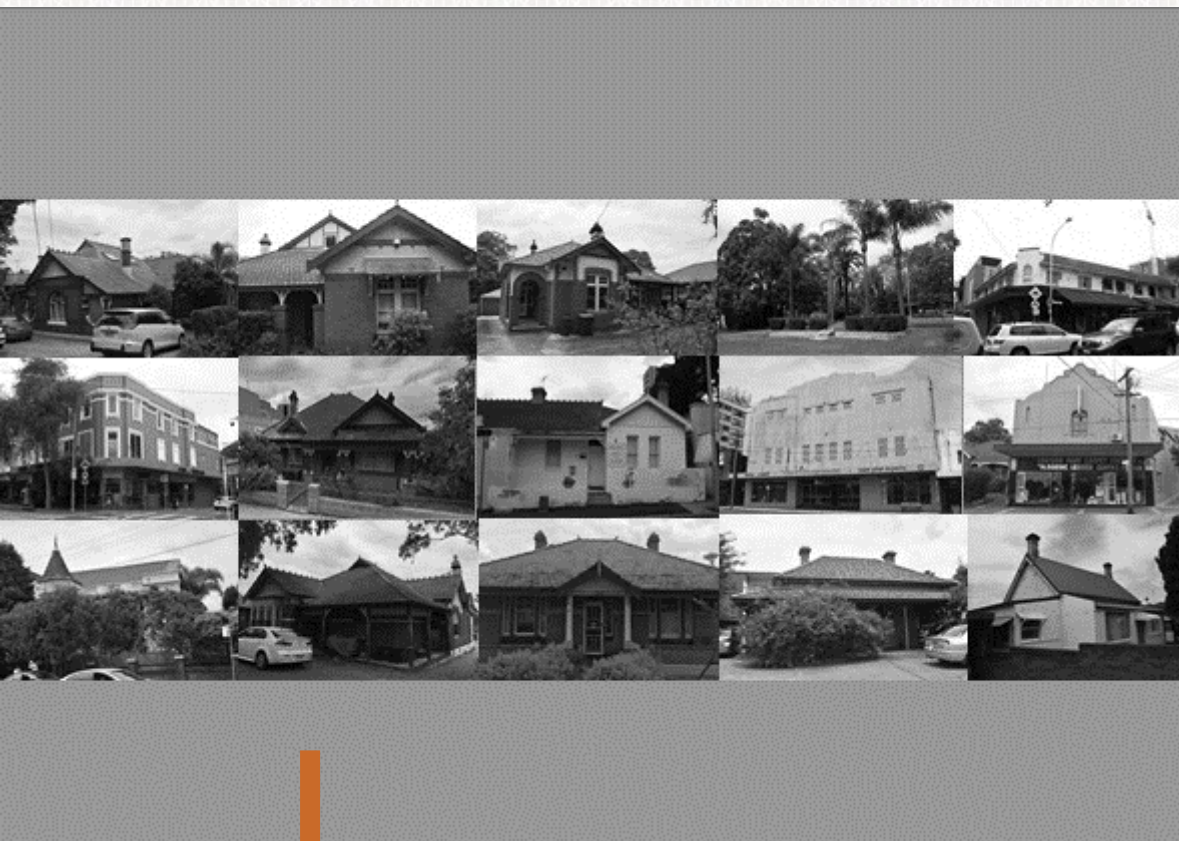




Assessment of Potential Heritage Items Summary Report

Prepared for Burwood Council

FINAL

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01	13/01/15	Evan Oxland <i>Graduate Heritage Consultant</i> Susan Kennedy <i>Senior Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i> 
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This document is preliminary unless approved by a Director of City Plan Heritage.

CERTIFICATION

This report has been authorised by City Plan Heritage, with input from a number of other expert consultants, on behalf of Burwood Council. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Table of Contents

1. Introduction.....	4
1.1 Background	4
1.2 Purpose	4
1.3 Assessment Sites	4
1.4 Author Identification.....	7
1.5 Acknowledgements	7
1.6 Assessment area	7
1.7 Limitations.....	9
2. Study methodology	9
2.1 Historic research.....	9
2.2 Site Survey	9
2.3 Heritage Assessment Standards.....	11
3. Historical Context.....	13
3.1 Burwood.....	13
3.2 History of Enfield	15
3.3 History of Croydon.....	15
3.4 History of Croydon Park	15
4. Listing recommendations	16
4.1 Listing rationale	16
4.2 Properties Recommended for Local Heritage Listing.....	16
4.2.1 Item assessments.....	16
4.3 Properties Recommended for Inclusion in Heritage Conservation Area.....	17
4.4 Properties Not Recommended for Heritage Listing.....	18
5. Conclusions and recommendations summary.....	19
Bibliography.....	20
Appendix 1 – Location Maps supplied by Burwood Council	23
Appendix 2 - State Heritage Inventory Forms	33

1. Introduction

1.1 Background

In October 2014, the Municipality of Burwood engaged City Plan Heritage to prepare heritage assessment of fifteen (15) potential heritage items.

