



Architectural Projects

1886 – 307 Sydney Road, Balgowlah /
12 Boyle Street, Balgowlah / Dry Stone Wall
Archival Report
July 2022

Architectural Projects

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1886 – 307 Sydney Road, Balgowlah / 12 Boyle Street, Balgowlah / Dry Stone Wall
– ARCHIVAL REPORT

Document

Version	Date	Status	Author	Verification
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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

This archival Photographic Record of 307 Sydney Road, 12 Boyle Street, Dry Stone Wall Balgowlah was prepared by Architectural Projects Pty Limited, Architects for Sun Property Balgowlah Pty Ltd in June 2022 to fulfil a Development Application & Conditions of Consent No. 20.

19. Heritage photographic archival record - Dry Stone Wall

The following is to be provided on the existing stone wall at 307 Sydney Road:

(a) A detailed layout plan, including photographs from each side along the length of the wall.

These documents are to be provided to Council's historical archives.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide a historical record of a heritage item, an example of modern style architecture and dry stone wall, prior to the proposed construction of alterations and additions

1.2. LOCATION OF SITE AND DESCRIPTION

The site is listed as a Heritage Item 1-124 Houses 303 and 305 Sydney Rd in the Manly LEP 2013.

The site is L shaped and defined by 2 Lots 12 Boyle Street Lot 1, DP 115705 459.4 m² and 307 Sydney Road Lot D, DP 335027 1270.7 m² with frontages to Sydney Rd and Boyle St as indicated in the aerial photograph.

The site of 307 Sydney Road falls 5.36 metres to the rear and has views to the water.

The site of 12 Boyle Street rises 700 mm to the rear and has views to the water.

A dry stone wall is located on the adjacent sites at 10, 12, 14 and 16 Boyle St.

A besser block wall is located on part of the adjacent sites at 16 Boyle St.

Fabric from the Heritage Item 305 Sydney Road Balgowlah is the focus of this Record.

The location is shown in Section 4.1.

1.3. AUTHORSHIP

This recording was prepared by Neil Hopkins and Jennifer Hill of Architectural Projects Pty Limited.

1.4. SUPPLEMENTARY SOURCES

Architectural Projects Pty Ltd prepared the following Heritage Report/s for the site in February 2021 for Sun Property Balgowlah Pty Ltd.

1.5. METHOD OF DOCUMENTATION

Methodology for the recording is based on the Heritage Branch, NSW Department of Planning Publications "Photographic Recording of Heritage Items Using Film or Digital Capture" and "How to Prepare Archival Records of Heritage Items". The following notes relate the steps taken:

Photography was carried out from the general to the specific. Context photographs and site photography show the relationship of building to site. The exterior and then the interior were photographed to document each elevation, each room and indicate views of and through the building. Further photographs of equipment and notable details were taken.

The photographs were cross-referenced to a plan of the site.

Photographs are taken with a 35mm digital SLR camera at the highest quality, recorded in RAW format and converted to TIFF format.

Photographs are recorded in Photographic Catalogue Sheets and Photographic Base Plans (Section 3 of this report).

Thumbnail image sheets, DC-R / DVD of electronic image files (TIFF) and one set of A6 prints are provided.

The photos have been organised by Image File No. and cross referenced to catalogue sheets.

1.6 LIMITATIONS OF THE PHOTOGRAPHIC RECORD

The recording was carried out while the building was occupied.

Some removal of finishes had occurred prior to record.

1.7 CONFIRMATION OF COPYRIGHT

The images contained within this record are copyright Architectural Projects Pty Limited, Architects. Any use should be with the attribution "Architectural Projects Pty Limited, Architects, 2022".

The images are provided for use in research for Heritage purpose. Copy under the general conditions of copyright for research purposes is permitted at the discretion of the Archivist / Librarian.

Exhibition or Copying in any other medium or publication for benefit or profit by persons, companies or organisations is not permitted without release in writing from Architectural Projects Pty Limited, Architects.

1.8 CONFIRMATION OF COPYRIGHT TO NORTHERN BEACHES COUNCIL

Architectural Projects and the Applicant authorise the Council a perpetual non-exclusive licence to make use of the copyright in all images supplied in the Photographic Archival Recording 30.5.22 including the right to make copies available to third parties as though they were Council's images.

