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# tanner Architects

## DRAFT MARRICKVILLE LOCAL ENVIRONMENTAL PLAN 2010 PROPOSED HERITAGE ITEMS

### PEER REVIEW

Prepared for  
Marrickville Council

October 2011  
Issue A

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## ISSUE STATUS

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## 1 INTRODUCTION

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### 1.1 Background and purpose of the report

This report has been prepared on behalf of Marrickville Council. It has been prepared to peer review eight draft heritage items for possible inclusion within Schedule 5 of the draft Marrickville Local Environmental Plan 2010 (dMLEP 2010).

### 1.2 Methodology and terminology

This report generally follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 5<sup>th</sup> edition 2000 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999. The methodology of these documents is combined with the State Heritage Register criteria to formulate an assessment of cultural significance.

J.S. Kerr's *The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into "historic", "aesthetic", "technical/scientific" and "social" categories.

The report has also been undertaken with reference to the NSW Heritage Office criteria for evaluating heritage significance, which are summarised in Appendix 1.

A limited amount of additional historical research was undertaken in an effort to clarify certain issues relating to several buildings.

### 1.3 Author identification

This document was prepared by Roy Lumby, Senior Heritage Specialist of Tanner Architects, and reviewed by Megan Jones, Director of Tanner Architects. All original photographs used in the report were taken by Roy Lumby

### 1.4 Site inspection

Site inspections of individual properties were undertaken over several days:

- 89A-E and 91 Camden Street, Enmore - 26 August;
- 316 Princes Highway, St Peters – 16 September 2011;
- 67-69 Westbourne Street, Petersham – 26 September 2011;
- 96 Corunna Road, Stanmore - 26 September 2011;
- 4 and 14 London Street, Enmore - 26 September 2011;
- 113 Illawarra Road Marrickville - 26 September 2011;
- 1-7 Unwins Bridge Road, St Peters - 26 September 2011.

Internal inspections of 89E Camden Street, 316 Princes Highway and 1-7 Unwins Bridge Road were made on the dates that the individual properties were inspected.

## 2 1-7 UNWINS BRIDGE ROAD, ST PETERS

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### 2.1 PROPOSED HERITAGE LISTING

1-7 Unwins Bridge Road consists of a group of industrial buildings on a prominent corner site. According to the draft heritage inventory there are three buildings on the site that were completed during the first half of the 1940s. These consist of an Inter-war Functionalist style administration and showroom building, and two industrial buildings. The industrial buildings have been extended and modified. There are also a number of ancillary buildings located on the site.

The statement of significance for the place, which summarises the reasons for proposing the heritage listing, is as follows:

The main Inter-war Functionalist style industrial office and showroom building is of aesthetic significance as an architect-designed exemplar of the style, and for the manner in which it forms an important industrial streetscape on a major intersection. The 1940s buildings on the site (office & showroom; central factory building; and building in the northeast corner of the site) are of historical significance for their association with Waugh & Josephson and for their ability to demonstrate mid-20th century industrial practices. The 1940s central factory building and building in the northeast corner of the site are also of technical significance for their innovative architectural design to facilitate mid-20th industry. The a [sic] multi-bay, rigid frame, all steel workshop which is the latest type of design", designed for "full use of the interior due to the absence of any trusses, also excellent lighting, and an excellent appearance both internally and externally." The site as a whole is of historical significance for its ability to evoke mid-20th century industrial practices, and for the Company's role in the construction industry.



Image source: State Library of NSW, Sam Hood photograph dated September 1940, Home and Away – 10272.

## 2.2 OWNER'S OBJECTIONS

Objections have taken the form of correspondence on behalf of the building owners and a heritage report prepared by Weir & Phillips, professional heritage consultants.

The owner's objections are summarised in correspondence dated 28 February 2011 prepared by Greenway & Banks Realty on behalf of T Greenway & J Banks Pty Limited, the owners of the property. There are several issues raised in the correspondence.

- a) The structural integrity of the building:
  - The building has structural damage resulting from inadequate footings for the foundation material. This is causing cracking of internal walls and brickwork;
  - Deteriorating brickwork due to erosion of mortar;
  - Inadequate roof framing that has resulted in ceilings cracking and water ingress;
  - Trees on and adjacent to the site, the roots of which are causing structural damage.
- b) Deteriorating steel framed windows.
- c) Financial burden:
  - Requirements for a Heritage Impact Statement to accompany every DA, whether it is for major works, minor works or change of use;
  - The preparation of a Conservation Management Plan.

### 2.2.1 Weir & Phillips Report

The owners engaged heritage consultants Weir and Phillips to provide advice on the draft heritage listing of the site. According to the authors of this report the site fails to reach the threshold for heritage listing under the majority of the seven NSW Heritage Office criteria. It is assessed as having significance because of its associations with architect David W King, described as a "competent if not inspiring architect" (Criterion (b), associative significance), and may have significance as an example of an Interwar Functionalist style building (Criterion (c), aesthetic significance). However, it is suggested that meeting these thresholds does not require protection by listing. This is justified by the following arguments:

- in the case of Criterion (b) associations can be interpreted on the site by means of an interpretation strategy;
- in the case of Criterion (c) the building is in current use and is being kept in repair.

It should be noted that according to Heritage Office guidelines, "an item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the criteria."<sup>1</sup>

The report suggests there will be other adverse effects arising out of listing:

- Listing will require a separate development application for almost any works on the site;

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<sup>1</sup> *Assessing Heritage Significance* (NSW Heritage Office, July 2001), p.9.

- There is no current threat of demolition;
- The current owners have been in possession of the site for more than thirty years and have maintained the property in an appropriate manner.

## 2.3 COMPARABLE ITEMS

Comparable heritage items included in Schedule 5 of the Marrickville Local Environmental Plan 2001 include:

- Industrial facades along Carrington Road, Marrickville

The statement of significance included in the State Heritage Inventory database for this item is as follows: "This area was largely developed as an industrial precinct in the years after the First World War and it still includes an excellent range of buildings from this period. The streetscape is considerably enhanced by the street planting."

The physical description included in the databases notes that the 1920's and 1930's facades at 20-28 Carrington Road and 47 Carrington Road are of particular interest. However, inspection of these items suggests that the facades of 10-18 Carrington Road (the former General Motors-Holden establishment) have greater architectural interest than the façade of 20-28 Carrington Road. 8 Carrington Road, a late inter-war era or early post World War II era building also makes a positive contribution to the streetscape on account of its architectural quality. So does 30 Carrington Road, which may have been erected for ETC Industries in 1941.<sup>2</sup>



Late inter-war or early post World War II industrial building at 8 Carrington Road



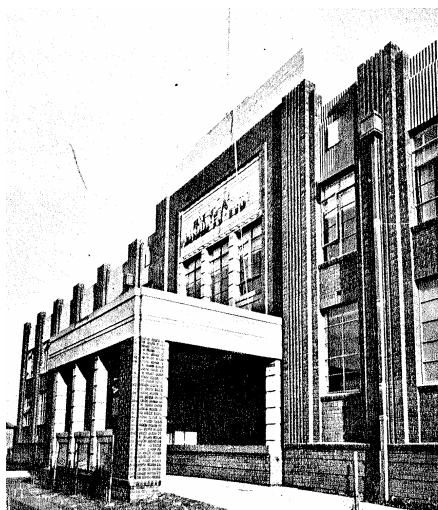
Circa 1941 industrial building at 30 Carrington Road

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<sup>2</sup> "Building", *Sydney Morning Herald*, 22 April 1941, p.3.



10-18 Carrington Road was completed in 1926 to the design of prominent architects H E Ross & Rowe. It has changed hands several times but its façade is relatively intact (Source of left-hand photograph: Marrickville Library, image number G1.140g).



