



| PLANNING PROPOSAL REPORT From the Planning Operations Team – Strategic Planning | |
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| Application | Council initiated planning proposal – referral to the Inner West Planning Panel pursuant to the Environmental Planning & Assessment Act 1979. |
| Address | 73 & 73A The Boulevarde, Dulwich Hill. |
| Proposal | To include Nos. 73 and 73A The Boulevarde, Dulwich Hill as items of environmental heritage in Schedule 5 of the Marrickville Local Environmental Plan 2011. |
| Recommendation | That the Panel supports the listing of 73 and 73A The Boulevarde, Dulwich Hill, as items of environmental heritage on Schedule 5 of the MLEP 2011, as proposed in the attached Council Report. |

1. Referral to Planning Panel requirements

The Department of Planning and Environment confirmed to Council on 19 June 2018 that pursuant to the Environmental Planning and Assessment Act 1979, Clause 9.1- “Directions by the Minister” and “Local Planning Panels Direction – Planning Proposals”, that planning proposals lodged with Council and not submitted to the Minister before 1 June 2018 must be referred to the Local Planning Panel for advice before being referred for Gateway determination.

A Council report, including supporting attachments has been prepared (**Attachment 1**) for the 28 August 2018 Council Meeting, which recommends that Council resolves to include 73 & 73A The Boulevarde, Dulwich Hill in Schedule 5 of the Marrickville Local Environmental Plan (MLEP) 2011 as local items of environmental heritage and submit the planning proposal to the Minister for Planning for a Gateway determination.

Consequently, this proposal to prepare a planning proposal is required to be referred to the Inner West Local Planning Panel to provide advice to Council.

As the matter is being reported to the Council on the same day as being reported to the Inner West Local Planning Panel, any advice will be communicated to the Council meeting by a memorandum on the night of the Council Meeting.

2. Site Identification

The site that the planning proposal relates to is 73 The Boulevarde, Dulwich Hill (Lot 1 DP 301656), having a site area of 662 m², and 73A The Boulevarde, Dulwich Hill (Lot X DP 411590), having a site area of 621 m².

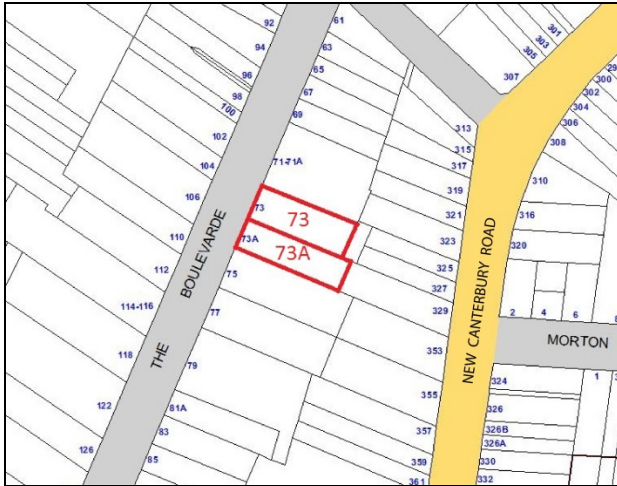


Fig. 1 & 2 – Cadastre and aerial location maps for 73 & 73A The Boulevard, Dulwich Hill



Fig. 3 – Photograph of 73 The Boulevard, Dulwich Hill



Fig. 4 – Photograph of 73A The Boulevard, Dulwich Hill

3. Current Planning Controls

Both properties are currently zoned R1 General Residential (see Zoning map below) and have a maximum building height of 14m under Marrickville Local Environmental Plan (MLEP) 2011. Under MLEP 2011, in terms of floor space ratio (FSR), while the FSR map allows a maximum 0.6:1, under Clause 4.4 (2A) a variable FSR applies for dwelling houses, being 0.5:1 as each of the properties has greater than 400 m² area. Under Clause 4.4 (2B) a maximum 0.85:1 is allowed for residential flat buildings. Under MLEP 2011 there are no heritage items or heritage conservation area (HCA) close to the properties, however the Lewisham Estate HCA (labelled C26) is located to the north and south, the Hoskins Park and Environs (Dulwich Hill) HCA (labelled C36) is located to the west and the Dulwich Hill Commercial Precinct HCA (labelled C28) is located to the south (see Heritage map below).

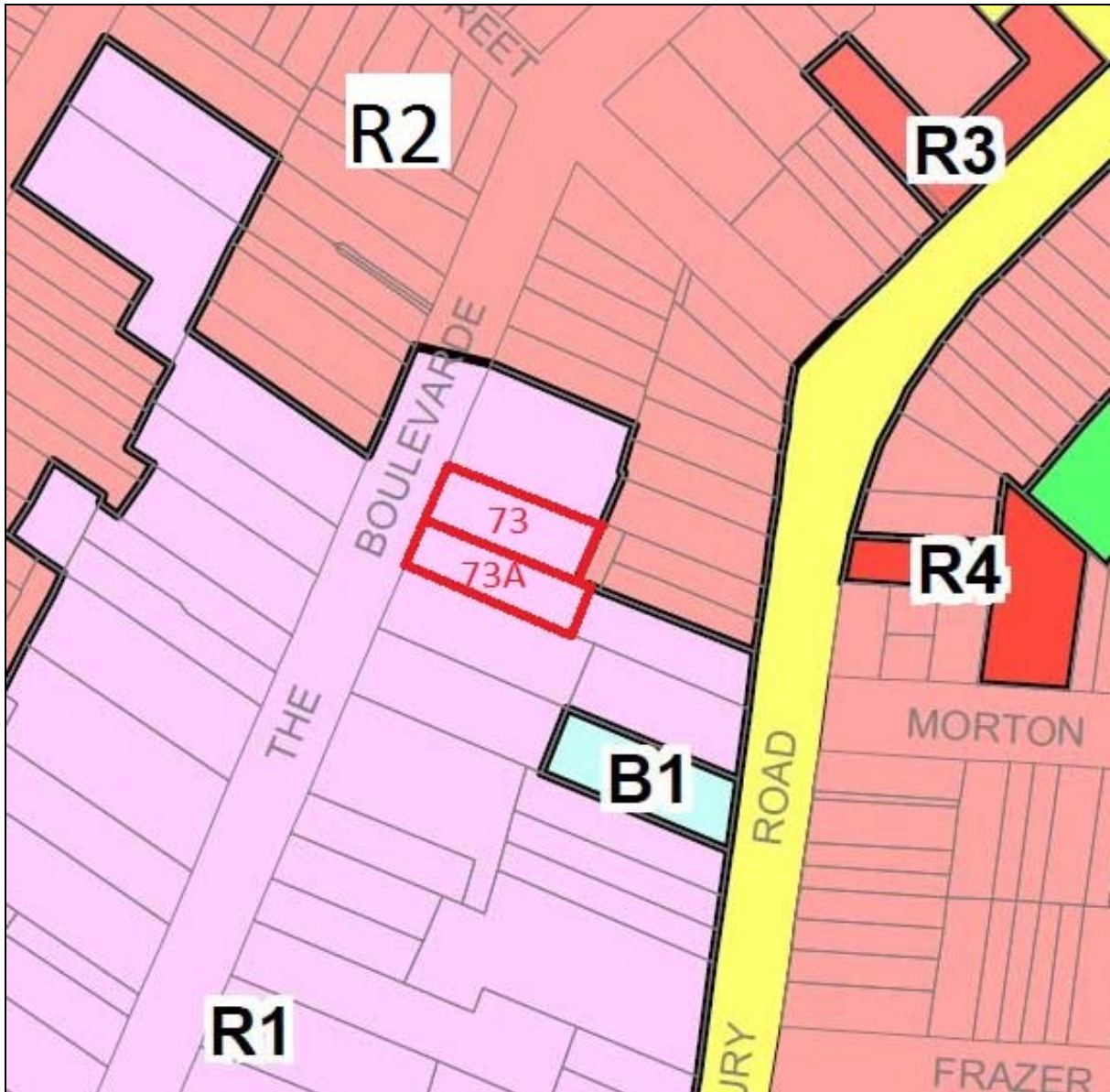


Fig. 5 – MLEP 2011 Zoning map

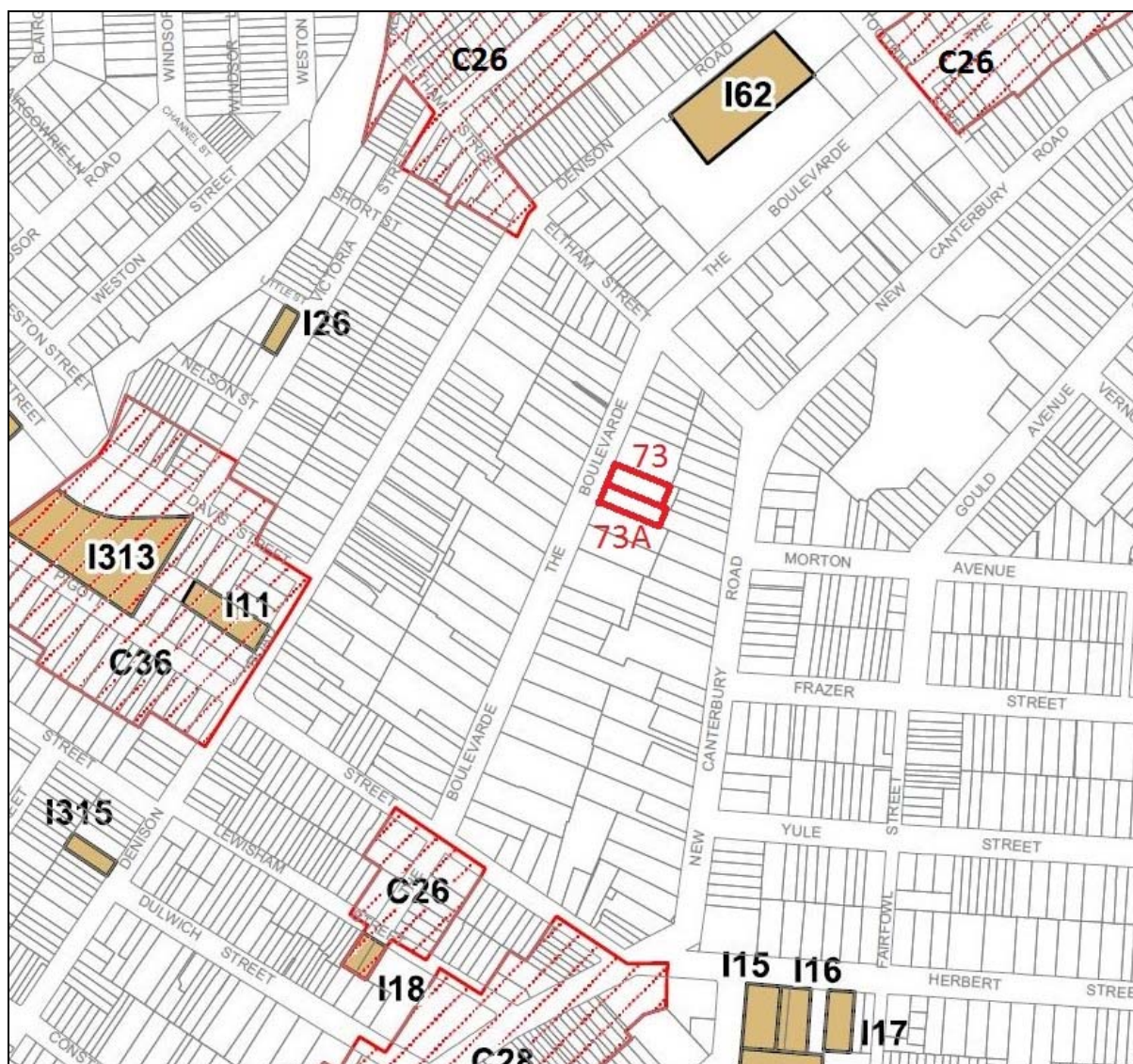


Fig. 6 – MLEP 2011 Heritage map

4. Background

The heritage significance of 73 The Boulevard, Dulwich Hill was investigated in response to the imminent threat associated with a development application (DA) to demolish a house and construct a four storey residential flat building. Council undertook a preliminary heritage assessment, which concluded it was likely, on further inquiry or investigation, to be found to be of local heritage significance. It also concluded that without imposing an Interim Heritage Order (IHO), Council cannot protect 73 The Boulevard, Dulwich Hill from demolition, which could be demolished under a Complying Development Certificate. An IHO was Gazetted on 23 March 2018 to protect the property, while the heritage assessment was being undertaken.

