

HERITAGE ASSESSMENT



No. 18 Wyatt Avenue, Burwood

April 2014

Table of contents

1.0	Introduction.....	3
1.1	Context of the report	3
1.2	Background and heritage listing status.....	3
1.3	Methodology and objectives.....	3
1.4	Authorship	3
1.5	Site Identification	4
2.0	Historical Overview	5
3.0	Description of the site.....	11
3.1	The site context.....	11
3.2	No. 18 Wyatt Avenue	18
3.3	Summary analysis.....	32
4.0	Assessment of Significance.....	34
4.1	Evaluation criteria.....	34
4.2	Statement of Significance	35
4.3	Significant elements	36
4.4	Curtilage	37
5.0	Conclusion	38
5.1	Summary & recommendations.....	38

1.0 Introduction

1.1 Context of the report

This report has been prepared on behalf of Burwood Council to assess the cultural significance of No. 18 Wyatt Avenue, Burwood.

1.2 Background and heritage listing status

No. 18 Wyatt Avenue is a two storey Federation style dwelling located on the southern side of the street. Constructed in c. 1908 the building has undergone some change, alterations and additions, however, retains its front setback from Wyatt Avenue and large rear yard with tennis court, swimming pool and garden setting.

Wyatt Avenue is a wide dual carriageway with unusually wide grassed and planted median strip. The street is characterised by detached dwellings including several heritage listed items and modern townhouse developments. A number of modern residential complexes have been constructed at the rear of the existing dwellings which have been retained facing the street frontage.

The subject site is not listed on the State Heritage Inventory (SHI) or classified by the National Trust (NSW). The site is not listed as a heritage item in Schedule 5 of the Burwood Local Environmental Plan 2012, however, is located adjacent to two items, Nos. 14, 16 Wyatt Avenue and another item, No. 24 Wyatt Avenue is also located to the west of the site.

The site is currently subject of a Development Application and Council has requested that an independent heritage assessment of the building be undertaken.

1.3 Methodology and objectives

The report been prepared in accordance with the guidelines for Heritage Assessments as outlined in the NSW Heritage Manual produced by the NSW Heritage Branch.

The assessment is based on an inspection of the property and analysis of the context. The historical outline is based on material sourced from Burwood Council files, Land and Property Information Office and Sydney Water Plan room. Enquires were also made at the Burwood Local Studies Library. Some background information has also been sourced from Trove and information provided to Council by Mr Alex Tichon and Mr Roger Farrell who have researched the social history and associations of the site.

The main objective of this report is to assess and identify the cultural significance of the place and curtilage and provide preliminary guidelines and recommendations to ensure that any identified values are retained.

1.4 Authorship

This report has been prepared by Luisa Alessi of Perumal Murphy Alessi, Heritage Consultants.

All contemporary photographs included in this report, unless otherwise stated, were also taken by Luisa Alessi in April 2014, specifically for the preparation of this report.

1.5 Site Identification

No. 18 Wyatt Avenue is located on the southern side of Wyatt Avenue which extends between Burwood Road and Weldon Street, south of the Burwood CBD.

The real property description is Lot 23 DP 3920.

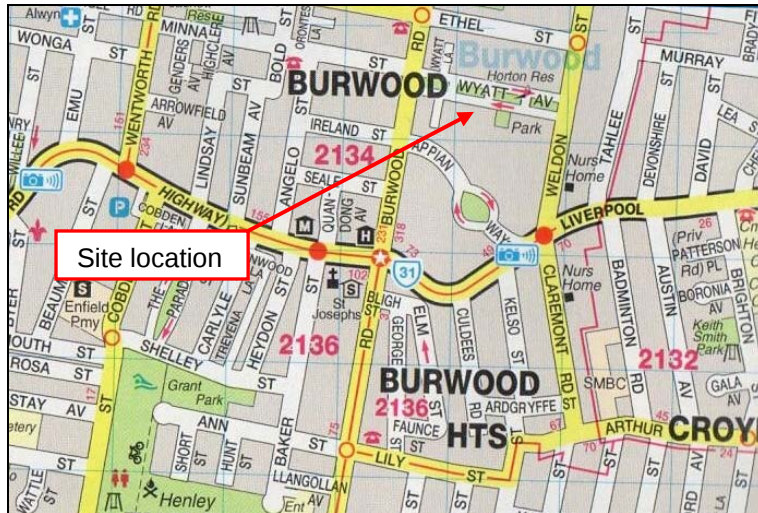


Figure 1.1 Location plan

2.0 Historical Overview

The earliest recorded settlers and land grants in the area date from the 1790s from which time small farms were established along the track that developed between Sydney and early settlement at Parramatta (Parramatta Road). Burwood derived its name from a 250 acre grant given to Captain James Rowley of the NSW Wales Corps in 1799, who named the land after “Burwood Farm” where he had lived in Cornwall, England. Later grants increased his holding to 750 acres which basically extended the area from Parramatta Road to Croydon. Following his death and disputes over his will the land was gradually subdivided and sold from 1834.

The early land sales of the Burwood Estate prompted other early landholders, however, Burwood remained a roadside village and farming area until the coming of the railway line from Sydney to Parramatta in 1855. Burwood was one of the original stations on the line. The opening of the Station brought about further subdivision and development of the area, particularly for city businessmen, wealthy merchants and industrialists who constructed substantial homes in the suburb. The Hoskins family were notable builders who decided to subdivide a large estate and create a model suburb with large houses on expansive grounds, gardens and community space. From 1903 George Hoskins, who lived in Burwood Road, subdivided a nearby 20 acre paddock into 39 allotments around a winding road. By 1909 he constructed thirty-six dwellings, all individually designed in the new, Federation style for lease to the business gentry. They also constructed a number of terraces in Wyatt Avenue, to accommodate minor servants of Hoskins and his fellow residents.¹

The site is part of 1000 acres (portion 248) granted to William Faithful in January 1810. It is not clear if Faithful developed the land in any way, however, it was transferred in the 1830s and reconveyed in the 1840s and in 1847 by indenture of release conveyed to William and Joseph Wyatt.² In 1869 just over 30 acres of the land was transferred to Joseph Wyatt who proceeded to sell parts in the 1870s. By 1888 his land holding was reduced to just over 14 acres. In 1902 the land, the Wyatt Estate, Burwood, was subdivided into 30 residential allotments about Wyatt Avenue. Some lots also addressed Burwood Road. A narrow laneway separated the allotments between each street (**Figure 2.1**).³

In a transfer dated February 1903, the subject site, Lot 23 and neighbouring site, Lot 22 were purchased by Amelia Lockyer Broughton. In the same year Lot 23 was transferred to Caroline Anne Weston, wife of Arthur Weston, Law Clerk of Petersham. Caroline Weston took out a mortgage in November 1907 and it is assumed that the house was constructed on the site from this time. Arthur Weston, occupying “Kenilworth” is first listed in the *Sands Directory* in 1909. Lot 22, to the east of the site, was purchased by Frederick Stephen Stone in May 1906. Stone is listed in the *Sands*, occupying “Guyra”, in 1907.⁴

The Westons continued to occupy the site until the last *Sands* entry in 1932/33. In 1933 the site was transferred by the mortgagee exercising their power of sale to Edward Leydon Fahey of Sydney, a public accountant and Monica Elizabeth Fahey, his wife, as joint tenants. The Land Titles note that Mr and Mrs Fahey took out a mortgage in November 1933. The site was transferred to the sole ownership of Monica E Fahey in 1935 and various mortgages were taken and discharged from this time.