The Inter-War Art Deco style building at 47 Carrington Road was designed by the important twentieth century architect Aaron Bolot for Rega Products Ltd and was completed in 1937. When compared to the photograph at left taken shortly after completion it is evident the building has been subjected to unsympathetic modifications at parapet level, executed in an “Art Deco” idiom (Source of left-hand photograph: *Building*, 24 July 1937, p.32).

The former Penfold's Wines Cellars and the former Westpac Stores at 634-808 Princes Highway, St Peters, are also included in Schedule 5 of MLEP 2001. These are, however, later buildings. The former Westpac Stores building was constructed for Drug Houses of Australia and completed in October 1956. It was designed and constructed by Paynter & Dixon Pty Ltd. The former Penfolds Wines Tempe Cellars was completed in 1959.<sup>3</sup> Both buildings are rectilinear structures that demonstrate the persisting influence of the Inter-War Stripped Classical style in the post World War II era. The Penfolds Wines Tempe Cellars building has been modified recently.

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<sup>3</sup> “DHA (N.S.W.) Pty. Ltd.”, *Building, Lighting and Engineering*, 25 March 1957, p.51; “Penfolds Wines Pty. Ltd.”, *Building, Lighting and Engineering*, November 1959, p.29.



There are no new comparable Heritage Items in the draft Marrickville Local Environmental Plan 2010.

## 2.4 SITE INSPECTION

Both the exterior and interior of 1-7 Unwin's Bridge Road were inspected. The former administrative building has retained a substantial amount of original and early building fabric and several original spaces that demonstrate a relatively high level of intactness. These include the stair, former showroom, former boardroom and lavatories. However, as the owner has claimed, the building is suffering from structural deficiencies. There is extensive wall cracking and movement, particularly along the Unwins Bridge Road side, while brickwork is badly deteriorated in places around the building as a result of mortar deterioration.

The 1940 workshop building has been modified externally, with all original claddings removed and replaced with Colorbond finish steel. The building has, however, retained original structural components, which consist of the structural components associated with its multi-bay rigid frame construction.

Aspects of the buildings' condition and fabric are described in the following photographs.

### Former Administrative Building



A large number of original windows are timber framed. Steel framed windows are located at curved corners. This mixing of window frame types is not uncommon in buildings constructed in the second half of the 1930s and early 1940s. The steel framed windows show many signs of past repair, including replacement of glass with Perspex in some cases. This response to the replacement of broken curved glass is not uncommon.



Original tiling on the floor of the main entrance porch to the former Administrative Building. Areas of brickwork have been re-pointed or replaced.



Cracking of brickwork along joints on one side of the main entrance porch.



Deteriorating brick joints on the northern side of the building



Steel framed glazing in the tower has been replaced since the draft inventory was prepared.



Much of the wrought steel fencing along Unwins Bridge Road has been removed since the draft inventory was prepared.





Main entry foyer. The timber paneling near the main entrance is a recent modification and is understood to have been installed to conceal serious wall deterioration. Light fittings are not original but are appropriate and complement the shallow domes, which probably are original.



The former showroom at the front of the building, which has retained original detailing such as cornices and terrazzo flooring.





Curved section of original cornice in the former showroom. The faceted walls below are later construction

Office area on the southern side of the main entry foyer.



The main stair within the former Administration Building



Timber veneered wainscots and joinery detailing in what is understood to have formerly been the boardroom.



Original terrazzo partition and wall tiles in one of the former Administration Building's lavatories



Original sanitary fittings and finishes in a male lavatory.



Cracking in wall and ceiling surfaces is prevalent along the eastern (Unwins Bridge Road) side of the building.



Obvious movement of the Unwins Bridge Road façade

### Workshop Building



Original external wall linings have been replaced with pre-finished profiled steel sheet



Original steel structural wall and roof framing system within the Workshop Building.

## **2.5 REVIEW AND RECOMMENDATIONS**

### **2.5.1 Review**

It is agreed that the administrative building is aesthetically significant as an example of an Inter War Functionalist era industrial building and is an important component of a major intersection. It is also agreed there is some significance because of the site's associations with Waugh & Josephson. The workshop building has technical significance for its structural system. However, the amount of change that has taken place to the early buildings and the other structures on the site now preclude an evocation of mid twentieth century industrial practices and Waugh & Josephson's role in the construction industry.

Notwithstanding the comment of the objectors' consultant that David King is considered a competent if not inspired architect, his 1937 APA Building at 53-63 Martin Place, Sydney, is listing in the NSW State Heritage Register (listing number 00682, gazette date 2 April 1999). One reason for its listing is its architectural quality:

"The APA Building exhibits a high level of architectural quality in terms of its proportions, facade treatment and vocabulary of detail. The building was designed to formalise and define the new major civic thoroughfare of Martin Place. The structural system utilised in the building facilitated a very short construction time and reduced noise problems."

### **2.5.2 Recommendations**

When compared to listed and non-listed buildings in the municipality, an inter war era industrial building of this architectural quality appears to be rare in the Marrickville Local Government Area. A

Notwithstanding the structural problems that inflict the building, the former administrative building is considered to have sufficient heritage significance to warrant listing as a local heritage item. The structural system of the workshop building is also considered to have local heritage significance.

1-7 Unwin's Bridge Road, St Peter's, should be retained in Schedule 5 of dMLEP 2010. Listing should only apply to the administration building and the structural system of the workshop, specifically the structural components supporting the walls and roof. The need for a conservation management plan or conservation management strategy seems excessive unless the administration building was the subject of a major development application. The assessment of the item as having State significance does not appear to be supported by information within the inventory, and can only be established by a thorough comparative analysis.

A heritage impact statement should only be required if changes are proposed to the significant components of these two buildings.

The inventory sheet for this item should be amended to reflect these recommendations.



### 3 4 LONDON STREET, ENMORE

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#### 3.1 PROPOSED HERITAGE LISTING

4 London Street is a single storey Victorian era freestanding house constructed in 1876-77, which was once part of a group of seven similar dwellings at 2-14 London Street.

The statement of significance for the place, which summarises the reasons for proposing the heritage listing, is as follows:

“Eureka Villa is of historical significance as evidence of 1870s development of the 1863 South Kingston subdivision and for its association with prominent Sydney builder/architect of the period David Elphinstone. Eureka Villa is of aesthetic significance as part of a group of 1870s Victorian Italianate style villas at 2,4,12 and 14 London Street, the work of David Elphinstone, an important builder/architect in Sydney in this period.”



#### 3.2 OWNERS' OBJECTIONS

The owner's written submission raised the following objection:

- The proposed listing is considered to be excessive and too restrictive because the house has been extensively altered to the extent that only the external walls of the front section of the house are original;

However, the owners are prepared to accept the listing of the frontage of the house so long as existing roof materials (corrugated steel) can be retained. Comment is made about the demolition of 6-8 London Street, the development that replaced these buildings, and inconvenience suffered during its construction.

### 3.3 COMPARABLE ITEMS

There are no comparable heritage items listed in Schedule 5 of MLEP 2001. However, comparable buildings are located along Hastings Street, Marrickville (which was formerly a draft Heritage Conservation Area within MLEP 2001). The age of these buildings has not been established.

These buildings are a group of four single storey dwellings with jerkin-head roofs, which are similar in scale and form to 4 London Street. None seem to have retained chimneys and all have had original roofing replaced with tiles. The verandah roofs of the houses may have been reconfigured; two have bull-nose profiled roofs more typically associated with Federation era domestic architecture. All of the houses have retained fretted barge boards. The presence of similar cast iron verandah columns and valances on three of the four cottages suggest affinities with the Victorian Filigree style. Brickwork has been painted and in some cases front walls have been lined with cement render. None of the front fences are original.



Group of four dwellings at 16-22 Hastings Street, Marrickville.



16-18 Hastings Street.



18-22 Hastings Street.

Comparable Heritage Items in dMLEP 2010 are the dwellings at 2 London Street, Enmore and 12 London Street, Enmore.

