

PROPOSED ALTERATIONS AND ADDITIONS

TO

**47 OLD BARRENJOEY ROAD,
AVALON, NSW**

HERITAGE IMPACT STATEMENT



Prepared by:

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application and provide conservation advice for alterations and additions to the existing building at 47 Old Barrenjoey Road, Avalon, NSW. The report has been prepared on behalf of S Chambers, the owner of the property.

1.2 THE STUDY AREA

The study area is Lot 2 in DP 220803 in the Shire of Warringah, Parish of Narembreen and County of Cumberland. (Figure 1.1)



Figure 1.1 The Study Area

Source: Google Maps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Pittwater Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical Research was provided by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL BACKGROUND

2.1 PITTWATER

Avalon is one of the beachside suburbs on the Pittwater peninsula. The discovery of Pittwater was made with the first year of Governor Phillip founding the penal settlement at Port Jackson in 1788. Non-indigenous settlement of Pittwater was probably initially undertaken in the 1810s with the first official alienation of land being made in the 1820s. In this era, the area was on the route of the maritime passage to the important inland settlements on the Hawkesbury River. It was also an important shelter for coastal shipping during inclement weather. Governor Phillip made initial soundings of the enclosed bay in 1788 and was followed by Governor Hunter in 1804. A further survey of the bay was made in 1829.

Aside from the importance of the bay to early colonial shipping, attempts at farming were made in the area from at least the mid 1810s in a number of land grants. The grants varied in area according to the fertility of the land, some small beside Pittwater, and others large beside the ocean. Avalon is located within the grant of 1,200 acres made to the Rev. John Joseph Therry in 1833.

Throughout the nineteenth century the area was remote to Sydneysiders. The extension of the Sydney electric tram network to Narrabeen was completed in 1913 and, from there, a private bus service provided connection with the most northern beaches for holidays and day trips.

2.2 AVALON BEACH

The beach side settlement at Avalon was the creation of real estate developer Arthur Jabez Small in the early 1920s. Small (1878-1953) purchased about 35½ acres of beach fronting land at Avalon in 1918.¹ He and his family had holidayed in the area in 1912, and the beach is said to have been named by Small and that name was in use by 1921²; Avalon being a legendary island in Arthurian legend where King Arthur's sword was forged.

Small's purchase in 1918 comprised land that had been subdivided as the Ocean Beach Estate at Clareville, that being the small inlet at Pittwater. In that subdivision, Avalon Beach was known briefly as Clareville Ocean Beach. The subject property was formed in this Ocean Beach Estate subdivision (part Lot 12 in Deposited Plan 9151) about 1918. For a time prior to 1918 the land was part of farmer Frederick Burne's property.³

The Ocean Beach Estate, which was promoted by Small, comprised 125 lots located west of the then public road Barrenjoey Road and south of Central Road, also a public road. The subdivision established Avalon Parade (then known as Clareville Road), Elouera Road (then known as Seaview Avenue), and Bellevue Road (north of Sanders Lane).⁴ Small promoted the new estate as a place for week-enders, or an opportunity for the ever-optimistic land speculator to 'buy cheap'.

Small continued to promote the development of Avalon into the 1930s by staged land releases and by building a small number of retail outlets and holiday accommodation.

¹ Torrens Title Dealing B11368

² Lawrence, Joan, Pictorial History, Kingsclear Books, 2006, p.8 (Lawrence 2006)

³ Torrens Title Vol. 2283 Fol. 110

⁴ State Library of NSW Sydney Suburbs Subdivision Plan A11/9

The earliest of the land releases was the Ocean Beach Estate discussed above, and later ones included the Central Estate, the Clareville Estate, Palmgrove Estate, and others.⁵ All of these subdivisions were bundled together as the Avalon Beach Estate.⁶ To the north of Avalon (above Central Road) another and competing land speculator was active in the 1920s who promoted the Careel Ocean Beach Estate.⁷

Small built a home for his family in Bellevue Road, and a general store (demolished) about 1921 situated at the north-east corner of the junction of Barrenjoey Road and Avalon Parade to supply provisions to holidaymakers and passing traffic.⁸ He was instrumental in the establishment of Avalon Golf Links as a private company in 1924.⁹ More generally, Small was president of the New South Wales Town Planning Association and also of the Parks and Playground movement.¹⁰

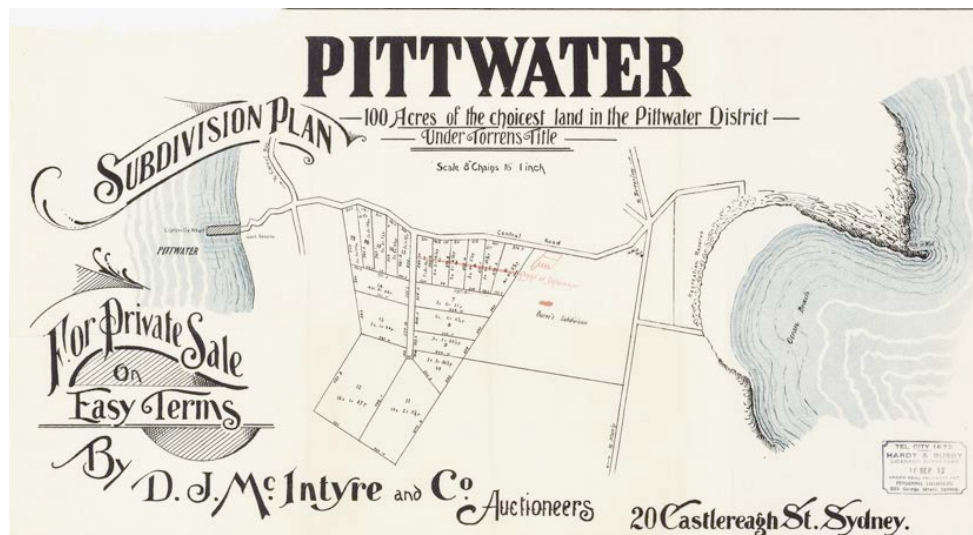


Figure 2.1 The future suburb of Avalon in this plan was part of Frederick Burne's property in 1912

Source: State Library of NSW (Sydney Suburbs Subdivision Plan A11/11)

