

Appendix Two

Preliminary Heritage Assessment

100 LUCAS ROAD – POTENTIAL HERITAGE ITEM ASSESSMENT

EXECUTIVE SUMMARY

Investigations reveal ample sources of historical evidence relating to the original owners.

While important to Burwood, the Ipkendanz family was also well known and well regarded in Marrickville and Springwood. They were emigrants who established themselves in these places.

Their time in Burwood is dominated by the experiences of the family in World War 1.

Historical material available would support listing of the building for its ability to tell the story of an Australian emigrant family at war. Such material would be necessary for the interpretation of the house in that context.

At the same time the aesthetic qualities of the house are substantial and apart from some intervention the fabric is in a good state of preservation with high integrity particular of the joinery which is of a high standard of craftsmanship.

For these reasons the house is recommended for advancement to the next stage of consideration for listing as a Local Heritage Item.

Further analysis of research already assembled should be supplemented with:

Comparative Analysis with similar homes in Burwood

An attempt to contact the descendants of the Original Owners.

Analysis of the other items associated with the family and the relative importance of this house in that context.

1. INITIAL REFERRAL

No 100 Lucas Road was one of two properties referred to in correspondence received from the Burwood & District Historical Society. The referral specifically identifies the property at No 100 Lucas Road as having potential "aesthetic significance".

2. DOCUMENTARY EVIDENCE

In the limited time available the following primary and secondary sources were investigated.

PRIMARY SOURCES

- | | | |
|---|--|--------------------|
| a) Land Titles searches | C 1910 to 1980's | REFER ATTACHMENT 1 |
| b) Sands Directories searches | Range 1905 to 1930 | REFER ATTACHMENT 2 |
| c) Burwood Council Records | Range 1960's to Present – Building & Licencing Records | REFER ATTACHMENT 3 |
| d) Trove incl. Newspapers, Maps | Range 1880's to 1950's | |
| e) NSW Registrar of Births Deaths & Marriages | Ipkandenz Family 1880's to 1950's | |
| f) War Memorial Canberra | WW1 Embarkation Lists & Honour Roll | |

SECONDARY SOURCES

- g) "Blue Mountains History Journal" Issue 1 August 2010
- h) <http://springwoodhistorians.blogspot.com.au/2011/04/ipkandanz-family.html>

3. PHYSICAL EVIDENCE **(REFER ATTACHMENT 4)**

An inspection was conducted with the co-operation of the owners. This included the interior of the property. The property is tenanted with boarders and not all the rooms were available for inspection. Sufficient areas were accessible to permit photo documentation of interior details and to permit an appraisal of the general condition and intactness of the original portions of the house.

Preliminary analysis indicates that modifications have generally been superficial. Apart from the bricking up of the original archway to enclose the front porch, the majority of the alterations have been constructed in timber framing. There is some loss throughout of original plaster ceilings. This may have resulted from requirements for fire upgrading for use of the house as a Lodging House.

Elsewhere there is a high level of survival of internal joinery including doors, frames, fanlights, architraves, skirting boards and wall plaster. Where visible timber floors appear sound but may have been repaired or replaced. Many of the original windows survive including stained glass inserts to fanlights and sidelights. The front door suite is in excellent condition and has been protected by the enclosure of the front porch. One bathroom was accessible which retains its original wall and floor tiling. Fixtures are later and unsympathetic.

Major interventions apart from enclosure of the front porch include enclosure of the southern verandah. This is reasonably sympathetic in expressing verandah posts and brackets and appears to

be reversible. Adaptations to the rear of the property are moderately intrusive. The Attic, roof terrace and timber access stair are of later construction of lesser quality. Apart from these the house retains its original form and Federation Period character. The style is of a large Federation bungalow with Arts and Crafts influence seen in the raking buttresses, roughcast stucco and tall chimneys. The same influence is present in the interior joinery with unusual extended door architraves.

New unsympathetic underfloor air vents have been inserted. The intrusion is minor but suggests that underfloor areas had been subject to high moisture in past years.