While the front section of 2 London Street has retained its jerkin head roof form and chimneys, the front of the house was substantially altered during the Federation era with the addition of a



projecting front room and bay window. The front verandah was enclosed at some period and early fencing replaced.

The front section of 14 London Street has retained its original overall form and chimneys, and is understood to have retained its original verandah configuration. External brick surfaces have been painted. Verandah posts are obscured by creepers, but there are no brackets or valances. Windows and the door in the principle elevation are original.

12 London Street has retained the overall original form of its front section but has been otherwise modified. The main roof and verandah roof have been covered with terracotta tiles, original verandah fabric has been totally replaced, external wall surfaces have been lined with cement render and door and window joinery has been replaced. Ironically the property appears to have retained two early gate piers.



2 London Street, Enmore.



14 London Street, Enmore.



12 London Street, Enmore.



Newly completed development at 6-10 London Street.

### 3.4 SITE INSPECTION

An external inspection was made of 4 London Street. The house is partially obscured by planting. However, sufficient is visible to establish that the front section of the house has retained its original

overall form. It has also retained original chimneys and appears to have retained original window detailing, which is similar to windows at 14 London Street, and some door joinery (excluding the front door itself) in the principal elevation. External wall surfaces have been lined with cement render while the main roof and verandah roof consist of Colorbond finish corrugated steel – it is thought the roof was originally covered with slate. Verandah posts and brackets are timber and are not original. The window on the northern side of the house that is visible from London Street is also not original. Front boundary fencing is recent.

Comparison of the 1943 and 2011 aerial photographs shows that there is a large skillion roofed addition at the rear of the house, which formerly comprised a service wing extending along one side of the property.



4 London Street viewed from the south.



4 London Street viewed from the north.



Joinery detailing in the principal elevation of 4 London Street (above) and the northern side of the building (right).





### **3.5 REVIEW AND RECOMMENDATIONS**

#### **3.5.1 Review**

The main physical contribution of 4 London Street is limited to the overall form of its front section and surviving original building fabric. The integrity of the group of buildings at 2-14 London Street has been compromised by alterations and additions to all extant buildings, particularly No's 2 and 12 London Street, and by the demolition and redevelopment of 6-10 London Street. London Street contains other Victorian era dwellings, including the terrace of houses on its eastern side, and the presence of 4 London Street has become more important in the streetscape since the development of 6-10 London Street.

The owners have advised that the house has been extensively modified internally. If this is the case it would preclude the draft inventory recommendations for retention and conservation of room layouts and original internal features.

The house still provides evidence of the 1870s development of the 1863 South Kingston subdivision and for its association with prominent Sydney builder/architect of the period David Elphinstone. However, this association would be shared with the other buildings erected by him - 2-14 London Street would appear to have been constructed as a speculative venture.

#### **3.5.2 Recommendations**

The only part of 4 London Street that has the potential for heritage listing is the overall form of the original front section of the house and any surviving original fabric. Its integrity has been diminished by removal of original features and detailing.

The integrity of the building, along with the redevelopment of 6-10 London Street, is considered sufficient grounds to exclude the building from listing. There is a stronger case for listing the items at 16-22 Hastings Street, which are a coherent group and apparently have greater integrity despite modifications. 4 London Street, Enmore, is not sufficiently intact to warrant retention in Schedule 5 of dMLEP 2010.

## **4 14 LONDON STREET, ENMORE**

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### **4.1 PROPOSED HERITAGE LISTING**

14 London Street is a single storey Victorian era freestanding house constructed in 1876-77, which was once part of a group of seven similar dwellings at 2-14 London Street.

The statement of significance for the place, which summarises the reasons for proposing the heritage listing, is as follows:

“Essex Villa is of historical significance as evidence of 1870s development of the 1863 South Kingston subdivision and for its association with prominent Sydney builder/architect of the period David Elphinstone. Essex Villa is of aesthetic significance as part of a group of 1870s Victorian Italianate style villas at 2,4,12 and 14 London Street, the work of David Elphinstone, an important builder/architect in Sydney in this period.”



### **4.2 OWNERS' OBJECTIONS**

The owners' objections include the following points:

- Extensive alterations have significantly compromised the original integrity of the house;
- The removal of protection afforded to London Street by a conservation area is opposed;

- The owners propose that Council retain the property under the existing conservation order, protecting it from demolition and redevelopment.

#### 4.2.1 Graham Hall's Report

The owners engaged heritage consultant Graham Hall to undertake an assessment of the heritage significance of 14 London Street. The Assessment of Heritage Significance, 14 London Street, Enmore report (February 2010) concludes that:

“The subject house has been extensively altered. The group of which it was historically part no longer exists. The house no longer provides historical evidence of how the street was developed in 1877, it has lost its design integrity, its aesthetic appeal has been irreversibly altered, it no longer demonstrates Elphinstone's design, and it has lost the characteristics of a small Victorian Italianate villa.”

#### 4.3 COMPARABLE ITEMS

There are no comparable heritage items listed in schedule 5 of MLEP 2001. However, comparable buildings are located along Hastings Street, Marrickville (which was formerly a draft Heritage Conservation Area within MLEP 2001). The age of these buildings has not been established.

These buildings are a group of four single storey dwellings with jerkin-head roofs, which are similar in scale and form to 4 London Street. None seem to have retained chimneys and all have had original roofing replaced with tiles. The verandah roofs of the houses may have been reconfigured; two have bull-nose profiled roofs more typically associated with Federation era domestic architecture. All of the houses have retained fretted barge boards. The presence of similar cast iron verandah columns and valances on three of the four cottages suggest affinities with the Victorian Filigree style. Brickwork has been painted and in some cases front walls have been lined with cement render. None of the front fences are original.



Group of four dwellings at 16-22 Hastings Street, Marrickville.





16-18 Hastings Street.



18-22 Hastings Street.

Comparable Heritage Items in dMLEP 2010 are the dwellings at 2 London Street, Enmore and 4 London Street, Enmore.

While the front section of 2 London Street has retained its jerkin head roof form and chimneys, the front of the house was substantially altered during the Federation era with the addition of a projecting front room and bay window. The front verandah was enclosed at some period and early fencing replaced.

The front section of 4 London Street has retained its original overall form. It has also retained original chimneys and in the principal elevation appears to have retained original window detailing (which is similar to windows at 14 London Street), and some door joinery. External wall surfaces have been lined with cement render while the main roof and verandah roof consist of Colorbond finish corrugated steel. Verandah posts and brackets and windows on the northern side of the house are timber and not original. Front boundary fencing is recent.

12 London Street has retained the overall original form of its front section, but has been otherwise modified. The main roof and verandah roof have been covered with terracotta tiles, original verandah fabric has been totally replaced, external wall surfaces have been lined with cement render and door and window joinery has been replaced. Ironically the property appears to have retained two early gate piers.



2 London Street, Enmore.



4 London Street, Enmore.



12 London Street, Enmore.



Newly completed development at 6-10 London Street.

#### 4.4 SITE INSPECTION

The front section of 14 London Street has retained its original overall form and chimneys, and is understood to have retained its original verandah configuration. External brick surfaces, which consist of tuck pointed face brickwork on the principal elevation and common brickwork elsewhere, have been painted. Verandah posts are obscured by creepers, but there are no brackets or valances evident. Windows and the door in the principle elevation are original. The house has been extended at the rear. Windows in the principal elevation are similar to those of 4 London Street.

The site inspection also confirms observations contained within the Assessment of Heritage Significance (February 2010) report by Graham Hall:

- Original roofing, probably slate, has been replaced by terracotta tiles;
- The original front entry path, verandah steps and verandah floor have been replaced with concrete and original detailing such as piers at the foot of the steps have been removed;
- Cast iron verandah posts and friezes have been replaced with flat wrought metal roof supports;
- The original front fence has been replaced, although some remnants may be incorporated into the present fencing;
- There are extensions at the rear of the building, verified by recent aerial photographs.

