

Appendix Three

Heritage Inventory Sheet – No. 100 Lucas Road, Burwood

Item name: [Item 215] Bulwarra**Location:** 100 Lucas Road Burwood

Burwood

Address: 100 Lucas Road**Planning:** Sydney South**Suburb/nearest town:** Burwood**Local govt area:** Burwood**State:** NSW**Parish:****County:****Other/former names:****Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:****Item type:** Built**Group:** Residential buildings (private) **Category:****Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Boarding House**Former uses:** Private Residence**Assessed significance:** Local**Endorsed significance:** Local

Statement of significance: No. 100 Lucas Road is of local historic, aesthetic and social heritage significance as a very good rare example of a c.1914 Federation Arts and Crafts style house in the Burwood Municipality. It is significant historically as part of the original Thomas Rowley grant in c.1803, which was subdivided into residential allotments from c.1910-1920. The house is significant aesthetically due to its Federation Arts and Crafts style features such as slate tiled steep pitched gabled roofs, tapered roughcast chimneys, asymmetrical façade, face brickwork, roughcast render, wide arched entry porch with a roughcast rendered gabled end above featuring decorative bracketed eaves. Other features include timber framed casement windows with multi-paned leadlight highlights, gable ends with half-timbered detailing, shingled infill and small attic window with vent, an arched, curved moulded quoined brickwork opening, some double hung timber framed windows, a bracketed sun awning and curved bracketed eaves to the front gable and rear flat roofed section. The interior features original details such as decorative plaster ceilings and cornices, profiled timber skirtings, architraves and highlights over doors, decorative panel timber entry door with leadlight sidelight and fanlight windows, internal 4 and 5 panelled timber doors with fanlights, timber fireplace mantle and surround.

The house has social significance as it was occupied by the Ipkanzenz family, 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. As a successful immigrant family the Ipkanzenz's occupied No. 100 Lucas Road, Burwood from c.1914 to the 1930's.

The front, of the building makes a positive visual contribution to the Lucas Road streetscape. The overall form and character of the building relates to other early buildings in the street.

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Historical notes of provenance:

The first land grants in the Burwood district included those to Thomas Rowley in c.1803 and William Faithful in c.1808. In c.1812, Rowley's 'Burwood Farm' was bought by Alexander Riley, who built the first house in the district, 'Burwood Villa' in c.1814.

Early work in the area included farming activities, collection of timber and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of the six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open. Through to the 1880's, a number of gentleman's estates were established in and around Burwood.

By c.1895 the villa estates had largely been subdivided. Burwood remained an attractive railway suburb of gentlemen's residences and during the following two decades its character as a garden suburb developed as there was limited industrial development in the area, but there was a variety of service industries as well as some modest homes.

Present day 100 Lucas Road is on the land that was once part of a crown grant of 750 acres made to Thomas Rowley in c.1803 (portion 246 of Parish of Concord). The Rowley grant, along with the Faithful's 1000 acre grants covers the present day Burwood and parts of the surrounding suburbs.

Following the death of Thomas Rowley, his estate passed into the hands of his executors as his children were not of legal age. The executors wrongfully auctioned the estate to Alexander Riley in c.1812. Captain John Piper leased the land after Riley returned to England in c.1817, and lived there in Burwood Villa, built by Riley (now demolished) until the completion of his own manor at Point Piper in c.1822.

Following Riley's death in c.1833 the Rowley children instituted legal proceedings and regained possession of the 750 acre property according to their father's will. The estate was partitioned among his children. Almost immediately the new land owners began to subdivide their land into blocks ranging from four to twenty acres for country homes and small farms. The first streets were marked out at this point to provide access to the highways (Parramatta and Liverpool Roads). Lucas Road was named after John Lucas, husband of Mary Rowley.

Subdivision of the Subject Site:

The block bounded by Lucas, Queen, Cheltenham and Waimea was not part of a named estate, but instead, subdivided progressively through the 1910s and 1920s.

According to Land Title records in c.1911 William Louis Ipkendanz purchased land on the corner of Lucas Road and Queen Street that contained Lots 11, 12 and Part 13. The land was then sold to James Henry Whipp in c.1914 and he re-subdivided the block to include (now No. 98) into Part Lots 11 and 12. Sec S. Later that year Whipp resold parts of Lot 12 and 13 back to William Louis Ipkendanz. The land was L shaped and included a section at the rear that joined onto Queen Street. A garage was built later facing Queen Street.

