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15 September 2016

RE: PEER REVIEW OF 4 POTENTIAL HERITAGE ITEMS – EXECUTIVE SUMMARY

A Peer Review has been prepared by Heritage Advice for Burwood Council of four of the properties recommended for heritage listing in the "Assessment of Potential Heritage Items for Burwood Council" prepared by City Plan Heritage P/L dated March 2015.

The properties reviewed are indicated in the excerpt from Table 3 of that report:

Item #	Suburb	Address	Item name
5	Burwood	Burwood Road, 122-126	"Ely House" (first floor only)
11	Croydon	Liverpool Road, 18	"Helmsdale"
12	Enfield	Burwood Road, 99	"Palm Cottage"
13	Enfield	Burwood Road, 109	Former John Hankinson's House

The Peer Review entailed examination of the Heritage Inventory Sheets drafted for each of the proposed Items. Our initial findings supported the listing of each of the properties with some corrections to the Inventory Sheets with respect to classification of styles for "Helmsdale" and John Hankinson's House.

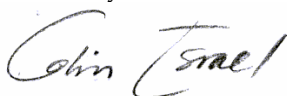
Additional study of Land Titles was recommended with respect to "Ely House" & "Helmsdale" to more precisely fix the likely date of construction. These are now provided with the final mark-up of these inventory sheets. Additional material was also provided in respect of curtilage issues and additional management policies including Interpretation and an Inclusion/Exclusion analysis for "Ely House".

Subject to incorporation of these further particulars on the Inventory Sheets this Peer Review supports the recommendations of City Plan Heritage P/L for listing of each of these properties as assessed.

This Peer Review finds that the potential heritage items would meet criteria for listing for historical, historical associations, aesthetic and rarity values as detailed on the Inventory Sheets for each, subject to incorporation of the detailed comments provided.

Our recommendation would be for Council to include listing of these properties as individual heritage items in Part 1 under Schedule 5 of the Burwood Local Environmental Plan (LEP) 2012.

Yours truly,



Colin Israel

B.Sc(Arch), B.Arch, UNSW; M. Herit. Cons. USYD

**Principal Heritage Consultant
HERITAGE ADVICE**

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Heritage Impact Statements
Heritage Item Assessment
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Expert Witness Reports

Ely House Inventory: You state on Page 15 that the item should be assessed against the inclusion/exclusion guidelines. Please undertake this assessment.

PLEASE SEE BELOW BRIEF ASSESSMENT AGAINST INCLUSION / EXCLUSION GUIDELINES - ELY HOUSE – BURWOOD ROAD

ASSESSMENT OF SIGNIFICANCE

Criterion (a) (local significance).

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

Inventory sheet statement:

Ely House has continually operated as its original intended design as a mixed used commercial and residential development since the early 1930s. As a mixed use development it accommodated both residential and commercial activities combining more life and business to the surrounding street, this important use is continuing today.

DISCUSSION:

Statement indicates origin and continuity of activity 1920's & 1930's – mixed use of substantial scale. While the activity is common the evidence of continuity in a particular historical phase is substantially intact.

ASSESSMENT:

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

7.2 Criterion (b) (local significance): NIL stated on inventory sheet

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

7.3 Criterion (c) (local significance):

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

Inventory sheet statement:

'Ely House' is a good example of the Inter-War Spanish Mission style architecture on the first floor and the access or entry stairwell on Victoria Street West. In addition, it contributes a sense of heritage character to the wider streetscape

DISCUSSION:

Spanish Mission style buildings from the Inter-War period are relatively rare in Burwood.

This example exemplifies characteristic features of the style and is prominently located within Burwood Road's streetscape. Apart from the alteration of the ground floor shops the form, materials and design retain original character and stylistic elements.

Its original landmark qualities (as street corner feature) are subsumed by the scale of later surrounding development.

ASSESSMENT:

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

7.4 Criterion (d) (local significance):. NIL stated on inventory sheet

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

7.5 Criterion (e) (local significance):

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

Inventory sheet statement:

Ely house has potential to add research and educational knowledge to the community in regards to the documentation of the Inter-War Spanish Mission style architecture.

DISCUSSION:

This assertion is largely conjectural.

ASSESSMENT:

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• has the potential to yield new or further substantial scientific and/or archaeological information	NO	• the knowledge gained would be irrelevant to research on science, human history or culture	YES
• is an important benchmark or reference site or type	NO	• has little archaeological or research potential	YES

• provides evidence of past human cultures that is unavailable elsewhere	NO	• only contains information that is readily available from other resources or archaeological sites	YES
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REFERENCE TO LISTING FOR THIS CRITERIA SHOULD BE REMOVED FROM THE INVENTORY SHEET.

7.6 Criterion (f) (local significance):

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

Inventory sheet statement:

Ely House is a rare example of the Inter-War Spanish Mission style locally within the Burwood Municipality

DISCUSSION:

This style is rare within Burwood and is relatively rare in other Inter-War suburbs. Examples are therefore valued as part of the diversity of Inter-War styles. Its use may also be indicative of more cosmopolitan tastes influenced by both immigration and Hollywood.

ASSESSMENT:

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

7.7 Criterion (g) (local significance):: GENERALLY COVERED UNDER ITEM (f)

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

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ITEM DETAILS						
Name of Item	Ely House (first floor only)					
Other Name/s Former Name/s						
Item type (if known)						
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name						
Street number	122-126					
Street name	Burwood Road					
Suburb/town	Burwood				Postcode	2134
Local Government Area/s	Burwood Lots 1, 2, 3 & 4 in DP 14009					
Property description	Two-Story Shop-Top/Mixed Use Commercial & Residential Spanish Mission Style. Lot 5 DP 14009.					
Location - Lat/long	Latitude	-33.875			Longitude	151.104
Location - AMG (if no street address)	Zone	B2	Easting		Northing	
Owner	Euston Investment Pty Ltd					
Current use	Mixed use of business/residences					
Former Use	Mixed use of Business/residences					
Statement of significance	Ely House's first floor is a historically and aesthetically significant local example of the Inter-War Spanish Mission style. While the ground floor remains completely altered and thus insignificant, the access stairway and entry on Victoria Street aside^s, the first floor remains contributory to the wider streetscape's heritage character. The Inter-War Spanish Mission Style is uncommon in the Burwood Municipality lending it the significance of rarity. CI- Strathview and "Wentworth" = OTHER SPANISH MISSION ITEM IN BURWOOD					
Level of Significance	State ☐			Local ☒		

Strathview and "Wentworth" 50 and 50A Wentworth Road

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DESCRIPTION					
Designer	Unknown				
Builder/ maker	Unknown				
Physical Description	Ely House is a two-storey Spanish Mission style corner lot with facades onto Burwood Road and Victoria Street West. It occupies the entire rectangular block and features a terracotta tile hipped roof. The projecting roofline is supported by decorative brackets and coffered soffit panels. Its splayed corner façade at Victoria Street West and Burwood Road is truncated with a short parapet wall bearing the name 'Ely House' above its arched sash window surmounted by a pronounced keystone. Wall finish is a fan patterned cream coloured stucco, and there is a generous metal awning overtop the street level patio. First floor windows have louvered timber shutters, and there are two enclosed balcony areas with profiled brackets. The ground floor has been the subject of many alterations, and it is doubtful if any original fabric exists, besides from the residence access on Victoria Street West, the north-western most corner of the building, where a tiled floor, metal rail, and terrazzo staircase provides access to the communal courtyard and residences above. The eastern elevation remains intact although a clutter of services has been attached to its side. There is a narrow staircase from this dead-end alleyway to the first floor courtyard. The generous courtyard is intact but for a few places where some services have been attached to the wall and there is a large commercial kitchen sized ventilation unit jutting through the roof on the north wing. Timber sash windows remain and some are newly fitted with steel bars for added security.				
Physical condition and Archaeological potential	First floor, Victoria Street West and Burwood Road facades are in good condition, but require some painting and minor maintenance. -Rear or sides of building cluttered with attached services. -Groundfloor, aside from residences entrance on Victoria Street West, thoroughly altered.				
Construction years	Start year	1929 After 1925	Finish year	1930 Prior to 1929	Circa ☒
Modifications and dates	Development Application History: 1925 - Subdivision of land: DP14009 1934 - Lot subdivision 1969 - Renovations to property 1984 - Property used as chemist 1984 - Property used as cafe 1986 - Alterations to shops and above flats 1988 - Shop fit out for hair salon 1998 - Shop subdivision for Western Pacific Foods Pty Ltd 1999 - Restaurant extension and extension of trading hours 2001 - Shop fit out for Doctor's consulting rooms 2002 - Shop Fit out for 7/11 Store 2005 - Shop fit out for Mourched 2005 - Shop 5 leased to Red Rooster 2006 - Establishment of Wood Fire Pizza Restaurant 2007 - Shop Fit out for Bakery 2008 - Shop fit out for Trading Pty Ltd 2008 - Installation of new advertising signs 2008 - Installation of new awning 2009 - Shop fit out for Thania Box Pty Ltd. 2010 - Storm water and drainage works 2010 - Shop fit out for beverage purposes 2012 - Refurbishment and internal fit out of existing coffee shop				

CT Volume 3790 Folio 35 show the property was purchased by George, Wilfred & Harold Bignam as Tenants in Common in October of 1925 (ATTACHMENT 1)

Subdivision into 9 Lots occurred subsequently in DP 14009. (Page 9)

This shows a single residence located on Lot 7 and the land otherwise undeveloped.

In February of 1929 Lots 1 2 3 & 4 were transferred to Maria and George Ely. A series of leases occurred shortly afterwards for various shops in Nos 124 - 126 Burwood Road.

CT Volume 4249 Folio 95 (ATTACHMENT 2)

Based on this sequence the construction date would be prior to February of 1929 and not before 1925.

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	2014 – Shop fit out
Further comments	

HISTORY	
Historical notes	Subject Site History: According to the Sands directory plumber John Hawskford moved from Cheltenham Road to Burwood Road east just south of Victoria in 1892, and was listed as the tenant of the subject site until 1899. The property was briefly assumed by butcher William Watford and followed with John Bryant the boot-maker in 1900 for a year until Mrs L Ramsay, a dressmaker, took the location over. In 1905 a Bennet H. & Co. Produce merchants were listed for two years until Birke H.W. produce merchant in 1907. In 1910 Maurice Green was operated a pawn shop at this location. An Edward Wilcox was located at 122 Burwood Road from 1918-1925, and listed a fruiterer. Harne R&D was listed from 1925-1928, and L.V. Field, a tailor 1928-1930 (Sands Directories, 1858-1933). As the subject site commands the corner Victoria Street West and Burwood Road it is well suited for mixed use developments. <u>It is unclear whether or not it was built around 1930-1931 or after, because an Ely Pharmacy was listed at 124 Burwood Road in 1931. However, because 122-124 is listed with subdivided numbers it suggests that a larger block was in place in 1931. Nevertheless, the present Ely House was built by 1943, when the SixMaps aerial photo confirms the existence of the same roof that exists today.</u> This also correctly positions this Spanish Mission style building in its appropriate Inter-War time frame (Apperly, et. al., 1994). It currently operates as a mixed-use development.

