, East Esplanade, Manly Attributed to Thomas Rowe	
1883	Subdivision of the "Roseville" Manly property into four allotments in addition to the house allotment. The auction notice shows the internal plan of "Roseville" as well as the internal plan of the outbuildings (see Figure 4.1)	ML M5/ 742 Manly Subdivision Plans
1884	Sale of "Caprera", Elizabeth Bay within Rowe's villa subdivision, as Thomas Rowe leaving for Europe. (SHR listed as Ashton)	SMH 20 Feb 1884
1885	"Roseville" property purchased by Samuel Bennett Bailey.	SMH 8 November 1887
1887	Property's name changed to "Restormel". Bankruptcy of Bennett Bailey	SMH 8 November 1887
By 1887	MWS&DB survey (Sheet 29) showed an extended outbuilding along the Whistler Street boundary & also a water closet building north of the house	Manly Local Studies Collection
1887	Description of "Restormel" including rooms. Additional rooms had been added by this time	
1899	Death of Thomas Rowe, President of the Metropolitan Water and Sewerage Board. At "Mona", Darling Point	ATCJ 21 Jan 1899 Evening News 14 Jan 1899
From 1903	Street name changed from East Promenade to Pittwater Road	
1912	North (lawn) part of the site fronting Raglan Street advertised for sale. By this date property had been brought under the Real Property Act	Figure 7 in Full Circle Report
1913	Bennett family remain in occupation	
By 1914	Street name changed from Pittwater Road to Belgrave Street (house was No. 40)	
By December 1915	"Restormel", Board and Residence Winter terms, handy surf	SMH 8 Dec 1915 Daily Telegraph 20 May 1916
1916	Furnished Flats, "Restormel", bed sitting rooms, double and single rooms. Mrs McCormack late of White's Flats, Corso	Daily 16 Dec 1916
1916	North half of the site sold but Bennett Family retained the south half covering Lots 8 & part 9 of the Brighton Estate subdivision. South portion contained the house and the outbuildings along the Whistler Street boundary	Figure 8 in Full Circle Report
By 1918	40 [Belgrave St] McKormack, Mrs K, apartments [Shops to Belgrave Street frontage] No 44 Kleemo, E Butcher No 46 Bank of Queensland No 48 Sam Sing & Co, fruiterers	Sands 1918
1919	Mortgage taken out on the property & property transferred to the five Bennett children. Mortgage could reflect the redevelopment of the site	
1920	40 AC Camfield 40A McEwan, Douglas	Sands 1920

Date	Item	Reference
	40A Gordon & Nichols 42 Field, Clifford 44 Davis, Sydney & Co 44* Klemo, E 46 Bank of Queensland 48 Sam Sing	
By 1923	21 Whistler Street noted as a separate address from 40/40a Belgrave Street	
1931	Additions and Alterations 40A Belgrave Street Removal of wine licence	CREJ 17 July 1931 SMH 5 June 1931
By 1936	Current commercial building on Belgrave Street frontage believed to have been constructed however this has not been confirmed by tenders. Rate books & BA files would confirm this	
1939	Sale of double fronted block comprising two double fronted shops and dwellings and cottage fronting Whistler Street	SMH 19 & 22 April 1939
1939	Entire property sold to Ernest Harman	
1940	Discussion of wine licence refers to demolition of premises at No. 40A. No date given	
1950	Property subdivided into its current form (Lots A & B DP 368451)	Figure 9 in Full Circle Report
1950	Pastry Shop, Blue Wren at 40 Belgrave Street	SMH 4 Feb 1950
1967	DA for alterations & additions to the cottage facing Whistler Street	Figures 10 & 11 in Full Circle Report
Between 1967 & 1975/6	Construction of two-storey addition at north end of original one-storey outbuilding	

The Full Circle Heritage report has already examined, through the Certificates of Title, the subdivision of the site which culminated in "Roseville"/"Restormel" and the outbuilding occupying the southern half of the original allotment amalgamated by Thomas Rowe. Our research shown in the foregoing tabulated Chronology, shows the intensification of use of the remaining southern section of the site through the construction of shops along the Belgrave Street frontage and the conversion of the house into flats before the shops and house were demolished to permit the construction of the current 1930s commercial building fronting Belgrave Street.

The documentary research indicates that the original rooms for the Kitchen and Wash House of "Roseville" remain within the current building at No. 21 Whistler Street. The kitchen fireplace in the original "Roseville" Kitchen has been bricked up, plastered over, and converted to a standard room fireplace (see Figures 5.7 & 5.8), probably when the addition to the south was constructed (by c.1890). The fireplace in that second kitchen shows physical evidence of it having been a kitchen fireplace (bricked up opening, mantel shelf position and height, etc) (see Figure 5.11).

The current Bathroom is located in part of the original space for the "Roseville" Wash House. The doorway from the original "Roseville" Kitchen into the current Hall passes through what was shown on the 1883 auction notice (see Figure 4.1) as the original location of the Wash House copper.

