

HERITAGE ASSESSMENT



73A The Boulevarde, Dulwich Hill
March 2018

Date:

March 2018

Controls:

Marrickville Local Environmental Plan 2011
Marrickville Development Control Plan 2011

Address and Property Description:

73A The Boulevarde, Dulwich Hill
Lot X DP 411590
Parish of Petersham, County of Cumberland

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1. INTRODUCTION

1.1 Background

This Heritage Assessment has been undertaken at the behest of Mr and Mrs Alex Catania of 73A The Boulevarde Dulwich Hill to ascertain the heritage significance of 73A in the context of The Boulevarde, more generally and the adjoining No.73. The aim is to consider if either the street or the two residences meets the criterion for inclusion in the Lewisham Heritage Conservation Area and/or Schedule 5 of the LEP.

1.2 Site Location and Description

Lot X DP 411590 is located at 73A The Boulevarde, Dulwich Hill, Parish of Petersham, County of Cumberland in the Inner West Council LGA. It is approximately 626m² in area.

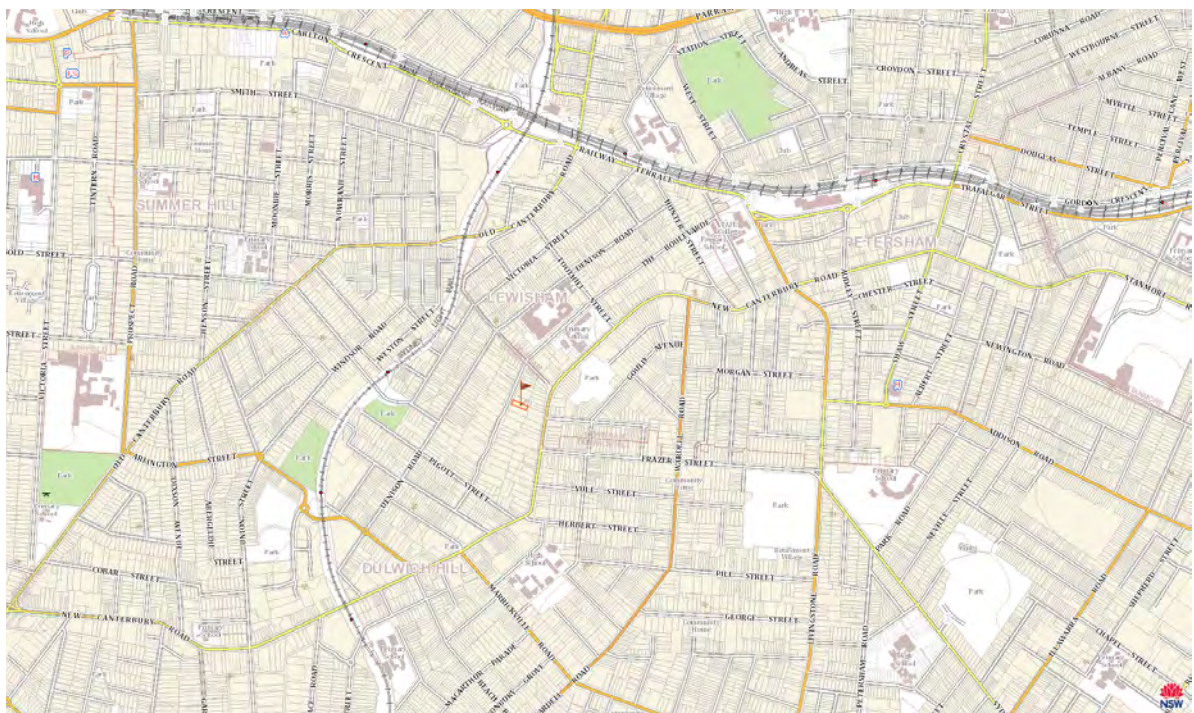


Figure 1.1 | Map showing Lot X DP 411590 at 73A The Boulevarde, Dulwich Hill, in context of the surrounding area. Lot marked in red. [SIX Maps]



Figure 1.2 | Detail map of Lot X DP 411590. Lot marked in red. [SIX Maps]



Figure 1.3 | Aerial view of Lot X DP 411590 and surrounds. Lot marked in red. [SIX Maps]

1.3 Heritage status

No 73 and 73A have no heritage status and are outside the Lewisham Conservation Area on the Marrickville LEP

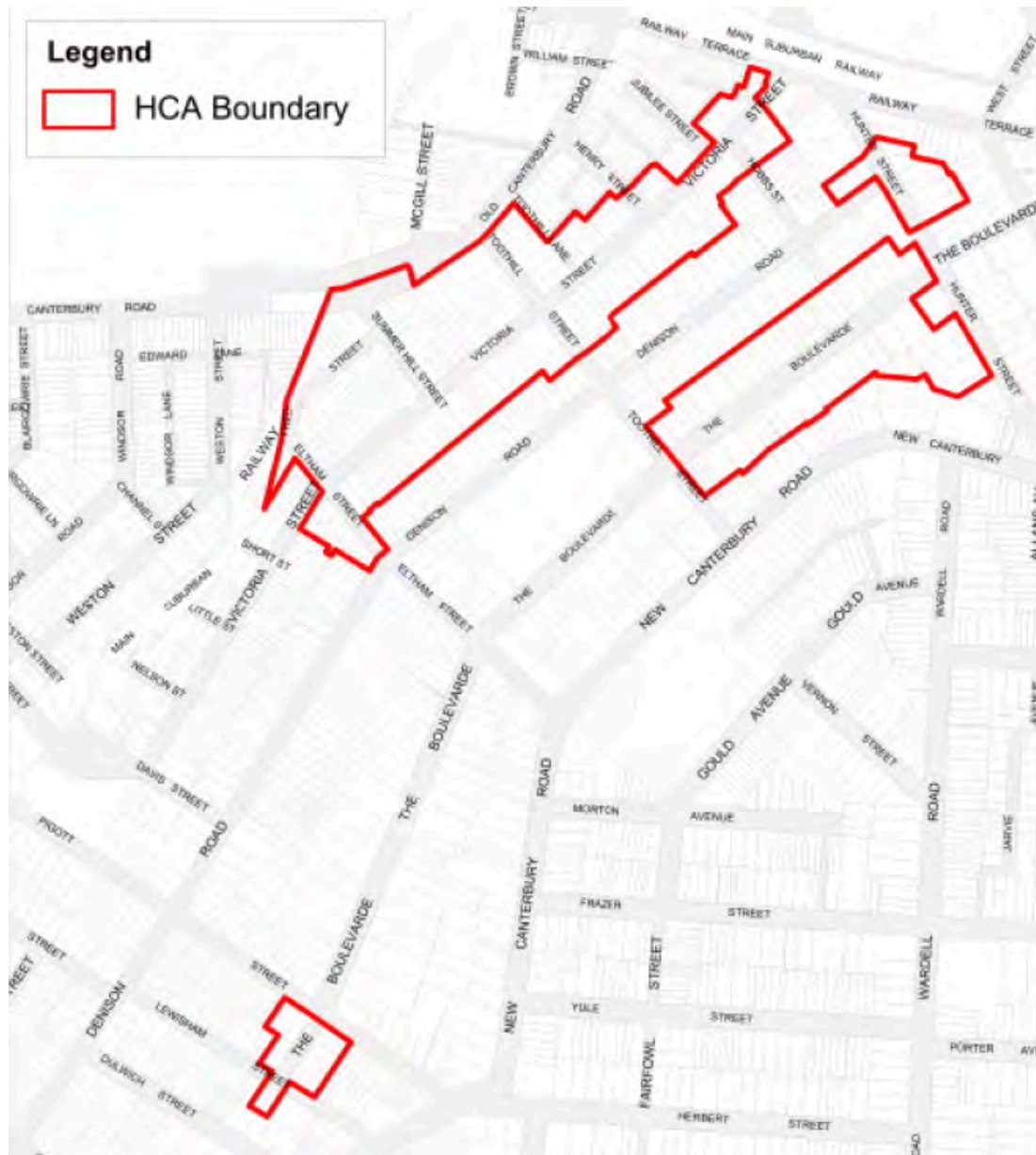


Figure 2.5 | The Lewisham Heritage Conservation Area. 73 and 73A are located on the eastern side of The Boulevard between Eltham and Piggot Streets [Marrickville DCP, 2011]

