

# **Appendix 3 – Heritage Study**

March 2022

# Contents

Advice to Inner West Council.....	<b>3</b>
Proposed Heritage Item – 40A Thomas Street, Lewisham.....	<b>55</b>
Proposed Heritage Item – 9 Tebbutt Street, Leichhardt.....	<b>67</b>
Proposed Heritage Item – 590 Parramatta Road, Croydon.....	<b>78</b>
Proposed Heritage Item – 38-40 Renwick Street, Leichhardt.....	<b>89</b>
Proposed Heritage Item – 51-55 Lords Road, Leichhardt.....	<b>106</b>
Proposed Heritage Item – 51A Sloane Street, Summer Hill.....	<b>115</b>
Proposed Heritage Item – 58 Sloane Street, Summer Hill.....	<b>125</b>
Proposed Heritage Item – 335 Parramatta Road, Leichhardt.....	<b>135</b>
Proposed Heritage Item – 576, 582 & 584 Parramatta Road, Petersham.....	<b>144</b>
Proposed Heritage Item – 225 Parramatta Road, Annandale.....	<b>163</b>
Proposed Heritage Item – 538-550 Parramatta Road, Petersham.....	<b>176</b>
Proposed Heritage Item – 174-178 Parramatta Road, Stanmore.....	<b>197</b>
Proposed Heritage Item – 514-522 Parramatta Road, Petersham.....	<b>209</b>
Proposed Heritage Item – 239-245A Parramatta Road, Petersham.....	<b>229</b>
Proposed Heritage Conservation Area – 10, 12, 14, 16, 27, 29, 31, & 7 33 Barker Street, Lewisham.....	<b>235</b>
Proposed Heritage Conservation Area – 20-24 Norton Street, Leichhardt.....	<b>253</b>
Proposed Heritage Item – 794 Parramatta Road, Lewisham.....	<b>264</b>
Proposed Heritage Schedule with list of property addresses.....	<b>278</b>



# Advice to Inner West Council

## Listing of potential items in Parramatta Road Corridor V1.3

10 August 2021

**This report was written by  
Hector Abrahams Architects Pty Ltd  
Level 2, 1 Barrack Street  
Sydney NSW 2000**

**Version Control**

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V1.0 (Draft)	HAA	21-12-2020
V1.1	HAA	30-12-2020
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V1.3 (Including updated section for Excelsior Heritage Conservation Area)	HAA	10-08-2021

## Acknowledgement of First Peoples and Country

The authors acknowledge the Gadigal and Wangal, the original inhabitants of the subject area, and the land on which we work, who have been custodians of Country for thousands of generations. We acknowledge all First Peoples who have and continue to occupy this continent.

Aboriginal and Torres Strait Islander peoples have connections to place, land, water and community that have been unbroken for 120,000 years.<sup>1</sup> We recognise the cultural significance inherent in these connections, that sovereignty over this land was never ceded and that it continues to be sacred to its rightful custodians. First Peoples' custodianship continues to shape and protect landscapes and the urban environments in which we live and work.

We pay respect to Elders past and present and stand with all First Peoples in their quest for justice, truth-telling and reconciliation.

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<sup>1</sup> (Bowler, Price, Sherwood, & Carey, 2018)

## Executive Summary

This report is to advise the Inner West Council as to whether a number of properties in the Parramatta Road Urban Transformation Corridor meet the threshold for heritage listing.

This report provides a determination for each property on whether it meets the threshold, and a brief explanation of why. It will be further updated in early 2021 in order to provide full reasoning and research pertaining to the properties to be listed, and also with a determination on properties that may merit status as contributory items to a conservation area.

## TABLE OF CONTENTS

1.	Introduction.....	1
2.	Limitations.....	1
3.	Preliminary listing advice – table .....	2
4.	Preliminary listing advice - summaries .....	3

## 1. Introduction

This report is intended to provide Inner West Council with guidance for whether a range of properties in the Parramatta Road Urban Transformation Corridor should be listed as heritage items in the relevant Local Environmental Plan. Further revisions of this report will address properties that may merit contributory status to their relevant Heritage Conservation Area.

## 2. Limitations

This report was written and based on investigations carried out under time pressure – mostly physical inspections of the site combined with preliminary historical research and a review of existing reports. Despite this limitation, most places assessed either clearly merited listing, or clearly did not. Where we were unable to determine whether a place met the threshold for listing, we have noted as such and the reason.

Difficulties with access, associated primarily with time pressure (not being able to organise to visit each property when convenient for the tenant or owner) and sometimes the reluctance of owners and tenants to allow us to survey the building, were a key limitation in this report. However, except where noted, this did not generally prevent us from making a confident assessment.

It is unfortunately outside the scope of this report to explore the Aboriginal cultural significance of these sites beyond what may be discovered in the course of research into the history of the buildings. Nothing in this report should be taken as evidence of a lack of Aboriginal cultural significance at any site.

### 3. Preliminary listing advice – table

Address	Recommendation regarding listing
35 Old Canterbury Road, Lewisham	No
40A Thomas Street, Lewisham	Yes
794 Parramatta Road, Lewisham	No (*) Lewisham Hotel was subject to further investigation by Council and is now recommended for listing as per GML's Heritage Inventory sheet on page 264
4 Upward Street, Leichhardt	Yes
38 & 40 Tebbutt Street, Leichhardt	No
47, 49, 51 and 53 Tebbutt Street, Leichhardt	No
51-55 Lords Road, Leichhardt	Yes
30-36 Parramatta Road, Summer Hill	No
58 Sloane Street, Summer Hill	Yes
51a Sloane Street, Summer Hill	Yes (similar significance to 58 Sloane Street)
10-16 & 27-33 Barker Street, Lewisham	Create Heritage Conservation Area
26 Old Canterbury Road, Lewisham	No
174-178 Parramatta Road, Stanmore	Yes
225 Parramatta Road, Annandale	Yes (excluding apartment block at rear)
277 Parramatta Road, Leichhardt	Requires further research
335 Parramatta Road, Leichhardt	Yes (façade above awning only)
9-11 Norton Street Leichhardt	No
20, 22 and 24 Norton Street, Leichhardt	No, extend Excelsior HCA to cover these places.
36-42 Norton Street, Leichhardt	No
102 Norton Street, Leichhardt	No
108 Norton Street, Leichhardt	No
122 Norton Street, Leichhardt	No
38-40 Renwick Street, Leichhardt	Yes (entire site at 27-35 Thornley Street)
514-522 Parramatta Road, Petersham	Yes
538-550 Parramatta Road, Petersham	Yes
576-584 Parramatta Road, Petersham	Yes

239-245A Parramatta Road, Annandale	Yes (archaeology only)
6 Annandale Street, Annandale	No
590-594 Parramatta Road, Croydon	Yes
674-688 Parramatta Road, Croydon	No

## 4. Preliminary listing advice - summaries

### Taverners Hill:

#### 1. 35 Old Canterbury Road, Lewisham

Cottage at corner with two gables facing each street. Interesting barge boards (broken). Small gabled outbuilding, possibly original/early. No access gained (no answer).

Do not list. Outbuilding may be significant as an early example. Arguably aesthetically significant. Real estate photos suggest substantial interior change, though unclear. Good contribution to streetscape. Ultimately, nothing in particular which would suggest it should be listed.





## 2. 40A Thomas Street Lewisham

Former convent, now a residence of some description. Access refused.

List. Has clear historic and aesthetic significance. May also have social significance, this would require further research.



### 3. 794 Parramatta Road, Lewisham

Tired pub with little intact inside. Position of bar may be original but fabric is new. Above awning façade is intact but in disrepair, below awning altered. May have social significance – further research required.

Do not list. Façade may be even less intact than appears – could be an early 20th century re-work of a Victorian façade. No value to interior.

\* Lewisham Hotel was subject to further investigation by Council and is now recommended for listing as per GML's Heritage Inventory sheet on page 264





#### 4. 4 Upward Street. Leichhardt

Substation with a good relation to lanes. An uninteresting example of the type, but nevertheless part of a group of substations of this period. No access possible.

Built in 1932 according to s. 170 Register listing. The cottages that formerly occupied the land were sold in 1929.

List. One of a set of substations throughout inner Sydney of this period and style. A less interesting example architecturally, but nevertheless important in demonstrating the means of electricity distribution throughout the 20th century. Historic and representative.



5. 38 and 40 Tebbutt Street, Leichhardt

Pretty cottages, one of which (38) has been restored at the front. Interior of 40 appeared to retain original features, including outdoor toilet, most of which were uninteresting (though access somewhat limited by resident).

Do not list. While retaining some original features there is nothing that indicates these are particularly significant in their own right. They would be contributory items in a residential conservation area.





6. 47, 49, 51, and 53 Tebbutt Street, Leichhardt

53 being worked on but has intact GF window. 51 has been substantially altered but it has same GF verandah plaster detail. 51 odd balcony. Informant at 51 says 53, 51 & 49 are all ripped out internally. 51 not a lot to see – access denied but invited us to look through window where heavy alteration all the way through could be seen.

Not to be listed. The properties are not particularly intact and do not have much significance in their own right. They would be contributory items in a residential conservation area.



7. 51-55 Lords Road, Leichhardt

Inter-war Church with original stained glass and other detailing. Neighbouring hall also appears to be original. Should be listed together if not already on the same lot.

List. A fine example of the church architecture, retaining many original exterior features. Historic and aesthetic significance.





#### 8. 30-36 Parramatta Road, Summer Hill

Apparently quite intact residences. Access granted to 30 & 32, denied to 34, no one home at 36. 30 had most intact interior, though still had fireplace removed. Extremely poor quality of setting and commonness of type makes listing highly questionable.

Do not list. Despite being good examples with some original features, they are not so high quality or intact to merit listing as representative examples alone, and their poor setting diminishes their aesthetic value significantly.





9. 58 Sloane Street, Summer Hill- residential flat building

Highly intact interior and exterior, including original details and fittings in common areas. No access attempted to apartments.

List. An outstanding and very intact example of an early 20th century apartment building. Historic, representative and aesthetic significance. We also believe 51a Sloane Street should be listed on the same basis, though it is not as fine or prominent an example as 58.





#### 10. 10-16 & 27-33 Barker Street, Lewisham

A collection of single-storey cottages. Informant at number 14 who had seen inside most houses described that few if any had original internal fabric. This certainly appeared to be the case in number 14. There have been changes to the front of all houses, particularly number 10.

Consider for listing as a small Heritage Conservation Area. While it is doubtful whether any house would merit listing on its own terms, together they form a group of early cottages which merits conservation. This could possibly be expanded in the future to include other neighbouring streets which together chart the development of the suburb including changes in style.



11. 26 Old Canterbury Road, Lewisham

Intact, but common and altered beyond front rooms. Distinctive Dutch gable in front.

Do not list. Could be considered as part of a Conservation Area (see 10-16 & 27-33 Barker Street, Lewisham).





Leichhardt:

12. 174-178 Parramatta Road, Stanmore

Shop-top housing with good facades above the awning. Extant balconies, apparently original (though somewhat altered), are rare. Interior of 178 appears to retain original ceiling, other details and parts of layout. Shop front of 178 is may be partially original and partially an interesting 50s modernisation. Other shop fronts heavily altered. Interior of 174 apparently heavily altered (viewed through window). No access to 176.

List. These are a rare example of the typology being more-or-less intact on Parramatta Road, particularly the balconies. The shopfront and interiors of 178 are also significant for aesthetic and historic value, despite alterations.



### 13. 225 Parramatta Road Annandale

Post office with late 90s/early 00s apartment building at rear (appears to be a 10mm gap between the new apartment building and old). Post office interior has been converted into photography studio by owner – who has retained the original safe room door, pressed metal ceiling and cornices and reconstructed an exterior sign. Hallway next to post office with boarded fireplace is used to access apartment building. Owner described people reminiscing about visiting the building as children.

List. Historic and aesthetic significance. Likely would also have social significance. The listing should apply to the post office building, its interiors, and the hallway next to it which is used to access the apartment building (ie not the apartment building itself, which is neutral in its impact but not significant). Owner voiced concerns about not being able to replace slate tiles with Colorbond (roof is leaking and slates require replacing). Strongly recommend Council engage with owner about this as soon as possible to help facilitate the owner's continued enthusiastic and laudable custodianship of the building. Suggest that use of slates on the street-facing slope be continued if at all possible.





14. 277 Parramatta Road Leichhardt

Former theatre/cinema. Historic photos indicate cavernous space inside. Roof form intact. Façade presently covered by a screen. Inspection inside suggests substantial changes to internal elements and façade.

Do not list. See appended supplementary report.



### 15. 335 Parramatta Road Leichhardt

Appears to be entirely gutted inside, with only the façade above the awning being retained, dated 1914.

List. Listing should apply to façade above the awning only, which is a high-quality example of a tiled façade of the period. Aesthetic and rarity value. It may be in poor condition, which may preclude the possibility of retaining and restoring it.





## 16. 9-11 Norton Street Leichhardt

Almost a twin with neighbouring building. Nothing remaining below the awning. Not a particularly outstanding example. Protruding bricks suggest another adjoining neighbour has been demolished.

Do not list. Poor example, not intact.



### 17. 20, 22, and 24 Norton Street Leichhardt

Late Victorian filigree terraces. Heavy alteration to ground floor of 20 (now a pizza restaurant). Likely others have also been altered. 22 appears to be the most intact. Facades do make a contribution to streetscape. Our research accords with GML advice from 2004 which defined the boundaries of the proposed HCA as including all properties on this side of Norton Street between Marion and Jarrett Streets, as this was the boundary of the Excelsior development.

Do not list. Instead, extend neighbouring Excelsior HCA to cover these properties, which provide a good contribution to the streetscape and have some aesthetic significance.





18. 36-42 Norton Street Leichhardt

An unusual set. Face brick suggests plaster has been removed but also possible they were rebuilt in the 1980s with original details retained. Retaining walls probably not original.

Do not list. Substantially altered.





19. 102 Norton Street Leichhardt

Real estate photos on signboard suggest interiors heavily altered for use as commercial restaurant. Façade is contributory to streetscape despite intrusive free-standing awning.

Do not list. Substantially altered.



## 20. 108 Norton Street Leichhardt

One part of a former pair of semi-detached villas, later converted into apartments. Occupied by medical practitioners from at least 1906 to 1954. Leichhardt History Journal has article on the house which we have not been able to review. Brief inspection of interior suggests it retains some original features from at least an early alteration.

Do not list. Research suggests that conversion to apartments may have been relatively late. Despite surviving features, not sufficiently intact to justify listing. Is contributory to the Excelsior HCA.





21. 122 Norton Street Leichhardt

Terrace or shop-top with substantial alteration below the awning. Arguably has some landmark quality due to prominence on hill and a key corner. Real estate photos show altered interiors.

Do not list. Substantial alteration means its landmark and architectural qualities are diminished.



22. 38-40 Renwick Street Leichhardt (part of 27-35 Thornley Street, Leichhardt)

The headquarters of Sydney Catholic Schools. Large complex featuring several fine buildings of varying use, style and typology all in brick.

List. Several architecturally significant buildings, and site is very likely to have historic and social significance as well, though further research is required to establish this definitively. Further research also required into each individual building.





### 23. 514-522 Parramatta Road Petersham

516: very intact shopfront. 522: Pharmacy Chemist ghost letters above shop window. 520: totally 1970s wood panelled interior, milk bar-esque. Have retained their original relationship to awning (balcony doors) and possibly 516-522 have the original or restored balcony doors. Dated 1900.

List. Intact shopfront of 516, prominent corner position, intactness above awning. Aesthetic and historic values.



#### 24. 538-550 Parramatta Road Petersham

Nothing of significance below awning with possible exception of Casa Del Disco (no. 550), with unusual shop front. Possibly was once an arcade, though 1943 aerial suggests not. Original plan form still discernible as compared with 1943 aerial, though much altered. Historical advertising, and neon signs possibly of value. Strong Victorian Palladian façade composition. Somewhat intrusive alterations to upper storey windows of 546-548.

List. Aesthetic significance of impressive Victorian Palladian composition, historic significance of advertising and building. Possible associative significance with architect – requires further research. May have social significance, requires further research.





## 25. 576-584 Parramatta Road Petersham

Two impressive facades with infill between. 582-584 built as Albert Hall in 1884, then name changed to Brighton Hall in 1888. It was used for concerts, lectures, worship, friendly society meetings, balls, minstrels, parties etc. Offered for sale 1909.

The owner-builder of the hall was David Williams, who owned both this site and the adjacent building site (576-580) from July 1884 to October 1885 according to the land titles. Given the similarity of detail across the parapet of the two buildings, it is surmised 576-580's facade is its historic appearance (and not just a copy of the adjacent building).

Interior of 582-584 now a chocolate shop. Front had standard fit out. Comparison with 1943 aerial suggests roof form the same since that time. 576-580 contains offices and appears to have been gutted, though retains balconies and facade. 1943 aerial suggests roof form here has changed dramatically since that time.

List both as one item. Aesthetic and historic significance. Probable that listing will only apply to facade of 576-580, may apply to whole building of 582-584.





26. 239-245A Parramatta Road Annandale

Was not able to access interior. Based on previous reports and historical research, assume that part of 1840s cottage remains on the site.

List. Archaeological potential on the basis of the existence of the remains of the cottage.  
Built fabric beyond this not significant.



27. 6 Annandale Street Annandale

Nice example of an Annandale cottage. Has some intact features. Altered at the back.

Do not list. Nothing particularly significant in terms of architecture or history. Modern bricks at the front façade possibly suggest alterations.





Kings Bay:

28. 590-594 Parramatta Road, Croydon

1920s Georgian revival, added to with 1950s concrete frame. Nice rainwater goods. Intrusive billboard in adjacent service station.

List. Aesthetic and historic significance.



## 29. 674-688 Parramatta Road, Croydon

Terraced row of shops. All altered, some substantially. Relatively intact above the awning and possibly retaining original form below in case of 674, 676, 682, 684, 686. These retain arch timber details above doors. Corner shops have been demolished and the land developed.

Do not list. Poor example with some alterations.



## Appendix

### Advice to Inner West Council

Listing of potential items in Parramatta Road Corridor – 277  
Parramatta Road

10 August 2021

**This report was written by  
Hector Abrahams Architects Pty Ltd  
Level 2, 1 Barrack Street  
Sydney NSW 2000**

**Version Control**

<b>Version Number</b>	<b>Authors</b>	<b>Date</b>
V1.0 Final	HAA	01-03-2021

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<sup>2</sup> (Bowler, Price, Sherwood, & Carey, 2018)

## **1. Introduction**

This report is intended to provide Inner West Council with guidance for whether 277 Parramatta Road, Leichhardt should be listed as a heritage item in the relevant Local Environmental Plan.

277 Parramatta Road, Leichhardt is the former Strand Theatre. In

## **2. Limitations**

The nature of the current use of the building – a large scale printing factory – meant that it was difficult to see some elements of the building which were obscured by machinery, goods, or temporary floor coverings. No attempt was made to use ladders or other methods to view spaces that were not visible from floor level. Despite this limitation, the authors are reasonably confident in the assessment.

Nothing in this report should be taken to indicate a lack of Aboriginal cultural heritage significance at the site.



### 3. Listing advice

#### Initial advice:

Former theatre/cinema. Historic photos indicate cavernous space inside. Roof form appears to be intact. Façade presently covered by a screen. Access not possible due to changed health advice relating to COVID-19. Images requested from business tenant.

Further research required. Could merit listing if façade and/or internal space are intact.

#### Further advice:

Hector Abrahams Architects was given access to the property by the owner. Photographs were taken, below, which show the extent of remaining historical fabric as visible from floor levels. Development applications dating from 1963, provided by Inner West Council, suggested substantial changes which have been confirmed by inspection. These changes have been assessed against two historical photographs (see below).

Inspection has revealed the following changes:

- The creation of large openings for windows in the Parramatta Road façade.
- The removal of all historical detail except for some detail on the ceiling.
- The removal of the stage and its associated detail.
- The poor condition of the ceiling.

While the Parramatta Road façade could not be inspected in full due to the presence of a large printed screen, it appears likely that it was heavily altered, if not demolished entirely, at the time of the conversion into a furniture store and/or at a later period. This conclusion is supported by the current large windows facing Parramatta Road which can be viewed from the inside and the description of the proposed works in the 1963 DA which reads:

*The building will be completely remodelled internally. We intend to demolish the existing two storeys because of the sloping levels, and construct first storey in split levels as shown on drawing. The construction of a new lower ground floor is also contemplated for storage purposes. Externally; the elevation facing Parramatta Road will be completely remodelled (new shop fronts etc.).*

The above description also accords with observed internal changes.

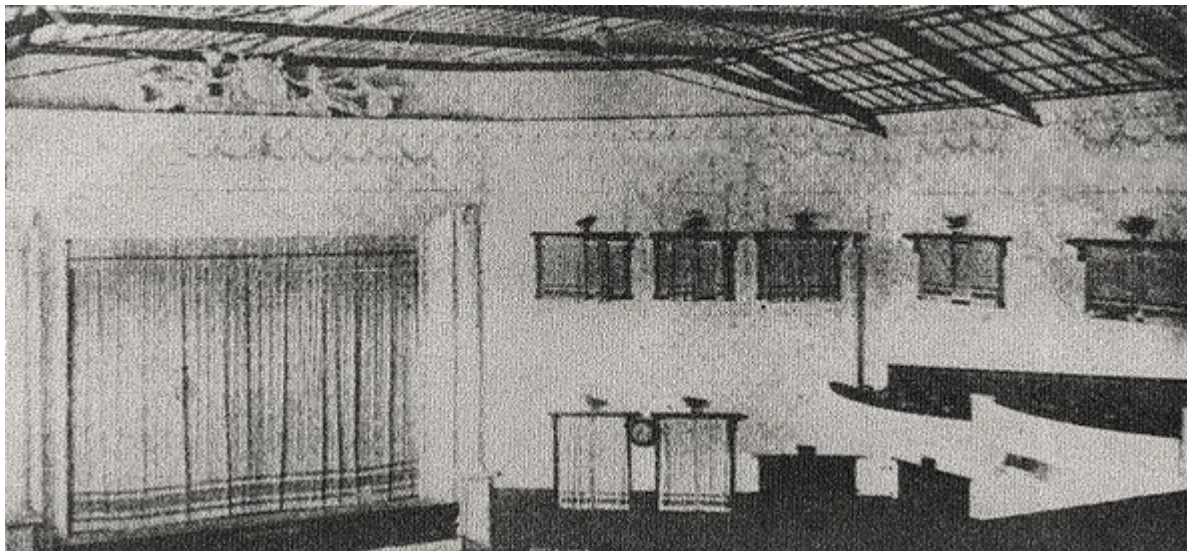
The building is listed twice in Ross Thorne, Les Tod and Kevin Cork's *Cultural Heritage of Movie Theatres in New South Wales, 1896-1996*, (Part Two, p. 88), with asterisks suggesting that there were two separate iterations of The Strand at the same address, and possibly a third at 266 Parramatta Road. Both the first iteration of

277 Parramatta Road and the 266 Parramatta Road are demolished, while the second iteration is listed as "gutted". This assessment was confirmed by our survey.

## 4. Images

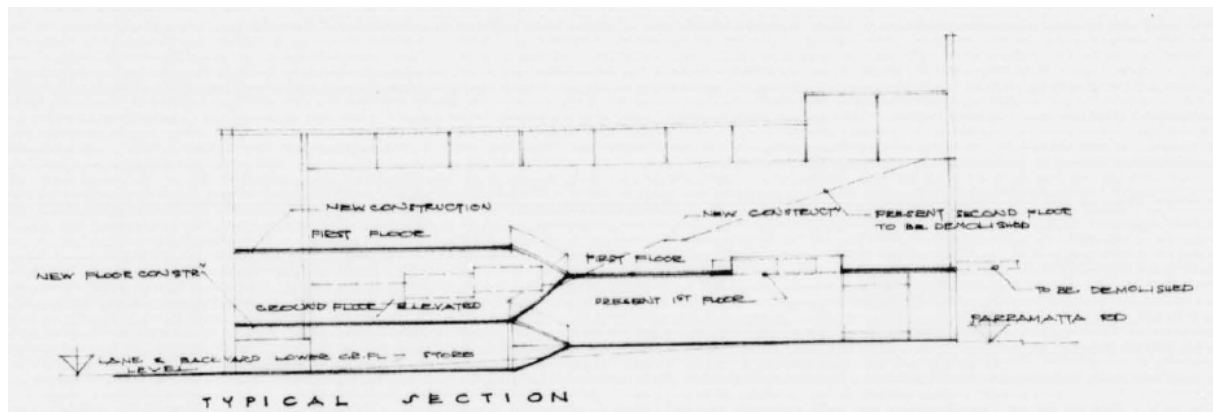


Strand Theatre before changes were made to the façade in 1963 (accessed 25/02/21 from CinemaTreasures.org, <http://cinematreasures.org/theaters/38427/photos/94462>)

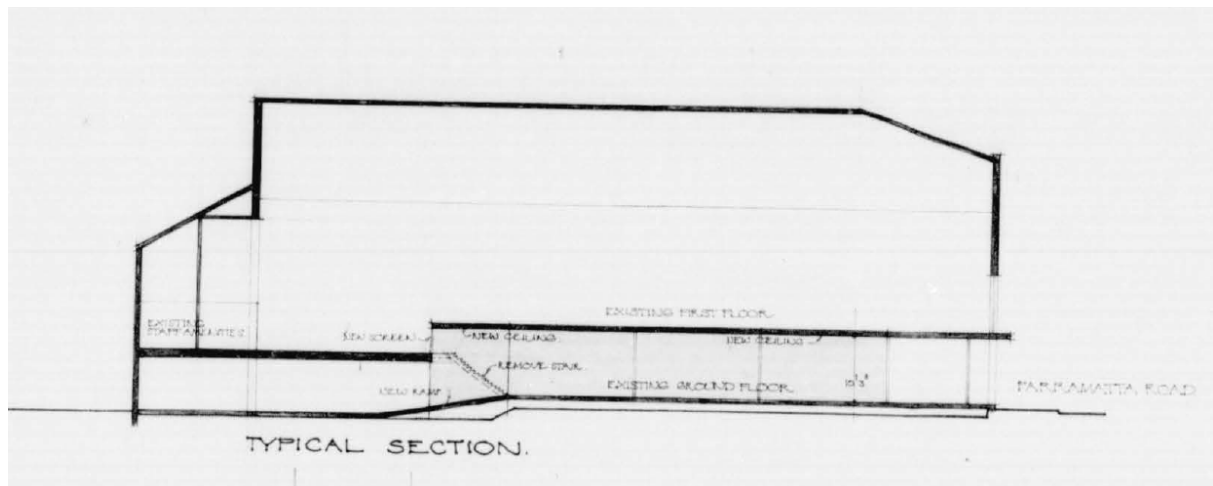


Strand Theatre interior before the cinema was remodelled to a furniture store in 1963 (accessed 25/02/21 from CinemaTreasures.org, <http://cinematreasures.org/theaters/38427/photos/94463>).





"Typical Section" proposed for 277 Parramatta Road, DA4187, dated 1963, by Gergely and Pinter Architects.

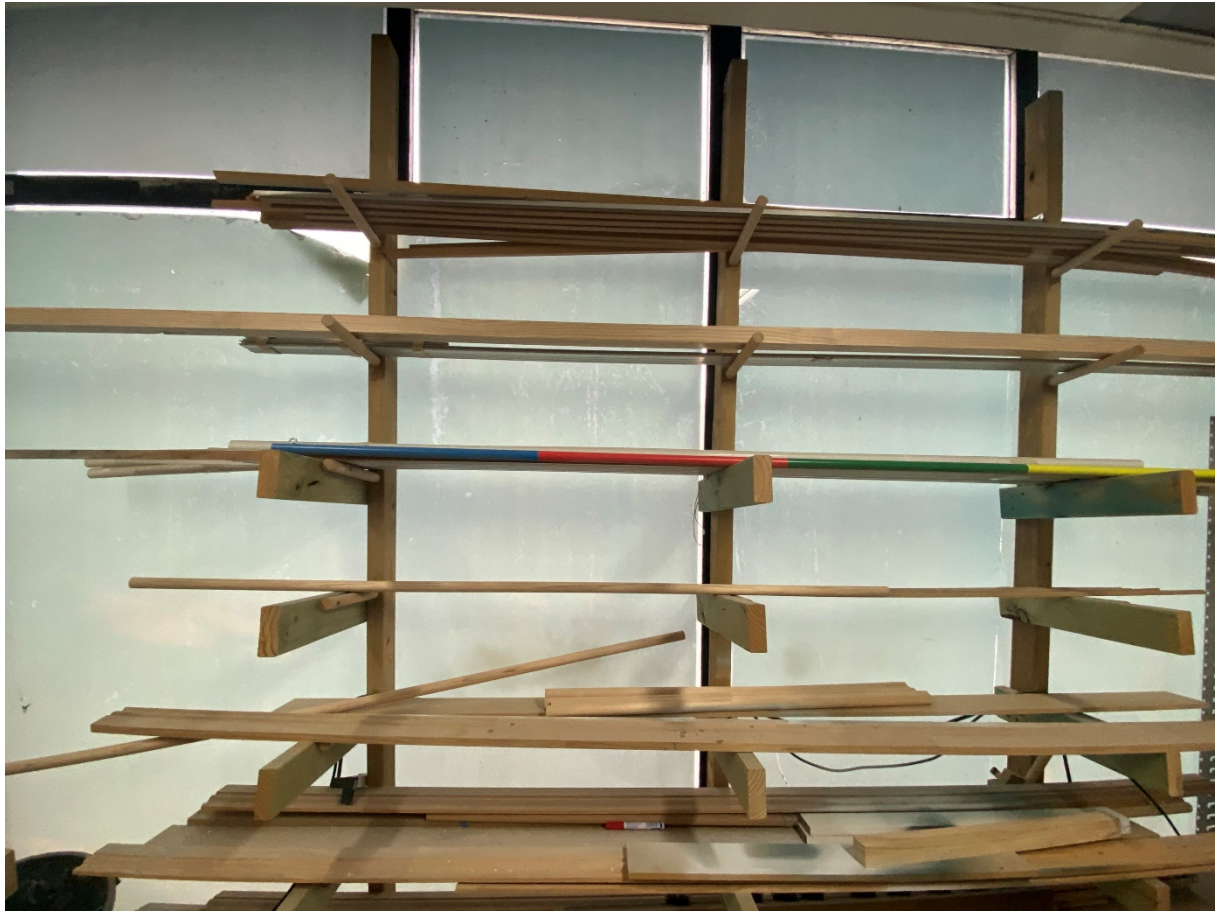


"Typical Section" proposed in 1971, DA4187, by Gergely and Pinter Architects. It appears the 1963 plans were only partially completed, with no additional split level first floor.



Ground floor printworks. The other half of this floor is open plan office space.





First floor windows facing Parramatta Road (covered with paper or similar). These windows (also seen below) suggest a heavily altered façade.







The ceiling retains a substantial amount of original detail. As noted by the owner, however, parts of it have begun to degrade (see below). This is likely due to water ingress from the roof.



It appears that the original stage opening still exists. However, all details have been removed.



## 5. Comparative analysis

### Enmore Theatre

The 1908 Enmore Theatre by the Szarka brothers was extensively remodelled in 1920 and again in 1936, the latter giving it its distinctive Art Deco features, designed by Charles Bohringer (Peter Sheridan, *Sydney Art Deco*, p. 219). The Enmore is still used as a theatre, giving it social as well as aesthetic and historical significance in the local area and in New South Wales (NSW Heritage Inventory, Vaudeville Theatre, including interiors).

The Enmore is highly intact, unlike the Strand which only appears to retain its ceiling. It is also still used as a performance venue, where the Strand has been converted first to a furniture store and is now the offices of a printing company.

### Vaudeville Theatre (Former), including interiors

With an impressive façade presented to a main street, the Majestic, as it is now known, has landmark aesthetic significance. The building has been substantially altered inside and converted to apartments, though retains some of its original features. (NSW Heritage Inventory, Enmore Theatre, including interiors).

The façade of the former Vaudeville is highly intact, and parts of the interior are interpretable. The condition of the façade at the Strand cannot be definitively assessed but evidence visible from the interior suggests it has been substantially remodelled. Parts of the interior of the strand are still visible and interpretable, including details on the ceiling.

### Other cinemas and theatres

It is a feature of locally listed cinemas in New South Wales that at least their facades tend to be highly intact, while those listed at the State level also tend to have highly intact interiors. Some, like the Cremorne Orpheum, have been fully and faithfully restored, though these presumably had more evidence of original finishes and furnishings than is likely to be found here. The changes to the façade, which at minimum involved large penetrations in the upper floors and the complete remodelling of the ground floor and may have been a complete remodelling or replacement of the whole façade, as well as the dramatic observed changes to the interior space and removal of detail seem to limit the possibilities for, if not preclude entirely, reconstruction of this kind.

## 6. NSW Heritage Assessment Criteria

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

As a former theatre, the item is important in evidencing the pattern of entertainment consumption in the 20<sup>th</sup> century. However, not enough of its fabric remains to evidence this, and therefore it does not meet the threshold.

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)

There is no known strong or special association.

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

Were it fully intact, the Strand might be a good (though perhaps not exceptional) example of a theatre of the early 20<sup>th</sup> century. However, it is too degraded to be considered to meet the threshold for significance under this criterion.

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

There is no known strong or special association.

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)

The item has minimal potential to yield information that will contribute to an understanding of the history of theatres in NSW. Other former and current theatres have far greater potential. The Strand does not meet the threshold for significance under this criterion.

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

Former theatres of the inter-war period are not especially rare in NSW (though those still used as theatres or entertainment are). The Strand does not meet the threshold for significance under this criterion.

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

While it demonstrates some aspects of cinemas and theatres of the period, the Strand is sufficiently degraded in fabric that it does not demonstrate these aspects well. Having lost most of its interior detail and the sense of a whole large interior space devoted to a theatre.

## 7. Conclusion

The item does not meet the threshold for heritage significance at the local level and therefore should not be listed on the Local Environmental Plan.



## Former Convent of the Sisters of Charity

### Item details

Name of item: Convent of the Sisters of Charity

Type of item: Built

Group/Collection: Religious/Residential

Category: Convent

Primary address: 40A Thomas Street, Lewisham

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
40A Thomas Street	Lewisham	Inner West		Cumberland	Primary Address

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### Statement of significance:

The former Convent of the Sisters of Charity is significant as an example of a Catholic convent, evidencing the prominence of Catholicism in the area at this time, in a precinct which is prominent for the evolution of Catholic foundations in New South Wales centred on the relatively early St Thomas Parish.

The former Convent is a good work of free classical brick architecture of the 1920s, principally in its façade, applied to an apartment style building form.

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### Description

Physical description: A three storey face brick building in an elaborate free classical interpretation typical of the 1920s, with a short drive that leads from an understated gateway with new gates forms a loop and passes under a porte-cochere. There is a small grotto to the

side of the entrance – a memorial to “Bridget Bradley” who lived at “Glen Vigger”, which appears to have been the neighbouring house (40 Thomas Street - now either demolished or quite altered).

Physical condition and/or Archaeological potential: Outside appears to be highly intact, interiors have not been inspected. In good condition generally, though undoubtedly requiring some restoration.

Modifications and dates:

1923: Constructed.

Further information:

Current use: Unknown

Former use: Convent

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## **History**

Historical notes:

The Lewisham estate was amalgamated from a number of early land grants by Jacob Josephson, a jeweller who arrived as a convict in 1818, and who later became a successful in business as a jeweller and merchant. Following his father's death in 1845, his son Joshua Frey Josephson sold the Lewisham estate in various subdivisions from the 1850s. Early development was slow to progress because the area remained heavily timbered and accessible only by the Parramatta and New Canterbury Roads. Lewisham's railway viaduct was the terminus of the first journey of the Sydney suburban railway in 1855; however, the station was not constructed at Lewisham until 1886.

From the mid-19th century, the area off Thomas and West Streets, Lewisham, saw the establishment of a number of sizable Catholic institutions, including St Thomas of Canterbury Church (initially built 1855, rebuilt 1887) and school, Petersham cemetery (opened 1863, closed 1888), and Lewisham Hospital (founded in 1889 by the Little Company of Mary Sisters, the 'Blue Nuns').

In 1894, an area comprising over two acres situated between the suburban railway line and Barker Street, being all of Section 11 and part of Section 12 of the Village of Petersham, was converted to Torrens title by Charles Johnston. At that time, the land appears to have contained three substantial buildings and two minor outbuildings. The buildings were fenced, possibly to keep livestock out of the areas immediately surrounding the buildings. Between Johnston's death in 1909 and 1917, his widow Mary Anne Johnston and William Elliott Veitch Robson sold individual allotments to a small number of buyers. (Lot numbers appear to relate to those originally set out in the Village of Petersham subdivision.) In 1919, the Railway Commissioners of NSW obtained the remaining land, which corresponds largely to the convent site as it is today. Four women, described as spinsters in the Certificate of Title (but likely to be Sisters of Charity), Ann Mary Daly, Mary Bruton, Mary Magdalene Healy, and Laura Isabel Hooke obtained most of the site from the Railway Commissioners in 1922. They had already gained title to a suburban allotment immediately to the north in 1921. Later in 1922 the title was transferred to officials of the Roman Catholic Church. The site was enlarged with additional purchases of land along the railway line in 1952.

In 1922, the architect William James Gilroy applied for Council approval of a new convent on the east side of Thomas Street, and the foundation stone was laid in December of the same year. The builders were Messrs Painter and Dixon and the contract price was £6121. The convent housed the Sisters of Charity who had been running the girls' school attached to St Thomas' parish for forty years. Prior to the construction of the convent at Lewisham, the sisters travelled from their convent in Ashfield each day.