The IHO will lapse six months from the date that it is made unless Council has passed a resolution to place the item on the heritage schedule of the MLEP 2011. As the IHO was made on 23 March 2018, the resolution of Council is required by 23 September 2018.

The affected owner (the proponent of the development application on the site) made an appeal to the Court against the making of an IHO by Council. The Commissioner's judgment determined that the dwelling is likely, on further inquiry or investigation, to be found to be of

local heritage significance and therefore that the IHO should remain. Accordingly, the Court ordered that the appeal be dismissed. The Commissioners judgement can be viewed at the following link:

<https://www.caselaw.nsw.gov.au/decision/5b624595e4b0b9ab4020e4bf>

5. Heritage Assessment

Council engaged a heritage consultant (Robertson & Hindmarsh) to provide an expert heritage assessment. The heritage assessment has established that the house at 73, as well as the adjoining house at 73A The Boulevarde, Dulwich Hill, meets the NSW Office of Environment and Heritage's criteria for local heritage significance and recommends both properties being heritage listed.

It recommended that Council resolve to include 73 The Boulevarde, Dulwich Hill (Lot 1 DP 301656) in Schedule 5 of the Marrickville Local Environmental Plan 2011 as a local item of environmental heritage. The listing is to include the interiors of the intact rooms, including the inglenook.

It also recommended that Council resolve to include 73A The Boulevarde, Dulwich Hill (Lot X DP 411590) in Schedule 5 of the Marrickville Local Environmental Plan 2011 as a local item of environmental heritage. The listing is to include the front garden, path & fence, the exterior of the front section of the house (in front of the first floor addition); and the interior of the front section of the house (including the interiors of the intact rooms, including the ceilings and fireplaces).

In response to matters raised in the heritage assessments prepared by the consultants for the DA Applicant, forming part of the Land and Environment Court proceedings, the expert heritage consultant Council engaged (Robertson & Hindmarsh) also provided a further letter, providing further documentary evidence and refutes contentions from these heritage assessments, included as part of the Council report.

6. Overview of Proposed Planning Proposal

The proposed planning proposal is to include Nos. 73 and 73A The Boulevarde, Dulwich Hill as local items of environmental heritage in Schedule 5 of the Marrickville Local Environmental Plan.

7. Recommendation

That the Panel supports the listing of 73 and 73A The Boulevarde, Dulwich Hill, as items of environmental heritage on Schedule 5 of the MLEP 2011, as proposed in the attached Council Report.

Attachment A – Draft Council Report and Attachments

Council Meeting
28 August 2018

Item No:

Subject: **INTERIM HERITAGE ORDER AND HERITAGE ASSESSMENT OF DWELLINGS AT 73 AND 73A THE BOULEVARDE, DULWICH HILL**

Prepared By: Peter Failes - Urban Design Planner

Authorised By: David Birds - Group Manager Strategic Planning

SUMMARY

In response to the imminent threat associated with a development application (DA) to demolish a house at 73 The Boulevard, Dulwich Hill (Lot 1 DP 301656) and construct a four (4) storey residential flat building, the potential heritage significance of the property was brought to Council's attention by the adjoining property owner at 73A The Boulevard, Dulwich Hill.

Council undertook a preliminary heritage assessment and this concluded it was likely, on further inquiry or investigation, to be found to be of local heritage significance and recommended that an Interim Heritage Order (IHO) be placed on the property to ensure protection of the house while further research was carried out on the heritage significance of the property. Accordingly, a memorandum was sent to the General Manager recommending this and an IHO was placed on the property, which was gazetted on 23 March 2018.

Council engaged a heritage consultant (Robertson & Hindmarsh) to provide an expert heritage assessment. The heritage assessment has established that the house at 73, as well as the adjoining house at 73A (Lot X DP 411590) The Boulevard, Dulwich Hill, meets the NSW Office of Environment and Heritage's criteria for local heritage significance and recommends both properties being heritage listed.

The IHO will lapse six months from the date that it is made unless Council has passed a resolution to place the item on the heritage schedule of the Marrickville Local Environmental Plan 2011. As the IHO was made 23 March 2018, the resolution of Council is required by 23 September 2018.

It is recommended that Council resolve to include 73 The Boulevard, Dulwich Hill (Lot 1 DP 301656) in Schedule 5 of the Marrickville Local Environmental Plan 2011 as a local item of environmental heritage. The listing is to include the interiors of the intact rooms, including the inglenook. It is also recommended that Council resolve to include 73A The Boulevard, Dulwich Hill (Lot X DP 411590) in Schedule 5 of the Marrickville Local Environmental Plan 2011 as a local item of environmental heritage. The listing is to include the front garden, path & fence, the exterior of the front section of the house (in front of the first floor addition); and the interior of the front section of the house (including the interiors of the intact rooms, including the ceilings and fireplaces).

The planning proposal has been referred to Council's Inner West Local Planning Panel for advice in accordance with the Local Planning Panel Direction – Planning Proposals which, at the time of the preparation of this report, was due to meet on 28 August 2018 before the Council meeting to which this report is made. The advice from the Inner West Local Planning Panel on this matter will be provided to Council in the form of a memorandum prior to the commencement of the Council Meeting.

It is recommended that Council submits the planning proposal and the advice of the Inner West Local Planning Panel to the Minister for Planning for a Gateway determination, in accordance with Section 3.34 of the Environmental Planning & Assessment Act 1979.

The heritage assessment also recommended investigating potential amendments or additional Heritage Conservation Areas (HCA) in the area, which will be considered as part of the new

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local environment plan and development control plan project for the Inner West Council and does not form part of the recommendations to Council in this report.

RECOMMENDATION

THAT Council:

1. consider the advice from the Inner West Local Planning Panel in relation to 73 and 73A The Boulevarde, Dulwich Hill. Subject to Council's consideration of this advice:
 - a) resolve to include 73 The Boulevarde, Dulwich Hill (Lot 1 DP 301656) in Schedule 5 of the Marrickville Local Environmental Plan 2011 as a local item of environmental heritage. The listing is to include the interiors of the intact rooms, including the inglenook;
 - b) resolve to include 73A The Boulevarde, Dulwich Hill (Lot X DP 411590) in Schedule 5 of the Marrickville Local Environmental Plan 2011 as a local item of environmental heritage. The listing is to include the front garden, path & fence, the exterior of the front section of the house (in front of the first floor addition); and the interior of the front section of the house (including the interiors of the intact rooms, including the ceilings and fireplaces);
 - c) submit the planning proposal and the advice of the Inner West Local Planning Panel to the Minister for Planning for a Gateway determination to include Nos. 73 and 73A The Boulevarde, Dulwich Hill as items of environmental heritage in Schedule 5 of the Marrickville Local Environmental Plan 2011, in accordance with Section 3.34 of the Environmental Planning & Assessment Act 1979;
 - d) requests that delegated plan making functions be granted in relation to the planning proposal; and
 - e) publicly exhibit the planning proposal following a Gateway determination being issued.
-

BACKGROUND

A development application (DA201800049) was lodged with Council, to demolish the house and existing improvements at 73 The Boulevarde, Dulwich Hill and to construct a 4 storey residential flat building with basement parking, on 5 February 2018. The adjoining neighbour at 73A The Boulevarde, Dulwich Hill objected to the proposal and included in their submission a heritage assessment prepared by Sue Rosen Associates, which they had commissioned. This heritage assessment considered 73 and 73A The Boulevarde, Dulwich Hill to have a high degree of local historical significance and recommended that the individual heritage status of 73 and 73A The Boulevarde be reassessed with a view to their entry onto Schedule 5 of the Inner West Council's relevant local environment plan, as local heritage items. Also given the consistency of the identified qualities of The Boulevarde between 73A/104 and Eltham Street with the Lewisham Conservation Area, this heritage assessment recommended that consideration be given to the inclusion of the area in the heritage conservation area (HCA). The owner of 73A The Boulevarde, Dulwich Hill informed Council that they supported their property being heritage listed and included in a HCA.

In response to the imminent threat associated with the DA and the potential heritage significance, Council undertook a preliminary heritage assessment. The preliminary heritage assessment concluded it was likely, on further inquiry or investigation, to be found to be of

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local heritage significance. It also concluded that without imposing an IHO, Council cannot protect 73 The Boulevard, Dulwich Hill from demolition, which could be demolished under a Complying Development Certificate. Accordingly, it recommended imposing an IHO to ensure the house was protected, while further research was carried out on the heritage significance of the property. A memorandum was sent to the General Manager recommending this and an IHO was placed on the property and was gazetted 23 March 2018. A copy of the gazetted IHO is included as **ATTACHMENT 1** to this report.

The IHO will lapse six months from the date that it is made, unless Council has passed a resolution to place the item on the heritage schedule of the Marrickville Local Environmental Plan 2011. As the IHO was made 23 March 2018, the resolution of Council is required by 23 September 2018.

The affected owner (the proponent of the development application on the site) made an appeal to the Court against the making of an IHO by Council. The Commissioner's judgment determined that the dwelling is likely, on further inquiry or investigation, to be found to be of local heritage significance and therefore that the IHO should remain. Accordingly, the Court ordered that the appeal be dismissed.

The planning proposal has been referred to Council's Inner West Local Planning Panel for advice in accordance with the Local Planning Panel Direction – Planning Proposals, which at the time of the preparation of this report was due to meet on 28 August 2018 before the Council meeting for which this report has been prepared. The advice from the Inner West Local Planning Panel on this matter will be provided to Council in the form of a memorandum prior to the commencement of the Council Meeting.

DISCUSSION

Site Identification

The site that the planning proposal relates to is 73 The Boulevard, Dulwich Hill (Lot 1 DP 301656), having a site area of 662 m², and 73A The Boulevard, Dulwich Hill (Lot X DP 411590), having a site area of 621 m².



Fig. 1 & 2 – Cadastre and aerial location maps for 73 & 73A The Boulevard, Dulwich Hill

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28 August 2018



Fig. 3 – Photograph of 73 The Boulevard, Dulwich Hill



Fig. 4 – Photograph of 73A The Boulevard, Dulwich Hill

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Current Planning Controls

Both properties are currently zoned R1 General Residential (see Zoning map below) and have a maximum building height of 14m under Marrickville Local Environmental Plan (MLEP) 2011. Under MLEP 2011, in terms of floor space ratio (FSR), while the FSR map allows a maximum 0.6:1, under Clause 4.4 (2A) a variable FSR applies for dwelling houses, being 0.5:1 as each of the properties has greater than 400 m² area. Under Clause 4.4 (2B) a maximum 0.85:1 is allowed for residential flat buildings. Under MLEP 2011 there are no heritage items or heritage conservation area (HCA) close to the properties, however the Lewisham Estate HCA (labelled C26) is located to the north and south, the Hoskins Park and Environs (Dulwich Hill) HCA (labelled C36) is located to the west and the Dulwich Hill Commercial Precinct HCA (labelled C28) is located to the south (see Heritage map below).