Sydney Water Plans dating between the 1930s and 1950s (**Figure 2.2**) show what is assumed was the original footprint of the building with bays projecting from the front main section of the building to the north and to the east. A long, narrow rear wing is also clear.

¹ Pollon, F (ed.) *The Book of Sydney Suburbs* (1988), p. 42 & National Trust of Australia (NSW), listing sheet, *Appian Way Urban Conservation Area* (1981).

² Land and Property Information, Primary Application 2101.

³ Land and Property Information, Primary Application 2101, Certificate of Titles, Volume 84 Folio 63, Volume 876 Folio 199, & DP 3920.

⁴ Land and Property Information, Certificate of Titles, Volume 1447 Folio 250, Volume 1592 Folio 216.

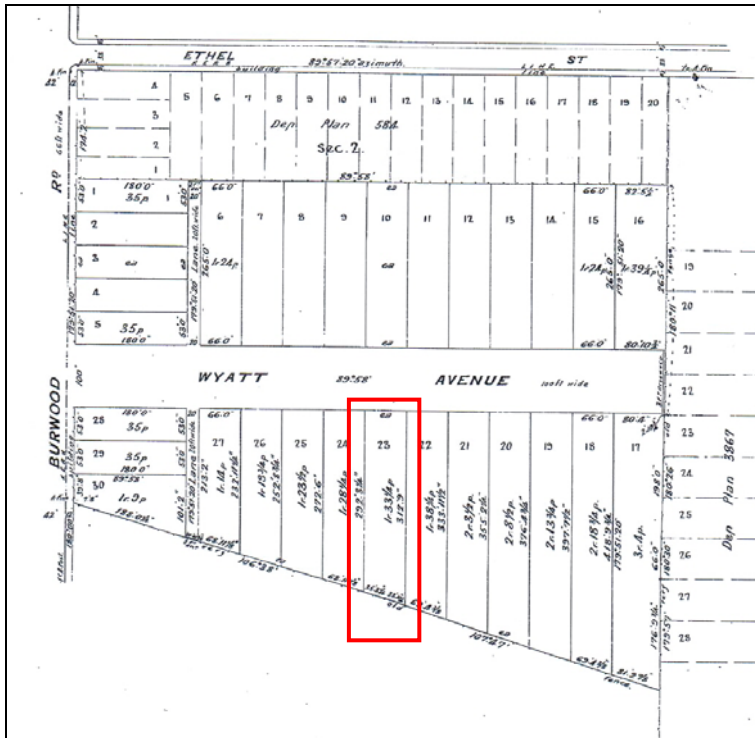


Figure 2.1 Subdivision of the Wyatt Estate.

(Source: Land and Property Information, DP 3920)

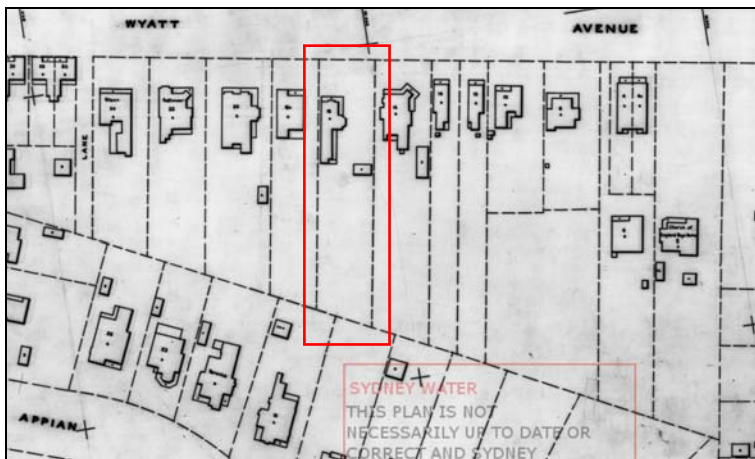
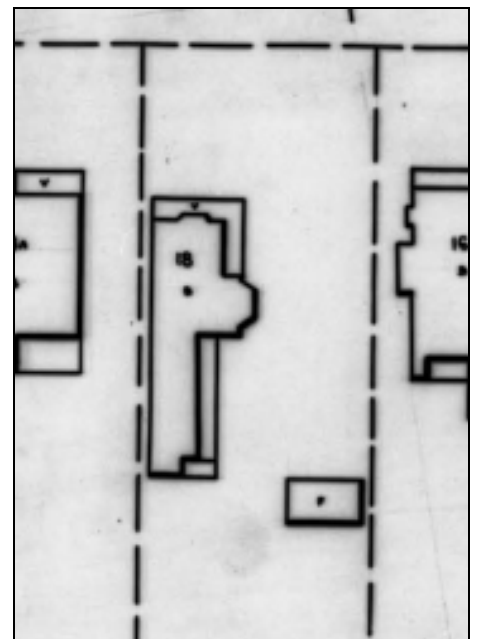


Figure 2.2 Sydney Water plans dated c. 1930s-1950s showing the original form of the building.

(Source: Sydney Water Plan Room, DS4586 & BLKWTL203 (2))



An open verandah is shown extending across the front façade and returns along the north eastern corner of the building. A long verandah is also shown extending along the eastern side of the long, rear wing. The building is setback from the street frontage and in approximate alignment with the neighbouring site which also appear to have been developed by this time. A wide setback from the eastern boundary is also evident. A separate detached structure is also clear to the south east of the house. The plan indicates that the building was constructed in brick and rear, detached structure was lightweight, constructed of “fibro” (assumed timber framed).

A 1943 aerial photograph of the site (**Figure 2.3**) confirms the building footprint with long rear wing extending from the front, main section of the building. The front and particularly the east facing gable are clear and shadows indicate that the rear wing was one and two storey. The separate detached structure had a gabled roof and is set back with dense planting clear along the north eastern boundary. The rear yard appears mostly clear and open and free of structures and planting. Some trees are, however, clear along the rear site boundaries.