The report also summarises internal alterations, including removal of early fireplace features and filling in of firebox openings, replacement of some timber floors with concrete, replacement of original ceilings and loss of some timber skirting boards and architraves.





12-14 London Street (left) and principal elevation of 14 London Street. Fencing is recently constructed.



14 London Street has retained original chimneys. External brick wall surfaces have been painted.

## 4.5 REVIEW AND RECOMMENDATIONS

### 4.5.1 Review

The main physical contribution of 14 London Street is limited the overall form of its front section and surviving original building fabric. The integrity of the group of buildings at 2-14 London Street has been compromised by alterations and additions to all extant buildings, particularly No's 2 and 12 London Street, and by the demolition and redevelopment of 6-10 London Street. London Street contains other Victorian era dwellings, including the terrace of houses on its eastern side, and the presence of 14 London Street has become more important in the streetscape since the development of 6-10 London Street,

It is understood that the house has been extensively modified internally. If this is the case it would preclude the draft inventory recommendations for retention and conservation of room layouts and original internal features.

The house still provides evidence of the 1870s development of the 1863 South Kingston subdivision and for its association with prominent Sydney builder/architect of the period David Elphinstone. However, this association would be shared with the other buildings erected by him - 2-14 London Street would appear to have been constructed as a speculative venture.

#### **4.5.2 Recommendations**

The only part of 14 London Street that has the potential for heritage listing is the overall form of the original front section of the house and any surviving original fabric. Its integrity has been diminished by removal of original features and detailing.

14 London Street, Enmore, is not sufficiently intact to warrant retention in Schedule 5 of dMLEP 2010.

## 5 67-69 WESTBOURNE STREET, PETERSHAM

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### 5.1 PROPOSED HERITAGE LISTING

The statement of significance for the place, which summarises the reasons for proposing the heritage listing, is as follows:

“Built as a produce store and bootmaking shop in 1904, and in the 1920s and 1930s used as a furniture removal business and bootmaking shop, the building's design still reflects this history. Of historical significance as evidence of commercial activity within a largely residential area in the early 20th century. The building is also of aesthetic significance as a Victorian Italianate style commercial building, unusual for this style for its late construction date. The building has historical association with the W. MacFarlane furniture removal business and with No. 48 Charles St opposite, also built and owned by W. MacFarlane. Representative of a Victorian Italianate style commercial building.”



### 5.2 OWNERS' OBJECTIONS

The objection to the proposed heritage listing was made by Melissa Byrne and Christine Withers and is dated 28 February 2011. Objections relate to the extent of alterations made to 67-69 Westbourne Street, 67-69 Westbourne Street being “noticed” because of its bulk and setting and Marrickville Council being unable to provide supporting information for the listing.



### 5.3 COMPARABLE ITEMS

Comparable Heritage Items in MLEP 2001 are the Australia Street Industrial Façade, Camperdown, consisting of 1 - 11, 13-33 and 35-41 Australia Street, Camperdown) and the Former Globe Worsted Mills at 11-23 Gordon Street, Marrickville, former wool mills designed by Frederick Moorhouse, constructed 1922-23 and extended during the decade.

The form and scale of these two buildings is quite different to 67-69 Westbourne Street. 11-23 Gordon Street is representative of numerous mildly classical industrial buildings erected during the 1920s in metropolitan Sydney. Both buildings appear to have been erected for different purposes to 67-69 Westbourne Street.



Australia Street Industrial façade (Source: SHI database). Former Globe Worsted Mills (Source: SHI database).

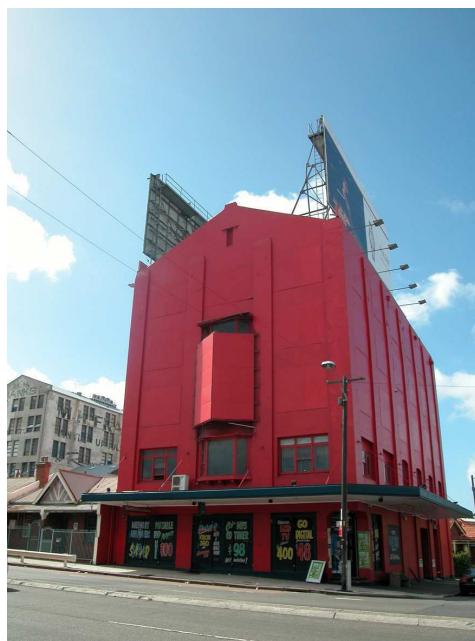
Comparable heritage items in dLEP 2010 include 32 Camden Street, Newtown (part only), the Enmore Box & Case Factory, Empire Lane, Marrickville and 187 Parramatta Road, Camperdown. Of these buildings the most comparable is 32 Camden Street, which is similar in architectural expression (although not scale) to 67-69 Westbourne Street and 48 Charles Street.



Enmore Box and case factory, Empire Lane, Marrickville.



32 Camden Street



187 Parramatta Road, Camperdown

#### 5.4 SITE INSPECTION

The interior of the building was not inspected.

67-69 Westbourne Street and 48 Charles Street have a defining visual presence in this section of Petersham and strong visual associations. This is particularly notable in the parapets of both buildings, which share similar configurations, ball type finals, a plaque with a thistle, and lettering with the same font enclosed by a band of textured cement render or stucco. The inscription in the parapet at 48 Charles Street announces the fact that W MacFarlane was established in 1892.

The building has been subjected to a substantial amount of modification, much of which is understood to have taken place during the 1980s. Modifications include cement render linings on external walls, the insertion of rhetorical keystones above first floor windows in the principal façade, probable enlargement of ground floor windows in the principal façade, and window and door joinery. Detailing of window joinery, including double glazed first floor windows, is not consistent with the age of the building. The porch of 67-69 Westbourne Street, located in Charles Street, is a modification made circa 1980s. This is established by its configuration, which is uncharacteristic of early twentieth century warehouse buildings, the detailing of window and door joinery, paving tiles and the pre-cast columns. Internal spaces visible through the window have elaborate cornices and ceiling roses that are inconsistent with the functional nature of the original premises.





67-69 Westbourne Street viewed from the north east (left) and in the context of the intersection of Charles and Westbourne Streets (right – 48 Charles Street can be seen to the right).



Facade of 67-69 Westbourne Street. None of the window or door joinery is original and ground floor openings are understood to have been modified (left). The rear of the building has also been modified (right).



First floor windows and the entrance area of 67-69 Westbourne Street, located in Charles Street, are part of 1980s modifications to the building.



48 Charles Street is very similar in scale, form and detail to 67-69 Westbourne Street and indicates the original appearance of the latter building.

### Other evidence

A meeting on site took place with Christine Withers on 26 September 2011 during inspection of the premises. Long standing residents in the street who worked in the building during the 1970s have given Ms Withers the following information:

- The building was originally the same brick as 48 Charles Street
- The building served as a shirt factory. Employees entered via a simple doorway in the Charles Street elevation in about the same position as the existing porch;
- The ground floor of the Westbourne Street façade had smaller window openings than the existing;
- The first floor was a large unencumbered space;
- At some stage the building was used as a cooperage
- There was a stable at the rear of the building circa 1920s-1930s in which horses were shod.
- The stair has been relocated.

Recent plans of the building establish that it has been adapted for reuse as residential apartments. The building was gutted by previous owner Materialized and the first floor adapted for use as apartments at this time, while the ground floor was used for commercial space and garaging.<sup>4</sup>



Plans of 67-69 Westbourne Street (Source: <http://www.homebound.com.au/67-69+westbourne+street+petersham+nsw+2049/> , 28 September 2011).

## 5.5 REVIEW AND RECOMMENDATIONS

The building is not representative of a Victorian Italianate style commercial building. The extensive aesthetic overlay that was applied in the 1980s has hampered identification of the building's original architectural style. The extent of cement rendering is irreversible. Changes to building fabric and internal modifications are not reversible and mean that the original building can only be read or interpreted with some difficulty.