⁵ State Library of NSW Sydney Suburbs Subdivision Plan A11/10

⁶ State Library of NSW Sydney Suburbs Subdivision Plan A11/1

⁷ State Library of NSW Sydney Suburbs Subdivision Plan A11/12

⁸ Lawrence 2006, p.8

⁹ Lawrence 2006, p.16

¹⁰ Lawrence 2006, p. 10

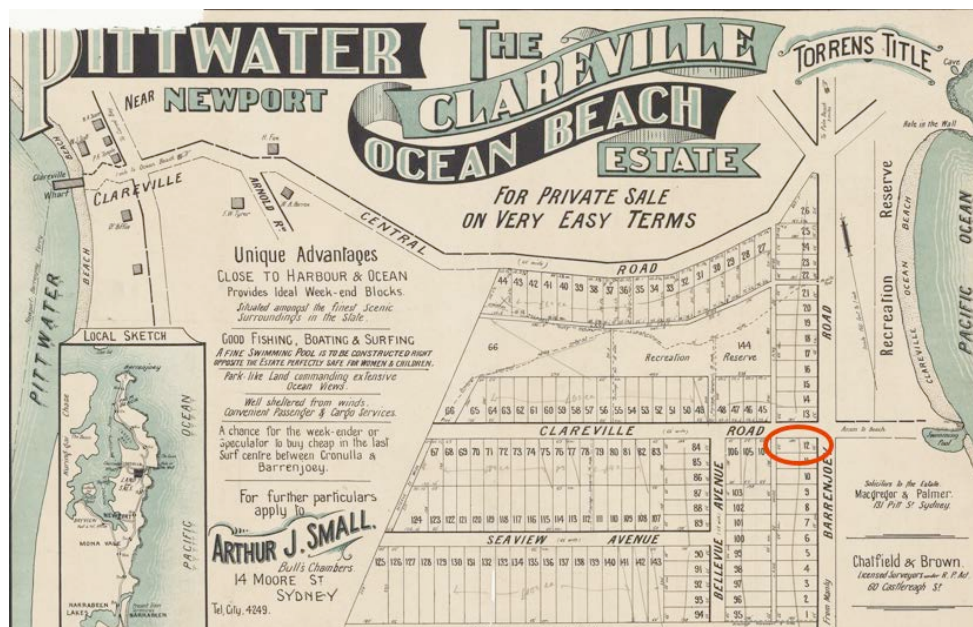


Figure 2.2 The first subdivision for housing lots at Avalon was undertaken about 1918

The area was then intended to be known as Clareville, but within a few years this was changed to Avalon (by the same developer, AJ Small). The property (circled) is located within the former Lot 12 of this subdivision (Deposited Plan 9151)

Source: State Library of NSW (Sydney Suburbs Subdivision Plan A11/9)

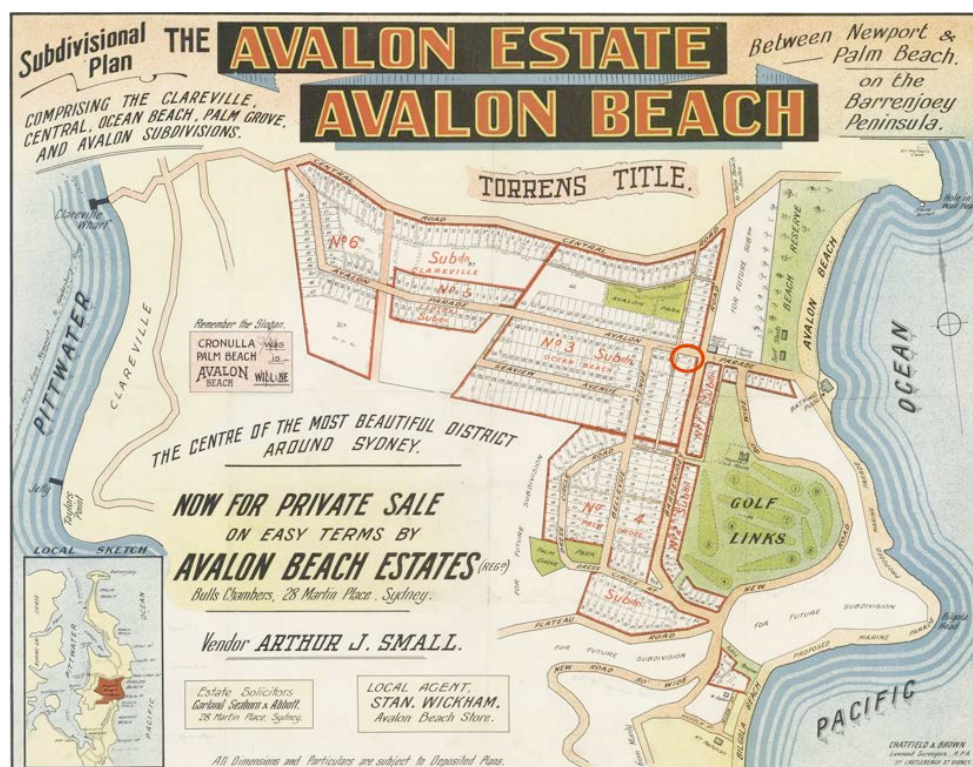


Figure 2.3 Over a few years the developer of Avalon, Arthur Jabez Small, staged a number of land releases, which were plotted in this plan. Location of the property is circled

Source: State Library of NSW (Sydney Suburbs Subdivision Plan A11/10)

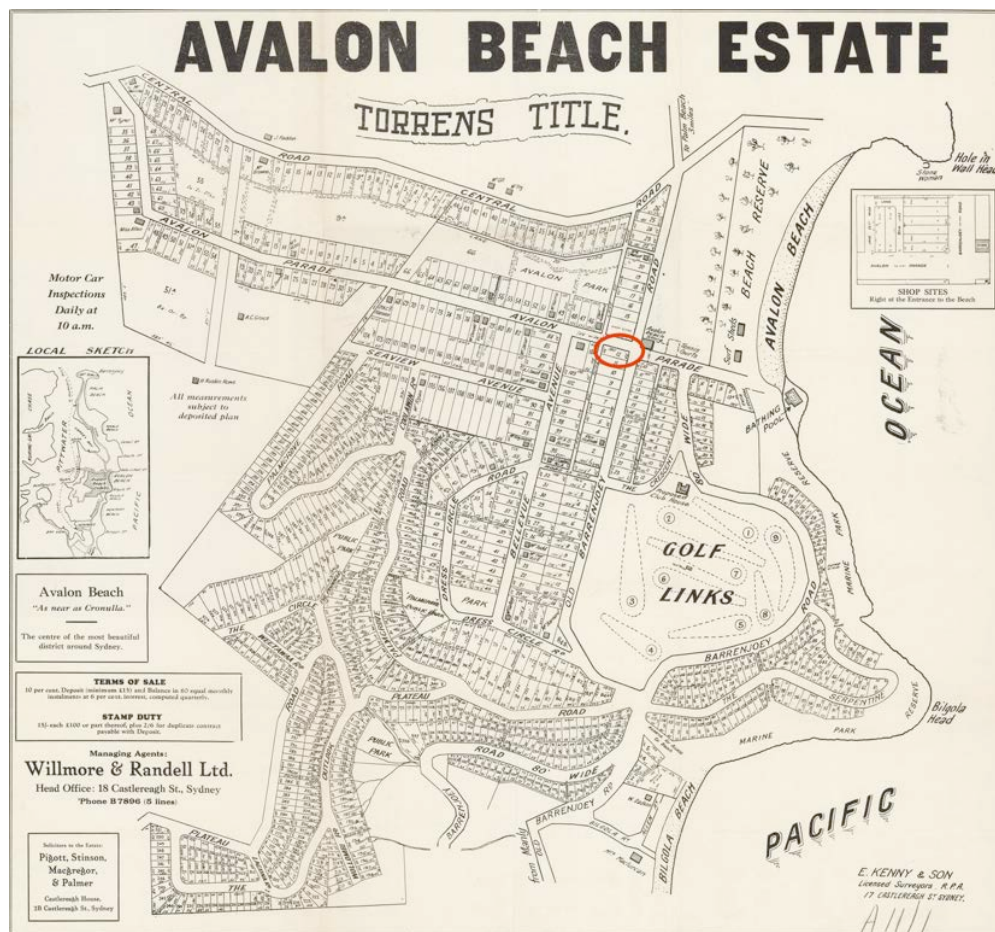


Figure 2.4 All of Small's land releases were collectively known as the Avalon Beach Estate. (Location of the property is circled)

Source: State Library of NSW (Sydney Suburbs Subdivision Plan A11/1)