REFER ATTACHMENT 4 FOR PHOTO RECORD OF INSPECTION

4. HISTORICAL ASSOCIATIONS - FAMILY HISTORY – ORIGINAL OWNERS

William Ipkendanz was born in Hanover and migrated first to Britain as a youth and to Australia in 1883 at the age of 39. He met his future wife Lina when both were employed in European hotels. She came separately to Sydney in 1884 and married William soon after. The couple operated the Royal Exchange Hotel in Marrickville from about 1885 and in 1889 were commended for housing people displaced by local flooding.



William & Lina
inset above .

Royal Exchange Hotel Marrickville above.

(Illustrations in "Blue Mountains History Journal" Issue 1 August 2010)

William was naturalised in 1891 and became owner of the Royal Exchange. They lived in Marrickville with a growing family until 1895 when they purchased 21 acres in Springwood in the Blue Mountains. In 1897 they built "Elmhurst" there as a family home.

The family sold *Elmhurst* and the Ipkendanz family moved back to the city around 1909 for better access to educational opportunities, settling in Burwood. By 1915 they are recorded in Sands as residing at "Bulwarra" in Lucas Road Burwood.

Four of five sons enlisted, Robert in the 7th Light Horse; Herbert in the 36th Australian Heavy Artillery and Eric in the 3rd and then 55th Infantry. Arnold was a fitter & turner and may not have embarked for Europe. Eric died on active service in April 1917, aged 22. Their names appear on the Honour and Service Rolls in the Memorial Arch in Burwood Park and at the War Memorial in Canberra. A fifth son Edward (Ken) was too young to serve.

William Louis Ipkanzenz died in February 1923 at Burwood. His wife Lina also died at Burwood in September of 1930. Both were buried in the Anglican Cemetery at Springwood, having retained the property "Urunga" and family links with the Blue Mountains. Their former home "Elmhurst" is part of the St Columba's College Heritage Item at Springwood. Its significance is listed as follows: "Elmhurst is a good representative Federation bungalow which retains a sense of its original rural setting". After the death of Lina both "Bulwarra" in Burwood and "Urunga" at Springwood were sold.



"Elmhurst" at Springwood. Illustration in "Blue Mountains History Journal" Issue 1 August 2010

5. ASSESSMENT OF SIGNIFICANCE

5.1 Criterion (a) (local significance).

An item is important in the course, or pattern, of the local area's cultural or natural history

DISCUSSION:

The house originally known as "Bulwarra" is representative of subdivision activity in the Burwood area. It was subject to several adjustments of the original allotment to suit the needs of the initial owners.

ASSESSMENT:

SOME LOCAL SIGNIFICANCE FOR IDENTIFIED THEMES – REQUIRES INTERPRETATION

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• shows evidence of a significant human activity	NO	• has incidental or unsubstantiated connections with historically important activities or processes	NO
• is associated with a significant activity or historical phase	YES	• provides evidence of activities or processes that are of dubious historical importance	NO
• maintains or shows the continuity of a historical process or activity	NO	• has been so altered that it can no longer provide evidence of a particular association	NO

5.2 Criterion (b) (local significance):

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

DISCUSSION:

The Ipkanzenz are of some historical interest as a migrant family of the 1880's with origins in Germany who achieved a high level of acceptance and integration within Australian Society in the Late Victorian; Federation and Inter-War Periods.

Their influence is recorded in the several places with which they are associated including Marrickville, Springwood and Burwood. There are surviving buildings directly associated with them in each of those places.

It is evidence of the WW1 period as the home of W.L. Ipkanzenz and his family along the theme of "A Burwood Family at War". As such it relies strongly on supporting documentation for its interpretation.

It also provides a valuable piece of the physical context against which to understand those times and the story of one family of whom four sons served and one was killed in action.

ASSESSMENT: SOME SIGNIFICANCE AS PART OF COLLECTION OF BUILDINGS PROVIDING EVIDENCE OF A MEMORABLE LOCAL FAMILY (TOGETHER WITH OTHER BUILDINGS NOT IN BURWOOD).

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• shows evidence of a significant human occupation	NO	• has incidental or unsubstantiated connections with historically important people or events	NO
• is associated with a significant event, person, or group of persons	YES	• provides evidence of people or events that are of dubious historical importance	NO
		• has been so altered that it can no longer provide evidence of a particular association	NO

5.3 Criterion (c) (local significance):

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

DISCUSSION:

The house itself is an expression of contemporary tastes for the times. It demonstrates a high degree of design skill and craftsmanship in its details which are of above average quality. Although not the finest houses in Burwood they are indicative of the gentleman's residence as an expression of successful émigré family.