INSERT REVISED TEXT ON PAGE 5 BASED ON LAND TITLES SEARCHES BY COLIN ISRAEL -HERITAGE ADVICE

THEMES	
National historical theme	3 Developing local, regional and national economies 4 Building settlements, towns and cities
State historical theme	3 Commerce 4 Accommodation

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Ely House has continually operated as its original intended design as a mixed used commercial and residential development since the early 1930s. As a mixed use development it accommodated both residential and commercial activities combining more life and business to the surrounding street, this important use is continuing today.
Historical association significance SHR criteria (b)	Ely House has no known associations with a historical person, place, or event of significance.
Aesthetic significance SHR criteria (c)	'Ely House' is a good example of the Inter-War Spanish Mission style architecture on the first floor and the access or entry stairwell on Victoria Street West. In addition, it contributes a sense of heritage character to the wider streetscape.

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Social significance SHR criteria (d)	Ely house has no known associations with a specific historically significant community or culture.
Technical/Research significance SHR criteria (e)	Ely house has potential to add research and educational knowledge to the community in regards to the documentation of the Inter-War Spanish Mission style architecture. CI - questionable whether this is technical significance under the criteria as it relates to style rather than technology.
Rarity SHR criteria (f)	Ely House is a rare example of the Inter-War Spanish Mission style locally within the Burwood Municipality. See only other Item defined as IW-SM Strathview and "Wentworth" 50 and 50A Wentworth Road
Representativeness SHR criteria (g)	Ely House is a representative example of the Inter-War Spanish Mission style mixed residential and commercial buildings SEE CI NOTES ON PAGE 15
Integrity	The ground floor of Ely House has no traces of historically significant fabric, except for the narrow entranceway and staircase to the first floor on Victoria Street West. The first floor is in good condition, it retains its roof form, wall fabric, and most windows in original form. Original colour scheme cannot be confirmed, however, the existing colours are appropriate.

HERITAGE LISTINGS

Heritage listing/s	No current heritage listings. Recommended for listing under this heritage assessment study.
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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Book	Richard Apperly, Robert Irving, & Peter Reynolds	A Pictorial Guide to Identifying Australian Architecture	1994	
Book	Frances Pollon	The Book of Sydney Suburbs	1996	-
Online Directory	John Sands	Sands Directories	1858-1933	City of Sydney Online Archive

RECOMMENDATIONS

Recommendations	1) Archival photographic recording, in accordance with "Photographic Recording of Heritage Items Using Film or Digital Capture" (NSW Heritage Guidelines Series, 2006), should be undertaken before any major changes. 2) The First Floor of "122-126 Burwood Road, Ely House", should be listed under Schedule 5 of the <i>Burwood Local Environmental Plan 2012</i>.
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SOURCE OF THIS INFORMATION

Name of study or report	Burwood Assessment of Potential Heritage Items	Year of study or report	2015
Item number in study or report	5		
Author of study or report	City Plan Heritage		

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Inspected by	Flavia Scardamaglia and Evan Oxland		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	
This form completed by	Evan Oxland & Kerime Danis	Date	05/12/2014 & 05/01/2015

CI - ADDITIONAL MANAGEMENT RECOMMENDATIONS:

3) The entry to the first floor residential flats should be retained including the staircase, handrail, terrazzo treads and tiled landings. Elements should be repaired or replaced "like for like".

4) Important features of the street facade including tiled copings to parapets, recessed balconies and fanned stucco finishes should be retained and repaired or replaced "like for like"

5) Future major refurbishment should be subject to a detailed Heritage Impact Statement that more fully identifies original fabric and ensures its preservation. The impacts of accretions of services should be reduced or reversed in any future adaptation or change of use.

REVISED HISTORICAL NOTES - REPLACE ON PG 3 WHERE DELETED.

The property was subdivided into its present form in 1925 by then owners George, Wilfred & Harold Bignam who had purchased the property that year. The sequence of construction is not known but in 1929 the property was transferred to Maria and George Ely as Tenants in Common. Shortly afterwards leases were signed with various tenants for the shops at 124 Burwood Road including a Chemist, Motor Mechanic, Furniture Shop, Confectioners shop and Radio Shop.

The building also acquired its name from the new owners. This suggests that the Ely's purchased the building as an investment from the Bignams who were most likely to have been responsible for its construction. The Bignams also sold the remaining Lots from the 1925 subdivision. As the construction of the Ely Building may have been staged, the date of construction is clouded but the Ely Building was certainly complete and fully tenanted by 1929.

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IMAGES - 1 per page

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

Image caption	Parish of Concord Map, 1915 – Ely house marked with red star				
Image year	1915	Image by	HLRV-Pixel Viewer	Image copyright holder	NSW Land and Property Information



PARISH MAP NOT PARTICULARLY INFORMATIVE IN THIS INSTANCE

Land Titles should be consulted to resolve unclear dating of the subdivision and allotments and possibly of the ownership at the time the building was constructed.

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IMAGES - 1 per page

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

Image caption	122-126 Burwood Road, 1943 Aerial photograph				
Image year	1943	Image by	SixMaps	Image copyright holder	NSW Land and Property Information



Heritage Data Form

IMAGES - 1 per page

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

Image caption	122-126 Burwood Road, 2014 Aerial photograph				
Image year	2014	Image by	Six Maps	Image copyright holder	NSW Land and Property Information



IMAGES - 1 per page

Image caption	Deposited Plan, Parish of Concord, County of Cumberland, DP 140009				
Image year	1925	Image by	Burwood City Council	Image copyright holder	Burwood City Council

Plan Form No. 2 (for Deposited Plan).

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IMAGES - 1 per page

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

Image caption	Ely House, Corner and North/West façades				
Image year	2012	Image by	Google Street View	Image copyright holder	Google Maps



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Ely House, First floor internal courtyard				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	First floor residents access terrazzo staircase, and original tile work.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



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IMAGES - 1 per page

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

Image caption	Extant door, original rendering texture, original render/paint colour unknown.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



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CI - See additional policies re removal of accretions when approval of work is sought.

IMAGES - 1 per page

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

Image caption	Rear, or eastern, elevation with a jungle of introduced services.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



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IMAGES - 1 per page

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

Image caption	183 Burwood Road – another example of the Spanish Mission Style commercial frontage				
Image year	2014	Image by	Google 2014	Image copyright holder	Google 2014



INCLUSION & EXCLUSION checklist to be appended - see separate sheet.

Based on the Inventory Sheet the recommendation for listing as street facades (similar to other Burwood Road shops) would be supported, primarily on the basis of its rarity as an example of Inter-War Spanish Mission Style.

Rarity should be emphasized over representativeness in order not to cloud the assessment.

(The two are not necessarily mutually exclusive but it would be sound practice to determine one or other when proposing to list with rarity taking precedence. Representativeness in my opinion should be used for a fine or highly intact example. Loss of the ground floor and accretions suggest this is not the case).

The description of fabric is comprehensive and would demonstrate the categorization as IW-SM which is a rare style in Burwood. It is therefore important to preserve and record for this Local Government Area.

Colin Israel

Colin Israel,
BSc; BArch UNSW & M Herit Cons USYD
Principal Heritage Consultant – Heritage Advice

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REFER NOTES PAGE 5 - COLIN ISRAEL PEER REVIEW

ITEM DETAILS						
Name of Item	Helmsdale					
Other Name/s Former Name/s	Wyndham, Camelot					
Item type (if known)						
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name						
Street number	18					
Street name	Liverpool Road					
Suburb/town	Croydon				Postcode	2133
Local Government Area/s	Burwood					
Property description	Large Federation Period Romanesque House , Subdivided. ADD: Italianate (Venetian Influence)					
Location - Lat/long	Latitude	-33.8867			Longitude	151.1117
Location - AMG (if no street address)	Zone	R1 – General Residential	Easting		Northing	
Owner	18 Liverpool Road Croydon Pty Ltd					
Current use	Apartments					
Former Use	Private Mansion					
Statement of significance	'Helmsdale' is of local heritage significance as a rare and fine example of a Federation period building in a Romanesque architectural style in the Burwood Municipality. The site is unusual in its styling as many other of its contemporaries such as 'Tulloona' were built in a Federation Free traditional or Federation Arts and Crafts style of Appian Way dominated Burwood grand home style. 'Helmsdale' further represents suburban patterns of development on arterial roads, it being situated on a corner lot of the eminently connected Liverpool Road.					
Level of Significance	State ☐			Local ☒		

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	The corner lot bounded by Liverpool Road and Croydon Avenue is occupied by a large Federation period Romanesque style mansion. The house is setback in the lot with a large garden with many established trees partially obscuring the house from the busy roads. It is currently adapted as a multi-unit residence. The house has been painted in a cream colour with green accents, probably at the same time as the large two-storey rear addition, on top of an earlier wing, and service introductions. Property curtilage has been subdivided for private yards.

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	The façade entrance-way, facing Liverpool road to the north, is decidedly Romanesque with its roman arched arcaded entrance and decoratively carved springer supporting capitals. Brick moulded voussiors double as archivolts and pronounce the style in question. English bond brickwork defines the door jambs and spandrels. Above the entrance way is a brick moulded string course, an Italianate balustrade, surmounted by tall casement bay windows with tri-panelled mullions that enclose a balcony and projects onto the front yards. Round accented windows appear throughout the new and old additions to the house, such as the west portion of the façade which is rendered in harling but is bordered by a protruding brick corner that reads like a pilaster. There is an eastern wing with a gable end fronting onto the northern Liverpool road façade. It is predominantly covered in harling with brick pilaster style quoining at building corners and exposed brick toothing and jack arches surrounding the eastern elevation windows. Moulded string courses and cornice follow as throughout the rest of the house. The east portion of the house façade has a large 'candle-snuffer' tower. This tower is constructed from brick in header bond and penetrated with unusual arrow-slit window on the first and second storey. Other tall windows in the tower are three paned casements with stained glass clerestories, as throughout the rest of the building. The top section of the tower has above decorative brick cornice that merges with the rest of the house's cornice. There is a frieze with pyramidal pattern terracotta, stone, or brick. The roof of the tower is constructed from decaying timber shingles and is finished with a metal finial. The Marseilles tile roof is skirted, above the house cornice, by a parapet with Italianate inspired balustrade. The eastern elevation has a remarkable casement bay window with sophisticated joinery and elaborate fan-light and clerestoried stained glass. It abuts a much later addition which blends in with the rest of the house because of its similar roofing material, brick, and is painted the same colour. This addition accommodates many more units. Large amounts of plumbing and electricity pipes run down the side of all facades and are painted cream to attempt to blend in with the rest of the wall fabric. The interior has much extant fabric such as plaster mouldings, light fixtures, joinery, and tin-pressed ceilings.				
Physical condition and Archaeological potential	Good condition.				
Construction years	Start year	1892 1886	Finish year	1889	Circa ☒
Modifications and dates	1982 – Two story rear extension added - Front and side curtilage has been subdivided - Rear curtilage has been turned into a substantial parking lot. 2011 – Strata subdivision of land title				
Further comments	CONSTRUCTED BETWEEN 1886 AND 1889 Peter Braun who then sold to James Best.				