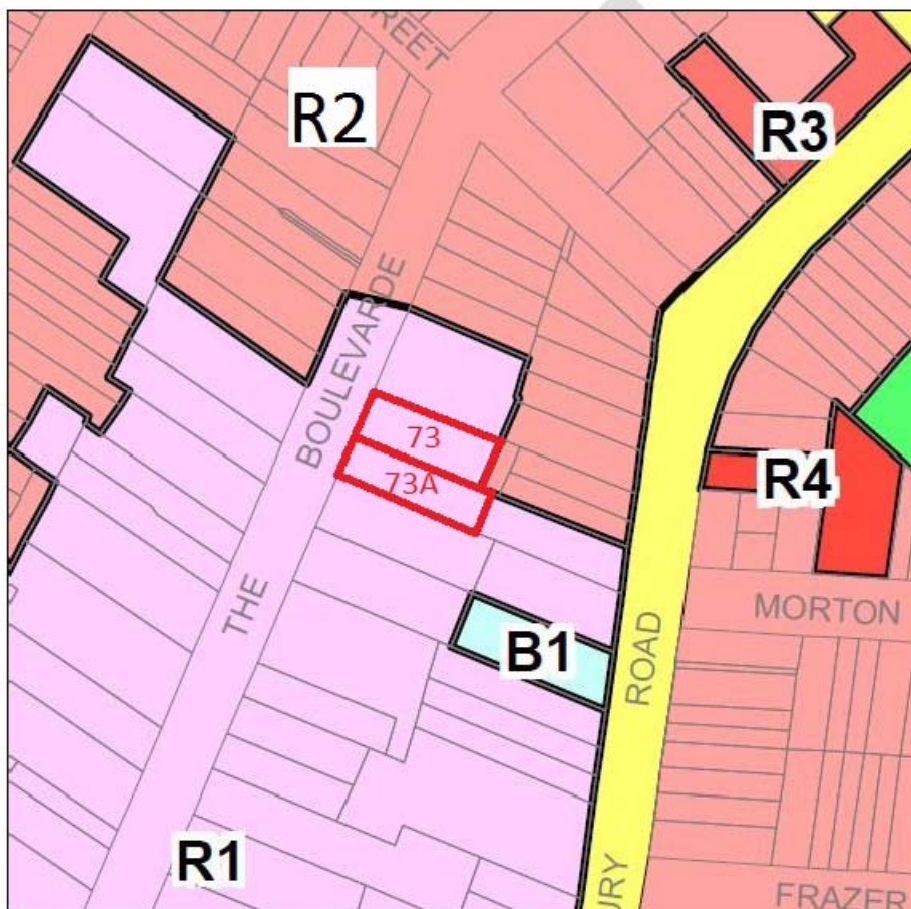


Fig. 5 – MLEP 2011 Zoning map

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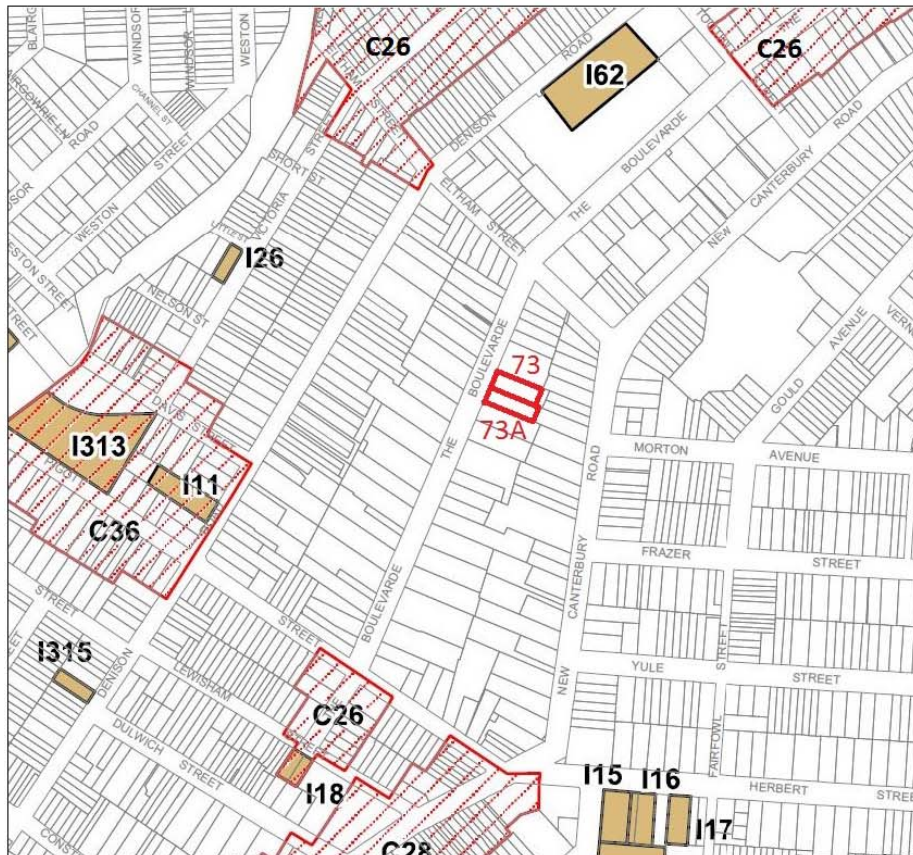


Fig. 6 – MLEP 2011 Heritage map

Heritage Item Assessment

Council engaged a heritage consultant (Robertson & Hindmarsh) to provide an expert heritage assessment. A heritage assessment report was prepared and is included as **ATTACHMENT 2** to this report.

73 The Boulevard

The heritage assessment evaluates in the statement of significance that:

No. 73 The Boulevard, Dulwich Hill (“Bertsonie”) is of historical significance at a Local level as an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. The ground floor plan remains almost intact and the original room uses are evident and so the house still allows an interpretation of the historic uses of the rooms and an understanding of the way of life. The survival of the original milk and bread delivery box is also significant in being a physical manifestation of a food supply system that is no longer extant but is of historical and social

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importance. The survival of the 1920s asbestos cement garage is of significance as tangible physical evidence of the spread of car ownership in the interwar period.

No. 73 The Boulevarde, Dulwich Hill is of social significance as an example of the work of builder/developer, William Mitchell, who developed, financed and let houses in the wider Sydney area.

No. 73 The Boulevarde, Dulwich Hill is of aesthetic significance at a Regional level because of the intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickley's Craftsman houses to the Australian upper middle class mass housing context. The intact inglenook is particularly rare in any housing in Australia, let alone suburban housing. Intact Craftsman interiors of this quality and size are rare in the Sydney context and rare in the speculative housing market.

The heritage assessment concludes:

It is recommended that No. 73 The Boulevarde, Dulwich Hill be listed as an item of environmental heritage on the Marrickville LEP (including the interiors of the intact rooms, including the inglenook) and that all the features to be protected by being listed on Schedule 5 of the LEP.

73A The Boulevarde

The heritage assessment evaluates in the statement of significance that:

No 73A The Boulevarde, Dulwich Hill is of historical significance at a Local level as an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. The front portion of the ground floor plan remains almost intact and the original room uses are evident in this section.

No 73A The Boulevarde, Dulwich Hill is of social significance as an example of the work of builder/developer, William Mitchell, who developed, financed and let houses in the wider Sydney area.

No 73A The Boulevarde, Dulwich Hill is of aesthetic significance at a Local level because of the intact nature of the decorative ceilings, fireplaces and joinery in the front section of the house as applied to a house intended for the upper middle class mass housing market.

The heritage assessment concludes:

It is recommended that No. 73A The Boulevarde, Dulwich Hill be listed as an item of environmental heritage on the Marrickville LEP (limited to the front garden, path & fence, the exterior of the front section of the house – i.e. in front of the first floor addition – and the interior of the front section of the house (including the interiors of the intact rooms, including the ceilings and fireplaces) and that all the features to be protected by being listed on Schedule 5 of the LEP.

Additional letter responding to heritage assessment prepared for the DA Applicant for Land and Environment Court proceedings

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The expert heritage consultant Council engaged (Robertson & Hindmarsh) also provided a further letter responding to matters raised in the heritage assessments prepared by the DA Applicant, forming part of the Land and Environment Court proceedings that occurred in relation to the imposition of the IHO by Council. This letter is included as **ATTACHMENT 3** to this report. This letter provides further documentary evidence and refutes contentions from these heritage assessments.

The heritage assessment report and further letter has established that the houses at 73 and 73A The Boulevarde, Dulwich Hill meets the NSW Office of Environment and Heritage's criteria for local heritage significance and recommends both properties being heritage listed. Accordingly, it is recommended that Council resolves to list 73 and 73A The Boulevarde, Dulwich Hill, as items of environmental heritage on Schedule 5 of the MLEP 2011. It is recommended that Council submits the planning proposal and the advice of the Inner West Local Planning Panel to the Minister for Planning for a Gateway determination, in accordance with Section 3.34 of the Environmental Planning & Assessment Act 1979.

Heritage Conservation Area Alterations

In regards to potential alterations to Council's HCAs, the heritage assessment evaluates that:

The report by Sue Rosen Associates suggested that both Nos 73 & 73A The Boulevarde could be incorporated into an expanded Lewisham Heritage Conservation Area including Eltham Street. The housing in Eltham Street, and extending part of the way into the adjacent streets of The Boulevarde and Denison Road is primarily of the Victorian period and the houses have a consistency of form and, in most cases, of detailing that warrants further investigation by Inner West Council for a possible new Heritage Conservation Area or an addition to an existing Heritage Conservation Area. However, the two houses at Nos 73 & 73A The Boulevarde are interwar bungalows which is of a different period of construction and architectural style than the majority of the area surrounding Eltham Street. Whilst one of the characteristics of the Lewisham Heritage Conservation Area is a mixture of nineteenth and twentieth century architectural styles and building forms the consistency of the housing in the Eltham Street area may preclude the inclusion of these two interwar bungalows. Moreover, the two houses at Nos 73 & 73A The Boulevarde are separated from the Victorian period housing by a 1960s three-storey block of flats at No 71 The Boulevarde.

However, it is recommended that Council investigate the possibility of the two houses being listed as a small group constructed by the same builder (including interiors but excluding the non-original additions).

The heritage assessment concludes that:

It is recommended that Council investigate the creation of a Heritage Conservation Area centred on Eltham Street, Dulwich Hill. Refer to the attached map of the area for a suggested area for further investigation and evaluation.

It is not recommended that Nos. 73 & 73A The Boulevarde, Dulwich be included in any expanded or new Heritage Conservation Area but they be investigated for listing as a small group (including the interiors but excluding the modern additions) that was erected by the same builder, William Mitchell.

The investigations of the creation of potential amendment or additional HCAs will be considered as part of the new local environment plan and development control plan project for the Inner West Council and does not form part of the recommendations to Council in this report.

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FINANCIAL IMPLICATIONS

Nil

OTHER STAFF COMMENTS

The preliminary heritage assessment and review of the heritage assessment and this Council report has been undertaken by Council's Team Leader - Heritage & Urban Design, Development Advisory Services.

PUBLIC CONSULTATION

Public participation in the form of community consultation will occur should Council resolve to prepare a planning proposal to include Nos. 73 and 73A The Boulevarde, Dulwich Hill as items of environmental heritage in Schedule 5 of the Marrickville Local Environmental Plan 2011.

ATTACHMENTS

1. Gazette of Interim Heritage Order for 73 The Boulevarde, Dulwich Hill
2. Heritage Assessment of 73 The Boulevarde, Dulwich Hill (and 73A The Boulevarde, Dulwich Hill) by Robertson & Hindmarsh
3. Heritage response to L&EC heritage reports by Robertson & Hindmarsh



Government Gazette

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New South Wales

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Friday, 23 March 2018

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Council Notices

COUNCIL NOTICES

INNER WEST COUNCIL

HERITAGE ACT 1977

Interim Heritage Order No 1

Under Section 25 of the *Heritage Act 1977* Inner West Council does by this order:

- I. make an interim heritage order to cover the item of the environmental heritage specified or described in Schedule 'A'; and
- II. declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule 'B'.

This Interim Heritage Order will lapse six months from the date that it is made unless the local council has passed a resolution before that date either:

- 1) in the case of an item which, in the council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; and
- 2) in the case of an item which in the council's opinion, is of State heritage significance, nominate the item for inclusion on the State Heritage Register.

Rik Hart
Interim General Manager
Inner West Council
Sydney, 21 March 2018

Schedule 'A'

The property situated at 73 The Boulevard, Dulwich Hill NSW 2203 on the land described in Schedule 'B'.

Schedule 'B'

All those pieces or parcels of land known as Lot 1, DP301656 with reference to all structures and including the garden.

[n2018-1054]

Heritage Assessment
“Bertsonie”
73 The Boulevard, Dulwich Hill
(and 73A The Boulevard, Dulwich Hill)



Nos 73 & 73A The Boulevard, Dulwich Hill (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

for
Inner West Council

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19 June 2018

Robertson & Hindmarsh Pty Ltd

Heritage Assessment Report
73 The Boulevard, Dulwich Hill
19 June 2018

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Heritage Assessment Report
73 The Boulevard, Dulwich Hill
19 June 2018

1.0 Introduction

The property at 73 The Boulevard ("Bertsonie"), Dulwich Hill, is subject to a Development Application involving the demolition of the property. Inner West Council received a report commissioned by the adjoining property's owner (73A The Boulevard) objecting to the demolition and recommending the subject property be listed as a heritage item on the Inner West LEP and that the two properties (73 & 73A The Boulevard) be included in an expanded Lewisham Heritage Conservation Area. Council evaluated the report and, after inspecting the subject property, issued an Interim Heritage Order (IHO) so that an independent heritage assessment could be made of the property.