As such the house forms a pair with another listed house in Springwood. Together they provide an insight into the tastes and of the times as adopted by a successful and well regarded family, allowing some potential for comparative analysis.

The inclusion of Arts and Crafts detailing and influence is perhaps a reference to emigrant nostalgia.

ASSESSMENT: SIGNIFICANT AESTHETICALLY AS A VARIANT OF ARTS & CRAFTS

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• shows or is associated with, creative or technical innovation or achievement	YES	• is not a major work by an important designer or artist	N/A
• is the inspiration for a creative or technical innovation or achievement	NO	• has lost its design or technical integrity	NO
• is aesthetically distinctive	YES	• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	NO
• has landmark qualities	NO	• has only a loose association with a creative or technical achievement	NO
• exemplifies a particular taste, style or technology	YES		

5.4 Criterion (d) (local significance):

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

DISCUSSION:

There may be an association with descendants of the Ipkanzenz Family that would support this criterion. This has not been established at this stage of the assessment process.

Its nomination by Burwood and District Historical Society provides a prima facie case for application of this criterion in relation to community values.

ASSESSMENT: POTENTIAL SOCIAL SIGNIFICANCE

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• is important for its associations with an identifiable group	N/A	• is only important to the community for amenity reasons	NO
• is important to a community's sense of place	YES	• is retained only in preference to a proposed alternative	YES

5.5 Criterion (e) (local significance):

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

DISCUSSION:

Any such values are related to the historical associations criteria rather than to research potential.

ASSESSMENT: NOT APPLICABLE

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• has the potential to yield new or further substantial scientific and/or archaeological information	NO	• the knowledge gained would be irrelevant to research on science, human history or culture	YES
• is an important benchmark or reference site or type	NO	• has little archaeological or research potential	YES
• provides evidence of past human cultures that is unavailable elsewhere	NO	• only contains information that is readily available from other resources or archaeological sites	YES

5.6 Criterion (f) (local significance):

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history.

DISCUSSION:

Houses with Arts and Crafts features are relatively scarce in Burwood.

The features in this house may form the basis for further analysis and comparison but are not the most important of surviving examples as they do not fully express the Arts and Crafts Style.

ASSESSMENT: GENERALLY DOES NOT APPLY

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• provides evidence of a defunct custom, way of life or process	NO	• is not rare	YES
• demonstrates a process, custom or other human activity that is in danger of being lost	NO	• is numerous but under threat	NO
• shows unusually accurate evidence of a significant human activity	NO		
• is the only example of its type	NO		
• demonstrates designs or techniques of exceptional interest	NO		
• shows rare evidence of a significant human activity important to a community	NO		

5.7 Criterion (g) (local significance)::

An item is important in demonstrating the principal characteristics of a class of the area's
– cultural or natural places; or
– cultural or natural environments

DISCUSSION:

Generally fits with an description of being a representative example.

ASSESSMENT: HAS REPRESENTATIVE SIGNIFICANCE

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• is a fine example of its type	YES	• is a poor example of its type	NO
• has the principal characteristics of an important class or group of items	YES	• does not include or has lost the range of characteristics of a type	
• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	NO	• does not represent well the characteristics that make up a significant variation of a type	NO

• is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held	YES		
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ATTACHMENT 1: LAND TITLES SEARCHES