HISTORY	
Historical notes	History of the subject site: The house that currently occupies the site at 18 Liverpool Road, Croydon was constructed around 1893 by James Best (Sands, 1893 Part 4). The house was constructed in a grand Federation Romanesque style being one of the few houses along Liverpool Road in Croydon. Before the house was constructed James Ross, a carpenter occupied the site before being brought by Mr Best around 1892 (Sands 1891). SEE ADDITIONAL Land Titles Searches on Page 16 and ATTACHMENT 5 (Best purchased from Peter Braun in Feb 1889 (CT Volume 676 Folio 246) and was in residence here in 1891 (Ref Attachment 1)

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Reduce speculative content - Best was present in 1891 - perhaps Ross was resident on site as contractor completing the major project - not necessary to speculate.

	After finishing the construction it appears Mr Best named his grand home "Wyndham" possibly after the town in southern NSW or after the Duke of Norfolk who at the time resided in Petworth House in Sussex. By 1893 James Best had renamed his home "Helmsdale" most likely after the northern Scottish town on the eastern cape of the Scottish highlands. Why the name change occurred is unknown, perhaps a temporary structure before construction of "Helmsdale" or it was the name is James Ross' house before James Best demolished it (Sands, 1893). Mr Best continued to live at the house until his death in 1914 where ownership was taken over by Mr Alfred Moultrie Stephens. Mr Stephens and his wife Eva lived at the house until his death in May 1931, during their time they renamed the house "The Towers" (SMH, 1931). The house was converted into seven flats in the 1930's and retains this residential usage today.
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THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	4 Accommodation
APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This subject site is significant in terms of its specific location on a high traffic road as a high quality development at a particular period of inner-west Sydney suburb development. The former mansion's development signifies the era when Burwood was planted by wealthy landowners who built grand country homes on large tracts of semi-rural land. The development of new public transport links meant a large population increase to the area where the former large country estates were subdivided for suburban development.
Historical association significance SHR criteria (b)	The subject site is not associated with any person or group of persons of particular importance in the course of local or state heritage significance.
Aesthetic significance SHR criteria (c)	The former Federation Romanesque style house is a highly ornate mansion demonstrating a high levels of aesthetic significance for the Croydon area. This house was constructed well before the grand Appian Way Estate demonstrating a grand country estate aesthetic rather than a federation Queen Anne Style development more commonly associated with the Burwood area.
Social significance SHR criteria (d)	The subject site has no association with any particular community or cultural group for cultural or spiritual reasons.
Technical/Research significance SHR criteria (e)	The site has the potential to offer more knowledge about the historical/architectural development of Burwood and the Federation Romanesque styles.
Rarity SHR criteria (f)	There are not many examples of fine Federation period Romanesque style houses as the majority of larger former mansions were usually built in the Victorian or Federation Queen Anne style in the Burwood Municipality. The Federation Romanesque is also more commonly associated with commercial or religious buildings rather than residential homes, this makes Helmsdale architecturally novel.
Representativeness	Helmsdale is a fine example of Federation Romanesque domicile design.

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Strongly agree that internal inspection is required.

SHR criteria (g)	
Integrity	The former mansion was converted into flats in the 1930s, and was the subject of 1982 renovations and additions, however its integrity and heritage significance largely remains intact, externally. However a thorough site inspection will have to be undertaken to determine its internal integrity.

HERITAGE LISTINGS

Heritage listing/s	No current heritage listings. Recommended for listing under this heritage assessment study.

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
WEB	Sydney Morning Herald	Family Notices	1931	http://trove.nla.gov.au/ndp/del/article/1677604
WEB	John Sands	Sands Directory	1892 - 1933	http://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory
WEB		Burwood Development Application Records		
Book	Frances Pollon	The Book of Sydney Suburbs	1996	
Book	R. Apperly, R. Irving, P. Reynolds	A Pictorial Guide to Identifying Australian Architecture.	1994	
WEB	John Johnson – Dictionary of Sydney	Croydon	2008	http://dictionaryofsydney.org/entry/croydon
Online Document	Smith et. al.	EORA: Mapping Aboriginal Sydney 1770-1850	2006	NSW State Library Online
WEB	Strathfield Heritage	Aboriginal History of Strathfield District	2014	http://strathfieldheritage.org/placenames/aboriginal-history-of-strathfield-district/
Book	A Attenbrow	<i>Sydney's Aboriginal Past: Investigating the Archaeological and Historical Records</i>	2010	UNSW Press

RECOMMENDATIONS

Recommendations	1) The building and landscape should be retained and conserved. A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. 2) Archival photographic recording, in accordance with "Photographic Recording of Heritage Items Using Film or Digital Capture" (NSW Heritage Guidelines Series, 2006), should be undertaken before major changes. 3) "18 Liverpool Road", should be listed as a heritage item in Schedule 5 of the <i>Burwood Local Environmental Plan 2012</i>. 4) Conservation work of paint removal to reveal original finishes, and to allow the porous masonry building envelope to breathe, is strongly suggested.
------------------------	---

SOURCE OF THIS INFORMATION

Name of study or report	Burwood Assessment of Potential Heritage Items	Year of study or report	2015
Item number in	11.		

Heritage Data Form

study or report			
Author of study or report	City Plan Heritage		
Inspected by	Flavia Scardamaglia and Evan Oxland		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	
This form completed by	Anna McLaurin & Kerime Danis	Date	12/12/2014 & 13/05/2015

The classification of this substantial residence as a "Federation Romanesque" building is in my opinion not well founded for the following reasons:

1. It relies on the presence of round arches but the arches here are not of squat proportions nor are they dominant, projecting and massive. There are other styles in which round arches are found including Anglo-Dutch, Free Classical and Academic Classical. None of these styles is primarily a residential style.
 2. In the case of this house the main round arches are finely detailed with tall proportions and grouped in a location suggesting they were originally in the form of a Loggia or colonnade. The design is more reminiscent of Venetian character suggesting Italianate influence after Ruskin. The pierced panel on the tower is also reminiscent of a Venetian influence in the design.
 3. The character of the wall surfaces includes a mixture of brick and roughcast stucco with unusual toothed brick quoins. It seems likely that the effect of this would have been more dramatic in the past, assuming the brick was originally face brickwork, later bagged and painted.
 4. The double gabled form of the roof and prominent tower element topped with a conical roof are equally identifiable as Arts and Crafts features, particularly when the gables have a minimal overhang. The building can be reliably dated back to at least 1891 when a 'Family Notice' identifies it as the residence of James Best and names it as 'Helmsdale' (TROVE SMH attachment 1)
 5. Other noted features including the projecting bay windows and the decorative use of fenestration would be consistent with a different style. (Apperly Irving & Reynolds points in particular to the more massive qualities of Federation Romanesque and its use of small windows in rugged textured (usually stone) walling.
 5. Based on the overall impression the style appears to be transitional and in my opinion is better described as 'Arts & Crafts with Venetian Influence' (after Ruskin).
 6. It is nevertheless a bold and dramatic statement intended to lend prestige and style to its owner / occupant.
 7. Built before the full onset of the 1890's depression the house represents a statement of achievement for its owner.
 8. James Best was a successful 'Merchantile Agent' or entrepreneur (TROVE SMH Attachment 2)
 9. He had some societal ambitions and is noted as a candidate for Alderman on Enfield (see TROVE SMH attachments 3)
 10. His firm James Best & Son attracted salacious treatment of 'Truth' a Sydney gossip sheet in 1903 for his incidental association with a Mr Gordon and in his promotion of a memorial publication of the opening of Federal Parliament in copies of the painting by Nuttall. (TROVE Truth attachment 4).
- The additional references support the profile of James Best as a local figure of some prominence. The different categorization of 'Helmsdale' as a transitional 'Art and Crafts' example does not detract from its significance to any degree. It is clearly a fine example, albeit of some eclectic influences. Later work in dividing it into apartments does not appear to have altered its interior qualities (based on the limited Real Estate photos available). These are at least equivalent to the house at No 18 Wyatt Avenue which was listed through an Interim Conservation Order after being identified by Council.
- Externally it presents as an intact architectural work of some distinction and justifies its assessment as having aesthetic significance.
- For completeness an interior inspection is warranted. This should identify relative values of the interior and the degree of intactness. One may expect that the rear first storey (skillion) addition would be of lesser or little significance but this would have to be verified.
- Policies should include some indication of curtilage and identify potential for additional development and the nature of such development, whether by a linked additional wing of perhaps two stories. The purpose would be to provide guidelines at the outset to permit reasonable development and ensure the overall viability of the asset.
- Listing with appropriate Management Policies is recommended.
- Review / Revise classification and relevant text - suggest Federation Arts & Crafts (Venetian Italianate Influence) (after Ruskin)