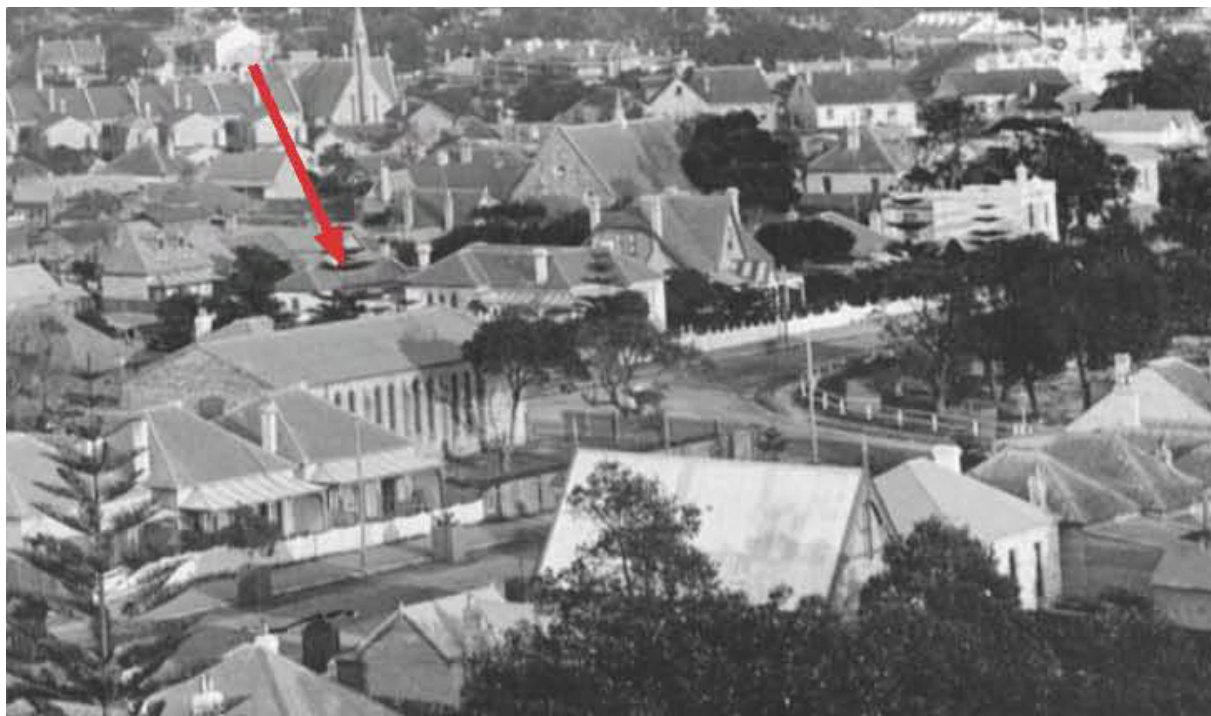


Figure 4.2: Outbuilding to "Roseville"/"Restormel" (now part of No. 21 Whistler Street) shown arrowed (Photo: Extract from Kerry & Co photograph, nd – but post-1890 as it shows the configuration of the outbuilding as shown on the 1890 MWS&DB Manly Detail Sheet 29). Note that the parapet wall on the south end of the outbuilding is still extant and indicates it was constructed on the southern boundary of the allotment for "Restormel".



Figure 4.3: No. 21 Whistler Street as depicted in the 1967 plans for alterations and additions to the building. Blue = structures constructed by Thomas Rowe as a part of "Roseville" as shown on the 1883 auction notice at Figure 4.1, Red = structures added by c.1890 as shown on the MWS&DB Manly Detail Sheet 29 and in the Kerry & Co photograph at Figure 4.2, Yellow = additions proposed in 1967.

5.0 Physical description

5.1 Exterior

No. 21 Whistler Street is located on the west side of the street in the block between Sydney Road & Raglan Street. The street in this block is undergoing transformation and upscaling through demolition and redevelopment of the existing properties (see Figures 5.1 to 5.3).

This physical description is based on an inspection of the exterior by one of the report authors on 1 July 2019 and the comprehensive photographs of the interior taken by Full Circle Heritage in April 2019.

The subject property comprises a number of phases of construction that have been partially elucidated in the report by Full Circle Heritage and in the earlier sections of this report. This report's Figure 4.3 depicts the important phases of development with regard to the extant fabric of the original Kitchen and Wash House. The current building comprises a single-storey section and a two-storey section at the north end of the one-storey section.

The initial one-storey building, constructed as a rear service wing to the main house, "Roseville", is located on the boundary line of the property fronting Whistler Street. When constructed, it defined the then rear boundary of the property that fronted Belgrave and Raglan Streets. The building is a brick building that has been rendered externally and has a gable roof currently covered with tiles with a masonry parapet wall at the south end of the building. There is the remnant stub of a chimney at the south end of the building abutting the parapet and an intact chimney two-thirds of the way along the ridge of the building. There are three double-hung timber windows and an entry door in the one-storey section of the building. These openings do not appear on the 1883 subdivision plan of the property.

At the north end of the building is a two-storey addition with a steel roller door and a recessed pedestrian door at street level and a steeply-pitched gable roof over the first-floor accommodation.

Single-storey additions have been made to the rear of the one-storey section of the building. One of these additions (the southern addition) appears on the 1890 MWS&DB Manly Detail Sheet, by which time "Roseville" was named "Restormel", and was probably constructed between 1883 and 1890 (see Figure 4.3). The southern rear addition was extended further after 1967. The northern single-storey rear wing was constructed in 1967 and the two-storey northern addition was constructed between 1967 and 1975/6. Further research of the Building Application files is necessary to pinpoint the exact date of construction and, combined with examination of the Rate Books, a more detailed sequence of buildings and occupants on the site can be determined.