Robertson & Hindmarsh Pty Ltd was engaged by Inner West Council on 30 May 2018 to undertake the independent heritage assessment of the property at 73 The Boulevard, Dulwich Hill. Dr Scott Robertson, of Robertson & Hindmarsh Pty Ltd inspected the properties at 73 & 73A The Boulevard on 6 June 2018, accompanied by Mr Niall Macken of Inner West Council.

Robertson & Hindmarsh Pty Ltd has been provided with a copy of Inner West Council's *Preliminary Heritage Assessment* (undated) and a copy of the *Heritage Assessment: 73A The Boulevard, Dulwich Hill* dated March 2018 by Sue Rosen Associates.

2.0 History

The history of the subject and neighbouring properties at Nos 73 & 73A The Boulevard contained in the Heritage Assessment Report by Sue Rosen Associates has been thoroughly researched and is, in the writer's opinion, an accurate history of the development of the properties. The writer concurs that the houses at Nos 73 & 73A The Boulevard were constructed in about 1920-1921 and they were occupied by 1922, No. 73A being occupied by the builder/developer of the properties, William Mitchell.

In addition to the history in the Sue Rosen Associates' report on 73 & 73A The Boulevard, it should be noted that William Mitchell was more than a local builder. He also operated in Artarmon as evidenced by his advertisement in the *Sydney Morning Herald* (9 March 1917) selling "Distinctive Brick Bungalows" with "Mission craftsman interiors" for 750 pounds on a 50 pound deposit. At this time, Mitchell's office was located in George Street, the City. William Mitchell & Co were also "real property and finance agents" who sold and let properties as well as arranged mortgages (*Farmer & Settler*, 7 March 1916).

The name of the house at 73 The Boulevard was originally "Bertsonie".

3.0 Physical Description & Analysis (Nos 73 & 73A The Boulevard, Dulwich Hill)

Inspection of the two properties at Nos 73 & 73A The Boulevard revealed that, although the two properties were constructed at the same time by the same builder their architectural treatment was different.

3.1 No 73 The Boulevard, Dulwich Hill:

The house constructed by Mitchell at No. 73 The Boulevard, and sold on completion, currently has an enclosed verandah across the street façade and a side entry porch giving access to an L-shaped hall. The roof of the house is a tiled gable roof and the gable runs parallel (rather than perpendicular) to the front façade and the face bricks are a dark black/brown laid on top of a sandstone base that stops at the floor level (figure 3.1). The dark face bricks occur on the front façade and side façades. The house has a First Floor addition that is accommodated in an extended main roof (figures 3.2 & 3.3). The front verandah has a dark brick balustrade with red brick accent panels. The verandah beam is supported on original paired short concrete columns sitting on the original brick balustrade. The glass enclosure of the verandah and the stacked textured bricks inserted into the front balustrade are not original.

The plan of the house utilizes the L-shaped corridor to zone the living and sleeping areas. Immediately inside the non-original front door is a small entry vestibule with an original built-in hall seat. The vestibule is separated from the cross hall by a pair of glazed timber doors that retain their original glazing, including a central circular glass pane which is a typical decorative detail of the period. The cross hall is panelled in dark-stained timber sheets (plywood or a proprietary hardboard) with timber cover battens (figures 3.5 & 3.6). There is a plate rail running around all four walls of the hall. At the junction of the cross hall and the main hall there is a timber screen comprising boxed-in timber panelled plinths with boxed-in columns supporting a cross rail. The ceiling is a plaster ceiling divided into squares by dark-stained timber battens and boxed-in beams. Opening off to the left of the cross hall is a bedroom (figure 3.10) and opening off to the right is the Living Room accessed through wide sliding (in wall)

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73 The Boulevard, Dulwich Hill
19 June 2018

double doors that have the same glazing pattern as the double doors between the vestibule and cross hall (figure 3.9). The floor of the cross hall and vestibule is polished timber.



Figure 3.1 No. 73 The Boulevard, Dulwich Hill: Front (west) façade (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.2 No. 73 The Boulevard, Dulwich Hill: Side (south) façade (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

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19 June 2018



Figure 3.3 No. 73 The Boulevard, Dulwich Hill: Side (south) façade (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.4 No. 73 The Boulevard, Dulwich Hill: 1920s garage in rear yard (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

The bedroom that opens off the cross hall also opens onto the now enclosed front verandah. The door to the room is a modern hollow core door and the white marble fire surround is also not original. However, the plaster

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and timber ceiling is original as are the stained timber picture rail and skirtings. The floor is polished timber. The casement windows have plain glass panes (ie one pane per sash).

The enclosed front verandah contains a modern kitchenette and an earlier bathroom which was probably installed in the 1940s, as indicated by the tiling to the walls and floor.

The other front bedroom retains its original brick and timber fire surround and timber battening on the chimney breast above the mantel shelf (figure 3.10). The timber skirtings and picture rail are original as is the polished timber floor and the decorative plaster ceiling. The bedroom retains its original glass door to the front verandah as well as its original 4-panel stained timber door to the Hall. The door furniture on the hall door is the original furniture and it is an incongruous Art Nouveau style backplate and handle. The casement windows have plain glass panes (ie one pane per sash).

The third bedroom has a simple decorative scheme and its joinery has been painted (with the exception of the plaster and stained timber ceiling). The fourth bedroom/study has been altered to permit the construction of a staircase to the First Floor addition. At the end of the main hall is an enclosed rear porch that has a built-in book case (that was originally a door into the original Kitchen) and a door to the original milk and bread delivery hatch (figure 3.11).

The Living Room opens off the cross hall through the sliding doors already described. The Living Room retains its original plaster ceiling with dark-stained timber battens and boxed-in beams as well as the original timber floor boards that have been sanded and polished (figures 3.7 & 3.8). Original dark-stained timber picture rails encircle the room at door height. The stained timber casement windows have plain glass panes (ie one pane per sash) but would have had leadlight glazing originally. On the west wall is a large fully-recessed inglenook containing a brick and timber fire surround and a seat on each side of the fireplace contained within a screen of boxed-in timber panelling supporting boxed-in timber posts. There are leadlight-fronted cupboards built in on both sides of the chimney breast.

Behind the Living Room is another room currently used as a bedroom but which was probably the original Kitchen. The ceiling is plaster and the other joinery in the room (picture rail, skirtings and architraves) has been painted. The casement windows have plain glass panes (ie one pane per sash). The absence of a kitchen fireplace and chimney breast indicates the use of either gas or electric cooking equipment. The chimney above the west wall of this room is only large enough to have a single flue, indicating it served only the Living Room fireplace in the inglenook (figure 3.3).

The final room on the south side of the house is the current Kitchen with a pantry that was probably the externally-accessed WC. The current Kitchen was probably the original Scullery.

On the north side of the house the final rear room is the externally-accessed Laundry.

The rear yard of the house contains an asbestos cement garage which probably dates from soon after the construction of the house (the 1920s being a boom period for the construction of garages as car ownership became more widespread in well-to-do suburbs) (figure 3.4).

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Figure 3.5 No. 73 The Boulevard, Dulwich Hill: Main (cross) hall looking south to entry vestibule (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.6 No. 73 The Boulevard, Dulwich Hill: Main (cross) hall looking north past Living Room doors on right to Bedroom at end of hall (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

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Figure 3.7 No. 73 The Boulevard, Dulwich Hill: East wall of Living Room with inglenook (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.8 No. 73 The Boulevard, Dulwich Hill: Detail of inglenook in Living Room (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

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Figure 3.9 No. 73 The Boulevard, Dulwich Hill: Sliding doors from Living Room to Hall (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.10 No. 73 The Boulevard, Dulwich Hill: Fireplace and plaster ceiling of north bedroom at west end of house (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

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Figure 3.11 No. 73 The Boulevard, Dulwich Hill: Milk & bread delivery hatch in Rear Porch. Shelves and cupboard are built into former door from Rear Porch to Kitchen (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

3.2 No 73A The Boulevard, Dulwich Hill:

The house constructed by Mitchell at No. 73A The Boulevard, and occupied by him on completion, presents a symmetrical façade to the street with two, low-pitched gable roofs over the verandah surmounted by a steeper pitched gable roof over the main body of the house. The front verandah has a very fine rock-face ashlar sandstone balustrade and piers supporting the timber posts of the two verandah gable roofs (figure 3.12). The verandah wraps around the large front room of the house and conceals the dark brick of the house in the deep shadow of the front verandah. The dark face bricks of the front façade change to select commons on the side facades.

The house was originally a single-storey bungalow with an L-shaped corridor linking the front door at the end of the south side verandah with the central corridor that runs east-west through the house. The corridor passes the Living Room, two bedrooms and the Bathroom through to the Dining Room in which the corridor terminates. There is a Bedroom that opens off the Dining Room. Beyond the rear wall of the Dining Room, the house is currently undergoing major alterations and additions. The current works constitute a second phase of alterations. A previous phase resulted in a First Floor brick and tile-roofed box constructed over the rear section of the house. This brick addition is clearly visible from The Boulevard when progressing south along the street and is being retained in its external form in the current building works.

The decorative features of the house (ceilings, fireplaces, skirtings, architraves, doors and windows) are relatively intact in the front section of the house. Some of the ceilings bear a stronger relationship to the decorative styles of the Federation period preceding World War I, however, the pattern of the hall ceiling derives from the patterns of the Secession movement in Europe (figure 3.14) and the ceiling of the bedroom opening onto the side verandah has a dentil cornice that was popular in the revived classical styles of the interwar period (figure 3.13). The fireplace tiles are Art Nouveau in style but the timber fireplace surrounds are exceptional examples rather than "run-of-the-mill" designs. The fireplace surround in the front room is Arts & Crafts/Aesthetic Movement (figure 3.12) and the fireplace surround in the Bedroom opening onto the side verandah is a rare example of turned columns integrated into the design (figure 3.13). The influence of the international magazines is evident in the interior decorative scheme even though all the decorative elements would have been locally-produced.

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Figure 3.12 No. 73A The Boulevard, Dulwich Hill: Front (west) façade (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

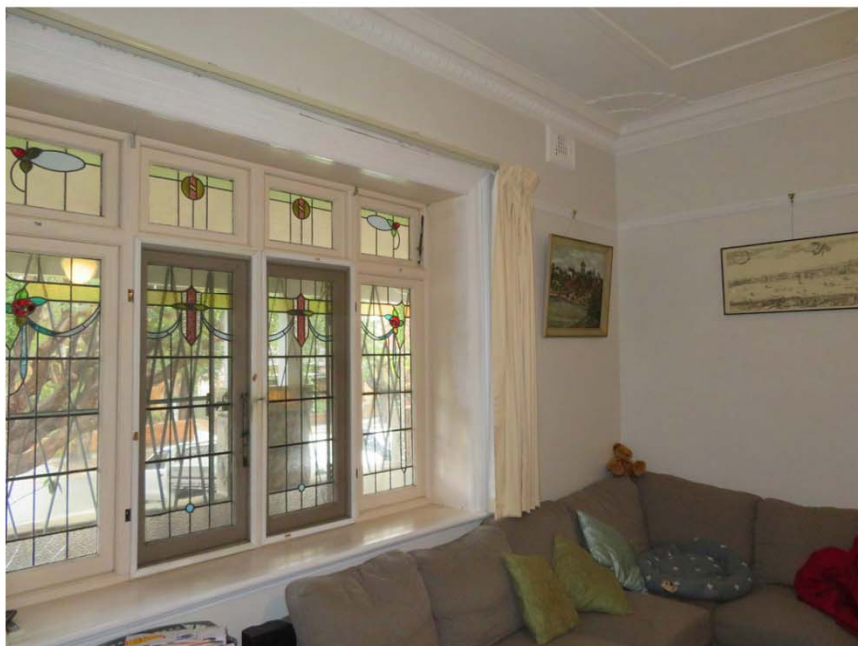


Figure 3.13 No. 73A The Boulevard, Dulwich Hill: Leadlight window in front room (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

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Figure 3.12 No. 73A The Boulevard, Dulwich Hill: Fireplace in front room (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.13 No. 73A The Boulevard, Dulwich Hill: Fireplace, ceiling and leadlight door in north front bedroom (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

Robertson & Hindmarsh Pty Ltd

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Figure 3.14 No. 73A The Boulevard, Dulwich Hill: Main Hall showing Secession influence on plaster ceiling pattern (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.15 No. 73A The Boulevard, Dulwich Hill: Fireplace in south bedroom (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

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4.0 Comparative analysis – Craftsman style interiors

The interiors of No 73 The Boulevard are a substantially intact example of the style of domestic interiors popularised by the American furniture designer Gustav Stickley in his *Craftsman* magazine which began publication in 1901 (figure 4.1). Various described in the Sydney press as being either a "Mission interior", a "Mission Craftsman Interior" or a "Craftsman interior", this style of interior was adopted in Australia and New Zealand shortly after examples began to emerge in America.