Heritage Data Form

IMAGES - 1 per page

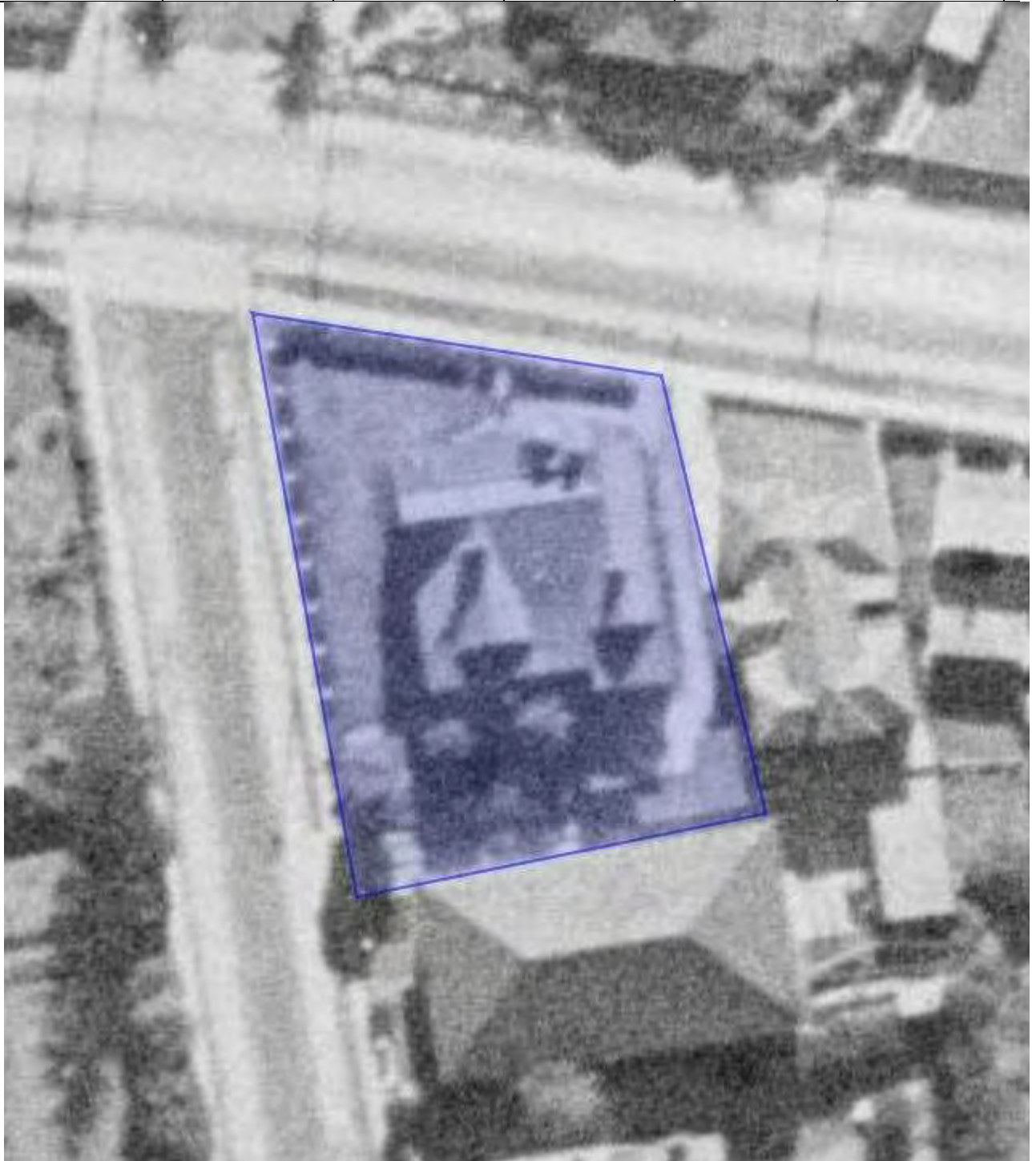
Please supply images of each elevation, the interior and the setting.

Image caption	SixMaps Aerial showing location of 18 Liverpool Road				
Image year	2014	Image by	SixMaps	Image copyright holder	SixMaps



Heritage Data Form

Image caption	1943 aerial photograph.				
Image year	1943	Image by	SixMaps	Image copyright holder	NSW Land and Property Information



Heritage Data Form

IMAGES - 1 per page

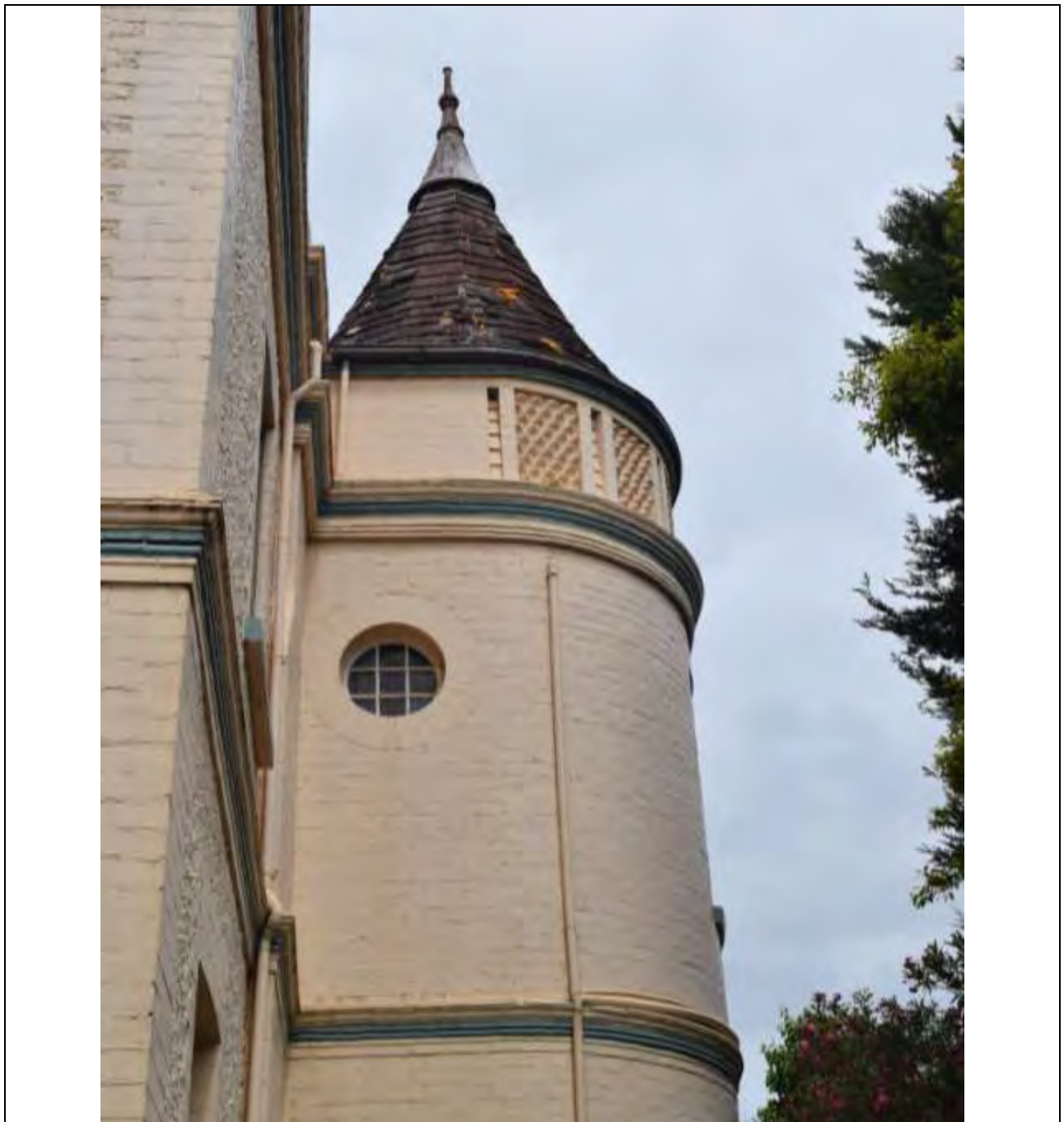
Image caption	The house from the opposite side of Liverpool Road. Note the large amounts of vegetation obstructing the view from both Liverpool Road and Croydon Ave.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

Image caption	The Federation Romanesque style turret with poor condition of timber shingles.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

Image caption	Ornate Bay windows on ground floor of apartment two, note fanlight, stained glasswork, and elaborate joinery.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

Image caption	The entrances to the apartments from Croydon Avenue Entrance. This addition was constructed in 1982				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Exterior showing French doors with ornate brick arches. This area underneath the arches and above the baluster was most likely uncovered in the original construction.				
Image year	2014	Image by	Rich & Oliva http://www.realestate.com.au/property-apartment-nsw-croydon-115946507	Image copyright holder	Rich & Oliva



Heritage Data Form

IMAGES - 1 per page

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

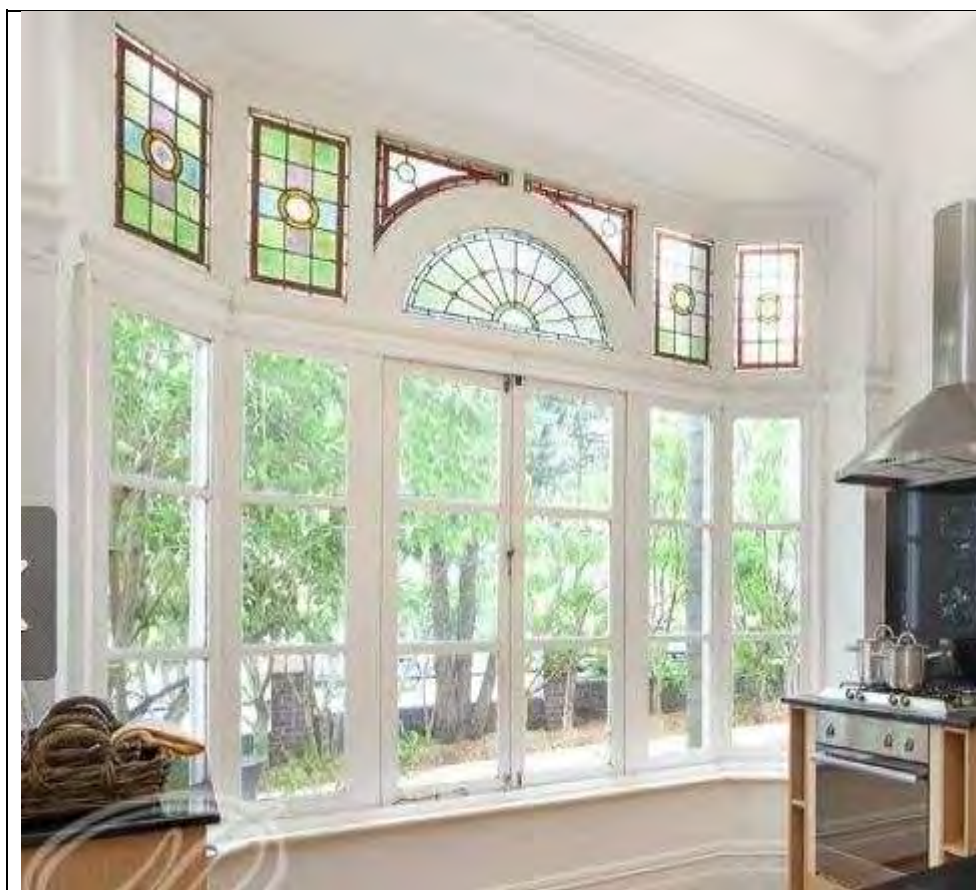
Image caption	Interior of apartment four showing pressed metal ceilings and coloured clerestory lighting still in-tact.				
Image year	2014	Image by	Oxford Real Estate http://www.realestate.com.au/property-apartment-nsw-croydon-112188707	Image copyright holder	Oxford Real Estate