The new convent was officially opened in November 1923. Speeches given at the opening remarked on the "generosity of the people of Lewisham in erecting such magnificent parochial buildings." It was a time of growth for St Thomas', as extensive additions to the Church building was also carried out in 1922. The replica Lourdes Grotto next to the entrance gates was constructed by Mr W Bradley in 1933, in memory of his mother.

The St Thomas' Girls Superior School closed in 1962. The Sisters of Charity remained at the convent until 1993, and in the first decade of the 21st century it was occupied by young women and families as a community house of people dedicated to prayer and service in the St Thomas Becket parish. The Sisters of the Immaculata formed in 2008 out of this impulse, and remained in the convent building until moving to Tasmania in 2013.

The Petersham Council Building & Subdivision Register includes the following application entries relevant to the convent:

1922 / 162 Convent & office, Thomas Street (value £6102)

1924 / 218 M. Killen, applicant. Store room, Thomas Street (convent) (value £80)

1932 / 33 C. Lloyd, applicant. Brick garage 15'9"x9' 40 Thomas Street (value £25)

1944 / 5 Kennedy & Bird per R. Turner, applicant. Additions to Convent Building / Thomas Street. Bathroom (value £330)

1944 / 32 A. Condon, applicant. Alterations to St Thomas' Convent / Thomas Street. (value £250)

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### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Building settlements, towns and cities	Accommodation	(none)
8 Developing Australia's cultural life	Religion	(none)
8 Developing Australia's cultural life	Creative endeavour	(none)

### Assessment of significance

SHR Criteria a) [Historical significance]



Historical significance as a former Catholic convent, evidencing the prominence of Catholicism in the area at this time, in a precinct which is prominent for the evolution of Catholic foundations in New South Wales centred on the relatively early St Thomas Parish.

SHR Criteria b) [Associative significance]

None.

SHR Criteria c) [Aesthetic significance]

Aesthetic significance – good example of the free classical brick architecture in an apartment building form.

SHR Criteria d) [Social significance]

Not known.

SHR Criteria e) [Research significance]

None.


SHR Criteria (f) [Rarity]

Not known.

SHR Criteria g) [Representativeness]

Not known.

Integrity/Intactness: High

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:** The existing scale, form, character and details of the building must be retained and conserved; no new or enlargement of any openings should be undertaken on the front façade, any enlargement of other openings should be sensitively considered; the finish of the façades should be retained or replicated to match and continue to appear like “face brick”; any additions on the site should not detract from the appreciation of the Convent as a separate building.

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## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

### References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021	40A Thomas Street	
			LEWISHAM'S BID FOR LEADERSHIP. (1923, November 8). <i>Freeman's Journal</i> , p. 18	<a href="http://nla.gov.au/nla.news-article116796423">http://nla.gov.au/nla.news-article116796423</a>
			LEWISHAM CONVENT. (1923, November 5). <i>The Sydney Morning Herald</i> , p. 11	<a href="http://nla.gov.au/nla.news-article16103931">http://nla.gov.au/nla.news-article16103931</a>
			BUILDINGS AND WORKS. GENERAL NOTES. (1922, August 2). <i>The Sydney Morning Herald</i> , p. 8.	<a href="http://nla.gov.au/nla.news-article16016743">http://nla.gov.au/nla.news-article16016743</a> <a href="http://sistersoftheimmaculata.org.au/about-us">http://sistersoftheimmaculata.org.au/about-us</a>
			Petersham Council Building & Subdivision Registers 1920-1949	
			Certificates of Title 1138-149 (see excerpted plan below), 1541-91, 2996-205, 3344-51, 3347-245, 3351-152	

Online			Dictionary of Sydney entries on Lewisham, Jacob Josephson and Joshua Frey Josephson	<a href="https://dictionaryofsydney.org/entry/lewisham">https://dictionaryofsydney.org/entry/lewisham</a> <a href="https://dictionaryofsydney.org/person/josephson_jacob">https://dictionaryofsydney.org/person/josephson_jacob</a> <a href="https://dictionaryofsydney.org/entry/josephson_joshua_frey">https://dictionaryofsydney.org/entry/josephson_joshua_frey</a>
Plan		1930s	Sydney Water plan (BW 760) showing the Convent building and site. Reproduced from Perumal Murphy Alessi <i>Heritage Assessment St Thomas Becket Parish Site</i> , June 2013	
Plan		1950s	Sydney Water plan (SRS760) showing the Convent building and site. Reproduced from Perumal Murphy Alessi <i>Heritage Assessment St Thomas Becket Parish Site</i> , June 2013	
Written		2013	Perumal Murphy Alessi <i>Heritage Assessment St Thomas Becket Parish Site</i>	

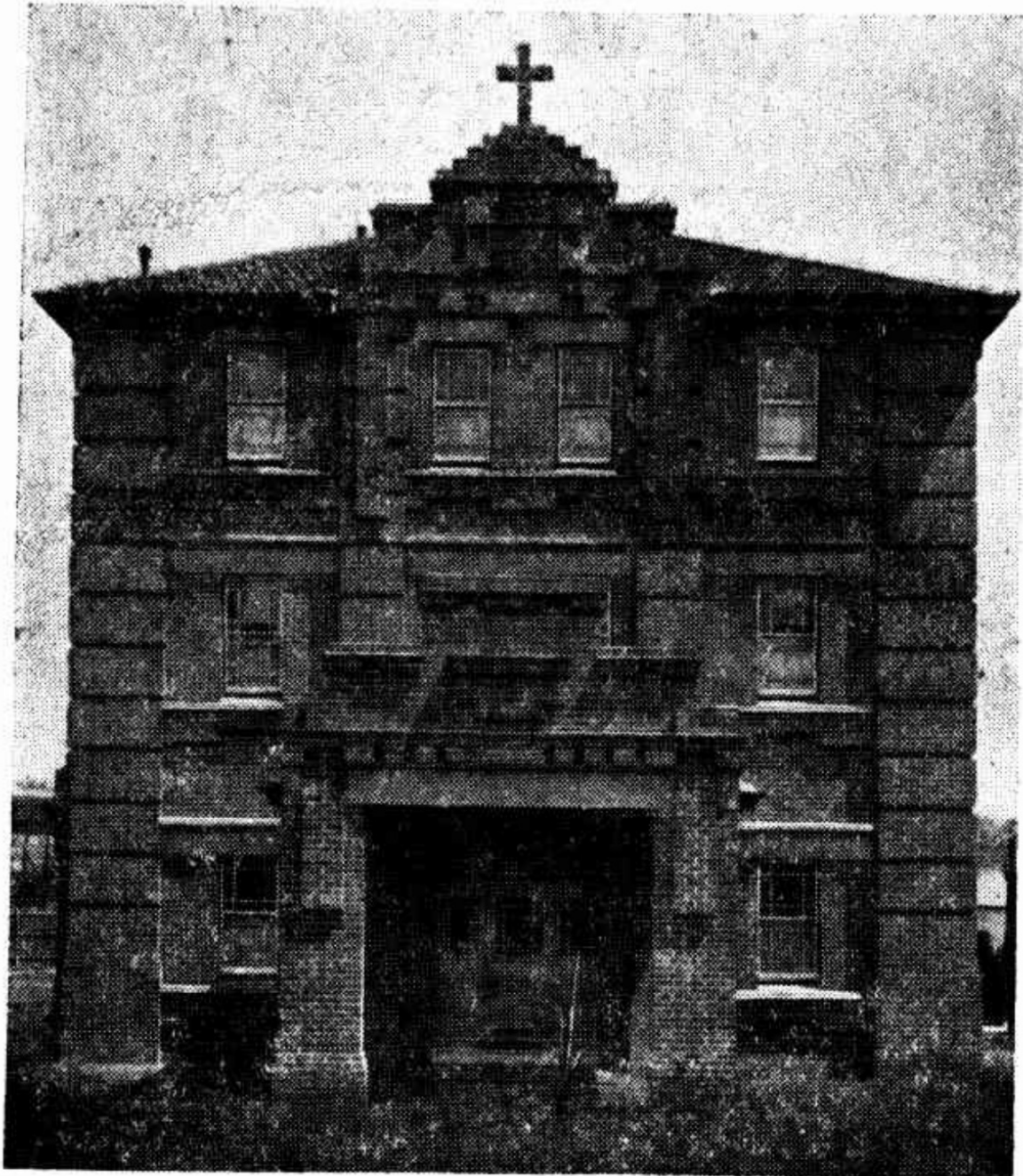
## Images







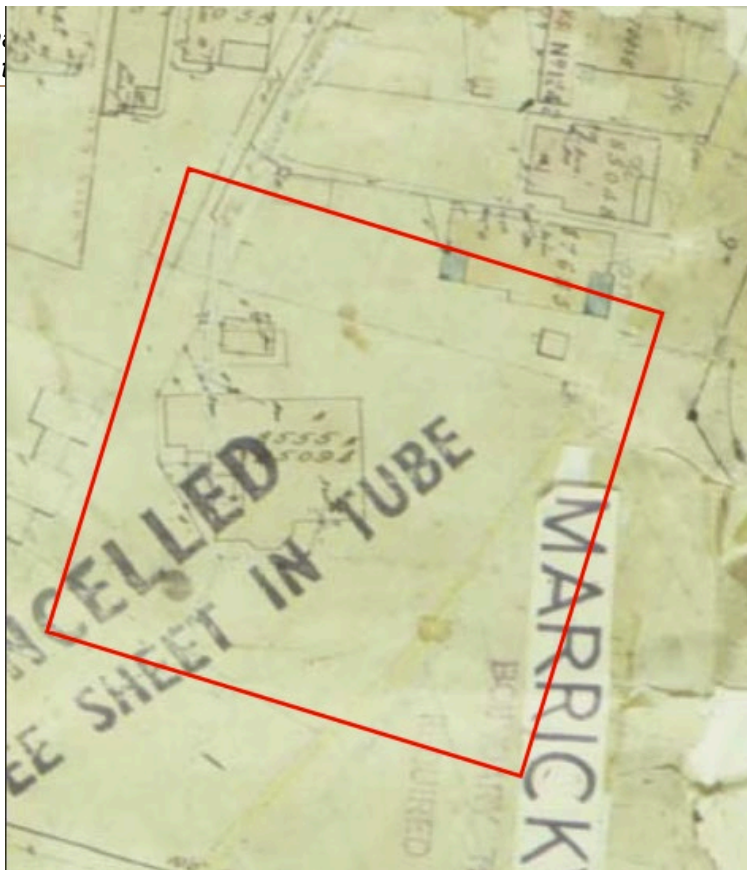


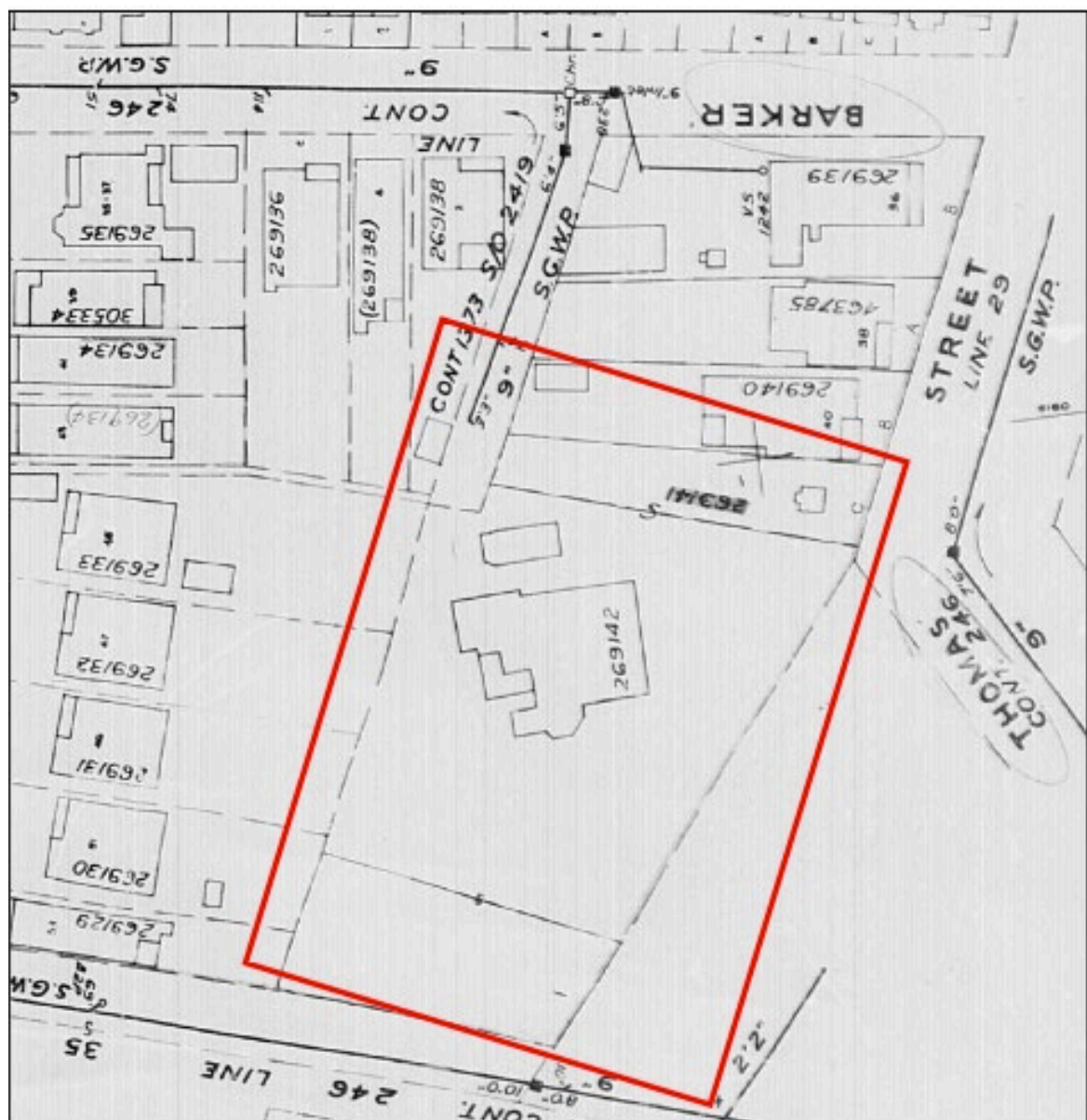


**The Convent of the Sisters of Charity, Lewisham.**











## Electricity Substation No. 1520

### Item details

Name of item: Electricity Substation No. 1520

Type of item: Built

Group/Collection: Utilities - Electricity

Category: Electricity Transformer/Substation

Primary address: 9 Tebbutt Street, Leichhardt

Lot/DP: A/310751

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
4a Upward Street	Leichhardt	Inner West		Cumberland	Alternate Address
9 Tebbutt Street	Leichhardt	Inner West		Cumberland	Primary Address

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### Statement of significance:

An Interwar Functionalist example of an electricity distribution substation constructed by the private Electric Light and Power Supply Corporation circa 1938. It is among the assets transferred to the Sydney County Council in 1958 following the acquiring of the ELPSC by the Electricity Commission of NSW. It is representative of the rapid expansion of electricity into the Sydney suburbs in the 1930s.

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## **Description**

Designer/Maker:

Builder/Maker: John Friel Laxton

Construction years:

1932

Physical description:

A single storey freestanding brick substation in a simplified Art Deco or Functionalist style. The building has several steps up from the street to a small portico with double steel front doors. Either side of the portico are two narrow steel framed panelled windows and there are three smaller narrow windows above the door.

Physical condition and/or archaeological potential:

Generally good condition. The lower portion of the front façade appears to have been painted brown, possibly in response to or to prevent graffiti.

Modifications and dates:

Further information:

Current use: Electricity substation

Former use: Electricity substation

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## **History**

Historical notes:

Electric street lights were first switched on in the city of Sydney in July 1904. At that time, the business of powering the city's electricity supply was run by the Electricity Department of the Sydney Municipal Council. The council was responsible for building the power stations, selling electrical appliances, supplying electricity to customers and billing them for their use.

From the last years of the 19th century, huge power stations became a familiar sight along the working foreshores of the city, at Ultimo (now the Powerhouse Museum / MAAS), Pyrmont, Rozelle (White Bay) and Balmain. Substations were required to house transformers that convert voltage levels for the distribution system. The earliest substations in Sydney were large blockhouses, incorporating architectural details from their surroundings. Small suburban substations were also needed throughout the suburbs. By the 1920s, great effort was taken to design these to blend in with their neighbourhoods.

The Electric Light and Power Supply Company (ELPSC) was one of a small number of private and municipal power suppliers in the early 20th century which distributed electricity to households. It operated the Balmain power station at Iron Cove from 1909. By 1911, the municipal authorities of Leichhardt, Ashfield, Newtown and Petersham had contracted the ELPSC to supply electricity to their areas. The company operated successfully until the 1950s when it was acquired by the Electricity Commission of NSW. The distribution assets of the former ELPSC were transferred to the Sydney County Council in 1958.

Legislative changes to the incorporation of electricity supply and distribution businesses saw state-owned entities take control of all of the state's municipal- and privately-operated electricity companies. Currently, AusGrid operates electricity distribution (separate from electricity supply) in Sydney, Hunter and Central Coast regions.

The suburb of Leichhardt developed over the course of the 19th and early 20th centuries as the large landholdings of the early land grants along Parramatta Road were divided into smaller, semi-rural allotments. From 1875, these estates were further subdivided and sold. The Kegworth Estate, 100 acres granted to William Thomas in 1794, was one such estate. Land sales within the estate commenced by 1879, and continued into the 1920s. Much of Section 1 of the Kegworth Estate remained consolidated in Francis James Shaw's ownership following the initial 1870s subdivision of the estate. His house, known as Rutherford, fronted Parramatta Road. The house is indicated on the 1887 Kegworth Estate subdivision plan, below, and the 1892 Detail Survey. The small outbuilding / WC near the eastern / Upward Street boundary of the site in the 1892 plan is in the approximate location of the subject building. In 1917, title to three allotments of the Shaw land passed to Charlotte Maud Palliser Shaw. (Other allotments remained in Shaw family ownership.) She sold one allotment to John Joseph Kain, a contractor of Petersham, in 1924. The Electric Light and Power Supply Company purchased the site from Kain in 1938. At this time there were no improvements on the land.

Substation No. 1520, at 9 Tebbutt Street / 4a Upward Street, was constructed in 1938 for the Electric Light and Power Supply Company Ltd (ELSPC) by master builder John Friel Laxton.

On 11th July 1938, JF Laxton submitted a building application to Leichhardt Municipal Council for a brick substation on land owned by the Electric Light and Power Supply Company, to a value of £1250.

John Friel Laxton, builder, was responsible for the construction of dozens of substations between 1928 and 1938. The following list of Laxton's substations is compiled from various newspaper notices, including Tenders Accepted and Water Board notices:

Merton St, Balmain 1927  
Brighton St Petersham 1927  
Wood St, Ashfield 1927  
Park Ave, Ashfield 1928  
Georges River Rd, Ashfield 1928  
Elliott St, Balmain 1928  
Gordon St, Petersham, 1928  
William St, Earlwood 1929  
Shackel Ave, Canterbury 1929  
Commercial Rd, Balmain 1930  
Cooper St, Strathfield 1930  
Mort St, Balmain substation additions 1931  
Burt St, Balmain 1934  
Reynolds Ave, Balmain 1934  
Campbell St, Newtown 1934  
Weston Rd, Balmain 1934  
Mort St, Balmain substation additions 1937  
Merton St, Balmain, additions to substation 1938  
Nicholson Ave, Balmain 1938  
Fitzroy Ave, Balmain 1938



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## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Building settlements, towns and cities	Utilities	None

## Assessment of significance

### SHR Criteria a) [Historical significance]

An example of an inter-war substation, one of many built throughout Sydney, that evidences the advent and method of widespread generation of electrical power throughout the city. Significant as one of a number of structures remaining in service constructed by the private Electric Light and Power Supply Corporation.

### SHR Criteria b) [Associative significance]

The building has some associative significance with John Friel Laxton, a builder who constructed dozens of substations in Sydney from 1928-1938.

### SHR Criteria c) [Aesthetic significance]

A good example of an Interwar Functionalist style substation.

### SHR Criteria d) [Social significance]

None

### SHR Criteria e) [Research significance]

None


### SHR Criteria (f) [Rarity]

None

### SHR Criteria g) [Representativeness]

Typical in scale, function and technical arrangement for a small distribution substation. Representative of the class of Interwar substations throughout Sydney.

Integrity/Intactness: High - minor modifications only

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:** The overall form and appearance of the building should be conserved, while the vacant portion of the lot, fronting Tebbutt Street, could be sympathetically developed. If the building ceases to be used as an electricity substation it may be altered as required to ensure its continued usefulness – many such buildings have

become eateries or accommodation. In this case, internal fabric that evidences its use as an electricity substation should be conserved where possible within the context of redevelopment and the significance of the building interpreted.

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## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

---

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

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## References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
Image	Sixmaps	1943		
s. 170 listing			NSW Heritage, Inventory listing for Electricity Substation No. 1520 (Ausgrid s170 Heritage Register listing No. 3430501	<a href="https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=3430501">https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=3430501</a>

			Leichhardt Council Building and Subdivision Register 1928-1950: 11 July 1938 / 1372. JF Laxton, applicant. Owner ELPSC. Tebbutt St Lot A Sec 1. Value £1250. Brick substation.	
Map			New South Wales. Department of Lands. <i>City of Sydney section [...] ... [cartographic material] / lithographed &amp; printed at the Surveyor General's Office Sydney N.S.W.</i> Sydney: Surveyor-General's Office. Leichhardt, Sheet 38, 1892	
			Certificates of Title 1178-155, 2752-27, 3672-35, 5008-206	
	George Wilkenfeld and Peter Spearritt	2004	<i>Electrifying Sydney: 100 years of EnergyAustralia</i> , ,	



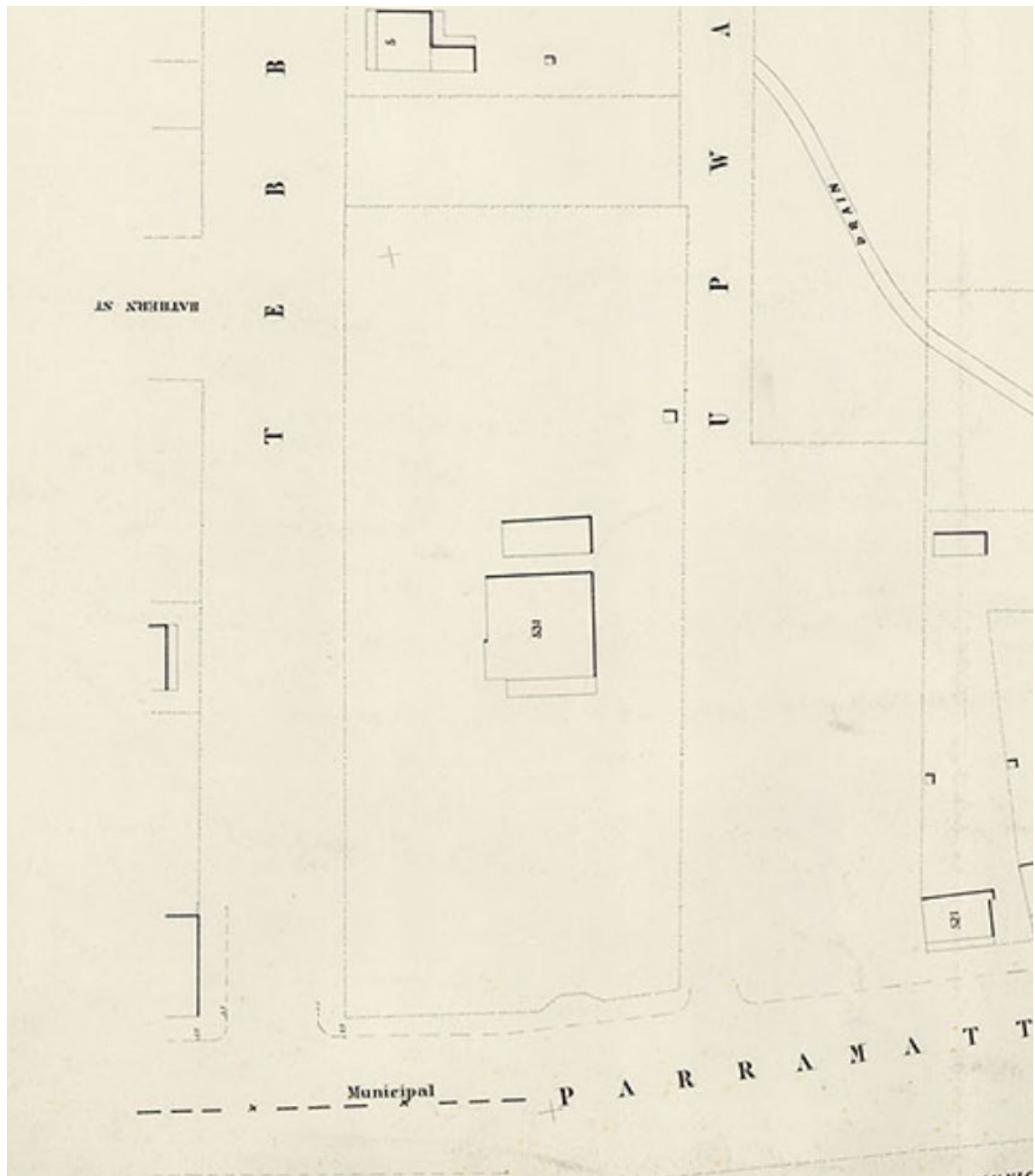
Map		1889	Kegworth Estate near Lewisham - Kegworth St, Beeson St, Hathern St, Parramatta Rd, Tebbutt St, Lords Rd	<a href="http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9026110&amp;change lng=&amp;">http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9026110&amp;change lng=&amp;</a>
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## Images









GIBBS, SHALLARD & Co. SYDNEY.



## Electric Lighting Sub-Station No. 72

### Item details

Name of item: Electric Lighting Sub-Station No. 72

Type of item:

Group/Collection:

Category:

Primary address:

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
590-594 Parramatta Road	Croydon	Inner West		Cumberland	Primary Address

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### Statement of significance:

Sub-Station no 72 has historical significance as one of the oldest remaining zone substations in Sydney, and the oldest owned by Ausgrid. It is also significant for the presence of a rare WWII air raid shelter, which has historical value in demonstrating the impact of and response to the Second World War in Sydney. It has aesthetic significance as a good example of a Georgian revival substation with sympathetic enlargements over its life.

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### Description

Designer/Maker:

Builder/Maker:

Construction years: 1914



Physical description: a large brick and concrete framed building fronting Parramatta Road, made of two parts. The larger western portion is a two and a half storey block of common brick, shaped at the face into a pedimented bay with a large Georgian window with an arched head and divided steel glazing. Underneath is a rendered lintel with raised lettering announcing the substation, and a plain metal roller door. To the east there is a block of the same brick, broken by another Georgian window, but above is later brickwork, a horizontal parapet, and this carries over to the east, where the later structure is announced in an expressed painted concrete frame, infilled by the same brick. The building is a clever melding of two builds.

Physical condition and/or archaeological potential: Generally good.

Modifications and dates: 1916 – extension

1931 – extension

1934 – replacement of timber structure with concrete structure

1956 – extension

Further information:

Current use: Substation

Former use: Substation

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## **History**

Historical notes:

Electric street lights were first switched on in the city of Sydney in July 1904. At that time, the business of powering the city's electricity supply was run by the Electricity Department of the Sydney Municipal Council. The council was responsible for building the power stations, selling electrical appliances, supplying electricity to customers and billing them for their use.

From the last years of the 19th century, huge power stations became a familiar sight along the working foreshores of the city, at Ultimo (now the Powerhouse Museum / MAAS), Pyrmont, Rozelle (White Bay) and Balmain. Substations were required to house transformers that convert voltage levels for the distribution system. The earliest substations in Sydney were large blockhouses, incorporating architectural details from their surroundings. Small suburban substations were also needed throughout the suburbs. By the 1920s, great effort was taken to design these to blend in with their neighbourhoods.

The Sydney Municipal Council was one of a small number of municipal power suppliers in the early 20th century which distributed electricity to households. The Railway Commissions also operated their own power supply for the tram and rail networks. The electricity network expanded out from its base in the city along with the expansion of suburban settlement.

Legislative changes to the incorporation of electricity supply and distribution businesses saw state-owned entities take control of all of the state's municipal- and privately-operated electricity companies. Currently, AusGrid operates electricity distribution (separate from electricity supply) in Sydney, Hunter and Central Coast regions.

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Sydney with the newly-established agricultural settlement at Parramatta. In 1797, the road was formalised, and by the early 19th century, it had become a major thoroughfare for the colony. The earliest land grants in the colony were all made along the Parramatta Road. The constant flow of people and goods along the road, together with the subdivision of the early grants, led to settlements springing up around various points along the road and from these the inner western suburbs began to form their identities.

The construction of the suburban railway to Parramatta in 1855, which bisected the Croydon area, drew travellers and goods away from Parramatta Road in favour of rail transport. During the 1860s, several villas were built in the Croydon area by merchants and professionals who took advantage of the railway as a link to the city. They successfully agitated for a railway station at Croydon, which opened in 1875. It was originally called Five Dock station, but was changed to Croydon station within a year of opening. The station opened up the area for more intensive residential development, beginning with Henry Parkes' subdivision of Brighton Farm which he renamed Croydon Park, thus cementing the name of the suburb. Further subdivisions of the former villa sites continued into the 1920s. The commercial centre of the suburb became concentrated in the area around the station from the 1880s.

Parramatta Road became neglected until the 1920s, when increasing use of motorised transport required repairs and improved maintenance of the road. Congestion increased dramatically following the Second World War, as private motor vehicles became more prevalent and busses replaced trams. The congestion eventually diminished Parramatta Road's role as the high street, or primary shopping street, of the various suburbs it passed through. Since the late 20th century, interest has turned to revitalising the roadway as a focal point for the street life of the suburbs along its length.

What is now known as the Five Dock Zone Substation No. 72 was originally constructed in 1914 by the Sydney Municipal Council as part of their Electric Department's supply and distribution business. In 2013, it was acknowledged as energy distributor Ausgrid's "oldest zone substation". (A zone substation receives electricity from the bulk supply substations. The zone substation transforms this electricity to appropriate voltage for distribution along powerlines or underground cables to distribution substations.)

The substation was situated on land adjacent to Iron Cove Creek, identified as Lot 4, belonging to Boylson, in an 1883 plan of the Municipality of Ashfield.

Research has not revealed details of the substation's external appearance in 1914, but an internal photograph shows the early layout of switchgear. In 1916, the Sydney Municipal Council approved the expenditure of over £350 on extensions to the Five Dock substation.

High voltage power lines were replaced by underground cables in 1928. When the Bunnerong power station at Botany was completed in 1929, the Five Dock substation was one of five (along with Marrickville, Randwick, Waverley and Zetland) connected to it by 33 kV feeders. These substations then connected the power supply with the rest of the network.

In 1931, the Five Dock substation was again enlarged, to plans by Geoffrey Hamilton Gore (see FL594793.jpg), and in 1933 it was connected to the Council's westernmost zone substation at Auburn. In 1934 a timber structure where auto-transformers had been installed was replaced with a "permanent concrete structure".

The Second World War saw the construction of an air raid shelter to the side of the substation building, which was still extant in 2013. The war also brought increasing control of the energy grid by the state government, resulting in an integration of the various power generating plants within Sydney regional grid. The privately owned Electric Light and Power Supply Corporation (which ran Balmain Power Station) was linked to the Sydney City Council grid for the first time at Five Dock. Though the impetus for creating this link (and others in the regional grid) was the defence of infrastructure should one component of the system be bombarded, it led to such economic advantage that, following the war, the integrated electricity grid served most of the electricity consumers in the state.

Another enlargement of the Five Dock Zone Substation occurred about 1956, as the state electricity authority moved toward a decentralised management.

In the early 21st century, the Five Dock Zone Substation No. 72 was slated for decommissioning, to be replaced by a new zone substation at Croydon. The current energy distribution authority (Ausgrid) recognises the heritage value of the Five Dock site, but has not made plans for its future.

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#### **Historic themes**

<b>Australian theme (abbrev)</b>	<b>New South Wales theme</b>	<b>Local theme</b>
4 Building settlements, towns and cities	Utilities	
7 Governing	Defence	
8 Developing Australia's cultural life	Creative endeavour	

#### **Assessment of significance**

SHR Criteria a) [Historical significance]

An early example of a large electrical substation in the area and a rare surviving example of a WWII air raid shelter.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]

A fine example of a Georgian revival substation building with a number of sympathetic additions. It has some landmark qualities.

SHR Criteria d) [Social significance]

SHR Criteria e) [Research significance]

SHR Criteria (f) [Rarity]


A rare surviving example of a WWII air raid shelter.

SHR Criteria g) [Representativeness]



A representative example of a group of 20<sup>th</sup> century substations in Sydney.

Integrity/Intactness: The substation has high integrity and appears intact. Though it has been altered from its original form, the alterations are sympathetic and contribute to significance.

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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### Recommended management:

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### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

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### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

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### References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		

Image		c. 1930	FL594793 State Records Glass Plate Negatives - Substation 72 - Five Dock NRS-212443-1-1-37	
Image		c. 1915	FL1272651 Glass Plate Negatives - Substation 72 - Five Dock- Interior - Installation of 33kV [kilovolt] Switchgear - NRS-21243-1-5-341	
	George Wilfelfeld and Peter Spearritt	2004	<i>Electrifying Sydney: 100 Years of Energy Australia</i>	
	Ausgrid	2013	"oldest zone substation", <i>Distribution and Transmission Annual Planning Report</i> , p. 36	<a href="https://studylib.net/doc/18121081/distribution-and-transmission-annual-planning-report">https://studylib.net/doc/18121081/distribution-and-transmission-annual-planning-report</a>
		1934	"permanent concrete structure" Tenders Accepted or Received (1934, June 13). <i>Construction and Real Estate Journal</i> , p. 10	<a href="https://trove.nla.gov.au/newspaper/article/222913947">https://trove.nla.gov.au/newspaper/article/222913947</a>
	Ausgrid	2013	Ausgrid facebook page / Albums / Historic Five Dock substation	<a href="https://www.facebook.com/pg/Ausgrid/photos/?tab=album&amp;album_id=528017030568269&amp;ref=page_internal">https://www.facebook.com/pg/Ausgrid/photos/?tab=album&amp;album_id=528017030568269&amp;ref=page_internal</a>
Map		1883	Municipality of Ashfield shewing subdivisions, re-subdivisions, public buildings, estates & c. Parishes of Concord & Petersham : compiled from the latest information in the Government Departments and from private sources / compiled and lithographed by Higinbotham & Robinson.	<a href="https://search.slnsw.gov.au/permalink/f/lq5tom/SLNSW_ALMA21151455090002626">https://search.slnsw.gov.au/permalink/f/lq5tom/SLNSW_ALMA21151455090002626</a>
Online			Dictionary of Sydney entries: The Road West, Croydon	<a href="https://dictionaryofsydney.org/entry/the_road_west">https://dictionaryofsydney.org/entry/the_road_west</a> <a href="https://dictionaryofsydney.org/entry/croydon">https://dictionaryofsydney.org/entry/croydon</a>

## Images

















## Former St Martha's Industrial School for Girls

### Item details

Name of item: Former St Martha's Industrial School for Girls

Type of item: Complex / Group

Group/Collection:

Category:

Primary address: 27-31 Thornley Street, Leichhardt

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
27-31 Thornley Street	Leichhardt	Inner West		Cumberland	Primary Address
27-35 Thornley Street	Leichhardt	Inner West		Cumberland	Alternate Address
38-40 Renwick Street	Leichhardt	Inner West		Cumberland	Alternate Address

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### Statement of significance:

The former St Martha's Industrial School for Girls is historically significant as the site of Elswick House – the house associated with the Elswick Estate which made up a large portion of Leichhardt, of which some remnant fabric may remain. It is also significant as a former convent and industrial school for girls, being a site for girls' education and "domestic training" in the late 19<sup>th</sup> and through much of the 20<sup>th</sup> century.

It is aesthetically significant as a unified campus of fine late Arts and Crafts buildings laid out and designed by the well-known domestic architects Scott, Green & Scott.

It has associative significance with James Norton who was a member of the first NSW Legislative Council, prominent figure in NSW legal history, and the one-time owner of the Elswick estate which became a large part of Leichhardt.

It has some research potential significance for parts of Elswick House and Elswick Estate which may remain on the site.

## **Description**

Designer/Maker: Scott, Green & Scott

Builder/Maker: H. A. Taylor

Construction years: 1832, 1901, 1923, 1937-39

Physical description: A large complex of buildings, mostly face brick. These are surrounded by large areas of carparking, with a garden along Thornley Street.

Physical condition and/or archaeological potential: The exterior of most buildings appear to be in good condition. The grounds have been heavily altered to allow for extensive carparking.

Modifications and dates: 1834, 1912, 1923, 1937-39 (Elswick House demolished)

Further information:

Current use: offices of Sydney Catholic Schools

Former use: College, industrial school, convent, private residence

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## **History**

Historical notes:

Originally the site of the 1832 Elswick House, 38-40 Renwick Street has been associated with Catholic charitable and educational activities since 1886. The current set of buildings dates mainly to a 1937-39 program of building works carried out to the design of Scott, Green & Scott, architects, for St Martha's Industrial Home for Girls, which occupied the site from 1888 to 1969. Elswick House was demolished in 1937 as part of these building works.

### **1832-1886 Private residence Elswick House**

Elswick House was originally constructed about 1832 for James Foster, solicitor. In 1834, James Norton, solicitor, purchased the 207-acre property and enlarged the house. In 1844 it was described as a "good large stone house, extensive out offices, stables, gardener's house, 9 acres cultivated - the whole fenced." A prominent figure in NSW legal history and member of the first NSW Legislative Council, Norton lived at Elswick House until his death in 1862.