1.4 Methodology

A site visit was undertaken by architectural historian Roy Lumby and historian Sue Rosen. This was followed by historic research at Council Archives. A land tenure search was undertaken, as well as various searches at on-line research sites. Sources are detailed in the footnotes throughout. An analysis of the physical fabric

and form was undertaken, and a contextual history prepared by historian, Liz Gorman. An assessment of significance was undertaken followed by a review of Council's heritage planning documents. Finally, recommendations were formulated based on the preceding study phases.

The methodology employed in this study conforms to the principles and guidelines of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999. The assessment presented is in accord with the criteria and guidelines prepared by the NSW Heritage Branch of the NSW Department of Planning for the preparation of Heritage Impact Statements.

1.5 Terminology

The terminology used in this report is consistent with the *NSW Heritage Manual* and the definitions of the *Burra Charter*.

2. HISTORICAL EVIDENCE

2.1 The site through time

The land that the study site occupies is on part of the 100 acres granted to William Beckwith on the 3rd October 1794 and on part of 25 acres granted to Michael Griffin on 14th March 1794. The land would later become part of the 1850's *Petersham Estate* subdivision.



Figure 2.1 | Parish Map of Petersham, showing the extensive area covered by the *Petersham Estate* subdivision. Section 3C of the *Petersham Estate* would later be further subdivided and sold as the *Lewisham Estate*. The land that 73 and 73A The Boulevard occupies was first granted to Griffin and Beckwith in 1794, marked in red. [SIX Maps]



The Boulevard at Dulwich Hill and the corresponding local subdivision pattern was created by Western District Judge, Joshua Frey Josephson's subdivision of Section 3C of the *Petersham Estate*, which he named the *Lewisham Estate*.¹

In March 1874, Josephson purchased two portions of 'unoccupied' land; 35 acres and 3 roods and also 15 acres 2 roods and twenty perches. The Primary Application states that the certificate of title was to be issued in the name of 'George Pile the Younger of Margaret Street, Sydney Agent on production of receipt for Seven Hundred pounds.'²

The certificate was issued to George Pile on the 9th January 1875.³ The sale of the lots of the *Lewisham Estate* followed that month; large swathes of the estate were purchased by Sydney merchant George Sutherland Caird. The Section 2 and Section 3 lots fronting New Canterbury Road between Toothill and Gambling (now-Piggott) Streets remained with Pile through to May 1876 before being sold.⁴

The parcel of land that contained what would become 73 and 73A The Boulevard was once a substantial holding that fronted The Boulevard and spanned to New Canterbury Road. On the 12th July 1875, Frances Fryer Nelson purchased The Boulevard lots 30, 31 and 32 of Section 3 of the *Lewisham Estate*. Her husband, Burwood landowner Charles Nelson, purchased lot 33 fronting The Boulevard, and lots 3-6 fronting New Canterbury Road in June 1876.⁵

It was here that they built and resided at their handsome, two-storey Victorian home, 'Toddington'. The birth of the Nelson's son in 1877 is reported as 'Petersham', however by the March 1879 birth of their daughter specifies their residence was specified as 'Toddington, Petersham'.⁶ The residence, while accessed from and addressed as The Boulevard, was situated closer to the middle of the land parcel. This afforded it a large front garden and a stately driveway. The house appears on an 1891 Metropolitan Detail Series plan of Petersham as well as a later miscellaneous plan of subdivision from the 1920's – which erroneously labels the house 'Teddington'.⁷ See Figures 2.5 and 2.6.

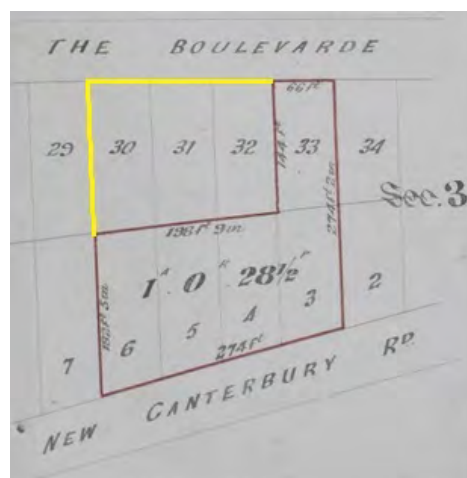


Figure 2.4 | The aggregated allotments purchased in 1875 and 1876 by Frances Nelson (yellow) and Charles Nelson (red). [LRS: CT Vol. 262 Fol. 17 & Vol. 225 Fol.175]

¹ LRS: CT Vol. 260 Fol. 42

² LRS: PA 3641

³ LRS: CT Vol. 198 Fol. 67

⁴ LRS: CT Vol. 200 Fol. 144; Vol. 260 Fol. 42

⁵ LRS: CT Vol. 225 Fol. 175; Vol. 262 Fol. 17

⁶ *The Sydney Mail and New South Wales Advertiser*, 17 February 1877, p.219; *Sydney Morning Herald*, 11 March 1879, p.1