Heritage Data Form

IMAGES - 1 per page

Image caption	Interior of apartment two showing ornate bay window projection.				
Image year	2014	Image by	Rich & Oliva http://www.realestate.com.au/property-apartment-nsw-croydon-115946507	Image copyright holder	Rich & Oliva



Heritage Data Form

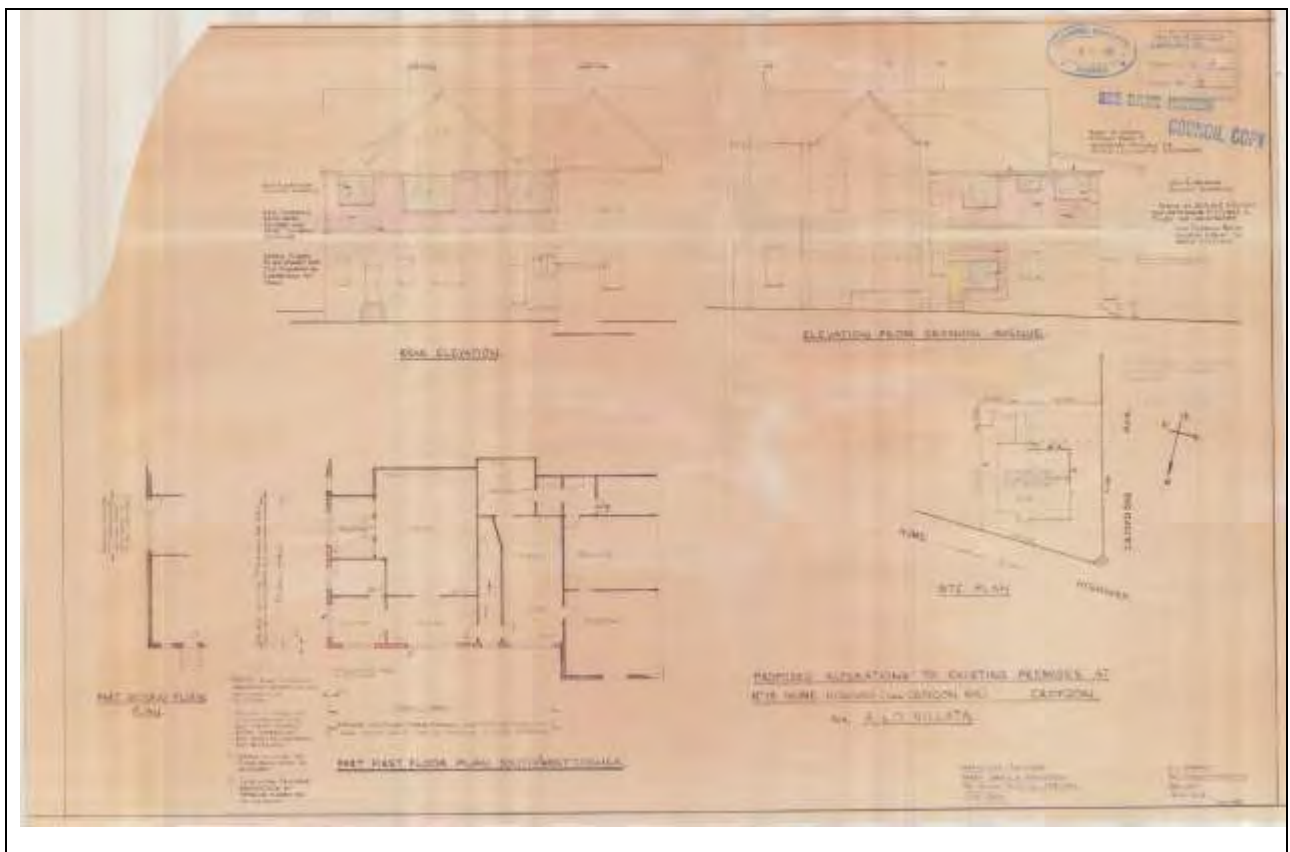
Image caption	Eastern elevation and eastern portion of north façade.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

Image caption	1982 Approved alteration plans				
Image year	1982	Image by	Barry Smith & Associates Ltd.	Image copyright holder	Burwood City Council



ADDITIONAL LAND TITLES SEARCHES:

Land including current SP 87303 was subdivided into Lots A B & C in October 1929 and Lot A was then transferred to Clara Lapin wife of Mark Lapin, Hotel Proprietor. (REFER Certificate of Title Vol 4331 Folio 175 = ATTACHMENT 5) Lot A became current allotment, now SP 87303.

Clara Lapin had owned the overall properties Lots A B & C from October 1927.

The immediate prior owner was Alfred Moultrie Stephens a Planter from Waverley who purchased in April 1914 from Alice Maud Best, wife of James Best. She held title subject to a power of appointment by James Best dating from July 1889.

James Best, then described as an accountant had owned the property from February of 1889, having purchased from Peter Braun, licensed victualler. Braun purchased the land as three allotments (Lots 131 132 & 133 of DP 687 ?) from Frederick Clipold in 1883.

Given that Braun mortgaged the property in 1886 and that mortgage was discharged when Best purchased the property, it is likely that Braun was responsible for the construction of 'Helmsdale' and that construction was completed by the time of Best's purchase.

All as recorded in Certificate of Title Volume 676 Folio 246 = ATTACHMENT 6

Heritage Data Form

ITEM DETAILS					
Name of Item	Palm Cottage				
Other Name/s Former Name/s	Rupert Cook's House				
Item type (if known)					
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	99				
Street name	Burwood Road				
Suburb/town	Enfield	Postcode		2136	
Local Government Area/s	Burwood				
Property description	One storied Federation house Queen Anne Style. Lot B DP104640.				
Location - Lat/long	Latitude	-33.8930		Longitude	151.1003
Location - AMG (if no street address)	Zone	R1 General Residential	Easting	Northing	
Owner	Mr William Su				
Current use	Residential home				
Former Use	Residential home				
Statement of significance	Constructed c1910, Palm Cottage represents a high degree of technical/aesthetic achievement through the use of bricks and terracotta mouldings in the construction of the home by owner Rupert Cook. Rupert Cook was a prominent brick maker in the Burwood area from 1902 -1919. Cook produced high quality bricks that were used in many important Sydney buildings such as Central Station. The glazed and non-glazed bricks along with terracotta mouldings were used throughout Palm Cottage indicating that the entire building was constructed from the highest quality materials. The house may also present a further research possibility as some bricks used in the house may be unique constructed specifically by Cook's plant for his house.				
Level of Significance	State ☐		Local ☒		

Heritage Data Form

- "harling" - Lime harling is a thrown, or cast-on, finish consisting of a slaked lime and coarse aggregate mortar, and it usually has a rough-textured surface.

<http://www.buildingconservation.com/articles/lime-harling/lime-harling.htm>

more usual term would be "roughcast render" unless there is a clear distinction (as in use of Lime)

DESCRIPTION

Designer	Unknown, possibly Rupert Cook				
Builder/ maker	Rupert Cook				
Physical Description	Palm Cottage is an example of Federation period Queen Anne style domestic architecture. The house is a stand-alone residence setback from Burwood Road on a subdivided lot with a new house built in the former back yard. The street fronting gable ended a-symmetrical projecting bay accommodates a bay window with the veranda supported on turned slender timber posts with decorative frieze extending across the remainder of the frontage. The house is primarily clad in red face brickwork sourced from Cook's brickworks, and was once tuck pointed white with a black stopper. There is a moulded vine terracotta detail painted cream with a liver glazed brick ogee moulded border and string course (3 courses high around 1.8m from the ground) that extends from the façade wrapping around the eastern elevation. The south elevation has a three course white glazed brick string course at the same height as the others. The bay window on the front projection has a darker coloured brick base and glazed liver coloured bull-nosed brick sill supported by a course of similarly coloured and glazed course of cyma reversa moulded brick. The bay windows are made up of three prominent and two smaller sash windows with the upper half of the window by a multi-paned top light in green and blue stained glass. The half timbered gabled roof with a harling base above the projection bay is painted cream with a maroon stripe under the decoratively octagonal and square side-wall shingled apex. The front entrance is a green painted half glass with two vertical panel style door with a two pane clerestory window. The original nameplate 'Palm Cottage' is beside the door in a moulded iron template. Another casement sash window with multi-paned top light sits mid-way under the veranda it appears to have a painted timber frame and liver coloured bull-nosed brick for the sill. The veranda's timber posts has a diminishing chamfer and three decorative channel stripes. It supports an ornamental timber-railed valance and decorative brackets, all timber is either painted cream or brown. The Marseilles pattern terracotta gable hip roof (produced at Cook's Brickyard) extends to cover the veranda, which culminates in exposed rafter ends and roofboards. The roof ridges are capped with terracotta tiles with ridge caps are intermittently crested culminating in a gable air vent used to ventilate the attic space. Veranda flatwork, once covered in tessellated tiles, is tiled white and is bordered with slate coping. The chimney is constructed from brick with two bands of harling and the diagonal trellis patterned terracotta chimney pots have been painted cream.				
Physical condition and Archaeological potential	Good condition				
Construction years	Start year	1910	Finish year		Circa ☒
Modifications and dates	Circa 2012 – Tessellated tile work removed from veranda. 2003 – Dual occupancy permit submitted to subdivide the lot and construct new house in back yard.				
Further comments					

Heritage Data Form

HISTORY	
Historical notes	Palm Cottage was constructed around 1910 by prominent Sydney brick maker Rupert Cook. The bricks his nearby yard produced were of exceptional quality and were used in some of Sydney's most important buildings such as Central Station (Peek & Pratten, 1996). Rupert Cook was born in England in 1831 to Manchester based brick-maker Joseph Cook. After learning the brick-work trade from his father Rupert married Ann Plummer in Manchester Cathedral in 1952 (SMH 1919). A few years later they immigrated to Australia firstly settling in Marrickville where Rupert began work on the construction of the Princess Highway in 1863. After 21 years living in Australia Cook and his wife moved back to Manchester where he managed a brick-works for around six years. (Peek & Pratten, 1996). After returning to Sydney Rupert established his brickworks on Denby Street Marrickville. He located his business in the Marrickville area because of its good clay deposits. During this time he always lived nearby his factories, the Sands directory notes his first house was by Georges River Road (Sands 1869). Cook's Marrickville plant produced the bricks for the construction of Central station. (Peek & Pratten, 1996). When the clay deposits of the Marrickville yard had been exhausted Cook bought nineteen acres of land in 1899 on the Western edge of Burwood Road in Enfield (Peek & Pratten, 1996). It is noted in the Sands Directory of 1902 that the Brickworks were established probably indicating they were established in 1901 after the Sands surveys were conducted. (Sands, 1902) A map by Alfred B. Searle indicates that the works included an office, clay/shale pit, iron machinery, a brick pressing shed, and one patent and four downdraught kilns parallel to one another (Searle, 1919). There was also the inclusion of a glazing and speciality works shed with a beehive kiln to fire handmade products. (Peek & Pratten, 1996). The fine handmade glazed products produced by Cook's Yard were described as 'practically perfect' by Searle (Searle, 1919). Cook was also awarded a certificate of merit by the Royal Agricultural Society of NSW for his brick making contributions to NSW. (State Library of NSW, 1896/1898) Palm Cottage was established along Burwood Road as Cook's own residence as it was nearby the yards. This house was probably the first around that area and was constructed from a number of different products in Cook's Yard (Peek & Pratten, 1996). For example: the decorative terracotta on the frieze, chimney pots, glazed window sills and face bricks. Cook died in 1919 at the age of almost 88; in his will his estates were valued at £51,219 naming his daughter Anne and her husband John Hankinson as executors of the estate. Cook also made many charitable bequests in his will towards the Congressional Home Missions Board, Camden College and the Home of Peace in Marrickville (The Maitland Daily Mercury, 1919). Cook's brickworks continued to operate until 1960 when the 16 acres of land was sold to Parkes Developments who then subsequently sold the land to the Burwood Council who turned it into Henley Park.