In 1867 the Norton family subdivided the Elswick Estate, creating Allen, Elswick, Norton, Short and Marion Streets. In 1868 John Wetherill, draper, purchased Elswick House and 52 acres (Section 1 of the 1867 subdivision), and lived there for 13 years. In 1880, he sold to the Excelsior Land Investment and Building Company and Bank Ltd, property speculators. They resubdivided the 52 acres into 570 allotments and laid out ten new streets, creating the highest density subdivision in the growing suburb of Leichhardt. Wetherill re-purchased Elswick House as well as four additional allotments of the Excelsior subdivision, bringing the curtilage of the historic house to 2.5 acres.

### **1886-1888 Little Sisters of the Poor convent and home for the aged destitute**

In 1886, the Catholic Church bought the 2.5-acre site of Elswick House from John Wetherill. Having sat vacant for some years, the house by this time was neglected and vandalised.



Seven nuns from the order of Little Sisters of the Poor arrived from France in late 1886 and established Elswick House as a home for the elderly poor and a convent for themselves. Their initiative only lasted one year, and they moved to Randwick at the end of 1887.

### **1888-1969 St Martha's Industrial School for Girls**

After the Little Sisters of the Poor departed, four Sisters of St Joseph's came from St Fiacre's, establishing a boarding school on the site known as St Martha's Industrial Home for Girls "for the protection, education and domestic training for girls." (Despite the connotations of the term 'industrial' home or school, it was never a reformatory. The industry referred to by the name included domestic skills, vestment-making, sewing and lacework.)

The site was enlarged in 1920 with the purchase of Lots 10 and 11 (measuring 27 perches, fronting Renwick Street) and in 1927 with the purchase of Lot 26 (13.5 perches fronting Thornley Street). In 1927 and 1929 the Sisters bought Lots 12 and 27, bringing the total site area to just under 3 acres (1.2 hectares). Brick cottages on these properties (40 and 40a Renwick Street and 29-31 Thornley Street) were demolished as part of the extensions to St Martha's.

Early alterations made by the Sisters of St Joseph included:

1901 New brick chapel adjoining Elswick House at its southern end; children's refectory, dormitories and workrooms.

1912 Upper storey of Elswick House replaced by new first and second floors

1923 New wing added to the north side of Elswick House consisting of two refectories, kitchen, pantries, store room, recreation room and concert hall on ground floor; first floor dormitories with sleeping-out balconies and dressing rooms; detached building containing laundry and ironing room.

The firm of Scott, Green & Scott designed the 1937-1939 building program, which was carried out by H.A. Taylor, builder. The architect's description of the work provides the rationale for the changes: "The main objective of the work now completed were to correct existing conditions under which the accommodation for the children was intermingled with that of the convent section--to arrange the childrens' dormitory accommodation on lines permitting a measure of separation between seniors and juniors, and to develop improved facilities for school work on additional land acquired at the northern end of the property. The original residence on the site which has been used for both Sisters' and children's accommodation was some 100 years old, its size and planning of obsolete type, and its area and shape such as led to lack of light in a great part of its own accommodation, and in parts of the newer accommodation adjoining same."

The architectural character of the 1923 new wing was the guide for the new works so as to achieve "unity within the complete group."

Specifically, the program of works, initially planned to coincide with the golden jubilee of the school but not completed in time for the anniversary, involved the following:

- Elswick House demolished and replaced by a new four-storey convent wing containing workrooms and offices on ground floor; community, reception and recreation rooms on the first floor; and sleeping accommodation for the Sisters on the second and third floors.

Flagstones from the Elswick House verandah and cellars were reused to pave the drive into the new convent.

- A new three-storey school block with kindergarten on ground floor, classrooms on the first floor and dormitories on the second floor.
- The chapel was enlarged and renovated to provide more accommodation as well as galleries.

The Catholic press complimented the project: "Walking round the institution one is struck by the airiness and brightness of classrooms, workrooms, and dormitories, and the thoughtful provision for the health and comfort of the Sisters' charges. As far as possible the institutional note has been eliminated..."

The school closed in 1970, while the convent continued to operate until 1983.

### **1970-1990 St Joseph's Business College**

Established at Enfield in 1963, St Joseph's Business College took over the site in 1970 with the closure of St Martha's. It operated until 1990 when it was closed due to low enrolments and withdrawal of funding.

### **1983-present**

The administrative offices of Sydney Catholic Schools (formerly the Catholic Education Office Sydney) have occupied the site since 1983. The extant sandstone gate posts on Renwick Street are believed to be a remnant of Elswick House. (It is suggested (Cusick 1989: 49) that a mantelpiece and fireplace in a director's office are also originally from Elswick House; these were not sighted during the current study.)

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## **Historic themes**

<b>Australian theme (abbrev)</b>	<b>New South Wales theme</b>	<b>Local theme</b>
3 Developing local, regional and national economies	Industry	
4 Building settlements, towns and cities	Towns, suburbs and villages	
6 Educating	Education	
7 Governing	Welfare	
8 Developing Australia's cultural life	Domestic life	
8 Developing Australia's cultural life	Creative endeavour	
8 Developing Australia's cultural life	Religion	

## **Assessment of significance**

SHR Criteria a) [Historical significance]

The former St Martha's Industrial School for Girls is historically significant as the site of Elswick House – the house associated with the Elswick Estate which made up a large portion of Leichhardt, of which some remnant fabric may remain. It is also significant as a former convent and industrial school for girls, being a site for girls' education and "domestic training" in the late 19<sup>th</sup> and through much of the 20<sup>th</sup> century.

SHR Criteria b) [Associative significance]

It is significant for its association with James Norton.

SHR Criteria c) [Aesthetic significance]

It is aesthetically significant as a unified campus of fine late Arts and Crafts buildings laid out and designed by the well-known domestic architects Scott, Green & Scott.

SHR Criteria d) [Social significance]


SHR Criteria e) [Research significance]

It has some research potential significance for parts of Elswick House and Elswick Estate which may remain on the site.

SHR Criteria (f) [Rarity]

SHR Criteria g) [Representativeness]

Integrity/Intactness: High

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:**

A Conservation Management Plan should be prepared for the site in order to guide its conservation, management and development. In general, the form and appearance of the early 20<sup>th</sup> century buildings should be retained. If the opportunity arises, the historical grounds should be interpreted based on available evidence.

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**Listings**

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA



## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

## References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
Image	Sixmaps	1943		
Image		c. 1900	Elswick House and Garden seen from the north-west; reproduced by Leichhardt Historical Journal No. 16 from an undated glass slide in the collection of the Royal Australian Historical Society	
Image	John G. Park	c. 1920	Leichhardt Council 50th Anniversary, 1871-1921 : St Matha's [sic] Home and Chapel, Renwick Street, Leichhardt	
		1937	Big Changes (St Martha's before the demolition of Elswick House) is from: When Catholics (1937, August 12). <i>Catholic Freeman's Journal</i> , p. 8.	<a href="http://nla.gov.au/nla.news-article146419212">http://nla.gov.au/nla.news-article146419212</a>
Image		1939	When Catholics A Constructional (1939, March 16). <i>Catholic Freeman's Journal</i> , p. 7	<a href="http://nla.gov.au/nla.news-article146383041">http://nla.gov.au/nla.news-article146383041</a>
Image		1939	When Catholics A Constructional (1939, March 16). <i>Catholic Freeman's Journal</i> , p. 7	<a href="http://nla.gov.au/nla.news-article146383041">http://nla.gov.au/nla.news-article146383041</a>

Base plan		c. 1880	Current site base plan overlaid 1880 subdivision	<a href="#">Peter Reynolds Collection : Part of the 1880 Excelsior Subdivision of the 1867 Elswick Estate</a>
Book	Luttrell, John & Lourey, Marie A	2006	<i>St Mary's to St Catherine's : Catholic schools of the Archdiocese of Sydney, 1836-2006</i>	
Article		1939	"When Catholics A Constructional" (1939, March 16). <i>Catholic Freeman's Journal</i> , p. 7	<a href="http://nla.gov.au/nla.news-article146383041">http://nla.gov.au/nla.news-article146383041</a>
Article		1939	"A Constructional GUIDE" (1939, March 23). <i>Catholic Freeman's Journal</i> , p. 7	<a href="http://nla.gov.au/nla.news-article146384195">http://nla.gov.au/nla.news-article146384195</a>
Article	Cusick, Anthony	1989	"Leichhardt West", <i>Leichhardt Historical Journal</i> . No. 16	
Article	Reynolds, Peter L	1995	<i>Leichhardt Historical Journal</i> . No. 19.	
Titles			Certificates of Title 736-109, 736-177, 891-114, 1212-94, 1212-126, 4324-36	
Quotation		1844	"good large stone house" Sydney District Council Assessment Books quoted in Cusick pop. Cit. p 19	
Quotation		1913-14	"for the protection" Annual Report of St Martha's Industrial Home, 1913-14, quoted in Cusick, op. cit. p48	
Quotation		1939	"The main objective of the work" Architect's statement, quoted in A Constructional GUIDE (1939, March 23). <i>Catholic Freeman's Journal</i> , p. 7.	<a href="http://nla.gov.au/nla.news-article146384195">http://nla.gov.au/nla.news-article146384195</a>

Quotati on		193 9	"unity within the complete group" Architect's statement, quoted in A Constructional GUIDE (1939, March 23). <i>Catholic Freeman's Journal</i> , p. 7	<a href="http://nla.gov.au/nla.news-article146384195">http://nla.gov.au/nla.news-article146384195</a>
Quotati on		193 9	"Walking round the institution" When Catholics A Constructional (1939, March 16). <i>Catholic Freeman's Journal</i> , p. 7	<a href="http://nla.gov.au/nla.news-article146383041">http://nla.gov.au/nla.news-article146383041</a>



## Images













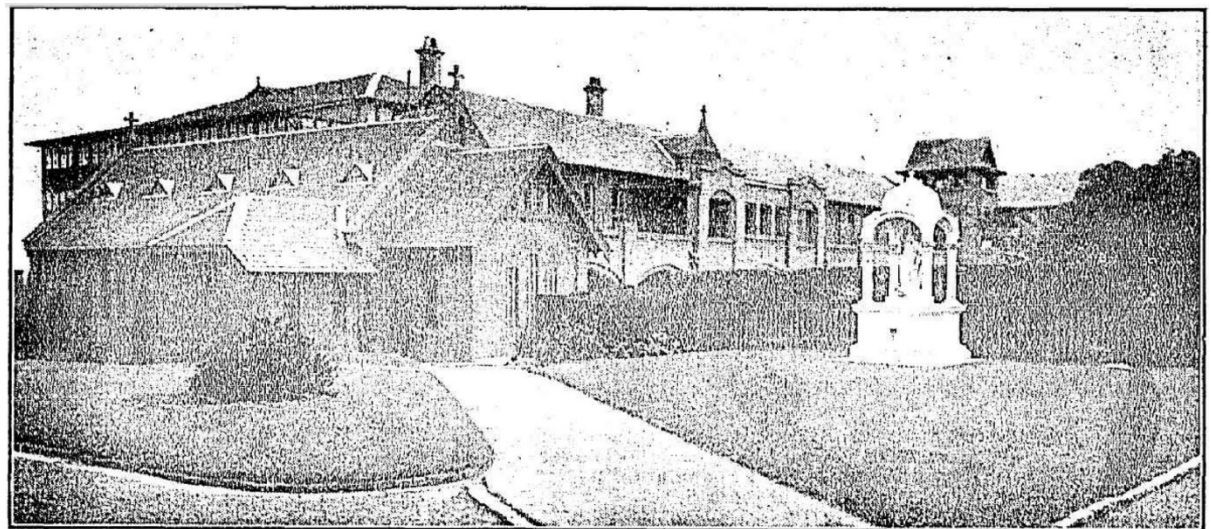
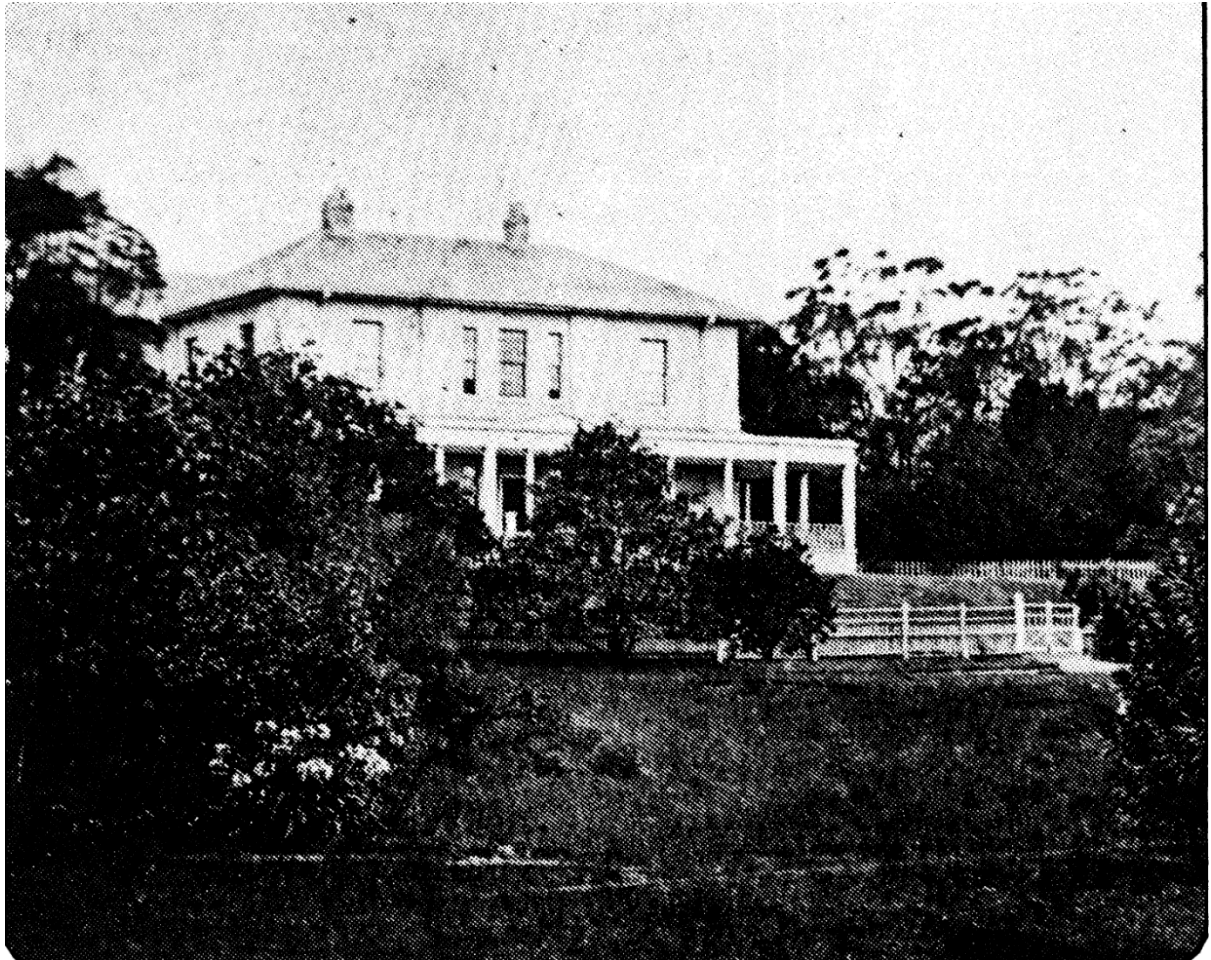




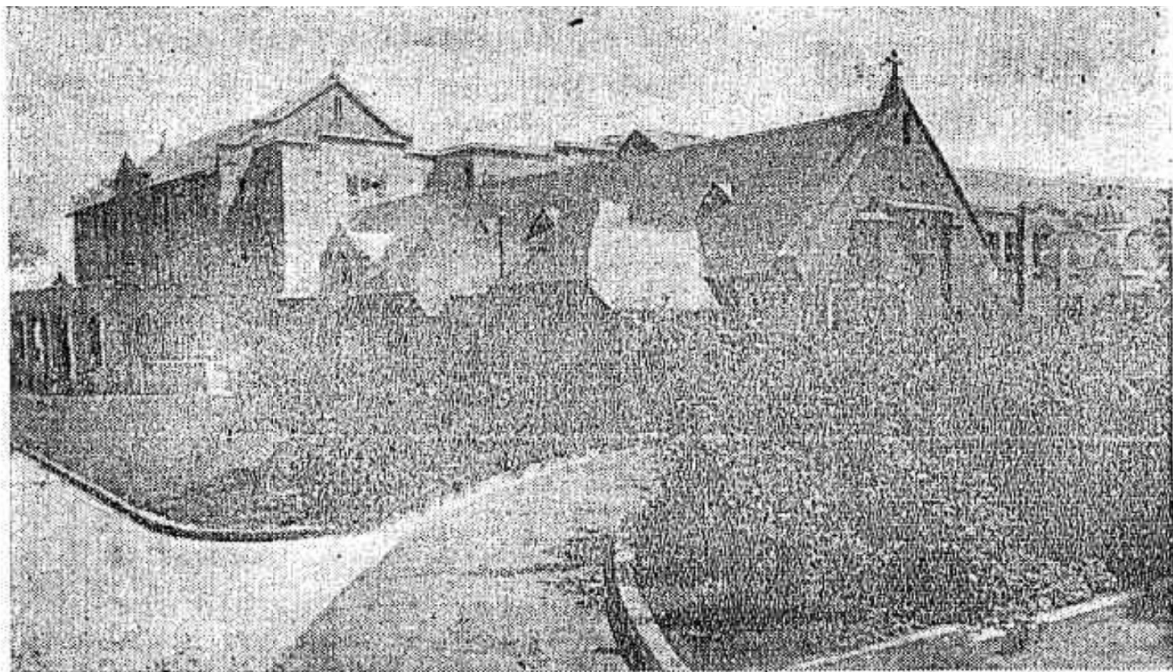
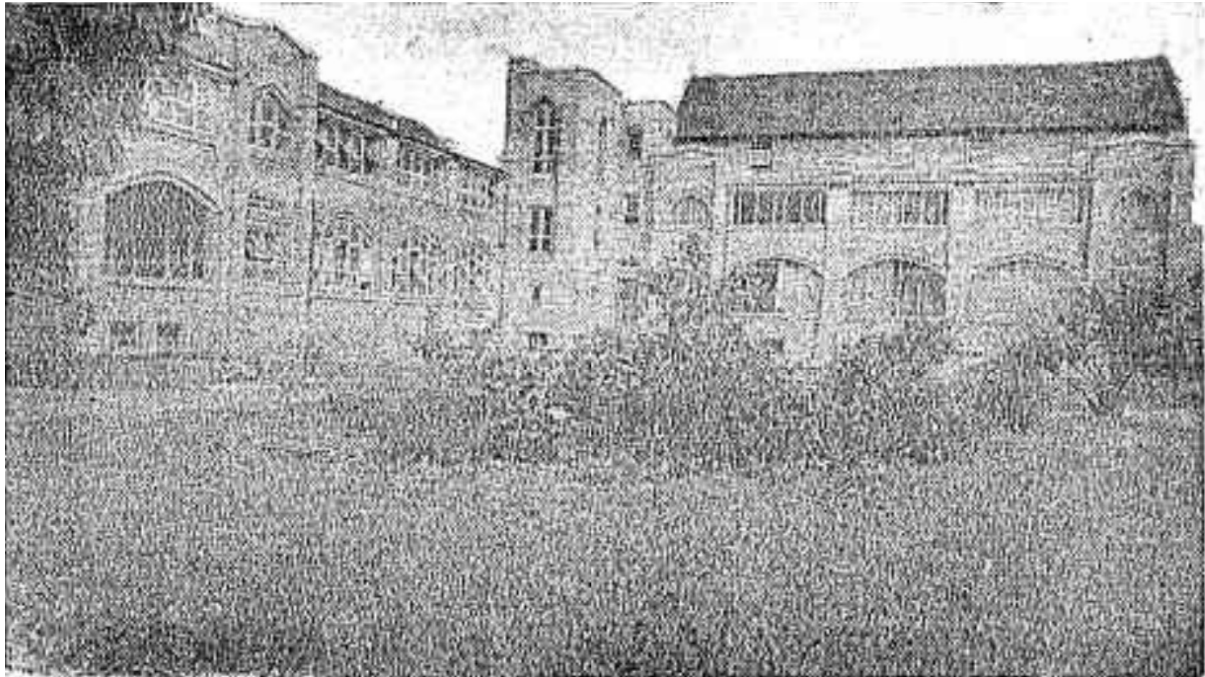






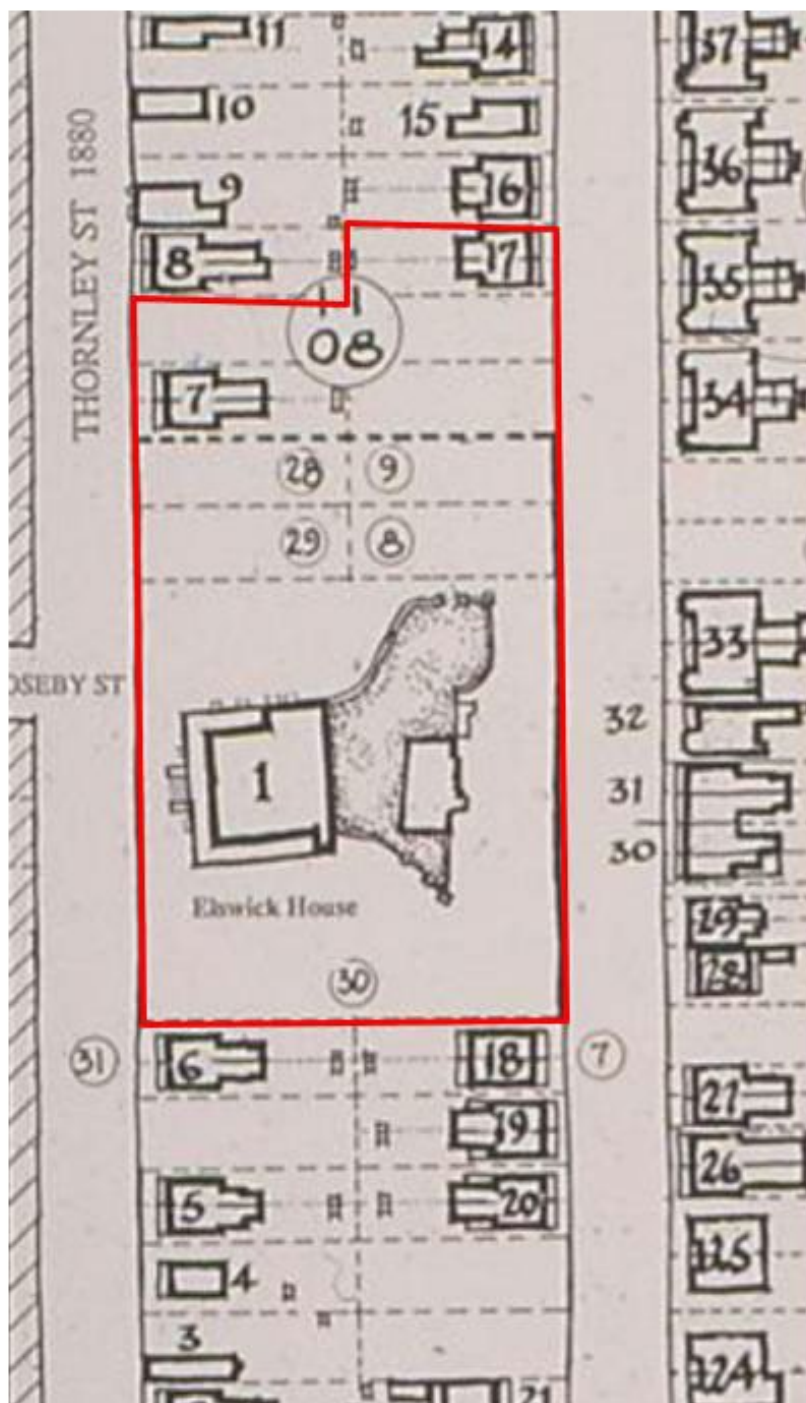






**This picture shows the main entrance to St. Martha's Home, with the front of the new Convent on the left.**





## Baptist Church and Hall

### Item details

Name of item: Baptist Church and Hall

Type of item: Built

Group/Collection: Religion

Category: Church

Primary address: 51-55 Lords Road, Leichhardt

Lot/Section/DP: Lots 11 and 12, DP1135

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
51-55 Lords Road	Leichhardt	Inner West		Cumberland	Primary Address

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### Statement of significance:

Historically significant as a Baptist church in the local area.

Aesthetically significant as a fine example of late Arts and Crafts church with Gothic detailing, in a corner position of some prominence, opposite Kegworth Public School.

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### Description

Designer/Maker:

Builder/Maker: George Rorison

Construction years: 1936 (church)

Physical description:

An inter-war Church built of face brick in the Arts and Craft style with some gothic details. A low brick wall fronts the street. It has a gable roof, with the front gable façade incorporating a gothic detailed cement coping to its main gable and tall pinnacles to buttresses either side of a central stained-glass window. Two blind niches and two face brick pilasters flank this

central ensemble. The entrance porch is roofed in metal which has rusted somewhat. Two large piers at each corner of the façade are echoed in the porch, which has three central stained-glass windows. The side of the building, along Lords Road, presents brick buttresses with gable tops. The windows are timber framed stained glass awning hung sashes within.

The neighbouring hall is clad in weatherboard. It has arch-headed windows and its roof is clad in green corrugated iron.

Physical condition and/or archaeological potential:

Modifications and dates:

Further information:

Current use: Church and hall

Former use: Church and hall

---

## **History**

Historical notes:

The suburb of Leichhardt developed over the course of the 19th and early 20th centuries as the large landholdings of the early land grants along Parramatta Road were divided into smaller, semi-rural allotments. From 1875, these estates were further subdivided and sold. Along with intensive residential development came the civic, social and religious institutions common to late 19th century suburban growth in Sydney. By the end of the 19th century, Leichhardt's churches represented all the major Christian denominations:

- St Columba & the Holy Souls Catholic Church 1869 (mortuary chapel in cemetery); 1898 present building
- All Souls Anglican parish church 1882
- Methodist Church established c.1880; Present building (now Uniting Church) 1905
- Leichhardt Presbyterian Church 1885
- Leichhardt Congregational Church founded 1885; church building 1911
- St Fiacre's Catholic church/school 1886

The first Baptist Church in Leichhardt held its opening services on 2nd May 1880 in their 'NEW CHAPEL, Elswick-street'. Later notices, including the 1882 Sands Directory, place the church on the south side of Hill Street near Catherine Street. A Baptist Mission on Foster Street celebrated its first anniversary in January 1894; the 1895 Sands Directory places this between 44 and 48 Foster Street (north of the Marion Street intersection), while the Baptist Chapel continued to be listed on Hill Street.

A 'new Baptist Mission Church' opened on the subject site in early 1898. Land for it was donated by Hugh Dixon and William White, and the cost of the building was paid for by subscriptions from the mother church at Petersham, meaning the new church could open free of debt. The building was described as weatherboard, 40ft. x 25ft., and able to seat approximately 300 people. The land title for the site included Lots 11 & 12 DP 1135 (indicated on plan below) which were transferred in November 1897 to Hugh Dixon, esquire, William White, baker, James Simpson, grocer, Hendrick John Bonger, civil servant, and Ruben Hicks, dealer, all of Leichhardt.

Photographed about 1920 for the Leichhardt Jubilee anniversary publication, the timber church building is seen situated next to a diminutive hall or Sunday School building, which is extant. A contemporary article on the churches of Leichhardt, which marvelled that no fewer than ten churches were illustrated in the Jubilee souvenir, noted the Baptist Church as a 'simple wooden structure...queer fenestration and flatly pitched roof'.

Research has thus far not been able to pinpoint the date of construction of the hall. It may be the building referred to in a 1900 report on a quarterly gathering of Christian Endeavour youth as the "Baptist Mission Hall, Foster Street". The 1930 Sands Directory listed the site as Leichhardt Baptist Church and School, whereas previous listings refer only to the church.

The 1898 weatherboard church was replaced in 1936 by a brick church ('ornately designed'), valued at £1200. Although the architect is unknown, George Rorison (of Five Dock) submitted the Building Application to Leichhardt Council. It is likely he was the builder. The land title was transferred to the Baptist Union of NSW in May 1936, and a mortgage was taken out the following month, likely to fund construction of the new brick church.

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#### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
8 Developing Australia's cultural life	Religion	
8 Developing Australia's cultural life	Creative endeavour	

#### Assessment of significance

SHR Criteria a) [Historical significance]

Community church in Leichhardt.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]

A fine example of the Arts & Crafts style with Gothic detailing.

SHR Criteria d) [Social significance]

It is likely that this church has social significance to its congregation and to members of the community, but this has not been researched.


SHR Criteria e) [Research significance]

SHR Criteria (f) [Rarity]

SHR Criteria g) [Representativeness]

Integrity/Intactness: High – exterior. Interior unknown.



Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:** The form, detail, exterior treatment and historical fabric including windows, doors and low brick wall on the street, should all be retained and conserved. Development should avoid dramatic alterations to either building. A conservation management strategy should be prepared for the place, and the significance of the interiors should be assessed before changes are made (apart from routine maintenance).

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### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

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### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

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### References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
Image		1921	Baptist Church and School, Foster Street, Leichhardt, 1920, Leichhardt Council 50th Anniversary, 1871-1921	

Newspaper article			'NEW CHAPEL' Advertising (1880, May 1). The Sydney Morning Herald, p. 1.	<a href="http://nla.gov.au/nla.news-article13459192">http://nla.gov.au/nla.news-article13459192</a>
Newspaper article			News of the Churches. (1894, January 27). Australian Town and Country Journal, p. 8.	<a href="http://nla.gov.au/nla.news-article71209420">http://nla.gov.au/nla.news-article71209420</a>
Newspaper article			'new Baptist church' THE CHURCHES. (1898, February 12). The Daily Telegraph, p. 11.	<a href="http://nla.gov.au/nla.news-article238373822">http://nla.gov.au/nla.news-article238373822</a>
Newspaper article			'ornately designed' THE CHURCHES (1936, August 14). National Advocate, p. 8.	<a href="http://nla.gov.au/nla.news-article160532318">http://nla.gov.au/nla.news-article160532318</a>
Newspaper article			NEW BAPTIST CHURCH (1936, August 17). The Daily Telegraph, p. 5.	<a href="http://nla.gov.au/nla.news-article247066319">http://nla.gov.au/nla.news-article247066319</a>
Newspaper article			'simple wooden structure' THE CHURCHES OF LEICHHARDT (1922, April 12). Construction and Local Government Journal, p. 12.	<a href="http://nla.gov.au/nla.news-article109642663">http://nla.gov.au/nla.news-article109642663</a>
Newspaper article			'Baptist Mission Hall, Foster Street' CHRISTIAN ENDEAVOUR. (1900, June 12). The Sydney Morning Herald, p. 7	<a href="https://trove.nla.gov.au/newspaper/article/14317297">https://trove.nla.gov.au/newspaper/article/14317297</a>
Map		1884	Allotments adjoining Brighton & Kegworth Estates, Petersham - Davis St, Foster St, Lords Rd, 1884	<a href="http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9027023&amp;change_lng=">http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9027023&amp;change_lng=</a>
Land title			Certificates of Title 860-92, 828-96	

## Images











*Allotments adjoining*  
**BRIGHTON & KEGWORTH ESTATES**  
**PETERSHAM**

*To be sold by Auction*  
**ON THE GROUND**  
*on Sat April 19<sup>th</sup> 1884*  
*at 3 O'Clock by*

**W. PRITCHARD**  
**TORRENS TITLE**

*at an upset price*  
**of £30 per Allotment**

**TERMS**  
*£5 deposit on each Lot.*  
*Balance at the rate of*  
*£1 per month on each Lot.*

**LOCAL SKETCH**

**A.W. STEPHEN**  
Licensed Surveyor  
**FITZ-EVAN CHAMBERS**  
**CASTLEREACH ST.**

**BRIGHTON ESTATE**

**DAVIS ST.**

**FOSTER ST.**

**ROAD**

**LORDS**

GIBBS SHALLARD & CO. PRINTERS.



## Sloane Court apartments

### Item details

Name of item: Sloane Court apartments

Type of item: Built

Group/Collection: Residential

Category: Apartment building

Primary address: 51A Sloane Street, Summer Hill

Lot/Section/DP: 2/-/DP338439

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
51A Sloane Street	Summer Hill	Inner West		Cumberland	Primary Address

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### Statement of significance:

Historically significant as an interwar apartment building, probably one of the earlier examples in the local area.

Aesthetically significant as a fine Art Deco apartment building that retains much of its original exterior and interior features.

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### Description

Designer/Maker:

Builder/Maker: Raymond Michael Bowcock

Construction years: 1938-9

Physical description: A three storey walk-up residential apartment building of face brick, with prominent use of coloured bricks in pilasters which define five bays and the window surrounds. Comprises 6 apartments. Appears to have original timber window frames with double-hung sash. Many interior details appear to be original, including terrazzo floor. The openings on the end bays appear to have originally been open, and later on filled in with irregular joinery of different designs.



Physical condition and/or archaeological potential: Generally, very good condition.

Modifications and dates: Window openings on end bays have been infilled with joinery, not recently.

Further information:

Current use: Residential apartment building

Former use: Residential apartment building

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## **History**

Historical notes:

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Sydney with the newly-established agricultural settlement at Parramatta. In 1797, the road was formalised, and by the early 19th century, it had become a major thoroughfare for the colony. The earliest land grants in the colony were made along the Parramatta Road. The constant flow of people and goods along the road, together with the subdivision of the early grants, led to settlements springing up around various points along the road and from these the inner western suburbs began to form their identities.

The construction of the suburban railway to Parramatta in 1855 drew travellers and goods away from Parramatta Road in favour of rail transport. The roadway became neglected until the 1920s, when increasing use of motorised transport required repairs and improved maintenance of Parramatta Road. Congestion increased dramatically following the Second World War, as private motor vehicles became more prevalent and busses replaced trams. The congestion eventually diminished Parramatta Road's role as the high street, or primary shopping street, of the various suburbs it passed through. Since the late 20th century, interest has turned to revitalising the roadway as a focal point for the street life of the suburbs along its length.

Parramatta forms part of the northern boundary of the present day suburb of Summer Hill, which is largely comprised of land granted in 1794 to former convict Henry Kable. The opening of the railway station at Summer Hill in 1879 paved the way for the suburb's boom period of subdivision for residential settlement, between 1880 and 1910. The large mansions and villas built in the 1880s for business people and professionals who worked in the city were gradually sold and subdivided into the 1920s and 30s. In the 1970s, most of the surviving mansions in Summer Hill were demolished to make way for residential flat buildings, particularly near the station.

Sloane Street was included in subdivisions from 1880. Advertisements highlighted the street's proximity to Summer Hill railway station as well as its link to Parramatta Road. Development was concentrated at the southern end of the street (closer to the railway station) in the first decades following subdivision. By 1918 most of the house allotments were built upon, as is evidenced in the photograph from that year looking toward the station from Parramatta Road. The 1930 Sands Directory lists Arthur O. Dunne at 58 Sloane Street, and Mrs Sarah Jacobs at 51 Sloane Street. (It has not been possible within the scope of the present research to trace the dates of these houses.)

In 1938, owner-builder Raymond Michael Bowcock constructed two residential flat buildings on Sloane Street: Asturia (at No. 58) and Sloane Court (at No. 51A).

Bowcock acquired No. 58 on the south-west corner of the Sloane Street/Parramatta Road intersection in May 1936 and took out a mortgage in January 1937. He received Council approval in April 1938 for a residential flat building valued at £4000, and work was in progress in July 1938, when an advertisement was placed for builder's labourers for "Bowcock's job, Sloane Street and Parramatta Road". In August 1938 the work (6 flats, 2 garages) was notified to the Water Board, suggesting it was near completion at that time. A December 1939 photograph shows the building and garage complete.

Bowcock obtained title No. 51, on the opposite side of Sloane Street, in October 1938, and the following month received approval for flats on Sloane Street valued at £3000. This second flat building, known as Sloane Court, was built to very similar detail but on a smaller scale than Asturia at No. 58. Its completion was notified to the Water Board in November 1938, and a mention in the social pages in April 1939 confirms that it was by then occupied

"...She mentioned seeing Ril Gibson out there but as Ril has a long spell of night duty, and sleeps at Sloane Court, Summer Hill the two girls see little of each other..."

Research to date has not discovered whether an architect was involved in the design of the two buildings. A search for other projects by Bowcock shows that he worked for several prominent architects, including Fowell McConnel Mansfield (1939, St Mary's North Sydney; 1934 St Charles Borromeo) and Peddle Thorp & Walker (1940, A.W.A. works). The closest comparable project to the flats at Sloane Street was a speculative development at Lapish Avenue, Ashfield, where Bowcock constructed five semi-detached houses and a residential flat building at each end of the street. The architect for this development was Francis Patrick Ryan, who is considered to be a candidate for the design of the Sloane Street buildings on the basis of their similarity of detail.

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### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4 Building settlements, towns and cities	Accommodation	
8 Developing Australia's cultural life	Creative endeavour	

### Assessment of significance

SHR Criteria a) [Historical significance]

An inter-war apartment building, probably one of the earlier examples of an apartment building in the local area.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]

A very fine example of an inter-war Art Deco apartment building, with striking use of coloured bricks on the portico and around windows. Interior detail largely intact (in common areas).

SHR Criteria d) [Social significance]


SHR Criteria e) [Research significance]

SHR Criteria (f) [Rarity]

SHR Criteria g) [Representativeness]

Representative of a class of inter-war apartment buildings of this period throughout central Sydney.