⁷ SLNSW: *Metropolitan Detail Series*, Petersham, object a136733h; LRS: DP300318

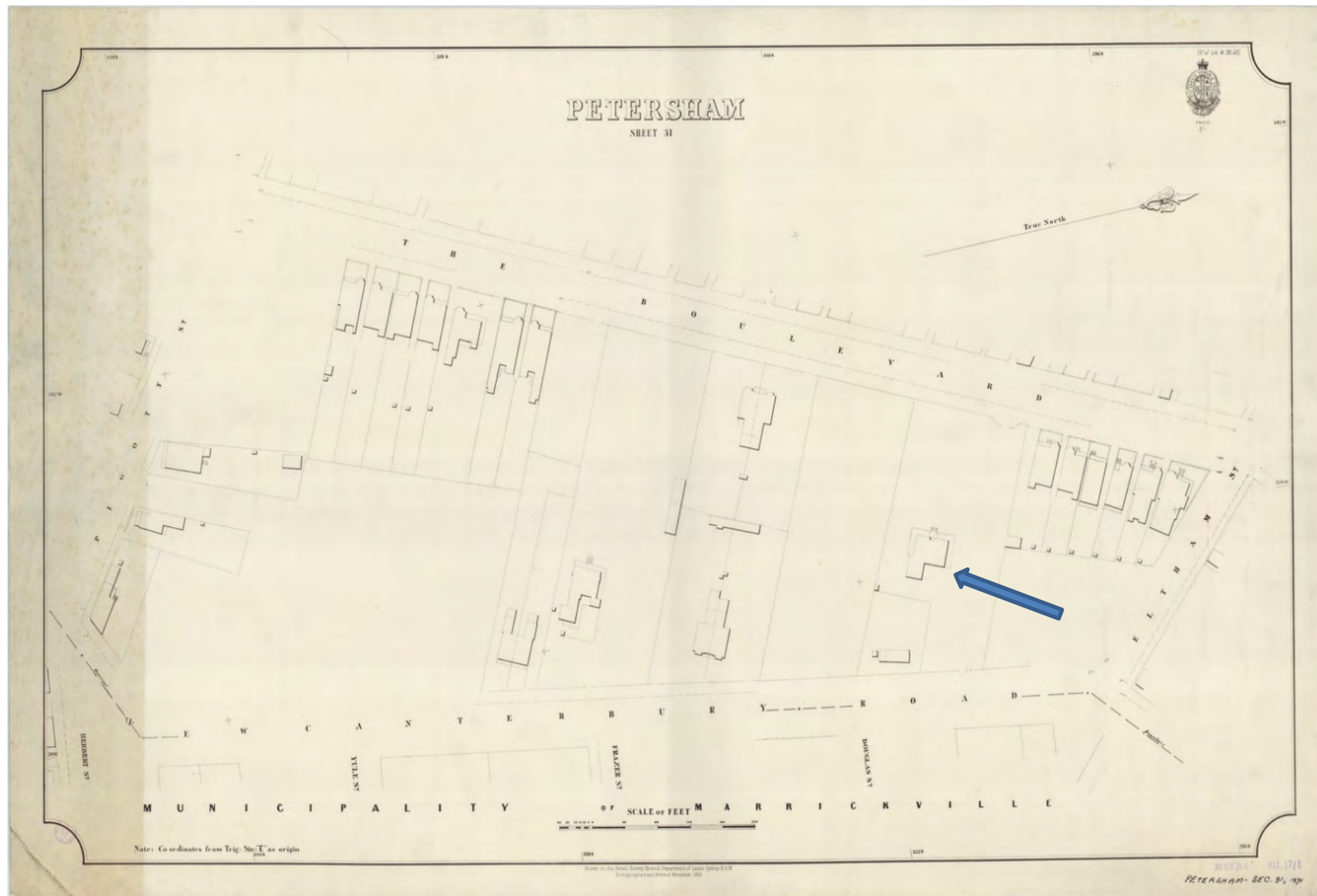


Figure 2.5 | 1891 plan of Petersham, from the Metropolitan Detail Series. *Toddington*, The Boulevard is indicated by the blue arrow. The vacant block to the left of the residence is also part of the property. A gate onto The Boulevard is indicated at the property's north eastern corner. [SLNSW: obj. a1367355h]

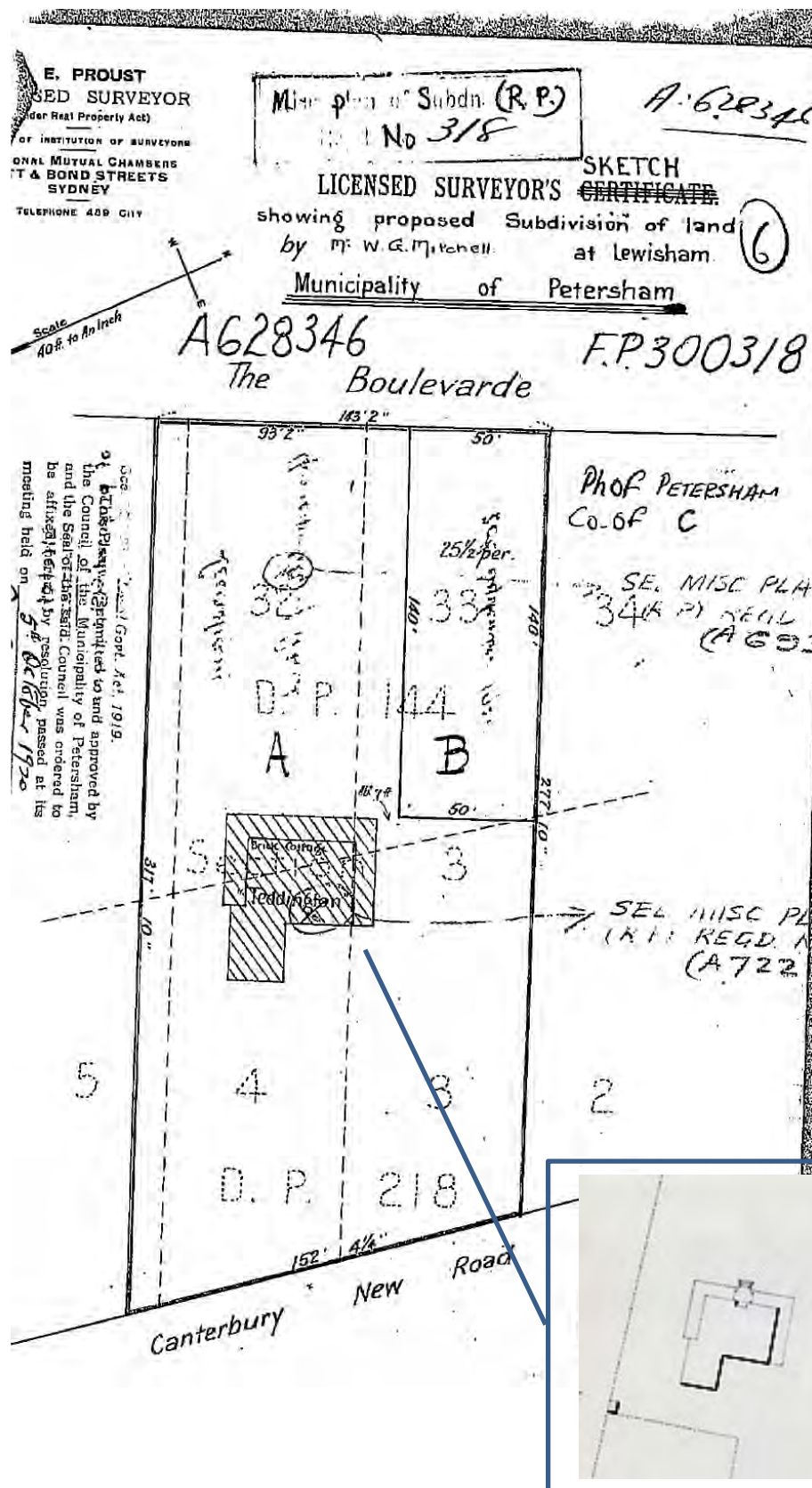


Figure 2.6 | Miscellaneous plan of subdivision showing a stage of William Mitchell's subdivision of *Todington* at 73 The Boulevard, Dulwich Hill. The residence is sited on the plan. Inset detail taken from the Metropolitan Detail Series plan of Petersham in Figure 2.5 confirms that the residence is *Todington*. [LRS: DP300318]



Figure 3.7 | *Toddington*, n.d. Constructed by the Nelsons, who resided here at The Boulevarde from the mid-late 1870s to 1883. Carriage driveway and formal landscape visible. [Inner West Council Library/Robert Hutchinson: RH Postcard2_A]

A 1910 sale advertisement describes the house and grounds – which, apart from the addition of modern conveniences, would be as originally designed:

“Toddington,” The Boulevarde...

Family residence, standing in nicely laid out grounds, comprising closely shaven lawns, pretty garden beds, shrubs, and with carriage drive and tennis court, all beautifully kept.

The house is well built of brick on stone foundation, slate roof, and contains on the Ground floor, Drawing-room, Dining-room, Smoking-room, Pantry, Kitchen, Laundry and offices.

Upstairs are 6 Bedrooms, Maid’s Room and Linen Cupboard, Bathroom (lavatory, hot and cold water).

The land has 143ft 2in to The Boulevarde by a depth on one side of 307ft 10in and 277ft 10in on the other side, with a frontage of 15ft 41/2in to New Canterbury-road at rear.