Inspection of the street frontage demonstrates the documentary evidence is correct. The projecting foundation course extends part of the way along the Whistler Street frontage, indicating the extant extent of the original Kitchen and Wash House (see Figures 5.5 & 5.6). The projecting foundation course returns around the north end of the one-storey section, indicating the northern end of the building as seen in the Kerry & Co photograph (see Figure 5.4). The finished nature of this end of the building indicates that the section of the outbuilding containing the earth Closet and shed may have been of a lesser standard of construction and may not have been accommodated under an extension of the pitched roof. The Kerry & Co photograph shows a hip roof at the north end of the original Kitchen and the structural timbers for the hip end of the roof may still be intact within the existing roof. Likewise, the original south end of the building over the Wash House may have had a hip roof before the building was extended to the extent shown in the Kerry & Co photograph and those hip roof timbers may also be extant within the current roof.

The current windows in the Whistler Street façade do not appear in the 1883 plan of the house. The 1883 plan does show a window and door on the west side of the outbuilding in the original kitchen and so it can be assumed that there were no windows facing the lane on the rear boundary as the plan appears to accurately depict the doors and windows in the main house. This would be logical from a security point-of-view. The windows in the exterior wall would definitely have been installed by 1923 when No. 21 was first noted as a separate address. However, the joinery details of the windows would indicate a nineteenth century origin and so they were probably installed when the addition to the south of the original Wash House was made prior to 1890.



Figure 5.1: Looking south along Whistler Street. No. 21 Whistler Street is in the middle distance on the right (R&H photo, 2019)



Figure 5.2: Looking north along Whistler Street. No. 21 Whistler Street is on the left in the far distance (R&H photo, 2019)



Figure 5.3: No. 21 Whistler Street viewed from the south (R&H photo, 2019)



Figure 5.4: No. 21 Whistler Street: north end of the foundation course returning along the north face of the building (R&H photo, 2019)



Figure 5.5: No. 21 Whistler Street: detail of foundation course terminating on the north side of the front door (R&H photo, 2019)

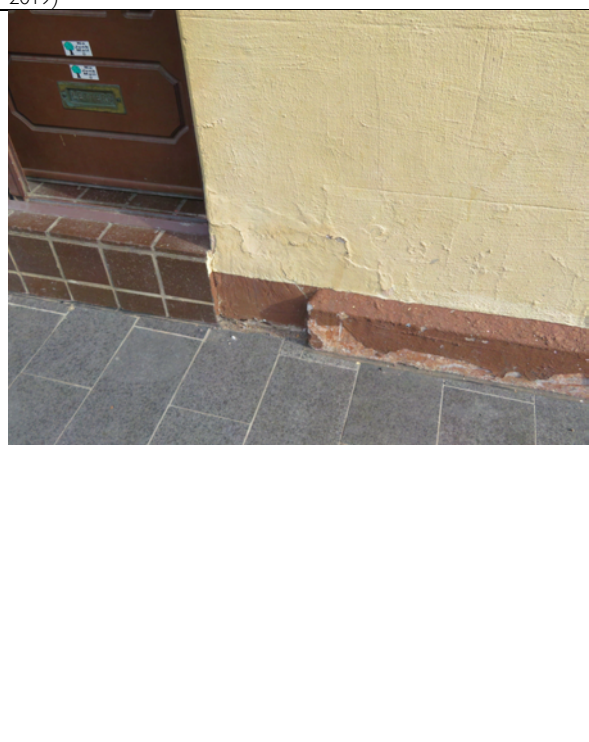
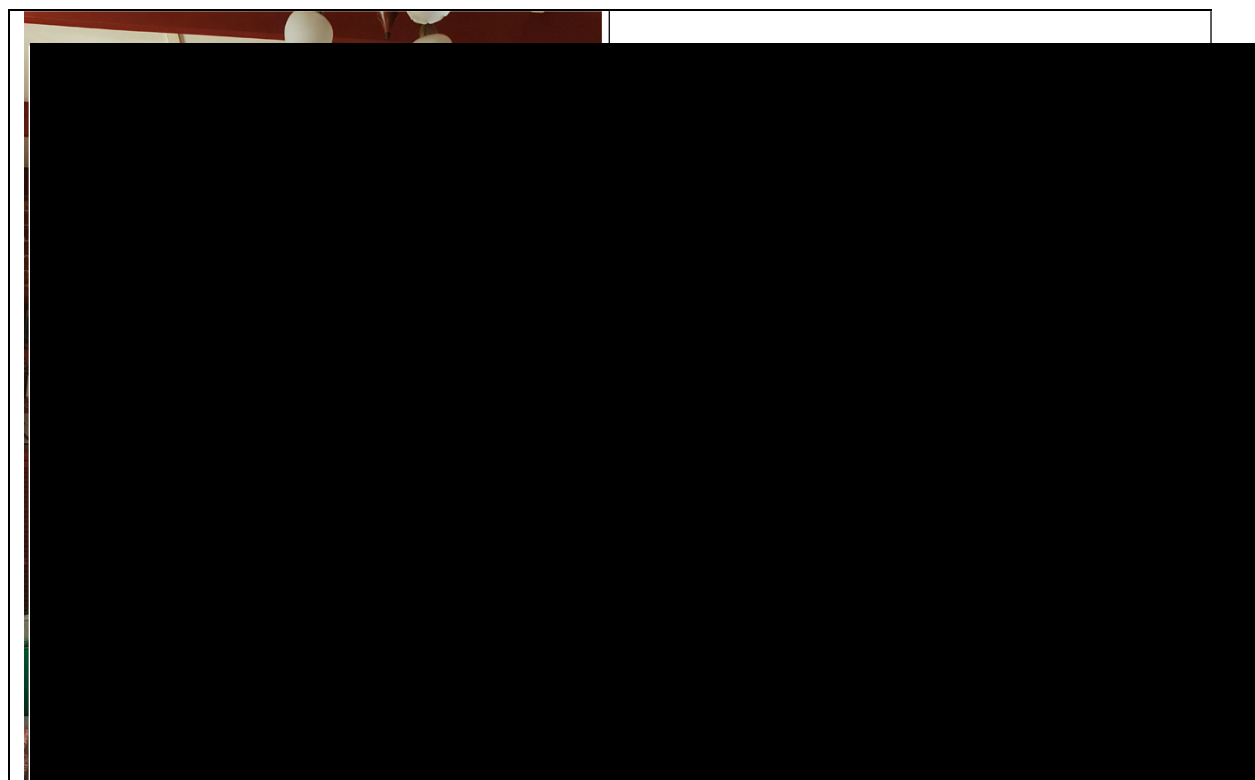