2.3 47 OLD BARRENJOEY ROAD, AVALON

The cafe at 47 Old Barrenjoey Road was located within Lot 12 of the Ocean Beach Estate (Deposited Plan 9151). This allotment, since subdivided, was conveyed from Small to Herbert Clements Lester in 1925, together with Lots 70-72 on Avalon Parade.¹¹ Lester (1882-1929) was a commercial traveller who seems to have travelled throughout the state for he died at Molong in 1929.¹² Lester's allotments at Avalon were offered for sale in that year by his trustee. In that sale Lot 12 was sold as vacant land.¹³

¹¹ Torrens Title Dealing B181848

¹² Deaths, Sydney Morning Herald, 12/3/1929, p.10

¹³ Advertisement, Sydney Morning Herald, 11/3/1929, p.9

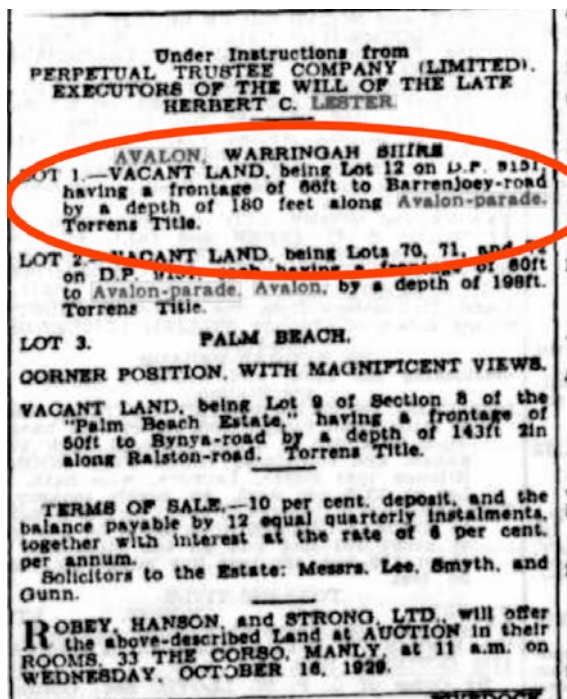


Figure 2.5 Following the death of Herbert C Lester in 1929 The Perpetual Trustee Company (Ltd) put his properties at Avalon up for sale. Lot 1 in this sale comprised Lot 12 within which the subject cafe is located. It was described as vacant land. Land property records indicate Lot 12 was sold in 1934

Source: Sydney Morning Herald, 12/10/1929, p.16

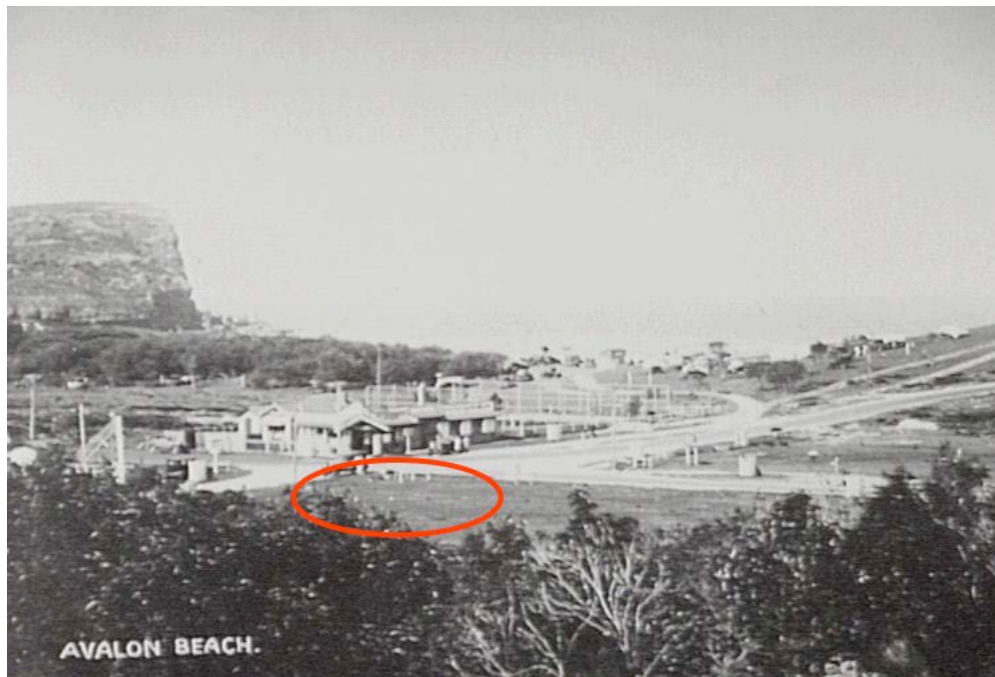


Figure 2.6 The Avalon Beach General Store in the 1920s. Diagonally opposite (circled) was the then vacant allotment (Lot 12) within which the subject property is located

Source: Warringah Local Studies Library (AV-022)

Lot 12 was conveyed in February 1934 to Stanley Montgomery Wickham by Lester's trustee.¹⁴ Wickham had been leasing the Avalon General Store opposite since the mid 1920s.¹⁵

The former dwelling (now cafe) at 47 Old Barrenjoey Road, and the first shop beside it, were erected probably by Wickham in 1934. However, these structures could have been built at some time after 1929 and before 1934 under some unregistered agreement with the trustee, The Perpetual Trustee Company (Ltd). This doubt is owing to the fact that the first post office agency for Avalon was opened in May 1933 in Wickham's new store¹⁶ (Wickham was the local postmaster until retiring in 1947.¹⁷) Elsewhere, on Lester's Lots 70-72 discussed above, which was vacant land in 1929, a cottage had been erected by 1932,¹⁸ although these lots were not conveyed by the trustee (The Perpetual Trustee Company (Ltd) until 1936.¹⁹



Figure 2.7 The first store (circled) beside the cafe (former dwelling) at the corner of Old Barrenjoey Road and Avoca Parade was erected in the early 1930s and was Stan Wickham's Avoca Beach Store

Source: Lawrence, Joan, Pictorial History, Kingsclear Books, 2006 (from Warringah Local Studies Library AV-23)

Stanley Montgomery Wickham (1876-1960) was an outstanding rugby union player in his youth. Originally a member of the Parramatta team in 1893, in later years he was captain of Western Suburbs for several years, represented New South Wales in more than 20 games (1895-1906), and represented Australia against England and New Zealand (1903-05).²⁰

¹⁴ Torrens Title Dealing C236823

¹⁵ Sands' Directory & Lawrence 2006, p. 10

¹⁶ Lawrence 2006, p. 8; Hopson, NC, New South Wales and Australian Capital Territory Post Offices, 1986 edition)

¹⁷ Talking of Sport, Sydney Morning Herald, 7/3/1947, p.9

¹⁸ Advertisement, Sydney Morning Herald, 7/5/1932, p.21

¹⁹ Torrens Title Dealings C422166-C422168

²⁰ 'Rugby Union', Cumberland Argus, 14/5/1930; 'Parramatta v New Zealand', Cumberland Argus, 15/6/1938

The cottage was probably Wickham's residence until his death at Avalon in 1960. The property passed to his widow, Grace Kathleen Clare (nee McDonald), in 1963.²¹ Lot 12 had been subdivided in 1951 to form an additional shop site fronting Avalon Parade beside the laneway.²² There was a further and final subdivision of the property in 1964 to form another shop site on Avalon Parade.²³ In that subdivision the surveyor's plan clearly depicted the cafe at 47 Old Barrenjoey Road was a residence, and attached to the corner store.