THEMES	
National historical theme	4 Building settlements, towns and cities 8 Developing Australia's cultural life
State historical theme	4 Accommodation 8 Creative endeavour

Heritage Data Form

The name "Palm Cottage" appears to be based on references in Sands Sydney Directories.

- "Palm Cottage" - check capitals on both P & C consistent

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Constructed in c1910 Palm Cottage is of local heritage significance as an evidence of development in Burwood in the Federation period. Because of its association with Rupert Cook, Palm Cottage is important in local and regional development because his bricks became the architectural of much of NSW.
Historical association significance SHR criteria (b)	Palm Cottage is strongly associated with the life work of highly regarded brick-maker Rupert Cook. The house is almost solely constructed from materials from Cook's manufacturing plant including examples of his 'practically perfect' glazed bricks used throughout some of Sydney's most important buildings. Rupert Cook was one of the first brick makers to set up practice in the Enfield/Burwood area and almost certainly contributed to the construction most of the surrounding houses including those of nearby Appian Way.
Aesthetic significance SHR criteria (c)	Palm Cottage demonstrates a high level of technical achievement through the use of very high quality constructed bricks made from Australian clay. The glazed bricks present are examples of early 20 th century glazing techniques using a large variety of unique recipes to produce different colours. It is a fine Federation Queen Anne style residence demonstrating key characteristic elements of the style in its perfect execution.
Social significance SHR criteria (d)	Palm Cottage does not have special association with a particular community or cultural group in NSW for social, cultural, or spiritual reasons.
Technical/Research significance SHR criteria (e)	Because of the unique bricks/tiles/glazing used in this building significant research could be gained from the techniques used in the construction of this house's building materials.
Rarity SHR criteria (f)	Palm Cottage is not particularly rare, there are many examples of this period and style of house in Burwood and throughout Sydney, nevertheless, its use of bricks, tiles, terracotta, and glazing are unique which contribute a sense of rarity to this building..
Representativeness SHR criteria (g)	Palm Cottage is representative of a fine Federation period Queen-Anne style house.
Integrity	Palm Cottage is an intact residence with high degree of integrity. Tessellated tiles on the veranda were unfortunately recently removed.

HERITAGE LISTINGS

Heritage listing/s	No current heritage listings. Recommended for listing under this heritage assessment study.

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Book	Nora Peek and Chris Pratten	Working the Clays	1996	
Book	Frances Pollon	The Book of Sydney Suburbs	1996	
Book	R. Apperly, R. Irving, P. Reynolds	A Pictorial Guide to Identifying Australian Architecture.	1994	
WEB	John Sands	Sands Directory	1905 - 1933	http://www.cityofsydney.nsw.gov.au/learn/search-our-

Heritage Data Form

				collections/sands-directory
Book	Alfred B. Searle	The Natural History of Clay	1919	
Newspaper	The Maitland Daily Mercury	Brickmakers Estate	1919	http://trove.nla.gov.au/ndp/del/article/131149046?searchTerm=rupert%20cook%20enfield%20brickmaker&searchLimits=l-category=Article
Record	Royal Agricultural Society of NSW	Certificates (2) of merit	1896/1898	State Library of NSW http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=911107

RECOMMENDATIONS

Recommendations	1) The building and landscape should be retained and conserved. A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. 2) Archival photographic recording, in accordance with "Photographic Recording of Heritage Items Using Film or Digital Capture" (NSW Heritage Guidelines Series, 2006), should be undertaken before major changes. 3) "99 Burwood Road", should be listed as a heritage item in Schedule 5 of the <i>Burwood Local Environmental Plan 2012</i>. 4) Building owners should be advised about the importance of their property and encouraged to retain extant fabric, particularly in the un-investigated interior where reputedly unique bricks were used.
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5) Any application should be conditioned to require an acceptable form of interpretation viewable from public domain.

SOURCE OF THIS INFORMATION

Name of study or report	Assessment of Potential Heritage Items	Year of study or report	2015
Item number in study or report	12.		
Author of study or report	City Plan Heritage		
Inspected by	Evan Oxland and Flavia Scardamaglia		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Anna McLaurin & Kerime Danis	Date	31/10/2014 & 08/05/2015

PEER REVIEW SUMMARY COMMENTS:

The investigation and analysis is generally sound and defines aspects of the significance in sufficient detail to support a recommendation to list as a Local Heritage Item. The connection of the fabric (products of local brick Kiln) create a strong and demonstrable association with Cook as a prominent person in the Local Government Area. This suggests that recommendations as to appropriate Interpretation would be warranted.

CURTILAGE ISSUE:

It is recommended that the Listing be amended to reflect the change that has occurred to the curtilage due to the construction of a new house (approved) in the rear yard. Despite the reduction to the original rear curtilage the building deserves to be listed due to the strong association with Cook and evidence in the fabric of Cook's brick and tile products used and in evidence in the house. These reflect aspects of the Local Government Area that have largely been lost over time - association with the brickworks and the high quality of brick and tile products used in construction of the house as a "show piece" for the Brickworks.

Colin Israel,

BSc; BArch UNSW & M Herit Cons USYD

Principal Heritage Consultant – Heritage Advice

14-09-2016

Heritage Data Form

IMAGES - 1 per page

Image caption	1943 aerial photograph, note undeveloped green field behind 99 Burwood Road.				
Image year	1943	Image by	SixMaps	Image copyright holder	Land & Property Information



Further management policies:

Interpretation Policy required to highlight connection with Cook's brickpit such as:

5) Any application should be conditioned to require an acceptable form of interpretation viewable from public domain.

Preservation policies:

(6) Itemise special bricks & locations - require NO PAINTING or Rendering of face brickwork or special brick or tile features and no disturbance or removal of special bricks, chimney pots etc in the event of any work occurring

Note: tessellated tiles on No 109 may provide a guide to future reinstatement of tilting to verandah of No 99 as the pair of houses are associated historically.

Cross reference to other related items should be explicit in the summary statement of significance.

Fine polychrome work particularly to chimney & glazed chimney pots are worth noting.

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph, note rear development with black roof.				
Image year	2014	Image by	SixMaps	Image copyright holder	Land & Property Information



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Burwood Road Façade of Palm Cottage				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Image taken from Burwood Road showing the extent of Palm Cottage				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail showing timber filigree veranda and terracotta moulded string course.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council