Also, Block of Land adjoining, having 61ft 111/2in x 141ft on one side and 158ft 61/2in on the other, and 60ft at rear.⁸

The Nelsons offered the *Toddington* house and grounds for sale in 1883 and it was purchased that June by John Tait for a sum of £3500.⁹

⁸ *Sydney Morning Herald*, 2 April 1910, p.21

⁹ *Evening News*, 19 May 1883, p.3; LRS: CT Vol. 225 Fol. 175; Vol. 262 Fol. 17

Scottish-born jeweller, John Tait emigrated with his wife to Hobart Town in 1837 and set up his business. On moving to New South Wales in 1843, he became the licensee of the *Albion Inn* at Hartley, and later, the *Black Bull Inn* at Bathurst before the *Commercial Hotel*, Castlereagh Street, Sydney in 1853.

Despite his background as a jeweller and publican, Tait is most well-known for his successful career in racehorse breeding and training, which he started in 1847 using horses from local breeders, Thomas Iceley and George Lee. His operation was conducted as a business, and as the success of it depended on winning races, he closely supervised the selection of his horses and their training. They were reported to consistently run in top condition. Over the course of his racing career, his horses won multiple Melbourne Cups, Sydney Cups, and A.J.C Derbys, among numerous other competitive racing stakes in New South Wales, Victoria and Queensland.

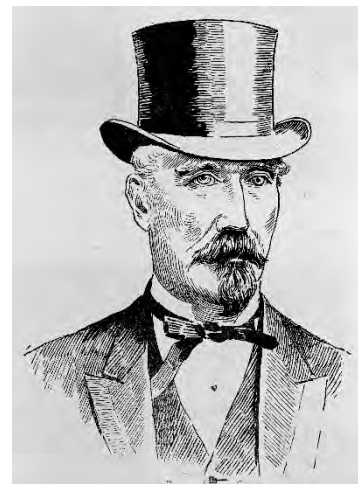


Figure 3.8 | John Tait [ADB]

He moved in to *Toddington* in 1883, where he was reportedly noted for his hospitality. Tait resided at the property until his death from sudden heart failure in May 1888.¹⁰ He was survived by his second wife, who continued to reside at the property.¹¹ In 1891, *Toddington's* certificate of title was transferred to John Tait's daughter from his first marriage, Robina Tait; 'Miss Robina Tait' was recorded as residing at the property in the 1892 edition of the *Sands Directory*.¹² In June 1891, Robina sold off part of the property to Croydon builder, Edwin Mercer, it was a rectilinear block comprising Lot 30 and Lot 6 and the majority of Lot 31 and Lot 5.

Robina Tait retained the residue of the *Toddington* grounds until March 1892, when she sold the property to Robert Percy Johnston.¹³

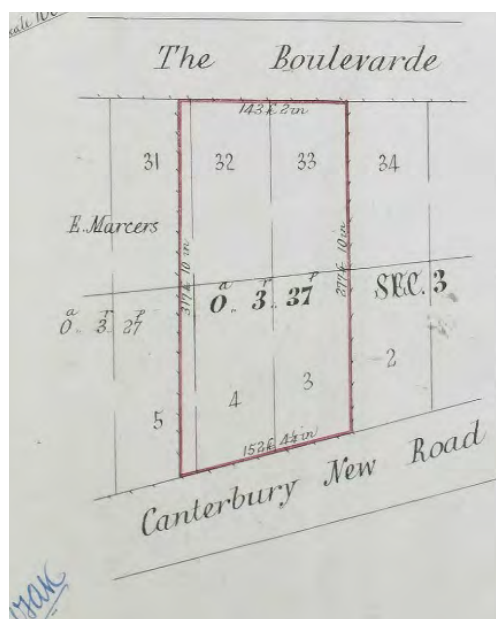


Figure 2.9 | The parcel of land sold by Robina Tait to Robert Percy Johnston, containing *Toddington* and the future study site. [LRS CT Vol. 1050 Fol. 96]

¹⁰ Martha Rutledge, 'Tait, John (1813–1888)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/tait-john-4685/text7753>, published first in hardcopy 1976, accessed online 1 March 2018.

¹¹ *Sands Directory*, 1889, p.336

¹² *Sands Directory*, 1892, p.374

¹³ LRS: CT Vol. 1050 Fol. 96

Toddington's new owners were related to Major George Johnston, who was claimed (with James Ruse) to be the first man to set foot on shore in January 1788. In 1799, Johnston settled in the Marrickville area; his *Annandale* property was a successful farming operation, producing both wheat, maize and assorted livestock. George Johnston famously led the Rum Rebellion of 1808, when the New South Wales Corps deposed Governor Bligh. Johnston assumed the lieutenant-governorship following Bligh's arrest, temporarily becoming the head of the colony's government.¹⁴

Both Robert Percy Johnston and his wife, Eliza Christina Johnston were grandchildren of Major George Johnston; their fathers, Robert and David, being the second and third of George's sons.¹⁵ Following George's death in 1823, R. Percy's father, Commander Robert Johnston, forcibly took over the administration of the *Annandale* estate by taking his mother, Esther to court and having her declared insane to prevent her from selling the property. Esther then went to live with her youngest son, David (Eliza's father) at Georges Hall, where she stayed until her death in 1846.¹⁶

Robert and Eliza took up residence at *Toddington* following the purchase. Robert died in late October 1896. The funeral procession left from *Toddington* and travelled to the Johnston family's vault at Waverly Cemetery.¹⁷

The property passed to Eliza, her eldest son Darcy and her brother, George Johnston, in joint tenancy in February 1897. That August, George died and Eliza's second eldest son, Robert Vernon was added to the title. Following their maternal grandfather, David, who had been the Superintendent of Government Stock, Darcy and Robert were both graziers at the family's property at Muddoonan.¹⁸

By 1903-4, the property had been numbered as 73 on The Boulevard. Eliza continued lived there with a number of her children, nine of whom had survived infancy. In 1913, there was a veritable Johnston 'tribe' residing at the property - Eliza and five of the nine: Gladys Madge, Florence Ada, Charles Eric and Arthur Stanley and Ralph.¹⁹

Eliza Johnston attempted to sell *Toddington* house and grounds in 1910.²⁰ However, the sale was not successful, and they retained the property until January 1916 when the property was transferred to Petersham builder, William George Mitchell.²¹

William Mitchell lived with his son, Albert at "Brook Lodge", 174 Denison Road, Dulwich Hill, following the purchase of the Johnston's property at 73 The Boulevard. In the 1917 edition of the *Sands Directory*, *Toddington* at No.73 The Boulevard, was leased to 'Mrs Martin, massuese'. This was the beginning of the conversion of the grand residence of *Toddington* into a private hospital. Subsequent directory entries and newspaper articles refer to the property as 'Mrs Martin, private hospital' and then as 'Toddington Private Hospital'.²²

It was not until the early 1920's that William Mitchell began to subdivide the land at The Boulevard. He divided the land into 8 allotments; the study site at No.73A is on Lot 'C' of Mitchell's subdivision. Lot A (No.71) sold in October 1920, with the others following in 1921-1923. This began the infill development of the site. Mitchell constructed a brick-on-stone bungalow for himself at newly numbered No. 73A The Boulevard, as well as one next door at No. 73, which was purchased by Furrier, Barnett Hyman in April

¹⁴ Robert Cashman & Chrys Meader, *Marrickville: Rural outpost to inner city*, Petersham, 1990, p.80

¹⁵ Anglican Church Diocese of Sydney Archives: *Baptism, Burial, Confirmation, Marriage and composite registers*: Liverpool St Luke/Marriage/29 March 1856 - 17 February 1877

¹⁶ Robert Cashman & Chrys Meader, *Marrickville*, p.83

¹⁷ *Daily Telegraph*, 30 October 1896, p.8

¹⁸ SRA: Colonial Secretary's Papers, 1788-1856; Copies of letters sent within the Colony 1814-1827, Series 897, Reels 6041-6064, 6071-6072, Series 899, Fiche 3001-3162.