ORIGINAL GRANT						
9/08/1803	Crown Grant to	Thomas Rowley	Portion 246 Granted to Thomas Rowley			
INITIAL SUBDIVISION						
22-12-1911	William Louis Ipkendanz	Lots 11, 12 & Part 13	Of Cheltenham Estate	V2211 F218		
23-01-1914	To James Henry Whipp	Re-subdivided Corner Block - (Now No 98)	Part Lots 11 & 12 Sec S	V2193 F1		
	Whipp to Ipkendanz	Resold parts of Lot 12 & 13 back to Ipkendanz		V2475 F75		
1935	Ipkendanz			Volume 2475 Folio 73		
30-12-1958	Lillian Kelley wife of Michael John Kelly & Michael John Kelley, Baker, of Burwood	undivided 1/2 shares	Part Lots 11 & 12 Sec S	V2475 F73		
10-10-1966	Vincent John O'Malley & Catherine O'Malley	Joint Tenants		V7625 F119 Now V10487 F84		
2-2-1967	O'Malley	Deed Cancelled	Amended Sub-Division	V7625 F119 & 120		
18-12-1967	Vincent James O'Malley, Electrician & Catherine Mary O'Malley, his wife as Joint Tenants			V10702 F2		
20-11-1968	To National Bank of Australia	Mortgage		ditto		
4-1-1973	George Richard Noble Cadden of Wesr Denistone & Laura Vera Cadden his wife as Joint Tenants	Transfer		ditto		
23-12-1986	Vincent James O'Malley & Catherine Mary O'Malley – Joint Tenants	Transfer		ditto		

ATTACHMENT 2: SANDS DIRECTORY SEARCHES

SANDS	Lucas Road East Side					
1903	QUEEN STREET				O'Sullivan Eugene	
1905					O'Sullivan Edward "Nippo"	
1906					Brown Mansfield "Nippo"	
1908					Brown W.J.R., builder, "Nippo"	
1912				Whipp James H.	Nathan Mrs G.J., "Tavera"	
1914				Whipp James H. J.P., builder	Greig William, "Glen Logan"	Nathan Mrs G.J., "Tavera"
1915			Ipkendanz - , "Bulwarra"	Whipp James H. J.P., builder "St Leonards"	Greig William, "Glen Logan"	Nathan Mrs G.J., "Tavera"
1916		Kearney Charles	Ipkendanz William L., "Bulwarra"	Whipp James H. J.P., builder	Wilson James, "Glen Logan"	Stuart Duncan , "Nippo"
1917		Kearney Charles	Ipkendanz William L., "Bulwarra"	McCorquodale William "St Leonards"	Wilson James , Glen Logan"	Stuart Duncan , "Nippo"
1919		Kearney Charles	Ipkendanz William L.,	McCorquodale William	Wilson Mrs E.R.	Duffy Francis H.
1921	Kearney Charles S.	Ipkendanz William L.	McCorquodale William	Stewart Charles	Duffy Francis H.	
		70a	72	74	76	78
1922	Kearney Charles S.	Ipkendanz William L.	McCorquodale William	Stewart Charles	Duffy Francis H.	
1924	Kearney Charles S.	Ipkendanz William L.	McCorquodale William	Stewart Charles	Duffy Francis H.	
1926	Kearney Charles S.		McCorquodale William	Stewart Charles	Duffy Francis H.	
1928	Kearney Charles S.	Ipkendanz Mrs Lina	McCorquodale William	Stewart Charles	Duffy Francis H.	
1930	Kearney Charles S.	Ipkendanz Mrs. Lina	McCorquodale William	Stewart Charles	Duffy Francis H.	

Note: Numbering changed subsequently. No 72 corresponds to present No 100.

ATTACHMENT 3: SUMMARY OF BURWOOD COUNCIL RECORDS

BURWOOD COUNCIL BUILDING & DEVELOPMENT RECORDS

Date	Folio	Person	Event	Comment
21/10/1966	B290-66	V O'Malley	Proposed Extension to Existing Lodging House	Air Lock to rear Shower rm
23/05/1968	68/123	V O'Malley	Enclosure of existing Verandah	To be used as vestibule not habitable
7/07/1972	1	Vincent J O'Malley	Proposed registry of second hand Motor Dealership	Not Permissible Use
18/07/1972	2	V J O'Malley & C M O'Malley	Transfer Lodging House License	To G R Noble & L V Cadden
22/01/1973	3	Solicitors	Advising Transfer effected	Ditto
4/03/1981	4	Town Clerk	Advising Amendments to Local Govt Act Require Fire & Safety Inspections	S3170 Local Govt Act
1/01/1982	5	Council Inspector	Sketch First Floor Layout	
1/01/1982	6	Council Inspector	Sketch Ground Floor Layout	
1/01/1982	7	Council Inspector	Sketch First Floor Layout	
1/01/1982	8	Council Inspector	Sketch Ground Floor Layout	
26/09/1985	9	V O'Malley	Licence for Boarding House Let in Lodgings	Home add: Alt St Ashfield
	10	O'Malley sale to K P Terizis & Sons P/L	Transfer of Licence	