Although the building has associations with W MacFarlane's furniture removal business, this association is not considered sufficient on its own to warrant heritage listing

67-69 Westbourne Street has some streetscape contribution, particularly because of its relationship with 48 Charles Street. However, it is not considered to reach the threshold for heritage listing because of the amount of change that has taken place. However, because of its proximity to 48 Charles Street, which is a heritage item, there is control over changes to its exterior, which would require a heritage impact assessment to determine any impacts on the item.

67-69 Westbourne Street, Petersham, is not sufficiently intact nor of sufficient historical significance to warrant retention in Schedule 5 of dMLEP 2010.

<sup>4</sup> Interview with David Rozenker-Apted, former employee of Materialised, who worked in the building during the company's occupancy.



## **6 89A-E CAMDEN STREET AND 91 CAMDEN STREET, ENMORE**

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### **6.1 PROPOSED HERITAGE LISTING**

The statement of significance for the place, which summarises the reasons for proposing the heritage listing, is as follows:

89A-89E Camden Street and 91 Camden Street are of historical significance for their association with John Garsed, a colourful 19th century builder and developer, and for the manner in which the cottages at Nos. 89A-89E Camden Street illustrate a distinctive pattern of resubdivision in the late 1870s. The group of associated houses are representative of 1870s development of the former Enmore House estate. The row of cottages at 89A-E Camden Street has aesthetic significance as a distinctive streetscape of diminutive houses, an unusual subdivision and for their relatively intact facades. The main house at 91 Camden Street, built 1872, is a representative Victorian Georgian style cottage.



### **6.2 OWNER'S OBJECTIONS**

Objections were received from the owners of 89D Camden Street and 91 Camden Street.

The owner of 89D Camden Street has three main objections:

- The heritage inventory report contains factual errors that call into question the care with which the evaluation was undertaken;
- The inspection of the buildings was deficient because it was restricted to building exteriors;
- There is no consideration of the impact of unsympathetic additions to buildings on their heritage significance.

The owner of 91 Camden Street disputes that the house is a representative Victorian Georgian style dwelling because of the amount of modification that has taken place to it.

### 6.3 COMPARABLE ITEMS

There is no other comparable similar subdivision listed as Heritage Item within MLEP 2001.

Comparable Heritage Items in dMLEP 2010 include 18 York Crescent, Petersham, and 24 Cavendish Street, Enmore

These items are not directly comparable, as these are single storey detached dwellings. There is a general similarity in overall architectural form and possibly architectural style.



18 York Crescent, Petersham.



24 Cavendish Street, Enmore.

There is also the group at 11-19 James Street, Enmore, which was erected by the same builder as the subject listing at about the same time and is a part of the same subdivision.



The contemporary row of dwellings at 11-19 James Street, Enmore.

### 6.4 SITE INSPECTION

The buildings were inspected on 26 August 2011. At this time the interior of 89E Camden Street was inspected. The owner of 89D Camden Street requested an inspection, but despite several efforts could not be contacted.

The group of buildings is consistent in appearance and form. Differences in the principal elevation of 89A-E Camden Street are as follows:

- 89A: timber 6 paneled door (not original and non traditional configuration), fanlight, double hung sashes single pane per sash, painted brick facade
- 89B; flush finished door with security grille over, double hung windows with four pane sashes and security grille, fanlight panel
- 89C: Flush finish door, double hung single pane sashes, fanlight physically smaller.
- 89D: and 89E similar paneled doors with glazed panel, similar six paned double hung window sashes 89E has fanlight sash, 89D has fixed panel. These windows are likely to be original.

Contrary to what is stated in the inventory, 89E does not have a brick dwarf wall enclosing its front verandah.

Rear two storey additions have been made to 89A, 89B 89C and 89E. These can be seen from the TAFE car park.

As far as the interior of 89E Camden Street is concerned, the whole dwelling was gutted circa 2005. The only legible section of the early layout is the front room. Floors, skirting boards ceiling linings have all been renewed and the fireplace in the front room is likely to have been replaced at this time.

91 Camden Street is generally similar in form and appearance to the other buildings, although a detached dwelling. It has a symmetrical façade.



89A-E Camden Street.



89A-E Camden Street viewed from the car park of the Design Centre Enmore. Two storey additions at the rear of several of the dwellings can be seen.





89E Camden Street.



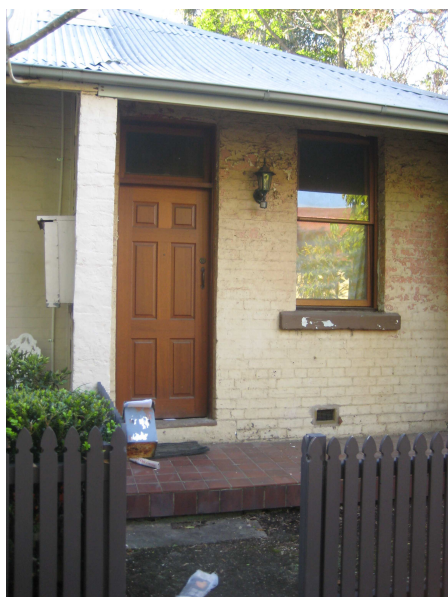
89D Camden Street.



89C Camden Street.



Figure 6-1 89B Camden Street.



89A Camden Street.



91 Camden Street viewed from Short Street



91 Camden Street.



View from Camden Street along Short Street Short Street to 89A-E Camden Street.

## 6.5 REVIEW AND RECOMMENDATIONS

The terrace at 89A-E Camden Street does have some significance because it is an attractive and coherent streetscape. Intactness relates to the overall external form of the single storey sections of 89A-E Camden Street and the disposition of window and door openings. Given the intervention that has taken place it is unreasonable to apply a heritage listing to the entire group. Any controls considered by Council should be confined to the external form of the front (single storey sections) of the buildings as a streetscape. Owners should be encouraged to reinstate windows and doors that are appropriate to the age of the cottages where these are not original as and when these items are due for replacement.

91 Camden Street appears to have some historical significance but has been compromised because of changes that have taken place to it. Its original overall form (apart from additions) and relationship to 89A-E Camden Street make a contribution to the streetscape. It is therefore

recommended that 89A-E Camden Street and 91 Camden Street should not be listed as individual heritage items in Schedule 5 of dMLEP 2010. Council could consider a further review of the properties to include 11-19 James Street as a potential heritage conservation area.

A conservation management plan or conservation management strategy is not considered essential. Commissioning one may be difficult given there are six separate titles. A heritage impact assessment should only be required if modifications affect the significant original sections of the group's contribution to the streetscape.



## 7 96 CORUNNA ROAD, STANMORE

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### 7.1 PROPOSED HERITAGE LISTING

The statement of significance for the place, which summarises the reasons for proposing the heritage listing, is as follows:

“The c. 1860s former Annandale Farm gatehouse is of historical significance as one of the few remaining structures from Annandale Farm and as one of the structures at the Parramatta Road entrance to Annandale Farm. It is a rare surviving example of a Parramatta Road gatehouse associated with a major early estate and residence, albeit now relocated. The building is of aesthetic significance as it retains its original form (though reclad and with minor additions).”