The Ipkendanz family was a migrant family of the 1880's with origins in Germany. They originally lived in Marrickville until c.1895 when they bought 21 acres in Springwood, Blue Mountains. In c.1897 they built "Elmhurst". Elmhurst was sold and the family moved back to the city around c.1909 for better access to educational opportunities, settling in Burwood. By c.1915 they resided at "Bulwarra" in Lucas Road Burwood as recorded in The Sands Directory. 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. 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. William Louis Ipkendanz died in February 1923 at Burwood and his wife stayed on in the house. His wife Lina died at Burwood in September of 1930. Both were

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buried in the Anglican Cemetery at Springwood, having retained the property "Urunga" and family links with the Blue Mountains.

A caveat was placed on the land and house in c.1931-1943 and the land and house was transferred to Thomas Michael Bowes of Burwood, fruiterer in c.1943. The house was then transferred to Lilian and Michael John Kelly of Burwood, tenants in common, in c.1958. In c.1966 the house and land was transferred to Vincent James O'Malley, electrician and Catherine Mary O'Malley, wife, as joint tenants and the land was subdivided in c.1967. Part of the rear yards of both Nos. 98 and 100 were reduced in size and the L shape block of No. 100 became rectangular with no access to Queen Street. In c.1968 there were extensions and the enclosure of the front porch and verandah and it appears that the house was used as a boarding house. In c.1973 the property was transferred to George Richard Noble Cadden and Laura Vera Cadden as joint tenants. In c.1986 the property was transferred back to Vincent James O'Malley and Catherine Mary O'Malley as joint tenants. There have been further internal modifications and a single storey rear addition with first floor terrace and stairs. Today the house is still used as a boarding house.

Themes: National theme

State theme

Local theme

Designer:**Builder:****Year started:** 1914**Year completed:** 1914**Circa:** Yes

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Physical description: Single storey plus attic c.1914 Federation Arts and Craft style house with face brick walls and high pitched gabled roofs. The front gabled roofs are clad in original slates while corrugated steel is at the rear. There are 3 tall tapered roughcast rendered chimneys.

The front facade is asymmetrical and features a wide arched entry porch that has been infilled with brickwork and a metal screen door. This brick archway has a roughcast rendered gabled end above featuring decorative bracketed eaves. A set of 3 timber framed casement windows with multi-paned leadlight highlights over is located either side of the porch. Another gable is further set back and features half-timbered detailing with a shingled infill and small attic window with vent above.

The southern facade features common brickwork walls with an enclosed front corner verandah with timber framing and fibre cement infill, an intact bay window with casement and highlight windows, an arched, curved moulded quoined brickwork opening with a small entry porch leading to a timber panelled door with fanlight and some double hung timber framed windows. The main gable wall above has half-timbered walls with a small window, shingle infill and smaller window and vent at the top. There is a single level flat roof section to the rear. Beyond that there is a long single level fibre cement clad extension close to the boundary.

The northern facade features common brickwork walls with pairs of timber framed casement windows with highlights and brick flat arches over. The large brick gable wall above is rendered in roughcast with a shingle section and small attic window at the top. Further to the rear there is a set of casement timber frame windows with highlights over and a separate bracketed sun awning. There are bracketed roof eaves to the rear flat roofed section.

The rear of the building features a metal roof skillion extension with fibre cement walls and an attic first floor level with a timber stair and tiled terrace. The rear main gabled roof is clad in corrugated iron and the single storey extension roof is clad in metal deck.

The building still contains many original interior features such as decorative plaster ceilings and cornices, profiled timber skirtings, architraves and fanlights over doors, decorative panel timber entry door with leadlight sidelight and fanlight windows, internal 4 and 5 panelled timber doors with fanlights, timber fireplace mantle (boarded up) and surround. The floor boards have been covered or replaced with timber laminate flooring.

The building is setback from the street with a flat lawn area and concrete paths. A low solid brick wall with painted brick piers is on the street boundary. A central concrete path leads to the front porch with a concrete path running across the front of the house. Paths with stepping stones run along the southern and northern sides of the house with no driveway or planting. There is a level lawn at the rear with a large tree.