Integrity/Intactness: High (exterior and common areas - apartment interiors unknown)

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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### Recommended management:

The form, detail, exterior treatment and historical fabric including windows, doors and low brick wall on the street, should all be retained and conserved. Interior features of common areas should be retained and conserved, including historical letter boxes, light switches, etc. The garden bed should be retained with some plantings though the plantings themselves may be replaced or changed. The joinery in the windows of the end bays may be removed or modified, preferably all to match. A conservation management strategy should be prepared for the place (or both 51A and 58 Sloane Street together), and the significance of the interiors of apartments should be assessed before changes are made (apart from routine maintenance).

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### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

---

### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

---

### References, internet links & images



Type	Author	Year	Title	Internet Links
Image	Hector Abraham s Architect s	2020		
Newspaper article		1939	"sleeps at Sloane Court" PROMENADE. (1939, April 20). <i>The Sydney Morning Herald</i> (NSW : 1842 - 1954), p. 28. Retrieved January 21, 2021.	<a href="http://nla.gov.au/nla.news-article17571381">http://nla.gov.au/nla.news-article17571381</a>
Building approval notice		April 1938		<a href="http://nla.gov.au/nla.news-article222925260">http://nla.gov.au/nla.news-article222925260</a>
Building approval notice		Nov 1938		<a href="http://nla.gov.au/nla.news-article222853310">http://nla.gov.au/nla.news-article222853310</a>
Water board notice		Aug 1938		<a href="http://nla.gov.au/nla.news-article222852546">http://nla.gov.au/nla.news-article222852546</a>
Water board notice		Nov 1938		<a href="http://nla.gov.au/nla.news-article231108725">http://nla.gov.au/nla.news-article231108725</a>
Other works by Bowcock		1939	St Mary's North Sydney for FMM <i>Building</i> 24 August 1939	
Other works by Bowcock			St Charles Borromeo for FMM	<a href="http://www.hnom.com.au/history.html">http://www.hnom.com.au/history.html</a>
Other works by Bowcock			AWA for PTW	<a href="http://nla.gov.au/nla.news-article222924707">http://nla.gov.au/nla.news-article222924707</a>

Other works by Bowcock			Klipspringer House (Lapish Avenue)	<a href="https://klipspringerhouse.com/individuals-groups-local-importance/">https://klipspringerhouse.com/individuals-groups-local-importance/</a>
Image		1918	Sloane Street, Summer Hill, ca. 1918 [Image]	<a href="http://innerwest.spydus.com/cgi-bin/spydus.exe/ENQ/WPAC/BIBENQ?SETLVL=&amp;BRN=222557">innerwest.spydus.com/cgi-bin/spydus.exe/ENQ/WPAC/BIBENQ?SETLVL=&amp;BRN=222557</a>
Map		1885	Choice Sites - Summer Hill Station	<a href="http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9105383&amp;change lng=&amp;">http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9105383&amp;change lng=&amp;</a>
Map		1880	Villa Sites - Summer Hill - Ashfield - Parramatta Rd, Liverpool Rd, Grosvenor Cres, Sloane St	<a href="http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9087814&amp;change lng=&amp;">http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9087814&amp;change lng=&amp;</a>

## Images

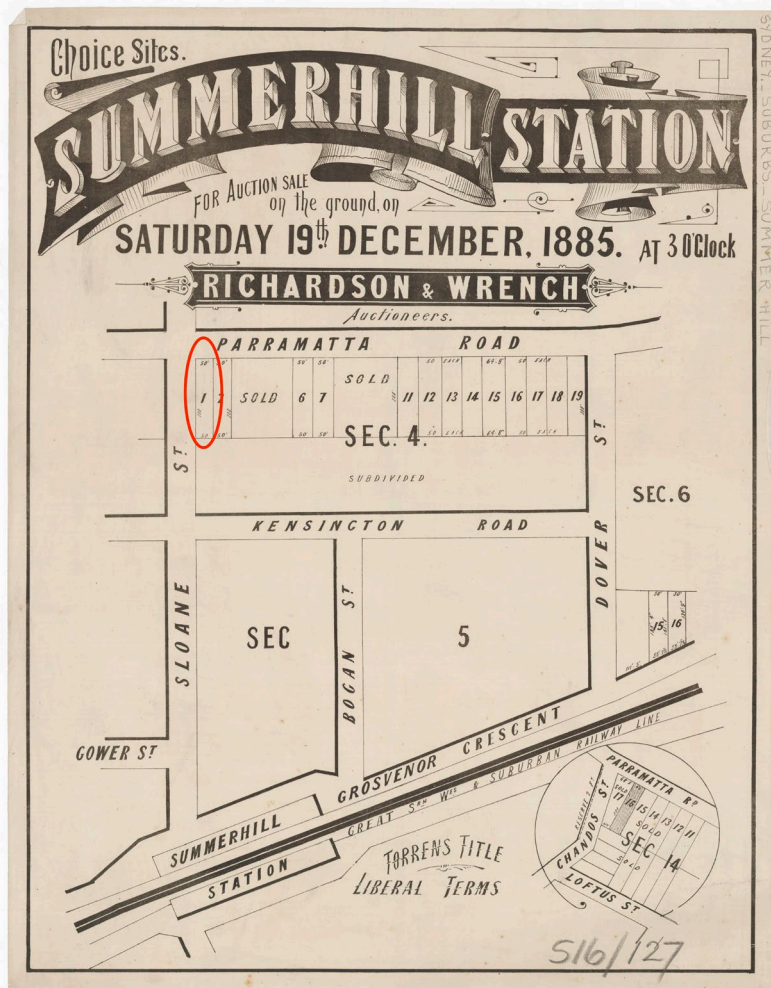
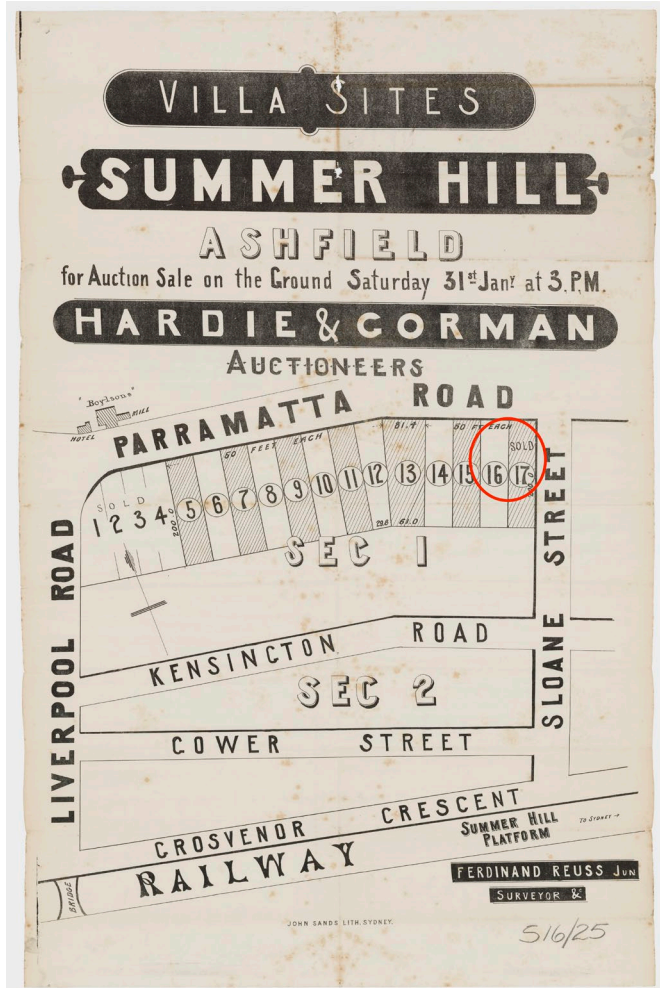


















## Asturia apartments

### Item details

Name of item: Asturia apartments

Type of item: Built

Group/Collection: Residential

Category: Apartment building

Primary address: 58 Sloane Street, Summer Hill

Lot/Section/DP: SP11853

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
58 Sloane Street	Summer Hill	Inner West		Cumberland	Primary Address

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### Statement of significance:

Historically significant as an interwar apartment building, probably one of the earlier examples in the local area.

Aesthetically significant as a fine Georgian Revival apartment building that retains much of its original exterior and interior features.

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### Description

Designer/Maker:

Builder/Maker: Raymond Michael Bowcock

Construction years: 1938

Physical description: A three storey walk-up residential apartment building in the Georgian Revival style, but unusually carried out in materials of the day: of face brick, terrazzo and wrought steel, and with prominent use of coloured bricks around windows. The block has projecting bays at either end and a central entrance portico. It comprises 6 apartments. Appears to have original timber box framed sash windows. Central uppermost window and uppermost windows at side elevations are arch-headed, remainder are rectangular. Many

interior details appear to be original, including terrazzo floor. Adjoining garage built in same brick, though without coloured brick flourishes. Garage doors are more recent.

Physical condition and/or archaeological potential: Generally, very good condition. Some staining at front facade observed apparently associated with rainwater goods or soffits.

Modifications and dates: Planting of large trees in the front garden, date unknown.

Further information:

Current use: Residential apartment building

Former use: Residential apartment building

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## **History**

Historical notes:

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Sydney with the newly-established agricultural settlement at Parramatta. In 1797, the road was formalised, and by the early 19th century, it had become a major thoroughfare for the colony. The earliest land grants in the colony were made along the Parramatta Road. The constant flow of people and goods along the road, together with the subdivision of the early grants, led to settlements springing up around various points along the road and from these the inner western suburbs began to form their identities.

The construction of the suburban railway to Parramatta in 1855 drew travellers and goods away from Parramatta Road in favour of rail transport. The roadway became neglected until the 1920s, when increasing use of motorised transport required repairs and improved maintenance of Parramatta Road. Congestion increased dramatically following the Second World War, as private motor vehicles became more prevalent and busses replaced trams. The congestion eventually diminished Parramatta Road's role as the high street, or primary shopping street, of the various suburbs it passed through. Since the late 20th century, interest has turned to revitalising the roadway as a focal point for the street life of the suburbs along its length.

Parramatta forms part of the northern boundary of the present day suburb of Summer Hill, which is largely comprised of land granted in 1794 to former convict Henry Kable. The opening of the railway station at Summer Hill in 1879 paved the way for the suburb's boom period of subdivision for residential settlement, between 1880 and 1910. The large mansions and villas built in the 1880s for business people and professionals who worked in the city were gradually sold and subdivided into the 1920s and 30s. In the 1970s, most of the surviving mansions in Summer Hill were demolished to make way for residential flat buildings, particularly near the station.

Sloane Street was included in subdivisions from 1880. Advertisements highlighted the street's proximity to Summer Hill railway station as well as its link to Parramatta Road. Development was concentrated at the southern end of the street (closer to the railway station) in the first decades following subdivision. By 1918 most of the house allotments were built upon, as is evidenced in the photograph from that year looking toward the station from Parramatta Road. The 1930 Sands Directory lists Arthur O. Dunne at 58 Sloane Street, and Mrs Sarah Jacobs at 51 Sloane Street. (It has not been possible within the scope of the present research to trace the dates of these houses.)

In 1938, owner-builder Raymond Michael Bowcock constructed two residential flat buildings on Sloane Street: Asturia (at No. 58) and Sloane Court (at No. 51A).

Bowcock acquired No. 58 on the south-west corner of the Sloane Street/Parramatta Road intersection in May 1936 and took out a mortgage in January 1937. He received Council approval in April 1938 for a residential flat building valued at £4000, and work was in progress in July 1938, when an advertisement was placed for builder's labourers for "Bowcock's job, Sloane Street and Parramatta Road". In August 1938 the work (6 flats, 2 garages) was notified to the Water Board, suggesting it was near completion at that time. A December 1939 photograph shows the building and garage complete.

Bowcock obtained title No. 51, on the opposite side of Sloane Street, in October 1938, and the following month received approval for flats on Sloane Street valued at £3000. This second flat building, known as Sloane Court, was built to very similar detail but on a smaller scale than Asturia at No. 58. Its completion was notified to the Water Board in November 1938, and a mention in the social pages in April 1939 confirms that it was by then occupied

"...She mentioned seeing Rll Gibson out there but as Ril has a long spell of night duty, and sleeps at Sloane Court, Summer Hill the two girls see little of each other..."

Research to date has not discovered whether an architect was involved in the design of the two buildings. A search for other projects by Bowcock shows that he worked for several prominent architects, including Fowell McConnel Mansfield (1939, St Mary's North Sydney; 1934 St Charles Borromeo) and Peddle Thorp & Walker (1940, A.W.A. works). The closest comparable project to the flats at Sloane Street was a speculative development at Lapish Avenue, Ashfield, where Bowcock constructed five semi-detached houses and a residential flat building at each end of the street. The architect for this development was Francis Patrick Ryan, who is considered to be a candidate for the design of the Sloane Street buildings on the basis of their similarity of detail.

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## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4 Building settlements, towns and cities	Accommodation	
8 Developing Australia's cultural life	Creative endeavour	

## Assessment of significance

SHR Criteria a) [Historical significance]

An inter-war apartment building, probably one of the earlier examples in the local area.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]



A very fine example of an inter-war Georgian Revival apartment building, with striking use of coloured and textured bricks on the portico and around windows. Interior detail largely intact (in common areas).

SHR Criteria d) [Social significance]


SHR Criteria e) [Research significance]

SHR Criteria (f) [Rarity]

SHR Criteria g) [Representativeness]

Representative of a class of inter-war apartment buildings of this period throughout central Sydney.

Integrity/Intactness: High (exterior and common areas, apartment interiors unknown)

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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### Recommended management:

The form, detail, exterior treatment and historical fabric including windows, doors and low brick wall on the street, should all be retained and conserved. Interior features of common areas should be retained and conserved. The garden bed should be retained with some plantings though the plantings themselves may be replaced. The neighbouring garage, built at the same time, should be retained though it is of lesser significance. If the opportunity arises the original garage doors should be reconstructed based on the existing historical photographic evidence. The arched doorway between the two buildings should be retained. A conservation management strategy should be prepared for the place (or for both 58 and 51a Sloane St together) and the significance of the interiors of apartments should be assessed before changes are made (apart from routine maintenance).

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### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

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### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
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Parramatta Road Corridor Heritage Study	20 21		Hector Abrahams Architects Pty Ltd		Yes
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## References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abraham s Architect s	2020		
Image		1939	State Library of NSW Anon, <i>Traffic signals, press button, [Parramatta Road and Sloane Street, Summer Hill]</i> . 13 December 1939. Home and Away - 19467	
Newspaper article		1939	"sleeps at Sloane Court" PROMENADE. (1939, April 20). <i>The Sydney Morning Herald</i> (NSW : 1842 - 1954), p. 28. Retrieved January 21, 2021.	<a href="http://nla.gov.au/nla.news-article17571381">http://nla.gov.au/nla.news-article17571381</a>
Building approval notice		April 1938		<a href="http://nla.gov.au/nla.news-article222925260">http://nla.gov.au/nla.news-article222925260</a>
Building approval notice		Nov 1938		<a href="http://nla.gov.au/nla.news-article222853310">http://nla.gov.au/nla.news-article222853310</a>
Water board notice		Aug 1938		<a href="http://nla.gov.au/nla.news-article222852546">http://nla.gov.au/nla.news-article222852546</a>

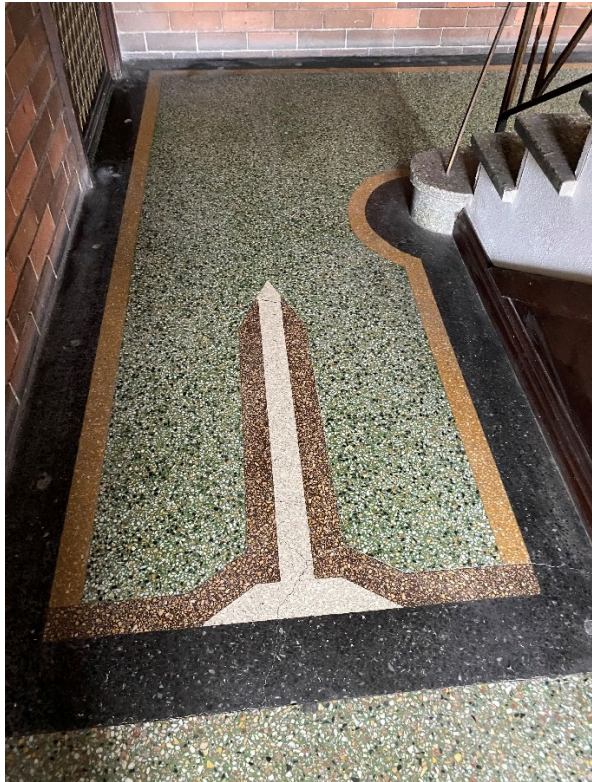
Water board notice		No v 1938		<a href="http://nla.gov.au/nla.news-article231108725">http://nla.gov.au/nla.news-article231108725</a>
Other works by Bowcock		1939	St Mary's North Sydney for FMM <i>Building</i> 24 August 1939	
Other works by Bowcock			St Charles Borromeo for FMM	<a href="http://www.hnom.com.au/history.html">http://www.hnom.com.au/history.html</a>
Other works by Bowcock			AWA for PTW	<a href="http://nla.gov.au/nla.news-article222924707">http://nla.gov.au/nla.news-article222924707</a>
Other works by Bowcock			Klipspringer House (Lapish Avenue)	<a href="https://klipspringerhouse.com/individuals-groups-local-importance/">https://klipspringerhouse.com/individuals-groups-local-importance/</a>
Image		1918	Sloane Street, Summer Hill, ca. 1918 [Image]	<a href="http://innerwest.spydus.com/cgi-bin/spydus.exe/ENQ/WPAC/BIBENQ?SETLVL=&amp;BRN=222557">innerwest.spydus.com/cgi-bin/spydus.exe/ENQ/WPAC/BIBENQ?SETLVL=&amp;BRN=222557</a>
Map		1885	Choice Sites - Summer Hill Station	<a href="http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9105383&amp;change_lng=&amp;">http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9105383&amp;change_lng=&amp;</a>
Map		1880	Villa Sites - Summer Hill - Ashfield - Parramatta Rd, Liverpool Rd, Grosvenor Cres, Sloane St	<a href="http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9087814&amp;change_lng=&amp;">http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9087814&amp;change_lng=&amp;</a>

## Images





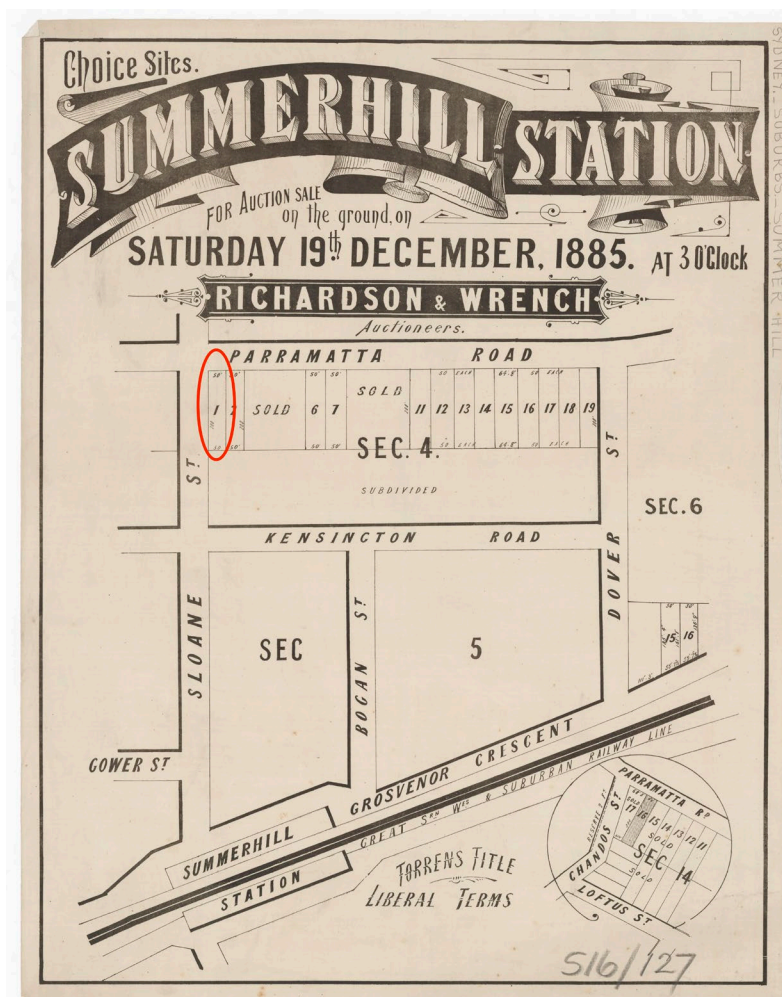
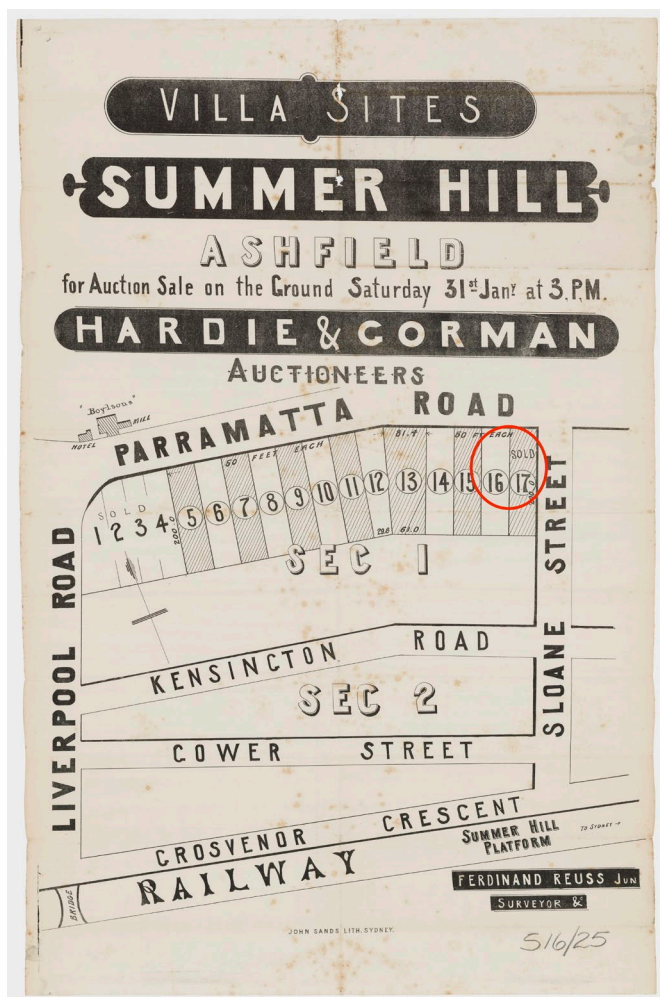












### 335 Parramatta Road shop facade

#### Item details

Name of item: Shop facade

Type of item: Built

Group/Collection: Commercial

Category: Shop

Primary address: 335 Parramatta Road, Leichhardt

Lot/Section/DP: 1/DP205912

County: Cumberland

Local govt. area: Inner West

#### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
335 Parramatta Road	Leichhardt	Inner West		Cumberland	Primary Address

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#### Statement of significance:

The façade of this building is aesthetically and historically significant as a rare example of an art nouveau style façade, with distinctive decorative tiles applied to brick in the early 20<sup>th</sup> century. Although modest, the highly decorative façade in a rare style, is distinctive in Parramatta Road.

## **Description**

Designer/Maker:

Builder/Maker: F J Thorby

Construction years: 1914

Physical description: The upper portion of the façade, above the awning, is a face brick façade with decorative rendered pediment and decorative tiles depicting geometric and abstract floral motifs. Otherwise, the building appears to be a shop and offices with a standard, recent fit-out.

Physical condition and/or archaeological potential: It appears that the shop has been gutted internally (though the interior was only partially inspected) and the shopfront below the awning is recent. The façade above the awning appears to be the only intact fabric, though this should be confirmed before any development is approved.

Modifications and dates: 1955 Alterations

Further information:

Current use: Offices

Former use: Shop

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## **History**

Historical notes:

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Sydney with the newly-established agricultural settlement at Parramatta. In 1797, the road was formalised, and by the early 19th century, it had become a major thoroughfare for the colony. The earliest land grants in the colony were all made along the Parramatta Road. The constant flow of people and goods along the road, together with the subdivision of the early grants, led to settlements springing up around various points along the road and from these the inner western suburbs began to form their identities.

The construction of the suburban railway to Parramatta in 1855 drew travellers and goods away from Parramatta Road in favour of rail transport. The roadway became neglected until the 1920s, when increasing use of motorised transport required repairs and improved maintenance of Parramatta Road. Congestion increased dramatically following the Second World War, as private motor vehicles became more prevalent and busses replaced trams. The congestion eventually diminished Parramatta Road's role as the high street, or primary shopping street, of the various suburbs it passed through. Since the late 20th century, interest has turned to revitalising the roadway as a focal point for the street life of the suburbs along its length.

The suburb of Leichhardt is situated across a number of large land grants which were consolidated in the early 19th century and subsequently subdivided in the late 19th century in a period of intense, often speculative, residential development. The area was incorporated as a municipality in 1871, and in the 1880s many of Leichhardt's large public buildings were constructed, including the post office and the town hall. Residential development continued to take place in the first decades of the 20th century.



One of Leichhardt's prominent early land holders was Abraham Hearn, who had arrived as a convict in 1803 at age 22. Hearn became a publican, first in The Rocks, and later at Leichhardt where he opened the Woolpack Inn (later the Bald Faced Stag). In 1831 Hearn purchased 21 acres at Leichhardt from John Piper, which he named the Hay Hill Estate. Following his death in 1861. The Hearn family continued to own the subject land until the 1950s.

The shop building at 335 Parramatta Road, Leichhardt, was constructed in 1914 on land that formed part of section 1 of Hearn's Hay Hill Estate. It is situated immediately to the west of the site coloured yellow and labelled 'Barrel' in the 1859 Plan of Mr Hearn's Property (see below). Piper Street shown to the east of the plan is present-day Hay Street.

The Leichhardt Council Building Register for 1914 confirms the date given on the tiled pediment of the building. Alfred Ernest Hearn, owner, and FJ Thorby, builder, applied on 8 September 1914 for consent to build a brick shop valued at £1400.

The earliest entry in the Sands Directory for the new shop premises was in 1916, when George Vaughan's specialty food store was listed there. Vaughan himself, or the business name Vaughan's, continued to be listed at 335 Parramatta Road, Leichhardt, until the cessation of the Sands Directory in 1932-33. In 1919, George Henry Vaughan registered Vaughan's at 335 Parramatta Road as a firm under the *Firms Act, 1902*, listing the nature of their business as "Food Specialists Poultry Rabbits". John Grey was named as an additional person carrying on the businesses. In 1921, they added 110 Parramatta Road, Camperdown, to their registration. In 1931, Evelyn M & Colin G Vaughan registered themselves as partners in Vaughan's (still at 335 Parramatta Road), "provisions, smallgoods, etc."

By 1937 the site was occupied by the National Cash Grocery Co. In 1951, the premises they rented was purchased by their parent company, McIlrath's. From 1951, the complex title dealings refer to a servient tenement on the property held by the Cleveland Meat Packing Company Ltd. In 1953 McIlrath's Pty received approval to carry out alterations valued at £150 at 335 Parramatta Road, though the nature of these is not known from the documentary records (application no 1300). Later in the same year, FW Gissing Pty Ltd received approval for a new shop front to the value of £440 (application no 1362).

In 1962, the shop was sold to Woolworth's Properties Ltd. Subsequent titles have not been researched.

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### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
8 Developing Australia's cultural life	Creative endeavour	

### Assessment of significance

SHR Criteria a) [Historical significance]

The façade above the awning at 335 Parramatta Road is significant as an example of Art Nouveau decorative tile applied to face brick in the early 20<sup>th</sup> century.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]

The façade above the awning at 335 Parramatta Road is significant as a fine example of decorative tile applied to face brick in the early 20<sup>th</sup> century.

SHR Criteria d) [Social significance]

SHR Criteria e) [Research significance]

Has significance as it evidences the practice of decorative tiling of buildings during the period.


SHR Criteria (f) [Rarity]

Has significance as a rare surviving example of tile applied to face brick in the period.

SHR Criteria g) [Representativeness]

Integrity/Intactness:

The tiles and bricks appear to be very dirty. This may be a minor issue or indicative of wider problems. It appears generally intact.

Assessment criteria: Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:**

The façade above the awning should be carefully conserved, including the cleaning of the tiles and if necessary, addressing any underlying issues causing the visible build-up of dirt or potential structural damage. The rest of the building is not significant and does not need to be conserved except insofar as it supports the façade above the awning. Any development at the site should conserve the façade and reinstall it in any new building proposed for the site at the same height above the street. If the opportunity arises, the ground floor shop front could be altered to be more sympathetic to the tiled façade, including by reconstructing the original shopfront if evidence is available.

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**Listings**

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

## References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
	BUSINESS CHANGES, etc. (1951, 6 August), <i>Dun's gazette for New South Wales</i>			<a href="http://nla.gov.au/nla.obj-819878352">http://nla.gov.au/nla.obj-819878352</a>
	Advertising (1914, September 21). <i>Construction and Local Government Journal</i> p. 1.			<a href="http://nla.gov.au/nla.news-article118677524">http://nla.gov.au/nla.news-article118677524</a>
	REGISTERED FIRMS. (1931, 2 March) <i>Dun's gazette for New South Wales</i>			<a href="http://nla.gov.au/nla.obj-825939145">http://nla.gov.au/nla.obj-825939145</a>
	State Records of NSW, Index to Business and Company Records 1903 to 1922			
	Sands Directory 1914-1930; Wise's Directory 1937			
	Primary Application Search Book 42202			
	Leichhardt Council Building and Subdivision Register, 1914, 1953			



Map	Plan of Mr. Hearn's property on the Parramatta Road	18 59	<a href="https://search.slnsw.gov.au/permalink/f/lq5tom/SLNSW_ALMA21151274650002626">https://search.slnsw.gov.au/permalink/f/lq5tom/SLNSW_ALMA21151274650002626</a>
Online	Dictionary of Sydney entry: The Road West		<a href="https://dictionaryofsydney.org/entry/the_road_west">https://dictionaryofsydney.org/entry/the_road_west</a>

## Images

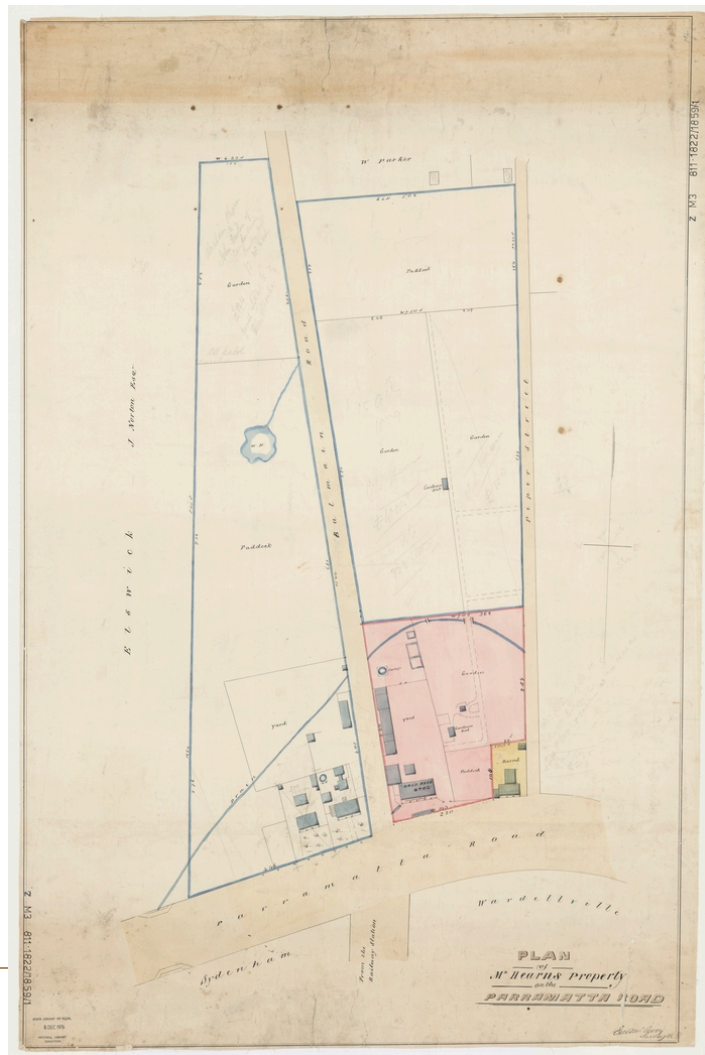












## Former Albert (later Brighton) Hall and shops

### Item details

Name of item: Former Albert (later Brighton) Hall and shops

Type of item: Built

Group/Collection:

Category:

Primary address: 576, 582 and 584 Parramatta Road, Petersham

Lot/DP: 1/115621, 1/115620, 1/81775

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
576, 582 and 584 Parramatta Road	Petersham	Inner West		Cumberland	Primary Address

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### Statement of significance:

The place is significant as a good example of the grand development occurring along Parramatta Road in the latter part of the 19<sup>th</sup> century.

The buildings are also significant as fine examples of Victorian neo-classicism.

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### Description

Designer/Maker: David Williams

Builder/Maker: David Williams

Construction years: 1884

Physical description: Two buildings. 582-584 is the former Albert (later Brighton) Hall, constructed in the Victorian Filigree style, with Corinthian pilasters and three large arch-headed windows. The interior, currently a chocolate shop, may retain some original elements though these were not visible. 576-580 takes stylistic cues from the former Albert Hall and was likely constructed at the same time or shortly thereafter. It retains a balcony and shopfronts though the latter have been altered and may be reconstructions. Inside it has been gutted for use as a modern office space, though some elements of an early stair have been retained.

Physical condition and/or archaeological potential:

Modifications and dates:

Further information:

Current use: Offices (576), shop (582-584)

Former use: Shops (576), hall (582-584)

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## **History**

Historical notes:

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Sydney with the newly-established agricultural settlement at Parramatta. In 1797, the road was formalised, and by the early 19th century, it had become a major thoroughfare for the colony. The earliest land grants in the colony were all made along the Parramatta Road. The constant flow of people and goods along the road, together with the subdivision of the early grants, led to settlements springing up around various points along the road and from these the inner western suburbs began to form their identities.

The construction of the suburban railway to Parramatta in 1855 drew travellers and goods away from Parramatta Road in favour of rail transport. The roadway became neglected until the 1920s, when increasing use of motorised transport required repairs and improved maintenance of Parramatta Road. Congestion increased dramatically following the Second World War, as private motor vehicles became more prevalent and busses replaced trams. The congestion eventually diminished Parramatta Road's role as the high street, or primary shopping street, of the various suburbs it passed through. Since the late 20th century, interest has turned to revitalising the roadway as a focal point for the street life of the suburbs along its length.

The suburb of Petersham is bounded to its north by Parramatta Road. Its development was spurred primarily by the construction of the railway to Parramatta in 1855. Petersham railway station opened in 1857; originally named Sydenham because the surrounding area was known as Sydenham farms. While the retail and residential focus of the suburb is along New Canterbury Road, from the mid-1850s, the subdivision of Sydenham Farms created allotments along Parramatta Road. These were developed in the second half of the 19th century. The 1891 Detail Series Survey shows a variety of building sizes and setbacks for the land, suggesting an incremental development to this point.

The two buildings at 576-584 Parramatta Road were constructed in 1884-1885. Although they are contemporary, their histories are discussed separately below.

### **582-584 Parramatta Road**

In July 1884, the builders David Williams and John Blamire, both of Petersham, registered the titles for several allotments of Section three of Fisher's subdivision number 2a at Sydenham which they had purchased as tenants-in-common from Samuel Taylor, grazier. For practical purposes, they must have occupied the land prior to the registration of the titles, because in the same month, a newspaper article described the "New Public Hall, Petersham":



"Through the enterprise of Mr D. Williams, contractor, of Leichhardt, a handsome and commodious hall has been erected, facing Parramatta-road, Petersham. The building is of Grecian architecture, and presents an excellent appearance outside, supported in front by fluted pillars with Corinthian capitals, and a suitable pediment over the centre, the portion above and around the windows being neatly picked out with ornamental plaster work. Two handsome doors open to a flight of steps into a roomy corridor, and thence into the hall, measuring 70 feet by 45 feet, and 27 feet in height. In front is placed a gallery running the width of the building and sixteen feet deep, and at the end a creditable stage, 14 feet by 23 feet, possessing all necessary appointments...The hall, which, with the gallery, is capable of seating 800 persons...In front of the building are two useful shops, and at the rear two large rooms 30 feet by 18 feet, suitable for lodge and other meetings, while some smaller rooms and the usual conveniences complete a well-appointed structure. Mr D. Williams, who is the proprietor, was also the designer and builder, a statement quite sufficient to account for good workmanship...The building, which is to be known as Albert Hall, was opened to the public last evening by a concert and ball."

In September 1885, the property was sold to Thomas Henry Paige. It remained in his ownership and that of his descendants until 1920. In 1921, Michael George Scarf, draper, purchased the building and it remained in Scarf family ownership until 1987.

According to newspaper advertisements and reports, the hall was used for concerts, lectures, worship, friendly society meetings, balls, minstrels, and parties. In 1888, the name changed to Brighton Hall under the management of Louis O'Brien, who "gave a ball to his pupils and friends to celebrate the re-opening of the hall, which he has been to considerable trouble and expense in improving, redecorating, &c..." A fire in March 1894 burnt out the stage, the roof above it, and a private dwelling next door, but a few months later activities in the hall had resumed again.