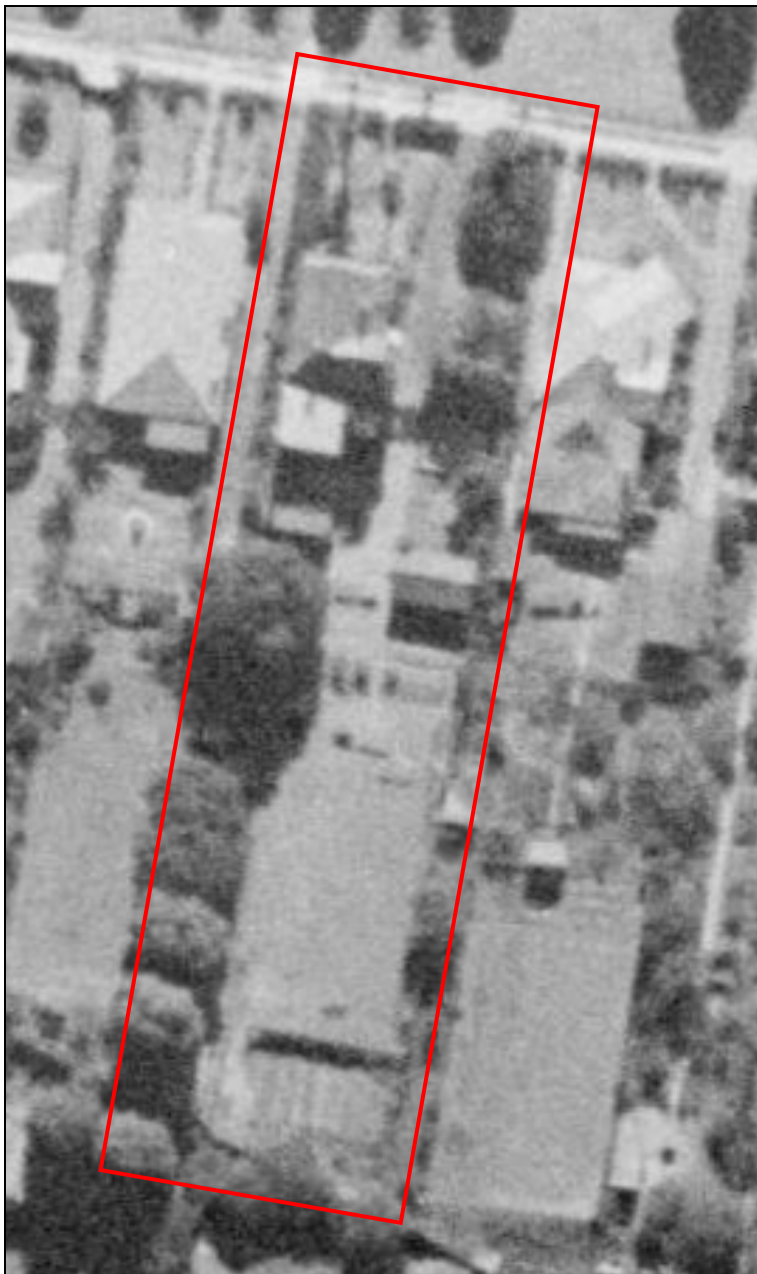


Figure 2.3 1943 aerial.

(Source: SIX maps)

Monica Elizabeth Fahey, later Monica Elizabeth Anderson, appears to have continued to occupy the dwelling taking out various mortgages during her ownership.⁵ Monica was the daughter of prominent State (QLD) and Federal politician and businessman Edward Granville (EG) Theodore⁶ who is said to have purchased the house for his daughter when she married in 1933 and assisted with the mortgage payments. The Land Titles make no reference to Theodore, however, it is also said that he attended meetings in the house and planted a camellia tree in the front yard (now removed). The house was apparently featured in *The Australian Women's Weekly* in 1935,⁷ however, the article could not be located. After resigning as Premier of Queensland Theodore moved to Sydney and resided in Kirribilli (from 1927 until c. 1936). He was Federal Treasurer during the 1930s and later was a business partner in a number of ventures with Sir Frank Packer. From the 1940s his principal address was *Princeton* in Edgecliff where he resided until his death in 1950.⁸

In December 1950 the site was transferred to Robert Scarlett and again in 1951 to Harry Francis Wood and in April 1957 to Rino Scarparo and his wife Maria as joint tenants.⁹ It is not known if any major changes had been undertaken to the building to this time, however, it would appear that by c. 1964 the building, which probably would have been face brick, had been painted. A photograph provided by the Scarparo family dated c. 1964 (**Figure 2.4**) clearly shows the painted facades with contrasting timber details. Part of the two storey section of the original rear wing is also just visible. The photograph also indicates the various trees and plantings in the front garden area.

The Scarparo family retained ownership until 1985 when it was sold to Frank and Christine Miehs.¹⁰ The Miehs subsequently submitted a Development Application to Council which was approved on 16th July 1985. The work included alteration and additions to the existing single dwelling house and installation of a private tennis court and an in-ground swimming pool at the rear. The DA plan (**Figure 2.5**) shows the existing front portion of the house with side entry and two main rooms and verandah on the ground floor and stair connecting to the two main rooms on the first floor. The original rear wing is not shown and it would appear only part of the western wall was to be retained and wing replaced with a new wing extending across the site with garage, kitchen and service areas, also dining and family room and rear verandah on the ground floor and four bedrooms, rumpus, bathrooms, front and rear balconies on the first floor.¹¹



Figure 2.4 c. 1964 photograph showing that the building had been painted by this time. Part of the original two storey section of the original rear wing is also just visible.

(Source: Mr Roger Farrell, courtesy of the Scarparo Family)

⁵ Land and Property Information, Certificate of Title, Volume 4605 Folio 130.

⁶ *Trove*. Various articles on EG Theodore.

⁷ Research undertaken by Mr Roger Farrell and Mr Alex Tichon.

⁸ Various articles from *Trove*, National Library of Australia, *The Australian Women's Weekly* database, November 4, 1933, p. 27 & research undertaken by Mr Roger Farrell and Mr Alex Tichon

⁹ Land and Property Information, Certificate of Title, Volume 4605 Folio 130.

¹⁰ Land and Property Information, Certificate of Title, Volume 7286 Folio 250.

¹¹ Burwood Council Property files, DA 244.0018.01.0.0000.

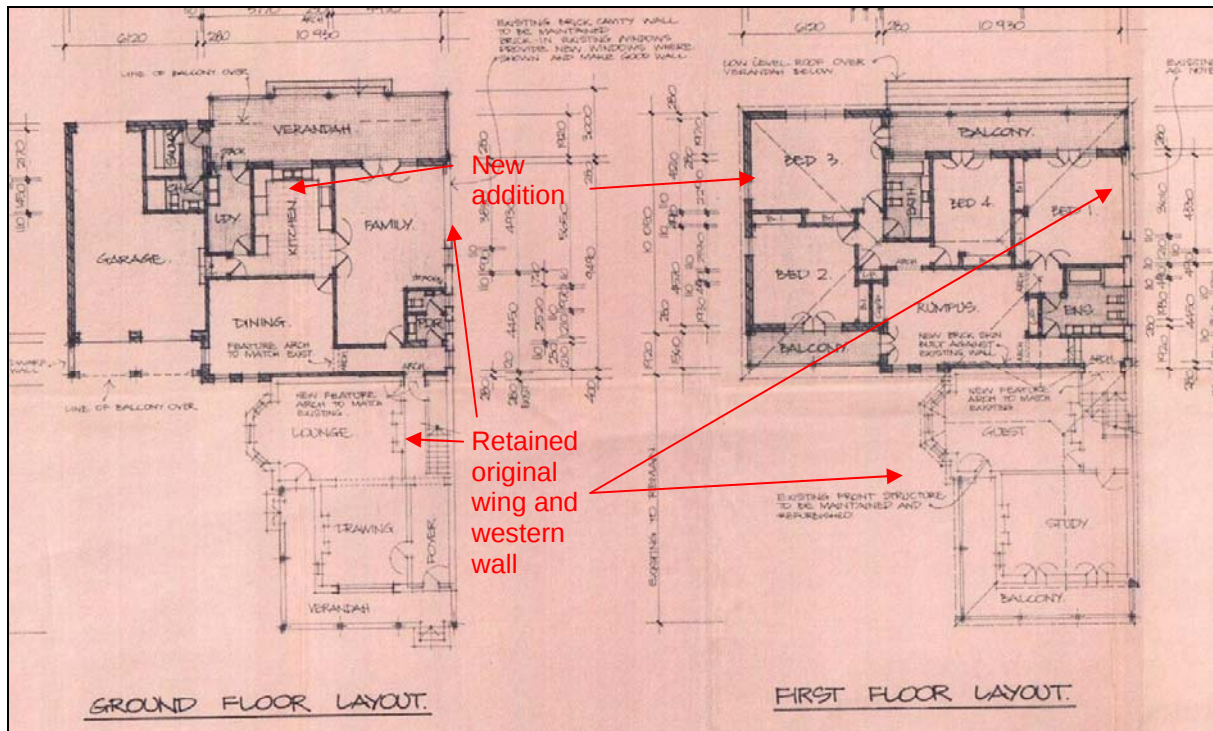


Figure 2.5 1985 DA plan showing the extent of the retained original portion of the house and new wing. (Source: Burwood Council files, DA 70/85, 244.0018.01.0.0000).