In 1964 the store and residence passed to Mrs Beatrice Halliday McDonald, wife of William James.²⁴ William McDonald was Mrs Wickham's nephew and the couple managed the store (and presumably resided in the dwelling) in later years.²⁵

Mrs McDonald died in 1978 and Mr McDonald in 1985. The property was sold out of the extended Wickham family ownership in 1986.²⁶ However, the residence would seem to have been converted to commercial use (probably restaurant or cafe) in 1974 with the lease to chef Michael Philip Simpson.²⁷

Photographs of the commercial strip of Avalon Parade into the 1950s depicted a scene little changed from the pre war years. The area was popular still with holidaymakers, and also weekenders and it was a common sight to see government buses on a Friday evening loaded with people and their provisions and tent intending to camp by the beach.²⁸ By about 1970 Avalon had begun to develop as a place of residence for people willing to commute to work by private motor vehicle.

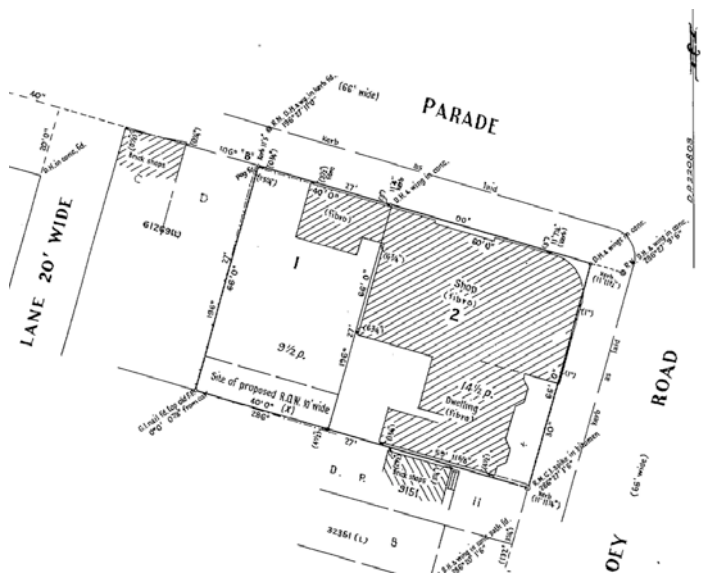


Figure 2.8 Plan of subdivision of part Lot 12 undertaken in 1964. The property then comprised a store and an attached dwelling

Source: Land and Property Information (DP220803)

²¹ Torrens Title Dealing J36394

²² Torrens Title FP (DP) 386350

²³ Torrens Title Deposited Plan 220803

²⁴ Torrens Title Dealing J580830

²⁵ Lawrence 2006, p. 8

²⁶ Torrens Title Dealing W616908

²⁷ Torrens Title Dealing P534911

²⁸ Reid, Bill, 'Sydney's Long Lost Tram and Bus Depots', Australian Bus and Commercial Vehicle Heritage, September, 2006



Figure 2.9 Detail from aerial photography of 1951 with the store and dwelling circled

Source: Land and Property Information

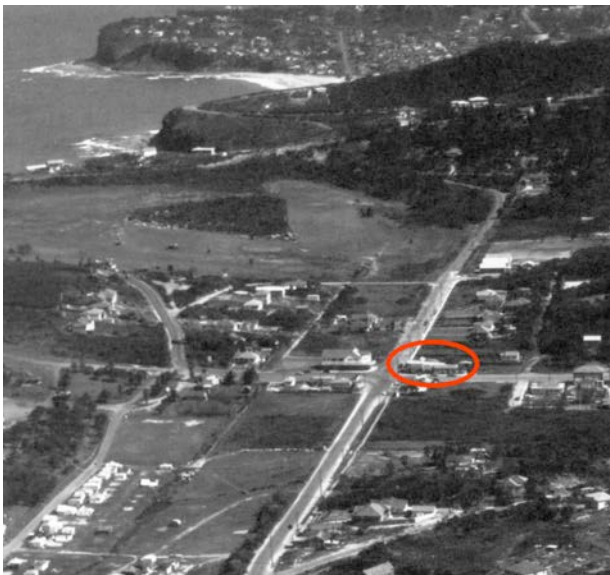


Figure 2.10 Avalon about 1960 with Wickham's store circled. A Frank Hurley photograph

Source: Lawrence, Joan, Pictorial History, Kingsclear Books, 2006 (from National Library of Australia)

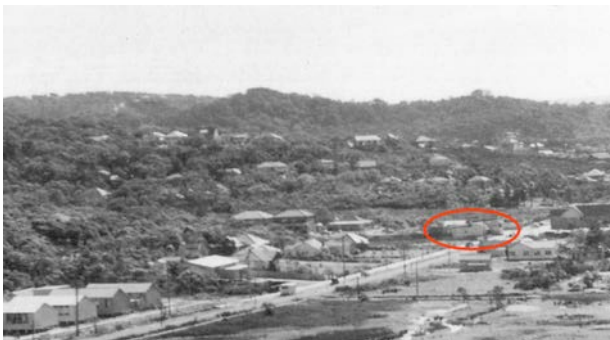


Figure 2.11 The dwelling and store (circled) in 1952

Source: Lawrence, Joan, Pictorial History, Kingsclear Books, 2006 (from Warringah Local Studies Library)

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in February 2016 to ascertain its layout, condition and intactness from its original construction. The result is shown on Figure 3.1.

47 Old Barrenjoey Road is a single storey, commercial building (formerly a dwelling) set on a narrow lot to the west side of the street. The building has been heavily altered and converted to a commercial use. It retains part of its external form and some original fabric but the original layout has apparently been changed throughout and much of the original fabric removed.

The building is in fibro with a gabled, corrugated metal roof and stone chimney (O). There is verandah to the front under the main roof supported on square timber posts (L or M) on a rockface sandstone base (?) with a timber beam (L or M) and a flat, fibro and batten ceiling (L). The floor of the verandah is tiled (M) and there is a metal handrails supported on square timber posts (M).

The front facade is symmetrical about a central door (O?) with bay windows each side (O and L). The wall to the facade has been overlaid with roughcast render (L). The bay windows are two pane hoppers with central fixed light (M) with vertical 'log cabin' cladding to the spandrel (M).

To the rear, are a long, skillion wing in fibro and metal panels with a corrugated metal roof and a brick wing to the side off a central court. The court has a timber deck (M) and there are fibro lavatories to the side with skillion, corrugated metal roofs (L).

Internally the building has a large, open space to the front with a kitchen to the rear and lavatories off to the side. The interiors have been heavily altered with some of the fabric appearing to be from the post war periods or modern.

To the front space, floors are in polished timber (L or M). Walls are in fibro and battens (O or L) with chamfered, timber skirtings (O or L). The spandrels to the windows are in plasterboard and battens and the severe white ant damage can be seen to the northern window.

The front ceiling is in fibrous plaster with a deep, moulded cornice (L). There are suspended, high level cupboards to the north wall (L). The entry door is a pair of 15 pane, glazed French doors (O or L) with chamfered timber architraves. There is a 3 bay window to the south wall with 6 pane casements with flat timber architraves (O or L). There is a large chimney to the west in rockface sandstone with projecting side piers and mantle and an open hearth (O).