ATTACHMENT 4: INSPECTION PHOTO RECORDING

EXTERIOR FABRIC

Inspection – Exterior Fabric Original Features



Photo 1: Front (western) Elevation with enclosure to arch of front porch. Roughcast stucco, raking buttress and bracketed eaves indicative of Arts & Crafts influence



Photo 2: Infill of south side verandah with timber framing and fibre cement. (Reversible)



Photo 3: Bay window feature to southern elevation – highly intact.



Photo 4: Intact window suite with stained glass toplights.



Photo 5: South western corner facing Lucas Road.



Photo 6: Front gable with attic windows. Stucco Render, Half Timbered detailing, shingled infill & prominent shaped brackets.



Photo 7: Infill of south side verandah with timber framing and fibre cement. (Reversible)



Photo 8: Bracketed roof eaves to rear flat roofed section (eastern side). Bracketed sun awning.

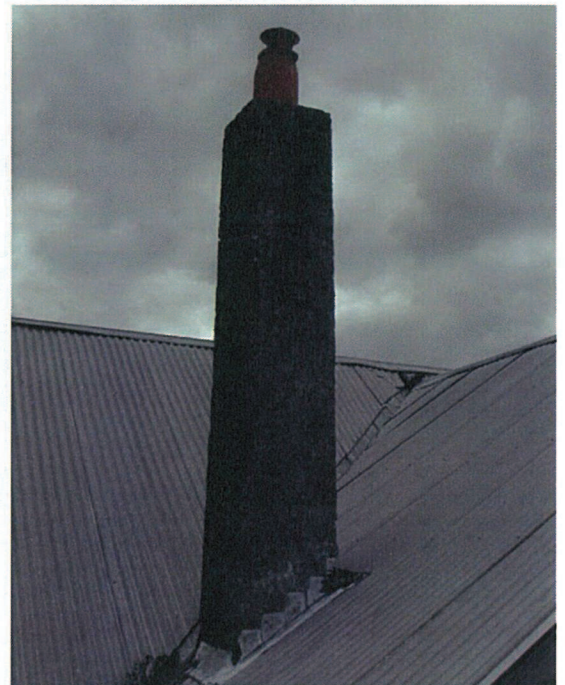


Photo 9: Tapered soughcast stuccoed chimney (Arts & Crafts influence)

INTERIOR FABRIC

Inspection – Interior Fabric Original Features



PHOTO 10: HALLWAY TOWARDS FRONT DOOR Replaced sympathetic flooring.



PHOTO 11: ORIGINAL TILED FIREPLACE RECESS – Possibly for a gas heater.



PHOTO 12: GROUND FLOOR - ALTERED SOUTH ROOM – Original fireplace closed off



PHOTO13:FEDERATION PERIOD PLASTER CEILING Remanant indication of original plaster.



PHOTO 14: FRONT DOOR FROM ENCLOSED PORCH
With side & fanlights in arts & crafts pattern leadlight

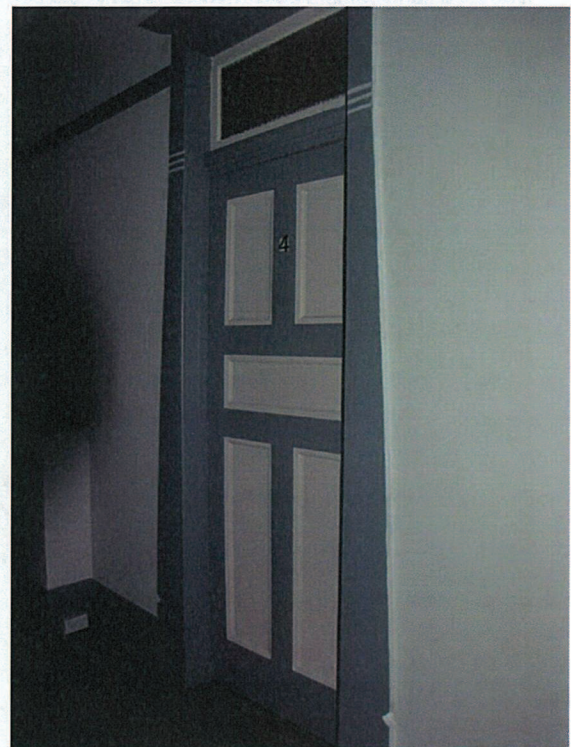


PHOTO 15: ORIGINAL 5 PANEL DOOR TO HALLWAY
With fanlight & arts & crafts architrave