Figure 4.1 Published interior from the *Craftsman* magazine

Developments in Pasadena, California were well known in Sydney. Published examples of American style bungalows, and appropriately furnished interiors, from architect-designed residences in America, New Zealand, and Australia appeared in Sydney trade journals: *Building and the Construction* and *Local Government Journal*. American-inspired suburban housing, termed either an American bungalow or a Californian Bungalow were erected in suburbs such as Artarmon, Burwood Heights, Chatswood, Clifton Gardens, Penshurst and Roseville, suburbs that developed beyond the existing nineteenth century suburbs. With the exception of the series of bungalows designed by the architect Charles Halstead in Penshurst, the majority of the American style bungalows were erected by builders as speculative developments and are of a similar scale. Larger examples, such as the series of houses in Clifton Gardens designed by the architect Edward Orchard were individual commissions. In addition to the new subdivisions, individual houses were erected in more established suburbs as the grounds of substantial nineteenth century houses were subdivided, as occurred in Dulwich Hill.

The planning of suburban housing in Sydney remained largely unchanged from the Federation era until the early 1920s. Externally, details adapted from Californian bungalows were utilised from around 1912 onwards. The Japanese inspired detailing and river pebbles found in the Californian examples were occasionally used in Sydney by architects, such as James Peddle and Alexander Stewart Jolly, however, the majority of the American style bungalows utilised the typical palette of materials of the Federation suburban house: a Rockface ashlar sandstone plinth, face brick, timber joinery and a slate roof with a tiled ridge or a tiled roof. Production of many of the components of these houses began, with fibrous plaster, tiles and terracotta produced in factories in the Inner West. Wide verandahs, such as the now infilled room to the front of No. 73 The Boulevard, doubled as sleep out porches when it was hot or as places for relaxing during the day. The Californian examples were also utilised for a similar purpose.

By 1917 new bungalows in Artarmon and Chatswood were being advertised as having Mission Craftsman Interiors. The builder James P. Neal of Chatswood advertised his Californian Bungalows as having "Mission Craftsman Interiors" (SMH 20 June 1917). William Mitchell & Co advertised that "distinctive brick bungalows" at Artarmon were for sale which, amongst other features, had a "Mission craftsman interior", beam panel ceilings, obscure glass doors and

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leadlight windows (SMH 17 March 1917). This is probably the same William Mitchell that erected the two houses in The Boulevard.

In Sydney, Craftsman styled interiors became popular, replacing the earlier fashion for timber hall screens and fireplaces with Art Nouveau style motifs. These transitions in style were influenced by Sydney architects who travelled overseas, and by overseas-trained architects and designers who settled in Sydney. After 1900 published designs of contemporary interiors, including *The Craftsman* magazine, could easily be had in Sydney. David Jones noted in 1911 that "fortunately the extending circulation of *The Studio* and back numbers of *Die Kunst* that are offered on bookstalls have enabled David Jones to get the furniture-loving public back on the right track" (*The Sun* 7 June 1911). Alexander Koch published widely on German Art and Decoration from the late 1890s, promoting the work of the Artist's Colony at Darmstadt. *Die Kunst und Dekoration* was one of his series of publications. A number of furniture manufacturers in Sydney supplied 'Mission' furniture, based on Stickley's furniture designs which were in turn inspired by the Californian missions established by the Spanish. David Jones offered Craftsman and Mission ranges and entire panelled interiors.



Figure 42. Charles Halsehead's bungalow at 24 Penshurst Avenue, Penshurst, Building October 1916

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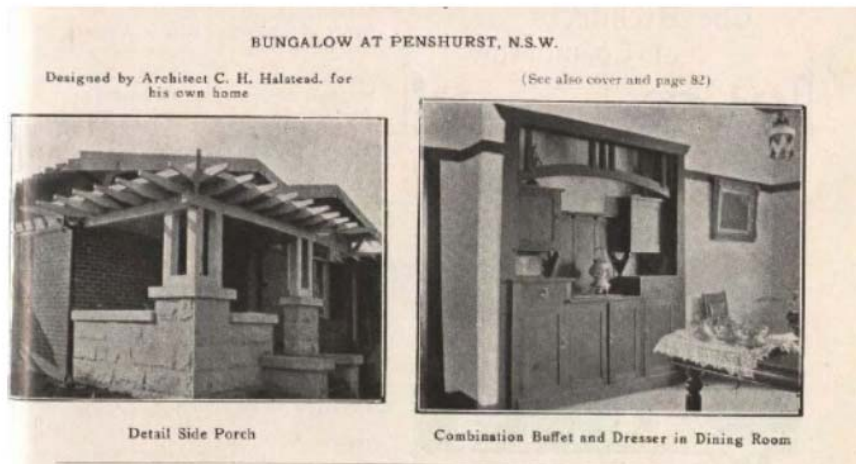


Figure 4.3 Charles Halstead's bungalow at 24 Penshurst Avenue, Penshurst, *Building* October 1916

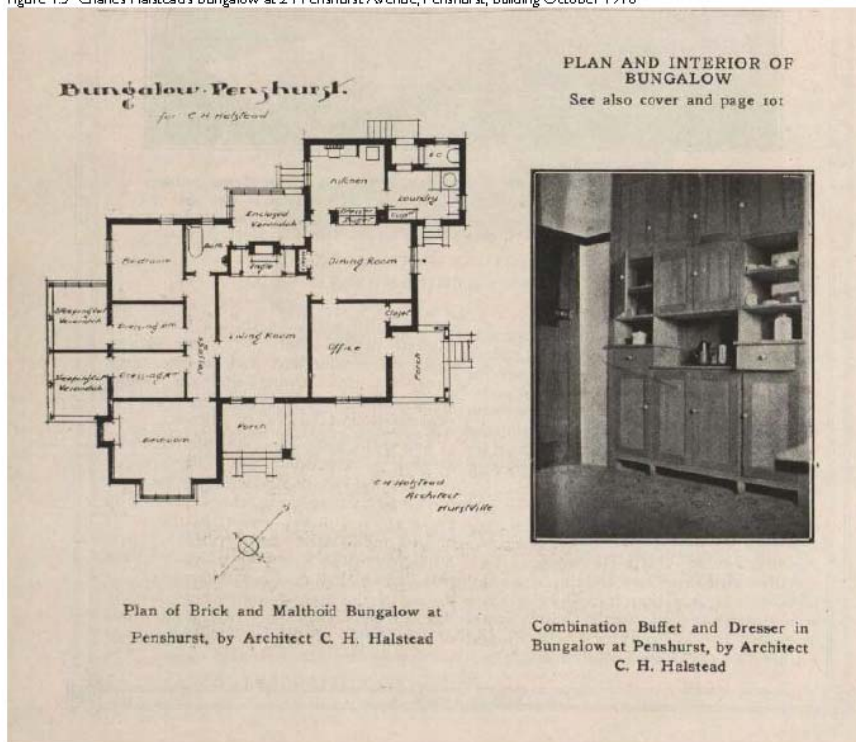


Figure 4.4 Charles Halstead's bungalow at 24 Penshurst Avenue, Penshurst, *Building* October 1916

A substantial portion of the October 1916 issue of *Building* magazine was devoted to promoting the American style of Bungalow as well as local examples such as Charles Halstead's own house in Penshurst (24 Penshurst Avenue) (figures 4.2-4.4). Whilst this house has been identified as being the work of Charles Halstead, the listing does not mention that the design was published, including the floor plans and interior and exterior details. The extent of survival of the interiors is not mentioned on the listing and interiors are not mentioned in Schedule 5 of the Hurstville

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LEP 2012. Despite the Halstead residence being an early example of a Californian style bungalow, no comparison with examples beyond the former Local Government Area of Hurstville (now Georges River Council) is made.



A Mission Interior by H. C. Day, Esq.

H. C. DAY, Esq., of SIR CHARLES ROSENTHAL & DAY,
Architects, Sydney.

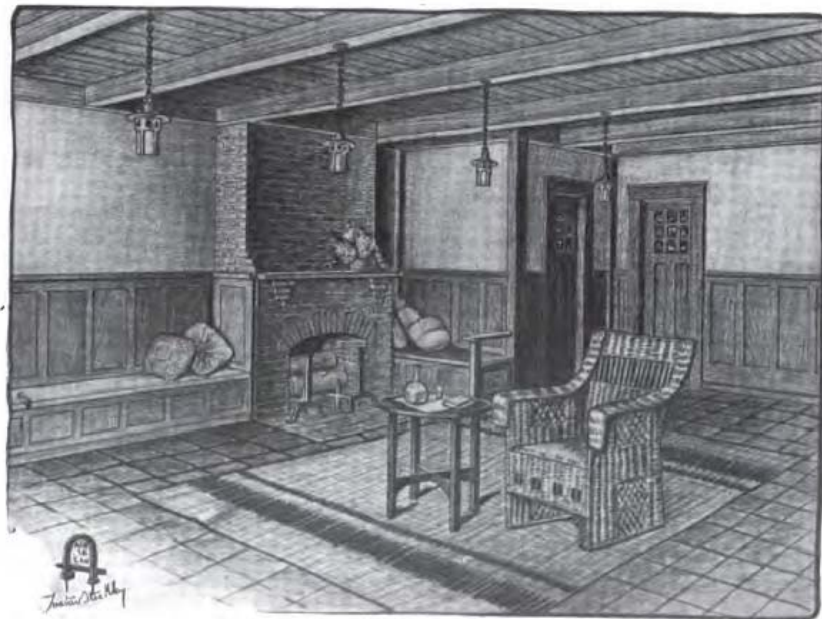
Figure 4.5 A 'Mission Interior' by the Architect Harry Cooper Day, from *Distinctive Australian Homes*

The interiors by Harry Cooper Day, of architects Rosenthal and Day, included in the 1925 publication *Distinctive Australian Homes* were called Mission interiors (figure 4.5). The published examples, the survival of which has not been confirmed, are of at least the same quality as the example erected by Mitchell in The Boulevard. Harry Day's death in 1925 ended his promising career. His design for a bungalow for Mr Barre-Johnston at Middle Harbour published in *Building* in February 1913 was simply described as being 'Mission' and included interiors such as a substantial dining room with a beamed ceiling and inglenook and an interconnecting sitting room.

No. 73 The Boulevard still retains its fireplace set within an inglenook, a common feature of Craftsman bungalows in America but not so common in Australia. In his series of 78 bungalow plans published in 1912 the architect Reginald Prevost only included one plan with an 'ingle'. Several of his plans had a side entry, however, the majority of the plans, like suburban housing from 1900-1925, have a central front entrance. Prevost's designs were mostly of smaller suburban housing and individual plans were published over the next couple of years.

An 'ingle' or inglenook as the fireside alcove is usually known, were only included in the larger-scaled houses in Great Britain, the name being derived from the Scottish word "ingleneuk" or "chimney corner". Inglenooks became a feature of the substantial modern country houses in England and America in the 1870s and the idea was transplanted to Sydney in the 1880s by architects such as John Sulman and John Horbury Hunt. Inglenooks continued to be utilised in substantial Arts and Crafts houses in Sydney and Melbourne. *Building Magazine* held a competition for an Inglenook design, and one of the winning examples was published in August 1914. Unlike traditional forms, Inglenooks in bungalows frequently had an external window. The example at No. 73 has features included in published Craftsman designs, including the corbelled brickwork to the chimney breast.

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VERANDA THAT IS FITTED UP AS A LIVING ROOM, SHOWING OUTDOOR FIREPLACE, WAINSCOTING, BUILT-IN SEATS AND USE OF LANTERNS, WITH SUGGESTIONS FOR SUITABLE FURNISHINGS.

Figure 4.6 Published design from *The Craftsman* magazine with seating beside the fireplace and corbelled brickwork.

There has been no comprehensive study of surviving Craftsman-inspired interiors in Sydney or of housing that demonstrates the transition from Federation style housing to the Craftsman-inspired Californian bungalow.

There are two intact bungalow interiors recorded by the Historic Houses Trust (now Sydney Living Museums).