¹⁹ AEC: *Electoral Rolls*, Petersham/1903-4 and 1913/Dulwich Hill/Dulwich Hill

²⁰ *Sydney Morning Herald*, 2 April 1910, p.21

²¹ LRS: CT Vol. 1050 Fol. 96

²² *Sands Directory*, 1917, p.760; 1918, p.620; *The Hebrew Standard of Australasia*, 30 July 1920, p.10

1921.²³ The Bungalows were completed by 1921 with the first directory appearance in 1922 of No. '73A' The Boulevard and of No.73 ceasing to be the address of the Toddington Private Hospital. William Mitchell took up residence at No.73A in 1922, with No.73 being resided in by Richard Williams in 1922, Richard Williams and Barnett Hyman in 1923, and only Barnett Hyman in 1924.²⁴

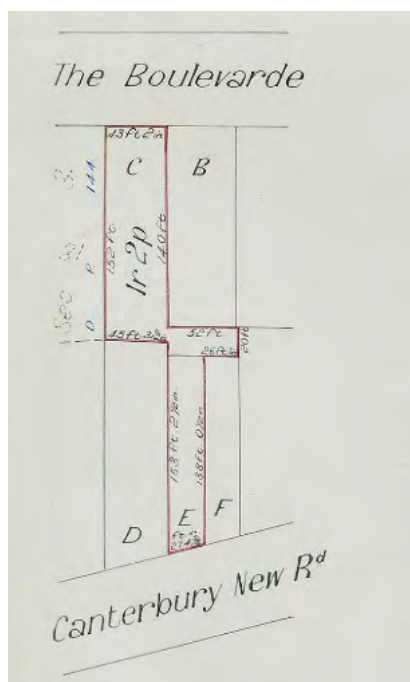


Figure 2.10 | 1929 [CT Vol.4332 Fol.152]

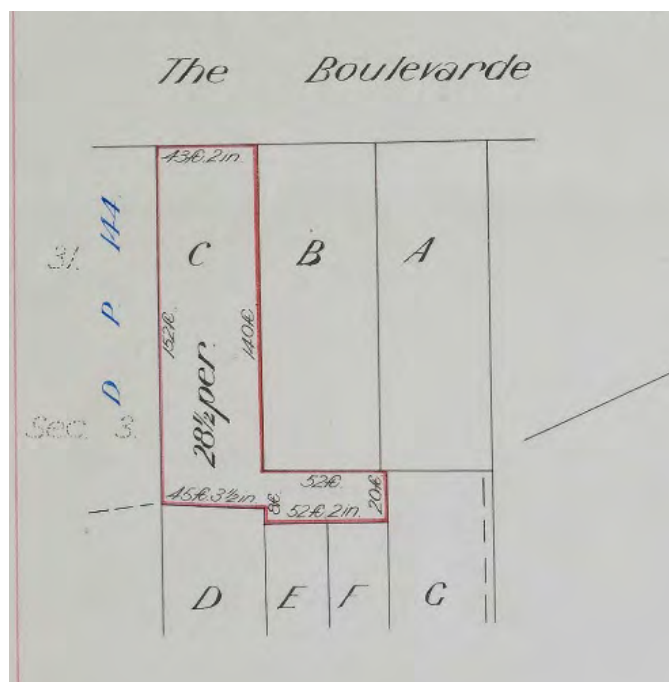


Figure 2.11 | 1939 [CT Vol. 5009 Fol. 185]

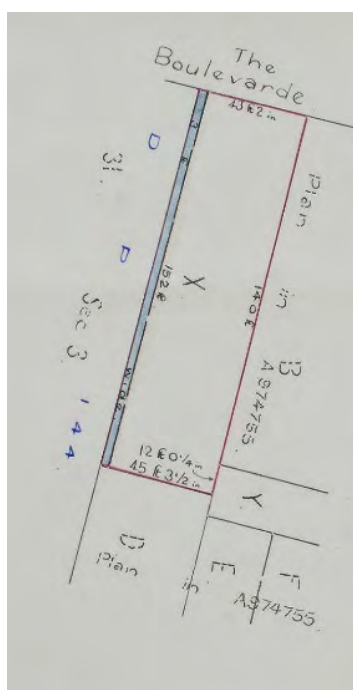


Figure 2.12 | 1960 [CT Vol. 7842 Fol.38]

²³ LRS: CT Vol. 1050 Fol. 96

²⁴ Sands Directory, 1922, 1923, 1924

Mitchell's name is a frequent entry in the Building and Subdivision Register held in Council's archives and while little is known of him, he appears to have been very active in the local area and beyond. In 1920, there is an entry in the *Government Gazette* announcing the dissolution of the partnership of William George Mitchell and Reginald Scott-Young of the firm Reg Scott-Young & Co. at 63 Pitt Street Sydney.²⁵

In 1938, Mitchell sold off Lot E on New Canterbury Road, retaining Lot C at 73A The Boulevarde. The property at No.73A contained the residence with a sizable rear garden. After The property was transferred to William Mitchell's death in 1949 the property was transferred to his son, Albert William Victor Mitchell and Victor William Thompson in joint tenancy in May 1950. Albert Mitchell became the sole proprietor in 1951. In June 1959, Albert subdivided Lot C into Lots X and Y [Figure 2.11], selling Lot X at No.73A to Hans Lattick and wife Linda.



Figure 2.13 | 1943 aerial photograph showing the study site at 73A The Boulevarde, Dulwich Hill and surrounding area. [SIX Maps]

The property was retained by the Lattick family for the next 50+ years, being sold in early 2012.²⁶ The lot footprint remains unchanged since Albert Mitchell's subdivision in 1959, with William Mitchell's original 1920 master-built residence largely intact, but for modern additions to the rear.

²⁵ NSW *Government Gazette*, 12 March 1920, p.1658.

²⁶ LRS: CT X/411590

3. PHYSICAL EVIDENCE

This section builds on the documentary evidence to describe the local and streetscape context and the house fabric.

3.1 The Boulevarde

The Boulevarde is a level, tree lined street which runs in an approximate North-South Direction between West Street and Lewisham Street, Dulwich Hill. Between Eltahm and Piggot Streets the line of road has been narrowed and curves introduced, presumably to 'calm' traffic flow.

3.2 73A The Boulevarde

The study site is located on the eastern side of The Boulevarde between Eltahm and Piggot Streets and faces north.

The house at 73A demonstrates characteristics of the Inter War California Bungalow style such as rock-faced sandstone (unusually carried up to enclose the verandah), windows mounted on external wall faces, and gabled roofs with vertical battens in the gable end. However, the comparatively steep pitch of the main roofs and the more shallow pitch of the verandah roofs, along with the gabled sections at the front of the house, are more commonly associated with the Federation Bungalow style, which predates the advent of the California Bungalow in NSW.

The composition of the principal elevation facing The Boulevarde is distinctive, and is not commonly found in Federation or California Bungalow style dwellings. This is due to the symmetrical disposition of the building mass and the two gabled sections of roof on either side of the verandah.

Intact internal fabric includes:

- Original leadlight windows in principal rooms and leadlight glazing in the hall, front door with side and highlights.
- Fireplaces with chimney pieces and tiled fireboxes, suggesting the house was heated by means of gas or electricity
- Brass door hardware with an Art Nouveau influence
- A rich variety of fibrous plaster ceilings, which are different in every space in which they occur,.
- Plaster wall vents
- Several rooms have ceiling mounted light fittings that apparent date to the 1920s and the 1930s.