2 HISTORY OF THE BUILDING/PLACE

2.1 BUILDING TIMELINE

YEAR	DESCRIPTION
1857	February 5, originally granted Robert Adams by Crown
1921	Knight sold Lot 2 to Ida Jane Purves thus Lot 2 became a part of Purves "Alkoomie: Sydney Road
1933	Sands shows J.K Purves JP at 261 Sydney Road which included 307 Sydney Road
1937	Lot 2 was subdivided, as 4 blocks. Block A and B front Sydney Road, divided by a 20 ft easement to 2 rear lots C and D, by Purves who was in ownership of Lot 2 and 3 from 1921
1937	March - Purves sold Lot 2 to Frederick Deaton a Hotelkeeper of Manly with a covenant which required: "for a period of ten years from 19 th March 1937 no building erected on the land hereby transferred shall be used otherwise than for residential purposes"
1937	June - Lot A to Anne Edith Phillip, Lot B to John and Elsie Marshall.
1938	Lots C and D to William MacMahon of Sydney
1938	Otto Philip (Lots C and D)
1939,	October 18, a notice in Construction. " Building and Works Approved"
1940	Otto Philip sold Lot D to John Adam
1943	3 Houses are evident before extensions to 305 and 307
1955	Lots A and C – Chester Philip Lot C subdivided into Lots X and Y
1956	Lot Y purchased by Eva McDonald
1969	Lot Y transmitted to Stella McDonald, widow
1970	Strata Plan 5090 registered
1980	Lots A and X transmitted to Gwenda Philips
1981	Lots A and X Stanley and Laura Atkinson

12 Boyle Street

YEAR	DESCRIPTION
1874	Certificate of Title issued to Percy Robert Adams of Balmain for Lot 1 of the Subdivision of Portion 31.
1877	Adams sold to William Morris Esquire of Sydney
1883	Morris sold to Gillian, a miner of Manly.
1908	The land passed to Mary Ann Gillian and Andrew Mercer.
1909	They sold to Arthur Railton.
1910	Arthur Railton subdivided the land into lots, fronting Boyle Street, retaining the block at the corner of Sydney Road for himself. The 1910 Sand Directories list Railton at "Hillcrest".
1911	First sale of the subdivision.
1916	George William Fewster, builder of Manly, purchased the site.
1917,	Fewster sold the property to Henderson Black.
1920	Henderson Black sold the property to Joseph Thompson in July 1920;

	Thompson sold the property to George John Power and Arthur Farrington Power in September 1920.
1933	The 1933 Sand show "A Railton" at 269 Sydney Road.
1952	The property was transmitted to Emma Florence Power.
1983	The property was transmitted to Verne Prescott Power.
1984	Jeremy and Joanne Thompson were registered proprietors.
1990	Sold to John O'Grady and Van der Merwe.

2.2 BUILDING HISTORY

The sites were Part of Suburban Portion 31 in the Village of Manly, originally granted to Robert Adams by Crown grant 5th February 1857. A Primary Application No.3592 was made c 1874

12 Boyle St

In 1874, a Certificate of Title was issued to Percy Robert Adams of Balmain, for Lot 1 of the Subdivision of Portion 31 at the corner of Boyle and Electra Street (now Sydney Road). The land comprised 3 roods and 24 perches and had a frontage of 99ft to Sydney Rd and 396 feet to Boyle St. Adams sold to William Morris Esquire of Sydney in April 1877. Morris sold to Gillian a miner of Manly Beach in September 1883. In 1908, the land passed to Mary Anne Gillian, Widow and Andrew Mercer a stonemason of Manly. They sold to Arthur Railton, gentleman in March 1909. With the first sale of the subdivision occurring in 1911, it appears Arthur Railton subdivided the land into lots fronting Boyle Street around 1910, retaining the block at the corner of Sydney Road for himself.¹ The 1910 Sand Directories list Railton at "Hillcrest" Sydney Rd at the corner of Boyle St, and he is still there in the last directory of 1933 Sands show "A Railton" at 269 Sydney Road.²