Mrs Miehs renovated the house from this time. In 1988, the Burwood and District Historical Society awarded 18 Wyatt Avenue a Certificate of Merit under the Burwood Restoration Competition Heritage Week.¹² By this time the National Trust of Australia (NSW) had also proposed that all the properties fronting Wyatt Avenue be included in the Appian Way Conservation Area.¹³

The current owners purchased the site in 2012 and no major works have been undertaken apart from general repairs and maintenance.¹⁴ Inspection of the house today, confirms that the original rear wing has been removed and new addition extending across the site has been constructed with decorative elements on the front façade detailed to match the original, retained portion of the building.

The building has been rendered, it is assumed as part of the 1985 works, however, the original timber details at the front section of the building have been retained. It would appear that the front landscaping and fence also date from the 1985 additions. A pool and a tennis court have been added to the rear garden which also features a number of tall palm trees.

In 2013 a Development Application was submitted to Council proposing the demolition of the building and construction of townhouses on the large site.

¹² Research by Mr Alex Tichon.

¹³ Burwood Council, National Trust of Australia (NSW), *Appian Way Urban Conservation Area* datasheet, (24/8/81).

¹⁴ Discussion with the current owner's family at time of site inspection, 16 April 2014.

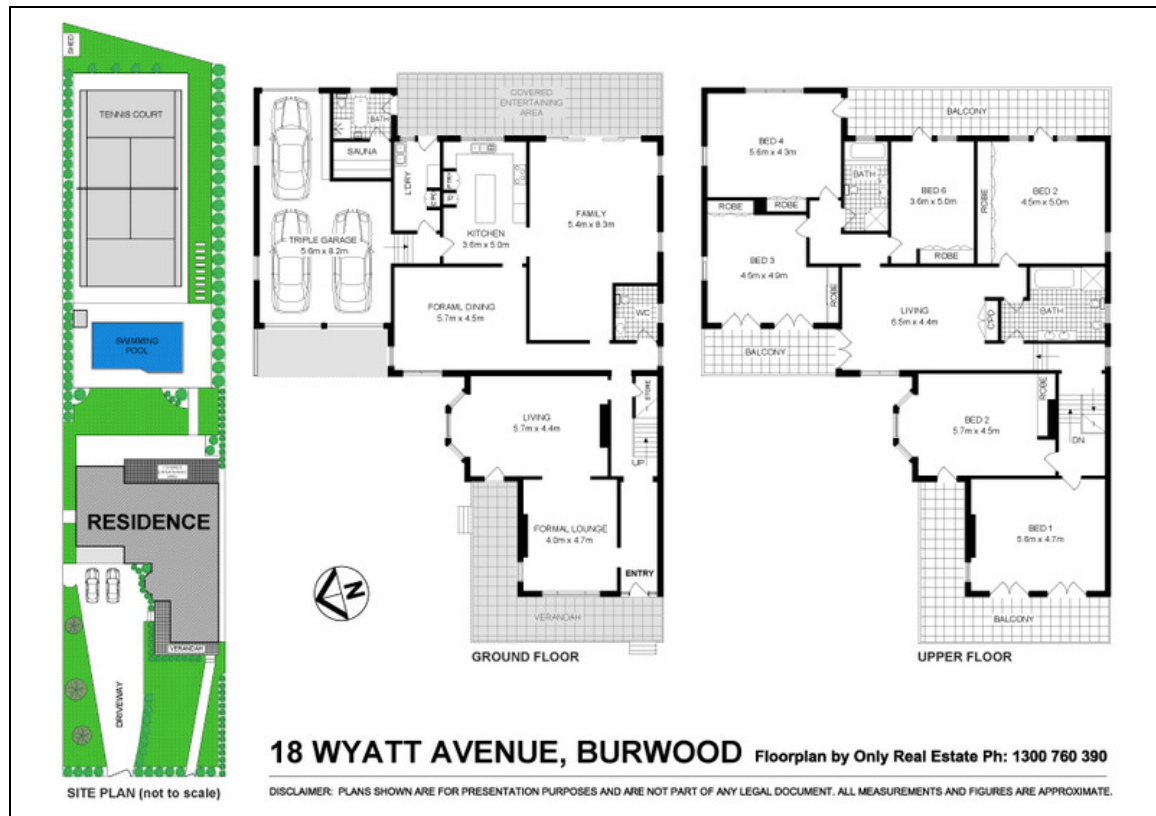


Figure 2.6 Plans and details from the 2012 sales brochure. The site plan (at left) shows the house, landscaping and pool and tennis court. (Source: <http://www.raineandhorne.com.au/financial/properties/185079>).

3.0 Description of the site

3.1 The site context

The site is located on the southern side of Wyatt Avenue which is a very wide dual carriageway with wide grassed street verges and wide central nature strip featuring a number of trees and plantings. The built context is characterised by a mix of one and two storey detached dwellings generally dating from the late 19th, early to mid 20th century and a number of modern townhouse developments. Several of these complexes are also located at the rear of the original single dwellings constructed close to the street frontages. The built context is also enhanced by street trees, various fence treatments and garden settings.

The subject building is one of several prominent Federation period dwellings located on the southern side of the street. To the immediate east of the site, Nos. 14 and 16 Wyatt Avenue are two Federation period, face brick dwellings. Both dwellings have been listed as local heritage items and retain their original form and details and make a positive visual contribution to this section of the street. No. 14 is a two storey dwelling and is also enhanced by a public open space located to its immediate east. No. 16 has a prominent front verandah and corner splay and typical faceted roofscape. Located to the west of the site, No. 24 Wyatt Avenue is a large two storey late Victorian/ Federation style dwelling that also retains its original form and details including front fence and has also been listed as an item.

A number of Federation period and styled dwellings are also located on the northern side of the street. Whilst these have not been listed as items, the buildings generally add to the character of the street and are also enhanced by garden settings.



Figure 3.1 View looking east along the southern side of the street.



Figure 3.2 Wyatt Avenue is a wide dual carriageway with wide planted nature strip extending the length of the street.



Figure 3.3 The built context is enhanced by wide grassed verges and garden trees and plantings.



Figure 3.4 To the east of the site and south eastern end of Wyatt Avenue is a modern single storey townhouse development.



Figure 3.5 Nos. 4-8 Wyatt Avenue.