No notices of events in Brighton Hall have been located for the period after 1898. The entire building (hall and two shops) was listed in the 1900-1901 rate books as 'To Let'. It was included in the schedule accompanying the proclamation of the 1908 Theatres and Public Halls Act, but does not seem to have functioned as such again. In 1909 an (unsuccessful) attempt to sell it highlighted the building's suitability for "Factory, or Manufacturing Purposes, or as an Amusement Hall." In 1910, Kilner's Ltd, furniture store, occupied No. 584, and Miss M. Davidson, dressmaker, had a shop at No. 582.

In 1921, two building applications categorised as 'additions to factory' were submitted for 582/4 Parramatta Road. One had an estimated value of £50 and the second, with a value of £600, was only approved after referral to the Works Committee. Later listings refer to a motor garage at No. 584, perhaps the subject of the 1921 building application. In 1923, Standen's Garage advertised space available to let at 584 Parramatta Road:

"Large Room, suitable small Factory, Electrician, Plumber, etc., £1 per week." and "Large, Lighted First Floor Room, suit Car Painter, Plumber, or Electrician, £1 / 19 p.w."

In 1926, James Patrick Ward, Garage Proprietor, entered into a ten-year lease with Michael Scarf for the "ground floor of premises known as No. 584 Parramatta Road Petersham including Petrol Tank but excluding passage and stairway leading from Parramatta Road to the upper floors of the said premises". This trend is borne out in the 1930 Sands Directory, which lists a motor service station at No. 584 and, on the first floor, a motor trimmer and a motor painter & renovator. In 1940, GE Marcer made a building application for 582/4 Parramatta Road, describing the works as "Reconstruction", valued at £1000. Further details of this work are not known, but it does not appear that the site operated as a motor garage after this time; the reconstruction may have returned the ground floor to a shopfront configuration.

### **576-580 Parramatta Road**

In April 1885, David Williams, builder, purchased Part of Lot 1 , Section 3, Block 2A at Sydenham from Samuel Taylor, grazier. Unlike his land dealings at 582-584 Parramatta Road, David Williams acted on his own, without John Blamire as a tenant-in-common. In October of the same year, he sold the property to John Fountain of Gosford, justice of the peace. The three buildings at 576-580 Parramatta Road were complete by the time the 1886 rate assessments took place. Each building, described as 'house' (but more likely a shop-house), was occupied and given an annual value of £75. The similarity of their detailing to the neighbouring 582-583 Parramatta Road suggests Williams was the builder responsible for both.

In 1903 Fountain sold the land to Charles Henry Arthur Ashdown of Petersham, commercial traveller. Ashdown and his descendants continued to own the site until 1989. During this time, a number of leases were registered on the title, giving an indication of the type of activities carried out in the premises:

1925 Lease to Sydney George Oxby of Cremorne, produce merchant, of part

1938 Lease to Donald Cumming of Petersham, motor salesman, of part

1941 Lease to Stanley Llewellyn Perry and Jack Lionel Perry, both of Pymont of premises known as 576/578 Parramatta Road.

1956 Lease to RD Toppin & Sons P/L of the "land and factory known as 576 to 578 Parramatta Road, Petersham"

1967 Lease to Anthony Villante of Concord, Sales Manager, being the land and factory known as 576/578

The Sands Directory records a typical ever-changing array of occupations at 576-580 over the years, including a coach builder, tailor, bootmaker, confectioner, a bicycle shop (1920-1926) owned by Silas Edworthy (1911 State Road Racing champion) and (in 1930) a service station.

Applications for alterations to the building were few in the period 1911-1949. In 1927 awnings. were added to a value of £140, and in 1936 alterations and additions valuing £200 were made to the shops and dwellings 576/578 Parramatta Road.

Sands Directory listings for 582-584 Parramatta Road, Petersham 1885 (first listing) - 1932/33 (cessation of directory)

1885 The Albert Hall

1886 The Albert Hall / McGregor Alexander, jeweller

1887 McGregor Alexander, jeweller / Brighton Hall—L. O'Brien, lessee

1888 McGregor Alexander, jeweller / Albert Hall—John Cash, lessee

1889 McGregor Alexander, jeweller / Brighton Hall—L. O'Brien, lessee

1890 McGregor Alexander, watchmaker / Dodds William T., bootmaker / Brighton Hall—L. O'Brien, lessee

1891 McGregor Alexander, watchmaker / Dodds William T., bootmaker / Brighton Hall—Albert Howe, lessee

1892 McGregor Alexander, watchmaker / Dodds William T., bootmaker / Paton John, picture framer / Brighton Hall—Albert Howe, lessee

1893 McGregor Alexander, watchmaker / Dodds William T., bootmaker / Pickworth T., / Brighton Hall—Albert Howe, lessee

1894 386 McGregor Alexander, watchmaker / 388 Pickworth T., tailor / 390 Brighton Hall—H. Burnett

1895 380 McGregor Alexander, watchmaker / 390 Brighton Hall—H. Burnett

1896 380 Barnett H., bootmaker / 390 Brighton Hall—H. Burnett

1897 380 Barnett W., bootmaker / 390 Brighton Hall—Miss Wilson, teacher of dancing

1898 380-382 Barnett W., bootmaker / 384 Kelly E.J.P. / 388-392 Ramsay Mrs Amy, dressmaker / 390 Brighton Hall—Miss Wilson, teacher of dancing

1899 380-382 Barnett W., bootmaker / 386 Smith Mrs A., confectioner / 390 Brighton Hall—Miss Wilson, teacher of dancing

1900 380 Barnett W., bootmaker / 382 Robens Thomas and William, saddlers / 384 Pennington O., tinsmith / 386 Jones J., signwriter / 390 Brighton Hall

1901 380 Furness J., bootmaker / 384 Pennington O., tinsmith / 386 Rossington Mrs. C., dressmaker / 388 Harry H. H., carpenter / 390 Brighton Hall

1902 380 Furness J., bootmaker / 382 Hill Frederick / 384 Pennington O., tinsmith / 386 Rossington Mrs. C., dressmaker / 390 Brighton Hall

1903 380 Furness J., bootmaker / 382 Belcher Frederick, grocer, etc. / 384 Northey S., fruiterer / 386 Rossington Mrs. C., dressmaker / 390 Brighton Hall

1904 380 Furness J., bootmaker / 382 Belcher Frederick, grocer, etc. / 384 Northey S., fruiterer / 386 Rossington Mrs. C., dressmaker / 390 Brighton Hall

1905 576 Furness John, bootmaker / 578 Pascoe Charles, fruiterer, &c. / 580 Rossington Mrs C., dressmaker / 582 Davidson Miss E., dressmaker / 584 Brighton Hall



1906 576 Furness John, bootmaker / 580 Rossington Mrs C., dressmaker / 582 Davidson Miss E., dressmaker / 584 Brighton Hall / Owen Charles, fruiterer

1907 576 Furness John, bootmaker / 580 Stringfellow C.W., laundry / 582 Davidson Miss E., dressmaker / 584 Brighton Hall / Owen Charles, fruiterer

1908 576 Furness John, bootmaker / 580 Meek William S., shirt factory / 582 Davidson Miss E., dressmaker / 584 Brighton Hall / Owen Charles, fruiterer

1909 576 Furness John, bootmaker / 582 Davidson Miss E., dressmaker / 584 Brighton Hall / Davies Miss, domestic agency

1910 576 Furness John, bootmaker / 578 Rogers & Watson, coach builders / 580 Gibbens and Clarke, dressmakers / 582 Davidson Miss E., dressmaker / 584 Kilners Ltd., furniture stores and removal contractors

1911 576 Furness John, bootmaker / 578 Campbell & Gunn, case dealers / 580 Shaw Robert, upholsterer / 582 Davidson Miss E., dressmaker / 584 Davies Miss, house and land agent / 584 Kilners Ltd., furniture stores and removal contractors

1912 576 Furness John, bootmaker / Empson, Thomas / 578 Shaw Robert, upholsterer / 580 Wakeham William / 582 Davidson Miss E., dressmaker / 584 Davies Miss, house and land agent / 584 Kilners Ltd., furniture stores and removal contractors

1913 576 Furness John, bootmaker / Empson, Thomas / 578 Shaw Robert, upholsterer / 580 Wakeham William / 582 Davidson Miss E., dressmaker / 584 Davies Miss, house and land agent / 584 Kilners Ltd., furniture stores and removal contractors

1914 576 Furness John, bootmaker / 578 Martin, R.G. & Co., upholsterer / 580 Rattray W., estate agent / 582 Davidson Miss E., dressmaker / 584 Davies Miss, house and land agent / 584 Kilners Ltd., furniture stores and removal contractors

1915 576 Furness John, bootmaker / 578 Carman G., upholsterer / 580 Wakeham A., estate agent / 584 Davies Miss, house and land agent / 584 Kilners Ltd., furniture stores and removal contractors

1916 576 Dyer Alfred J., bootmaker / 580 Wakeham A., estate agent / 584 Davies Miss, house and land agent / 586 Kilners Ltd., furniture stores and removal contractors

1917 576 Edworthy Edward, cycle shop / 580 Wakeham A., estate agent / 582 Montgomery R.G., plumber / 586 Kilners Ltd., furniture stores and removal contractors

1918 576 Edworthy S., cycle shop / 578 Cook Victor N., laundry / 580 Turnbull J. bootmaker / 586 Kilners Ltd., furniture stores and removal contractors

1919 576 Edworthy S., cycle shop / 578 Cook Victor N., laundry / 580 Turnbull J. bootmaker / 586 Kilners Ltd., furniture stores and removal contractors

1920 576 Edworthy S., cycle shop / 578 Cook Victor N., laundry / 580 Finnigan, tailor / 583 [sic] Kilners Ltd, furniture stores

1921 576 Edworthy S. / 578 X. I. C. R. Laundry / 580 Finnigan Peter, tailor / 583 [sic] Kilners Ltd., furniture stores / Grey William, plumber

1922 576 Edworthy S. / 578 Invieta Laundry / 580 Finnigan John / 584 Hall & McKay

1923 576 Edworthy S. / 578 Invieta Laundry / 580 Finnigan John / 582 Shaw G. / 584 Standen & Standen

1924 576 Edworthy S., cycle builder / 578 Invieta[?] Laundry / 580 Finnigan J., tailor / 582 Shaw G., butcher / 584 Standen & Standen, motor engineers

1925 576 Benson A., engineer / 578 Invieta[?] Laundry / 580 Finnigan J., tailor / 582 Shaw G., butcher / 584 Bastion E., motor engineer

1926 576 Sullivan J., motor garage / 578 Invieta[?] Laundry / 582 Wheeler R. H., butcher / 584 Henderson & Ward, motor engineers

1927 576 Top o' the Hill Quick Service Change / 578 Invieta[?] Laundry / 580 Paterson M., confectioner / 582 Wheeler R. H., butcher / 584 Ward J. & Co., motor engineers / 584 First Floor—Carroll & Croghan, motor painters & renovators / Clotier [?] H.E., motor body builder / Bleakney E.A., motor trimmer

1928 576 Top o' the Hill Quick Service Change / 580 Paterson M., confectioner / 582 Wheeler R. H., butcher / 584 Perry A.A., motor engineer / 584 First Floor—Carroll & Croghan, motor painters & renovators / Corrigan & Miles, motor body builders / Bleakney E.A., motor trimmers

1929 576 Kyle's Service Station / 578 Bellingham & Bellingham, chocolate makers / 580 Paterson M., confectioner / 582 Wheeler R. H., butcher / 584 Caden Bros., motor engineers / 584 First Floor—Carroll J.G., motor painter & renovator / Miles A., motor body builder / Bleakney E.A., motor trimmer

1930 576 Kyle's Service Station / 580 Paterson M., confectioner / 582 Wheeler R. H., butcher / 584 Beyer A. E., service station / 584 First Floor—Carroll J.G., motor painter & renovator / Bleakney E.A., motor trimmer

1931 576 Kyle's Service Station / 578 Precians —, dealer / 580 Paterson M., confectioner / 582 Wheeler R. H., butcher / 584 Beyer A. E., service station / 584 First Floor—Carroll J.G., motor painter & renovator / Bleakney E.A., motor trimmer

1932/33 576 Kyle's Service Station / 582 Wheeler R. H., butcher / 584 Beyer A. E., service station / 584 First Floor—Carroll J.G., motor painter & renovator / Bleakney E.A., motor trimmer

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### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3 Developing local, regional and national economies	Commerce	

### Assessment of significance

SHR Criteria a) [Historical significance]

Evidences a period and style of development along Parramatta Road – features including shop fronts, balcony, Victorian neoclassical detail.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]

Neighbouring fine examples of Victorian Filigree facades with a high degree of integrity, these two buildings have some landmark significance due to their prominent site near the top of a hill on Parramatta Road and make a positive contribution to the streetscape.


SHR Criteria d) [Social significance]

SHR Criteria e) [Research significance]

SHR Criteria (f) [Rarity]

SHR Criteria g) [Representativeness]

Integrity/Intactness:

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:**

The overall form of both buildings and their facades should be conserved. The interior of 582-584 should be further investigated before any further change is proposed to the interior. The interior of 576 has more scope for change as it is heavily altered, but any significant fabric should be retained and conserved. The history of the buildings should be interpreted in conjunction with any proposed development. Retail should be prioritised as a use of 576.

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**Listings**

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

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**Study details**

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes



## References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
Map			New South Wales. Department of Lands. <i>City of Sydney section [...] ... [cartographic material] / lithographed &amp; printed at the Surveyor General's Office Sydney N.S.W.</i> Sydney: Surveyor-General's Office. Petersham Sheet 17, 1890	
			Petersham Council Rate Books, Annandale Ward  Certificates of Title 137-144, 714-170 & 171, 764-108, 4610-143	
			Old System Titles Bk 292 No 415; Bk 321 No 733; Bk 469 No 383; Bk 1208 No 564; Bk 1214 No 970 Bk 1450 No 481	
			Petersham Council Building Registers 1911-1949	
			Sands Directory 1885-1930	
			Last Night's Fires. (1894, March 6). <i>Evening News</i> , p. 6.	<a href="http://nla.gov.au/nla.news-article114066889">http://nla.gov.au/nla.news-article114066889</a>
			PROCLAMATION (1909, July 15). <i>Government Gazette of the State of New South Wales</i> , p. 3959.	<a href="http://nla.gov.au/nla.news-article221614530">http://nla.gov.au/nla.news-article221614530</a>
			"New Public Hall, Petersham" NEW PUBLIC HALL, PETERSHAM. (1884, July 17). <i>The Daily Telegraph</i> , p. 7	<a href="http://nla.gov.au/nla.news-article237260371">http://nla.gov.au/nla.news-article237260371</a>
			"gave a ball to his pupils" SOCIAL. (1888, March 10). <i>The Daily Telegraph</i> , p. 10.	<a href="http://nla.gov.au/nla.news-article239329271">http://nla.gov.au/nla.news-article239329271</a>
			"Factory, or Manufacturing Purposes" Advertising (1909, January 13). <i>The Sydney Morning Herald</i> , p. 17	<a href="http://nla.gov.au/nla.news-article28144305">http://nla.gov.au/nla.news-article28144305</a>

			"Large Room" & "Large, Lighted First Floor Room" Advertising (1923, January 5). <i>The Daily Telegraph</i> , p. 12.	<a href="http://nla.gov.au/nla.news-article245836981">http://nla.gov.au/nla.news-article245836981</a>
			"ground floor of premises" Old System Lease Book 1450 No 481	
			"land and factory" Certificate of Title 6641-99	
Map		1890	New South Wales. Department of Lands. <i>City of Sydney section [...] ... [cartographic material] / lithographed &amp; printed at the Surveyor General's Office Sydney N.S.W.</i> Sydney: Surveyor-General's Office. Petersham Sheet 17, 1890	
			Petersham Council Rate Books, Annandale Ward	
			Petersham Council Building Registers 1911-1949  Sands Directory 1885-1930	
Image		1920-26	576 Museum of Applied Arts & Sciences [MAAS / Powerhouse], Edworthy cycling archive, 1896-1963	
Image		2000	Museum of Applied Arts & Sciences [MAAS / Powerhouse], Edworthy cycling archive, 1896-1963	
Online			Dictionary of Sydney entries: The Road West, Petersham	<a href="https://dictionaryofsydney.org/entry/the_road_west">https://dictionaryofsydney.org/entry/the_road_west</a> <a href="https://dictionaryofsydney.org/place/petersham">https://dictionaryofsydney.org/place/petersham</a>
Map		1850s	Plan of Sydenham, Parramatta Road, 3 miles from Sydney / Brownrigg & Roe, surveyors	<a href="https://nla.gov.au/nla.obj-232450370/view">https://nla.gov.au/nla.obj-232450370/view</a>

## Images





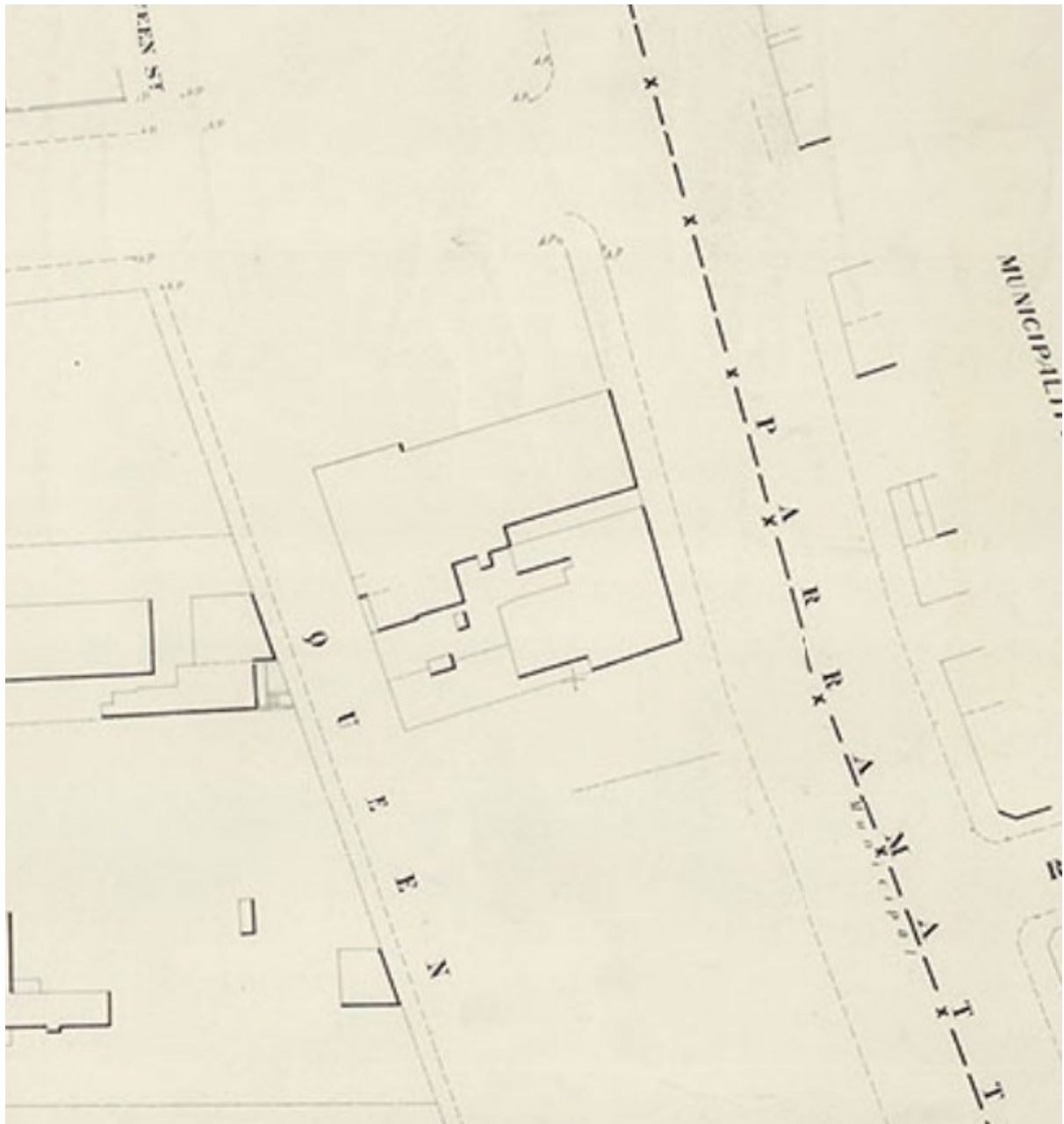










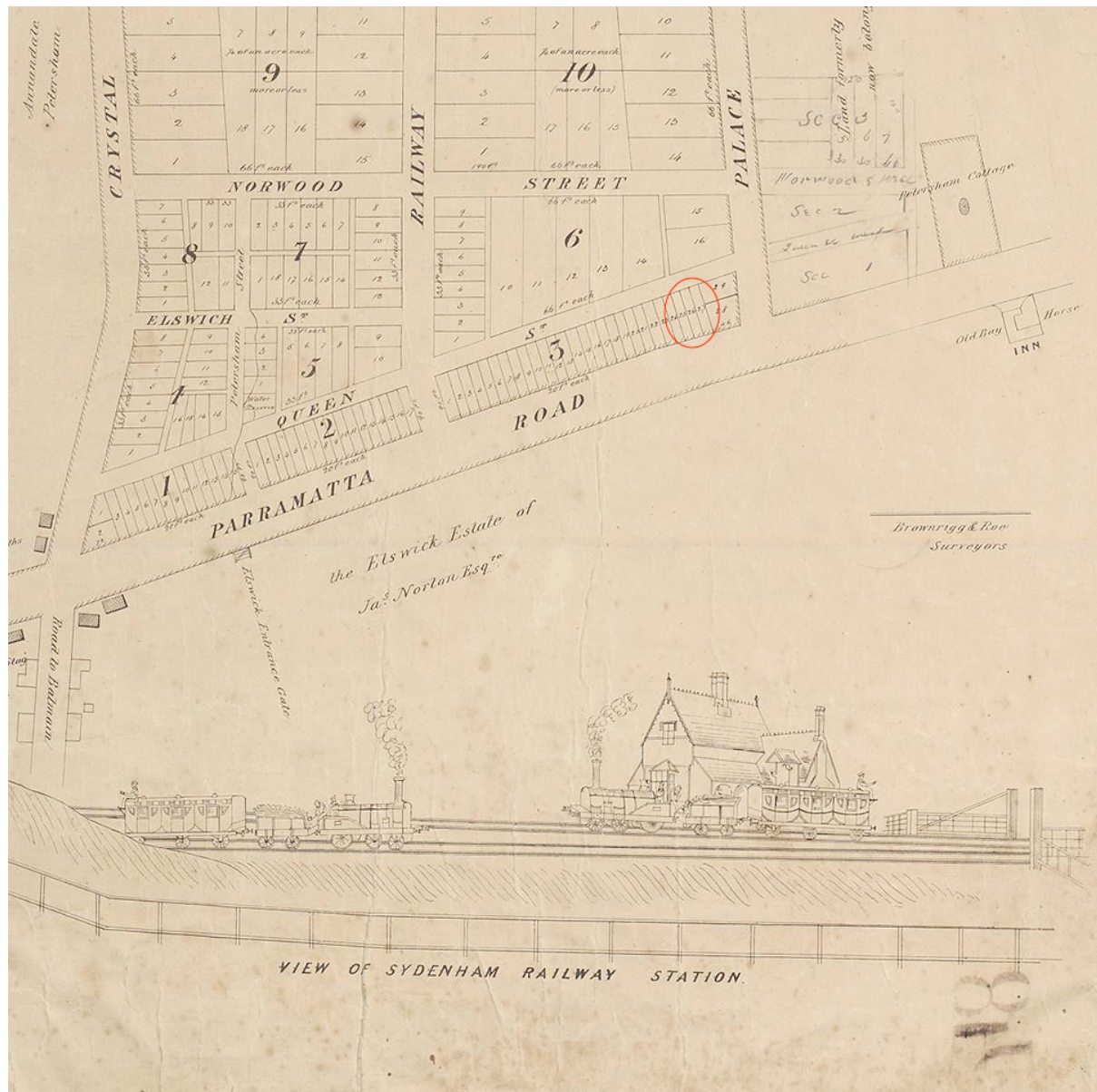














## Former Westgate Post Office

### Item details

Name of item: Former Westgate Post Office

Type of item: Built

Group/Collection: Civic

Category: Post office

Primary address: 225 Parramatta Road, Annandale

Lot/SP: 1/SP83952

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
225 Parramatta Road	Annandale	Inner West		Cumberland	Primary Address

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### Statement of significance:

225 Parramatta Road is a fine example of a Federation free style post office, and contributes positively to the overall streetscape of Parramatta Road. The interior details, particularly the pressed metal ceiling, also embody this significance.

225 Parramatta Road has significance as a former post office, evidencing the design and use of post offices in this period through its exterior and interior elements.

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### Description

Designer/Maker:

Builder/Maker:

Construction years: 1913

Physical description: 225 Parramatta Road is a former post office in the Federation style, with a three-storey apartment building at the rear. The Post Office building is one storey gabled form, with a front gable to the street, and a grand arched opening to a porch. The building of face brick with stone dressings, under a slate roof with a prominent bell cast over



the porch. From the porch the entrance to the post office is through a door to the right and a passageway leading through to the apartments is to the left.

Note that the listing applies to the former post office and adjacent hall only, and does not apply to the apartment building at the rear, which is on the same strata title but physically separate.

Physical condition and/or archaeological potential: The street-facing façade of the post office building is in generally good condition though there is superficial damage from graffiti and the stonework is heavily blackened by pollution. The “Westgate” sign is a recent reproduction and the door to the street a later, sympathetic, insertion probably contemporaneous with the apartment block. The roof slates appear to be original, but will soon need replacing. The interior has recently been converted to a photography studio, but retains original elements – most notably its pressed metal ceiling and safe door.

Modifications and dates: Recent: metal security door to arch, interior fit-out, Westgate lettering

Further information:

Current use: Photography studio

Former use: Post office

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## **History**

Historical notes:

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Sydney with the newly-established agricultural settlement at Parramatta. In 1797, the road was formalised, and by the early 19th century, it had become a major thoroughfare for the colony. The earliest land grants in the colony were all made along the Parramatta Road. The constant flow of people and goods along the road, together with the subdivision of the early grants, led to settlements springing up around various points along the road and from these the inner western suburbs began to form their identities.

The construction of the suburban railway to Parramatta in 1855 drew travellers and goods away from Parramatta Road in favour of rail transport. The roadway became neglected until the 1920s, when increasing use of motorised transport required repairs and improved maintenance of Parramatta Road. Congestion increased dramatically following the Second World War, as private motor vehicles became more prevalent and busses replaced trams. The congestion eventually diminished Parramatta Road’s role as the high street, or primary shopping street, of the various suburbs it passed through. Since the late 20th century, interest has turned to revitalising the roadway as a focal point for the street life of the suburbs along its length.

The section of Parramatta Road which forms the southern boundary of the suburb of Annandale originally traversed George Johnston’s Annandale Estate. The estate lands to the north of Parramatta Road were subdivided for suburban residential development from 1876, commencing with a strip of land fronting Parramatta Road from Johnstons Creek.

Subsequently, John Young bought the remainder of the estate and formed a land and building company to develop it. He became the mayor of the Borough of Annandale on its founding in 1894 (breaking away from Leichhardt Municipal Borough). As an independently

governed borough, Annandale soon received the usual suite of government establishments—a town hall, police station, school. In 1891, the first post office for North Annandale opened in rented remises at 13 Collins Street. The prominent NSW Government Architect-designed post office at the corner of Booth and Johnston Streets was built in 1895-96.

In 1911, the Commonwealth Government published its notice of resumption of the land at 225 Parramatta Road, Annandale, for postal purposes. The owner of the land, George Mason, did not respond to the Commonwealth's offer of compensation within the specified 60 days, so the matter automatically became a disputed claim. In 1913, the Commonwealth had signed contracts for the construction of the post office, but George Mason refused to give up possession of the property. The matter was decided by the High Court, which directed Mason to give over possession. The Commonwealth pursued a claim for damages incurred by Mason in respect of extra payments made to their contractor due to the delay, and rent paid for temporary premises for eight months. The court again found in the Commonwealth's favour. George Mason did not appear at these hearings; it was reported he was too ill to attend. However, in appearing before the Equity court in a case brought against him by Annandale Council for unpaid rates in 1911, Mason made his anti-Federation views clear: "He objected to working under two Constitutions, and having two Parliaments making laws for him." In his account, the resumption by the Commonwealth Government had cost him £700 (being the difference between his own claim for compensation versus the Commonwealth's offer).

The construction of the post office at 225 Parramatta Road proceeded in 1913. By the time the 1914 Sands Directory was published, George Mason had moved to 223 Parramatta Road, and the South Annandale Post Office occupied the site at 225 Parramatta Road.

It has not been possible to identify the architect for the post office within the constraints of the current study. It was likely carried out by the NSW Government Architect's Office under George McRae (1911-1923), as the Commonwealth did not take over the design of post offices from the states until 1916.

In 1927, a stolen lorry crashed into the front of the post office building leaving a hole 18 inches in diameter below the front window, which has fortunately led to the availability of a historic photograph. The damage is visible in the photograph near the men's legs.

With the decline of Parramatta Road's status as a neighbourhood high street, and the compounding effects of the 1930s Depression, the local shopkeepers' association initiated an effort to consolidate the identity of the retail shops on both sides of Parramatta Road, from Johnston Street, Annandale, to the top of Taverner's Hill as the Westgate Shopping Centre. Accordingly, from the 1930s the South Annandale Post Office became known as the Westgate Post Office, even though the Westgate moniker failed to take hold more generally for the area.

The current Westgate Post Office is located at 117 Parramatta Road. The former post office site was included in a 2010 development which constructed eight residential units at the rear of the site, while preserving the post office as one unit within the new strata plan.

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## **Historic themes**

Australian theme (abbrev)	New South Wales theme	Local theme
3 Developing local, regional and national economies	Communication	
8 Developing Australia's cultural life	Creative endeavour	

## Assessment of significance

SHR Criteria a) [Historical significance]

225 Parramatta Road has significance as a former post office, evidencing the design and use of post offices in this period through its exterior and interior elements.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]

225 Parramatta Road is a fine example of a Federation post office, and contributes positively to the overall streetscape of Parramatta Road. The interior details, particularly the pressed metal ceiling, also embody this significance.


SHR Criteria d) [Social significance]

SHR Criteria e) [Research significance]

SHR Criteria (f) [Rarity]

SHR Criteria g) [Representativeness]

Integrity/Intactness: High

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:** The overall form of the post office building, including the side passage leading to the rear of the property, should be retained. The exterior and interior details of the post office building should be conserved, particularly the roof covering, façade elements, pressed metal ceiling and safe door. The aluminium door from the street is sympathetic, as is the apartment building which is appropriately recessed and not visible from the street. The roof tiles require replacement, and should ideally be replaced with an appropriate slate at least on the street-facing slope. Another suitable covering could be used on the rear slope if required by cost, though slate is also preferred here. Council should seek to engage with the current owner on this issue as the roof is currently leaking, risking damage to interior fabric.

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## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

## References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
	"He objected to working" EQUITY. (1911, March 18). <i>The Daily Telegraph</i> , p. 22.			<a href="http://nla.gov.au/nla.news-article238712075">http://nla.gov.au/nla.news-article238712075</a>
	Sands Directory 1913-1930			
	NSW Heritage, Botany Post Office, 2 Banksia Street, Botany			<a href="https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1210004">https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1210004</a>
	LAW. (1913, March 29). <i>The Daily Telegraph</i> , p. 11.			<a href="http://nla.gov.au/nla.news-article238934613">http://nla.gov.au/nla.news-article238934613</a>
	LAW REPORT. HIGH COURT. (1913, March 29). <i>The Sydney Morning Herald</i> , p. 8.			<a href="http://nla.gov.au/nla.news-article15408907">http://nla.gov.au/nla.news-article15408907</a>

	LAW REPORT. HIGH COURT. (1913, September 5). <i>The Sydney Morning Herald</i> , p. 6.			<a href="http://nla.gov.au/nla.news-article15447798">http://nla.gov.au/nla.news-article15447798</a>
Image	THE END OF A JOY-RIDE (1927, February 19). <i>The Labor Daily</i> , p. 5			<a href="http://nla.gov.au/nla.news-article239936188">http://nla.gov.au/nla.news-article239936188</a>
Image	National Archives of Australia, Westgate Post Office - Formerly Annandale [sic], 1927 NAA: C4076, HN16102			
Online	Dictionary of Sydney entries: The Road West, Annandale			<a href="https://dictionaryofsydney.org/entry/the_road_west">https://dictionaryofsydney.org/entry/the_road_west</a> <a href="https://dictionaryofsydney.org/entry/annandale">https://dictionaryofsydney.org/entry/annandale</a>

## Images









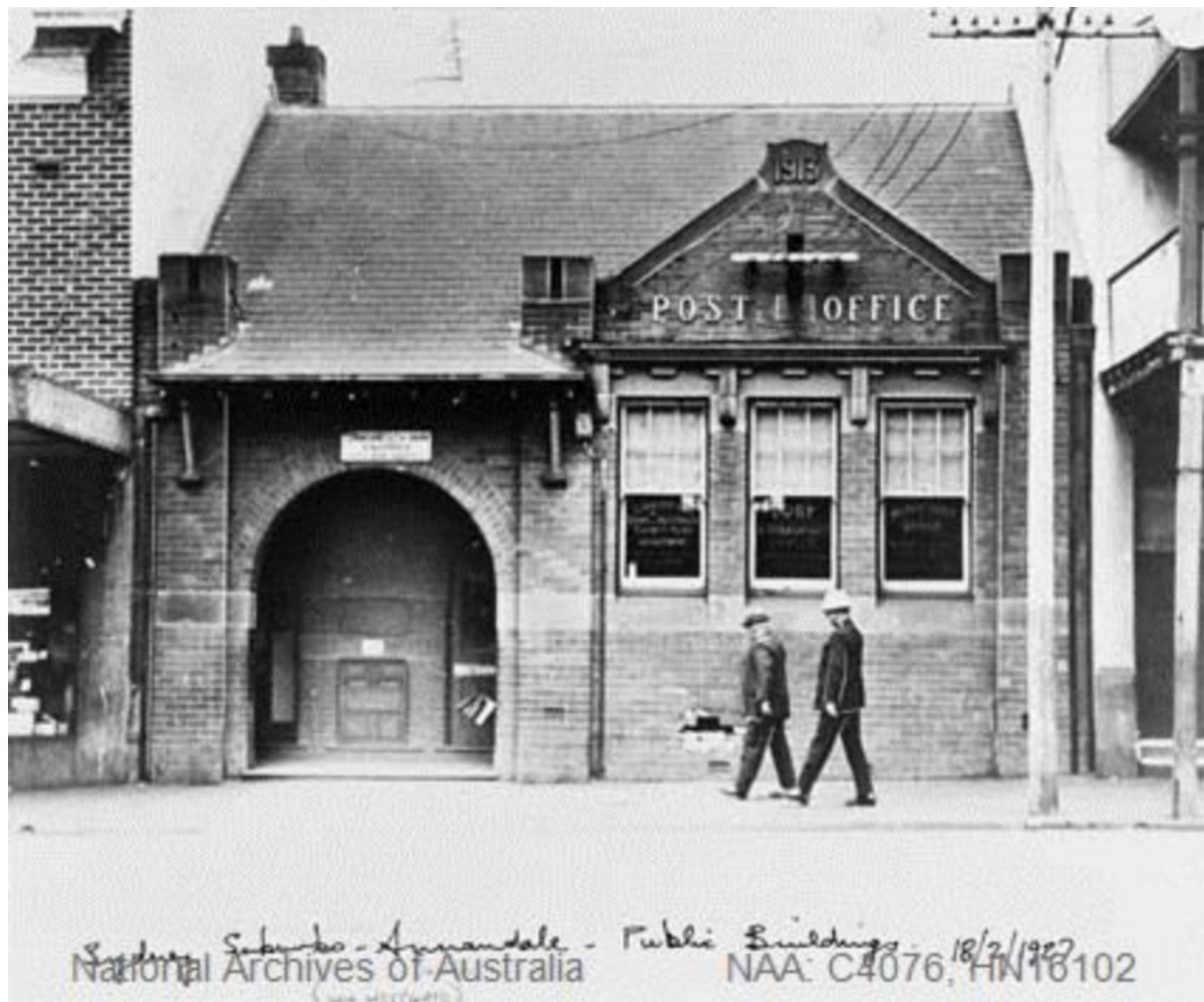














## Former Petersham Arcade

### Item details

Name of item: former Petersham Arcade

Type of item: Built

Group/Collection:

Category:

Primary address: 538-550 Parramatta Road, Petersham

Lot/Section/DP: Lots 1, 2, 3, 4, DP217301 and 1/-/DP586519 and 7/-/DP217301

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
538-550 Parramatta Road	Petersham	Inner West		Cumberland	Primary Address

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### Statement of significance:

A former arcade and long-time shops, built as a major commercial development with a hall and inner chambers, evidencing a period of development along Parramatta Road. Advertisements and signage are good historical examples of their kind.

Despite alterations the façade presents a good example of a Victorian Palladian composition, large in scale and well modelled, it is one of the largest and most impressive facades in Parramatta Road.

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### Description

Designer/Maker: Hill and Co, architects

Builder/Maker: Leichhardt and Petersham Arcade and Markets Co. Ltd

Construction years: 1886

Physical description: A row of 7 three storey shop-top buildings. The façade is an impressive Victorian Palladian Composition with the central shop, formerly an arcade, having a pediment at the top and each of its two upper storey windows flanked by two smaller windows on either side. The windows at 546-548 have been widened with a simple rectangular form destroying the fabric on either side. Corinthian pilasters decorate the façade along with two neon signs above the awnings at 550 and 540 and various historical advertisements for beer on the first level of 538 and 542. There are air conditioning units on the first floor at 546-548 and on both floors at 544. A structure is just visible behind the façade at 546-548, presumably part of a residence.