Figure 5.6: No. 21 Whistler Street: detail of foundation course terminating on the north side of the front door (R&H photo, 2019)



5.2 Interior

This description is limited to the nineteenth century rooms in the single-storey section of the building and is based on the photographs taken by Full Circle Heritage in April 2019.

There are two rooms in the existing building that survive from the time when the outbuilding contained the Kitchen and Wash House designed by Thomas Rowe for his villa, "Roseville". The existing front Bedroom at the north end of the single-storey section was the original Kitchen. The kitchen fireplace has been removed, the opening reduced in size and a smaller cast iron fireplace register and timber fire surround installed. The timber fire surround is of a style dating from the Victorian period and was probably installed when the building was extended to the south and the Kitchen moved into the new extension. The tiled hearth in front of the fireplace is unusually large and reflects the original hearth in front of the cooking fireplace. The bedroom also contains a door in the west wall and the timber door is an original panelled external door. This is the door that originally led into the covered way connecting the Kitchen to "Roseville". In the adjacent hall behind the bedroom's west wall is a blocked up window with a projecting masonry sill. This was the window depicted beside the Kitchen door in the 1883 plan of "Roseville" and its outbuildings. The 1967 plan (Figure 4.3) shows a window in the north wall of the front Bedroom and this window is also shown in the Kerry & Co photograph (indicating the window had been installed by c.1890).

No trace remains of the Wash House copper or other fixtures. The current Bathroom contains the projecting rear section of the original Kitchen chimney breast.

The fireplace in the current Living Room appears to have originally been a kitchen fireplace as indicated by the height and depth of the opening as well as the height of the timber mantel shelf. The size of the tiled hearth also indicates a past use as a Kitchen fireplace. This room was added by about 1890 and probably constituted a second Kitchen. The addition was made to the south of Rowe's Wash House and extended to the south boundary of the site (hence the use of a parapet wall end to the building to create fire separation). The remnants of plaster on the walls of this room indicate that it was originally plastered.

6.0 Comparative Analysis

The brief required examination of four aspects of the building's design and history to inform any assessment of significance. The following aspects to be investigated stem from the brief:

6.1 The prevalence of Thomas Rowe buildings in the Manly area:

As additional historical research was excluded from this section of the project it must be noted that, without extensive research of Tender Notices, Rate Books and Building Applications, the extent of Thomas Rowe-designed buildings in Manly cannot be determined with any certainty.

Thomas Rowe was involved in the design of buildings and civic improvements from the late 1860s in Manly including public swimming baths, a public wharf and the planting of Norfolk Island pines. Whilst these features all survive, the configurations have largely been altered. He tendered works in his capacity as Mayor.

Rowe's son, Percival, who trained with his father, designed the now-demolished Oddfellows hall in 1878. Part of Redman's Terrace survives on East Esplanade and these terrace houses are similar in character to houses erected by Rowe as an investment in Victoria Street, Potts Point and are also thought to be his design (AIA Biography, Thomas Rowe).

In our quick perusal of Tender Notices the following Notices lodged by Thomas Rowe were uncovered. They consisted of three villas, one cottage (probably "Roseville"), alterations to two residences and a pair of semi-detached houses. It should be noted that their location cannot be determined without additional research.

1873:

SMH, 4 April 1873

First Class Villa Residence (see below)

SMH, 10 April 1873

Villa Residence at Manly Beach for A Forsyth Esq

1. Excavation & Masons Work & Brickwork
2. Carpenters, Joiners and Finish Trades
3. The whole in one sum

Location not able to be identified. Probably for Archibald Forsyth.

1875:

SMH 19 October 1875

Tender for the erection of a cottage, Manly Beach

Masons and Bricklayers Work

["Roseville" ?]

1876:

SMH 21 Feb 1876

Plastering & Cementing a Cottage, Manly Beach

["Roseville" ?]

SMH 28 September 1876

Erection of a villa residence, Manly Beach

1. Excavation & Masons Work
2. Carpenters, Joiners and Finish Trades
3. The whole in one sum

[unidentified]

1877:

SMH 1 June 1877 & others

Erection of a villa residence, Manly Beach

1. Excavation & Masons Work
2. Carpenters, Joiners and Finish Trades
3. The whole in one sum

[unidentified]

SMH 7 June 1877

rebuilding of Brighton Villa after a fire

[Possibly Brighton Cottage in Whistler Street in Sands, 1876,
occupied by J Gould, Builder]

1878:
SMH 30 Jan 1878
Restoration additions to Hope Lodge, Manly

1879:
SMH 15 September 1879
Two semi-detached weatherboard cottages at Manly Beach
[possibly 80-82 Pittwater Road – architect for these heritage items not identified]

1881:
SMH 20 June 1881
Residence at Manly Beach for Rev RS Wills
by Percival CK Rowe. Plans at Thomas Rowe's office

SMH 20 June 1881
Erection and Completion of a Villa at Manly Beach for James Todd, Esquire
by Percival CK Rowe. Plans at Thomas Rowe's office

Of these buildings tendered by Thomas Rowe, the pair of semi-detached cottages at 80-82 Pittwater Road might be the 1879 building that is already listed on Schedule 5 of the LEP, but their design is a typical Victorian period design and not easily attributable to Rowe through any of the details.