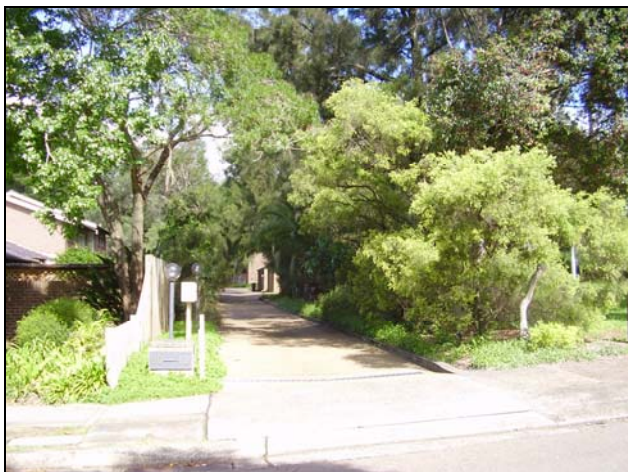


Figure 3.6 Nos. 10-12 Wyatt Avenue is another modern residential development that has been setback from the street frontage with driveway access extending along the eastern site boundary.



Figure 3.7 An open public garden/ park space is located on the street frontage adjacent to Nos. 10-12 Wyatt Avenue.



Figure 3.8 The open space also neighbours and allows views to No. 14 Wyatt Avenue which has been listed as a heritage item.



Figure 3.9 No. 14 Wyatt Avenue is a two storey face brick Federation period dwelling with slated roof and prominent front verandah and balcony with timber details. The building is highly intact and is sited relatively close to the street frontage and is enhanced by its front garden setting.



Figure 3.10 To the immediate east of the subject site, No. 16 Wyatt Avenue is a single storey, face brick Federation period dwelling with hipped and gable roof clad in tiles and rendered chimneys.



Figure 3.11 No. 16 Wyatt Avenue has also been listed as a heritage item and retains its overall form and detail including wrap-around front verandah and associated decorative details. Despite some modifications, including a later front fence, the building and its garden setting make a positive contribution to the streetscape.



Figure 3.12 View looking west along the south western section of the street.



Figure 3.13 To the immediate west of the site, Nos. 18A-22 is occupied by a modern, single story townhouse development with central access driveway. The buildings are also enhanced by garden plantings and landscaping.



Figure 3.14 Further west, No. 24 Wyatt Avenue, “Cleon” is a large, two storey face brick and rendered late Victorian/Federation villa with hipped roof clad in slates and rendered chimneys. The site retains an original wrought iron palisade front fence and gates and is also enhanced by its garden setting and plantings.



Figure 3.15 No. 24 has also been listed as an item and is prominent due to its corner siting along the Wyatt Avenue and laneway.



Figure 3.16 Further west, Nos. 26-32 Wyatt Avenue are a group of Federation semis which have also been listed as heritage items.



Figure 3.17 The group have undergone some modification, however, retain a sense of their original scale, form and details and add to the visual character of the streetscape.



Figure 3.18 The northern side of the street also retains a mix of detached houses and modern residential development.



Figure 3.19 No. 27 Wyatt Avenue is a single storey Federation period house with hipped and gabled roof clad in slates and open front verandah. The building retains its street presence despite the addition of a stencilled concrete driveway and modern residential development at the rear.



Figure 3.20 The mixed residential development along the northern side of the street. Some of the earlier building stock have been replaced, however, street setbacks and rhythms have generally been retained.



Figure 3.21 A modern residential development has also been constructed at the rear of No. 23 Wyatt Avenue, which despite some modifications and replacement of building fabric such as the roof tiles, retains its Federation period character and details of the front façade.



Figure 3.22 The modern and altered building on the northern side of the street area also enhanced and softened by front gardens and plantings.



Figure 3.23 Federation period dwellings located on the northern side of the street and diagonally opposite the subject site.



Figure 3.24 No. 11 is a single storey Federation period dwelling located on the northern side of the street.



Figure 3.25 A modern residential development has also been constructed at the rear of No. 11 Wyatt Avenue.



Figure 3.26 The residential development at the north eastern section of the street.

3.2 No. 18 Wyatt Avenue

No. 18 Wyatt Avenue is a two storey rendered brick Federation style dwelling with gabled and hipped roof clad in original and modern slates with terracotta trims and rendered chimneys. The building has “L” shaped footprint with main wing extending toward the street frontage.

The front façade has an open verandah with balcony over and a steep pitch gable with half timber detail to the gable end. Marble steps at the western end step up to the front verandah and building entry which has a timber panelled and leaded glass entry door with leaded side and toplight. The verandah has modern floor tiles and a solid rendered balustrade with scalloped detail. The verandah and balustrade returns along the north eastern façade and supports original turned timber posts and the timber balcony over. The balcony also returns around the north eastern corner and has timber balustrade and details including original timber posts, scalloped valance and timber boarded ceiling over. The front and north eastern façade has timber framed double hung windows with coloured glass panes and rendered sills and French doors also with coloured glass panes and toplights access the upper balcony. A timber panelled door with toplight is also located at the south eastern end of the verandah.

The northern eastern façade features a two storey faceted bay with roughcast render and moulded details and separate hipped roof over. The rear wing extends across the site. The ground floor has two recessed garage openings each with modern roller doors and timber framed double hung windows on the ground and first floor which also has an open balcony with matching timber details facing the street frontage. The balcony is simply finished simple flat sheeted ceiling. The space is accessed by modern timber and glass doors with security screen doors.

The building is setback from the street frontage which has a rendered piered fence with reproduction palisade panels and gates. A brick paved driveway extends from the street frontage, parallel to the eastern site boundary to the garages. The driveway is bounded by garden beds and open lawn. Some trees and plantings are located along the north eastern site boundary.

The rear wing of the building is setback from the side boundaries and has timber framed windows with decorative bracketed hoods. The rear façade has modern windows and doors. An open verandah and balcony with modern floor tiles and finishes and some matching timber details overlook the large rear yard which features an in-ground swimming pool and tennis court. A paved area between the house and pool features a number of tall palm trees. The rear is generally free of any other major plantings. Raised garden bed extends along the western side boundary.



Figure 3.27 No. 18 Wyatt Avenue. The front, main wing of the building is a highly visible element in the street.



Figure 3.28 The building as presents to Wyatt Avenue. The “L” shape and two wings of the building are clear.



Figure 3.29 The front, original wing of the building features an open “wrap-around” verandah with main and side entry on the ground floor and open balcony over.



Figure 3.30 The building has been rendered, however, the front section retains its overall original scale and form including roof form and slate and terracotta roof cladding and details including detail to the gable ends, two chimneys and open verandah and balcony with original timber elements and linings supported on solid rendered balustrade/base. The verandah is elevated above the ground level and also retains marble steps. The facades also retain the original pattern of openings and timber framed windows and doors. In addition to the rendered finish other minor changes include the addition of a glass screen at the western end of the verandah, security doors and roller shutters to the front ground floor door and windows.



Figure 3.31 The front main wing also retains original east facing gable and faceted bay with rendered and rough cast details and hipped roof over.



Figure 3.32 The base of the eastern bay, also note the verandah steps, original windows and openings.