Physical condition and/or archaeological potential: Roof form is somewhat altered suggesting internal changes, particularly recent changes to 546-548. Façade requires care and windows have been intrusively altered at 546-548. In general, appears to be in good condition.

Modifications and dates: 1890 – rebuilt at the rear in slightly altered configuration after fire in 1889, arcade being replaced by a shop.

1912 - sign painted at no. 542

1924 – awnings added

1927 – all seven shopfronts altered

2013 – alterations to 546-548 including new form behind parapet.

2015 – alterations to recently completed top story addition 546-548 expanding roof form

Further information:

Current use: Shops and accommodation

Former use:

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## **History**

Historical notes:

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Sydney with the newly-established agricultural settlement at Parramatta. In 1797, the road was formalised, and by the early 19th century, it had become a major thoroughfare for the colony. The earliest land grants in the colony were all made along the Parramatta Road. The constant flow of people and goods along the road, together with the subdivision of the early grants, led to settlements springing up around various points along the road and from these the inner western suburbs began to form their identities.

The construction of the suburban railway to Parramatta in 1855 drew travellers and goods away from Parramatta Road in favour of rail transport. The roadway became neglected until the 1920s, when increasing use of motorised transport required repairs and improved maintenance of Parramatta Road. Congestion increased dramatically following the Second World War, as private motor vehicles became more prevalent and busses replaced trams. The congestion eventually diminished Parramatta Road's role as the high street, or primary

shopping street, of the various suburbs it passed through. Since the late 20th century, interest has turned to revitalising the roadway as a focal point for the street life of the suburbs along its length.

The suburb of Petersham is bounded to its north by Parramatta Road. Its development was spurred primarily by the construction of the railway to Parramatta in 1855. Petersham railway station opened in 1857; originally named Sydenham because the surrounding area was known as Sydenham farms. While the retail and residential focus of the suburb is along New Canterbury Road, from the mid-1850s, the subdivision of Sydenham Farms created allotments along Parramatta Road. These were developed in the second half of the 19th century. The 1891 Detail Series Survey shows a variety of building sizes and setbacks for the land fronting Parramatta Road, suggesting an incremental development to this point.

The shop-houses at 538-550 Parramatta Road, Petersham, were originally built as an arcade by The Leichhardt and Petersham Arcade and Markets Co. Ltd. in 1886. In 1889, it suffered a fire which destroyed the back wall of the building. It was rebuilt in a slightly altered internal configuration in 1890, and the former central arcade opening infilled by an additional shop.

The Leichhardt and Petersham Arcade and Markets Co. Ltd. formed in June 1885 and issued a prospectus advertising shares in the company, which was "...formed for the erection of a Public Arcade and Markets, to be erected on the Parramatta-road, Petersham...The building will be constructed of brick with an iron roof, and will contain inside 16 shops and 14 large and well-fitted stalls--with two large rooms suitable for general meetings, clubs &c., above--in the front and on either side of the main entrance will be six large shops with dwellings overhead, suitable for any business...The cost of the land is £1100, while it is estimated that the building will cost close upon £1800 when finished..." The company anticipated (probably optimistically) £30 income from rent per week, meaning that, after meeting expenses, shareholders stood to derive a 20% return on their investment.

The company registered its title to the land -- Lots 4 and 5, Section 3 of Fisher's Subdivision number 2A at Sydenham -- in August 1885. In April 1886, the building was nearing completion:

"This splendid building is fast approaching completion, and standing as it does in such a prominent position commands the notice of all classes as they pass along the Parramatta road. The building is of a very neat design, and one which does credit to the architect and contractor. It is expected that it will be completed in the course of a month. It consists of six shops facing Parramatta-road, three on either side of the entrance to a large vestibule, along each side of which are other shops, sixteen in all. Over these shops are rooms suitable for lodges or committee meetings, and at the rear of the building on the second floor is a billiard-room fitted up in an attractive manner and supplied with two splendid tables; and also a photographer's studio. The building is three story high at the front elevation (which gives house accommodation for the front shops) and covers a piece of land 100 feet square. We are pleased to hear that a number of the shops have already been let, both inside and out, and the project is likely to prove a success thanks to the energy and forethought displayed by the directors..."

The opening of the Arcade on 3 July 1886 was celebrated by a banquet attended by the local Legislative Assembly members and the mayors of Leichhardt and Petersham. The cost of the land and building were reported as £9000 (far in excess of the company's promise to shareholders). The building was the design of Hill and Co, architects, of Palace Street, Petersham. Plumbing and gasfitting were carried out by Edward Purnell, a director of the



Arcade Company (more on whom later). Speeches at the banquet highlighted the benefits the building would bring to the municipality by "offering sufficient inducement to retain the trade of the district at home instead of its going to Sydney", as well as the example set by the new building as a model building, "in every respect, especially in the matter of perfect drainage" (said the plumber/company president Purnell). Apart from the return to investors of 15%, again a shortfall from the promised 20%, "the indirect beneficial influence on business and property in the neighbourhood cannot be calculated."

By August 1886, it was reported that the shops and stalls were, with one or two exceptions, fully tenanted; however as early as one year later, August 1887, the Arcade was undergoing "extensive renovations" and was "destined to rise again." Edward Purnell, President of the Arcade Company, leased (as an individual) the entire arcade in June 1887 and set about making these extensive renovations: "Taking down the whole of the shops on one side of the arcade and building a strong brick wall through the centre of it, [Purnell] has succeeded in erecting a roomy concert hall and skating rink, with gallery and stage...On the east side over the shops a large lodgeroom for Masonic and other lodges has been built. On the south side is a large clubroom and gymnasium and a billiard-room and running front to back is a fairy book arcade."

'Rinking' was having a huge rise in popularity, as noted by *The Bulletin* in March 1888: "The Temperance Hall at St. Peter's has been turned into a skating rink. So has the Petersham Arcade. Several other rinks are talked of. Almost every other available spot on the face of the earth is now being rinked on more or less and almost every human being is rinking." Purnell's entrepreneurial efforts were foiled, however, when fire broke out in his Royal Lyceum Skating Rink in August 1889. The official report of damage stated that the back portion--consisting of the rink, lodge rooms, club and billiard rooms--was burned out and part fallen down, while the front portion of six shops and contents was slightly damaged by fire, heat and water. The cost of the damage was estimated to be £1500, which was the same amount the building was insured for.

Although tenders for painting, glazing, plumbing, gasfitting, plastering and repairing the Petersham Arcade were advertised in January 1890, the building was not inhabitable until May 1890. When rebuilt, the central arcade with billiard and club rooms above was replaced by a shop-house in keeping with the other six shopfronts fronting Parramatta Road. The fire seems to have destroyed Purnell's prospects. He had mortgaged his lease and was a director of the company which owned the property, which was also mortgaged. Purnell declared bankruptcy in October 1890. Water board and Council rates went unpaid, and in 1891 the Borough of Petersham sued the Arcade Company to recover two years of unpaid rates. The mortgagee ordered the property to be sold in 1892 ("comprising seven two-story shops and dwellings...returning a rental of £301 12s per annum"), but no transfer was registered on the Certificate of Title, so a buyer must not have been found at that time. Finally, in 1905, Purnell's lease was cancelled and the mortgagee exercised its power of sale. Alice Gardiner, wife of Andrew Gardiner of Newtown, bookseller and stationer took over the arcade. The property remained in Gardiner's family until as late as 1963, when the land was subdivided into individual shop-house allotments, presumably in order to allow for their individual sale (though the more recent titles have not been researched).

From the turn of the 20th century, mentions of 'Petersham Arcade' in newspaper advertisements dwindled, and after 1905 there were none. Perhaps the new owner, Alice Gardiner, established a new identity over the shops. In the meantime, the Sands Directory never stopped listing a wide and ever-changing array of shopkeepers at the site.

Very few applications for building work were discovered in researching the Petersham Council Building Registers 1920-1940. In 1912, JJ Woon applied for permission to paint a sign at No. 542 (value £1). Shop awnings to the full group were added in 1924, and in 1927 there was an application to alter all seven shopfronts (value £630).

Selected Sands Directory listings 1887 (earliest listing)-1932/33 (cessation of directory)

1887

*Arcade--*

Williams C., fishmonger  
Treleven Thomas, fruiterer  
Carter --, florist  
Shenan Mrs., milliner  
Enway Mrs., milliner  
Marron Mrs., fruiterer  
Sweeney Mrs., refreshment room  
Hurst and Ahern, civil engineers and architects  
Fennady W.A., poulterer  
Lano F.J., watchmaker  
Payne and Wigger, musical warehouse  
Dellow J.S., furniture dealer  
Clines Gregory, bootmaker

1889

*Royal arcade--*

Hodgson William B, photographer  
Matthews John, house and land agent  
Matthews Albert, hairdresser  
Royal Lyceum Skating rink--Edward Purnell, proprietor  
Purnell Brothers, plumbers  
Martin John, ironmonger

1895

340 Comino P., oyster saloon  
342 Deakin H., hatter  
344 Watts E., hairdresser  
346 Leichhardt and Petersham U. F. Societies' Dispensary--H.P. Smith, manager; R. A. Barry, secretary  
348 Wortley J. T., bootmaker  
352 Young Mrs S., greengrocer  
354 Bindin Robert E.

1900

340 Davis Alfred J., tailor  
342 West Frank E., hairdresser  
346 Crick Mrs M.A.  
348 Denford Samuel, bootmaker  
354 Bindin Robert E., umbrella maker

1905

534 Davies Alfred J., tailor  
536 Heydon Thomas, second-hand shop  
538 Wren James, fish shop  
540 McCardell Fergus, hairdresser  
542 Denford Samuel, bootmaker  
544 Woodward August B., dentist  
546 Arcadia Laundry  
548 Christie William, umbrella maker  
550 Harradine Arthur J., tailor

1910

534 Davies Alfred J., tailor  
536 Vivian Mrs C., fancy goods shop  
538 Cowing Lancelot, jam manufacturer  
540 McCardell Fergus, hairdresser  
542 Denford Samuel, bootmaker  
544 Edworthy Edward, bicycle shop  
546 Wallace Mrs M., dressmaker  
548 Christie William, umbrella maker  
550 Wong James, greengrocer &c.

1915

534 Davies Alfred J., tailor  
Shuttleworth Mrs A.  
536 Vivian Mrs C., fancy goods shop  
538 Cowing Lancelot, jam manufacturer  
540 Edmar[?] M., picture framer  
542 Morris R. bootmaker  
544 Edworthy Edward, bicycle shop  
546 Wallace Mrs M., dressmaker  
Wallace John  
548 Chinery Edward, confectioner  
550 Connors Thomas, dealer

1920

534 Davies Alfred J., tailor  
536 Vivian Mrs C., fancy goods shop  
538 Bernard F., dyer  
540 Gray E.A., sheet metal  
542 James Miss M., florist  
544 Byrnes Mrs M.  
546 Mo[nn]seo W., electrician  
548-550 Connors Thomas, dealer

1925

534 Davies Alfred J., tailor



536 Vivian Mrs C., fancy goods shop  
538 Sutton A., Ironmonger  
540 Bernard F., dyer  
544 Stewart A., hairdresser  
546 Dash A. F., music seller  
548 Carey Mrs H., confectioner  
550 Ping W., fruiterer

1930

534 Davies A., tailor  
534 Davies A.V., dry clnrs  
536 Vivian Mrs C., fancy goods  
538 Sutton A., ironmonger  
540 Underwood, Mrs D., dressmaker  
542 Finnigan, J., tailor  
544 Green, G., laundry  
54[6] Bole, Miss E.M., music seller  
548 Hands J.H., cycle works  
550 Cash Svce Store, grcrs

1932/33

534 Davies A., tailor  
534 Davies A.J., tailor  
536 Belmore Sports Club  
538 McLachlan A., fish shop  
540 Underwood, Mrs D., dressmaker  
542 Finnigan, J., tailor  
546 Bole, Miss E.M., music seller  
548 Hands J.H., cycle works  
550 Foulds J.G., laundry

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### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3 Developing local, regional and national economies	Commerce	
4 Building settlements, towns and cities	Towns, suburbs and villages	
4 Building settlements, towns and cities	Accommodation	

### Assessment of significance

SHR Criteria a) [Historical significance]

A former arcade and long-time shops, built as a major commercial development with a hall and inner chambers, evidencing a period of development along Parramatta Road. Advertisements and signage are good historical examples of their kind.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]

Despite alterations the façade presents a good example of a Victorian Palladian composition, large in scale and well modelled, it is one of the largest and most impressive facades in Parramatta Road.


SHR Criteria d) [Social significance]

SHR Criteria e) [Research significance]

SHR Criteria (f) [Rarity]

SHR Criteria g) [Representativeness]

Integrity/Intactness: Moderate

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:**

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**Listings**

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

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**Study details**

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

## References, internet links & images

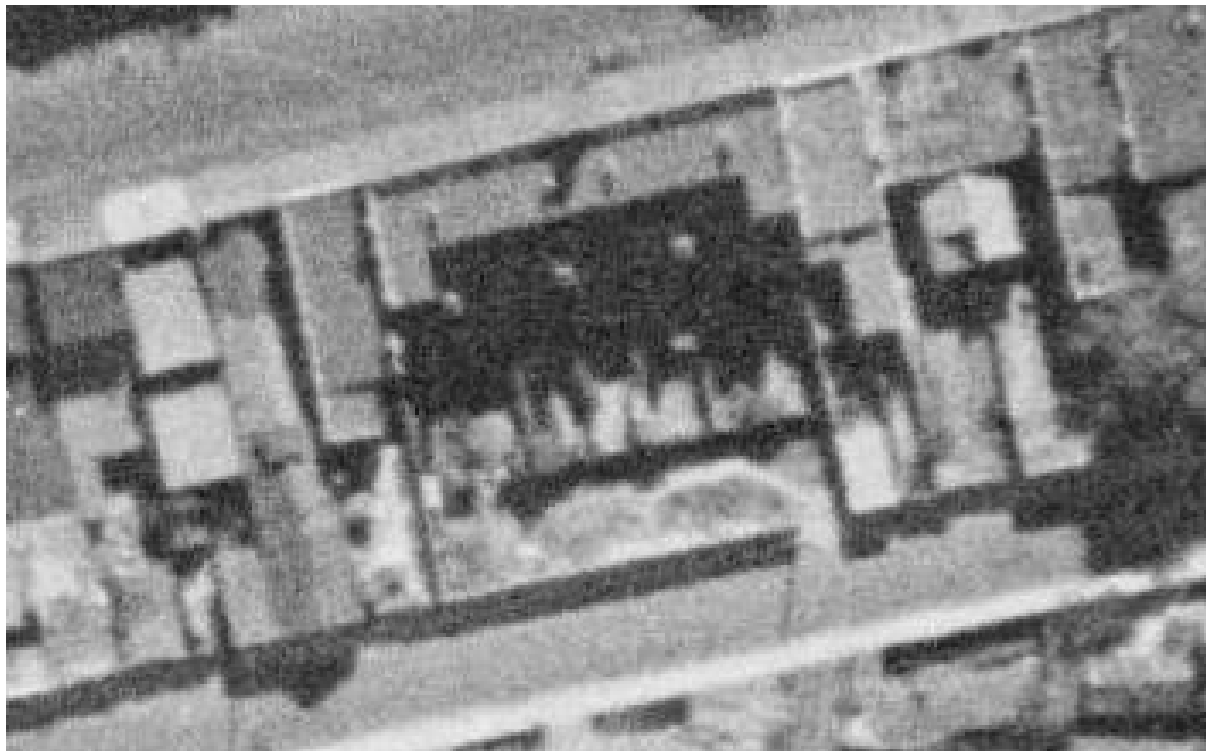
Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
Image	SixMaps	1943	Roof as in 1943	
Image	Nearmap	2013	Roof as in 2013 before recent alterations	
Image	Nearmap	2020	Roof as it appears now.	
Map		1890	New South Wales. Department of Lands. <i>City of Sydney section [...] ... [cartographic material] / lithographed &amp; printed at the Surveyor General's Office Sydney N.S.W.</i> Sydney: Surveyor-General's Office. Petersham Sheet 17, 1890	
Plan			Deposited Plan 217301 (registered 1963), NSW Land Registry Services	
			Suburban Epitome. (1886, August 7). <i>Balmain Observer and Western Suburbs Advertiser</i> , p. 6.	<a href="http://nla.gov.au/nla.news-article132245934">http://nla.gov.au/nla.news-article132245934</a>
			Fire at the Royal Lyceum Skating Rink. (1889, August 24). <i>Balmain Observer and Western Suburbs Advertiser</i> , p. 6.	<a href="http://nla.gov.au/nla.news-article132307507">http://nla.gov.au/nla.news-article132307507</a>
			Advertising (1890, January 25). <i>Evening News</i> , p. 1	<a href="http://nla.gov.au/nla.news-article108804245">http://nla.gov.au/nla.news-article108804245</a>
			Water and Sewerage. (1891, February 10). <i>Evening News</i> , p. 4.	<a href="http://nla.gov.au/nla.news-article114316263">http://nla.gov.au/nla.news-article114316263</a>
			LAW. (1891, February 10). <i>The Daily Telegraph</i> , p. 3.	<a href="http://nla.gov.au/nla.news-article235884760">http://nla.gov.au/nla.news-article235884760</a>



			Petersham Council Rate Books, Annandale Ward 1902-1901, 1900-1901, 1899-1900	
			Petersham Council Building Registers 1920-1949	
			Sands Directory 1900-1930	
			Certificate of Title 754-83	
			Deposited Plan 217301 (registered 1963)	
			"formed for the erection of a Public Arcade" Advertising (1885, June 6). <i>The Sydney Morning Herald</i> , p. 2.	<a href="http://nla.gov.au/nla.news-article28362232">http://nla.gov.au/nla.news-article28362232</a>
			"This splendid building" Leichhardt and Petersham Arcade. (1886, April 24). <i>Balmain Observer and Western Suburbs Advertiser</i> , p. 2.	<a href="http://nla.gov.au/nla.news-article132244691">http://nla.gov.au/nla.news-article132244691</a>
			"offering sufficient inducement", "in every respect" & "the indirect beneficial influence" Opening of the Leichhardt Arcade. (1886, July 17). <i>Balmain Observer and Western Suburbs Advertiser</i> , p. 2.	<a href="http://nla.gov.au/nla.news-article132243181">http://nla.gov.au/nla.news-article132243181</a>
			"extensive renovations" PETERSHAM. (1887, August 31). <i>Evening News</i> , p. 8.	<a href="http://nla.gov.au/nla.news-article108010061">http://nla.gov.au/nla.news-article108010061</a>
			"destined to rise again" & "Taking down the whole" THE BULLI PASS. (1887, October 15). <i>The Daily Telegraph</i> , p. 6	<a href="http://nla.gov.au/nla.news-article236773498">http://nla.gov.au/nla.news-article236773498</a>
			"The Temperance Hall at St Peters" SUNDRY SHOWS (1888, March 24). <i>The Bulletin</i>	<a href="http://nla.gov.au/nla.obj-704433372">http://nla.gov.au/nla.obj-704433372</a>
			"comprising seven two-story shops" Advertising (1892, August 13). <i>The Sydney Morning Herald</i> , p. 15.	<a href="http://nla.gov.au/nla.news-article13875070">http://nla.gov.au/nla.news-article13875070</a>

Onli ne			Dictionary of Sydney entries: The Road West, Petersham	<a href="https://dictionaryofsydney.org/entry/the_road_west">https://dictionaryofsydney.org/entry/the_road_west</a> <a href="https://dictionaryofsydney.org/place/petersham">https://dictionaryofsydney.org/place/petersham</a>
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## Images





















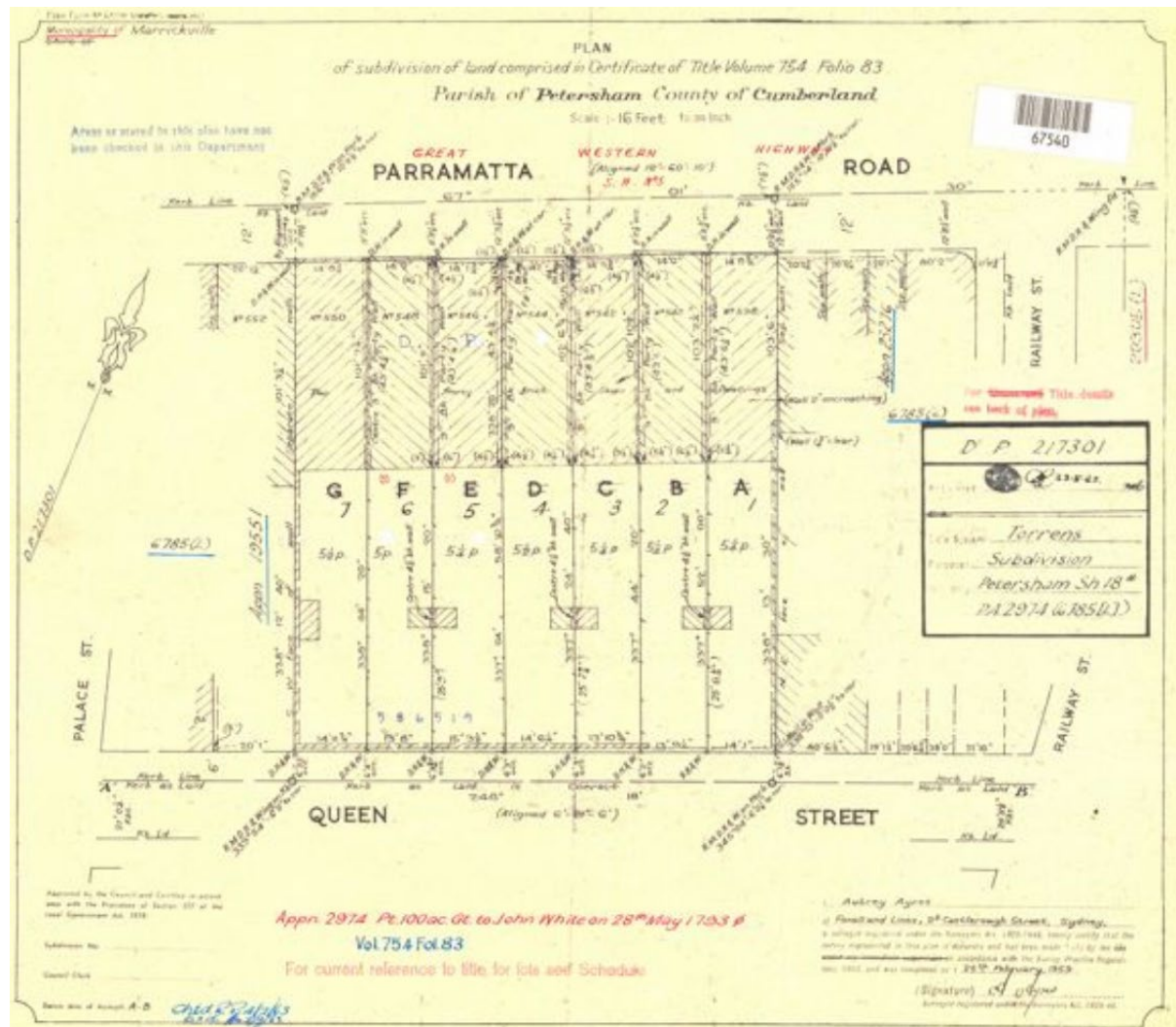














## 174-178 Parramatta Road, Stanmore

### Item details

Name of item: 174-178 Parramatta Road, Stanmore

Type of item: Built

Group/Collection: Commercial/Residential

Category: Shop top house

Primary address: 174-178 Parramatta Road, Stanmore

Lot/Section/DP: 3/-/ DP443402, 4/-/ DP443402, 1/-/DP443196

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
174-178 Parramatta Road	Stanmore	Inner West		Cumberland	Primary Address

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### Statement of significance:

This block of three Victorian shop top houses is historically significant as they demonstrate a pattern of development along Parramatta Road – shop top housing with balconies. The retention of balconies is rare on Parramatta Road where generally they have been demolished.

The group is aesthetically significant for the retention of late Victorian Italianate detailing, including the balconies, as well as some interior elements of 178, and the modified shopfront of no. 178.

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### Description

Designer/Maker:

Builder/Maker:

Construction years:

Physical description: A block of three two-storey shop top house buildings, in the Victorian Italianate style and detail, forming a group. Each has a balcony above the awning, two of

which have a bullnose roof. Similar details above the awning across the three, including carved timber balcony posts and the parapet.

Physical condition and/or archaeological potential: All three retain considerable original detail, though the balconies appear to have undergone some alterations based on differences in roof form and balustrade. The parapet of 176 is in disrepair but appears to be in good condition at 174 and 178. The shop front of 178 may be partially original, though it has been altered including with wall tiles, 176 may retain some original elements, 174 is entirely recent. 178 appears to retain many of its interior details on the ground floor, including a pressed metal ceiling and original staircase. The interiors of the other properties were not inspected.

Modifications and dates: 1919: awning

1928: alteration at 178

Further information:

Current use: Shop top housing

Former use: Shop top housing

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## **History**

Historical notes:

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Sydney with the newly-established agricultural settlement at Parramatta. In 1797, the road was formalised, and by the early 19th century, it had become a major thoroughfare for the colony. The earliest land grants in the colony were all made along the Parramatta Road. The constant flow of people and goods along the road, together with the subdivision of the early grants, led to settlements springing up around various points along the road and from these the inner western suburbs began to form their identities.

The construction of the suburban railway to Parramatta in 1855 drew travellers and goods away from Parramatta Road in favour of rail transport. The roadway became neglected until the 1920s, when increasing use of motorised transport required repairs and improved maintenance of Parramatta Road. Congestion increased dramatically following the Second World War, as private motor vehicles became more prevalent and busses replaced trams. The congestion eventually diminished Parramatta Road's role as the high street, or primary shopping street, of the various suburbs it passed through. Since the late 20th century, interest has turned to revitalising the roadway as a focal point for the street life of the suburbs along its length.

The section of Parramatta Road which forms the northern boundary of the suburb of Stanmore originally traversed George Johnston's 670 acre Annandale Estate. The estate lands to the south of Parramatta Road contained the house and gardens, and subsequently became part of the suburb of Stanmore, while the northern side (which later became the suburb of Annandale) was mainly farmland. Subdivision at the edges of South Annandale took place between 1883 and 1906. Annandale House was demolished in 1905, and this led to the final phase of land sales in the area, which continued until 1917. Meanwhile, development in other parts of the future suburb of Stanmore were facilitated by the subdivision of South Kingston and Laing Estates. The naming of the railway station in 1879

cemented the name of Stanmore as the identity of the suburb (referred to at the time as a hamlet). At this time, residential development was concentrated in the area to the south of the railway line.

The three shop-houses at 174-178 Parramatta Road, Stanmore, were constructed in 1907 on Lot 1 Section Q of the South Annandale Estate. Petersham Council's 1904, 1905 and 1906 rate books list Henry Moore, jeweller, as the owner of the vacant plot of land on the south side of Parramatta near the Northumberland Street intersection, valued at £360. For a period of time in 1906, Horton's Coachworks occupied the land and advertised their "catalogue of Prize Sulkies." It is unlikely that Horton's erected a permanent structure because nothing rate-worthy was noted by Council's assessors in that year.

1907's rate book records Henry Moore as the owner of three unoccupied shops and dwellings on newly-subdivided land with an annual value of £58 for each of the three shop-houses. From Sands Directory listings (see below for full list) in subsequent years, early businesses to trade from the shopfronts include (at 174) John Collin, tailor, and later Florence Larson, draper; (at 176) Robert Duff and James Masterton, both estate agents, and later William Vaughan Weale, chemist (who leased the shop from 1919 until 1939); and (at 178) Harold McGrath, and later David Hill, dentists. An intriguing early occupant of No. 178 was William Henry Smith, whose occupation in rate books was recorded as bookmaker, but whose occupation according to the Sands Directory was 'bird fancier'.

In 1910, Henry Moore sold the whole site to Richard Hunter Maund, and in 1913 the property transferred to William John Bastion, a plumber from Petersham. Bastion applied for Council permission to make additions to a workshop at 174-178 Parramatta Road, valued at £60, in the same year. Bastion and his descendants continued to own the site until 1958, however it does not appear from rate books or Sands Directories that he ever occupied any of the shops himself.

The 1914 rate books provide additional detail on the configuration of the three shop-houses. Each was described as a brick shop & dwelling of 6 rooms each. The frontages of 174 and 178 were 13 feet, while No. 176 enjoyed an extra foot of frontage, measuring 14'. No. 176 was allocated a slightly higher improved capital value as well--£950, as opposed to £900 for 174 and 178.

Apart from a 1919 application for an awning to all three shops, there was only one further alteration recorded in the Petersham Council Building Registers (1920-1949), which was an alteration in 1928 to the shop front at No. 178 by the Silverite Glass Co., valued at £16.

In 1958, the land was subdivided and the three shop-houses were sold to three different owners. Ralph & John Anthony Panucci, boot repairers from Annandale, purchased No. 174 and continued to own it until 1987. Gunborg Margareta Wurm owned No. 176 until 1971, and leased the former Weale chemist shop to another pharmacist, Simon Levenson, from 1967. No. 178 changed hands more frequently than the other two properties, going first to AJ Selby P/L in 1958, and exchanging hands multiple times between 1960 and 1971. (More recent titles have not been investigated for the purposes of this history.)

Sands Directory listings 1908 (first entry for subject site)-1932/33 (cessation of directory)

1908 174 John Collin, tailor (no 176, 178)



1909 174 John Collin, tailor / 176 Bank of NSW, HE Moxham, manager / 178 WH Smith, bird fancier

1910 174 John Collin, tailor / 176 Bank of NSW, (Annandale branch)—HE Moxham, manager / 178 WH Smith, bird fancier & bootmaker

1911 174 John Collin, tailor / 176 RD Water (late Shiels and Co.) estate agent / 178 WH Smith, bird fancier & bootmaker

1912 174 David Jones & Co, furniture mart / 176 RD Water (late Shiels and Co.) estate agent / 178 WH Smith, bird fancier & bootmaker

1913 174 Miss M Goer / Mrs JC Macdonald, physical culture school / 176 RD Water (late Shiels and Co.) estate agent / 178 WH Smith, bird fancier & bookmaker

1914 174 Miss M Goer / Mrs JC Macdonald, physical culture school / 176 RD Water estate agents / 178 WH Smith, bird fancier & bootmaker

1915 174 Miss M Goer / 174a Mrs L. Gibson, hairdresser / 176 Masterton & Co., real estate agent / 178 WH Smith, bird fancier

1916 174 (no entry) / 176 Masterton & Co., real estate agents / 178 WH Smith, bird fancier

1917 174 Mrs F Larsen, draper / 174 William J Bastion, plumber & drainer / 176 Masterton & Co., real estate agents / 178 Harold McGrath, dental surgeon

1918 174 Mrs F Larsen, draper / 174 William J Bastion, plumber & drainer / 176 Clifford Robinson, florist / 178 Harold McGrath, dental surgeon

1919 174 Mrs F Larsen, draper / 174 William J Bastion, plumber & drainer / 176 Clifford Robinson, florist / 178 Harold McGrath, dental surgeon

1920 174 William J Bastion, plumber & drainer / 176 WV Weale, chemist / 178 David HJ Hill

1921 174 Mrs F Larsen, draper / 176 WV Weale, chemist / 178 DHJ Hill, dentist

1922 174 Mrs F Larsen / 176 WV Weale, chemist / Roy Miller / 178 DHJ Hill, dentist

1923 174 Mrs F Larsen / 176 WV Weale, chemist / 178 DHJ Hill, dentist

1924 174 Mrs F Larsen, draper / 176 WV Weale, chemist / 178 Homes & Co., estate agents

1925 174 HR Harrison, draper / 176 WV Weale, chemist / 178 Homes & Co., estate agents

1926 174 HR Harrison, draper / 176 WV Weale, chemist / 178 Homes & Co., estate agents

1927 174 HR Harrison, draper / 176 WV Weale, chemist / 178 Boss \_\_\_, cakes and pastry

1928 174 HR Harrison, draper / 176 WV Weale, chemist / 178 G. Skelly, pastry cook

1929 174 HR Harrison, draper / 176 WV Weale, chemist / 178 Maxwell's, ladies' hairdressers

1930 174 HR Harrison, draper / 176 WV Weale, chemist / 178 Maxwell's, ladies' hairdressers

1931 174 Mrs FA Larsen / 174 HR Harrison, draper / 176 Halinus Ltd., chemists / 178 Maxwell's, ladies' hairdressers

1932/33 174 RWD Roach, boot repairers / 174 Mrs FA Larsen / 176 WV Weale, chemist / 178 Webb's, ladies' hairdressers

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## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3 Developing local, regional and national economies	Commerce	
4 Building settlements, towns and cities	Accommodation	
4 Building settlements, towns and cities	Towns, suburbs and villages	

## Assessment of significance

### SHR Criteria a) [Historical significance]

This group of shop top houses which retain their balconies demonstrates the historical development pattern along Parramatta Road.

### SHR Criteria b) [Associative significance]

### SHR Criteria c) [Aesthetic significance]

The group is aesthetically significant for the retention of Victorian Italiante detailing, their balconies, as well as the shop front and some interior elements at 178.

### SHR Criteria d) [Social significance]


### SHR Criteria e) [Research significance]

### SHR Criteria (f) [Rarity]

The group is rare for the retention of balconies, which is unusual for a shop top building on Parramatta Road.

### SHR Criteria g) [Representativeness]

Integrity/Intactness: Moderate/High

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:** The overall form of the shop buildings should be retained, though further development at the rear of the lots would be acceptable. Original elements of front facades should be retained. Balconies should be investigated to determine original fabric and restored. When the opportunity presents itself, shop fronts should be reconstructed based on available evidence though the shop front at 178 could be retained as a good example of later alterations, including its decorative tiling. All interior fabric should be fully assessed for significance before making any changes.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

## References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
			Petersham Municipal Council Building Registers 1920-1949	
			Petersham Municipal Council Rate and Valuation Books (Annandale Ward) 1904-1920	
			Sands Directory	
			Certificates of Title: 7652-90, 7652-94, 7652-95; 3955-234, 1717-18, 1426-35, 1423-196, 828-172	
			"catalogue of Prize Sulkies" Advertising (1906, February 17). <i>The Australian Star</i> , p. 10.	<a href="http://nla.gov.au/nla.news-article229653950">http://nla.gov.au/nla.news-article229653950</a>
			"bird fancier" 1909 Sands Directory	



Online		Dictionary of Sydney entries: The Road West, Stanmore	<a href="https://dictionaryofsydney.org/entry/the_road_west">https://dictionaryofsydney.org/entry/the_road_west</a> <a href="https://dictionaryofsydney.org/entry/stanmore">https://dictionaryofsydney.org/entry/stanmore</a>
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## Images























## Shop-top houses

### Item details

Name of item: Shop-top houses

Type of item: Built

Group/Collection: Residential

Category:

Primary address: 514-522 Parramatta Road, Petersham

Lot/DP: 4/572103, 3/472103, 10/1104985, 2/572103, 1/572103

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
514-522 Parramatta Road	Petersham	Inner West		Cumberland	Primary Address

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### Statement of significance:

The place is significant in aesthetic terms as a good example of Queen Anne style shop-top housing retaining its original layout above the awning. It evidences this form of development along Parramatta Road in the late 19<sup>th</sup> and early 20<sup>th</sup> century, and is therefore historically significant.

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### Description

Designer/Maker: D T Morrow

Builder/Maker:

Construction years: 1900

Physical description: A row of five shops (originally seven shops including the still extant facades of 510-512) in the Queen Anne Style, apparently carried out in render. Below a common parapet with raised pilasters and pediments, each has an arch-headed full-length window with French doors and sidelights, though these have been converted to a four-pane aluminium window at 514. These have typical parapets with two pediments, one at the corner (522) and one above 514-516, each inscribed with the year of completion – 1900. Below the awning there are shopfronts – 516 and 522 appear to be at least partly original.

Physical condition and/or archaeological potential: Generally good.

Modifications and dates: 1925 (awnings), 1938 (shopfronts)

Further information:

Current use: Shops and residences

Former use: Shops and residences

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## **History**

Historical notes:

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Sydney with the newly-established agricultural settlement at Parramatta. In 1797, the road was formalised, and by the early 19th century, it had become a major thoroughfare for the colony. The earliest land grants in the colony were all made along the Parramatta Road. The constant flow of people and goods along the road, together with the subdivision of the early grants, led to settlements springing up around various points along the road and from these the inner western suburbs began to form their identities.

The construction of the suburban railway to Parramatta in 1855 drew travellers and goods away from Parramatta Road in favour of rail transport. The roadway became neglected until the 1920s, when increasing use of motorised transport required repairs and improved maintenance of Parramatta Road. Congestion increased dramatically following the Second World War, as private motor vehicles became more prevalent and busses replaced trams. The congestion eventually diminished Parramatta Road's role as the high street, or primary shopping street, of the various suburbs it passed through. Since the late 20th century, interest has turned to revitalising the roadway as a focal point for the street life of the suburbs along its length.

The suburb of Petersham is bounded to its north by Parramatta Road. Its development was spurred primarily by the construction of the railway to Parramatta in 1855. Petersham railway station opened in 1857; originally named Sydenham because the surrounding area was known as Sydenham farms. While the retail and residential focus of the suburb is along New Canterbury Road, from the mid-1850s, the subdivision of Sydenham Farms created allotments along Parramatta Road. These were developed in the second half of the 19th century. The 1891 Detail Series Survey shows a variety of building sizes and setbacks for the land, suggesting an incremental development to this point. By 1899, the subject land contained three shops and four houses of varying values according to the rate book for 1899-1900, ranging from £10 to £52-10.