"Esslemont", Cremorne designed by Donald Esplin, 1918
No inglenook shown on the 2011 plans, but the house has a substantial porch. Recorded interiors do not appear in the real estate photos.

This house is listed on the State Heritage Register as "Egglemont", 11 Cranbrook Avenue.

"Marara", Careel Bay attributed to James Peddle, 1917
A built-in seat survives, however, the archival record does not show the fire place. The house is not a listed heritage item.

There are four houses with Inglenooks listed on the State Heritage Register, three of which are substantial nineteenth century houses and the fourth is a rustic weekend retreat, "Loggan Rock" by Alexander Stewart Jolly. Other surviving houses by Jolly also contained rustic inglenooks, including "Noonee", Lavoni Street, Balmoral. Jolly was one of the first architects in NSW to design a Californian style bungalow however his initial work was undertaken in the Lismore area. His brother is believed to have seen examples in America first-hand. A number of Jolly's houses have been listed on the State Heritage Register, however, these houses are far more rustic in character than Mitchell's pair of houses in The Boulevard.

Eight houses listed on the State Heritage Inventory as having inglenooks, two of which are not in Sydney. These houses are largely substantial two-storey Arts and Crafts style houses such as "Rycote" at 248 Willoughby Road, Naremburn (1915) and "Biltmore" at 14 Lang Road, Centennial Park (architects: Waterhouse and Lake). There are

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a further set of houses listed on the State Heritage Register and as being Californian Bungalows, however, little information is available as to the state of their interiors.

Houses designed by Peddle and Thorp including "Lynwood Cottage" in Killara are listed. James Peddle worked in Pasadena around 1912 before returning to Sydney to assist his former pupil Samuel Thorp in working up his competition-winning designs for houses at Daceyville. Thorp's own house "The Cobbles", in Shellcove, is a well-known example that demonstrates the influence of contemporary houses in California. Recent real estate photographs from 2011 show that whilst the dark stained timbers survive to the walls, the ceilings have been replaced in the principal rooms and the internal doors now only contain two panes of glass. Real estate advertisements show that features such as tiled fire places and beamed ceilings survive in houses that have been identified as being Peddle and Thorp's work however there has been no comprehensive study made of such houses.

Not all local Councils have updated their Schedule 5 lists (of Items of Environmental Heritage) to include interiors, to coincide with the standard LEP clause relating to changes to interiors (5.10.2 (b)). The interior of houses not listed on the SHR and not specifically identified in the LEP schedules, such as "The Cobbles" are not adequately protected. Currently there is no protected Craftsman interior in NSW.

The surviving interior of No. 73 The Boulevarde is a rare surviving substantially intact example of a "Mission Craftsman Interior", a style popular in Sydney bungalows dating from 1917 - 1925. The interior of a similar standard to contemporary examples published in the first half of the 1920s, the survival of which has yet been confirmed. Given that the interior was constructed by William Mitchell who erected bungalows in the Sydney area, the design is important as a record of the 'Mission Craftsman interior' style predominantly only found in NSW. No other intact examples with an inglenook, beamed ceiling and internal doors has been located. The other surviving examples have had one element modified.

The influence of the Craftsman magazine and the 'Californian' style of bungalow reflected the trading route and exchange of ideas between Sydney and California between 1900 and 1930. The design demonstrates the adaptations of contemporary Californian architecture to Australia, and its adaptation to suit the available range of materials for buildings in Sydney.

Although now infilled, the front porch at No 73 The Boulevarde reflects a once common feature of residential architecture in suburban Sydney from the 1870s, the front Sleep Out Porch. The infilling is reversible.

5.0 Assessment of Heritage Significance

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

5.1 No 73 The Boulevarde, Dulwich Hill

5.1.1 Application of the Assessment Criteria to Bertsonie, No 73 The Boulevarde, Dulwich Hill

The following section analyses the elements of No 73 The Boulevarde that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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

| |
|--|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • 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 |
|--|

No 73 The Boulevarde, Dulwich Hill is an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation

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houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. In this respect it meets the guideline for inclusion under Criterion (a).

No 73 The Boulevard, Dulwich Hill is an American-influenced bungalow and is a larger version of what Mitchell had been building in suburban Sydney (such as the four-room "Mission craftsman" houses in Artamon) and reflected the status of persons moving into the Dulwich Hill area.

No 73 The Boulevard, Dulwich Hill has been altered with the addition of a first floor set of rooms and the extension of the original roof up to enclose the new rooms. However, the ground floor plan remains almost intact and the original room uses are evident and so the house still allows an interpretation of the historic uses of the rooms and an understanding of the way of life. The survival of the original milk and bread delivery box is also significant in being a physical manifestation of a food supply system that is no longer extant but is of historical and social importance.

The survival of the 1920s asbestos cement garage is of significance as tangible physical evidence of the spread of car ownership in the interwar period.

Criterion (b): An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

| |
|---|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • 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 |
|---|

The ground floor plan of No 73 The Boulevard, Dulwich Hill remains almost intact and the original room uses are evident and so the house still allows an interpretation of the historic uses of the rooms and an understanding of the way of life. The house's construction is also associated with the work of a builder/developer, William Mitchell, who worked in a number of Sydney suburbs. Therefore, it meets the guideline for inclusion under Criterion (b).

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).

| |
|--|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • 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 |
|--|

Whilst the exterior of No 73 The Boulevard is a simple bungalow form that is representative of speculative housing, the interior of the house contains exceptional interior detailing that is unusual for speculative housing. The intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickley's Craftsman houses to the Australian mass housing context. The intact inglenook is particularly rare in any housing in Australia, let alone suburban housing. The house is also larger than the usual speculative house as evidenced by the 1919 advertisement for four-room houses developed by Mitchell in Artamon, and was aimed at a professional market. No 73 The Boulevard meets the guideline for inclusion under Criterion (c).

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The surviving interior of No. 73 The Boulevard is a rare surviving substantially intact example of a "Mission Craftsman Interior", a style popular in Sydney bungalows dating from 1917–1925. The interior is of a similar standard to contemporary examples published in the first half of the 1920s, the survival of which has not yet been confirmed. Given that the interior was constructed by William Mitchell who erected bungalows in the Sydney area, the design is important as a record of the 'Mission Craftsman interior' style predominantly only found in NSW. No other intact examples with an inglenook, beamed ceiling and internal doors has been located. The other surviving examples have had one element modified.

The influence of the *Craftsman* magazine and the 'Californian' style of bungalow, reflected the trading route and exchange of ideas between Sydney and California between 1900 and 1930. The design demonstrates the adaptations of contemporary Californian architecture to Australia, and its adaptation to suit the available range of buildings materials in Sydney.

Although now infilled, the front porch reflects a once common feature of residential architecture in suburban Sydney from the 1870s, the front Sleep Out Porch. The enclosure of the front verandah is reversible and is only a temporary degradation in terms of the guidelines for exclusion.

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

| |
|---|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative |
|---|

No 73 The Boulevard does not meet the guidelines for inclusion under Criterion (d).

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

| |
|--|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites |
|--|

No 73 The Boulevard does not meet the guidelines for inclusion under Criterion (e).

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

| |
|---|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat |
|---|

The intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickley's Craftsman houses to the Australian mass housing context and the design is of exceptional interest in the local and

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Sydney context. The intact inglenook is particularly rare in any housing in Australia, let alone suburban housing. Surviving intact interiors are rare and most information regarding Craftsman interiors is only available in the publications of the time.

The survival of the original milk and bread delivery box is also significant in being a physical manifestation of a food supply system that is no longer extant but is now a defunct way of life.

The front verandah as a sleeping porch is a defunct custom.

No 73 The Boulevard meets the guideline for inclusion under Criterion (f).

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments

(or a class of the local area's

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

| |
|---|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • 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 |
|---|

The intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickle's Craftsman houses to the Australian mass housing context and are fine examples of their type. The house interior is a significant variation of typical mass-produced housing of the period because of the richness of the decoration and the size of the house. It was intended for occupation by a professional man and his family and is outstanding for its integrity and original condition.

No 73 The Boulevard meets the guideline for inclusion under Criterion (g).

5.1.2 Statement of Significance (No 73 The Boulevard, Dulwich Hill)

No 73 The Boulevard, Dulwich Hill ("Bertsonie") is of historical significance at a Local level as an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. The ground floor plan remains almost intact and the original room uses are evident and so the house still allows an interpretation of the historic uses of the rooms and an understanding of the way of life. The survival of the original milk and bread delivery box is also significant in being a physical manifestation of a food supply system that is no longer extant but is of historical and social importance. The survival of the 1920s asbestos cement garage is of significance as tangible physical evidence of the spread of car ownership in the interwar period.

No 73 The Boulevard, Dulwich Hill is of social significance as an example of the work of builder/developer, William Mitchell, who developed, financed and let houses in the wider Sydney area.

No 73 The Boulevard, Dulwich Hill is of aesthetic significance at a Regional level because of the intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickle's Craftsman houses to the Australian upper middle class mass housing context. The intact inglenook is particularly rare in any housing in Australia, let alone suburban housing. Intact Craftsman interiors of this quality and size are rare in the Sydney context and rare in the speculative housing market.

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5.1.3 Schedule of significant elements (No 73 The Boulevard Dulwich Hill)

The following schedule of elements uses levels of significance as set out in the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*.

| Element | Significance level |
|---|--------------------|
| Exterior: | |
| Unpainted stone and brick walls & chimney | Exceptional |
| Paint on brickwork | Intrusive |
| Timber windows | Exceptional |
| Concrete verandah columns | Exceptional |
| Later timber window enclosure to front verandah/sleep-out porch | Intrusive |
| Roof tiles | Exceptional |
| Metal roofed rear verandah | Intrusive |
| Asbestos cement garage | Exceptional |
| Interior: | |
| Entry Vestibule and Cross Hall: | |
| Front door, vestibule light fitting, light fitting beyond cross hall screen, hollow core door to southern bedroom on west of cross hall | Intrusive |
| Room volume, timber floor, stained timber wall panelling, skirting and plate shelf, plaster and stained timber ceiling, double glass doors & door furniture between vestibule and hall, screen between cross hall and main hall, vestibule seat, sliding glass doors & door furniture to Living Room, door & door furniture to northern bedroom on west of hall, door & door furniture to bedroom at north end of hall, stained timber window in south wall | Exceptional |
| Living Room: | |
| Room volume, timber floor, stained timber architraves, skirting and picture rail, plaster and stained timber ceiling, single nook stained panelling, plate shelf, leadlight fronted cabinets, posts & seats, brick and timber fireplace & brick hearth, glass door to Dining Room, stained timber windows in south wall, light fitting | Exceptional |
| Dining Room: | |
| Room volume, timber floor, plaster and stained timber ceiling, timber skirtings, picture rail & architraves, window | Exceptional |
| Paint on joinery, ceiling fan | Intrusive |
| Kitchen: | |
| Room volume | Exceptional |
| Fixtures fittings, window | Neutral |
| Pantry off Kitchen: | |
| Room volume | Exceptional |
| Window | Neutral |
| West bedroom at south end: | |
| Room volume, timber floor, stained timber architraves, skirting and picture rail, plaster and stained timber ceiling, stained timber windows in south wall, light fitting | |
| Door to verandah, door to hall, marble fireplace surround | Intrusive |
| West bedroom at north end: | |
| Room volume, timber floor, stained timber architraves, skirting and picture rail, decorative plaster ceiling & cornice, stained timber windows in south | Exceptional |

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| Element | Significance level |
|---|--------------------|
| wall, brick & timber fireplace surround & chimney breast timberwork, panel door & door furniture to hall, glass door & door furniture to verandah | |
| Ceiling fan | Intrusive |
| North bedroom at end of cross hall: | |
| Room volume, timber floor, plaster ceiling & cornice, timber skirtings, picture rail & architraves, window | Exceptional |
| Paint on joinery, light fitting | Intrusive |
| Front verandah (see also Exterior): | |
| 1940s Bathroom at north end | Little |
| Study: | |
| Timber floor, timber picture rail, skirtings, architraves, window, plaster ceiling & cornice | Exceptional |
| Room volume, paint on joinery, stair and stair enclosure to first floor | Intrusive |
| Bathroom: | |
| Room volume, timber window | Exceptional |
| Fixtures, fittings, tiles | Intrusive |
| Laundry: | |
| Room volume, timber window | Exceptional |
| Fixtures, fittings, tiles | Intrusive |
| Enclosed rear porch: | |
| Former doorway into current Dining, former food delivery hatch into current Dining | Exceptional |
| Doors enclosing porch | Intrusive |

5.2 No 73A The Boulevard, Dulwich Hill

Whilst the house at No 73A The Boulevard, Dulwich Hill is not a part of the application for redevelopment the owner of the house has suggested that it could be listed as an item of environmental heritage.