Figure 3.33 The “rear” wing constructed in the late 1980s has garage openings on the ground floor with open balcony over. The hipped roof has modern slate tiles to reflect the original with terracotta trims. The balcony and garage openings have modern timber elements that have been detailed to match the original verandah and balcony details. The windows may have been recycled from the demolished original rear wing or fabricated to match original windows.



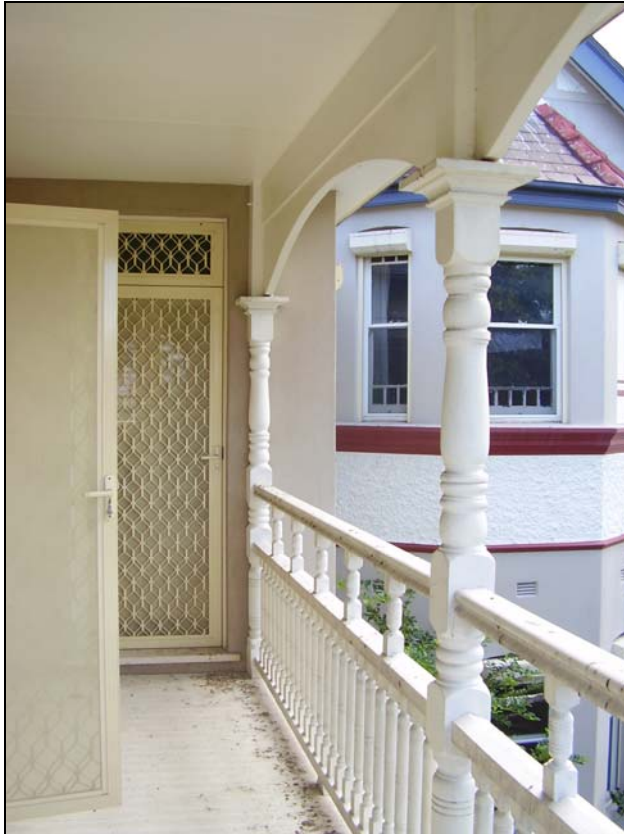


Figure 3.34 The balcony over the garage incorporates modern fabric and finishes.



Figure 3.35 The rear of the building. The garage extends through the ground floor of the rear wing. An opening is located at the eastern end.



Figure 3.36 The rear wing was constructed following approval of the 1985 DA and is constructed in modern materials and incorporates details matching the original wing of the building.



Figure 3.37 The rear yard has open lawn, in-ground swimming pool and tennis court added as part of the 1980s works. The yard is largely clear of any trees apart from palms which are assumed to have been added as part of the 1980s works.





Figure 3.38 View of the rear yard. The landscaping and garden beds also appear to date from the 1980s works.



Figure 3.39 The 1943 aerial shows an open rear yard which may have featured a tennis court at some stage. However, the 1985 DA approval included the “addition” of a tennis court.



Figure 3.40 The south eastern facade of the rear wing. The rear wing was constructed in the late 1980s and incorporates matching details.

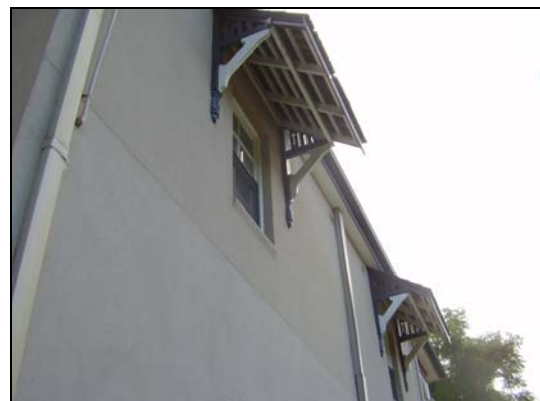




Figure 3.41 The main building entry retains the original timber and leaded glass panelled door, side and toplights.

Interior

The interior features timber and ceramic tiled floors, rendered and set walls and decorative plaster and plasterboard ceilings with various covings and both original and simple modern timber joinery including profiled skirtings, architraves, timber panelled doors and timber stair and balustrade.

The northern, original main wing retains its original layout with side entry and hall and stair accessing and connecting the two main rooms on the ground and first floor. The entry hall has tiled floor with rendered and set walls including rendered dado line and decorative plaster ceiling. The front and stair hall are divided by an archway with rendered mouldings. A second arch and opening to the former rear wing also remains. A wider arch separates the two ground floor sitting rooms which each feature modern ceramic tiled floors and high, richly decorative plaster ceilings and cornices. Chimney breasts remain, however, the fireplaces have been infilled and surrounds have been removed. The front room has timber window set facing the street and small feature window in the north eastern corner. The adjacent room has a bay window and single doorway opening onto the eastern arm of the front verandah.

The timber stair treads have been replaced, however, the original timber balustrade and newel posts remain. The stair returns and accesses two large bedrooms on the first floor of the main wing. The front room also has high decorative plaster ceiling and cornices, simple chimney breast and small feature window on the eastern wall with French doors on the northern wall accessing the balcony. The adjacent room has simple plaster ceiling with decorative cornices and bay window. Both rooms have modern timber floors.

The rear wing is simply finished by comparison with modern timber and ceramic tiled floors simple plasterboard ceilings and covings and modern timber framed windows and doors and finishes. Kitchen and bathroom spaces are modern with contemporary fixtures and fittings. Modern lighting and services are located throughout the house.

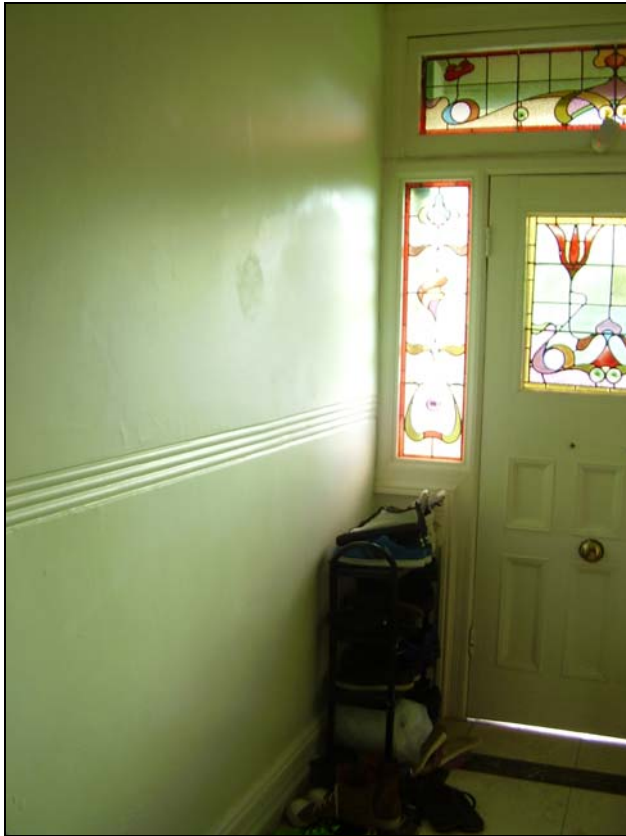


Figure 3.42 The entry hall and door. The floor has modern ceramic tiled finish, however, the details on the walls and original timber joinery remains.



Figure 3.43 The hall, located on the western side of the main, front wing also retains decorative plaster ceiling and cornices and central hall arch and associated mouldings. A timber stair also remains. The stair treads and rises have been replaced, however, the original balustrade remains. A second arch is also located at the end of the stair hall.