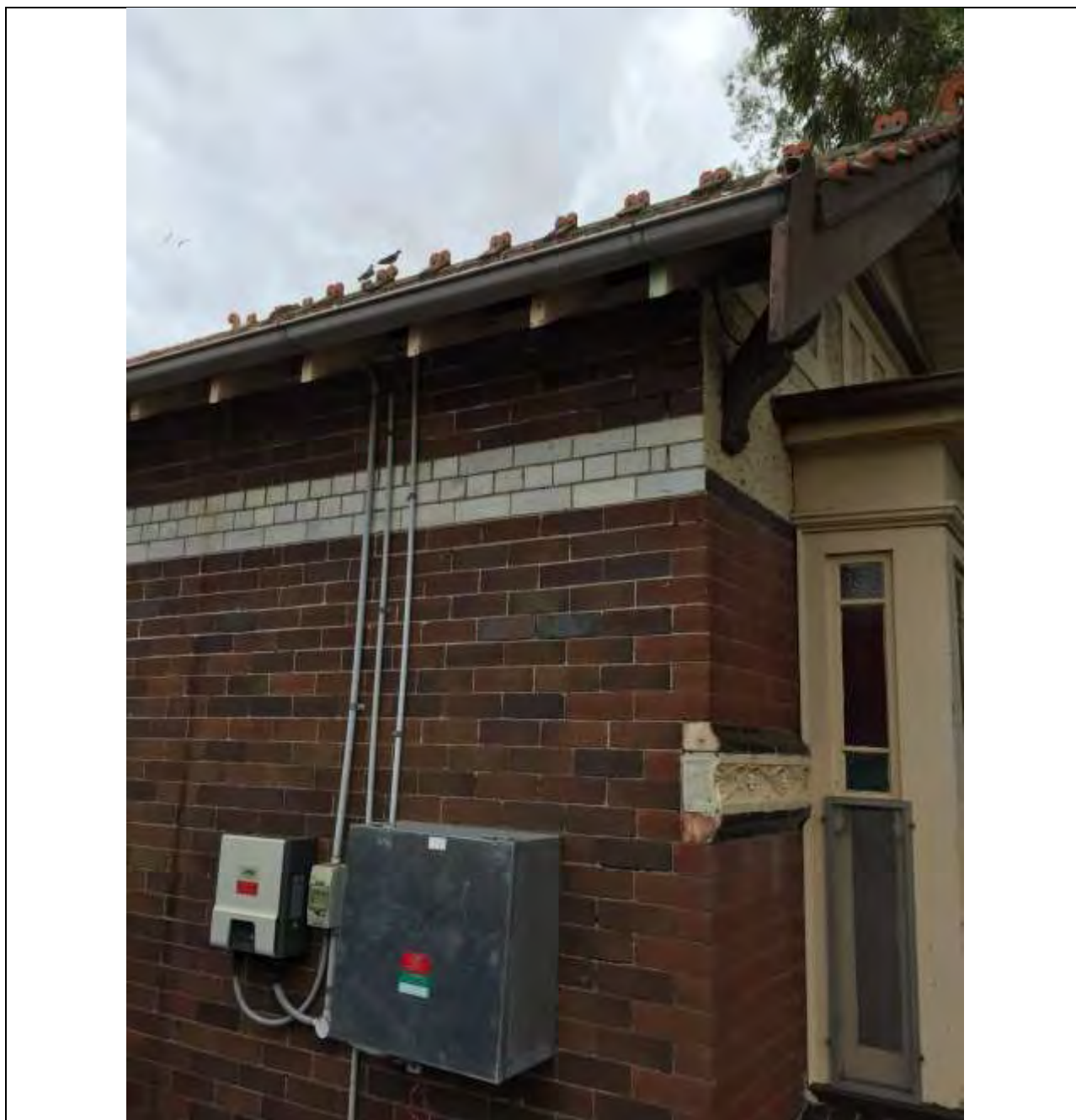


Heritage Data Form

IMAGES - 1 per page

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

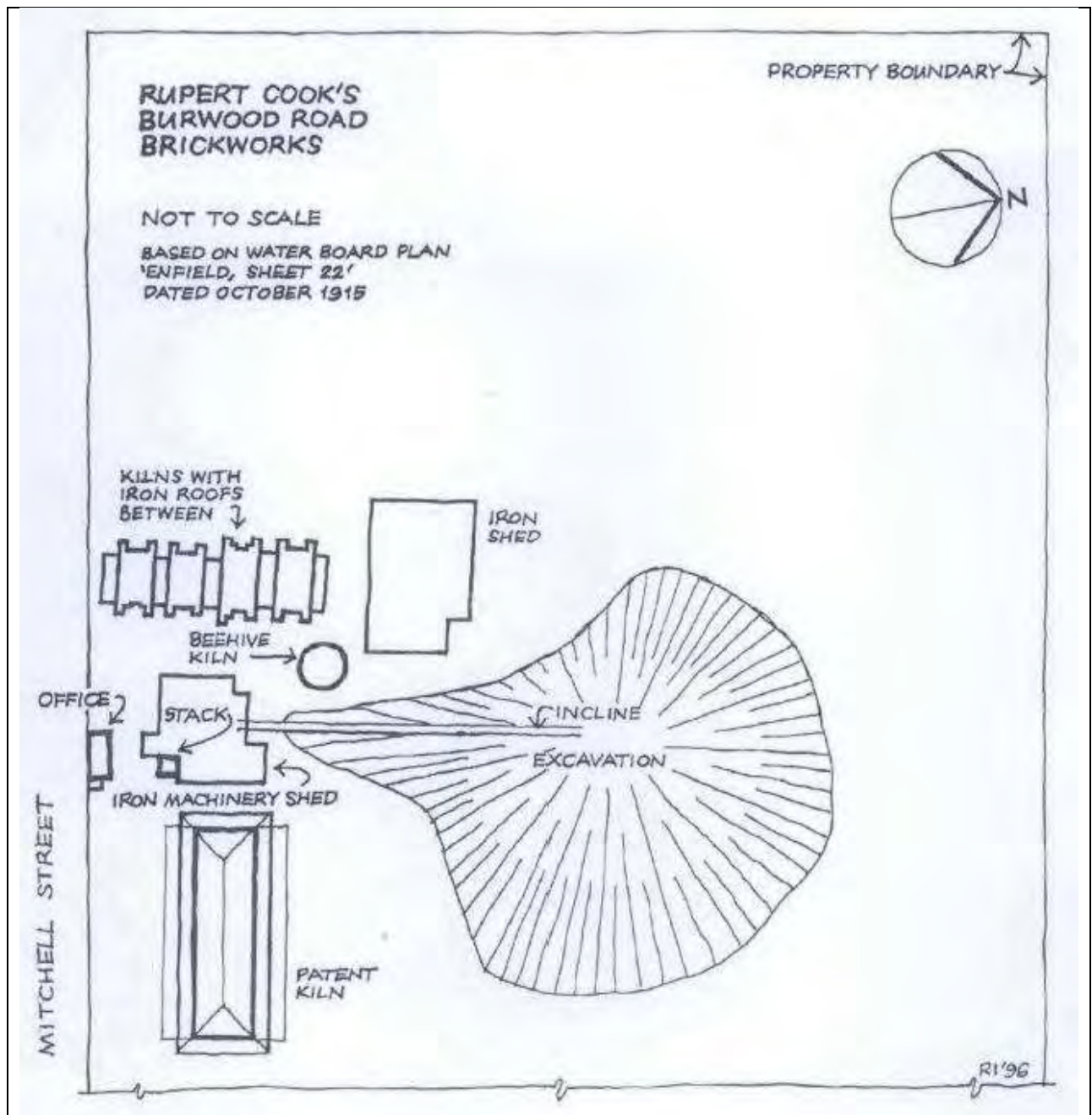
Image caption	String course of white glazed bricks along western façade of Palm Cottage.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

Image caption	The brickworks of Rupert Cook along Burwood Road.				
Image year	1996	Image by	Nora Peek and Christ Pratten	Image copyright holder	Nora Peek and Christ Pratten



Heritage Data Form

REFER NOTES & HIGHLIGHTING WHERE FOUND AND SUMMARY ON PAGE 5

ITEM DETAILS					
Name of Item	John Hankinson's House				
Other Name/s Former Name/s	Santa Rosa				
Item type (if known)					
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	109				
Street name	Burwood Road				
Suburb/town	Enfield		Postcode	2136	
Local Government Area/s	Burwood				
Property description	One storied Federation house Queen Anne Style. Lot C DP304943				
Location - Lat/long	Latitude	151°06'00.1"E		Longitude	33°53'37.1"S
Location - AMG (if no street address)	Zone	R1 – General Residential	Easting		Northing
Owner	Mr Paul Beynon & Ms Nicole Smeulders				
Current use	Residential home				
Former Use	Residential home				
Statement of significance	John Hankinson's House represents a high degree of technical/aesthetic achievement through its construction bricks and terracotta mouldings made by brick maker Rupert Cook. Rupert Cook who was also Hankinson's father-in-law was a prominent brick maker in the Burwood/Enfield area from 1902 - 1919. Rupert Cook produced high quality bricks that were used in many important Sydney buildings such as Central Station. The glazed and non-glazed bricks with terracotta mouldings were used throughout John Hankinson's House indicating that the entire building was constructed from the highest quality materials. The house may also present a further research possibility as some bricks used in the house may be unique constructed specifically by Cook's plant for his house.				
Level of Significance	State ☐			Local ☒	

Heritage Data Form

In my opinion it is Federation Bungalow with some more ornamental detailing - it is definitely not Arts and Crafts, it is single storey with integral verandah - basic Bungalow plan & roof form.

There is no "Federation Georgian" in Apperley Irving & Reynolds

DESCRIPTION

Designer	Unknown, possibly Rupert Cook					
Builder/ maker	Probably Rupert Cook					
Physical Description	The former John Hankinson and Emily Hankinson (nee Cook) house is a rare example of a Federation period Georgian style structure with Arts and Crafts details. The house has the symmetrical front façade and massive roof form of a large hipped roof in a Georgian style, which is played upon by breaking the roofline with a gabled dormer and its asymmetrical window light to the right of the doorway is decidedly not Georgian. To further confuse this seemingly vestigial Federation period Georgian style home its two windows flanking the entrance are Italianate in their triptych groupings, or Serliano format. The house is on a large residential lot with an ample front and back yard space, being accessed via a driveway on the northern side of the house. The house is constructed with red brick, stopping and white tuckered joints. The front veranda is half enclosed with a bull nosed capped low brick wall. The wall is capped with glazed liver coloured bull-nosed brick, these bricks are supporting cream timber piers holding up the Marseilles style terracotta clad roof. The roof ridge line terminates in two opposing crests. Veranda floor is paved with tessellated tiles and bordered by a stone step at the entrance. The roofline is broken over the doorway by a small gabled dormer painted cream with a cream finial. The door screen (a later addition) has an art-nouveau inspired design in front of the main door. On each side of the door a triple-light window containing double hung sashes. The timber window frames are painted cream which contrasts well with darker glazed liver coloured mullions. This course of darker bricks extends upwards to form a double tier of header arches. The brick walls have a painted terracotta frieze with an Aster-motif running across the façade bordered by blue glazed tiles.					
Physical condition and Archaeological potential	Good condition					
Construction years	Start year	1907	Finish year		Circa	☒
Modifications and dates	2002 - Rear extension with corrugated iron roof					
Further comments						

REVISE

Federation Bungalow with excellent brick features.

Not Queen Anne either as later stated.

HISTORY

Historical notes	John Hankinson House was originally constructed by prominent Sydney brick maker Rupert Cook for his daughter Emily. The bricks, which were produced at his nearby yard, were of exceptional quality and were used in some of Sydney's most important buildings such as Central Station. Rupert Cook was born in England in 1831 to Manchester based brick-maker Joseph Cook. After learning the brick-work trade from his father Rupert married Ann Plummer in Manchester Cathedral in 1952 (SMH 1919). A few years later they immigrated to Australia firstly settling in Marrickville where Rupert began work on the construction of the Princess Highway in 1863. After 21 years living in Australia Cook and his wife moved back to Manchester where he managed a brick-works for around six years. (Peek & Pratten, 1996). After returning to Sydney Rupert established his brickworks on Denby Street Marrickville. The reason he chose the Marrickville area for is manufacturing business is due to the good clay deposits. During this time he always situated his house nearby the plants, the sands directory notes his first house was by Georges River Road (Sands 1869). It was in the Marrickville plant that produced the brickwork for
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	the construction of Central station. (Peek & Pratten, 1996). When the clay deposits of the Marrickville yard had been exhausted Cook brought nineteen acres of land in 1899 on the Western edge of Burwood Road in Enfield (Peek & Pratten, 1996). It is noted in Sands Directory of 1902 that the Brickworks were established probably indicating they were established in 1901 after the Sands surveys were conducted. (Sands, 1902) A map created in publication modern brick-making by Alfred B. Searle indicates that the works included an office, clay/shale pit, iron machinery, a brick pressing shed, and one patent and four downdraught kilns parallel to one another (Searle, 1919). There was also the inclusion of a glazing and speciality works shed with a beehive kiln to fire handmade products (Peek & Pratten, 1996). By this time Cook's daughter Emily had married John Hankinson and Cook donated the land where they were to build their homes using materials from Cook's nearby plant (Peek & Pratten, 1996). This home was built around 1907 before Cook's own home built in 1910 according to analysis of the Sands Directory (Sands 1907,1910) At the Hankinson acted as the works manager for Cook's plant and was also heavily involved in the manufacturing process. Cook died in 1919 at the age of almost 88; in his will his estates were valued at £51,219 naming his daughter Anne and son-in-law John Hankinson as executors of the estate. Cook also made many charitable bequests in his will towards the Congressional Home Missions Board, Camden College and the Home of Peace in Marrickville (The Maitland Daily Mercury, 1919). The brickworks continued to operate until 1960 where John Hankinson took over as managing director until the 16 acres of land was sold to Parkes Developments who then subsequently sold the land to the Burwood Council who turned it into Henley Park (SMH, 1921)
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Revise syntax