According to two of its pediments, this subject range of shop-houses was constructed in 1900; this is supported by the historical documentation. The physical and historical evidence also shows that no's 510 and 512 were also originally constructed as part of this group. The facades of 510-512 are extant as part of a late 20th century development at 504-508 Parramatta Road.

In 1899, brothers Thomas Eve, George Eve and Benjamin Harvey Eve (of Newtown) purchased Lots 13-17 of Section 2 of Fisher's Subdivision of the Sydenham Township (see plan below). (Lots 10-12, the site of 510-512 Parramatta Road, were on a separate land title, also owned by the Eve brothers. This title has not been researched.)

The Eve brothers owned properties in Newtown and were frequently listed as exporters of wool in the shipping columns. The architect D.T. Morrow advertised tenders for works in King Street, Newtown, for the Eve Brothers in the period 1897-1899, and in February 1900, Morrow called tenders for the "erection and completion of seven shops at Petersham". Although there is no further information in the tender advertisement to confirm that it relates to the present site, the previous association of the Eve brothers with Morrow, the architectural style of the buildings, the consistency of the date with that shown on the pediments, and the rate book information which confirms that the Eve brothers built seven shops all support the conclusion that Morrow was the architect.

The 1900-1901 rate book lists, at the corner of Railway Street, seven shop-dwellings "In course of Erection", each with the value of £39, amended to £33 and owned by Eve Bros. The subject street numbers at this time (given in the 1901-1902 rate books) were 316 (present-day 510) to 328 (present-day 522). Of this range, the 1901 Sands Directory lists only C. Rhode, chemist, at no. 328.

This suggests that construction began with the corner shop, and was completed to the point that the chemist was in occupation by the time the Sands Directory visited to record details of the street, while the remaining shop-houses were still in construction.

By the time the 1901-1902 rate assessors visited, the buildings were completed and the following tenants in occupation:

316 J. Melbourne

318 Peter Bailey

320 Morrison & McClure

322 Brooks & Harding

324 D. Brady

326 Kemp Smith

328 C. Rhode

The 1902 Sands Directory fills in some detail on the businesses carried out in each shop, and reflects a few early changes in tenancy, with no's 318, 320 and 324 in different hands:

316 J. Melbourne, tailor

318 E.G. Stedwell, furniture warehouse

320 R.P. Richardson, milliner



322 Francis G. Brooks, fancy goods

324 Miss M. Killeen, draper

326 Kemp Smith, bootshop

328 C. Rhode, chemist

By 1906, Ernest Hart, chemist, had taken over the corner shop, where he remained until at least 1930. Other long-term tenants included JT Lane, hairdresser (no. 518), Mrs F. Rossiter, registrar for births, marriages and deaths (no. 516), and AJ Graff, watchmaker (no. 514). See below for full listings.

A search of Petersham Council's Building Registers 1920-1949 discovered only three applications:

1915. Ernest Hart's application for a motor shed at 522 Parramatta Road was refused because there was "not sufficient clear ground at present"

1925 George Eve applied for suspended awnings for the full range of shops, 510-522 Parramatta Road, value of work £395

1928 Ernest Hart applied to alter the shop fronts at 522 Parramatta Road, value of work £450

The property remained in Eve family ownership until as late as 1975. (More recent title records have not been searched.)

Sands Directory listings 1901 (first entry for subject site) - 1932/33 (cessation of directory)

1901 328 C. Rhode, chemist

1902 318 Stedwell E. G., furniture warehouse / 320 Richardson R. P., milliner / 322 Brooks Francis G., fancy goods / 324 Killeen Miss M., draper / 326 Smith Kemp, bookshop / 328 Rhode C., chemist

1903 318 Powers James, confectioner / 320 Van Breda Mrs R. S., draper / 322 Phillips Mrs Elsie, fancy goods / 324 Killeen Miss M., draper / 328 Rhode C., chemist

1904 318 Powers James, confectioner / 320 Van Breda Mrs R. S., draper / 322 Phillips Mrs Elsie, fancy goods / 324 Killeen Miss M., draper / 328 Rhode C., chemist

1905 514 Christie James M., mercer / 516 Phillips Mrs Elsie, fancy goods / 518 Randell Edward, hairdresser / 520 Knight Ralph, boot shop / 522 Rhode C., chemist

1906 514 Christie James M., mercer / 516 Donaldson R., the Crown Tea Co. / 518 Lane J. T. / 520 Beasley Geo., Bega dairy provision shop / 522 Hart Ernest, chemist

1907 514 British Imperial Goldsmiths—J. W. Smith / 516 Donaldson R., the Crown Tea Co. / 518 Lane JT / 520 Mandel Abraham, clothier / 522 Hart Ernest, chemist

1908 514 British Imperial Goldsmiths—Mrs B. Gurton / 516 District Registrar for Births, Marriages and Deaths—Mrs. Rossiter / 518 Lane JT, hairdresser / 520 Hastings Miss Louie, milliner / Lord Mrs Mary, dressmaker / 522 Hart Ernest, chemist

1909 514 Graff A.J., watchmaker / 516 District Registrar for Births, Marriages and Deaths-- Mrs. Rossiter / 518 Lane JT, hairdresser / 520 Garrett, Mrs M.E., fruiterer / 522 Hart Ernest, chemist

1910 514 Graff A.J., watchmaker / 516 District Registrar for Births, Marriages and Deaths—Rossiter Mrs. / 518 Lane JT, hairdresser / 520 Williams Miss B., milliner / 522 Hart Ernest, chemist

1911 514 Graff A.J., watchmaker / 516 District Registrar for Births, Marriages and Deaths—Rossiter Mrs. / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1912 514 Graff A.J., watchmaker / 516 District Registrar for Births, Marriages and Deaths—Rossiter Mrs. / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1913 514 Graff A.J., watchmaker / 516 District Registrar for Births, Marriages and Deaths—Rossiter Mrs. / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1914 514 Graff A.J., watchmaker / 516 District Registrar for Births, Marriages and Deaths—Rossiter Mrs. / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1915 514 Graff A.J., watchmaker / 516 District Registrar for Births, Marriages and Deaths—Rossiter Mrs. / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1916 514 Graff A.J., watchmaker / 516 Rossiter Mrs., District Registrar / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1917 514 Graff A.J., watchmaker / 516 Rossiter Mrs., District Registrar / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1918 514 Graff A.J., watchmaker / 516 Rossiter Mrs., District Registrar / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1919 514 Graff A.J., watchmaker / 516 Rossiter Mrs., District Registrar / De Boos Miss V., / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1920 514 Graff A.J., watchmaker / 516 Rossiter Mrs. , District Registrar / 518 Lane JT, hairdresser / 520 Ridout, A. H. G., dentist / 522 Hart Ernest, chemist

1921 514 Graff A.J., watchmaker / 516 Rossiter Mrs., District Registrar / Lilliken A., dentist / 518 Lane J. T., hairdresser / 520 Ridout A. H. G., dentist / 522 Hart Ernest, chemist

1922 514 Graff A.J. / 516 Rossiter Mrs. F. / Lilliken A. / 518 Lane J. T. / 520 Ridout A. H. G., dentist / 522 Hart Ernest, chemist

1923 514 Graff A.J. / 516 Rossiter Mrs. F. / Lilliken A. / 518 Lane J. T. / 520 Ridout A. H. G., dentist / 522 Hart Ernest, chemist

1924 514 Graff A.J., jeweller / 516 Rossiter Mrs. F., registrar of births, deaths and marriages / Lilliken A., milliner / 518 Lane JT, hairdresser / 520 Ridout A. H. G., dentist / 522 Hart Ernest, chemist

1925 514 Graff A.J., jeweller / 514 Caudwell C.W., estate agent / 516 Rossiter Mrs. F., registrar of births, deaths and marriages / 516 Varley A.A., florist / 518 Lane JT, hairdresser / 520 Ridout A. H. G., dentist / 522 Hart Ernest, chemist

1926 514 Graff A.J., jeweller / 514 Caudwell C.W., estate agent / 516 Rossiter Mrs. F., registrar of births, deaths and marriages / 516 Varley A.A., florist / 518 Lane JT, hairdresser / 520 Oram W. fruiterer / 522 Hart Ernest, chemist

1927 514 Graff A.J., jeweller / 514 Caudwell C.W., estate agent / 516 Rossiter Mrs. F., registrar of births, deaths and marriages / 516 Varley A.A., florist / 518 Lane JT, hairdresser / 520 Oram J. fruiterer / 522 Hart Ernest, chemist

1928 514 Leichhardt, Petersham & Annandale Star Bowkett Build. Co-op. Soc. Ltd.--Chas. Read, secy. / 516 Rossiter Mrs. F., registrar of births, deaths and marriages / 516 Varley A.A., florist / 518 Lane JT, hairdresser / 520 Oram J. fruiterer / 522 Hart E., chemist

1929 514 Leichhardt, Petersham & Annandale Star Bowkett Build. Co-op. Soc. Ltd.--Chas. Read, secy. / 516 Rossiter Mrs. F., registrar of births, deaths and marriages / 516 Varley A.A., florist / 518 Lane JT, hairdresser / 520 Oram W.H. fruiterer / 522 Hart E., chemist

1930 514 Leichhardt, Petersham & Annandale Star Bowkett Build. Co-op. Soc. Ltd.--Chas. Read, secy. / 516 Rossiter Mrs. F., registrar of births, deaths and marriages / 516 Varley A.A., florist / 518 Lane JT, hairdresser / 520 Oram W.H. fruiterer / 522 Hart E., chemist

1931 514 Leichhardt, Petersham & Annandale Star Bowkett Build. Co-op. Soc. Ltd.--Chas. Read, secy. / 516 Rossiter Mrs. F., registrar of births, deaths and marriages / 516 Varley A.A., florist / 518 Lane JT, hairdresser / 520 Ridout, August G / 522 Hart E., chemist

1932-33 514 Leichhardt, Petersham & Annandale Star Bowkett Build. Co-op. Soc. Ltd.--Chas. Read, secy. / 516 Rossiter Mrs. F., registrar of births, deaths and marriages / 516 Varley A.A., florist / 518 Lane JT, hairdresser / 520 Oram W.H. fruiterer / 522 Hart E., chemist

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## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3 Developing local, regional and national economies	Commerce	
4 Building settlements, towns and cities	Accommodation	
4 Building settlements, towns and cities	Towns, suburbs and villages	

## Assessment of significance

SHR Criteria a) [Historical significance]

A row of late Victorian shop top houses, evidencing the development of Parramatta Road during this period.

SHR Criteria b) [Associative significance]

SHR Criteria c) [Aesthetic significance]



A good example of late Victorian shop top houses in the Queen Anne style, retaining most of their original layout above the awning including their French doors, and at least one early shop front. The prominent corner position and pediment of 522 give it some landmark significance.


SHR Criteria d) [Social significance]

SHR Criteria e) [Research significance]

SHR Criteria (f) [Rarity]

SHR Criteria g) [Representativeness]

Integrity/Intactness: Moderate

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:** The overall form of the buildings should be conserved. When the opportunity arises, the window at 514 should be reconstructed to match the others. The shop front of 516 appears to be original and the shop fronts of 514, 518 and 520 should be reconstructed to match when the opportunity arises. Investigation into the interior should be carried out before any change and any original fabric conserved as part of that change. The wire screen door at 520 should be replaced with a less intrusive solution. It should be investigated whether the houses originally had Juliet balconies, and if so these could be reconstructed. The faded painting beneath the awning advertising a chemist should be recovered if possible. If the opportunity arises, the facades of 510-512 should be reconstructed as to match the other facades. A common colour scheme is recommended.

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## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

## References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2020		
Image	Sixmaps	1943		
Map	New South Wales. Department of Lands	1891	Petersham Sheet 16	
			Old System Book 646 No 350	
		1975	Primary Application Search Book PA 51095, dated 11 July 1975	
			Petersham Council Rate Books, Annandale Ward 1902-1901, 1900-1901, 1899-1900	
			Petersham Council Building Registers 1920-1949	
			Sands Directory 1900-1930	
News articles			References to Morrow tenders called for Eve Bros buildings in Newtown	<a href="http://nla.gov.au/nla.news-article14127564">http://nla.gov.au/nla.news-article14127564</a> <a href="http://nla.gov.au/nla.news-article14177582">http://nla.gov.au/nla.news-article14177582</a>
			"in course of erection" Petersham Council Rate Book, Annandale Ward 1900-1901, Parramatta Road, assessments 68-84	

			"erection and completion of seven shops" PUBLIC INSTRUCTION DEPARTMENT. February 22. (1900, February 20). <i>The Daily Telegraph</i> , p. 8.; copy advertisement also found in BUILDING & CONSTRUCTION. (1900, March 1), p. 3.	<a href="http://nla.gov.au/nla.news-article237172866">http://nla.gov.au/nla.news-article237172866</a> ; <a href="http://nla.gov.au/nla.news-article237158013">http://nla.gov.au/nla.news-article237158013</a>
		19 15	"not sufficient clear ground" Petersham Council Building Register 1915/112	
Online			Dictionary of Sydney entries: The Road West, Petersham	<a href="https://dictionaryofsydney.org/entry/the_road_west">https://dictionaryofsydney.org/entry/the_road_west</a> <a href="https://dictionaryofsydney.org/place/petersham">https://dictionaryofsydney.org/place/petersham</a>
Plan		18 50s	Plan of Sydenham, Parramatta Road, 3 miles from Sydney / Brownrigg & Roe, surveyors (Detail)	<a href="https://nla.gov.au/nla.obj-232450370/view">https://nla.gov.au/nla.obj-232450370/view</a>

## Images























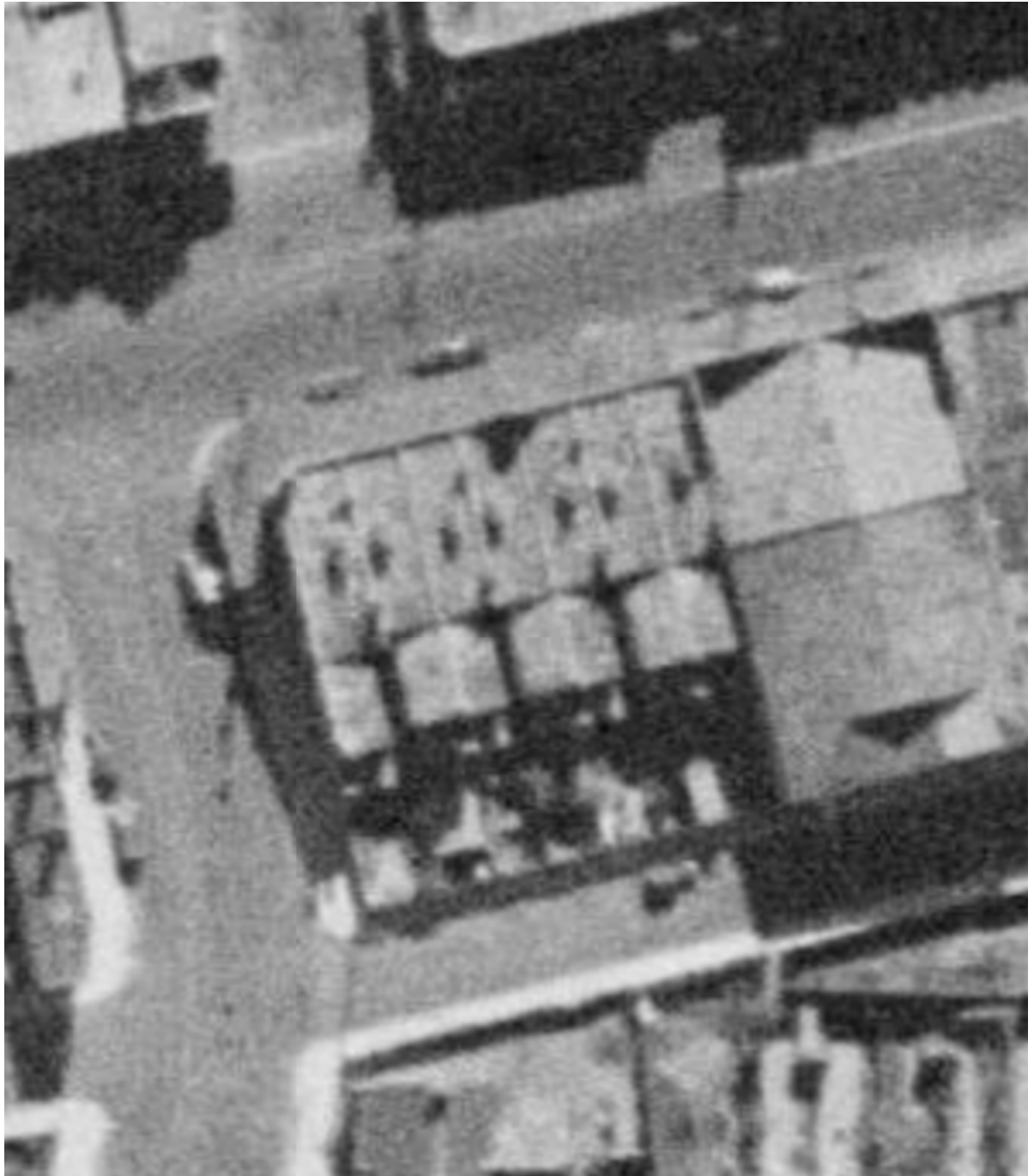














## **Annan Grove cottage**

### **Item details**

Name of item: Annan Grove cottage

Type of item: Built

Group/Collection:

Category:

Primary address: 239-245A Parramatta Road, Annandale

Lot/Section/DP: Lots 3, 4, 5, 6, 7, 8 DP108278 and Lot A DP440944

County: Cumberland

Local govt. area: Inner West

All addresses

<b>Street Address</b>	<b>Suburb/town</b>	<b>LGA</b>	<b>Parish</b>	<b>County</b>	<b>Type</b>
239-245A Parramatta Road	Annandale	Inner West		Cumberland	Primary Address

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### **Statement of significance:**

The place is significant for the historical value and archaeological potential of the remains of Annan Grove cottage.

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### **Description**

Designer/Maker:

Builder/Maker: Robert Johnson

Construction years: before 1843

Physical description: The remains of a mid-19<sup>th</sup> century cottage, surrounded by and incorporated into a row of Federation shop fronts.

Physical condition and/or archaeological potential: Archaeological potential is high.



Modifications and dates: 1900 – construction of shops

Further information:

Current use: Shops

Former use: Residence

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## History

Historical notes:

The following is a precis from *the Inner West Council – Leichhardt Heritage Inventory Review 2019* by GML.

Parramatta Road was established between 1789 and 1791 as a convict-made bush track that connected Parramatta and Sydney. In 1797, the road was formalised, and by early 19<sup>th</sup> century, it had become the principal thoroughfare for the colony.

Prior to 1843, Robert Johnson erected a cottage called Annan Grove on Parramatta Road at the location of the subject site. The cottage is identified as a 'brick cottage' on 1843 map of Annandale. The cottage is identified as a 'brick cottage' on 1843 map of Annandale. The cottage had a one-acre garden and small paddock on the western side. The earliest recorded occupant was Richard O'Riley.

In 1850 Annan Grove was occupied briefly by Mr James Bradley Boarding School Establishment, but this was closed when the headmaster became insolvent.

The most notable tenant was Stanley William Jevons, an assayer at the Sydney Mint from 1854 to 1859. Jevons lived at the cottage from 1855-1857. In July 1855, Jevons described Annan Grove to his sister:

*I will now tell you a little about the house I am living in here. It is a low neatly built Australian-shaped house; the little dining room is comfortable, and looks on to the road; the drawing-room is a fine room of three windows, comfortable and handsomely furnished, and which would be admired as a fine room anywhere. My little room is awkwardly shaped and placed, but not being furnished according to my own ideas of comfort, convenience and elegance, I am thoroughly satisfied with it. At one end is the harmonium, always open and ready for an occasional tune; the book case is a really handsome one, with glass doors, standing on a chiffonier containing a large 13 drawer and fine cupboard to hold large books and other things.*

During his time in Sydney, Jevons sought to undertake a 'social survey' of its suburbs, describing the types of houses, location of trades etc. It is thought that this study led to the relatively wide streets and large lots of the subsequent subdivision of the Annandale Estate when compared with the surrounding areas.

In 1858, the cottage was advertised to let and was described as containing '8 rooms, stabling and coach house, out offices, 2 wells 7 pumps, 2 acre paddock'. The cottage continued to be let out as a private residence. It was occupied by members of the Mosman family between 1865 and 1872, and the Deane family during the 1870s.

In 1879 it was advertised for rent and described as '11 rooms, kitchen, servant's rooms, & stables, every convenience, garden, orchard, paddocks, plenty of water'. In 1893 it was sold by Edward Charles Johnson.

In 1900 a subdivision plan for North Annandale shows the L-shaped cottage located on the corner lot, extending from Parramatta Road to Albion Lane. The rear yard possibly extended further north to Albion Street at this time.

Shortly after this subdivision was sold, it appears that the Annangrove lot was purchased and a row of Federation commercial buildings were constructed around the existing cottage. The rear wing appears to have been removed at this time. Since then, the property has been further subdivided into shops and two-storey wings constructed at the rear.

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### Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4 Building settlements, towns and cities	Accommodation	
4 Building settlements, towns and cities	Towns, suburbs and villages	
8 Developing Australia's cultural life	Domestic life	

### Assessment of significance

#### SHR Criteria a) [Historical significance]

The surviving portions of Annan Grove cottage evidence the development of Annandale from a rural or peri-urban area into the densely populated area today.

#### SHR Criteria b) [Associative significance]

#### SHR Criteria c) [Aesthetic significance]

#### SHR Criteria d) [Social significance]


#### SHR Criteria e) [Research significance]

The surviving portions of Annan Grove cottage have the potential to reveal information about the early development of Annandale and life in Sydney in the mid-19<sup>th</sup> century.

#### SHR Criteria (f) [Rarity]

#### SHR Criteria g) [Representativeness]

#### Integrity/Intactness:

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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**Recommended management:**

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**Listings**

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

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**Study details**

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes
Inner West Council – Leichhardt Heritage Inventory Review	2019		GML Heritage Pty Ltd		

---

**References, internet links & images**

Type	Author	Year	Title	Internet Links
Images	GML Heritage	2019	Inner West Council – Leichhardt Heritage Inventory Review, p. 41	
Report	GML Heritage	2019	Inner West Council – Leichhardt Heritage Inventory Review	

**Images**







## Barker Street Heritage Conservation Area

### Item details

Name of item: Barker Street Heritage Conservation Area

Type of item: Conservation Area

Group/Collection: Urban Area

Category: Residential development

Primary address: Barker Street, Lewisham, NSW

Lot/DP: 100/1165292, 1/1001640, 1/865485, 102/812726, B/439965, A/439965, 2/222932, 1/222932

County: Cumberland

Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
10, 12, 14, 16, 27, 29, 31, & 33 Barker Street	Lewisham	Inner West		Cumberland	Primary Address

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### Statement of significance:

The Barker Street conservation area has historical significance as evidence of the urban development of housing in Lewisham toward the end of the 19<sup>th</sup> century. Similar in appearance and purpose to some working-class housing in industrial areas such as Balmain, these eight similar and small Victorian cottages together exemplify a typology now relatively rare in inner Sydney.

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### Description

Designer/Maker: Various

Builder/Maker: Various

Construction years: c. 1878 - 1893

Physical description:



This portion of Barker Street slopes downward to the west, away from its intersection with Old Canterbury Road. It currently serves as the traffic diversion from Old Canterbury Road along Brown Street and over Parramatta Road. This part of Lewisham has a range of houses dating from the late 19<sup>th</sup> and early 20<sup>th</sup> century, of a variety of styles. On the western corners of Old Canterbury Road and Barker Street there are two recent developments of small apartment blocks.

Directly south of Barker Street, behind the subject properties is the Lewisham Railway Substation, listed on the LEP. The substation is a substantial edifice and is visually prominent on the corner where Barker Street turns and becomes Brown Street. Also on this corner is a brick garage and smash repairs which appears to date from the inter-war period.

The properties which make up the conservation area itself are two rows of four cottages, facing each other across Barker Street. Each is described in more detail in the datasheet for the area, but all have a number of common features. They are double-fronted cottages, of the kind typically occupied by working-class people in industrial areas such as Balmain. They have gable ended broken hipped roofs and are either of brick or weatherboard. The houses have a consistent set-back and relationship to the street on each side. Those on the southern side are set back slightly further with space for front gardens and central gates in their fences which are almost level with the footpath. Though the roofs of 14 and 16 cover their verandahs, with the roof supported by timber posts. On the northern side, the houses are set further forward with narrow raised verandahs accessed from their eastern side.

It appears that most of the houses still retain some rear garden, though they have all been altered at the rear.

Only the interior of 14 was able to be inspected but inspection suggested that there was minimal surviving interior fabric.

Physical condition and/or archaeological potential: Varying but generally good.

Further information:

Current use: Residential

Former use: Residential

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## **History**

Historical notes:

The Lewisham estate was amalgamated from a number of early land grants by Jacob Josephson, a jeweller who arrived as a convict in 1818, and who later became a successful in business as a jeweller and merchant. Following Josephson's death in 1845, his son Joshua Frey Josephson sold parts of the Lewisham estate from the 1850s. Early development was slow to progress because the area remained heavily timbered and accessible only by the Parramatta and New Canterbury Roads. Lewisham's railway viaduct was the terminus of the first journey of the Sydney suburban railway in 1855; however, the station was not constructed at Lewisham until 1886.

The group of eight small houses in Barker Street west of Old Canterbury Road were built on land which formed part of 40 acres granted to George Gambling on 1st January 1810.

Thomas McGill owned and occupied land at Long Cove Creek from as early as 1875. A number of rate books refer to his dairy at Long Cove Creek. His occupation is otherwise unknown.

In 1878, the first house to be constructed in the group was listed in the Rate Books as occupied by one Thomas Goodwin and owned by Thomas McGill. Its annual value was assessed at £15. The following year, an additional three houses were assessed on Barker Street, owned by McGill and variously occupied by tenants. Two houses were valued at £15, and two at £16. These were located on the south side of Barker Street, corresponding with present Nos. 10-12.

In 1873, Henry Hughes, publican, purchased unoccupied land at Long Cove Creek which was rated £100 capital value. It remained unoccupied until the 1885-86 rate assessment, by which time Hughes' land included two houses (valued at £15 and £25) and a brickyard (£30). He added another two houses to his land by 1892-93. Two houses were valued £22 and the other two £17. (There was no further mention of a brickyard after 1888-89.) These were located on the north side of Barker Street, corresponding with present Nos 27-33.

Thus the full arrangement of eight houses came into being by 1892-93. This is confirmed by the 1895 Metropolitan Detail Survey, which shows four houses on either side of the street.

The rate books show a fairly constant turnover of tenants, however frequently McGill family members were listed in one or another of the houses. Thomas McGill's higher-valued house may be the one seen in the 1895 survey to the southwest of the end of Barker Street (in the approximate location of the Lewisham Railway Substation on Alfred Street, constructed 1928).

The Hughes land on the north side of Barker Street was sold in 1919, following his death. In 1923, Arthur Ethelbert Bissaker subdivided and sold the four houses as two pairs--to Frank Minty, hotelkeeper (Nos. 31 & 33) and Sarah Josephine Carroll (Nos. 27 & 29). The McGill land remained in Old System title well into the 20th century and has not been traced beyond 1913, when it remained in the McGill family ownership.

Following are the relevant entries from the Petersham Council Rate Books--Sydenham Ward, 1874 to 1908:

1875, 1876, 1877

Long Cove Creek:

Thomas McGill / House / owner-occupier (o-o) / value £15

Zahra / Brickyard / o-o / £7

Hughes / Land / unoccupied / £100

Barker St

McNamara / Land / unoccupied

Bannan / Cultivated Land / unoccupied

1878

Long Cove Creek:

Thomas McGill / House / o-o / £20

Zahra / Brickyard / o-o / £6 / £10

Hughes / Land / unoccupied / £100

Barker St

McNamara / Land / unoccupied / £30  
Bannan / Land / unoccupied / £100  
McGill [owner] / House / Thomas Goodwin [occupant] / £15

1879

Long Cove Creek:

Thomas McGill / House / o-o / £20  
Zahra / Brickyard / o-o / £6 10s  
Hughes / Land / unoccupied / £100

Barker St

McNamara / Land / unoccupied / £30  
Bannan / Land / unoccupied / £100  
McGill / House x4 / all occupied / £15; £15; £16; £16

1880-81

Long Cove Creek:

Thomas McGill / House / o-o / £20  
Zahra / Brickyard / o-o / £7 10s  
Hughes / Land / unoccupied / £100

Barker St

McNamara / Land / unoccupied / £30  
Bannan / Land / unoccupied / £100  
McGill / House x4 / all occupied / £15; £15; £16; £16

1881-82

Long Cove Creek:

Thomas McGill / House / o-o / £20  
Hughes / Land / unoccupied / £100

Barker St

McNamara / Land / unoccupied / £60  
Bannan / Land / unoccupied / £100  
McGill / House x4 / all occupied / £15; £15; £16; £16

1883-84 Barker St

McGill / House x5 / all occupied; one o-o / £20; £20; £25; £25; £20  
Hughes / Land / unoccupied / £200  
Hughes / House / unoccupied / £15

1885-86, 1886-87, 1887-88 Barker St

Hughes / Brickyard / £30  
Hughes / House / £15  
Hughes / House / £25  
McGill / House x5 / all occupied by McGills; one o-o / £30; £25; £25; £20; £20



1888-89 Barker St

Hughes / Brickworks / £30

Hughes / House / £20

Hughes / House / £20

McGill / House x5 / all occupied; one o-o / £35; £25; £25; £20; £20

1889-90 Barker St

Hughes / Brickworks / £300

Hughes / House / £20

Hughes / House / £20

McGill / House x5 / all occupied; one o-o / £35; £25; £25; £20; £20

1891-92 Barker St

McGill / House x5 / £20; £20; £25; £26; £60 (o-o)

Hughes / Land £700

Hughes / House x2 / £20; £20

1892-93, 1893-94

McGill / House x5 / £17; £20; £22; £22; £60 (o-o)

Hughes / Land £700

Hughes / House x2 / £22; £22; £17; £17

1898-99. Street numbering in accordance with 1895 Detail Survey (1-7, 2-8)

2-8 owner H. Hughes Estate / £12; £12; £17; £17

1-7 owner A McGill; ? McGill; Thos McGill; Thos McGill / £12; £15; £15; £15

9 Thos McGill o-o / £40

1907-08 North Side:

Hughes / Land / Sec 3 Lot 7, 11, 12

2 Hughes / Sec 1 Lot 6 / Dwelling / £13

4 Hughes / Sec 1 Lot 6 / Dwelling / £13

6 Hughes / Sec 1 Lot 9 / Dwelling / £16

8 Hughes / Sec 1 Lot 9 / Dwelling / £16

McGill / Dairy & Land / occupant T McGill Sr / Sec 5 Lot 1 / £45

1 McGill / Dwelling / £18

3 McGill / Dwelling / £18

5 McGill / Dwelling / £16

7 McGill / Dwelling / £16

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**Historic themes**

Australian theme (abbrev)	New South Wales theme	Local theme
4 Building settlements, towns and cities	Towns, suburbs and villages	
4 Building settlements, towns and cities	Accommodation	

### **Assessment of significance**

#### SHR Criteria a) [Historical significance]

The Barker Street conservation area has historical significance as evidence of the urban development of housing in Lewisham toward the end of the 19<sup>th</sup> century.

#### SHR Criteria b) [Associative significance]

The conservation area does not have associative significance.

#### SHR Criteria c) [Aesthetic significance]

The Barker Street conservation area has aesthetic significance as a collection of double-fronted single-storey Victorian cottages. The cottages contribute positively to the streetscape.

#### SHR Criteria d) [Social significance]

The Barker Street conservation area may have some social significance to people in the local area.

#### SHR Criteria e) [Research significance]

There may be some archaeological potential on the sites of the houses.


#### SHR Criteria (f) [Rarity]

A group of double-fronted single-storey Victorian cottages is relatively rare in inner Sydney.

#### SHR Criteria g) [Representativeness]

The group is representative of the Victorian “workers cottage” typology.

Integrity/Intactness: High in terms of forms of buildings, urban relationship and streetscape.

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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### **Recommended management:**

There are several opportunities to restore or better interpret each house, which are laid out in their entries in the data sheet. The following are general recommendations.

The primary original forms of the buildings – ie. their roof form, verandah form, relationship to the street, and building envelope – should be conserved. This does not preclude additions and alterations at the rear of the property, provided these are not visible from the street at eye level when standing in front of the relevant house. Nor does it preclude the installation of photovoltaic solar panels on any roof plane or skylights, vents and such at the rear (not being visible from the street).

Original materials should be revealed where possible, but may be painted. Brick that has not already been rendered should not be rendered. Roofs should be replaced with an appropriate corrugated metal as required.

Windows visible from the street should be timber framed with timber sashes. Screen doors should be sensitively designed and painted in a suitable colour so as not to stand out. Verandahs with pebblecrete or tiles should ideally be refurbished with a more sympathetic material.

Everything should be done to downgrade the street to the status and traffic of a local street again.

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### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Draft Inner West Local Environmental Plan	TBA	TBA	TBA	TBA

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### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes

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### References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
Image	Sixmaps	1943		
Image	Nearmap	2009		
Image	Nearmap	2020		
	Petersham Council Rate Books-- Sydenham Ward 1874 to 1908			
	Old System Conveyances 135-773, 1252-178, 1264-566			
	Primary Application Search Book PA24311			



	Certificates of Title 3409-172, 3454-7, 3454-14, 7140-160			
	New South Wales. Department of Lands. <i>City of Sydney section [...] ... [cartographic material] / lithographed &amp; printed at the Surveyor General's Office Sydney N.S.W.</i> Sydney: Surveyor-General's Office. Petersham Sheet 25, 1895	1895		
Online	Dictionary of Sydney		Entries on Lewisham, Jacob Josephson and Joshua Frey Josephson :	<a href="https://dictionaryofsydney.org/entry/lewisham">https://dictionaryofsydney.org/entry/lewisham</a> <a href="https://dictionaryofsydney.org/person/josephson_jacob">https://dictionaryofsydney.org/person/josephson_jacob</a> <a href="https://dictionaryofsydney.org/entry/josephson_joshua_frey">https://dictionaryofsydney.org/entry/josephson_joshua_frey</a>

## Images































## Excelsior Heritage Conservation Area

### Item details

Name of item: Excelsior Heritage Conservation Area  
Type of item: Conservation Area  
Group/Collection: Urban Area  
Category: Commercial/Residential  
Primary address: Norton Street, Leichhardt  
Lot/DP: 1/793141, A/437525, 89/455747, 90/455747  
County: Cumberland  
Local govt. area: Inner West

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
20, 22, 24 Norton Street	Leichhardt	Inner West		Cumberland	Primary address

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### Statement of significance:

The subject properties are of local significance. They are good representations of Victorian terraces and have rich ornamental detailing on their party walls. Their form and Victorian terrace detailing contribute to the streetscape.

They are associated with the Excelsior Land Investment & Building Company & Bank, which bought and developed the former Elswick Estate on which the properties are located. The development of the Estate including No. 20, 22 and 24 Norton Street contributed to the rapid suburban development of Leichhardt in the boom years of the 1880s.

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### Description

Designer/Maker: Unknown

Builder/Maker: Excelsior Land Investment & Building Company & Bank

Construction years: 1883

Physical description:

The three subject properties are two storey rendered Victorian terraces. Their overall form remains intact and each property retains original elements that contribute to their Victorian terrace character and the character of the street. The three properties have rich ornamentation on their projecting party walls that does not occur elsewhere in the subdivision. The following are the descriptions for each individual property.

20 Norton Street:



This property is the most altered of the three but its overall form is interpretable and it retains significant details particularly the balcony doors and boundary wall decorations. There are a number of alterations to the property. The ground floor façade has a large penetration to permit its use as a restaurant. Rendered detail visible above the door on the other terraces appears to have been removed. The balcony railing is modern as are oyster lights above balcony and a retractable awning is positioned beneath the balcony. Front garden area has also been raised up to the level of the ground floor. The rear of this property is already included in the Excelsior Subdivision Conservation Area in the Leichhardt LEP.

**22 Norton Street:**

This property is the most intact of the three though some alterations to the façade have occurred. The front garden area has been decked, presumably to provide a seating area. As at number 20 there is a retractable awning below the balcony and the stairs and verandah have probably been retiled with a sympathetic tiling. All other façade details appear to be original with the possible exception of the fanlight above the front door.

**24 Norton Street:**

The front garden has been replaced with a ramp, presumably to permit access for people using wheelchairs. The door has been replaced with an arch-headed glass door that fills the arch-headed penetration. Balustrade appears to be a later addition. There is a small alleyway between 24 and 22.

Physical condition and/or archaeological potential: Varying but generally good.

Further information:

Current use: Commercial and Residential

Former use: Residential

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## **History**

**Historical notes:**

The former Elswick Estate was purchased for small Lot subdivision in 1880 by the Excelsior Land Investment & Building Company & Bank. Excelsior offered not just cheap land on easy terms; they also designed houses and business premises, and frequently built dwellings of all sizes for sale (or to lease).

The development of Excelsior coincides with the boom period of the 1870s and 1880s and the rapid expansion of suburban Sydney. The Excelsior subdivision was representative of demonstrative hierarchy of Victorian suburbs. The higher land was divided into large lots and wide streets where the lowest laying lands were characterised by allotments laid out back-to-back with small cheap houses for the working class, with larger houses adding variety.

Norton Street was originally planned for residential use with commercialisation not occurring until the twentieth century.

There were 45 brick houses built along the west side of Norton Street by 1890, 34 of these were built by the Excelsior company. There were several pairs of matching terrace houses or villas including the three subject properties No's 20-22 and 24-26. The subject properties were built in 1883 by the Excelsior company.