In September 2014, Burwood Council issued the following Project Brief:

Schedule 5 of the Burwood Local Environmental Plan 2012 currently identifies 213 heritage items and 21 heritage conservation areas. The majority of these items and precincts were identified within the Burwood Heritage Study 1989. Council is presently reviewing the Inventory Sheets of its existing heritage items to ensure the information is relevant and robust. Following from this exercise, Council seeks to assess the potential heritage significance of a number of properties that are not presently identified as heritage properties.

Consistent with the brief, Council has nominated fifteen properties that have been identified either by Burwood Council or the community as having potential heritage significance. City Plan Heritage has been engaged to assist in Council's assessment of the potential heritage significance of the fifteen properties that are not presently identified as heritage items.

The Burwood and District Historical Society and the Australian National Trust have both submitted items for heritage listing consideration by council. In part, this report is Council's due diligence in response to those organisation's recommendations.

1.2 Purpose

This study investigates and assesses the potential heritage significance of fifteen different properties in the Burwood Municipal area.

The primary purpose of this study is to identify sites of heritage significance which warrant statutory protection through the inclusion on Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2013 as locally heritage listed items or within heritage conservation areas. Deliverables identified by Council are:

- An assessment of significance for each property undertaken in accordance with the NSW Heritage Division, Office of Environment and Heritage (formerly Heritage Office) publication 'Assessing Heritage Significance'.
- A completed Inventory Sheet for each of the fifteen (15) properties.
- A clear recommendation in respect to whether or not a property should be heritage listed or encompassed within a heritage conservation area.

1.3 Assessment Sites

The list of properties subject of this heritage significance assessment together with the basis for review and matters for consideration as identified by Burwood Council noted in the table below:

Table 1: List of fifteen properties nominated for consideration under this heritage assessment study.

Item #	Address/Item	Lot/DP	Basis for Review	Matters for Consideration
1.	55 Liverpool Road, Burwood Heights	Lot 43 DP 12249	One of three properties that formed part of the original Hoskins Estate (Appian Way) but were excluded from the heritage conservation area in 1985 because of subdivision	If found to be significant, consider the merits of individual heritage listing versus inclusion in the conservation area. If including in a

Item #	Address/Item	Lot/DP	Basis for Review	Matters for Consideration
			and infill development. The cases of 92 Liverpool Road and 18 Wyatt Avenue suggest that these houses may be the subject of community concern if demolition were proposed. Identified by Historical Society in 2010.	conservation area, should it be only the three properties or group of properties along Liverpool Road.
2.	59 Liverpool Road, Burwood Heights	Lot 15 DP 12249	As above.	As above.
3.	67 Liverpool Road, Burwood Heights	Lot 12 DP 12249	As above.	As above.
4.	Burwood Park, Burwood (Bounded by Comer Street, Burwood Road, Park Avenue and Park Road)	Lot 1 DP 54247 & Lot 1 DP 1164681	The initial Heritage Study 1989 contains an inventory sheet (1.50) for the park, but no landscape items or reserves were heritage listed at that time. The Memorial Arch is also on the Australian Heritage Database. Identified by Historical Society as far back as 1994 and again in 2010 submission.	
5.	"Ely House", 122-126 Burwood Road, Burwood	Lots 1, 2, 3, 4 DP 14009	Identified by Historical Society in 2009 submission.	If found to be significant, consider the merits of listing only the "first floor facades" as with some other Burwood Road listings.
6.	Club Burwood, 97 Burwood Road, Burwood	Lot 1 DP 83700	Identified by Historical Society in 2009 submission.	If found to be significant, consider the merits of listing only the "upper floor facades" as with some other Burwood Road listings.
7.	29 Victoria Street, Burwood	Lot 22 DP 552	Federation house using concrete blocks. Recently listed by the National Trust NSW. Identified by Historical Society in 2005 and 2010.	
8.	4 Burleigh Street, Burwood	Lot E DP 438222	Early home of Angus and Malcolm Young of AC/DC, and older brother George Young of the Easybeats. Possible social significance. Recently listed by the National Trust NSW. Identified by Historical Society in 2010.	If found to be significant, consider whether the adjoining semi-detached property should also be conserved.