### 7.2 OWNERS' OBJECTIONS

Correspondence outlining the owners' objections is dated 27 February 2011. The owners' objections include:

- The address of the property is not identified correctly;
- The Heritage Inventory report relies on consultant reports which were undertaken 14 years ago, the findings of which are not consistent with the current condition of the Gatehouse;
- The Heritage Inventory Report details are based on " cursory " inspections;
- The Gatehouse has surpassed its “economic life” because of its age;
- The gatehouse, apart from its overall form, has no significant architectural features nor does not have any street presence;



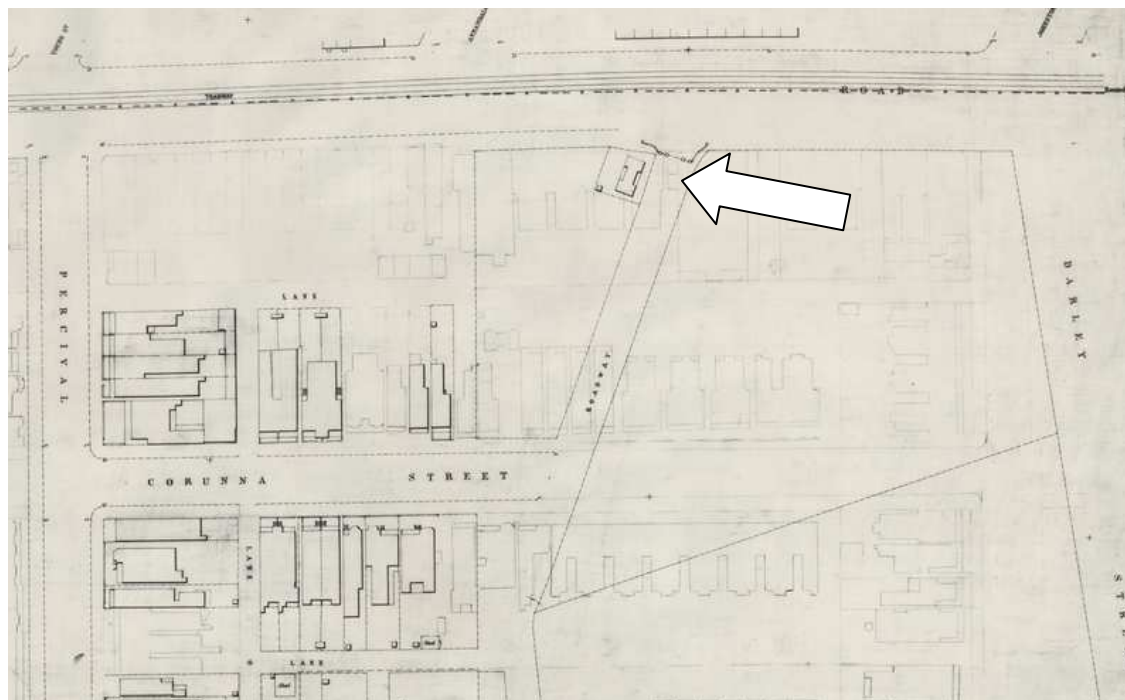
- The Gatehouse has structural problems such as white ant infestation and issues arising from adjoining development;
- The dwelling is clad in asbestos cement sheet;
- The listing will cause the owners financial and emotional hardship and will negatively affect its resale value.

### 7.3 COMPARABLE ITEMS

There are no comparable items in MLEP 2001 or dMLEP 2010.

### 7.4 Inspection Findings

The building could not be inspected because of poor visible access. What could be seen was consistent with the observations contained in the heritage inventory report.



Footprint and location of the gate house at the end of the nineteenth century. This plan indicates the distance that the building was moved when relocated to its current site (Source: State Library of NSW: Department of Lands Metropolitan detail Series Petersham Section 6, 1896).



The roof of the proposed item is visible from Corunna Road.



The former Gatehouse viewed from Corunna Lane.



Former Gatehouse viewed from Corunna Lane.



## 7.5 REVIEW AND RECOMMENDATIONS

According to the owner:

- External wall linings were replaced with compressed asbestos cement sheet in 1968
- Windows and doors were replaced during 1968.
- The approved use for the building is a dwelling.
- The skillion section of the building is an addition that is greater than 30% of the original building footprint
- The building is not in fair to poor condition but is but is derelict and uninhabitable.
- Development on an adjoining property has made part of the building inaccessible and has contributed to deterioration through dampness and termite infestation;

- The identification of title is incorrect. The real property identifier includes the former gatehouse and the dwelling aligned with Corunna road;
- Relocation is suggested.

A site inspection of the premises, including interiors, would be advantageous. Without internal inspection and on-site inspection it is not possible to evaluate the integrity of the building or the extent of modifications that have taken place. The building has undoubted historical significance and has retained its original overall form (apart from additions) when compared to early photographs of it. However, it is no longer in its original location and interpreting its original historic role is difficult if not impossible as its original context no longer exists. Its physical condition, integrity and lack of context may preclude listing.

Exclusion of the item from dMLEP2010 is contingent on the opportunity to undertake an onsite inspection.

## **8 113 ILLAWARRA ROAD, MARRICKVILLE**

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### **8.1 HERITAGE LISTING**

113 Illawarra Road is a small single storey shop that was built during the middle of the 1880s.

The statement of significance for the place, which summarises the reasons for proposing the heritage listing, is as follows

“Of local historical significance as a former corner shop built in 1884 by local builder Frank Vernon, and operated as a butcher's shop from 1895 till at least 1932. The shop is evidence of 19th century retailing practises. The shop is of aesthetic significance as a simple Victorian period corner shop, with external tiling extant from its period of operation as a butcher's shop.”

### **8.2 OWNER'S OBJECTIONS**

The owner raised several objections to the proposed listing in correspondence dated 10 February 2011. A heritage assessment report commissioned from heritage consultant Bruce Lay was appended to the letter. The owner's objections are as follows:

- The building was acquired on the understanding that the property was not listed as a heritage item. Further, Council had specifically advised the previous owner that although the property had been identified as a potential heritage item in the past it had abandoned the proposed listing;
- 113 Illawarra Road is not rare or significant;
- The exterior of the building is in poor condition of the exterior;
- The building integrity is compromised;
- The building has not served as retail premises for many years and is unlikely to revert to retailing use.

#### **8.2.1 Heritage Assessment Report**

The heritage assessment report prepared by Bruce Lay is dated 10 February 2011. The subject property is identified as 111 Illawarra Road. The report concludes that the front room and shop is intact in terms of its overall masonry form but is otherwise altered and thus has very modest heritage value that does not establish a case for listing. It is recommended that the building is not listed as a heritage item and that conservation of significant fabric be achieved through curtilage requirements associated with the heritage listed former Marrickville Town Hall and the Illawarra Road precinct generally.

### **8.3 COMPARABLE BUILDINGS**

Comparable heritage items listed in Schedule 5 of MLEP 2001 include the following buildings:

- 16 Brighton Street, Petersham;
- 74 Palace Street, Petersham;
- 88-90 Chelmsford Street, Newtown;
- 46 Frederick Street, Sydenham;
- 48 Sutherland Street, Sydenham.



Apart from 88-90 Chelmsford Street, these buildings are all two storeys in height. The buildings demonstrate different levels of integrity. 88-90 Chelmsford Street is the most comparable of these buildings with 113 Illawarra Road. It is still used for retail purposes, has retained its original form and has what is understood to be early display window joinery still in place. The roof tiles are not original.



16 and 23 Brighton Street, Petersham (Source: SHI database).



74 Palace Street, Petersham (Source: SHI database).



Single storey corner shop, 88-90 Chelmsford Street, Newtown.



46 Frederick Street, Sydenham.

Comparable heritage items in the draft MLEP 2010 include:

- 23 Brighton Street, Petersham. This was formerly a hotel, but has a similar configuration to numerous contemporary corner shops;
- 45B Railway Street, Petersham;
- 40-44 Illawarra Road, 46-60 Illawarra Road and 87 Illawarra Road, Marrickville;
- 45 Lincoln Street, Stanmore.

Apart from 45 Lincoln Street these buildings are all two storeys in height and demonstrate differing levels of integrity.



23 Brighton Street, Petersham (Source: draft MLEP 2010 heritage inventory review).



45B Railway Street, Petersham (Source: draft MLEP 2010 heritage inventory review).



40-44 Illawarra Road, Marrickville.