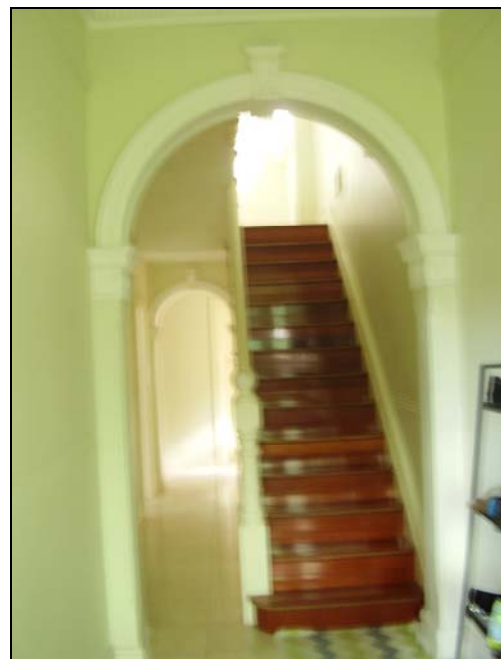




Figure 3.44 The front, ground floor room retains original richly decorated ceiling and timber joinery including timber windows and architrave on the northern wall.



Figure 3.45 The front ground floor sitting room also retains a chimney breast, however, the fireplace has been infilled and surround previously removed.



Figure 3.46 The wide arch and details between the two main ground floor rooms.



Figure 3.47 The second ground floor room has secondary door and bay windows at the eastern end in addition to the high, richly decorated ceiling. The western wall also retains a blank chimney breast.





Figure 3.48 The stair balustrade and upper landing. The timber floors throughout appear to have been replaced.



Figure 3.49 The front room on the first floor of the main, original wing also retains the original decorative plaster ceiling and coving, also wall vents, chimney breast, small feature window and French doors accessing the front balcony.

Modern services including air conditioning and light fixtures and fittings have been added throughout the building.





Figure 3.50 The front room also retains original French door accessing the front balcony.



Figure 3.51 The main wing generally retains original timber joinery including timber panelled doors and toplights also architraves and skirtings.



Figure 3.52 The first floor hall and junction between the original main wing and 1980s rear wing. The rear wing is simply finished with modern finishes, linings and details.



Figure 3.53 Typical rooms in the rear wing. Note the modern timber framed windows and glazed doors, finishes and services.





Figure 3.54 The rear wing generally incorporates modern fabric and linings, however, it would appear some original windows may have been reused on the front façade.



Figure 3.55 The garage on the ground floor of the rear wing is simply finished with concrete floor slab, painted masonry walls and flat ceiling with surface mounted lighting.

3.3 Summary analysis

No. 18 Wyatt Avenue has not been listed as a heritage item. There are several heritage listed items located on the southern side of the street, including two Federation period dwellings located to the immediate east of the site, Nos. 14 and 16 Wyatt Avenue. These buildings and visually prominent elements along the streetscape highlighted by their overall form and presentation, wide street proportions and open public space adjacent to No. 14.

The street retains a number of one and two storey buildings mostly constructed in the early decades of the 20th century with some replacement and modern building and complexes between. The southern side of the street also features several single storey townhouse type developments dating from the late 20th century. These developments have changed the street pattern of the original subdivision and intent of the early land speculators such as the Wyatts and Hoskins who provided generous residential lots, a wide boulevard street layout with open public spaces and wide verges and nature strips and opportunities for public gardens and plantings.

By contrast, later residential developments in the street, particularly on the northern side of the street (Nos. 11, 23 and 27) have retained the original house on the site and have developed the rear, with common access and driveways extending back from the street frontage. This has retained a sense of the streetscape and subdivision pattern and early 20th century building stock and character of the street.

Overall the built development in Wyatt Avenue is enhanced and in some cases softened by the wide street proportions and street plantings, various fence treatments and garden trees and plantings.

The subject building is a visually prominent element in the streetscape by virtue of its setback, painted two storey facades and large street facing gable also the decorative timber details of the front façade which are in contrast to the neighbouring face brick buildings.

The documentary and physical evidence shows that a number of changes have been undertaken to the building. The site retains its original boundaries and proportions, however, the front fence has been modified and garden also landscaped and replanted, it is assumed as part of the 1980s works. These works also included the addition of a swimming pool and tennis court and some clearing and landscaping in the rear yard. Overall these elements have not detracted from the overall character and appearance of the building. The front fence and landscaping is complimentary and has allowed continued views and relationship with the street. The trees and plantings are consistent with the street. The pool and tennis court area not visible from the public realm and make no contribution to the streetscape.

The building had a number of long term owner and occupier. It is not clear if any early changes were undertaken, however, it would appear that major changes were undertaken to the building in the 1980s following approval of the 1985 DA. This resulted in the replacement of the original rear wing of the building which extended parallel to the western site boundary from the rear of the front, main wing, which has been retained and continues to address Wyatt Avenue. The new wing extends across the site and includes garage openings on the ground floor, accessed via a driveway extending from the street frontage and an open balcony detailed to match the original front verandahs and balconies of the building.

It would appear that the building was also rendered at this time, it is assumed to tie the “new” and the “old”, however, differing roof slates have been used, possibly to distinguish between the two. The primary form and elements of the original part of the building, including rendered and roughcast details and elements have been retained and remain visible.

The building appears in sound and very good condition. Despite the various changes the main form of the building remains highly intact.

The front roof form, gables and chimneys are visible from the street frontage and Federation period character also relates to the other prominent buildings in the immediate context and streetscape.

The internal layout of the original main wing of the building remains with two main rooms on the ground and two main rooms on the first floor accessed by the side hallway, stair and landing.

Changes include the replacement of internal floor and some ceiling linings, removal of fireplaces and surrounds and upgrade and provision of new services and lighting. The remaining early internal fabric including decorative plaster ceilings and cornices, plaster and rendered mouldings and timber joinery including stair balustrade also appear to be in very good condition. Some minor cracks and past repairs are visible both internally and in the render finishes externally, however, these appear to be minor.

4.0 Assessment of Significance

4.1 Evaluation criteria

The following assessment of heritage significance has been prepared utilising the current evaluation criteria established by the New South Wales Heritage Council.

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)

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. 1908 as a gentleman’s residence the building continues to occupy its original site and retains the early 20th century character of the area. The various changes to the building represent changing trends, standards of living and occupant requirements.

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)

The site is associated with early local land speculators including the Wyatt brothers. The building is associated with prominent politician and businessman EG Theodore, who purchased the building for his daughter Monica, who owned and occupied the site between 1933 and 1950.

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

The building is of aesthetic significance as a Federation style dwelling that despite some additions and alterations including rendering of the building facades, retains the original form, character and details of the original main wing of the building, particularly the street facing gable and main roof form and chimneys, open front verandah and balcony and associated timber details, bay windows and garden setting the front section of the building.

The front, original section of the building also significantly retains its original internal layout, including western entry and stair hall and two main rooms on the ground and first floor and finishes including the richly decorated plaster ceilings, timber framed windows and doors, timber joinery and decorative mouldings and details.