Item #	Address/Item	Lot/DP	Basis for Review	Matters for Consideration
9.	Former Enfield Savoy Cinema, 306-308 Liverpool Road, Enfield	Lot C DP 316722	Identified by Historical Society in 1994 (referring to research by the Theatre Historical Society) and again in 2010. See also 'Cinemas of Burwood Municipality' and http://cinematreasures.org/theaters/35280	If possible, identify whether any significant interiors exist that warrant conservation.
10.	Former Croydon Park Theatre, 167-171 Georges River Road, Croydon Park	Lot 1 DP 4102	Identified by Historical Society in 1994 (referring to research by the Theatre Historical Society) and again in 2010. See also 'Cinemas of Burwood Municipality' and http://cinematreasures.org/theaters/35271	If possible, identify whether any significant interiors exist that warrant conservation.
11.	18 Liverpool Road, Croydon	Lot 1 DP 1179269 (SP 87303)	Council's resolution on LEP 48 makes an undertaking to investigate the potential heritage significance of this property (together with 99 Burwood Rd & 109 Burwood Rd).	
12.	99 Burwood Road, Enfield	Lot B DP 104640	Associated with Rupert Cook's Burwood Road Brickworks - refer 'Working the Clays'. Council's resolution on LEP 48 makes an undertaking to investigate the potential heritage significance of this property (together with 18 Liverpool Rd & 109 Burwood Rd). Identified by Historical Society in 2010.	Consider the impact of the second dwelling erected upon the site upon the setting/context of the original house.
13.	109 Burwood Road, Enfield	Lot C DP 304943	Associated with Rupert Cook's Burwood Road Brickworks - refer 'Working the Clays'. Council's resolution on LEP 48 makes an undertaking to investigate the potential heritage significance of this property (together with 99 Burwood Rd & 18 Liverpool Rd). Identified by Historical Society in 2010.	
14.	94 Liverpool Road, Burwood Heights	Lot A DP 360555	Following the demolition of the adjacent building at 92 Liverpool Road, the Burwood and District Historical Society has suggested that 94 Liverpool Road be heritage listed. Also separately nominated by a community	Consider extent of alterations. If found to be significant, consider recommendations to protect the house's context/setting at the

Item #	Address/Item	Lot/DP	Basis for Review	Matters for Consideration
			member in 2010. Property has been subject to a number of modifications, including the subdivision and the replacement of its original roof and verandah posts. It is noted that the building was converted to two flats in 1966, a use which continued well into the 1980s, at which point the building was deemed to be dilapidated.	centre of a medium density precinct.
15.	"Koorai", 41 Nicholson Street, Burwood	Lot B DP 399238	Identified by Historical Society in 2010. Historical Society advises it was a former school and has some research on this house.	Consider extent of alterations.

1.4 Author Identification

This study has been undertaken by the following City Plan Heritage team members:

- Kerime Danis, Director - Heritage
- Susan Kennedy, Senior Heritage Consultant
- Flavia Scardamaglia, Heritage Consultant
- Anna McLaurin, Graduate Heritage Consultant
- Evan Oxland, Graduate Heritage Consultant

1.5 Acknowledgements

The study team acknowledges the support and assistance provided by the following:

- Diwei Luo, Manager Strategic Planning - Burwood Council
- Marianna Kucic, Executive Strategic Planner - Burwood Council
- Dr Noni Boyd - Australian Institute of Architects
- Kasia Malicka, Local Studies Librarian - Burwood Library and Community Hub
- Jon Breen, President - Burwood and District Historical Society

1.6 Assessment area

The area surrounding the subject properties in this Heritage Assessment includes the following suburbs:

- Burwood
- Burwood Heights
- Enfield
- Croydon
- Croydon Park

The assessment takes into consideration nearby heritage items and conservation areas, listed on Schedule 5 of the BLEP 2012, as the base rationale for individual site

recommendation for either individual listing or inclusion into a heritage conservation area. The following heritage map identifies the general area of Burwood Council and existing state and locally listed heritage items and conservation areas:

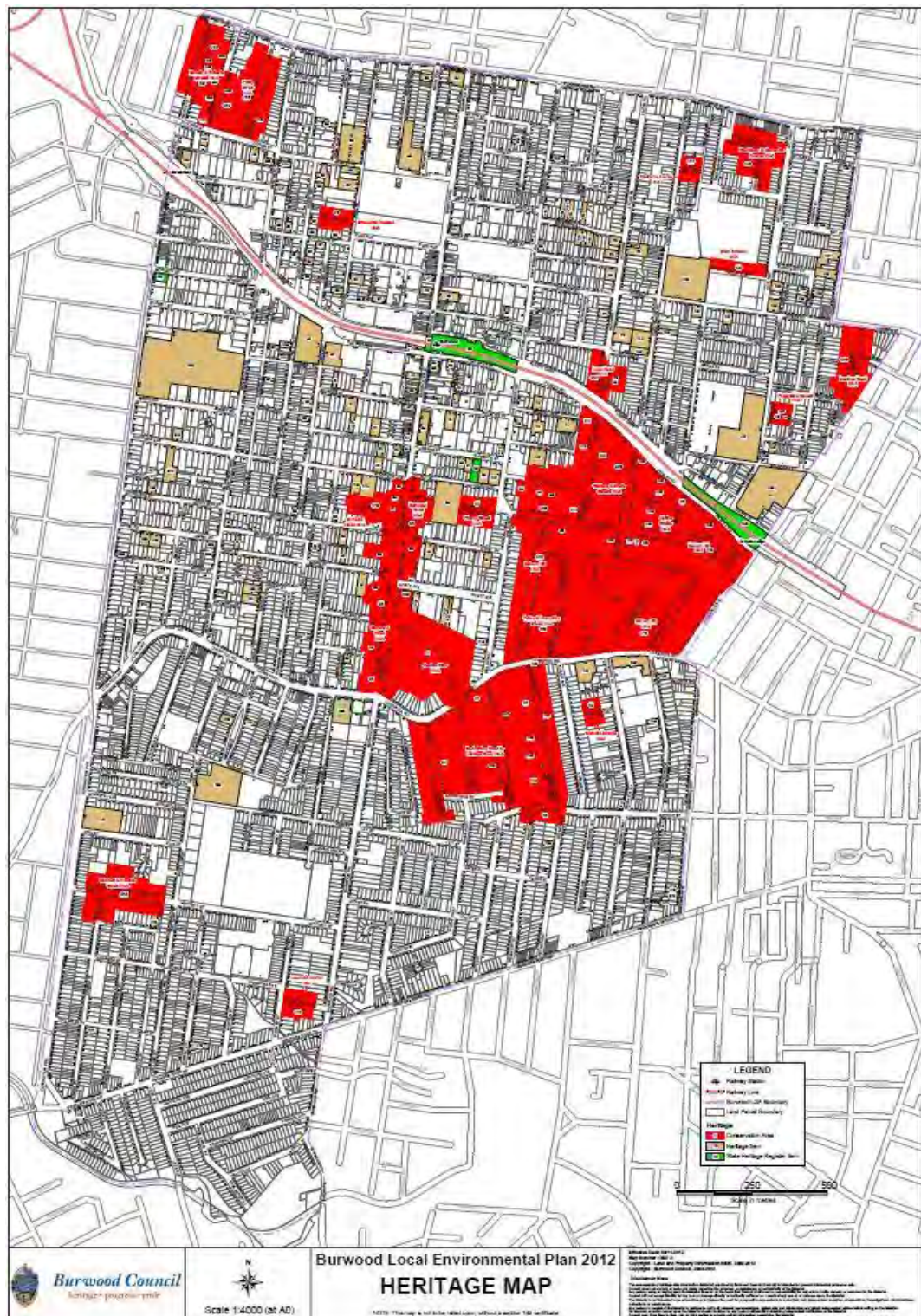


Figure 1: Heritage map identifying the general area of Burwood Council and existing state and locally listed heritage items and conservation area

1.7 Limitations

While every effort has been made to thoroughly investigate the study area, no heritage study is exhaustive and complete. The following limitations of this study are highlighted:

- Most potential items were identified and described on the basis of an external survey, with limited access to the properties themselves, or to the interior of buildings.
- Limited resources for historical research allowed for only brief historical notes for the identified potential heritage items; for example date of construction, builder or architect (where known), early owners, and the subdivision history. As such, this study should not be considered as a full heritage assessment of each site recommended for heritage listing rather it includes sufficient information to inform the decision making on the recommended potential heritage items.

2. Study methodology

This heritage study comprehensively reviewed the nominated fifteen properties through a range of methods. Consistent with best practice standards and guidelines for heritage assessments and studies, this study has investigated the history of each subject property alongside the completion of physical surveys. Through these combined methods, this study has recommended a number of the nominated properties that demonstrate the unique history and heritage values of Burwood for heritage listing.

2.1 Historic research

A major component of this assessment was conducting historic research of each individual property to understand its significance in itself and relational importance in regards to wider patterns of development or historic trends. This research was conducted in two main forms.

Firstly, research contained in secondary sources, including a past heritage study (1989) for the Burwood local government area, was reviewed and highlighted as a background to this study. National Trust listing sheets, were of particular use.

Primary document research was conducted to establish ownership, this included investigation of municipal records of rate books, property valuations, development applications, and the Sands directories. In addition, where relevant, historic newspapers, maps and photographs were also consulted.

Finally, the history of individual sites was researched and a summary history included in the State Heritage Inventory (SHI) forms for all fifteen properties considered as part of this heritage study. These inventories are included in Appendix 2. The primary and secondary sources researched for these site histories are outlined in the individual SHI forms.