46 Illawarra Road, Marrickville.



60 Illawarra Road, Marrickville.



87 Illawarra Road, Marrickville.





45 Lincoln Street, Stanmore.

Other single storey corner shops encountered during the preparation of the report were the Federation era establishment at 72 Illawarra Road and the shop and residence at 51-53 Frederick Street, Sydenham. Both were used for retailing purposes and demonstrate a higher level of integrity than 113 Illawarra Road, although there is obvious change at ground floor level. Neither building is listed in MLEP 2001 or dMLEP 2010.



Federation era single storey corner shop at 72 Illawarra Road, Marrickville.



Single storey corner shop and attached residence, 51-53 Frederick Street, Sydenham. This pair of buildings, diagonally opposite 46 Frederick Street, is not a heritage item

## 8.4 SITE INSPECTION

113 Illawarra Road is part of a terrace of three of buildings that were constructed within the same period of time. The terrace includes the corner shop, a dwelling and a dwelling with a shop in front of it. Some additional historical research was undertaken to gain a better understanding of the history of the building. The 1887 edition of *Sands Sydney and suburban directory*, which covers building occupants for the year 1886, is the first to provide clear listings for both sides of Illawarra Road. It does not appear to list shops at what are now 113 and 115 Illawarra Road. Thomas Osborne, grocer, is listed in the 1888 edition; Edward Maynard, greengrocer, and Thomas Osborne, grocer, are listed in the 1889 edition. Therefore both properties were being used for retailing purposes prior to 1890.





Group of buildings at 113-115 Illawarra Road, Marrickville

The shops at 113 and 115 Illawarra Road are similar in detailing, particularly as regards decorative mouldings and brackets above the level of windows. Both shops would have had awnings – the flashing at 115 Illawarra Road is still in place. Originally these would have consisted of a verandah similar to the one that still protects the shop fronts of 51-53 Frederick Street, Sydenham. The awning attached to 113 Illawarra Road has been removed since the draft inventory was undertaken. Photographs show that it was supported off steel brackets and suspension rods, with a later fascia appended to it. A similar awning, which is characteristic of Federation era shops, is still in place at 72 Illawarra Road. The integrity of 115 Illawarra Road and its contribution to the streetscape is superior to that of 113 Illawarra Road.

The integrity of 113 Illawarra Road has been diminished by unsympathetic modifications, particularly the windows on both facades. Windows are not original. Evidence provided by other corner shops in the vicinity suggests that the window in the Thompson Street elevation has been reconfigured.

Tiles lining the lower sections of the faces date to the inter war era. These tiles are in fair to poor condition only. Tiles were a common feature of Federation and interwar era shop fronts, being colourful, inexpensive and easy to maintain. Their presence on this building does not specifically connote a butcher's shop. They are representative only – a far better example of inter war era wall tiling can be seen on the ground floor exterior of the nearby Henson Park Hotel.



113 Illawarra Road, Marrickville.



Rear of 113 Illawarra Road from Thompson Street.



Detailing of window and wall tiles.

## 8.5 REVIEW AND RECOMMENDATIONS

### 8.5.1 Review

It is acknowledged that the building provides evidence of 19<sup>th</sup> century retailing practice, and is overlaid with twentieth century fabric demonstrating continuity of use over several decades. This layer may be considered as an enhancement of its heritage significance. However, the statement of significance for the proposed item does not acknowledge the building's context as part of a group of buildings that includes two shops.

The building's loss of integrity is not only due to loss of use. It is also relevant in terms of loss of original or early fabric such as windows and the door, the awning, damaged mouldings, and the reconfiguration of at least one window opening.

The management recommendations are excessive. If the building were to be listed as a heritage item its relative significance makes the requirement for a conservation management plan or conservation management strategy excessive. The facades have already been subjected to a relatively large amount of change, some of which have added meaningful historical layers to the building. There appears to be latitude for more change in this case.

It seems inconsistent simply to propose the corner shop for heritage listing, considering the building is part of a group of three buildings that were built at the same time and include another shop.

### 8.5.2 Recommendations

113 Illawarra Road, Marrickville, does not warrant heritage listing in dMLEP 2010. While it is a representative example of a single storey Victorian era shop its integrity is compromised and there are better and more intact examples of single storey shops in the municipality, such as the buildings at 45 Lincoln Street, Stanmore and 51-53 Frederick Street, Sydenham.

The recommendation of Bruce Lay that conservation of the building can be achieved through the curtilage requirements of the former Marrickville Town Hall may be an appropriate action.

## 9 316 PRINCES HIGHWAY, ST PETERS

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### 9.1 PROPOSED LISTING

316 Princes Highway is a small single storey Inter-war Spanish Mission style building located on a prominent corner site that originally operated as a service station. It was built circa 1930

The statement of significance for the place, which summarises the reasons for proposing the heritage listing, is as follows:

“This building is of historical significance as a rare surviving example of an inter-war period service garage, and as one of the few extant sites associated with the former Austral Brickworks. Of aesthetic significance as the style of the building is an interesting blend of the Inter-war Spanish Mission and Federation Anglo Dutch styles, and is representative of interwar Sydney service stations, which generally favoured the Interwar Spanish Mission style. The building has local social significance for its featuring on the cover of the 1985 John Kennedy vinyl single "Miracle in Marrickville". The building is a rare extant example of an inter-war period service station.”



### 9.2 OWNERS' OBJECTIONS

The owners' objection is dated 28 January 2011. Objections include the following points:

- In terms of historical significance it is disputed that the building is a rare surviving example of an interwar service station and as an extant site associated with the Austral Brickworks.
- The evaluation of the building's aesthetic significance is disputed;

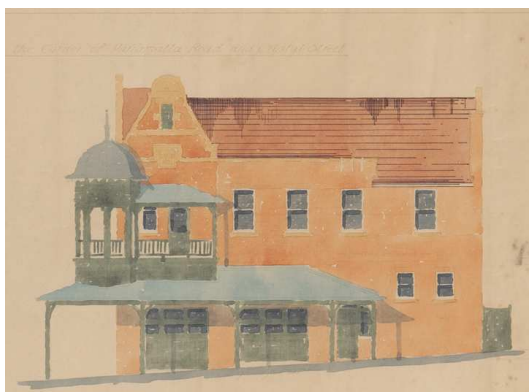


- The evaluation of local significance because of associations with the single “Miracle in Marrickville” is disputed. Reference is also made to errors in what is described as the NSW Heritage Council study.

### 9.3 COMPARABLE ITEMS

There are no comparable heritage items in MLEP 2001, although the semi-detached residential cottages at 40, 42, 44 and 46 Juliett Street, Enmore, have Flemish gables. However, the block of flats called “Valencia” at 17 Railway Street, Petersham, is a distinctive Spanish Mission style building (without a distinctive gable).

There are no comparable heritage items in dMLEP 2010, although the Clarence Hotel at 450 Parramatta Road, Petersham, has what is termed a Federation Anglo Dutch façade. In fact, the 1903 “Anglo Dutch” façade was modified circa 1930 into a façade with pronounced Spanish Mission style gables. Another example of buildings with Spanish Mission style gables is the cottages at 85-87 Australia Street, Camperdown.



Alterations to the Clarence Hotel, which changed it from the Federation Anglo-Dutch style to the Inter-War Mediterranean style, transformed the original Anglo-Dutch gables (Source of drawing: State Records, Maurice B Halligan drawing dated 27 April 1903, image number 9590\_62962).



40-46 Juliett Street, Enmore – Federation Anglo-Dutch gables.



“Valencia”, Petersham – distinctive Spanish Mission style architecture.



Detail of one of the gables at 85-87 Australia Street, Camperdown (Photograph courtesy Marrickville Council).

## 9.4 HISTORICAL RESEARCH

Additional material has been located concerning 316 Princes Highway. Information was provided by Megan Martin, Head, Collections & Access, Historic Houses Trust of NSW and Anne Higham, Australian Institute of Architects.