There is a small space to the side connecting to the kitchen that has a vinyl floor (M) and tiles walls with mirrored insets to the south. The low ceiling is in plasterboard (M). The chimney stonework returns along the north wall.

The kitchen is modern throughout with a vinyl floor, tiled walls and plasterboard ceilings. All the kitchen fittings have been removed apart from the range hood.

The lavatories are modern throughout with tiled floor, part tiled and plasterboard walls and plasterboard ceilings. There is a large rendered pier (supporting the chimney?) to the hall to the female lavatory.

The building is set tight o the footpath and has a concrete hardstand at the rear.

The building is set in the commercial heart of Avalon with commercial premises both sides. To the north is a single storey bottle shop in rendered masonry and fibro with a tiled, wrap around awning to the street. To the south is a range of single storey shops.

O ORIGINAL
L LATER
M MODERN

Figures 3.2 – 3.10

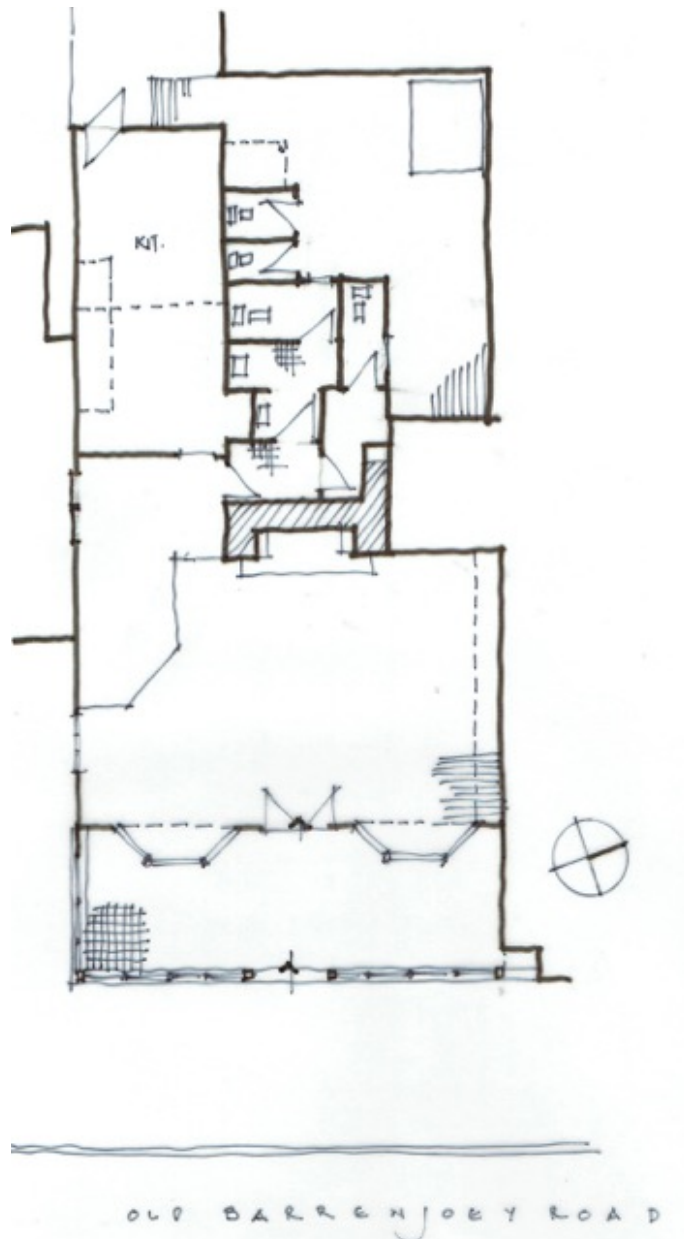


Figure 3.1 47 Old Barrenjoey Road, Avalon – Physical Survey

February 2016



Figure 3.2 47 Old Barrenjoey Road, Avalon
Front elevation



Figure 3.3 47 Old Barrenjoey Road, Avalon
Rear elevation



Figure 3.4 47 Old Barrenjoey Road, Avalon
Front verandah



Figure 3.5 47 Old Barrenjoey Road, Avalon
Main room looking north



Figure 3.6 47 Old Barrenjoey Road, Avalon
Main room looking south



Figure 3.7 47 Old Barrenjoey Road, Avalon
Fireplace



Figure 3.8 47 Old Barrenjoey Road, Avalon
Kitchen looking east



Figure 3.9 47 Old Barrenjoey Road, Avalon
Kitchen looking west



Figure 3.10 47 Old Barrenjoey Road, Avalon
Rear lavatories

4.0 HERITAGE CONTROLS

4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE DIVISION OF THE NSW OFFICE OF ENVIRONMENT & HERITAGE

State Heritage Register

Under the Heritage Act 1977 (as amended) the Heritage Division of the NSW Office of Environment and Heritage administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory, a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is listed on the Inventory (SHI No. 2270084). The listing sheet is attached as Appendix B and includes the building to the north, Avalon Fine Food and Wine.

Listing on the Database has no statutory implications for development at the place but reflects the listing of the property on the LEP.

4.3 LOCAL AUTHORITY

The local authority for the area is Pittwater Council. The property is listed as a heritage item in Schedule 5 Part 1 of the *Pittwater Local Environment Plan 2014* (as amended) (LEP) but is not within a conservation area.

REF	ITEM	ADDRESS	RANKING
2270084	Cafe and exterior of corner shops	47 Old Barrenjoey Road	Local

It is also in the vicinity of a heritage item at:

REF	ITEM	ADDRESS	RANKING
2270078	Corner shop (excluding interior and rear additions)	25, 29 and 33 Avalon Parade	Local

The proposals would be the subject heritage provisions in the LEP relating to development of a heritage item in the vicinity of a heritage item.

Council may also take into consideration the heritage provisions of the *Pittwater 21 Development Control Plan 2004* (as amended) that contains detailed objectives and controls for the development of heritage items.