2.2 Site Survey

Site surveys were conducted by City Plan Heritage during November and December 2014. All properties were observed from the public domain. Additional investigation undertaken where access was provided by owners or occupants of the properties. Some sites were investigated internally, but complete or even partial access could not be organised for all properties included in this study. The extent of survey is noted in Table 2 below. Detailed location maps are shown in Appendix 1.

Table 2: Extent of survey undertaken

Item #	Address	Extent of Exterior Investigation	Extent of Interior Investigation
1.	55 Liverpool Road, Burwood Heights	From public domain.	No investigation, owners were not present.
2.	59 Liverpool Road, Burwood Heights	Complete investigation.	Complete investigation.
3.	67 Liverpool Road, Burwood Heights	From public domain.	No investigation, owners were not present.
4.	Burwood Park, Burwood	Complete investigation.	No investigation of components' interiors, access could not be organised.
5.	"Ely House", 122-126 Burwood Road, Burwood	Complete investigation.	No investigation of residences, owners were not present. Staircase and public interior hallways and courtyard investigated.
6.	Club Burwood, 97 Burwood Road, Burwood	Complete investigation.	Complete investigation.
7.	29 Victoria Street, Burwood	From public domain.	No investigation, owners not present.
8.	4 Burleigh Street, Burwood	From public domain.	No investigation, medical practise during office hours.
9.	Former Enfield Savoy Cinema, 306-308 Liverpool Road, Enfield	From public domain.	Partial investigation of public showroom, owner was not present.
10.	Former Croydon Park Theatre, 167-171 Georges River Road, Croydon Park	From public domain.	No investigation.
11.	18 Liverpool Road, Croydon	From public domain.	No investigation, owners were not present.
12.	99 Burwood Road, Enfield	From public domain.	No investigation, owners were not present.
13.	109 Burwood Road, Enfield	From public domain.	No investigation, owners were not present.
14.	94 Liverpool Road, Burwood Heights	Complete investigation.	Complete investigation.
15.	"Koorali", 41 Nicholson Street, Burwood	From public domain.	No investigation, owners were not present.