In 1916, George William Fewster, builder of Manly purchased the site of 12 Boyle Street, comprising 18 perches, from Arthur Railton. Fewster sold the property to Henderson Black, gentleman of Manly in December 1917, who sold to Joseph Thompson, Gentleman of Manly in July 1920.³

George John Power of Sydney Window dresser and Arthur Farrington Power, Hatter also of Sydney purchased the site of 12 Boyle Street from Joseph Thompson in September 1920. (3110-13, 14) George Power bought out Arthur and a new Certificate of Title 3494-23 was issued in August 1923. The property was transmitted to George Powers widow Emma Florence Power in April 1952. In 1983, the property was transmitted to Verne Prescott Power. The following year, 1884, Jeremy and Joanne Thompson were registered proprietors. The property sold again in 1990 to John O'Grady Van der Merwe as joint tenants.⁴

¹ CoT 178-129

² Sands Directory

³ CoT 2656-121

⁴ CoT 3494-23

307 Sydney Road

In 1874, a Certificate of Title was issued to Emily Mary Pile a minor, of Petersham for Lot 2 of the Subdivision of Portion 31.⁵

In 1893, George Lillie a civil servant of Sydney and his wife Mary purchased Lot 2. The land comprised 3 roods and 24 perches with frontage to Electra St (now Sydney Road). The land was transferred to Augustus Sydney Knight a Newspaper Proprietor of Manly in May 1908.

Lot 3 was in the ownership of Andrew Mercer junior, a stonemason of Manly in 1877, who sold to Janet Buchanan in 1884. Lot 3 was sold several more times before 1916 when it was purchased by James Kirk Purves.⁶ Purves is listed in the Sands directories at "Alkoomie" on Sydney Road, between Railton's "Hillcrest" and Miss Mercer "Edinboro".

In 1921, Knight sold Lot 2 to Ida Jane Purves, the wife of James Kirk Purves a Baker of Manly. Thus Lot 2 became a part of Purves "Alkoomie" Sydney Road property. The 1930 and 1943 Aerial photos show the grand house "Alkoomie" (now demolished) set in expansive grounds. The newspapers of the late 1920s and early 1930s record Fetes and Garden Parties held in the grounds of "Alkoomie", hosted by Mrs Purves for the Manly Presbyterian Church, Far West Children's Home, Order of the Eastern Star, Deaf and Dumb society.⁷

It appears that Lot 2 was subdivided as 4 blocks, blocks A and B fronting Sydney Rd divided by a 20 ft easement to 2 rear blocks, C and D, around 1937 by Purves, who was in ownership of Lot 2 and 3 from 1921. The 1933 Sands show J.K. Purves JP at 261 Sydney Road, the next listing is A Railton at 269 the corner of Boyle St.

In March 1937, Purves sold Lot 2 to Frederick Deaton a Hotelkeeper of Manly with a covenant which required: "for a period of ten years from 19th March 1937 no building erected on the land hereby transferred shall be used otherwise than for residential purposes" and "the land to which the benefit of the covenant is appurtenant is CoT 280-109" which referred to Lot 3 of the Subdivision, owned by Purves.

Lots A and B were sold individually in June 1937, Lot A to Anne Edith Philip, Lot B to John and Elsie Marshall. William MacMahon of Sydney, gentleman, purchased Lots C and D in December 1938.⁸ McMahon sold Lots C and D to Otto George Philip a builder of Manly in December 1938. In November 1939, Lot C was transferred to Anne Philip.⁹ By 1939 Otto and Ann Philip had acquired lots A, C and D. This resulted in Lot A, C and D being in the one ownership of Otto George Phillip, a builder.

A notice in Construction, Wed 18 October 1939, "Buildings and Works Approved" lists 2 houses at 263 Sydney Road Manly for Mrs Phillips, of 263 Sydney Road. The builder is listed as OG Phillips of 263 Sydney Road, Manly and the cost of works is 1850 pounds.¹⁰ 1850 pounds is a significant figure for 1939 and may have related to all 3 buildings. All 3 buildings have a stylistic relationship and are dated to the same period by the same designer.