Intact external fabric includes:

- The overall form of the original section of the house.
- Timber framed wall-mounted window joinery
- The stone walls and piers associated with the front verandah.
- Timber verandah fabric.
- Gable fabric, including the vent in the main roof.

- Stone lintels over openings.
- Marble treads of the verandah stair.
- Tessellated tiles on the verandah floor.
- Verandah ceiling linings.

At the front of the property, stone from the original fencing remains, as does the sinuous path leading from the front gate to the verandah steps. The path has retained original tessellated tiles.

The two-storey addition at the rear of the building does not obscure the integrity of the original section or impact on an appreciation of it.

See following site photographs.

3.3 Site Photographs – 73A The Boulevarde

3.3.1 Exterior



Figure 3.1 | The original portion of the house demonstrates a remarkable level of integrity and evidence of changing taste during the interwar period.



Figure 3.2 | View from North West across 73 and 73A The Boulevard.



Figure 3.3 | View along northern façade. 2018.



Figure 3.4 | View across eastern façade. 2018.

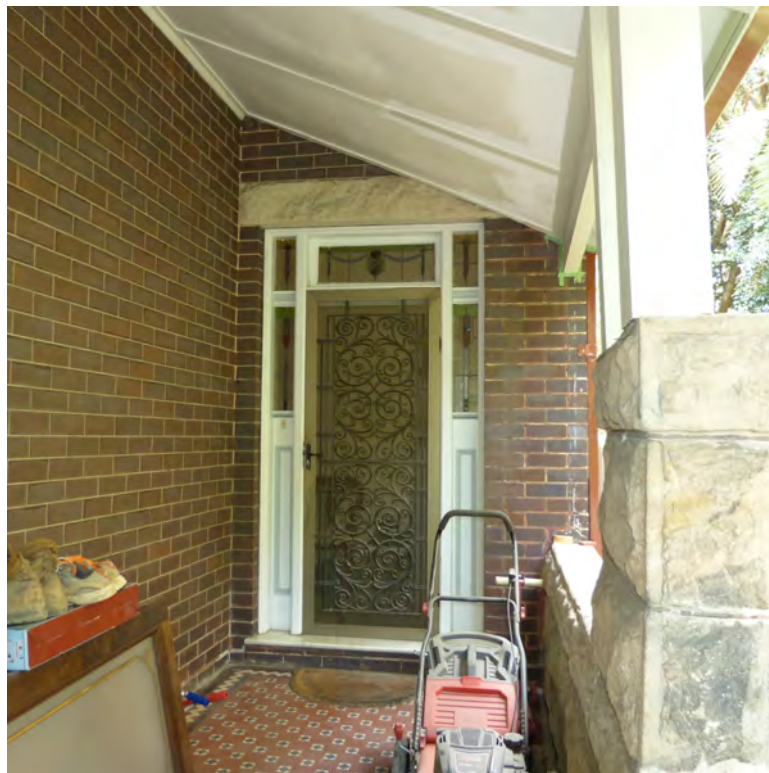


Figure 3.5 | View to front door along southern façade. Original features include tessellated tiled floor, door frame, leadlights and side panels. 2018



Figure 3.6 | Plinth engraved with “1920’ plinth on front verandah, 2018.

3.3.2 Interior



Figure 3.7 | Ground Floor Plan 2011. [Realestate.com.au]



Figure 3.8 | Living Room 2011. Showing original decorative plaster ceilings, and timber leadlight windows and fireplace. [Realestate.com.au]



Figure 3.9 | Dining Room 2011. Showing original decorative plaster ceilings, and timber framed sash windows. Original vents, architraves and skirting. [Realestate.com.au]



Figure 3.10 | Door leading from Bedroom to front verandah. 2018 . Part view of original fireplace.



Figure 3.11 | Door leading from Bedroom adjacent to Dining room. 2018 . Showing original fireplace, decorative ceilings and picture rail.



Figure 3.12 | Original arch leading to alcove leading to bathroom. 2018.



Figure 3.13 | Original door furniture. 2018.

3.4 No. 73 The Boulevarde

73 The Boulevarde is a substantial and representative example of an Inter War Californian Bungalow style residence. The stone base and front verandah, with brick piers supporting sturdy squat columns, is characteristic of the style, as is the form of the house and detailing of original external fabric.

The original plan of the house is conservative, similar to planning found in Federation era dwellings. The interior has apparently retained a high level of integrity in a number of rooms, as indicated by the following photographs from realestate.com.au. The property was sold in August 2017. It has not been inspected by the study team.



Figure 3.14 | Exterior view showing. [realestate.com]



Figure 3.15 | Ground floor plan[realestate.com.au]



Figure 3.16 | The living room, view toward fireside nook, original features include the ceiling beams and battens, doors, architraves and skirting boards. [realestate.com.au]



Figure 3.17 | Detail of fireside nook of living room, which is remarkably intact and an outstanding feature of the house. [realestate.com.au]



Figure 3.18 | Detail of entry, original features include joinery, paneling, leadlight glazings typical of 1920s.[realestate.com.au]



Figure 3.19 | View from Bedroom 4 down Hall to entry. Original details include doors, panelling, and ceiling joinery elements. [realestate.com.au]



Figure 3.20 | Bedroom 2 original details include the beams and battens across the ceiling, doors and architraves and picture rails. [realestate.com.au]



Figure 3.21 | Bedroom 3 original details include the decorative ceiling and lining and timber joinery items including the glazed door, architraves and skirting boards. [realestate.com.au]



Figure 3.22 | Bathroom, which is likely to have been refurbished in the 1930s or 1940s, as evidenced by floor and wall tiles and fittings such as the towel rail and toilet paper holder. [realestate.com.au]

3.5 Physical Analysis

The planning of the house at 73A as originally built is similar in certain aspects to that of 73 The Boulevarde - an entry on the southern side of the house, opening into a transverse hallway behind the first range of rooms and leading to a double loaded corridor running to the rear of the house. The plan is similar to that found in Federation era houses, for instance at Mosman, constructed by building contractor Sydney Blackman for his own use.²⁷ The cottage was evidently completed during 1903.²⁸ This response to the planning of his own home suggests that Mitchell was conservative in approach.

²⁷ Certificate of Title Volume 1279 Folio 96.

²⁸ Sands Sydney and Suburban Directory, 1904 edition. The listed householders were George and Sydney Blackman.






Figure 3.23 | Comparative Plans. 73 The Boulevard (left); 73A The Boulevard (centre); Effingham Street Mosman (right). Although all of the houses have been modified and enlarged, the original plan with entry at the side and L-shaped hallway and corridor is evident in all three. [realestate.com.au]




In essence the houses at 73 and 73A The Boulevard are contemporary. The pair complement one another and are significant elements in this section of the Boulevard. 73A is a rather more orthodox example of a California Bungalow style dwelling, notwithstanding its conservative plan. Evidence suggests it has retained a relatively high level of integrity in some sections of its interior.




3.6 The Lewisham Estate Conservation Area

It is considered that the section of The Boulevarde between no's 73A /104 and Eltham Street has sufficient integrity and aesthetic quality to warrant consideration for inclusion in Inner West Council's LEP as a heritage conservation area.