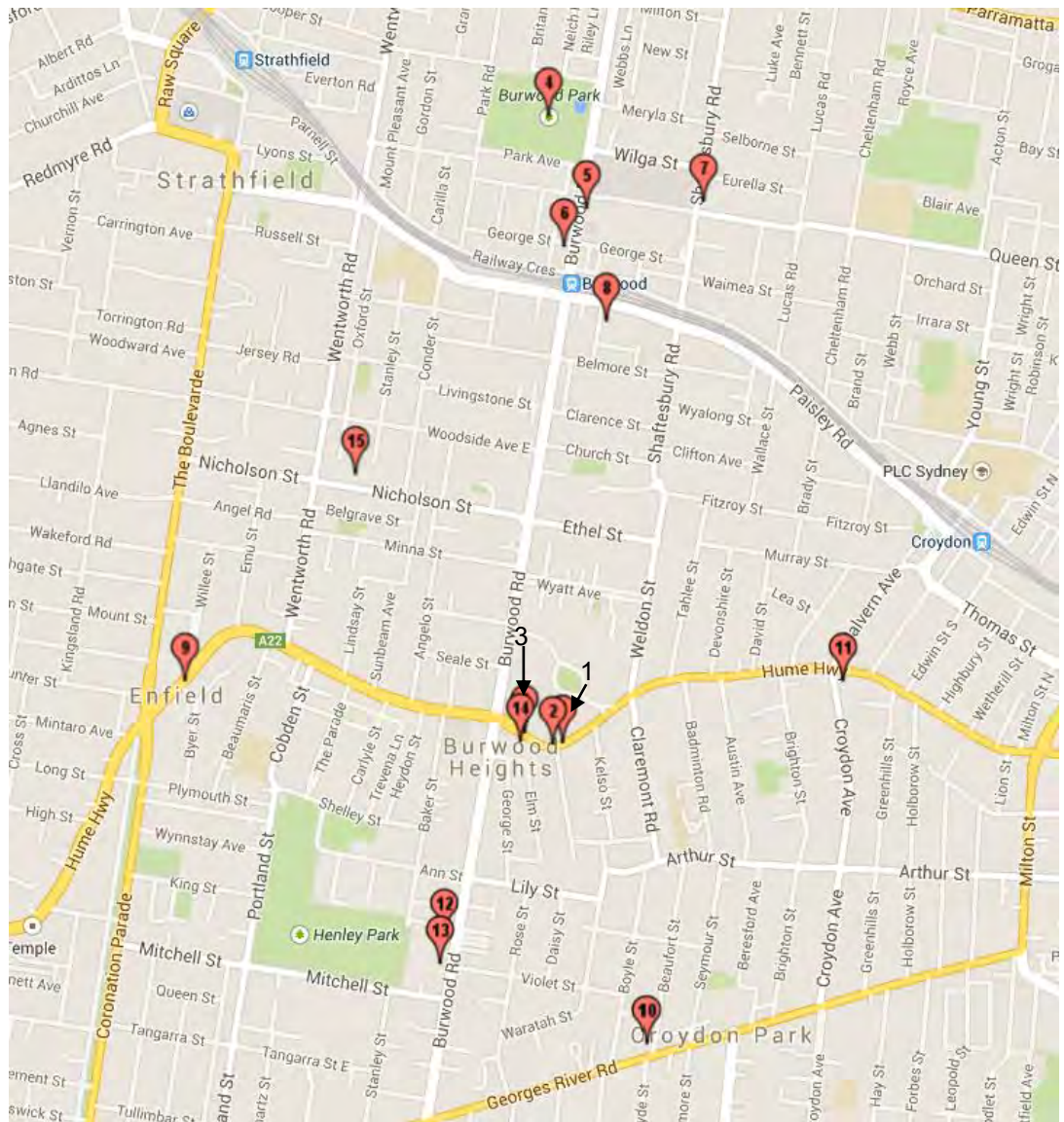


Figure 2: Nominated sites in the context of the surrounding area (Source: Google Maps)

2.3 Heritage Assessment Standards

This heritage assessment study has been prepared in accordance with the best practice heritage standards for assessing heritage significance and heritage studies established by the NSW Heritage Council, Heritage Division - Office of Environment and Heritage (formerly Heritage Office) and NSW Department of Urban Affairs and Planning, as set out in the *NSW Heritage Manual*.

It has also been prepared in accordance with the national best practice standards for heritage assessment contained in The *Australia ICOMOS Charter for Places of Cultural Significance* known as The Burra Charter (revised 2013). The Burra Charter defines significance as the:

Aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

To determine whether the nominated fifteen properties have heritage significance and therefore warrant heritage listing, each property has been assessed against the seven

NSW criteria of heritage significance as set out in the *NSW Heritage Manual*. The seven criteria for heritage significance include:

- *Criterion (a): An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- *Criterion (b): An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);*
- *Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);*
- *Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*
- *Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the culture or natural history of the local area);*
- *Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);*
- *Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments.*

The *NSW Heritage Manual* guidelines establish that a site warrants heritage listing where it fulfils one or more of these seven criteria of local heritage significance. For each property recommended for listing in this study, a succinct statement of significance summarising this assessment has been prepared, contained in the inventory forms in Appendix 2 of this report.

Architectural style and detailing of all buildings considered under this study have been described and assessed in accordance with Apperly, R. Irving, R, Reynolds, P., 1989, *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*.

3. Historical Context

A detailed historical investigation is beyond the scope of this report. The following historical summary is limited to the context of the nominated fifteen properties. It should be noted that this historical summary is limited to the post-contact settlement of the area surrounding the subject fifteen properties. No assessment of Aboriginal history is included, although it is recognised that Aboriginal people would have inhabited the site prior to European contact. At the time of European contact, indigenous people who lived around Burwood were the Wangal people of the Eora nation. The Wangal did travel for trade and food, but their general territory was to the south of Parramatta River.¹ The area in and surrounding Burwood lacked rock shelters for camping but was plentiful in Eucalypt trees, native grasses and access to both the Cook and Parramatta freshwater rivers. This was most likely an area where the Wangal people gathered and hunted food, making in a significant part of their territory.² Their land ranged from Iron Cove to Homebush Bay, and to the south from the Parramatta River to the watershed between Cooks River and Sydney Harbour.³

3.1 Burwood

Burwood's post-contact history begin with Australia's earliest pioneering and convict settlement days. By 1791 rough bush track forged by Governor Phillip between two of the earliest convict settlements Sydney Cove and Parramatta. By 1792 a small number of crude huts were built at the present site of St. Luke's Park as a resting place for parties of soldiers and convicts marching through the mid-point between the two settlements.⁴ The first European settlers included a free woman, a soldier and an ex-convict moved into the area around 1794 and established a small farming community. The suburb at this stage existed in heavily wooded country running parallel to the present-day Parramatta Road.⁵

The name 'Burwood' was officially established when a grant of 260 acres was made to Captain Thomas Rowley (1748 – 1806) who subsequently named his property Burwood Park after his native Cornwall. Rowley was granted increased holdings, expanding his property to 750 acres which ran from Parramatta Road to Nicholson Street, and from the Boulevard to Croydon Station.⁶