Rowe also tendered for the rebuilding of Brighton Villa after a fire in 1877 (SMH 7 June 1877) and the erection of a villa at Manly (SMH 23 June 1877). Substantial villas at Manly were also designed by other architects who lived locally including [John] Smedley after whom Smedley's Point is named.

The above-mentioned tenders from the Rowes probably represent a substantial portion of the houses erected in Manly during this era but again, this cannot be determined without extensive additional research (eg searching all tenders for Manly Beach). Given the number of listed buildings in Manly from the 1870s, it would seem that the majority of Rowe's work in the area no longer survives but the research simply has not been done. These buildings are likely to be on the Whistler Street side of The Corso, as the south side of The Corso was subdivided later.

Rowe also designed residences in Darlinghurst, Marrickville, Burwood, Elizabeth Bay and on the North Shore during the late 1860s and 1870s. Many of these have not been identified as his work but may have been listed without the architect having been identified. The majority of his projects that are listed are, like those in his obituary, his public buildings, churches and hospitals. A detailed examination of his domestic designs is sorely needed. His contribution to sanitary reform and the improvement in building construction standards whilst an Alderman for the City then Manly councils has not been identified either.

6.2 How this building compares with other remaining Thomas Rowe buildings still in existence:

The c. 1890 Metropolitan block plans show the layout of the villa subdivision at Elizabeth Bay and the layout of "Roseville" (by then named "Restormel") at Manly. The two substantial Gentleman's villas that Rowe designed and lived in at Elizabeth Bay – "Tresco" (c. 1869) and "Caprera" (c. 1877) both survive today and are listed on the State Heritage Register whereas, what survives of "Roseville" at Manly, which the Rowe family occupied between these two residences, is not listed. The sequence of tenders indicates that Rowe also altered the houses for later owners so the later works to "Roseville" in the mid-1880s may have also been his work. It would appear that the Rowe family occupied the villas, for a while, if the houses he designed and built had not been sold or leased. However, the move back to Manly may also have been for health reasons, possibly that of his first wife who died young. As a result, the sequence of family residences, the full extent of which has not been determined, is of significance in that it demonstrates his expanding family and also his increasing wealth and status, eventually resulting in his move to "Mona" in Darling Point.

What survives of the villa subdivision at Elizabeth Bay has been identified as being of state significance, with the two houses that the Rowe family occupied listed on the State Heritage Register. The full extent of the survival of the villa subdivisions from the 1870s in Sydney has not been studied, however most were in waterfront suburbs or on riverbanks (ie Elizabeth Bay, Potts Point, Hunters Hill and Manly). All of this housing stock is in private ownership so the service wings have been altered.

There has not been a monograph prepared on the work of Thomas Rowe. The works listed in the various obituaries are only the commercial buildings (with some churches and synagogues). None of his residential work is listed in those obituaries.

6.3 How this building compares with the other mid-late Victorian era buildings in the Manly Town Centre:

Comparison with other mid- to late-Victorian buildings surviving in the Manly Town Centre is difficult since the subject property was constructed as a kitchen and service block for a much grander house and not as a stand-alone house, even though that is now what it is. As a service building designed to be concealed behind the main building the subject building is aesthetically simple, unadorned, functional and utilitarian. There is no architectural style or pretence. In its simplicity it resembles the simple houses found in areas such as The Rocks and other colonial settlements in the colony in the early years of the nineteenth century (albeit with Victorian details) and the surviving outbuildings for substantial houses from the 1870s.

Having designed a number of hospitals, Thomas Rowe was well aware of the current theories regarding the spread of disease. In the design of a hospital according to the principles set by Florence Nightingale, such as the Catherine Hayes Hospital and the Sydney Hospital, the sanitary areas were separated from the wards by breezeways. In the design of his cottage at Manly, Rowe created a separate block for the kitchen, washhouse and earth closet. This was a common feature in houses of the 1840s but not of the 1870s, by which time the kitchen was usually accommodated in a rear wing. This concern may have been due to the low-lying site of "Roseville" and, more likely, the lack of any town services. There was no town water supply or piped sewerage system in the Manly area so the separation of the noisome cooking and toilet facilities from the house was based on considerations of health and sanitation. As Mayor, Rowe introduced by-laws that forbade the use of cesspits and so the use of an earth closet and a distant underground water cistern were practical demonstrations of the by-laws in action.

None of the other houses identified as having been the work of Thomas Rowe, including the villas in Elizabeth Bay have a separate service block connected by a covered way, indicating that the outbuildings of these houses were stables etc. This is likely to relate to the lack of any municipal services such as town water or sewerage in Manly and their availability elsewhere, such as at his Elizabeth Bay subdivision and houses. The 1883 plans for the house show tanks and an earth closet, as there was no town water supply during the 1870s.