316 Princes Highway was designed by architect Stuart John Traill (1892-1965).

The relationship between 316 Princes Highway and the Austral Brick Company has been clarified. Austral Brick Company was incorporated in 1908 commenced operations the following year at St Peters. It prospered during the 1930s and acquired other brick manufacturers.

As stated in the draft inventory, St Peter's Council sold the site of 316 Princes Highway to Austral Brick Company in 1929. The title document establishing that Austral Brick Company was registered proprietor is dated 24 May 1929.<sup>5</sup> The lease to George Underwood Grimes was dated 25 February 1930 and included "buildings erected on part of the land within described", suggesting Austral may have commissioned the buildings.<sup>6</sup> A new lease, to Grimes Parking Stations Pty Ltd, was dated 2 August 1937.<sup>7</sup> Austral sold the property to Edgar George Scholz, a garage proprietor, in 1948. The title document establishing that he was registered proprietor is dated 9 June 1948.<sup>8</sup> In 1957 it became the property of Total Oil Products<sup>9</sup> and during the second half of 1972 was acquired by William and James Markelos.<sup>10</sup> The Markelos family still own the building.

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<sup>5</sup> Certificate of Title Volume 4282 Folio 125.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> Certificate of Title Volume 5837 Folio 56.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid



Intersection of Princes Highway and Canal Road, January 1946. Part of 316 Princes Highway can be seen at far left. The configuration of the light fittings that were placed on gables can also be seen (State Library of NSW, Sam Hood photograph, Home and Away – 23897).

#### 9.4.1 Study of Inter-War Garages and Service Stations in New South Wales

The copy of the Study of Inter-War Garages and Service Stations in New South Wales (Ian Kirk and Megan Martin, December 2006) that is held in the library of the NSW Heritage Branch was accessed. Section 6 of the Study is devoted to Architectural Styles and includes a sub-section on the Inter War Spanish Mission style. Ten extant buildings, not including 316 Princes Highway, and six buildings sourced from archival records are included in the discussion. The Study notes that the Spanish Mission style was predominant in service station and garage design during the late 1920s and early 1930s.<sup>11</sup> The only place that 316 Princes Highway appears is in a schedule of service stations and garages elsewhere in the Study, where its address is erroneously identified. The building is variously identified as Lightning, G McKinney and Total in this schedule. Other service stations noted as being in the Marrickville Local Government Area included:

- 868 Princes Highway, Tempe (circa 1935);
- 107 Percival Road at Salisbury Street, Stanmore (circa 1935, recently approved for demolition);
- 6 Enmore Road, Newtown (circa 1927);
- 220 Victoria Road, Marrickville (1934);
- 107 Illawarra Road, Marrickville (1884, later converted to service station use);
- 360 New Canterbury Road, Dulwich Hill (1932?);
- 271 Wardell Road corner Ewart Street, Marrickville (1932?).

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<sup>11</sup> Kirk and Martin, p.41.



The Heritage Council study referred to by the objector is in fact descriptive material that appears in the NSW Heritage Branch website that describes the Interwar Service Station Study to promote and support heritage studies and is given as an example. It is not the full report. The captions to the photograph of 316 Princes Highway and the Broadway Garage and service station have been reversed. Errors in this material, other than the wrong street numbering, are not in the 2006 Study.

A copy of Early Sydney Garages and Service Stations: an historical archaeological approach (P J Gosling, 1980) is also held in the NSW Heritage Branch library. This document includes an inventory of buildings; 316 Princes Highway is Inventory Item 13. The building is curiously described as:

“An unusual Russian Orthodox [sic] inspired ex service station – was last a Total garage in 1972. Little is known about its early history, but the exposed rafters, tiled roof, white painted rendered brickwork, and the 45° angled siting were all popular features of the 1930s Australian service station.”

A similar service station is noted at the intersection of the Hume Highway and Grosvenor Road, Summer Hill. Photographs attached to the inventory border on being indistinct, but it could be noted that the ends of the “porte cochere” had been filled in, the light fittings mounted on the parapets had been removed and the extension to Canal Road had not been constructed.

## 9.5 SITE INSPECTION

Although 316 Princes Highway has undergone internal modifications and the eastern section has been extended, there is still evidence of original finishes, fittings and the form of openings that have since been enclosed – the openings in the end walls of the undercroft where cars were once parked while filling took place are visible in outline. Original blue tiles on walls adjacent to the filling area are still in place, although damaged and the bases of the parapet light fixtures are still in place.



The end walls of the drive-in filling area have been infilled.



Eastern extension. The bases of parapet mounted light fittings are still in place.



Early (if not original) battened ceiling above the service area.



Detail of tiles on the exterior of the building.

## 9.6 REVIEW AND RECOMMENDATIONS

### 9.6.1 Review

316 Princes Highway is believed to be a rare example of an inter-war period service station in the local government area.

Links to Austral Brickworks are tenuous. The property was leased in 1929 and has had no direct association with the brickworks. Austral owned it for about nineteen years. The property was used as an investment and made no contribution to the operation of the brickworks and production of bricks, although it may have served Austral's vehicles. The associations between Austral and the subject site, while a part of its history, do not have heritage significance.

The architectural style of the building is generally Inter-war Spanish Mission. Any allusions to the Federation Anglo-Dutch style are at most fortuitous. The parapet designs are similar in appearance to the parapets associated with the 1811-1815 Mission San Luis Rey de Francia in Southern California, which served as a model for the first wave of Mission Revival architecture in that part of the world at the end of the nineteenth century.<sup>12</sup>

There is a visual association between the site and the hotel on the opposite corner. Both define this intersection and both have become important elements of a streetscape that is undergoing rapid and far reaching change.

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<sup>12</sup> Merry Ovnick, *Los Angeles: the end of the rainbow* (Balcony Press, 1994), pp.119-121.



The parapets of 316 Princes Highway are similar in appearance to the parapets and wall of the early nineteenth century Mission San Luis Rey de Francia in Southern California (Source: *Los Angeles: the end of the rainbow*, p.121).

### 9.6.2 Recommendations

316 Princes Highway has sufficient heritage significance to warrant heritage listing in dMLEP 2010 because it is considered to be a rare example of an inter war service station, the original form and finishes of which are still legible, a relatively rare example of the Inter war Spanish Mission style in the municipality and because of its contribution to a prominent intersection and a rapidly evolving streetscape.





## APPENDIX A NSW HERITAGE BRANCH CRITERIA

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**Criterion (a)** An item is important in the course, or pattern, of NSW's cultural or natural history (State significance); OR An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).

### 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

### Types of items which meet criterion (a) include:

- items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;
- items associated with significant historical events, regardless of the intactness of the item or any structure on the place;
- significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or
- items where the physical fabric (above or below ground) demonstrates any of the points described above.

**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 (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).

### 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.

**Types of items which meet this criterion include:**

- items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the intactness of the item or any of its structures;
- items associated with significant historical events, regardless of the intactness of the item or any structure on the place; and/or
- items where the physical fabric (above or below ground) demonstrates any of the points described above.

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

**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.

**Types of items which meet this criterion include:**

- items which demonstrate creative or technical excellence, innovation or achievement;
- items which have been the inspiration for creative or technical achievement;
- items which demonstrate distinctive aesthetic attributes in form or composition;
- items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or
- items which demonstrate the culmination of a particular architectural style (known as climactic).

**Criterion (d):** An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (local significance).

**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.

**Types of items which meet this criterion include:**

- items which are esteemed by the community for their cultural values;
- items which if damaged or destroyed would cause the community a sense of loss; and/or
- items which contribute to a community's sense of identity.

Items are excluded if:

- they are valued only for their amenity (service convenience); and/or
- the community seeks their retention only in preference to a proposed alternative.

**Criterion (e):** An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (State significance); OR An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

**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.

**Criterion (f):** An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (State significance); OR An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

**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.

**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 (State significance); OR An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environment (local significance).

### **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.