However, the largest share of contemporary Burwood was encompassed by a grant in Enfield to William Faithful who arrived in Australia in 1792. Faithful was a Private in the New South Wales Corps, his land was then bought by Simeon Lord, who became one of Sydney's wealthiest merchants, and in 1824 W.H. Moore bought and cleared the land for timber and farming (Parsons, 1966). Both the names of Rowley and Faithful remained on the municipal maps of Concord Parish, well into 1915 when the Greater Sydney area was regionally known as Cumberland.⁷

Upon Rowley's death in 1806 the land was sold by trustees in 1812, contrary to his will, to Sydney businessman Alexander Riley for £520. Riley built the first house in the area 'Burwood Villa' located west of Burwood Park. Riley further cleared over 500 acres of land and cultivated orange, lemon, pomegranate, cherry, grape, peach apple and other various fruit types to supply the colony.⁸ By 1833, Captain Rowley's children realised the fault of the trustees and undertook court action, winning the case and reclaiming their land.⁹

From 1834 the land was subdivided and gradually sold off by Rowley's children. Burwood remained a roadside village between Sydney and Parramatta until the railway line connecting the two settlements was established in 1855. The construction of a railway marked a change in the development of Burwood as the area became far more accessible

¹ (Attenbrow, 2014. P. 22).

² (Strathfield Heritage, 2014)

³ (Smith et. al., 2006 & Burwood Council, 2014).

⁴ (Burwood, 2014).

⁵ (Pollon, 1996. P. 41).

⁶ (Pollon, 1996, P. 42).

⁷ (Pollon, 1996).

⁸ (Fletcher, 1966)

⁹ (Pollon, 1996 & Burwood, 2014).

to the population, attracting wealthy merchants and industrialists to build large country houses there.¹⁰ A public school was erected in 1858 and a post office in 1861, St Pauls Church was completed in 1871 and designed by notable architect Edmund Blacket who was also responsible for St. Andrew's Cathedral and the University of Sydney's Great Hall and Quadrangle.¹¹ By 1874 the Municipality of Burwood was incorporated and held the first council election amongst a population of 1,200 people and 300 buildings.¹²

Burwood was originally covered by Turpentine-Ironbark forest,¹³ but the construction of Riley's Burwood Villa in 1814 marked the beginning of land clearance and agricultural cultivation of the land that would become Burwood Park. In 1879, after 17 acres was dedicated as a public park on that January, a ratepayer's association signed a petition of 250 signatures. As a result the petitioned government was to appoint other trustees, and the council was without quorum when 5 aldermen, including the Mayor, resigned.¹⁴ On 4th of October, 1882, an area of 15 acres was resumed by the new Concord District Municipality for park purposes at the suggestion of Alderman A.J. Simson, and at a cost of 15,600 pounds.¹⁵ A prize of 5 pounds was awarded to the best design for the layout of the park, and F.A. Carson of Five Docks won this competition with the patriotic site plan layout based on the Union Jack. It was officially transferred to the control of the local Aldermen as its trustees on 28 July 1885,¹⁶ under the Public Parks Act.¹⁷ Its original main entrance was directly opposite Burwood Villa on Park Road. Mayor of Burwood in 1887, R.W. Hardie began the first concerted effort at formalised ornamental plantings which consisted of Ficus and Canariensis date palms, some of which still exist today.¹⁸ By 1890 pathways were constructed out of asphalt in the Union Jack pattern and flower beds and ornamental trees were established. Burwood Park has been a gathering place for community and local civic functions both historically and at present.

Around the time of council elections Burwood started to develop from a farming community towards a modern suburb. A steel industrial pioneer, George Hoskins, conceived a suburb inspired by international garden city/city beautiful ideas following international trends of model suburbs. A key tenant of these ideas includes the power of planning and architecture to normatively fashion good morals and citizenry through the creation of amenable environments of civic beauty, nature, and recreation.¹⁹ For this reason, Hoskins chose not to immediately sell the properties, and instead leased them out, remaining active in their operation throughout his life.²⁰ His finest Arts and Crafts and Queen Anne style homes were oriented around the heroically named Appian Way, after a historically early and strategic road between Ancient Rome and Brindisi in Puglia. As a planned suburb it is but a year or two later built than the development of Haberfield in nearby Ashfield Council.²¹

By 1930 the population of Burwood had risen to over 20,000 people namely because of access provided by the extensive electric tram network. However by 1948 the trams were decommissioned in favour of bus and car transportation services.²²

The development of Westfield Shopping Centre and Burwood Plaza led to a further population expansion, in 2011 it was cited at 12,466. More recently Burwood has become a popular residential area with particularly with the migrant Italian, Greek, Korean and Lebanese population.²³

¹⁰ (Burwood, 2014).