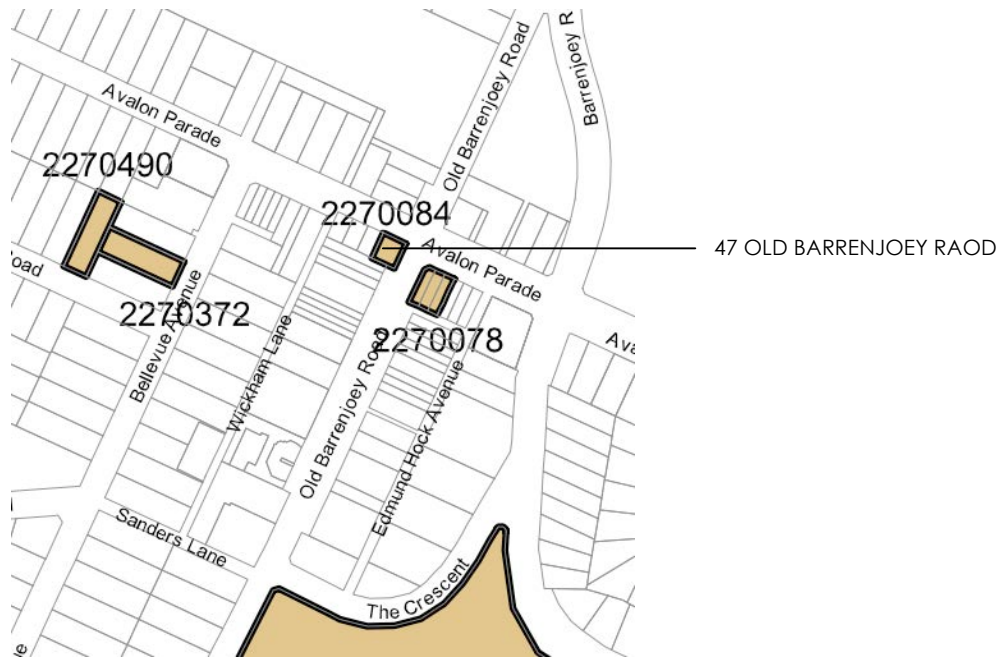


Figure 4.1 Pittwater Local Environmental Plan 2014 Heritage Map HER_016

5.0 DISCUSSION OF SIGNIFICANCE

5.1 HISTORIC

5.1.1 Historical Development

47 Old Barrenjoey Road is an example of an Inter War residence that was constructed in the early 1930's for Stanley Wickham, a storekeeper. The development included a store at the corner of Old Barrenjoey Road and Avalon Parade that was run by Wickham with the cottage likely being his residence. Wickham had previously run a store on the opposite corner of the street.

The buildings were constructed on part of Lot 12 of the Ocean Beach Estate that was developed by Arthur Jabez Small in about 1918. Small was instrumental in the development of Avalon having purchased a large portion of land there in 1918 that he subdivided as various estates.

The store and dwelling were early developments in the area that even by the 1960s was only lightly developed. The store would have served local residents and the numerous holidaymakers and tourists visiting nearby beaches.

The cottage may have been Wickham's residence till his death at Avalon in 1960. The land had been subdivided in the 1950s and additional commercial premises built. The property passed to his widow, Grace Kathleen Clare, but was sold to Mrs Beatrice McDonald, wife of Wickham's nephew, in 1964. The cottage appears to have been converted to a café in 1974, when presumably major alterations were undertaken,

The store was the location of the first post office in Avalon that opened in 1933 with Wickham the first postmaster.

5.1.2 Historical Associations

The place is most closely associated with Stanley Montgomery Wickham (1876-1960) who built the store and cottage. Wickham ran the store and appears to have lived in the cottage till his death 1960.

Wickham was born at Lucknow near Orange on 1 January 1876 and attended Parramatta Marist Brothers College in his high school years²⁹. He was an accomplished rugby union player and represented New South Wales and Australia in his twenties. He was tour captain for the inaugural Wallaby tour to New Zealand in 1905 where, despite only three wins, he was the leading scorer³⁰.

The association with Arthur Jabez Small would cover a large part of the area.

²⁹ Orange City Council Sporting Hall of Fame

³⁰ Source: Wikipedia



Figure 5.1 Left: The Australian Rugby Football Team of 1908. Wickham is No.30
 Right: Stanley Montgomery Wickham

Source: Left: National Library of Australia nla.pic-an21894890
 Right: Parramatta Marist Old Boys Union website

5.2 AESTHETIC

The building is a modest and example of an Inter War, single storey cottage that has been heavily altered and converted to a commercial premise. It is partly intact to its external form but the interior layout has been heavily altered.

The original layout is not known but the front elevation would suggest a Georgian style plan with a central hall with rooms off. Part of the rear wing may be original but the northern section has been changed even since the 1960s. There are no markings to the floors or ceilings that would suggest the line of previous walls.



Figure 5.2 Comparative Plans. Note the changes to the rear where it appears that the rear section to the north has been demolished

The ridge of the cottage is over the centre of the main room to the front and the stone chimney at the intersection of the main roof with the rear skillion. The cottage has been altered internally to the point where the original layout is not discernible. It is difficult to see how a residential plan would have worked with a central door with the large fireplace on the axis. This suggests the front section was built as a single room and the cottage may have had a shop to the front with a bedroom and service wings to the rear.

The front verandah has been rebuilt and it is not clear if the stone plinth is original. The front elevation has been altered with roughcast render applied, the bay windows altered with later glazing and spandrel panelling replaced. It is not clear if the bay layout here is original, though the plan would have suited a shop use to the front. Some of the original, external and internal fibro linings may survive though the rear sections are modern throughout.

If the original plan was a single space at the front the ceiling may date from the original build though the style appears later and is a little out of kilter with the plain detailing elsewhere.

The overall form (gabled front and rear skillion) and stone chimney would seem to be the key elements as the origins of other elements is obscure.

5.3 SOCIAL

The place was originally a residence and converted to a restaurant in the 1970s. The later use is unlikely to have any special significance to any particular group (depending on the quality of the food) but the cottage and store are likely well regarded as early developments in the area and the association with Stanley Wickham may be widely known as the original name was *Stan Wickham's Avoca Beach Store*.

The place is likely to have special associations for long-term residents and regular visitors the area.

5.4 TECHNICAL SCIENTIFIC

There do not appear to have been any previous buildings on the site and the archaeological potential of the site is low. The cottage is of no technical merit though the vast, stone fireplace is of some interest.

5.5 INTACTNESS AND CONDITION

The level of intactness is discussed above and is clear that the cottage has been heavily altered.

There is evidence of white ant damage to the front bay window (and probably elsewhere considering the lack of an underfloor void) and some of the external fibro sheeting is broken. The roof appears in reasonable repair but the chimney requires rebuilding/repointing.

6.0 ASSESSMENT OF SIGNIFICANCE

6.1 CRITERIA FOR ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

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)
	47 Old Barrenjoey Road is an example of an Inter War shop/residence that was constructed in the early 1930's for Stanley Wickham, a storekeeper
	Local Significance
Criterion (b)	An item has strong or special associations 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 place is most closely associated with Stanley Montgomery Wickham (1876-1960), the well known Ruby Union international, who built the store and cottage, ran the store and appears to have lived in the cottage till his death in 1960
	Local Significance
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)
	The building is a modest example of an Inter War, single storey cottage that has been heavily altered and converted to a commercial premise.
	Local Significance
Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
	The place is likely to be held in some regard locally
	Local Significance
Criterion (e)	An item has the 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 archaeological potential of the site is low
	Does not meet the criterion
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)
	Properties from this early period of development are likely rare in the local area
	Rare Locally
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
	The property is an example of a single storey, Inter War residence that has been converted to commercial premises
	Does not meet the criterion at a State level
	(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)
	The property is an example of a single storey, Inter War residence that has been converted to commercial premises
	Representative Historically Locally Representative Aesthetically Locally Representative Socially Locally Rare locally

6.2 STATEMENT OF SIGNIFICANCE

47 Old Barrenjoey Road is an interesting, and increasingly rare, example of an Inter War shop/residence that was constructed in the early 1930's for Stanley Wickham, a storekeeper. The place is most closely associated with Stanley Montgomery Wickham (1876-1960), the well-known Ruby Union international, who built the store and cottage, ran the store and appears to have lived in the cottage till his death in 1960.

The place is likely to be held in high regard locally being an early commercial development in the centre of the township and for its associations with Stanley Wickham.

The place is moderate significance locally.