6.4 How this building compares with other outbuilding/domestic service buildings remaining in Manly:

Because of the peculiarity of Whistler Street functioning as a rear lane for the Belgrave Street properties any outbuildings are clearly visible from Whistler Street. Most other outbuildings of this nature in other locations within the Manly Town Centre would not be readily visible from public streets because of the lack of rear lanes/streets near which such buildings would normally be constructed. In this case, the property is of significance as it demonstrates the layout that was to become enshrined in municipal by-laws, ie the use of earth closets and not cesspits, and the ability to empty the earth closets from a lane and not through the house.

Rowe, as an Alderman, was responsible for sanitary reforms in Sydney and the introduction of by-laws in Manly requiring Earth Closets. His own residence was a model installation prior to the existence of the municipal by-laws imposed during his term in office. The surviving plans show the location of the earth closet as being within the portion of the out building that no longer survives. The by-laws required that closets had to be emptied via a lane and not through the house, however, the villa subdivisions of Manly are without rear lanes.

Manly's municipal by-laws were published in the NSW Government Gazette in January 1878 and are signed by Thomas Rowe as Mayor. What survives of "Roseville" still partially demonstrates these municipal reforms that Rowe was to implement across the entire municipality. In comparison with other municipalities' by-laws the Manly provisions are stricter, with no cesspits permitted and greater separation between closets to prevent the spread of disease.

In order to uncover any similar outbuildings constructed in the rear yards of properties not visible from public streets, the method used to assess this aspect of the subject building's significance was to examine all 35 of the 1890 MWS&DB Detail Survey Sheets for Manly (supplied by Manly Library) looking for outbuildings and then comparing those detail sheets to the current aerial views of the Manly Town Centre (available through Google Earth and also SIX Maps). This comparison should have highlighted any extant 1890 outbuildings in the area covered by the 1890 plans. The area covered by the 1890 plans was the area bounded by the Quarantine Reserve in the south, Manly Lagoon (originally known as Curl Curl Lagoon) in the north, the Pacific Ocean in the east, and Hill Street, Fairlight in the west.

This comparative survey using the 1890 plans and the current aerial photographs of the area concluded that no large pre-1890 outbuildings, other than the subject building at 21 Whistler Street, remain in the Manly Town Centre. Small outbuildings, such as outhouses, may remain but they were too small to see on the current aerial photographs. In Manly there are very few listed buildings erected between the 1850s when the suburb was first laid out as a villa subdivision and 1875 when "Roseville" was built. The heritage listings include a pair of Gothic Revival style houses at 80-82 Pittwater Road, (1202 and 203), a Gothic Revival Style villa at 226 Pittwater Road (1212) and a large house (now subdivided) on land once owned by Rowe (possibly Dun Aros II 15). The architect of these buildings has not been identified on the listings, however, at least one of the buildings is probably Rowe's work. He may have sold the land he owned with a design. The semi-detached timber houses could be the work of Rowe but could also be designed by the architects Thornley and Smedley or Benjamin Backhouse who also undertook work in the area.

7.0 Assessment of Heritage Significance

The criteria used to assess the significance of this property are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. Contained within that publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels.

7.1 Application of the Assessment Criteria to 21 Whistler Street, Manly

The following section analyses the elements of No. 21 Whistler Street that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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).

Guidelines for INCLUSION

- shows evidence of a significant human activity
- is associated with a significant activity or historical phase
- maintains or shows the continuity of a historical process or activity

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important activities or processes
- provides evidence of activities or processes that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

Discussion:

No. 21 Whistler Street, Manly dates from a significant phase in the development of New Brighton (later Manly), prior to the formation of the municipality, as a villa suburb, with the quality of the building stock controlled by the scale of the lots in the subdivision. This remnant of "Roseville" is a physical demonstration of the series of substantial speculative suburban villas set in large grounds designed and erected for professional men by Thomas Rowe within villa subdivisions during the 1860s and 1870s, including "Tresco" and "Villa Caprera" in Elizabeth Bay and "Roseville" at Manly. Thomas Rowe's examples at Elizabeth Bay are listed on the State Heritage Register.

This remnant of the New Brighton Estate is significant in terms of its rarity and for its historical significance as a physical remnant of this period of villa development in Manly.

The underlying significance of this remnant of "Roseville" is that the separation of the kitchen, washhouse and earth closet facilities in a separate wing, connected by a covered walkway to the main house, demonstrates the architect's, Thomas Rowe's, attention to the requirement for health and sanitation in an urban location that did not have any municipal services such as a piped water supply or a piped sewerage system. In order to ensure health, he eschewed the usual cesspit so that there was no cross-contamination between the contents of the cesspit and the underground water storage cistern that was required to ensure drinking and bathing water. Whilst such a separation may seem to be anachronistic it, in contrast, was very much concerned with the future health of the inhabitants of Sydney. As the first Mayor of Manly, Thomas Rowe drafted and introduced by-laws that enshrined the practice he pioneered at "Roseville" in banning cesspits and requiring the use of earth closets that had to be serviced from a rear street or service lane (and not through the house).

In addition, the separation of the kitchen from the main house not only kept cooking smells out of the house but also restricted any possible spread of fire from the Kitchen to the main house. However, no above-ground physical evidence remains of the earth closet and no evidence of the original Kitchen remains (other than the

room volume, door, window, chimney breast, hearth and chimney). Likewise, no physical evidence of the Wash House remains other than the room volume. Evidence may remain of the underground water tank/cistern

Significance:

No. 21 Whistler Street, Manly is associated with a significant phase in the development of New Brighton (later Manly), prior to the formation of the municipality, as a villa suburb, with the quality of the building stock controlled by the scale of the lots in the subdivision. This remnant of the New Brighton Estate is of Local Significance in terms of its rarity and for historical significance.