Modifications: The front porch and side verandah have been enclosed. There have been some internal modifications and a single storey rear addition with first floor terrace and stairs.

Physical condition level: Good

Physical condition:
Archaeological potential level:

Archaeological potential Detail:

Modification dates:

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Recommended management: [a] The form, scale and character of the building, together with its curtilage and streetscape presentation should be maintained. [b] The front garden setting, front fence and side setbacks of the building should be retained. [c] The front and sides of the house should include appropriate planting. [d] The reinstatement of original features such as the open front porch and open side verandah is encouraged. [e] Removal of elements such as the rear extended fibre cement wing including the attic roof terrace and external timber access stair should be considered given that they are part of the later development of the site and are currently unsympathetic. [f] Further alterations and additions to the building and site should be designed to be sympathetic to the existing style and not detract or impact on the character, presentation and structural integrity of the original building. [g] Alterations and additions should be to the rear of the building and site and not be visible from the street. [h] No new openings i.e. windows and doors should be made to the original front facade of the building.

Management: Management category

Management name

Further comments:

Criteria a): The site and building are of local historic significance as part of a Federation period subdivision and development in the local area. Constructed in c. 1914 the building known as "Bulwarra" continues to occupy its original site and retains the early 20th century character of the area. There were several adjustments to the original allotment and various changes to the building representing changing needs of the owners.

Criteria b): The site is associated with the Ipkanzenz family, 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 several places with which they are associated including Marrickville, Springwood and Burwood. They operated the Royal exchange Hotel in Marrickville from about c.1885. As a successful immigrant family the Ipkanzenz's occupied the Burwood site from 1914 to the 1930's.

Criteria c): The building is of aesthetic significance as a c.1914 Federation Arts and Crafts style single storey building with attic and despite some alterations and additions including the entry porch and front verandah infill and rear additions, the building retains its original form, character and details including slate tiled steep pitched gabled roofs, tapered roughcast rendered chimneys, an asymmetrical facade with a wide arched entry porch with roughcast rendered gabled end above featuring decorative bracketed eaves. Other features include timber framed casement windows with multi-paned leadlight highlights, gable ends with half-timbered detailing, shingled infill and small attic window with vent, an arched curved moulded quoined brickwork opening with a small entry porch leading to a timber panelled door with fanlight, some double hung timber framed windows, a bracketed sun awning and curved bracketed eaves to the front gable and rear flat roofed section. The interior features original details such as decorative plaster ceilings and cornices, profiled timber skirtings, architraves and highlights over doors, decorative panel timber entry door with leadlight sidelight and fanlight windows, internal 4 and 5 panelled timber doors with fanlights, timber fireplace mantle and surround.

The front of the building is highly visible and makes a positive visual contribution to the Lucas Road streetscape. The overall form and character of the building relates to other early buildings in the street.

Criteria d): The building has social significance as its owners were associated with an identifiable group in the local community. The Ipkanzenz family were 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 several places with which they are associated including Marrickville, Springwood and Burwood. As a successful immigrant family the Ipkanzenz's occupied the Burwood site from c.1914 to the 1930's.

Criteria e):
[Research
significance]

Criteria f): The building is a very good representative example of a single storey plus attic Federation Arts and Crafts style house and is rare in the local area.

Criteria g): The building is a very good representative example of a single storey plus attic Federation Arts and Crafts style house that was constructed in c.1914.

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Intactness/Integrity: Original front section of building substantially intact, except for infilled front porch.

References:	Author	Title	Year
	Eric Dunlop	Harvest of the Years: The Story of Burwood	1974

Studies:	Author	Title	Number	Year
	Colin Israel & Leona Gol	Heritage Assessment 100 Lucas Road Burwood		2015

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	2		DP	235214

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing:** Name

Title

Number

ListingDate

Data entry: Data first entered: 15/07/2015

Data updated: 15/07/2015

Status: Basic

Burwood Council

SHI number
5063135
Study number

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Location: 100 Lucas Road Burwood

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Image:



Exterior Western Elevation

Item name: [Item 215] Bulwarra

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Image:



Exterior Southern Elevation

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Item name: [Item 215] Bulwarra

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Image:



Interior Joinery

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Image:



Exterior Bay Window

Burwood Council

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Image:



Exterior Gable End & Chimney