7.0 PROPOSED WORKS

7.1 PROPOSED WORKS

The owner would like to alter the building to upgrade the services areas to suit its ongoing use as a restaurant. The proposals are shown on Drawing No. 1503 A/01, A/02 and A/03 (all revision A) dated April 2016 and prepared by Atelier Haefeli Pty Ltd Architects. The proposals include:

- New entry steps
- Replacement columns and beams to the front verandah
- Demolition of the existing lavatories and store
- Reconfiguration of the rear section to provide for a kitchen and lavatories
- New kitchen fitout
- Extension of the rear to provide for a store and staff lavatory
- New bin storage
- New stair to roof roof 'shelter'

The front verandah, front elevation, bay windows and central door will remain with necessary repair including the replacement of the later timber columns and beam. The later handrails will be replaced in timber. The main room to the front and the large, stone fireplace will be retained as is.

The new additions will follow the flat roof form to allow for access to the roof in the event of flooding and it is understood that this is a Council requirement for any development at the property.

The chimney will be repaired as required. The additions are in lightweight material with fibro cladding. The side walls to the retained, front section will be upgraded to meet the Building Code of Australia requirements for fire rating on boundaries.

8.0 IMPACT OF THE PROPOSED WORKS

8.1 GENERALLY

47 Old Barrenjoey Road is an interesting example of an Inter War commercial/dwelling that was one of the earlier developments in Avalon. It has important historical associations and is likely to be of social significance locally.

The building has been altered and its significance is largely embodied in its:

- Use
- External form
- Extant layout and fabric to the front rooms

The extent of the latter is difficult to gauge due to the level of change but the primary elements are the primary and secondary form (including the verandah, main front space, the chimney and the bay window arrangement to the front elevation that is likely original (albeit with windows and spandrels replaced)).

The changes are sensibly located to the rear section and the proposals retain the more important elements noted above.

8.2 USE

The place has likely been used as a commercial premise since its construction. The residential use seems to have been discontinued in the 1970s when the property was converted to a restaurant. The proposed development will continue this use and is appropriate in heritage terms.

8.3 DEMOLITIONS

The rear lavatories and part of the side wall to the kitchen will be demolished to allow for the reconfiguration of the rear. Part of the wall will be retained. The brick and fibro lavatories are later additions (they are not shown on the plan of 1964 - Figure 2.8) and are not fabric of significance. The side wall to the south of the kitchen appears to have formed part of the rear wing shown on the 1964 plan but will be retained in part.

Considering the:

- Condition of the rear section
- Difficulties in fire rating the external walls, and
- The rear wing is to be extended to the northern boundary

We consider that the fabric to the rear is of low significance and that its demolition will not impact on the significance of the place and will allow for a sensible replanning and construction of the rear.

8.4 ALTERATIONS

8.4.1 Rear Wing

The internal alterations relate to the rear wing that is discussed above. The proposed layout is comparable to the existing (though it will infill the side passage) and the layout and detail to the front room will remain.

8.4.2 Main Space and Front Elevation

The works to the main space and front elevation pay due regard to the significance and intactness of the elements and retain:

- Polished timber floors
- Stone chimney (both exposed faces)
- Bay window arrangement
- Front door

The verandah has been rebuilt at some stage and the posts and beam are not original. They will be replaced in a similar manner in hardwood and we would recommend the use of stop chamfers to the posts and beams to provide a slightly more refined detail.

8.4.3 External Side Walls – Fire Rating

The exposed, external side walls to the front will be upgraded to meet the fire rating requirements of the BCA with new fibro linings over fire rated material. The change is neutral in heritage terms.

8.5 ADDITIONS

The side passage to the north is to be infilled and the rear section extended slightly to provide a bin store. The plan of 1964 shows a rear wing to the north that has been demolished and it is likely that this was original as the use for a residence would have required some accommodation here (See Section 5.2).

The rear court is hidden from views to the rear and the infill will not block views to any significant parts of the building and the chimney will remain visible above.

We consider it acceptable in heritage terms to rebuild the whole of the rear section provided but it would be preferred if part was in a skillion form with the accessible section set to the rear. Alternatively a roof deck could be provided over a skillion roof over the whole of the rear wing with a lightweight, accessible deck to the rear. This would allow the deck to be removed should it not be required at a future date.

Otherwise we consider that the proposed plan is acceptable in heritage terms.

8.6 PITTWATER LOCAL ENVIRONMENT PLAN 1993 (LEP)

8.6.1 Impact on the Heritage Item

Based on the above, we consider that the works will have no impact on the significance of the place and will upgrade and repair the property to ensure its ongoing maintenance and use.

The detail to the rear roof deck should incorporate the comments above.

8.6.2 Impact on Heritage Items in the Vicinity

47 Old Barrenjoey Road

The heritage listing for the place included the liquor outlet to the north, a single storey building that was constructed at the same time as the cottage. The proposed work are largely internal or to the rear and do not involve any substantial changes the form of the cottage or the front elevation.

We consider that the proposals will not impact on the setting or significance of this section of the item.

25, 29 and 33 Avalon Parade

The items in Avalon Parade are two storey, Inter War shops that are from the same development period as the subject site. There is no direct, historic connection between the subject site and the item and the cottage does not form part of its setting except in the most general terms. The proposed work are largely internal or to the rear and do not involve any substantial changes the form of the cottage or the front elevation.

We consider that the proposals will not impact on the setting or significance of the item.

8.7 PITTWATER 21 DEVELOPMENT CONTROL PLAN 2004 (DCP)

Guidelines for development in the area and for heritage items are contained in various sections of the DCP. The proposals are assessed against the relevant guidelines below.

8.7.1 Section B1 Heritage

The controls for heritage are contained in *Section B1 Heritage Controls*. The sketch proposals are assessed against the relevant controls below.

	Controls	Comment
	<i>Heritage Items and Archaeological Sites</i>	
	<i>Any development application involving work likely to impact the heritage significance of a heritage item or archaeological site is to be accompanied by a Heritage Impact Statement</i>	This report
	<i>Alterations and additions to buildings and structures, and new development of sites containing a heritage item or archaeological site are to be designed to respect and complement the heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment</i>	Complies
	<i>Development on land containing a heritage item or archaeological site is to minimise the impact on the setting of the item or site by providing an adequate buffer zone where appropriate, and maintaining and respecting significant views to and from the heritage item or archaeological site</i>	Complies
	<i>The scale and form of any alterations and additions are not to dominate the existing building, especially when viewed from the most significant elevations. New alterations and additions should be consistent with the existing building form with respect to roof shape and pitch, facade articulation, fenestrations, proportions and position of windows and door opening</i>	Complies. The primary form and detail be conserved and the addition is in a sympathetic form (apart from the roof deck)
	<i>Alterations and additions to heritage items should not necessarily attempt to replicate the architectural or decorative detail of the original but be sympathetic and compatible so as to maintain a distinction between old and new in a subtle manner. Alterations and additions should complement a heritage item's existing period style and character. Reconstruction or reinstatement of the original details and finishes is encouraged</i>	Complies. The changes to the front elevation are minor and will use hardwood with appropriate, simple detailing
	<i>Original roofing materials should be retained wherever possible. New roofing material should match the original as closely as possible in terms of colour, texture and profile</i>	Complies. See recommendations as to the rear roof deck

8.7.2 DCP Appendix 2

Guidelines relating to Heritage Conservation are also shown in Appendix A of the DCP and the sketch proposals are assessed against the relevant guidelines below.