The remnant of "Roseville" demonstrates the series of substantial speculative suburban villas set in large grounds designed and erected for professional men by Thomas Rowe within villa subdivisions during the 1860s and 1870s, including "Tresco" and "Villa Caprera" in Elizabeth Bay and "Roseville" at Manly.

Conclusion:

No. 21 Whistler Street meets the requirements for the criterion of historical significance because it:

- shows evidence of a significant human activity
- is associated with a significant activity or historical phase

Criterion (b): 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).

Guidelines for INCLUSION

- shows evidence of a significant human occupation
- is associated with a significant event, person, or group of persons

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important people or events
- provides evidence of people or events that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

Discussion:

No. 21 Whistler Street, Manly was designed by architect, Thomas Rowe. Rowe was a prominent architect in the mid- to late-nineteenth century who championed the construction of healthier urban environments and the construction of urban service infrastructure such as piped water supply and piped sewerage services. After petitioning the government to establish the Municipality of Manly and, as the first Mayor of Manly, Rowe wrote and promulgated by-laws that encapsulated his pioneering work on health and sanitation. His house, "Roseville", incorporated these principles and was a working example of those principles. The remnant of "Roseville" at No. 21 Whistler Street is the physical manifestation of part of that important section of the house demonstrating Rowe's health and sanitation principles, (ie the separate kitchen, washhouse and earth closet facilities).

Thomas Rowe was also instrumental in the establishment of the Institute of Architects of NSW (the precursor of the Royal Australian Institute of Architects).

Significance:

No. 21 Whistler Street, Manly is associated with a significant human occupation (ie the provision of healthy urban environments) as well as a significant person, Thomas Rowe, the first Mayor of Manly, and one of the founders of the Institute of Architects.

Conclusion:

No. 21 Whistler Street meets the requirements for the criterion of historical association significance because it:

- shows evidence of a significant human occupation
- is associated with a significant person

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

Guidelines for INCLUSION

- shows or is associated with, creative or technical innovation or achievement
- is the inspiration for a creative or technical innovation or achievement
- is aesthetically distinctive
- has landmark qualities
- exemplifies a particular taste, style or technology

Guidelines for EXCLUSION

- is not a major work by an important designer or artist
- has lost its design or technical integrity
- its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
- has only a loose association with a creative or technical achievement

Discussion:

Along with George Allen Mansfield, Thomas Rowe was one of the two leading designers of substantial residential buildings in Sydney during the 1870s, both of whose work had become known throughout the Pacific (Rowe having won the limited competition to design the royal palace in Honolulu for the Kingdom of Hawaii).

Rowe was known for housing improvements and as a designer of hospitals and for his concerns regarding fireproof construction, sanitation and water supply. He served as an Alderman on both Sydney and Manly Councils and as a member of the Metropolitan Water, Sewerage and Drainage Board. In particular, the sanitary improvements included in the 1875 design for "Roseville" such as earth closets and separate street or lane access for night soil removal was implemented throughout the Municipality via the by-laws drawn up by Thomas Rowe as Mayor of Manly. Normally the sanitary arrangements of a residence are not of significance, however, in this case Rowe implemented reforms in Sydney (overhead cisterns) and in Manly (earth closets in place of cesspits) aimed at limiting the spread of disease. This remnant of "Roseville" still has the ability to demonstrate how the residence functioned in an urban environment without the usual urban infrastructure.

For its contribution to the streetscape and as a remnant of a well-known landmark property in Manly, the residence of the first Mayor of Manly, Thomas Rowe, from 1877-78 is a significant remnant of a distinct architectural phenomenon (Victorian villas for professional men). Prior to the formalisation of street numbers, the villas subdivision to the north was referred to as being near Thomas Rowe's residence. The majority of the surviving residential buildings on the flat land at Manly are small workers cottages or semi-detached houses or terraces.

Almost no trace of the mid-1850s to 1870s villa subdivisions of New Brighton survives. Although it is only the outbuilding that survives, this appears to be the largest surviving remnant in the Manly Town Centre area, demonstrating the subdivision alignment and the villas erected thereon and can be correlated to the Charles Kerry photograph held in the Powerhouse Museum.

Significance:

No. 21 Whistler Street, Manly is associated with a significant technical achievement (ie the provision of healthy urban environments in the absence of an urban services infrastructure) as well as with a significant person, Thomas Rowe, the first Mayor of Manly and one of the founders of the Institute of Architects.

Conclusion:

No. 21 Whistler Street meets the requirements for the criterion of technical significance because it:

- shows or is associated with, creative or technical innovation or achievement
- is the inspiration for a creative or technical innovation or achievement

Criterion (d): 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.

Guidelines for INCLUSION

- is important for its associations with an identifiable group
- is important to a community's sense of place

Guidelines for EXCLUSION

- is only important to the community for amenity reasons
- is retained only in preference to a proposed alternative

No. 21 Whistler Street does not meet the guidelines for inclusion under Criterion (d).

Criterion (e): 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).

Guidelines for INCLUSION

- has the potential to yield new or further substantial scientific and/or archaeological information
- is an important benchmark or reference site or type
- provides evidence of past human cultures that is unavailable elsewhere

Guidelines for EXCLUSION

- the knowledge gained would be irrelevant to research on science, human history or culture
- has little archaeological or research potential
- only contains information that is readily available from other resources or archaeological sites

No. 21 Whistler Street does not meet the guidelines for inclusion under Criterion (e).