The Sands Directory for 1884 lists the occupant of No. 20 as Edward M West, contractor, providing a possible identity for the builder of the terrace. In March 1885, Robert Trickett Hayles (b.1814-d.1902) purchased No. 20 from the Excelsior Company, and lived in the house, which he named Hydora, until 1888. Samuel F. Blackmore, solicitor, then occupied the house as a tenant until 1898. Blackmore was noted as the "oldest solicitor in New South Wales" at the time of his death, aged 83, in 1912. In 1892, Hayles sold No. 20 to his neighbour William Appleby Anderson.

William Appleby Anderson, master mariner, had already bought No. 22 from the Excelsior company in 1883 and lived there until his death in December 1895. No's 20 and 22 both passed to his children, and the houses continued to be occupied by tenants. In 1902, No's 20 and 22 were sold to Fannie Rebekah Williams, who already owned No's 24 and 26 adjacent. The Sands Directories from 1930 show that No. 22 had become flats. The 1883 Sands Directory lists No. 24 as unoccupied (or incomplete) until 1885. Excelsior sold No. 24 to John James Wood in June 1883; he never occupied it, and the house saw a succession of relatively short-term tenants until 1900. In 1892 the property was sold to Frank Doyle, draper; a few years later the title was registered in his wife's name.

In 1893 Fannie Rebekah Willemette had married Evan James Williams, who owned considerable land on the east side of Norton Street including No. 26. After his untimely death in 1898 Fannie continued to grow the Williams' landholdings and purchased No. 24 Norton Street in 1900, where her mother Mrs Emily E Willmette (née Hooper) resided between 1901 and 1904. In 1902, Fannie added the neighbouring pair at No's 20 & 22 to her holdings. In 1903, she re-married Guy Boucher. They lived in the eastern suburbs and frequently appeared in the newspaper social columns. When Fannie died in 1951, her estate was valued at £182,514.

Fannie's two children, Evan and Emily continued to own (as joint tenants) No's 20, 22 and 24 until the 1950s.

In 1951, the three subject properties were sold at auction by Richardson & Wrench in accordance with the executors of Fanny Rebecca Boucher's will. No's 20-22 were described as "commodious" and as "potential business position." No. 20 remained unsold however and let was lowered from £32/6 per week to "£2/9/6 per week, subject to repairs being carried out," suggesting it was in poor condition. No. 20 was sold in 1958 to Peter Kamyen Wong. A 1968 Building Application for alterations to the dwelling indicated the subsequent owner as Mr V Patane.

In 1978, Coalescent (3) Pty Ltd applied for alterations and additions to No. 24, valued at \$2000. This work was completed in 1980. More substantial alterations followed in 1982, when Breta Pty Ltd carried out works valued at \$20,000, completed in 1988.

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## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4 Building settlements, towns and cities	Towns, suburbs and villages	
4 Building settlements, towns and cities	Accommodation	

## Assessment of significance

### SHR Criteria a) [Historical significance]

Subdivision and buildings demonstrate rapid and densely developed suburban growth of Leichhardt in the late 19<sup>th</sup> century and the subdivision of the Elswick estate defined the structure and layout of the Leichhardt today.

### SHR Criteria b) [Associative significance]

The properties are associated with the Excelsior company who were influential in the development of the former Elswick Estate.

### SHR Criteria c) [Aesthetic significance]

The items have aesthetic significance as three two-storey Victorian terraces that contribute the streetscape.

The architectural detail of the terraces contributes to Leichhardt as an intact example of a suburb developed during the Victorian boom period in the late 19<sup>th</sup> century.

### SHR Criteria d) [Social significance]

Full investigation into possible social significance has not been undertaken. However, based on the historical and current use of the place, it is probably unlikely to satisfy this criteria for listing.

### SHR Criteria e) [Research significance]

There is no identified research potential for these properties.

### SHR Criteria (f) [Rarity]


The properties have rich ornamentation on their projecting party walls.

### SHR Criteria g) [Representativeness]

The properties are good examples of Victorian Terraces.



Integrity/Intactness: Good. Each item has had various alterations but the overall form is intact and each item has identifiable elements of a Victorian Terrace.

Assessment criteria: Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

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### Recommended management:

The overall form of the subject properties should be conserved. This does not preclude additions and alterations but these should be at the rear of the properties and not visible from the street. There are specific opportunities for each individual property to restore or better interpret the item:

#### 20 Norton Street

The balcony railing, decorative ironwork and light fitting should be reconstructed based on the neighbouring terraces. If the opportunity arises, the entry could be reconstructed in its original configuration.

#### 22 Norton Street

Consider planting of a front garden if the opportunity arises. Investigate whether fanlight is original.

#### 24 Norton Street

Door should be restored as per neighbouring terrace when the opportunity arises.

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### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environment Plan	Excelsior Subdivision Conservation Area				

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### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Leichhardt Heritage Review: Stage 2	2004		GML		Yes

Parramatta Road Corridor Heritage Study	2021		Hector Abrahams Architects Pty Ltd		Yes
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## References, internet links & images

Type	Author	Year	Title	Internet Links
Image	Hector Abrahams Architects	2021		
Image	State Library of NSW	Unknown		
Image	State Library of NSW	1890 - 1899		
Image	State Library of NSW	Unknown		
	Leichhardt Council Building Registers 1928-1979			
	Leichhardt Council Rate Books (West Ward) 1883-1907			
	Sands Directory Certificates of Title 75-250, 238-126, 650-115, 738-126, 772-49, 2969-64, 2996-190, 668-239, 6787-92			
	Reynolds, Peter L., Dr (1993). "The Excelsior Subdivision -- Part 1." <i>Leichhardt Historical Journal</i> . No. 17. Leichhardt Historical Journal, Balmain, N.S.W.	1993		
	<i>oldest solicitor in New South Wales</i> "THE OLDEST SOLICITOR." <i>Muswellbrook Chronicle</i> 14 August 1912: 4.			<a href="http://nla.gov.au/nla.news-article107746638">http://nla.gov.au/nla.news-article107746638</a>
	<i>Pair of commodious houses</i> "Advertising" <i>Sydney Morning Herald</i> 30 August 1952: 27.			<a href="http://nla.gov.au/nla.news-article18279614">http://nla.gov.au/nla.news-article18279614</a>

	<i>subject to repairs being carried out "Advertising" Sydney Morning Herald 12 June 1954: 35.</i>			<a href="http://nla.gov.au/nla.news-article18442398">http://nla.gov.au/nla.news-article18442398</a>
	<i>Williams-Willmette marriage "Family Notices" Sydney Morning Herald 15 July 1893: 1.</i>			<a href="http://nla.gov.au/nla.news-article13907990">http://nla.gov.au/nla.news-article13907990</a>
	<i>sudden death at home of Evan Williams "Family Notices" Australian Star 1 February 1898: 1.</i>			<a href="http://nla.gov.au/nla.news-article228430035">http://nla.gov.au/nla.news-article228430035</a>
	<i>Fannie Boucher value of estate "Woman Leaves £182,514" Sydney Morning Herald 9 August 1951: 4.</i>			<a href="http://nla.gov.au/nla.news-article18216105">http://nla.gov.au/nla.news-article18216105</a>

## Images

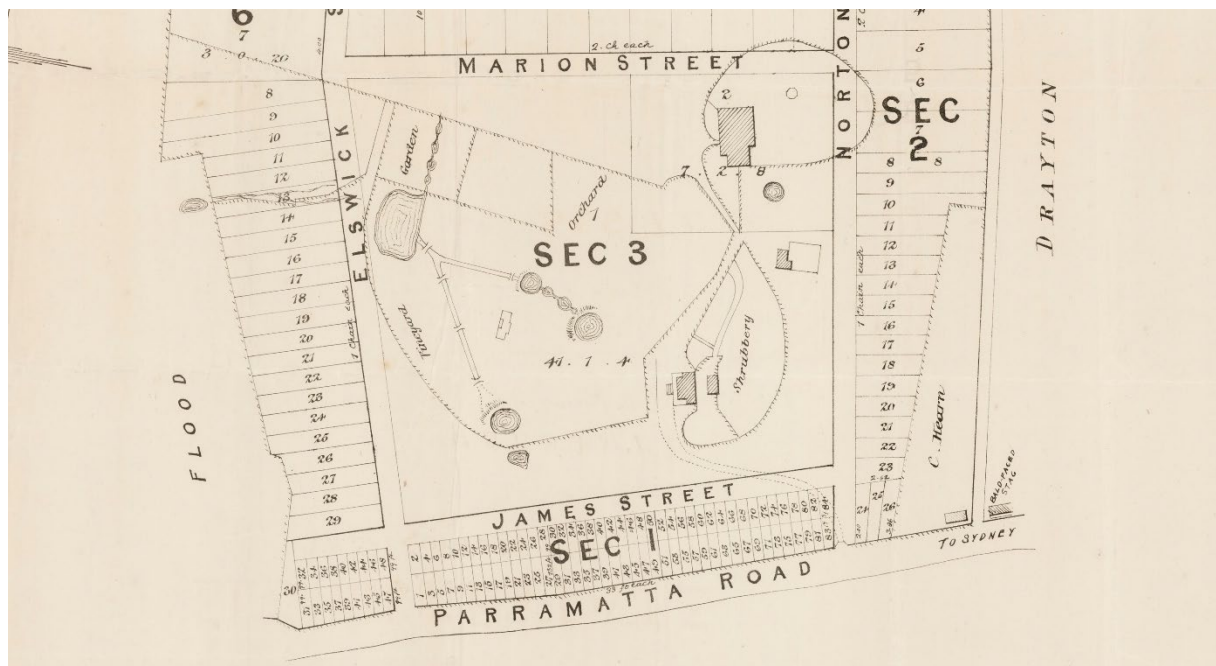


Figure 1 Former Elswick Estate year unknown. Source State Library NSW.



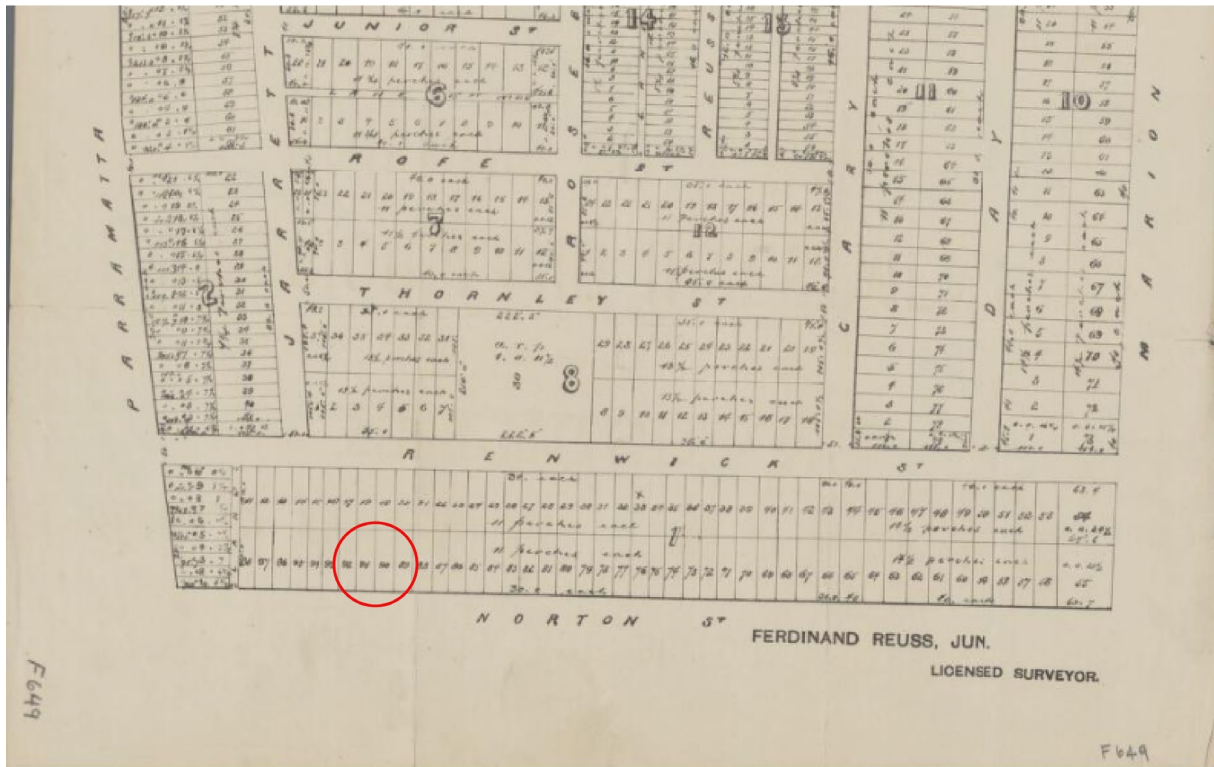


Figure 2 Elswick Estate Subdivision 1890-1899 demonstrating the back-to-back allotments characteristic of working class subdivisions. HAA overlay indicates subject properties. Sources National Library.

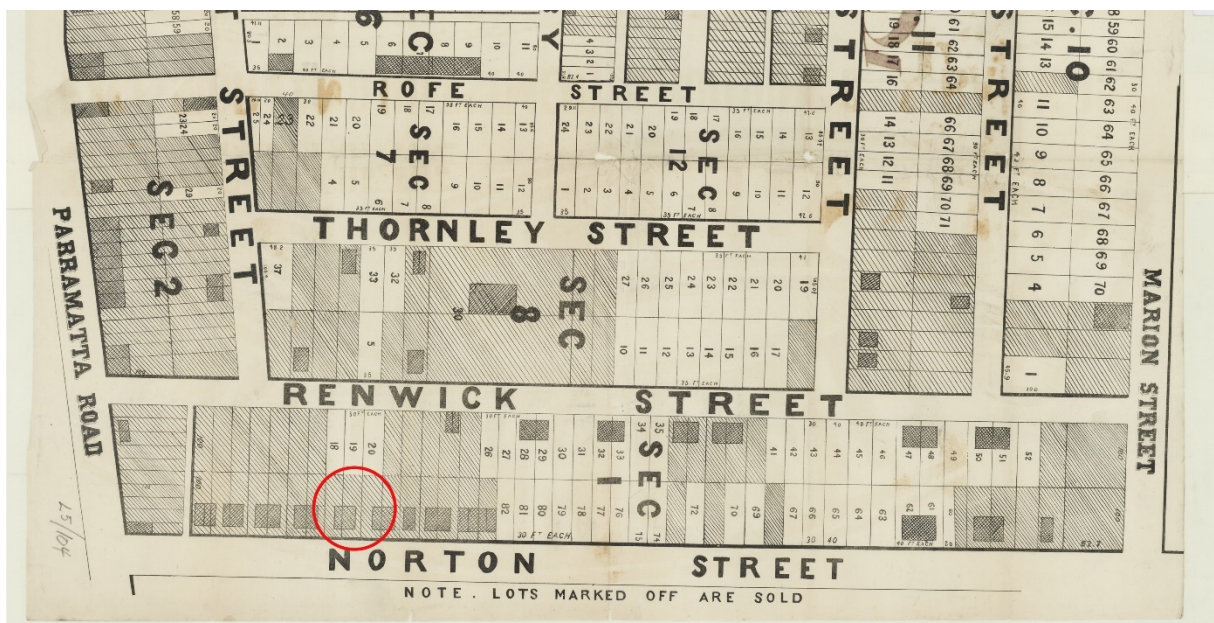


Figure 3 Undated Elswick Estate Subdivision with HAA overlay indicating the subject properties and the building footprints. Source State Library NSW.



Figure 4 20 Norton Street, Leichhardt. Source HAA.





Figure 5 22 Norton Street, Leichhardt. Source HAA.





Figure 6 24 Norton Street, Leichhardt. Source HAA.

**Additional Heritage Listing – 794 Parramatta Road, Lewisham:**

The Hector Abrahams Architects Report (August 2021) preliminary listing advice for the site located at 794 Parramatta Road, Lewisham, (also known as the Lewisham Hotel) was not recommended for heritage listing. However, it was advised that the site may have social significance and further research is required.

Council engaged GML Heritage consultants to undertake further investigation work to respond to the preliminary advice. As per the recent advice received from GML Heritage (March 2022) the Lewisham Hotel was identified as having cultural significance for historic, associative, aesthetic, and representative values at a local level as an early hotel in Lewisham and the Inner West. Further, it is recommended that the Lewisham Hotel (including interiors) is included in the proposed heritage listing schedule as part of this Planning Proposal.

The Heritage Inventory Sheet for 794 Parramatta Road, Lewisham (Lewisham Hotel) is attached.

# Heritage Data Form

ITEM DETAILS							
<b>Name of Item</b>	Lewisham Hotel, including interiors						
<b>Other Name/s Former Name/s</b>	Wheelwrights Arms Hotel, The Louis Hotel						
<b>Item type (if known)</b>	Built						
<b>Item group (if known)</b>	Commercial						
<b>Item category (if known)</b>	Hotel						
<b>Area, Group, or Collection Name</b>							
<b>Street number</b>	794						
<b>Street name</b>	Parramatta Road						
<b>Suburb/town</b>	Lewisham					<b>Postcode</b>	2049
<b>Local Government Area/s</b>	Inner West						
<b>Property description</b>	1/658435						
<b>Location - Lat/long</b>	<b>Latitude</b>	-33.890261000000002			<b>Longitude</b>	151.146790000000001	
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>		
<b>Owner</b>	Private						
<b>Current use</b>	Hotel						
<b>Former Use</b>							
<b>Statement of significance</b>	<p>The Lewisham Hotel has cultural significance for historic, associative, aesthetic and representative values at a local level as an early hotel in Lewisham and the Inner West. It was first constructed in 1857 as the Wheelwrights Arms Hotel. The hotel was part of a cluster of hotels around Taverners Hill that served travellers and bullock teams using Parramatta Road in the mid-nineteenth century and is one of the few remaining in operation. In c1922–1924 the Lewisham Hotel was rebuilt in a new design by prominent hotel architect Sidney Warden during a period of widespread hotel renewal initiated by Tooth &amp; Co and other large Sydney breweries. The hotel's Interwar Free Classical design has landmark qualities owing to its siting on a local ridge. Despite later modifications, it is a good aesthetic and representative example of its style and of Warden's early hotel designs.</p>						
<b>Level of Significance</b>	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		



# Heritage Data Form

DESCRIPTION						
<b>Designer</b>	Sidney Warden (c1922–1925 rebuild, 1940 additions)					
<b>Builder/ maker</b>	Hall & Rigby (1940 additions)					
<b>Physical Description</b>	<p>The Lewisham Hotel, constructed in c1922–1925, is a two-storey interwar period Free Classical hotel building. The hotel fronts Parramatta Road, facing north, and has a notable presence in the streetscape. It is surrounded by commercial and industrial shops on either side. The hotel has a rear loading dock fronting Old Canterbury Road, which was a later addition built on land integrated into the hotel in c1953 to improve the operability of the hotel. A single-storey gable roof structure likely to date from the late 1970s to 1980s has been built at the rear of the building, behind a 1940 addition.</p> <p>The hotel is constructed of painted and rendered brick and has a symmetrical façade. It has a flat roof clad in corrugated metal hidden behind a parapet. The parapet has a distinctive central raised pediment with a moulded bracketed cornice and a stepped profile. This is supported by two pilasters which extend from the first floor to the parapet. Below the cornice is the name of the hotel, 'LEWISHAM HOTEL', set within a moulded plaster panel.</p> <p>A string course separates the simple parapet from the first-floor windows. Below the central pediment is a recessed balcony with three round-arched openings supported by classically detailed columns. These have moulded plaster architraves with a keystone motif. A wrought / cast iron balustrade of Victorian detail sits across the balcony opening and is not original to, or compatible with, the building. All windows of the first floor are double-hung, timber sash windows with square plaster hood moulds and solid painted sills. Two pilasters with moulded plaster scrolls with the letters 'LH' decorate intermediate pilasters at each side of the building at the string course level. A suspended awning with modern soffit lining runs the length of the front façade.</p> <p>Below the awning is clad with modern grey tiles; very few original openings or tiles remain. The pattern of openings has been significantly modified, with contemporary timber and glass doors and windows. There is potential evidence of a keg chute accessed from the footpath on Parramatta Road, indicating a basement cellar; however, the rear loading dock fronting Old Canterbury Road suggests the original access is no longer used.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p>					
<b>Physical condition and Archaeological potential</b>	<p>The Lewisham Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained.</p> <p>The archaeological potential of the site is unknown.</p>					
<b>Construction years</b>	<b>Start year C.1885</b>	1922	<b>Finish year C.1886</b>	1925	<b>Circa</b>	<input checked="" type="checkbox"/>
<b>Modifications and dates</b>	<p>c1922–1925 – Original hotel building is demolished and rebuilt to a design by Sidney Warden.</p> <p>1940 – The hotel is renovated and an addition designed by Sidney Warden is added to the rear.</p> <p>1953 – Further alterations. The gable-roof building at the rear of the property is constructed and the property on Old Canterbury Road is likely integrated as a loading dock.</p> <p>1957 – Refrigeration is upgraded.</p> <p>1969 – The hotel is repainted and repairs undertaken to the interior and exterior.</p> <p>Late 1970s – mid-1980s – The loading dock on Old Canterbury Road is rebuilt to its present design.</p> <p>c2000–2007 – The exterior of the hotel is renovated to remove earlier tiling and replace all doorways. The original balustrade of the first floor balcony is replaced with the present cast-iron balustrade.</p>					
<b>Further comments</b>						

# Heritage Data Form

## HISTORY

### Historical notes

#### Overview of the Development of Hotels in the Inner West

Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.

In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

#### The Lewisham Hotel

The Lewisham Hotel is on land which was sold in the 1840s and 1850s as part of the Village of Petersham sale. In 1857 a hotel known as the Wheelwrights Arms Hotel opened on the site, servicing passing travellers along Parramatta Road. The hotel opened among a cluster of earlier inns and pubs which were built along this stretch of Parramatta Road for the same purpose, including the Bald Faced Stag Hotel, the Cherry Tree Gardens Inn and the Woolpack Inn. These hotels provided a vital service for travellers, especially the coaches and bullock teams which transported goods along the road. The hotel's original name, the Wheelwrights Arms, references the construction or repair of wooden wheels. This was a vital service in the days of wooden carriages and uneven roads, and would have been a lucrative industry for residents of the area.

Metropolitan Detail maps show the Wheelwrights Arms Hotel was a rectangular building with an annex at the rear and that it occupied only a small portion of the site.

In 1914 the hotel was renamed the Lewisham Hotel. It is the only hotel in the suburb, which is a legacy of the alderman George Crothers. Crothers was a supporter of the temperance movement and reportedly purchased all available corner blocks in subdivision sales to prevent the construction of more hotels.

In 1918 the hotel was leased to Tooth & Co, becoming a tied house. The freehold of the hotel was purchased by Augustus Mooney in 1922 and sold to Michael Toohey the following year. The hotel was rebuilt during this period, c1922–1925, with Tooth & Co likely providing the funding.

The new Lewisham Hotel was designed by Sidney Warden, the most prolific of the small number of architects hired by Tooth & Co in the early twentieth century to redesign its hotels. Sidney Warden (1890–1959) designed over 392 hotels for Tooth & Co during his career (new buildings or alterations). Notable examples of his work include the Lansdowne Hotel, the Light Brigade Hotel and the Oxford Hotel. Warden's earlier hotels were typically more decorative, reflecting the influence of Classical, Italian and Spanish architecture. From the 1930s onwards his designs began to reflect the influence of the Art Deco or Streamline Moderne styles, which were popular.

In 1931 a court injunction against the sale of beer other than Tooth & Co's was granted against the licensee, Theresa Phillips. Phillips had begun selling Richmond beer from Melbourne against Michael

# Heritage Data Form

	<p>Toohey and Tooth &amp; Co's agreement. In 1936 Frederick Cahill took over the licence of the hotel. Frederick and his wife Jean were long-time publicans at the hotel, operating it until 1971. Sidney Warden designed further alterations to the hotel in 1940, hiring builders Kell and Rigby. Works included an extension to the rear of the hotel.</p> <p>In 1953 the Cahills purchased the hotel from St Colmans Pty Ltd, a company owned by Michael Toohey and his family, with a mortgage from Tooth &amp; Co. The Cahills had previously purchased the land at the rear of the hotel which faced Old Canterbury Road in 1949. The same year Cahill was granted permission to undertake £10,000 of alterations, which included the construction of the gable-roofed extension at the rear of the building. It is likely the property on Old Canterbury Road was converted to use as a loading dock during these works, which involved demolition of a cottage on the site.</p> <p>In 1971 Fred Cahill died and the hotel was repossessed by Tooth &amp; Co owing to the substantial debts he and his wife had accrued. The brewery sold the hotel to Brian Dempsey in 1973. It was run by him and his wife until 1978. Throughout this period the hotel remained tied to Tooth &amp; Co. Aerial images indicate the rear loading dock along Old Canterbury Road was rebuilt between the late 1970s and mid-1980s. In 1978 the pub was sold to Sydney Hotel Traders Pty Ltd.</p> <p>In 2015 the Lewisham Hotel closed but reopened as the Louis Hotel the following year.</p>
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THEMES	
<b>National historical theme</b>	Building settlements, towns and cities
<b>State historical theme</b>	Accommodation—activities associated with the provision of accommodation, and particular types of accommodation
<b>National historical theme</b>	Developing Australia's cultural life
<b>State historical theme</b>	Leisure—activities associated with recreation and relaxation



# Heritage Data Form

APPLICATION OF CRITERIA	
<b>Historical significance</b> SHR criteria (a)	<p>The Lewisham Hotel has historical significance to Lewisham and the Inner West as an early hotel site in continuous operation since 1857. Originally known as the Wheelwrights Arms Hotel, the Lewisham Hotel is one of the few hotels around Taverners Hill built in the mid-nineteenth century to service travellers and bullock teams on Parramatta Road that still operates, along with the Bald Faced Stag Hotel (1830) nearby in Leichhardt.</p> <p>The present hotel building, constructed c1920–1925 to an Interwar Free Classical design by Sidney Warden, demonstrates the evolution of hotels through to the twentieth century. It reflects how breweries like Tooth &amp; Co renovated and rebuilt existing hotels, using contemporary architecture to improve the image of their venues and adapt to changing trading conditions. Later additions from the 1940s, 1950s and onwards show this was a continuing process of renewal associated with the changing demands of the law and patrons.</p> <p>The Lewisham Hotel meets the threshold of significance at a local level under this criterion.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>The Lewisham Hotel is associated with prolific hotel architect Sidney Warden, who designed over 392 alterations and rebuilds to hotels for Tooth &amp; Co and others throughout his career. Warden worked in London for several years after training in Australia, returning to Sydney in 1922 to begin a long career in hotel architecture. The Lewisham Hotel, built c1922–1924, is an early example of Warden's hotel design and reflects the Free Classical style he employed during this period. The hotel is a good example of this style, alongside similar examples of his like the Lansdowne Hotel (1923) in Chippendale and the Town and Country Hotel (1923) in St Peters. Unusually, the Lewisham Hotel features two layers of Warden's work as a result of the 1940 alterations and additions made by him.</p> <p>The Lewisham Hotel meets the threshold of significance at a local level under this criterion.</p>
<b>Aesthetic significance</b> SHR criteria (c)	<p>The Lewisham Hotel is a fine example of an Interwar Free Classical Hotel building which makes a distinctive contribution to the Parramatta Road streetscape. Constructed in c1922–1925, the hotel has a landmark presence on Parramatta Road and on approach from Tebbutt Street owing to its position on a ridgeline. This is accentuated by the raised pediment of the stepped parapet. Significant elements of the Free Classical style are found above the awning. These include its symmetrical design, parapet, moulded plaster elements, recessed balcony (excluding the balustrade), and double-hung timber sash windows. The exterior of the hotel has aesthetic significance despite being substantially modified below the parapet with contemporary tiles and openings. The interior of the Lewisham Hotel is considered likely to retain original features in some areas.</p> <p>The Lewisham Hotel meets the threshold of significance at a local level under this criterion.</p>
<b>Social significance</b> SHR criteria (d)	<p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Lewisham Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Lewisham Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Lewisham Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p>
<b>Technical/Research significance</b> SHR criteria (e)	<p>The Lewisham Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Lewisham Hotel is required in order to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed. Given occupation of the site as a hotel since 1857, it should be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p>

# *Heritage Data Form*

	It is not known whether the Lewisham Hotel could meet the threshold of significance under this criterion.
<b>Rarity</b> SHR criteria (f)	<p>The Lewisham Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual.</p> <p>The Lewisham Hotel does not meet the threshold of significance for this criterion.</p>
<b>Representativeness</b> SHR criteria (g)	<p>The Lewisham Hotel is a fine example of an Interwar Free Classical hotel building constructed in the Inner West during the early twentieth century on the site of an earlier hotel. The Lewisham Hotel shows how hotels were continually upgraded to meet changing licensing requirements and patron expectations; however, its significantly altered modern frontage under the awning (and likely interior bar upgrade) compromises its ability to demonstrate this regard. It is also demonstrative of Tooth &amp; Co's influence on the design of hotels in Sydney, representing an early foray into contemporary architecture.</p> <p>The Lewisham Hotel meets the threshold of significance at a local level under this criterion.</p>
<b>Integrity</b>	<p>The Lewisham Hotel is intact externally above the awning, save for the intrusive cast-iron balustrade to the recessed balcony. Below the awning is highly modified, with the pattern of openings modified and contemporary tiling and doorways installed, which has substantially altered its original street presentation.</p> <p>At the rear of the hotel are additions from the 1940s and 1950s which contribute to an understanding of the evolution of the hotel. Along Old Canterbury Road is the loading dock, a modern addition from the late 1970s to 1980s, which is of no significance.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric associated with the 1920s, 1940s and 1950s in some areas.</p>

# Heritage Data Form

## HERITAGE LISTINGS

Heritage listing/s	N/A

## INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Title	Registrar General	Primary Application No 11721	1905	NSW Land Registry Services
Title	Registrar General	Primary Application No 187385	1913	NSW Land Registry Services
Title	Registrar General	CT Vol 1623 Fol 93	1905	NSW Land Registry Services
Title	Registrar General	CT Vol 2506 Fol 69	1914	NSW Land Registry Services
Title	Registrar General	CT Vol 3408 Fol 151	1923	NSW Land Registry Services
Title	Registrar General	CT Vol 4908 Fol 216	1938	NSW Land Registry Services
Title	Registrar General	CT Vol 4908 Fol 216	1938	NSW Land Registry Services
Webpage	Chrys Meader	Lewisham	2008	Dictionary Of Sydney <a href="http://dictionaryofsydney.org/entry/lewisham">http://dictionaryofsydney.org/entry/lewisham</a>
Webpage	Charles Pickett	<i>The Sidney Warden Archive re documenting hotels designed by Sidney Warden</i>	2007	Museum of Applied Arts & Sciences <a href="https://ma.as/36069">https://ma.as/36069</a>
Book	C Meader, R Cashmann & A Carolan	<i>Marrickville People and Places</i>	1994	Inner West Council Library
Ph.D. Thesis	Roy Lumby	<i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i>	2012	University of Sydney
Newspaper article	<i>The Sydney Morning Herald</i>	'Contracts Let'	27 Aug 1940, p 4	Trove

## RECOMMENDATIONS

Recommendations	<ul style="list-style-type: none"> <li>It is recommended that the Lewisham Hotel at 794 Parramatta Road and its interiors be listed as an individual item of local significance in Schedule 5 of the upcoming Inner West Local Environmental Plan (inclusion of interiors would be subject to clarification of their significance).</li> <li>Significant heritage attributes and elements of the Lewisham Hotel, including those modified and adapted as outlined in this listing, should be appropriately conserved, adapted and retained through more detailed investigation of a heritage management document.</li> <li>Future rear additions should not compromise the hotel's significant qualities, and vertical additions should be avoided particularly over the main original built form as it presents to Parramatta Road.</li> <li>Existing alterations and additions that have been identified as detrimental to the identified heritage significance of the hotel should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment.</li> <li>The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.</li> </ul>
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# Heritage Data Form

SOURCE OF THIS INFORMATION			
Name of study or report	Inner West Targeted Heritage Study (Non-Residential Historic Pubs)	Year of study or report	2022
Item number in study or report	26		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	10 March 2022

DRAFT

# Heritage Data Form

**IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	The Lewisham Hotel viewed from across Parramatta Road.				
<b>Image year</b>	2021	<b>Image by</b>	GML Heritage	<b>Image copyright holder</b>	GML Heritage



# Heritage Data Form

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The modified ground floor exterior of the hotel below awning level.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage





# Heritage Data Form

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Lewisham Hotel soon after it was rebuilt, to a design by Sidney Warden for Tooth & Co.				
Image year	c1924	Image by	Hall & Co	Image copyright holder	Museum of Applied Arts and Sciences



# Heritage Data Form

**IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	The Lewisham Hotel in 1985.				
<b>Image year</b>	1985	<b>Image by</b>	Chrys Meader	<b>Image copyright holder</b>	Inner West Council Library



# Heritage Data Form

**IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

<b>Image caption</b>	Detail of the Metropolitan Detail Map Series Map No. 25, showing the earlier Wheelwrights Arms Hotel building on the Lewisham Hotel site.				
<b>Image year</b>	1895	<b>Image by</b>	Surveyor General's Office	<b>Image copyright holder</b>	State Library of NSW





## Heritage Items

Locality	Item Name	Address	Property Description	Significance
<b>Leichhardt Precinct</b>				
Annandale	Former Westgate Post Office – excluding apartment block at rear	225 Parramatta Road	CP for Lot 1-8 SP 83952	local
Leichhardt	Shop façade – façade above awning only	335 Parramatta Road	Lot 1, DP 205912	local
Leichhardt	Former St Martha's Industrial School for Girls	38-40 Renwick Street	Lot 10 Sec 8 DP 612, Lot 11 Sec 8 DP 612, Lot 26 Sec 8 DP 612, Lot 29 Sec 8 DP 612, Lot 30 Sec 8 DP 612, Lot 8 Sec 8 DP 612, Lot 9 Sec 8 DP 612, Lot 28 Sec 8 DP 612, Lot 121 DP 114338, Lot 122 DP 114338, Lot 123 DP 114338, Lot 124 DP 114338	local
Petersham	Shop and residence	514 Parramatta Road,	Lot 4 DP 572103	local
Petersham	Shop and residence	516 Parramatta Road	Lot 3 DP 572103	local
Petersham	Shop and residence	518 Parramatta Road	Lot 10 DP 1104985	local
Petersham	Shop and residence	520 Parramatta Road	Lot 2 DP 572103	local
Petersham	Shop and residence	522 Parramatta Road	Lot 1 DP 572103	local
Petersham	Former Petersham Arcade	538-542 Parramatta Road	Lot 1 DP 217301, Lot 2 DP 217301,	local

			Lot 3 DP 217301	
Petersham	Former Petersham Arcade	544 Parramatta Road	Lot 4 DP 217301	local
Petersham	Former Petersham Arcade	546-548 Parramatta Road	Lot 1 DP 586519	local
Petersham	Former Petersham Arcade	550 Parramatta Road	Lot 7 DP 217301	local
Petersham	Former Albert (later Brighton) Hall and shops	576 Parramatta Road	Lot 1 DP 115621	local
Petersham	Former Albert (later Brighton) Hall and shops	582-584 Parramatta Road	Lot 1 DP 115620, Lot 1 DP 81775	local
Stanmore	Shop and residence	174 Parramatta Road	Lot 4, DP 443402	local
Stanmore	Shop and residence	176 Parramatta Road	Lot 3, DP 443402	local
Stanmore	Shop and residence	178 Parramatta Road	Lot 1, DP 443196	local
<b>Taverners Hill</b>				
Leichhardt	Baptist Church and Hall	51-55 Lords Road	Lot 11 DP 1135, Lot 12 DP 1135	local
Leichhardt	Electricity Substation No. 1520	9 Tebbutt Street	Lot A DP 310751	local
Lewisham	Convent of the Sisters of Charity	40A Thomas Street	Lot C DP 943062, Lot 1 DP 171989, Lot 1 DP 436187, Lot 2 DP 436187	local
Lewisham	Lewisham Hotel (previously Wheelwrights Arms Hotel, The Louis Hotel)	794 Parramatta Road	Lot 1 DP 983757, Lot 1 DP 658435	local
Summer Hill	"Sloane Court" flat building	51a Sloane Street	Lot 2 DP 338439	local
Summer Hill	"Asturia" flat building	58 Sloane Street	SP11853	local

<b>Kings Bay</b>				
Croydon	Electric Lighting Sub-Station No. 72	590 Parramatta Road	Lot 1 DP 592800, Lot 2 DP 592800	local

## Heritage Conservation Areas

Locality	Conservation Area	Address	Property Description	Significance
<b>Leichhardt Precinct</b>				
Leichhardt	Excelsior Heritage Conservation Area	20-24 Norton Street, Leichhardt	Pt Lot 1 DP 793141, Lot A DP 437525, Lot 89 DP 455747, Lot 90 DP 455747	local
<b>Taverners Hill</b>				
Lewisham	Barker Street Heritage Conservation Area	10-16 Barker Street, Lewisham	Lot 100 DP 1165292, Lot 1 DP 1001640, Lot 1 DP 865485, Lot 102 DP 812726	local
Lewisham	Barker Street Heritage Conservation Area	27-33 Barker Street, Lewisham	Lot B DP 439965, Lot A DP 439965, Lot 2 DP 222932, Lot 1 DP 222932	local

## Archaeological Sites

Locality	Item Name	Address	Property Description	Significance
<b>Leichhardt Precinct</b>				
Annandale	"Annan Grove" cottage	239-245A Parramatta Road	Lot A DP 440944, Lot 3 DP 108278, Lot 4 DP 108278, Lot 5 DP 108278, Lot 6 DP 108278, Lot 7 DP 108278, Lot 8 DP 108278	local