The Boulevarde: western side	
<p>1 Eltham Street</p> <p>A corner store with attached residence. Although modified, its original form is still very legible.</p>	
<p>92 The Boulevarde.</p> <p>Victorian Italianate style cottage with high level of integrity externally. Some original fence fabric such as piers and dwarf wall has been retained.</p>	
<p>94 The Boulevarde.</p> <p>Unusual Federation Bungalow style dwelling with high level of integrity externally.</p>	

<p>96 The Boulevarde</p> <p>Victorian Italianate style cottage with high level of integrity externally.</p>	
<p>98-100 The Boulevarde</p> <p>Semi detached pair of dwellings with a rare combination of single and two storey configurations. The architectural form of the single storey section is similar to that of 96 The Boulevarde, while the architectural form of 100 The Boulevarde is similar to a dwelling in a row of terrace houses. 98 The Boulevarde has retained much of its original form while 100 The Boulevarde has retained its original form and a substantial amount of original external fabric.</p>	
<p>102 The Boulevarde</p> <p>California Bungalow style dwelling that has retained its original form and a relatively high amount of original fabric. Brick sections of front fencing appear to be original.</p>	
<p>104 The Boulevarde</p> <p>Victorian Italianate cottage that has retained its original form and some original external fabric. There is the potential to regain its historic appearance.</p>	

The Boulevarde: eastern side	
<p>59 The Boulevarde</p> <p>An imposing group that has retained its overall form and some original elements. Recently conserved.</p>	
<p>61-63 The Boulevarde</p> <p>Two single storey Victorian Italianate cottages that are substantially intact externally. Original fencing in place.</p>	
<p>65 The Boulevarde</p> <p>Two storey Victorian Italianate house that is substantially intact externally. original fencing retained.</p>	

<p>67 The Boulevarde</p> <p>Two storey Victorian Italianate house that is substantially intact externally. original fencing retained.</p>	
<p>69 The Boulevarde</p> <p>The house does not contribute. However, the original fencing has been retained.</p>	
<p>71 The Boulevarde</p> <p>Non contributory flats, although they date to an important period of development along The Boulevarde.</p>	

<p>73 The Boulevarde</p> <p>Intact California Bungalow style dwelling. Infilled verandah openings are reversible. Later additions do not detract from its contribution.</p>	
<p>73A The Boulevarde</p> <p>Distinctive Federation cum California Bungalow with a high level of external integrity. Later additions do not detract from its contribution.</p>	

Other elements warranting inclusion in the Conservation area:

- Brick kerbs.
- Street name inscribed in footpath.
- Mature Brush Box trees.
- Curved configuration of the street. Although not original, it contributes to the character of the precinct.

4. HERITAGE SIGNIFICANCE

4.1 Statement of Significance

No.s 73 and 73A The Boulevard Dulwich Hill have a high degree of local historical significance due to their capacity to demonstrate housing development in the interwar period and the consolidation of the area as a residential suburb. They are capable of demonstrating the NSW historic theme of, "Towns, suburbs and villages" and the National theme "Building settlements, towns and cities" due to the historic subdivision pattern created by the formation of the lots in the mid 1910s as villa estates were consolidated. They can also demonstrate the NSW theme "Accommodation" as suburban bungalows developed in the interwar period. The arrangement of the interior rooms and their finishing make comment on the NSW historic theme of "Domestic Life" and the national historic theme of "Developing Australia's cultural life" illustrating living standards and expectations of the 1920s. As finely detailed and intact exemplars of the Californian bungalow they also illustrate the NSW theme of "Creative endeavour". They have a high degree of local associative historical significance due to their association with builder, William George Mitchell and a high degree of local aesthetic significance as examples of Federation and Californian Bungalow styles. As a relatively intact pair they have exceptional local significance at a local level under the rarity criterion and a high degree of local significance as representative examples of their kind.

4.2 Individual Criterion

Criteria a) an item is important in the course, or pattern, of the Inner West LGA's cultural or natural history.

No.s 73 and 73A have a high degree of local historical significance as a pair of quality houses constructed on the newly subdivided 73 The Boulevard Dulwich Hill by local builder William George Mitchell, c.1920. They demonstrate the NSW Historic themes of "Towns, suburbs and villages", "Accommodation", "Domestic Life" and "Creative endeavour". They also demonstrate the national themes of "Building settlements, towns and cities" and "Developing Australia's cultural life". The residential consolidation that occurred in this period is a significant phase in the historic development of the area; the survival of these relatively intact houses ably demonstrates the nature and quality of that development. They are important in demonstrating, along with other housing in the street the important historical process of development and subdivision resulting in the initial suburbanisation of the area. They demonstrate important aspects of the cultural history related to the historic themes listed above, particularly through the quality of their finishes and detailing.

Criteria b) an item has strong or special association with the life or works of a person, or group of persons, of importance in the Inner West's cultural or natural history.

No. 73 and 73A The Boulevard have a high degree of local historical significance due to their association with local builder and developer William George Mitchell who was very active in the area and more broadly. 73A was constructed as his own residence and 73 as a neighbour. It demonstrates his skill, taste, design sensibilities as well as his construction capabilities. Mitchell resided there from its construction until his death in 1949.

Criteria c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Inner West LGA.

73A The Boulevard has a high degree of local aesthetic significance. 73A is an unusual and individual example of a dwelling demonstrating characteristics of the Federation and California Bungalow styles, which have retained a high level of integrity externally and internally. Later additions do not detract from their significance. 73 The Boulevard is a good representative example of a Californian Bungalow style dwelling, which has a level of individuality in its detail. It has also retained a high level of external and internal integrity. Both are important elements within the local streetscape.

Criteria d) an item has strong or special association with a particular community or cultural group in the Inner West LGA for social, cultural or spiritual reasons.

They are not significant under this criterion.

Criteria e) an item has potential to yield information that will contribute to an understanding of Inner West's cultural or natural history.

They are not significant under this criterion.

Criteria f) an item possesses uncommon, rare or endangered aspects of the Inner West's cultural or natural history.

No.'s 73 and 73A The Boulevarde are of exceptional local significance under this criterion as a pair of intact surviving bungalows from the period of suburbanisation of the area. This is due to their integrity and intactness, internally and externally.

Criteria g) an item is important in demonstrating the principal characteristics of a class of the Inner West's cultural or natural places; or cultural or natural environments.

No.'s 73 and 73A are of high local significance under this criterion due to their capacity to demonstrate this class of housing that emerged in the early interwar period. They represent quality housing development c. 1920, as the economy recovered from the stringencies of war.

5. Analysis of Planning Policy

As identified in the Fox & Associates Marrickville Heritage Study of 1986, the LGA in common with other inner Sydney suburbs was characterised by a subdivision pattern retained evidence of the original grants in subdivision and street patterns. Villas were constructed on large blocks following the break-up of the early grants in the latter half of the Nineteenth Century. This is evident in the land tenure history associated with 73 and 73A The Boulevarde. [See Section 2]

A later period of development followed in the 1920s when bungalows were constructed following further subdivision often using local stone and locally manufactured bricks. In the 1960s further consolidation occurred with the construction of two and three storey apartment buildings. Fox & Associates identified the mix of surviving development as tangible evidence of the area's development.²⁹ The story of The Boulevarde, including that section between 73A/104 and Eltham Street is an exemplar of that development history. The parent lot of which 73 and 73A The Boulevarde derive and their sibling lots demonstrate suburban development from the 1880s.

The residential character of the area was established in the period 1861 – 1918 with closer settlement, and it was in the later years, in the 1910s, that builder William George Mitchell's name appears in the Building and Subdivision Registers of Council. It was Mitchell who purchased the *Toddington* property at 73 The Boulevarde from the Johnston family in 1915 and set about subdivision, he then constructed the pair of sandstone and brick and tile bungalows at 73 and the newly created 73A The Boulevarde. The development was one of a number of projects with which he is identified.