Criterion (f): 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).

Guidelines for INCLUSION

- provides evidence of a defunct custom, way of life or process
- demonstrates a process, custom or other human activity that is in danger of being lost
- shows unusually accurate evidence of a significant human activity
- is the only example of its type
- demonstrates designs or techniques of exceptional interest
- shows rare evidence of a significant human activity important to a community

Guidelines for EXCLUSION

- is not rare
- is numerous but under threat

Discussion:

No. 21 Whistler Street is the only remaining large service outbuilding remaining in the Manly Town Centre from the villa phase of development in Manly. It is rare as a service wing from the mid- to late-nineteenth century that demonstrates the pattern of urban settlement at a period when urban services had not been provided and it demonstrates the requirement to separate toilet facilities from the habitable rooms of the main house, the requirement to collect earth closet waste via a "night soil" lane, and the necessity of separating the toilet facilities from the water collection and storage infrastructure.

Furthermore, it demonstrates at a domestic scale, the attention to fire-proofing that architect, Thomas Rowe, incorporated into his projects by virtue of physically separating the fire-prone kitchen area from the main house.

Significance:

No. 21 Whistler Street, Manly is rare as the only large nineteenth century outbuilding surviving in the Manly Town Centre and is rare as a physical manifestation of a way of life that has been made redundant by the provision of piped water supply and piped sewerage service to urban areas.

Conclusion:

No. 21 Whistler Street meets the requirements for the criterion of rarity because it:

- provides evidence of a defunct custom, way of life or process with regard to the provision of water and the removal of waste
- is the only example of its type remaining in the Manly Town Centre area

Criterion (g): 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 area's

- cultural or natural places; or
- cultural or natural environments).

Guidelines for INCLUSION

- is a fine example of its type
- has the principal characteristics of an important class or group of items
- has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity
- is a significant variation to a class of items
- is part of a group which collectively illustrates a representative type
- is outstanding because of its setting, condition or size
- is outstanding because of its integrity or the esteem in which it is held

Guidelines for EXCLUSION

- is a poor example of its type
- does not include or has lost the range of characteristics of a type
- does not represent well the characteristics that make up a significant variation of a type

No. 21 Whistler Street does not meet the guidelines for inclusion under Criterion (g).

7.1.2 Statement of Significance (No 21 Whistler, former Kitchen Wing of "Roseville")

The surviving kitchen wing of Thomas Rowe's "Roseville" is of at least local significance as a remnant of one of the series of gentlemen's residences designed and erected by Rowe in villa subdivisions in Manly and Elizabeth Bay and occupied by his family namely "Tresco" (1869), "Roseville" (1875) and "Caprera" (c. 1877, occupied c.1880-1884). In contrast to the other two residences, it is the service wing that remains in this case and the surviving physical and documentary evidence indicates the sanitary reforms that Rowe would subsequently implement across the entire Municipality of Manly during his term as the first Mayor.

Rowe's "Roseville" was a well-known local landmark and the vestige that remains in Whistler Street is one of the few remaining physical reminders of the intended villa development of New Brighton which was developed from the mid-1850s until the mid-1870s. The alignment to Whistler Street provides evidence of the lots created for the villa subdivision of New Brighton, which fronted East Promenade. Prior to the implementation of planning controls the villa subdivisions were controlled by the size of the lots and the architectural scale and character of the residential architecture.

The surviving portion of "Roseville" in Whistler Street, Manly is a remnant of the extensive body of residential architecture by Thomas Rowe that included both residences for professional men and terraces built as investments. The full extent of his body of residential work, including the houses he designed on a speculative basis, has not yet been examined in detail. Rowe's involvement as an Alderman developing and implementing reforms in sanitation and building standards in Sydney and Manly sets his work apart from that of his main contemporaries.

This remnant example is the only 1870s residence designed by Rowe that has been identified in which the service wing remained separate for health reasons, indicating the lack of town water and sewerage that existed prior to the formation of the municipality and the public and civil engineering works for which successive mayors, starting with Rowe, agitated.

The design of "Roseville" was a model of how water could be collected for domestic use and sanitary arrangements made in the absence of reticulated water supply and piped sewerage. The location of the service wing on the lane is indicative of the need for night soil collection to be undertaken without passing through the residence. At Rowe's insistence, cesspits were banned by municipal by-law and the surviving plans of "Roseville" demonstrate the use of earth closets which were permitted as an improvement on cesspits.

8.0 Conclusion and Recommendations

The previous rationale for not listing the building in 2007 was an assessment of its physical fabric, without picking up the association with the first Mayor of Manly, Thomas Rowe, or that it formed part of the outbuilding complex of a large villa he designed for his family that faced Belgrave Street and the park. Very little survives of Rowe's body of work in Manly undertaken between c. 1868 and 1890.

It is our opinion that No. 21 Whistler Street (the former outbuilding of "Roseville", later "Restormel") meets the criteria for listing as a Local item of environmental heritage under the Northern Beaches LEP under the following criteria:

- Historical significance
- Associative significance
- Aesthetic/Technical significance
- Rarity

As part of the listing process, a more thorough history should be prepared utilising the Rate Books and Building Application Registers to determine the sequence of buildings on the site and owners of the site.

In addition, we recommend that further research be undertaken regarding the interwar building fronting Belgrave Street as it was an integral part of the site until 1950 when the site was subdivided into its current form of two allotments. This building also has the potential to be a heritage item, as it demonstrates the intensification of development and expansion of the commercial centre of Manly.

Dr Scott Robertson
for
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