⁵ CoT 183-172

⁶ CoT 280-109

⁷ (SMH Mon 31 Mar 1930 Page 5 FETE AT MANLY.) (The Sydney Morning Herald (NSW : 1842 - 1954) Friday 15 November 1929)

⁸ (CoT 1089-53)

⁹ (CoT 5005-139)

¹⁰ Construction, Wed 18 October 1939, "Buildings and Works Approved" p2

In March 1940, a Certificate of Title was issued for Lot D to Otto George Philip. Philip sold to John Adam, retiree in June 1940. In 1958, John Ross Walker Christensen of Balgowlah, pilot purchased the property from the public trustee.¹¹

In June 1955, Lots A and C were transmitted to Chester William Phillip of Balgowlah. Chester Phillip subdivided Lot C into Lot X and Lot Y.

In 1956, Lot Y of (305 Sydney Rd) was transferred to Eric McDonald, insurance broker of Epping. (Co T 5123 – 114)

In 1969, Lot Y passed to Eric McDonald's widow, Stella McDonald. A Strata Plan 5090 was registered at 305 Sydney St in 1970.

The residue of Lot C, Lot X, was retained by Chester Phillip. Lots A and X passed to Chester's widow, Gwenda Phillip in 1980.

The land known as 303 Sydney Rd was sold in 1981 to Stanley and Laura Atkinson (Transfer 5605623).

2.3 DESCRIPTION OF THE SITE AND SETTING

The site is rectangular shaped and defined by 2 Lots 12 Boyle Street Lot 1, DP 115705 459.4 m² (This site is rectangular, 459.4m²)

and 307 Sydney Road Lot D, DP 335027 1270.7 m² (This site is rectangular, 1270.7m²) with frontages to Sydney Rd and Boyle St as indicated in the aerial photograph.

The site of 307 Sydney Road falls 5.36 metres to the rear and has views to the water.

The site of 12 Boyle Street rises 700 mm to the rear and has views to the water.

A dry stone wall is located on the adjacent sites at 10, 12, 14 and 16 Boyle St.

A besser block wall is located on part of the adjacent sites at 16 Boyle St.

2.4 DESCRIPTION OF THE WALL

The dry stone wall is 1100mm high and capped with a 300mm stone vertical capping..

¹¹ .(CoT 5123-71)

2.5 STATEMENT OF SIGNIFICANCE

The dry stone wall is representative of the early development of the 2 sites

2.6 HERITAGE LISTINGS

The site is listed as a State Heritage Item I 24 Houses 303, 305 and 307 Sydney Road in the Northern Beaches LEP 2016.

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3 PHOTOGRAPHIC SURVEY

3.1 PHOTOGRAPHIC BASE PLANS

SK 1886.01

307 Sydney Road, 12 Boyle Street, Dry Stone Balgowlah
Context, Site, and Exterior Elevational Photographs and Ground Floor Plan
By Architectural Projects dated 30.5.22

DRAFT

3.2 DIGITAL IMAGE CATALOGUE SHEETS

Site Name / Address: 307 Sydney Road and 12 Boyle Street Balgowlah

Camera: Canon IXUS 190 Lenses: 4.3

Photographer: Jennifer Hill

Comments.: Numbers on the plan indicate the last 3 digits of the Image File No.

Image File No.	Date	Site	Details
IMG_2904	20.05.2020		Concrete besser wall on boundary
IMG_2905	20.05.2020		Drystone wall front garden
IMG_2906	20.05.2020		Drystone wall driveway
IMG_2907	20.05.2020		Drystone wall front garden
IMG_2908	20.05.2020		Drystone wall front garden
IMG_2909	20.05.2020		Drystone wall from 307 Sydney Road
IMG_2910	20.05.2020		Drystone wall
IMG_2911	20.05.2020		Drystone wall
IMG_2912	20.05.2020		Drystone wall
IMG_2913	20.05.2020		Drystone wall
IMG_2914	20.05.2020		South Façade
IMG_2915	20.05.2020		Drystone wall to South
IMG_2916	20.05.2020		Drystone wall to South
IMG_2917	20.05.2020		Drystone wall to South
IMG_2918	20.05.2020		Drystone wall to South
IMG_5149	25.03.2021		Drystone wall from Boyle Street Properties
IMG_5150	25.03.2021		Drystone wall to South
IMG_5151	25.03.2021		Drystone wall to South
IMG_5152	25.03.2021		Drystone wall to South
IMG_5153	25.03.2021		Drystone wall to South
IMG_5154	25.03.2021		Drystone wall to South
IMG_5155	25.03.2021		Drystone wall to South
IMG_5156	25.03.2021		Drystone wall to South
IMG_5157	25.03.2021		Drystone wall West to South
IMG_5164	25.03.2021		Drystone wall to South
IMG_5165	25.03.2021		Drystone wall to North