Inspection of the house in 2018 revealed substantial alterations to the rear of the house were underway and that previous alterations and additions had been carried out in the 1980s. The resultant first floor brick extension is not being removed or altered in the current alterations to the house to mitigate the visual impact of the addition on the original form of the house. Extent of surviving Art Nouveau detailing is significant, for the variations between the European Secession Style and the British fondness for plant motifs (and Adamesque plaster ceilings).

5.2.1 Application of the Assessment Criteria to, No 73A The Boulevard, Dulwich Hill

The following section analyses the elements of No 73A The Boulevard that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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

| |
|--|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • 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 |
|--|

No 73A The Boulevard, Dulwich Hill is an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. In this respect it meets the guideline for inclusion under Criterion (a).

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No 73A The Boulevard, Dulwich Hill is an Interwar Bungalow with exterior and some interior details reflecting those of the previous Federation period and other details reflecting a sophisticated European influence through the European Secession Style motifs. In this respect, No 73A The Boulevard reflects the melting pot of different style ideas that permeated the interwar period.

Criterion (b): An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

| |
|---|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • 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 |
|---|

The front portion of the ground floor plan of No 73A The Boulevard, Dulwich Hill remains almost intact and the original room uses are evident and so the house still allows a partial interpretation of the historic uses of the rooms and an understanding of the way of life.

The house's construction is also associated with the work of a builder/developer, William Mitchell, who worked in a number of Sydney suburbs, as both an example of his development work and as his own home. Therefore, it meets the guideline for inclusion under Criterion (b).

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).

| |
|--|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • 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 |
|--|

The exterior of No 73A The Boulevard is a simple bungalow form that is representative of speculative housing and harks back to the Federation period in style and detail. Some of the interior details such as panel doors and fireplace tile design also reflect the aesthetics of the previous period.

However, some of the decorative elements of the interior of the house reflect a more sophisticated aesthetic not ordinarily associated with mass speculative housing, as evidenced by the design of the timber fireplace surrounds in the front bedroom and the bedroom opening onto the front side verandah as well as the pattern of the decorative plaster hall ceiling. The patterning of the hall plaster ceiling references European taste in the Secession Movement and the timber fireplace surround in the front bedroom is a referral back to the nineteenth century Aesthetic Movement. No 73A The Boulevard meets the guideline for inclusion under Criterion (c).

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

| |
|---|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative |
|---|

No 73A The Boulevard has an association with master builders in that it was the home of builder/developer, William Mitchell and, therefore meets the guidelines for inclusion under Criterion (d).

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

| |
|--|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites |
|--|

No 73A The Boulevard does not meet the guidelines for inclusion under Criterion (e).

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

| |
|---|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat |
|---|

The intact nature of the decorative ceilings, exceptionally fine fireplaces, and joinery in the front portion of the house means that No 73A The Boulevard meets the guideline for inclusion under Criterion (f).

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's – cultural or natural places; or – cultural or natural environments

(or a class of the local area's – cultural or natural places; or – cultural or natural environments).

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| |
|---|
| <p>Guidelines for INCLUSION</p> <ul style="list-style-type: none"> • 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 <p>Guidelines for EXCLUSION</p> <ul style="list-style-type: none"> • 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 |
|---|

The intact nature of the decorative ceilings, exceptionally fine fireplaces, and joinery in the front portion of the house are fine examples of their type. The house interior is a significant variation of typical mass-produced housing of the period because of the unusual nature of the decoration and the size of the house. It was intended for occupation by the owner/builder and is outstanding for its integrity and original condition in the front section of the house.

No 73A The Boulevard meets the guideline for inclusion under Criterion (g).

5.2.2 Statement of Significance (No 73A The Boulevard, Dulwich Hill)

No 73A The Boulevard, Dulwich Hill is of historical significance at a Local level as an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. The front portion of the ground floor plan remains almost intact and the original room uses are evident in this section.

No 73A The Boulevard, Dulwich Hill is of social significance as an example of the work of builder/developer, William Mitchell, who developed, financed and let houses in the wider Sydney area.

No 73A The Boulevard, Dulwich Hill is of aesthetic significance at a Local level because of the intact nature of the decorative ceilings, fireplaces and joinery in the front section of the house as applied to a house intended for the upper middle class mass housing market.

5.2.3 Schedule of significant elements (No 73A The Boulevard Dulwich Hill)

The following schedule of elements uses levels of significance as set out in the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*.

| Element | Significance level |
|--|--------------------|
| Exterior: | |
| Unpainted stone and brick walls & chimney of original front section of the house | Exceptional |
| 1980s first floor addition and later additions | Intrusive |
| Timber windows & doors | Exceptional |
| Aluminium windows | Intrusive |
| Timber verandah posts, fibre cement and timber gable sheeting and fibre cement verandah soffit lining | Exceptional |
| Roof tiles (form and material) | Exceptional |
| Tiled front path | Exceptional |
| Front fence stonework | Exceptional |
| Front fence gates | Intrusive |
| Garage | Intrusive |
| Interior: | |
| Living Room, three Bedrooms, Dining Room, Entry (cross) Hall and Hall: | |
| Room volumes, skirtings, architraves, decorative plaster ceilings, plaster arch, fireplace tiles (including hearth tiles), timber fireplace surrounds, panel doors | Exceptional |

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| Element | Significance level |
|---|--------------------|
| and door furniture, timber windows, leadlight glass, front door and leadlight glass | |
| Bathroom: | |
| Room volume, decorative plaster ceiling, door | Exceptional |
| Wall & floor tiles, fixtures and fittings, window | Intrusive |
| Modern rear rooms: | Intrusive |

6.0 Conservation Area

The report by Sue Rosen Associates suggested that both Nos 73 & 73A The Boulevarde could be incorporated into an expanded Lewisham Heritage Conservation Area including Eltham Street. The housing in Eltham Street, and extending part of the way into the adjacent streets of The Boulevarde and Denison Road is primarily of the Victorian period and the houses have a consistency of form and, in most cases, of detailing that warrants further investigation by Inner West Council for a possible new Heritage Conservation Area or an addition to an existing Heritage Conservation Area. However, the two houses at Nos 73 & 73A The Boulevarde are interwar bungalows which is of a different period of construction and architectural style than the majority of the area surrounding Eltham Street. Whilst one of the characteristics of the Lewisham Heritage Conservation Area is a mixture of nineteenth and twentieth century architectural styles and building forms the consistency of the housing in the Eltham Street area may preclude the inclusion of these two interwar bungalows. Moreover, the two houses at Nos 73 & 73A The Boulevarde are separated from the Victorian period housing by a 1960s three-storey block of flats at No 71 The Boulevarde.

However, it is recommended that Council investigate the possibility of the two houses being listed as a small group constructed by the same builder (including interiors but excluding the non-original additions).

7.0 Conclusion

It is recommended that No 73 The Boulevarde, Dulwich Hill be listed as an item of environmental heritage on the Marrickville LEP (including the interiors of the intact rooms, including the inglenook) and that all the features to be protected by being listed on Schedule 5 of the LEP.

It is recommended that No 73A The Boulevarde, Dulwich Hill be listed as an item of environmental heritage on the Marrickville LEP (limited to the front garden, path & fence, the exterior of the front section of the house – ie in front of the first floor addition – and the interior of the front section of the house (including the interiors of the intact rooms, including the ceilings and fireplaces) and that all the features to be protected by being listed on Schedule 5 of the LEP.

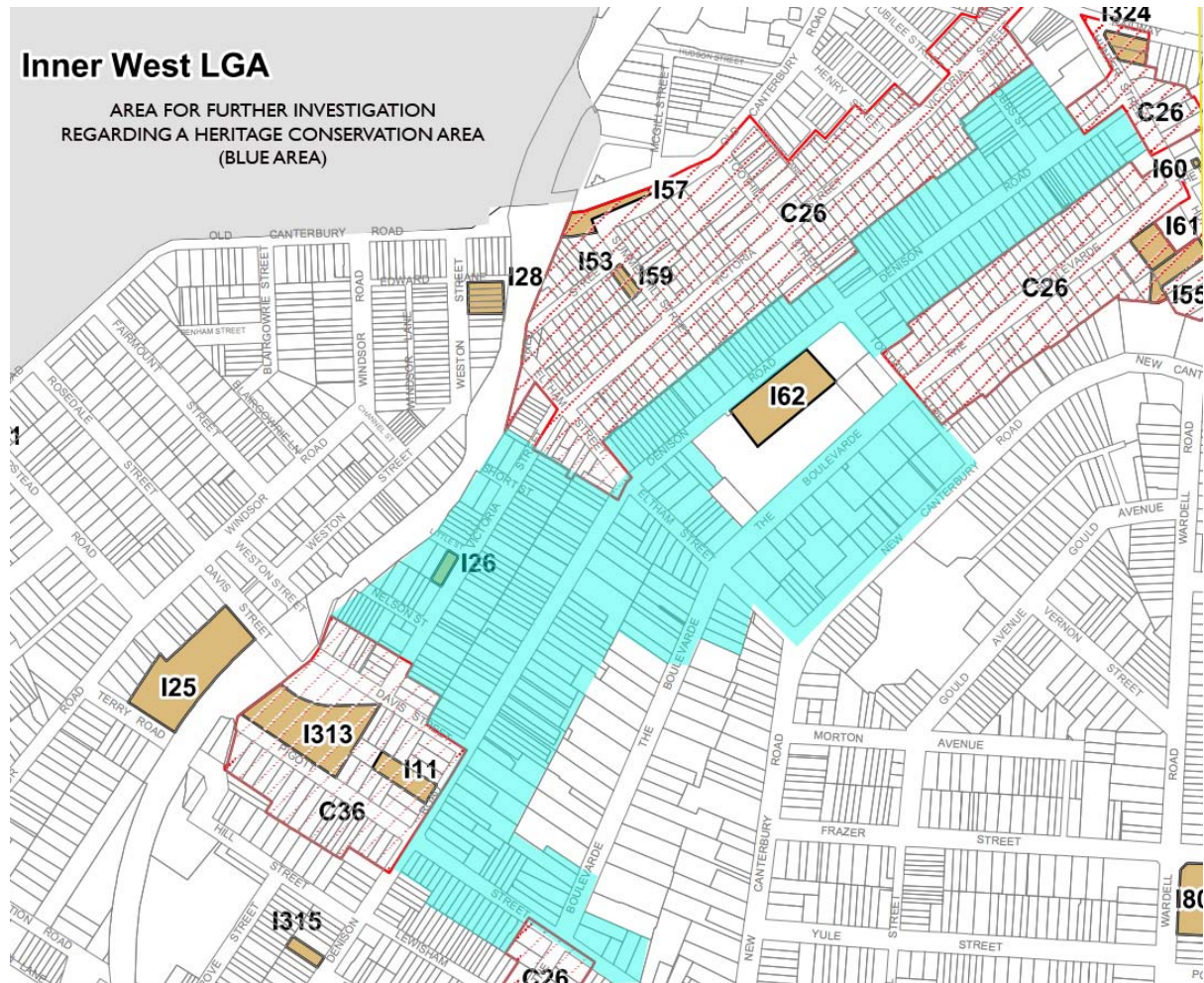
It is recommended, if No 73 The Boulevarde, Dulwich Hill is not listed, that it be archivally recorded in hand-drawn measured drawings (including floor plans, elevations, large scale drawings of details such as the inglenook, timber panelling, timber & plaster ceilings, fireplaces, doors, etc) and in professional photographs. The archival recording is to be lodged with Inner City Council and with the Caroline Simpson Library & Research Collection at Sydney Living Museums.

It is recommended, if No 73A The Boulevarde, Dulwich Hill is not listed, that it be archivally recorded in hand-drawn measured drawings (including floor plans, elevations, large scale drawings of details such as the fireplaces, etc) and in professional photographs. The archival recording is to be lodged with Inner City Council and with the Caroline Simpson Library & Research Collection at Sydney Living Museums.

It is recommended that Council investigate the creation of a Heritage Conservation Area centred on Eltham Street, Dulwich Hill. Refer to the attached map of the area for a suggested area for further investigation and evaluation.