The front, original section of the building is highly visible and makes a positive visual contribution to the Wyatt Avenue streetscape. The overall form and character of the building relates to other early buildings, notably prominent Federation period dwellings located to the immediate east of the site (Nos. 14 and 16 Wyatt Avenue) and other Federation period dwellings in the street.

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

The site has no particular association with a particular community or cultural group for social or cultural reasons.

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 building generally incorporates standard construction materials and techniques and parts have been modified, however, the front, original portion of the building has potential to reveal information about the Federation period styles, building techniques and details.

The building appears to be the first to be constructed on the site, however, the archaeological potential is considered to be low with any early resources likely to have been disturbed by the construction of the building, early outbuilding and additions also recent landscaping, addition of driveways, plantings, pool and tennis court.

The 1980 addition occupies the area of the former outbuilding. Any early remains are not likely to reveal any new information which is not available elsewhere.

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)

The Federation style of the building is not rare in the immediate context or wider context.

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

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

The front section of the building retains details representative of a Federation period dwelling.

4.2 Statement of Significance

No. 18 Wyatt Avenue is of local historic and aesthetic significance as part a Federation period subdivision and representative example of Federation period gentleman's residence and Federation period development in the local area. Constructed in c. 1908 and despite some alterations and additions, including rendering of the building facades, the building retains the original form, character and details of the original main wing of the building, particularly the street facing gable and main roof form and chimneys, open front verandah and balcony and associated timber details, bay windows and garden setting. The front, original section also significantly retains its original internal layout, including western entry and stair hall and two main rooms on the ground and first floor and finishes including, richly decorated plaster ceilings, timber framed windows and doors, timber joinery and decorative mouldings and details.

The various changes to the site and building represent changing trends, standards of living and occupant requirements.

The front, original section of the building is highly visible and makes a positive visual contribution to the Wyatt Avenue streetscape. The overall form and character of the building relates to other early buildings, notably prominent Federation period dwellings located to the immediate east of the site (Nos. 14 and 16 Wyatt Avenue) and other Federation period dwellings in the street.

The archaeological potential of the site is considered to be low. The building incorporates standard construction materials, techniques and details that illustrate Federation period details, but are not unique or rare in the local or wider context.

The site is of some historic and social interest by its association with prominent State and Federal politician EG Theodore.

4.3 Significant elements

The following elements are considered to be of **high significance** and make a strong contribution to the significance of the place and should be retained and conserved:

- the overall form of the front, original section of the building and existing front setbacks and relationship to the street and neighbouring buildings, particularly Nos. 14 and 16 Wyatt Avenue;
- the two storey scale and roofscape including front and eastern gable and two chimneys, and slate roof cladding and terracotta trims;
- the open “wrap around” front verandah and balcony and associated details including marble access steps, timber elements and linings also front entry and side door facing the eastern verandah;
- the eastern faceted bay and separate hipped roof;
- roughcast render and external rendered mouldings and details;
- pattern of openings on the front main section of the building and original timber framed windows and doors;
- the internal layout of the front main section of the building, including entry and stair hall, stair void and return, landings and two main rooms on the ground and first floor;
- the high ceilings and spatial qualities of the main rooms and hallways;
- chimney breasts and internal arches in the hall and between the main spaces on the ground floor;
- original finishes including decorative plaster ceilings and covings, rendered and plaster mouldings, profiled timber skirtings, architraves and toplights, internal panelled timber doors, timber stair including balustrade and handrail;

The following elements make some contribution to the significance of the place and are considered to be of **moderate significance** and should be retained, however, some alterations or adaptation is permissible;

- internal timber flooring;
- the front fence;
- the mature trees and plantings around the garden;

The following elements make no particular contribution to the significance of the place and are considered to be of relatively **low significance** and may be retained or replaced with care to the significant features;

- the brick paved driveway and hedges;
- the 1980s addition (rear wing of the building);
- the swimming pool, tennis court and associated landscaping and elements including paving at the rear of the house, raised garden beds and palm trees;
- modern ceramic floor tiles to the building entry and verandah spaces;
- the various security grilles, roller shutters and screens to openings;
- the modern kitchen and bathroom finishes, fixtures and fittings; and
- modern services, lighting and fans and associated fixtures.

There are no **intrusive** elements.

4.4 Curtilage

The original house site remains and primary front setbacks and relationship to the street also remains.

The house was designed to “address” the street frontage and also originally the north eastern corner of the site. An open verandah wraps around the north eastern corner of the building and faced the front garden area.

The recommended curtilage is the site boundaries. An open setback, particularly to the front and north eastern sides of the building should be retained as it allows an extended curtilage and continued views to and from the building and relationship to the street and neighbouring Federation buildings.

No new development or buildings should ideally be constructed in front, to the north and north east of the building. New additions and structures and elements may be considered to the rear, provided that they do not detract or obscure the features of the front original section of the building and its overall presentation.

5.0 Conclusion

5.1 Summary & recommendations

In summary No. 18 Wyatt Avenue is considered to be of local cultural significance and should be retained and potentially listed as a local heritage item in the Burwood area.

The reasons for retention and potential listing are as follows:

- the building is of local historic and aesthetic significance;
- the site retains the original street frontage and subdivision pattern;
- despite changes and modifications, the building retains front setbacks and streetscape rhythm and relationship to the street and neighbouring buildings and a front garden setting;
- despite changes and additions the building retains the original form and Federation stylistic details of the front main wing of the original building including building and roof form, chimneys and street facing gables, open verandah and balcony and associated timber details, east facing bay and gable and associated decorative details, pattern of openings and original timber framed windows and doors;
- the main wing also retains its original internal layout and original and most of the early internal linings, finishes and details; and
- the building is a highly visible component and is part of a group of Federation period dwellings that make a positive and strong visual contribution to the Wyatt Avenue streetscape and area.

Ideally the existing building height, form and character of the building, particularly the front, original wing should be retained and conserved. Elements identified as being of high and moderate significance should be retained, with works restricted to repair and reconstruction to match with like materials and details. Elements identified as being of moderate significance may be adapted, provided any changes are carefully considered and that there is no impact to any highly significant elements or features. Elements identified as being of low significance may be retained or replaced as required with care.

The identified significance does not preclude any further changes to the building and site.

The front, main wing of the building and associated setbacks and setting should be retained in order to maintain the existing streetscape pattern and character of the group of Federation period dwellings in this section of the street.

Adaptation of the front fence, driveway and front landscaping is permissible provided views to and from the building are maintained. No new buildings or structures should be constructed between the building and street frontage.

Any changes to the original wing should retain highly significant elements and ideally make use of existing planning and spatial qualities of the building and should be a “good fit” so that any intervention such as introduction of additional services that may be required is minimised.

Adaptation, alteration or removal of elements such as the rear wing (with the garages), pool, tennis court and associated landscaping may be considered given that they are part of the later development of the site and provided that any other additions to the building and site are sympathetic to and do not detract or impact on the character, presentation and structural integrity of the original wing of the building.

Alterations and additions should be concentrated at the rear of the building and site and make use of the large area behind the existing building.

A townhouse development similar to those located on the northern side of the street where the original and early building stock addressing the street frontage has been retained and new development has been restricted to the rear should be considered in order to retain the existing streetscape character and pattern. This would allow the significant part of the house to be retained and continue to make an active visual contribution to the street and area and also will improve the use and amenity of the site in line with current developments and requirements in the area.