In 2011 Paul Davies Pty Ltd undertook a review of the boundary of the draft Lewisham Estate HCA. The study limited the key period of significance to between 1886 -1915. With the area identified as demonstrating the:

'... transition between the late 19th-century principles of inner urban development and the early 20th Century ideals of the suburban landscape [and] characterised by a feeling of spaciousness. This character is enhanced by the relatively flat topography and the width of the road reservations, generous footpaths and the increasing setback to the front facade of the house, which has allowed some of the houses in this area to plant a small garden which helps to soften the streetscape further...'³⁰

By default, elements from the interwar period and the later 1960s apartment development, key phases identified by Fox & Associates were excluded. However, the DCP which was adopted contemporaneously in 2011, did not take up the Paul Davies Pty Ltd recommendations. Rather, it identified the core period of heritage significance as 1880-1940 with the primary architectural styles listed as:

- Victorian Italianate/Victorian Filigree;
- Federation styles; and
- Inter-War styles (in particular Californian bungalow).³¹

The DCP's Statement of heritage significance for the Lewisham Conservation Area refers to its **aesthetic significance** due to the range of housing typologies dating from the late 19th and early 20th century including:

'... finely crafted Victorian Italianate, Rustic Gothic, Filigree and Regency houses, terraces and villas and later Federation examples, including Federation cottages, terraces and Queen Anne houses ... [and] good examples of houses and residential flat buildings from the Inter-War period...'³²

²⁹ Fox & Associates, pp.45-46.

³⁰ Paul Davies Pty Ltd, 2011, p.7

³¹ Marrickville Development Control Plan, 2011, Part 8 Heritage, p. 129

³² Marrickville Development Control Plan, 2011, Part 8 Heritage, p. 127

It could also be legitimately added to this statement that the 1960s two and three storey apartment development in The Boulevarde represents a significant period in the residential development of the area and that by excluding The Boulevarde between 73A/104 and Eltham Street is a serious omission in terms of preserving the history of the area in its entire historic residential development context, it is assumed due to the presence of the 1960s apartments development in that area. No 71 The Boulevarde, is an example where the apartment building is set well back from the street, with intervening mature native trees and of moderate and consistent height providing a softer more human scale than the overdevelopment of sites that is increasingly occurring.

The core heritage values and elements identified in the DCP for the Conservation Area the following can also be applied to that portion of The Boulevarde from 73A/104 to Eltham Street currently excluded from the Conservation Area:

- i. The HCA demonstrates a range of substantially intact high style and modest dwellings and corner shops that demonstrate the different phases of development and options for housing available in the 19th century.
- ii. Evidence exists of the application and adaptation of the 19th century residential forms to the larger lots of the 20th century 'suburban dream' with space for off-street parking at the rear of the property and a good garden to provide an aesthetically pleasing setting for most houses.
- iii. The HCA contains evidence of the social and cultural values of the late 19th century community demonstrated through the prominent location of community facilities at the northern (Baptist church) and southern ends (memorial scout hall) of the HCA.
- iv. The HCA enjoys high quality street tree planting.
- v. Sandstone kerbing, guttering and public infrastructure is seen throughout the HCA.
- vi. The prevailing low-density character is due to large lot sizes and garden spaces in front of buildings.
- vii. There is a mix of single and two storey buildings.
- viii. The HCA contains good groups of substantially intact late Victorian and Federation villas, houses, bungalows, semi-detached cottages and terraces.
- ix. Individual properties are of high aesthetic value.
- x. There are a high proportion of intact or substantially intact built elements.
- xi. Building heights are appropriate to architectural style and period of construction.
- xii. Detailing and finishes are appropriate to the typology and period of construction.
- xiii. Roof forms are appropriate to the typology and period of construction.
- xiv. Federation (tall and narrow) chimneys are prominent in roofscape views.
- xv. Fences are appropriate to the typology and period of principal building.³³

The subdivision and public domain elements identified in the DCP are equally applicable to The Boulevarde between 73A/104 and Eltham Street. Namely:

- i. Regular subdivision patterns;

³³ Marrickville Development Control Plan, 2011, Part 8 Heritage, p. 128

- ii. Open character to the streetscape due to wide streets, footpaths, large lot sizes and generous suburban scaled building setbacks;
- iii. Brush Box and other formal street tree planting at maturity and density to form a good avenue/act as street wall; and
- iv. Sandstone block kerbing and guttering. [With the exception of the area between Eltham and Piggot, removed as part of a road narrowing project by Council at an unknown date]

The specific elements that contribute to the consistency of the streetscape from the public domain, also remain consistent.³⁴

- i. Prevailing low density character due to large lot sizes and front garden spaces;
- ii. Mixture of single and two storey buildings;
- iii. Good groups of substantially intact late Victorian and Federation villas, houses, bungalows, semi-detached cottages and terraces;
- iv. Individual properties of high aesthetic value:
 - a. Building forms appropriate to architectural type;
 - b. High quality detailing to the front elevation; and
 - c. Increasing simplification of scale and detailing towards the rear, including window size, detail and proportion;
- v. High proportion of intact or substantially intact built elements:
 - a. Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes; and
 - b. Any additions visible from the public domain of a minor scale respect the original built form and are unobtrusive in the context of the streetscape;
- vi. Building heights appropriate to typology and period of construction:
 - a. Original development mixes one and two storey depending on the conventions of the architectural style;
- vii. Detailing and finishes appropriate to typology and period of construction:
 - a. Window openings appropriate for architectural style;
 - b. Timber framed windows;
 - c. Complex timber joinery windows to main bay of the front elevation (Federation);
and
 - d. Use of appropriate colour schemes for detailing;
- viii. Roof forms appropriate to typology and period of construction:
 - a. Prominence of Federation (tall and narrow) chimneys in roofscape views;
 - b. Lack of major alterations to roof form and volumes;
 - c. Slate roofs; and

³⁴ Marrickville Development Control Plan, 2011, Part 8 Heritage, p. 129.

- d. Unglazed or low glazed dark red terracotta tile roofs;
- ix. Fences appropriate to typology and period of principal building:
 - a. Original Iron Palisade fences; and
 - b. Original low face-brick (not rendered or painted) walls;
- x. Lack of car parking infrastructure accessed from the primary street frontage; and
- xi. Garden plantings in front of dwellings.

The inter-war houses constructed at 73 and 73A The Boulevarde are in remarkably original condition including their interiors – both individually and as a pair they meet the threshold for a high level of local heritage significance for their aesthetic features associated with the area deriving from the fabric – brick, sandstone tiles and complex timber joinery, stained glass windows, verandahs, high quality detailing and garden setting including fencing. Consistencies between the two, attributable to their construction by William George Mitchell in the inter-war period provide them with a distinctive place in the streetscape.

In summary, 73 and 73A The Boulevarde and surrounding lots provide physical evidence of the pattern of development that typified the *Lewisham Estate* and development elsewhere in the former Marrickville and Petersham LGAs. A gentleman's residence converted to an institution (1917 - Nurse Martins private hospital, then called Toddington private hospital) and subsequent infill development with bungalows. Followed in the 1960's with *Toddington's* demolition to make way for 2 and 3 storey unit blocks. The site's history, extant features, combined with the streetscape exemplify three phases of residential development observed in the now Inner West LGA. As noted by Fox & Associates, the character and significance of the LGA is reliant on the many 'ordinary' examples of such residential precincts.³⁵ As the research undertaken for this assessment shows, the subdivision pattern of the area is clearly discernible and tangible evidence of the residential development of the area.

³⁵ Fox & Associates, p.50.

6. Recommendations

- It is recommended that the individual heritage status of 73 and 73A The Boulevarde be reassessed both individually and as a pair with a view to their entry onto Schedule 5 of the Inner west LEP.
- Given the consistency of identified qualities of The Boulevarde between 73A/104 and Eltham Street with the Lewisham Conservation Area, that consideration be given to inclusion of the area in the HCA.