PHOTO 16: PRESENT KITCHEN WITH RETAINED DOORS AND ARCHITRAVES
Cream tile possibly later c 1960's. Joinery, stove etc late 20th Century



PHOTO 17:EXISTING BATHROOM
Retaining original wall and ceiling tiles

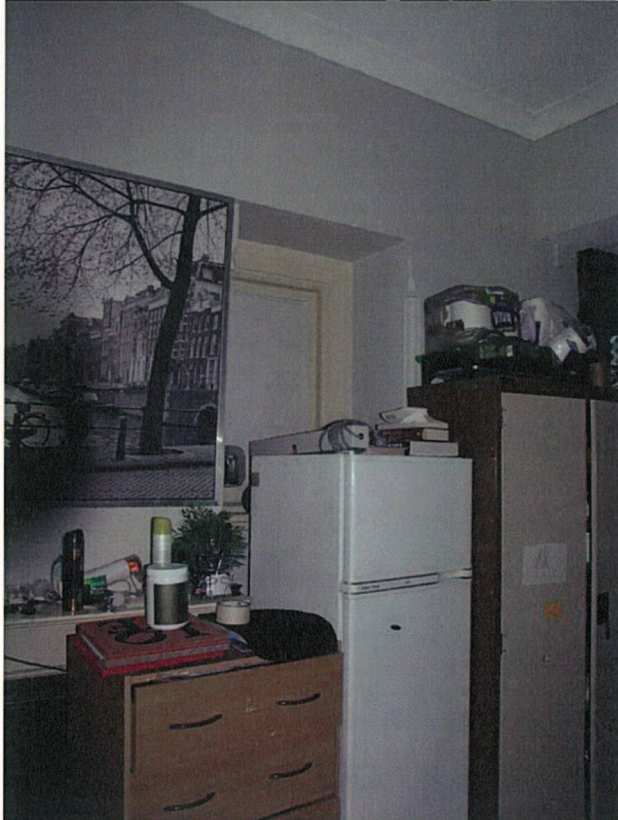


PHOTO 18: EXISTING BEDROOM



PHOTO 19: EXISTING BEDROOM

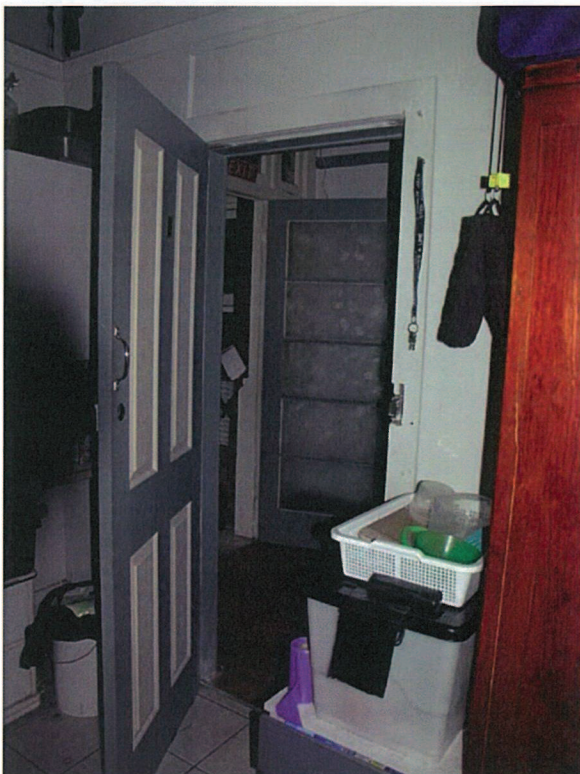


PHOTO 20: EXISTING BEDROOM VIEW TO MAIN HALL