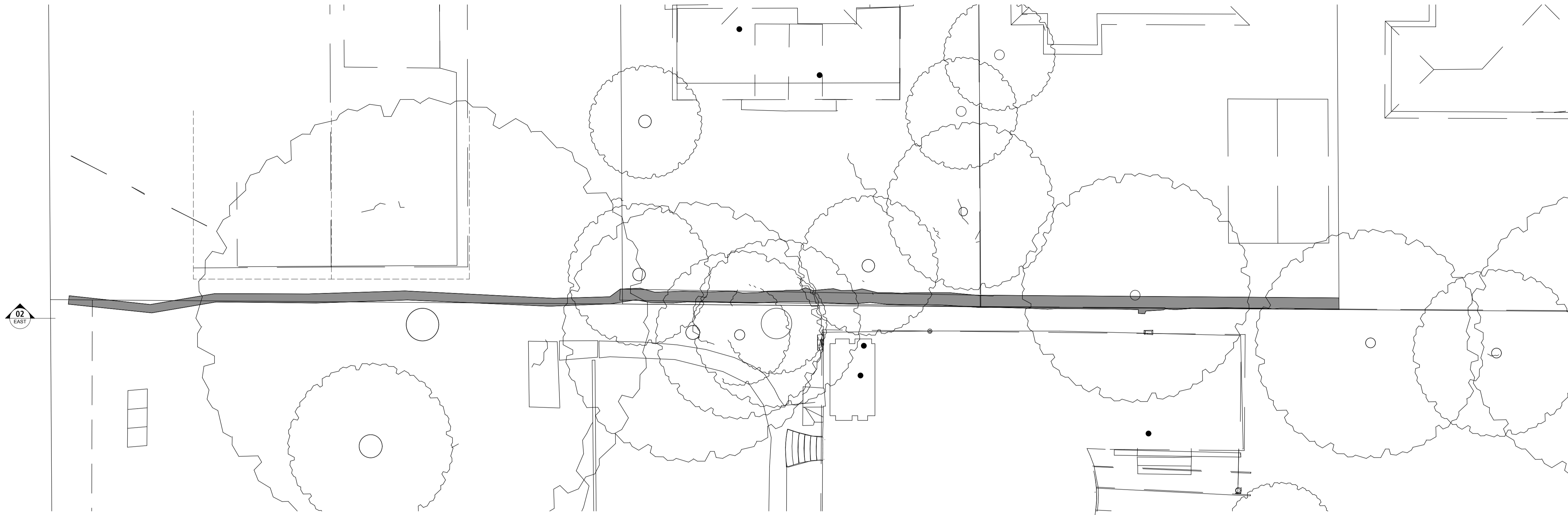
4 RECORD DRAWING

4.1 LOCATION PLAN

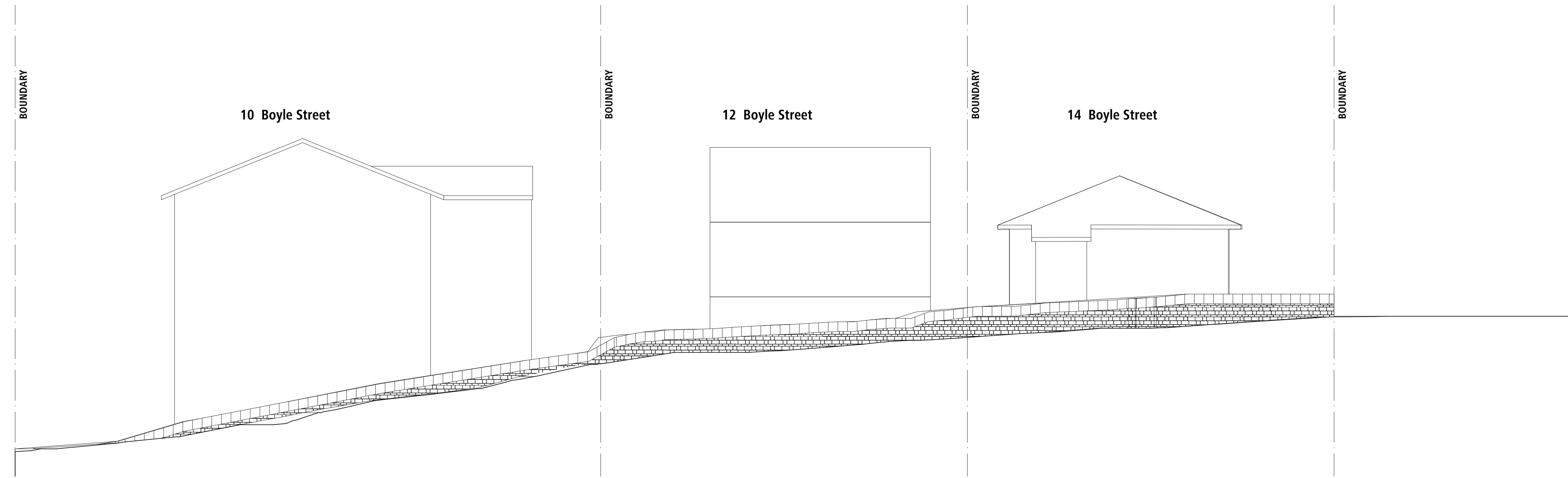
4.2 SITE PLAN

4.3 MEASURED DRAWINGS

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01 PLAN - DRY STONE WALL
1:100



02 EAST ELEVATION - DRY STONE WALL
1:100

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Gary O'Reilly - Registered Architect No. 4796
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The contractor shall confirm on site existing dimensions and conditions
before commencement of works. All discrepancies should be reported
to the architect for instructions.

Architectural Projects does not accept responsibility for the dimensional
accuracy of any data contained in CAD or other attachments as it may
be based on third party origin information. All information should be
verified in writing.

This drawing has been prepared in conjunction
with the following drawings:

- Structural - _____
- Electrical - _____
- Mechanical - _____
- Hydraulic - _____
- Landscape - _____
- Survey - _____

issue	amendment	date



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tel +61 (02) 8303 1700 - fax +61(02) 9319 1128 -

project
12 Boyle Street & 307 Sydney Road, Balgowlah

X
drawing

Dry Stone Wall

plot date	scale	drawn	checked
8/4/21	1:100	XX	GO
Project No.	drawing No.	revision	