	<i>Principal objectives</i>	<i>Comment</i>
	<i>Do the proposals conserve the significance of the building</i>	Complies
	<i>Additions should respect the integrity of the building and not mimic its architectural style</i>	Complies. The addition could be in a skillion form (See Section 8.5 above)
	<i>Works should respect the existing fabric and involve least intervention</i>	Complies
	<i>Features of significance of the heritage item should be conserved or reinstated</i>	Complies
	<i>Steps to take</i>	
	<i>Contact Council</i>	The proposal have been discussed with Council's heritage advisor through a pre DA application
	<i>Obtain expert advice</i>	The applicant has sought advice from this office that is incorporated above
	<i>Undertake research</i>	This report contains a detailed history of the property
	<i>Built Items</i>	
	<i>Design Principles</i>	
	<i>Scale and Proportion</i>	
	<i>Additions should not dominate the heritage item</i>	Complies
	<i>Architectural Detail</i>	
	<i>New work should not conflict with the original character of the item</i>	Largely complies – see Section 8.5
	<i>Modifying Facades</i>	
	<i>Modification to the original facades should be minimised</i>	Complies
	<i>New Work</i>	
	<i>New work should not be highly visible from the street</i>	Complies
	<i>New work should be distinctly separate</i>	Complies. The work is to the rear

We consider that the proposals largely meet the guidelines and controls in the DCP.

9.0 SUMMARY & RECOMMENDATIONS

9.1 SUMMARY

Overall we consider that the proposals are a relatively modest alteration to a heritage item of local significance and will conserve the most important aspects of the place while upgrading the property to meet the demands of the new use.

The additions are to the rear and largely pay due regard to the heritage significance of the place and its elements and will maintain the cottage as a feature in the local streetscape and area. The works will have no impact on the heritage items in the vicinity and are in accordance with the heritage guidelines and controls in the DCP.

In heritage terms, we would recommend that the proposals be approved.

9.2 RECOMMENDATIONS

9.2.1 Rear Roof

It would be preferred if part of the rear was in a skillion form with the accessible section set to the rear. Alternatively a roof deck could be provided over a skillion roof over the whole of the rear wing with a lightweight, accessible deck to the rear



JOHN OULTRAM

10.0 APPENDIX A – OWNERS 1912 - 1986

Auto Folio 2/220803 (Source: Land and Property Information)

Year	Owner
1833	31st August CROWN GRANT Parish of Narrabeen 1200 acres John Joseph Therry
Prior titles not searched	
	PRIMARY APPLICATION 17749
1912	17th August CERTIFICATE OF TITLE Vol. 2283 Fol. 110 61 acres 13 perches Frederick Burne, Forest Lodge, farmer
1918	10th March Dealing A362930 Transfer Alfred Ickerson, Sydney, land and real estate agent
1918	Subdivision in Deposited Plan 9151
	Not dated Dealing B11368 Transfer Arthur Jabez Small
1924	10th December CERTIFICATE OF TITLE Vol. 3674 Fol. 35 Numerous lots in Deposited Plan 9151 35 acres 2 rood 23 ¾ perches Arthur Jabez Small, Sydney, real estate specialist
1925	11th March Dealing B181848 Transfer of Lots 12, 70, 71 & 72 Herbert Clement Lester
1925	23rd March CERTIFICATE OF TITLE Vol. 3708 Fol. 155 Lots 12, 70, 71 & 72 in Deposited Plan 9151 Herbert Clement Lester, Sydney, commercial traveller
1934	22nd March (under some Transfer of Lot 12) Stanley Montgomery Wickham
1934	12th April CERTIFICATE OF TITLE Vol. 4620 Fol. 100 Lot 12 in Deposited Plan 9151 1 rood 3½ perches Stanley Montgomery Wickham, Avalon Beach, storekeeper
1953	Subdivision in Dealing F999744 (DP386350)
1954	31st May CERTIFICATE OF TITLE Vol. 6816 Fol. 140. Lot A in Dealing F999744 (DP386350) 24 perches Stanley Montgomery Wickham, Avalon Beach, storekeeper
1961	5th April Dealing H752878 Transfer Public Trustee
1963	15th May Dealing J36394 Transfer Grace Kathleen Clare Wickham, Avalon Beach, widow

Year	Owner
1963	Subdivision in Deposited Plan 220803
1964	14th January CERTIFICATE OF TITLE Vol. 9631 Fol. 200 (1st edition) Lot 2 in Deposited Plan 220803 Grace Kathleen Clare Wickham, Avalon Beach, widow
1964	23rd April Dealing J580830 Transfer Beatrice Halliday McDonald, wife of William James McDonald, Avalon Beach, storekeeper
1964	1st June Dealing 749725 Lease (669 Old Barrenjoey Road) Avalon ?? Pty Ltd
1976	15th September CERTIFICATE OF TITLE Vol. 9631 Fol. 200 (second edition) Lot 2 in Deposited Plan 220803 Beatrice Halliday McDonald, wife of William James McDonald, Avalon Beach, storekeeper
1974	4th November Dealing P534911 Lease (47 Old Barrenjoey Road) Michael Philip Simpson, Avalon Beach, chef, and wife Shirley
1982	13th June Dealing T40674 Transfer William James McDonald
1986	20th November Dealing W616908 Transfer Stephanie Beryl Scouf
Dealings in Auto Folio 2/220803 not searched	

11.0 APPENDIX B – HERITAGE LISTING

Heritage Division of the NSW Office of Environment and Heritage

State Heritage Inventory Listing Sheet for 47 Old Barrenjoey Road, Avalon (SHI 2270084)

Café and Corner Shops

Item details

Name of item:	Café and Corner Shops
Other name/s:	Avalon Fine Food & Wine, Winston's Restaurant
Type of item:	Built
Group/Collection:	Retail and Wholesale
Category:	Cafe
Primary address:	47 Old Barrenjoey Road, Avalon, NSW 2107
Local govt. area:	Pittwater

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	2	d	220803	

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
47 Old Barrenjoey Road	Avalon	Pittwater			Primary Address
Avalon Parade	Avalon	Pittwater			Alternate Address

Statement of significance:

Café Ibiza is architecturally significant as it was designed by Alexander Stewart Jolly and represents the architectural style of the 1930's. It consists of a single storey restaurant, pebble dash walls - green glazed and terracotta tiled mottle roof and a stone fireplace. The cultural value of this building is significant as it has been used as a restaurant for over 70 years. The corner shop is significant as the only commercial building in the area designed by A S Jolly and as it occupies a prominent corner, it brings a distinctive and older contribution the streetscape.

Date significance updated: 05 Feb 08

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer/Maker:	Alexander Stewart Jolly
Builder/Maker:	Alexander Stewart Jolly
Physical description:	The café has pier and post wall construction for footings and foundations, to raise the building above frequent flooding at high tide, when Careel Creek backed up. Fireplace is in simpler Jolly style but dominates the room with the mantelpiece made of a single slab of stone almost 3 metres in length. The corner shop is a single storey shop with corner entrance. Walls are pebble dash with cow manure in render on a chicken wire and timber structure. Externally expressed timbers support a tiled apron which forms the awning (Searl). The interior has had numerous refits.

History

Historical notes:	The café and adjoining corner shop are the only commercial buildings by Alexander Stewart Jolly in Avalon area. Since 1965 the two have been the oldest surviving commercial premises in Avalon. The café was previously known as Winston's Restaurant in 1988. The corner shop was designed for Wickhams. It is thought that the first Post Office stood on this site (Searl)
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Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		1993	04 Feb 94	031	0534

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Barrenjoey Peninsula & Pittwater Heritage Study Vol.3	1989	B49	Macdonald Mcphee P/L Craig Burton		No

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Geoffrey Searl	1989	"The Architecture of Avalon" in Warringah History	

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2270084