It is not recommended that Nos 73 & 73A The Boulevarde, Dulwich be included in any expanded or new Heritage Conservation Area but they be investigated for listing as a small group (including the interiors but excluding the modern additions) that was erected by the same builder, William Mitchell.

Dr Scott Robertson
 for
 Robertson & Hindmarsh Pty Ltd



**Robertson
&
Hindmarsh
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31 July 2018

The General Manager
Inner West Council
7-15 Wetherill Street
LEICHHARDT NSW 2040Attention: Niall Macken
Team leader – Heritage & Urban Design

Dear Sir,

“Bertsonie”, 73 The Boulevard, Dulwich Hill

I confirm that we have received the following additional documents/information from Inner West Council subsequent to the submission of our report dated 19 June 2018:

Heritage Assessment 73 The Boulevard (sic) Dulwich Hill, NSW 2203, dated 30 May 2018.
Attached to that report at Annexure C were:
Letter dated 25 May 2018 from NBRS Architecture heritage including their Appendix A –
Historical Summary, and
Letter dated 31 May 2018 from GML Heritage.

Undated history by Urbis,
Copies of the Petersham Subdivision and Building Registers and Valuation Books.

URBIS Heritage Assessment report, dated 30 May 2018:

History:

It is my opinion that the history of the various subdivisions of the original Toddington estate contained within in the report dated March 2018 by Sue Rosen Associates, “Heritage Assessment 73A The Boulevard, Dulwich Hill”, dated March 2018, is a clearer representation of the sequence of allotments and owners than that contained within the URBIS Heritage Assessment report.

Significance Assessment:

Criterion a: Historical significance:

We reiterate our original assessment in our report dated 19 June 2018 with regard to the historical significance of the property and repeat that it meets the threshold for listing at a local level in this regard.

Principals
(nominated responsible architects):
Dr Scott Robertson FRAIA ARB No: 4122
Jan Robertson FRAIA ARB No: 4182

Criterion b: Associative significance:

As stated in our report of 19 June 2018 the plan of the house still allows an interpretation of a way of life of a group important to NSW's cultural history (ie the well-to-do middle class)

Criterion c: Aesthetic significance:

With regard to aesthetic significance the URBIS report fails to describe or assess the architectural characteristics, especially the interior, of the house at 73 The Boulevard. In fact, there is no mention of the interior in the assessment and the photographs of the house contained in the report concentrate on the altered fabric and do not adequately cover the surviving original fabric of the Hall, Living Room and the two front Bedrooms. In this regard any assessment in the report cannot be supported as there is no description or discussion. There is no attempt at placing the interior within a context of interwar housing design and no mention of the its Craftsman interior.

Criterion f: Rarity:

With regard to rarity, there is no evidence in the URBIS report to support the contention that the house is not rare as there have been no detailed studies of the interiors of interwar houses. The house is an early 1920s house with a significant, mostly intact Craftsman interior. Again, the lack of description or any attempt at a comparative analysis of what evidence is publicly available with regard to the prevalence or likely influences on the house at 73 The Boulevard.

Criterion g: Representative

Unlike the URBIS report our report found that the house demonstrated "the principal characteristics of a class of the local area's cultural places" and, therefore, met the guideline for inclusion under this criterion at a local level.

NBRS letter and Historical Summary, dated 25 May 2018 at Annexure C of the URBIS report:

On page 9 of the NBRS Historical Summary the author states:

"Based on later annotations in the *Petersham Valuation Book* 1920 and the corresponding entries in the *Petersham Council Building Register* for 1921, it can be established that the existing building was constructed by Barnett Hyman in 1921. An application for a cottage on Lot 32 was submitted to Council on 31 May 1921, and was subsequently approved. The applicant for Building Application 67/1921 was noted as G. Hokin & Co. (Garrett, Hokin & Co) for the owner who was noted as Hyman. The value of the building was estimated at £2 000."

Examination of the source documents shows that the above NBRS statement is not accurate.

Petersham Council Building Register 1920-25:

Application 67 of 1921 is listed as "G. Hokin & Co / 1 DF Cottage / Lot 32 boulevard / S & F / 1 new dwelling / Estimated value 2000 / Fees 1".

There is no statement that the land is owned by Barnett Hyman in this primary source document.

Petersham Council Building Valuation Book 1920-22 (as at 1 January 1920):

"Boulevard 71 / Owner Miller Alfred Leslie Accountant / Occupier owner
Boulevard 73 / Owner Mitchell William George Builder Brook Lodge ... Petersham / Occupier Martin Mrs Mary".

This primary document of 1920 maintains Mitchell as the owner of 73 The Boulevard (sic) and that Mrs Martin was still the occupant. It is not until the 1923-25 Valuation Book (as at 1 January 1923) that Barnett Hyman is listed as the owner of 73 The Boulevard and William George Mitchell is listed as the owner of 73A the Boulevard.

The sequence of Land Titles provides a more accurate representation of the ownership of the land and the process of subdivision.

William George Mitchell purchased the residual portion of the Toddington estate from Robina Tait in March 1892. This residual estate comprised Lots 32, 33 & Part Lot 34 of DP 114 and Lots 3, 4 & part Lot 5 of DP 218. This estate contained Toddington house which was used by the occupant, Mrs Mary Martin as a private hospital. The address of the hospital in the Sands Directory was given as 73 The Boulevard.

Lots 32, 33 & Part Lot 34 fronted The Boulevard and were re-subdivided into three equal-frontage lots Lots A, B & C. Lot A became No. 71A, Lot B became No. 73 and Lot C became No. 73A The Boulevard (Figure 2.11 in the Rosen report illustrates this).

Analysis of the owners and occupiers (see Appendix A to this letter) indicates that No 71A The Boulevard was occupied by its owner, Richard Williams, in 1922 which indicates a completion of construction in 1921. Likewise, William Mitchell is also recorded as living at No 73A in 1922 which indicates a completion in 1921.

No 73 The Boulevard was not occupied by Barnett Hyman until 1923 which would indicate a completion date of 1922. Building Application 1921/67 was lodged at Petersham Council by G. Hokin & Co as the applicant. Hokin & Co was not the registered owner so it could be assumed that the company was engaged by the owner of the land to construct the house. Hyman was also not the registered owner at the time of the lodgement of the BA but he still could have commissioned the design of the house and the engagement of Hokin & Co to construct it. It is also possible that Mitchell engaged Hokin & Co to construct the house at No 73 but, given the stylistic difference between Nos 73 & 73A The Boulevard it is more probable that the designers of the two houses were different and, therefore, it was Hyman who commissioned the design of the house at No 73 The Boulevard.

NBRS also state that Hyman did not live at No 73 The Boulevard. If the Sands Directory is correct then Hyman is recorded as being the occupant of the house in both 1923 and 1924.

GML letter, dated 31 May 2018 at Annexure C of the URBIS report:

The author of the GML letter states that the most intact central room of the interior of the house at No 73 The Boulevard is not rare. No evidence is given to back up the statement that the interior is not rare. The letter's author provides no list of comparable or better Craftsman interiors. The letter also does not give an accurate description of the extent of the intact rooms (ie the Hall, the Living Room with the inglenook, and the two front Bedrooms). No mention is made of the surviving service hatch for food deliveries and no mention is made of the 1922 garage.

In addition, no discussion of the impact of the changes to the house is given. The enclosed front verandah is a reversible alteration that could be removed to reinstate the open front verandah. Such a reversal would not impact the significant fabric of the front verandah or front wall of the house. Whilst the addition of the first floor has altered the original proportion of wall to roof when viewed from the street it is a sympathetic addition that integrates with the overall design (in contrast to the 1980s first floor addition to the neighbouring house at No 73A The Boulevard). Reversible alterations have not been an impediment to listing other buildings in New South Wales (eg Elizabeth Bay House, Lyndhurst, Hyde Park Barracks, etc).

With regard to the typology of the house not being rare in the inner west of Sydney it should be stated the building type of a freestanding bungalow on a separate block of land is not rare in the context of the inner ring of suburbs developed in the interwar period. However, the survival of an intact Craftsman interior in the main suite of rooms is rare as these interiors rarely make it to statutory heritage listings and have not been systematically recorded or studied. It is even rarer for such an interior in a middle class bungalow to survive unscathed. More often, the interiors of the typical 1920s Californian Bungalow reflect transitions between decorative Federation interiors and the restrained English Arts and Crafts interior of stained timber accents. Full-blown wall panelling and inglenooks are rare in the typical 1920s bungalow.

GML state the builder of No 73 The Boulevard was George Hoskins. However, Inner West Council records inherited from Petersham Municipal Council state the applicant was G. Hokin & Co. As discussed earlier in this letter, it is not clear who commissioned G. Hokin & Co to lodge the application and construct the house.

We disagree with the GML statement that the house does not satisfy the criterion of historical significance. As stated in our report of 19 June 2018, the house does fulfil this criterion at a local level as it demonstrates the subdivision of larger estates and the subsequent urban infill. The Craftsman interior demonstrates the historical influence of American culture on Australia. Moreover, the 1922 garage demonstrates the introduction of the motor car to the middle classes and the need to house this very expensive asset.

More intact examples:

At the Land & Environment Court hearing it was suggested by the applicant's heritage consultant that a more intact example of a house of the period was opposite the subject site, at No 102 The Boulevard. From an examination of the photographs of the house available on-line it appears that the house is an earlier house in a transitional style. Its overall form is Federation whilst its dark bricks indicates a construction date after World War 1. The only relatively intact room shown in the on-line real estate photographs is the Living/Dining Room which displays elements of the earlier English Arts & Crafts movement and does not have any of the characteristics of the American Craftsman interior. The other spaces and exterior at the rear depicted in the photographs show that the original character of the house has been changed and modernised. For example, the photograph of the bedroom indicates that the fireplace has been removed whereas the fireplaces in the bedrooms of "Bertsonie" are intact.

It was also suggested by the same consultant that sufficient interwar houses were already protected in the Inner West Local Government Area within HCA35 – Interwar Group – Dulwich Hill and Marrickville. The houses in that Heritage Conservation Area are small bungalows constructed in the period 1936-1941. They are 1930s hipped roof cottages that display the design aesthetic of the post-Great Depression and do not in any way resemble the aesthetic sensibility of the period when "Bertsonie" was designed and constructed some 15 to 20 years earlier.

Yours faithfully



Dr Scott Robertson
for Robertson & Hindmarsh Pty Ltd

APPENDIX A

Table showing owners & occupiers 69-75 The Boulevard (1920-1925)

| No. | Lot (Mitchell's subdivision) | Owner (Valuation Books) | Occupier (Sands) |
|-------------|------------------------------|--|------------------------------|
| 1920 | | | |
| 69 | | Frederick George Hagley, civil servant | Frederick Hagley |
| 71 | | Alfred Leslie Miller, accountant | Alfred L. Miller |
| 73 | | William George Mitchell, builder | Mrs Martin, private hospital |
| 75 | | Hogarth | Mrs Mary Hogarth |
| 1921 | | | |
| 69 | | | Frederick Hagley |
| 71 | | | Alfred L. Miller |
| 73 | | | Miss Pitt, private hospital |
| 75 | | | Mrs Mary Hogarth |
| 1922 | | | |
| 69 | | | Frederick Hagley |
| 71 | | | Alfred L. Miller |
| 73 | Lot A | | Richard Williams |
| 73A | Lot C | | William G. Mitchell |
| 75 | | | Mrs Mary Hogarth |
| 1923 | | | |
| 69 | | Frederick George Hagley, clerk | Frederick Hagley |
| 71 | | Alfred Leslie Miller, accountant | Alfred L. Miller |
| 73 / 71A | Lot A | Williams | Richard Williams |
| 73 | Lot B | Barnett Hyman, freeholder | Barnett Hyman |
| 73A | Lot C | William George Mitchell, builder | William G. Mitchell |
| 75 | | Hogarth | William Welch |
| 1924 | | | |
| 69 | | | Frederick Hagley |
| 71 | | | Alfred L. Miller |
| 71A | Lot A | | Richard Williams |
| 73 | Lot B | | Barrett (sic) Hyman |
| 73A | Lot C | | William G. Mitchell |
| 75 | | | T.W. Begg |
| 1925 | | | |
| 69 | | | Frederick Hagley |
| 71 | | | Alfred L. Miller |
| 71A | Lot A | | Richard Williams |
| 73 | Lot B | | Hector Hubbard |
| 73A | Lot C | | William G. Mitchell |
| 75 | | | T.W. Begg, solicitor |