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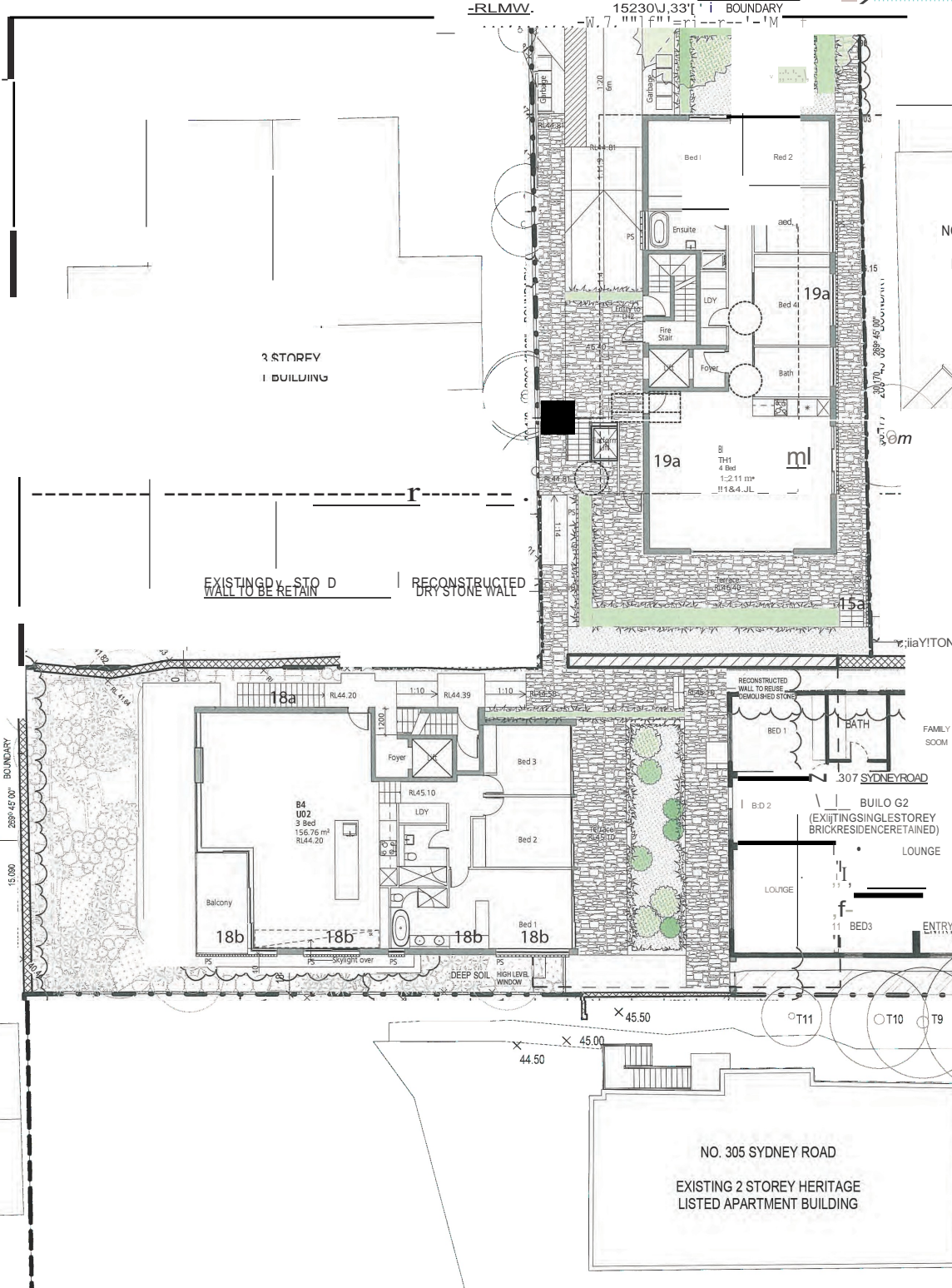
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15230J,33' BOUNDARY



Boyle Street
ng single storey

3 STOREY
BUILDING

EXISTING DRY STONE WALL TO BE RETAIN | RECONSTRUCTED DRY STONE WALL

EXISTING DRY STONE WALL TO BE RETAINED

NO. 305 SYDNEY ROAD
EXISTING 2 STOREY HERITAGE LISTED APARTMENT BUILDING

BULO G2
(EXISTING SINGLE STOREY BRICK RESIDENCE RETAINED)

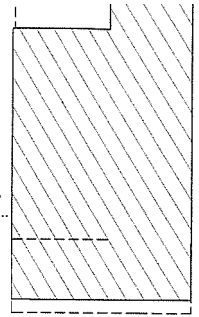
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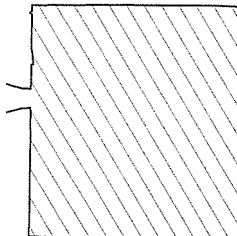
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SP 13820

SEE PAGE 2 FOR CONTINUATION

LEGEND:

5. INDEX TO ZIP FOLDER OF ELECTRONIC IMAGES

Site Name / Address: 307 Sydney Road and 12 Boyle Street Balgowlah

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Photographer: Jennifer Hill

Comments.: Numbers on the plan indicate the last 3 digits of the Image File No.

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6. **BIBLIOGRAPHY**

NSW Heritage Office, "How to Prepare Archival Records on Heritage Items", 2004
"Photographic recording of Heritage Item Using Film or Digital Capture"

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