THEMES

National historical theme	4 Building settlements, towns and cities 3 Developing local, regional and national economies 8 Developing Australia's cultural life 9 Marking the phases of life
State historical theme	4 Accommodation 3 Industry 8 Creative endeavour 9 Persons

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Constructed c1907, John Hankinson's House has strong familial ties with the Cook Family who were a prominent brick producing family in the early 20 th century. The Cook family, particularly Rupert Cook produced high quality bricks used in some of Sydney's most well-known buildings such as central station. As a result of the post war housing boom local brick manufacturing business boomed, particularly the Cook brickworks where a large majority of the surrounding area's housing development were constructed from bricks made by the Cook Brickworks.
Historical association significance SHR criteria (b)	John Hankinson's House is strongly associated with the works of highly regarded brick-maker Rupert Cook as the house was built for his daughter and her husband. The house is almost solely constructed from materials from Cook's manufacturing plant including examples of his 'practically perfect' glazed bricks used throughout some of Sydney's most important buildings. Rupert Cook was one of the first brick makers to set up practice in the Enfield/Burwood area and almost certainly contributed to the construction most of the surrounding houses including those of nearby Appian Way.
Aesthetic	John Hankinson's House demonstrates a high level of aesthetic quality and technical achievement through the use of very high quality constructed bricks made from Australian clay. The glazed bricks

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significance SHR criteria (c)	present are examples of early 20 th century glazing techniques using a large variety of unique recipes to produce different colours.
Social significance SHR criteria (d)	John Hankinson's house does not have any special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.
Technical/Research significance SHR criteria (e)	John Hankinson's house may yield further information relating to the development of the Australian Brick manufacturing industry. The house may contain unique glazed bricks made by Rupert Cook's brick manufacturing plant especially for the construction of Cook's Daughter and her husband's house.
Rarity SHR criteria (f)	John Hankinson's House is a rare example of the Queen Anne Federation style home because of its association with Rupert Cook and the use of peculiar and rare bricks/glazing/and ceramics is rare.
Representativeness SHR criteria (g)	John Hankinson's house is representative as a fine example of Queen Anne Federation style bungalow house. Bungalow NOT Queen Anne - also not consistent with "Georgian" idea.
Integrity	- The exterior of John Hankinson's remains in good condition with the brickwork and mouldings intact. - The extension at the rear of the property does not appear to diminish the significance of the site.

HERITAGE LISTINGS

Heritage listing/s	N/A

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Book	Nora Peek and Chris Pratten	Working the Clays	1996	
Council Records		Burwood Development Application Records		
Book	Frances Pollon	The Book of Sydney Suburbs	1996	
Book	R. Apperly, R. Irving, P. Reynolds	A Pictorial Guide to Identifying Australian Architecture.	1994	
WEB	John Sands	Sands Directory	1905 - 1933	http://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory
Newspaper	Daily Commercial News and Shipping List (Sydney, NSW : 1891 - 1954)	'NEW SOUTH WALES.', 14 September, p. 5 Supplement: Weekly Summary,	1921	http://nla.gov.au/nla.news-article159595849 viewed 2 December, 2014

RECOMMENDATIONS

Recommendations	1) The building and landscape should be retained and conserved. A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.
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	2) Archival photographic recording, in accordance with "Photographic Recording of Heritage Items Using Film or Digital Capture" (NSW Heritage Guidelines Series, 2006), should be undertaken before major changes. 3) "109 Burwood Road", should be listed as a heritage item in Schedule 5 of the <i>Burwood Local Environmental Plan 2012</i>. 4) Building owners should be advised about the importance of their property and encouraged to retain extant fabric, particularly in the un-investigated interior where reputedly unique bricks were used.
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SOURCE OF THIS INFORMATION			
Name of study or report	Burwood Assessment of Potential Heritage Items	Year of study or report	2015
Item number in study or report	13.		
Author of study or report	City Plan Heritage		
Inspected by	Evan Oxland and Flavia Scardamaglia		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	
This form completed by	Anna McLaurin & Kerime Danis	Date	18/11/14 & 12/05/2015

Further management policies:

Interpretation Policy required to highlight connection with Cook's brickpit etc.

Preservation policies: Itemise special bricks & locations - require NO PAINTING or Rendering; no disturbance or removal of special bricks, chimney pots etc in the event of any work occurring

Note: tessellated tiles may provide a guide to future reinstatement of tilting to verandah of No 99 due to family connection.

Cross reference to other related items should be explicit in the summary statement of significance.

Fine polychrome work particularly to chimney is worth noting.

NOTE: SIMILAR COMMENTS MAY BE APPLICABLE TO NO 99

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IMAGES - 1 per page

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

Image caption	1943 aerial photograph, note undeveloped green field behind 109 Burwood Road.				
Image year	1943	Image by	SixMaps	Image copyright holder	Land & Property Information



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph.				
Image year	2014	Image by	SixMaps	Image copyright holder	Land & Property Information



Heritage Data Form

IMAGES - 1 per page

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

Image caption	190 Burwood Road, Enfield.				
Image year	2013	Image by	Google	Image copyright holder	Google

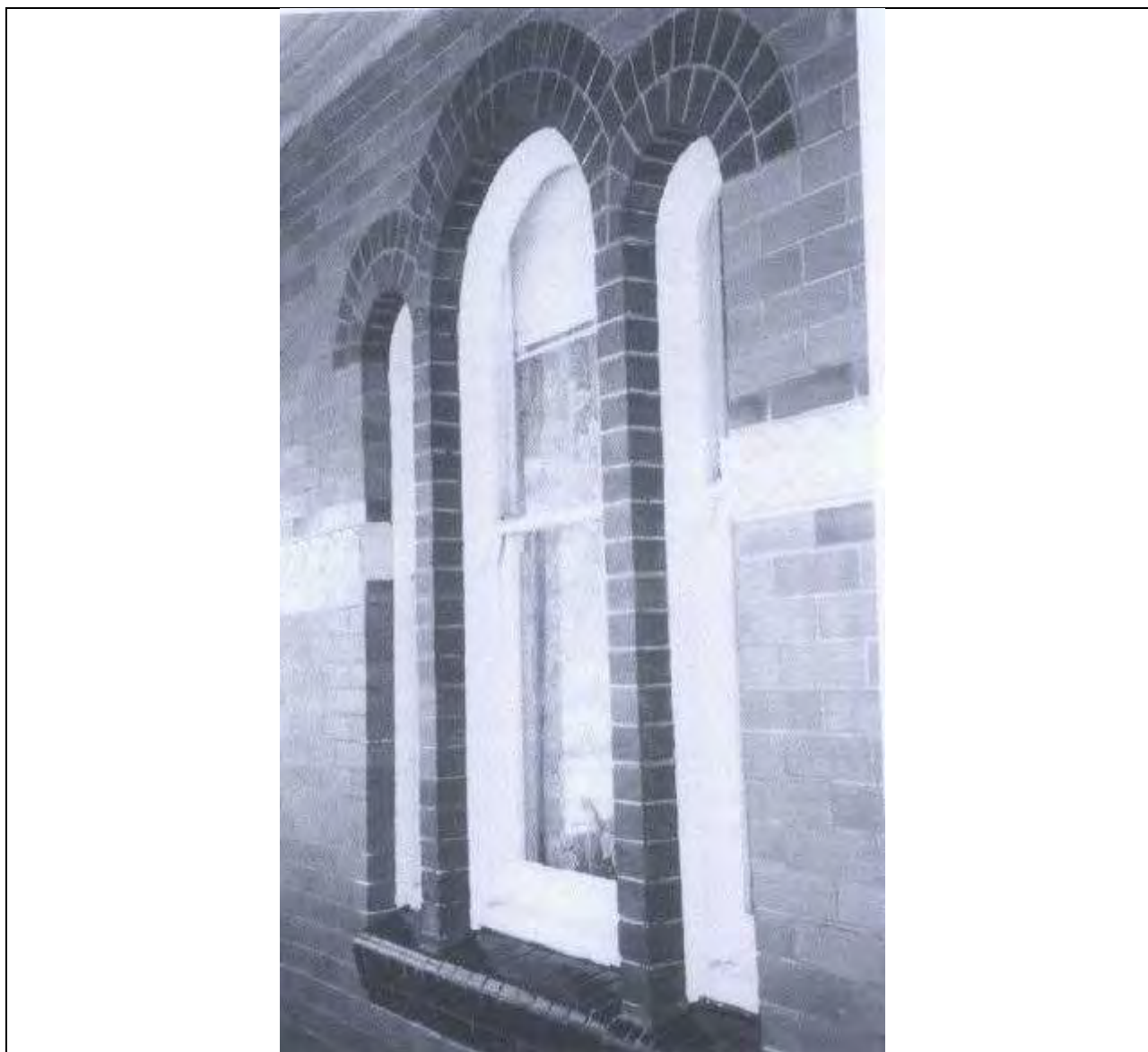


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Triple light windows.				
Image year	1996	Image by	Robert Irving	Image copyright holder	Ashfield and District Historical society.



Heritage Data Form

IMAGES - 1 per page

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

Image caption	View of eastern façade of 109 Burwood Road Enfield. Note the fine pointing in the brickwork.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Detail of ornate terracotta moulding in string course along the eastern façade.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



PHOTOS CLEARLY SHOW THE EXEMPLARY QUALITY OF BRICKS & BRICKWORK.

USE OF GLAZED BRICK IS RARE IN THE CONTEXT OF DOMESTIC RESIDENCES

GLAZED BRICKS SOMETIMES SEEN ON SILLS - HERE THEY ARE FOUND ON SILLS, DOUBLE BULL NOSED COPINGS AND DECORATIVELY LAID IN WALLS.

LISTING IS FULLY JUSTIFIED ON ACCOUNT OF THE WORKMANSHIP
APART FROM FINE SELECT QUALITY OF THE MATERIALS THE WORKMANSHIP IS EXEMPLARY.

Colin Israel

19-08-2016

Colin Israel,

BSc; BArch UNSW & M Herit Cons USYD

Principal Heritage Consultant – Heritage Advice