¹¹ (Pollon, 1996).

¹² (Burwood, 2014).

¹³ (Benson & Howell 1990, p. 52

¹⁴ (SMH/Evening News, 1879).

¹⁵ (Dunlop, 1974).

¹⁶ (Ibid).

¹⁷ (Guy Sturt & Associates, 2006)

¹⁸ (Dunlop, 1974).

¹⁹ (Freestone, 2010).

²⁰ (Burwood, 1983).

²¹ (Burke, 1983).

²² (Burwood, 2014).

²³ (Burwood, 2014).

3.2 History of Enfield

The largest share of contemporary Burwood was encompassed by a grant in Enfield to William Faithful who arrived in Australia in 1792. Faithful was a Private in the New South Wales Corps, his land was then bought by Simeon Lord, who became one of Sydney's wealthiest merchants, and in 1824 W.H. Moore bought and cleared the land for timber and farming. By 1889 as the population had expanded to over two thousand people the suburb was granted its own municipal council. Both the names of Rowley and Faithful remained on the municipal maps of Concord well into 1915 when the Greater Sydney area was regionally known as Cumberland.²⁴ In 1949 the NSW State Government consolidated smaller suburban local governments into larger municipal populations, Enfield was then absorbed into both Burwood and Strathfield Municipal Councils.²⁵

3.3 History of Croydon

Croydon's post-contact story began as a resting place for convict gangs on the journey between Sydney Cove and Parramatta. The first official citing of the area was a map drawn by William Dawes in 1791, describing the area as 'a tract of good land to appearance in many places hereabout'.²⁶ Soon after Governor Grose sent gangs of convicts to clear the land of around 60 acres of land becoming the Longbottom Government Farm which eventually covered an area 700 acres by 1821.²⁷

The first settler to the area was Sarah Nelson, a free woman who followed her husband had been convicted and sent for transportation for seven years to the colony. In 1794 she received a land grant of 15 acres. Further land grants were allocated to James Eades, James Brackenrig and Dennis Connor which all extend into current day Croydon.²⁸

By the 1830s after the railway line was connected to the Burwood area large scale subdivisions occurred making the area a popular place for business owners as the land size was large and commute to the city was short.²⁹ By 1875 the area was still known as either Burwood or Ashfield, when a station name 'Five Dock' opened subdividing the land and creating a new suburban area. The name was shortly renamed Croydon after the London suburb on suggestion from the Ashfield Council.³⁰ At the turn of the century a small neighbourhood on the edge of Croydon proper close to Dulwich Hill and Enfield established itself as a separate entity in protest of the poor postal service the area received. The divide occurred because the local public school Parents and Citizens Association petitioned for a post office in the area. By 1914 the petition had been successful and the Croydon Park Post Office opened and the neighbourhood assumed the name.³¹

3.4 History of Croydon Park

The establishment of Croydon Park as a suburb only occurred in 1914 after a citizen's protest regarding poor postal service in the municipality of Croydon. Before this establishment Croydon Park existed as a part in Croydon.³² Following the establishment of the railway line in present day Croydon the area was divided to form the two large areas. Within the area where Croydon Park now lies a large tract of flood prone land that was subsequently conserved and turned into a public park. The establishment of this park is how Croydon Park gained its name.³³ Today the population of Croydon Park exists well over ten thousand with the majority of the population originating from Australia, Italy and China.³⁴

²⁴ (Pollon 1996, PP 96-97)

²⁵ (Strathfield Heritage, 2014).

²⁶ (Bladen, 1981)

²⁷ (Johnson, 2008).

²⁸ (Johnson, 2008)

²⁹ (Johnson 2008)

³⁰ (Pollon, 1996)

³¹ (Pollon, 1996)

³² (Pollon, 1996).

³³ (City of Canterbury, 2014).

³⁴ Dictionary of Sydney, 2014.

4. Listing recommendations

4.1 Listing rationale

This heritage assessment study surveyed the fifteen nominated properties in relation to NSW criteria for heritage significance, as set out in the NSW heritage guidelines “Assessing Heritage Significance” and “Local Government Heritage Guidelines”. The criteria or rationale for listing included whether the building or structure was considered to demonstrate:

- Historic association with a person or group of historic significance
- Historic patterns of local development identified in the historic overview for the suburb or broader Burwood area
- A good example of its type for the locality, exhibiting typical characteristics of the building typology and period
- Fair integrity, in terms of intactness and condition of historic built form

Properties are recommended for listing where they satisfy these criteria. Where they do not satisfy these criteria, properties are not recommended for listing.

Individual properties which satisfy these criteria are recommended for heritage item listing. Where these properties are a part of a cohesive precinct, or where the group collectively rather than individually satisfy these criteria, incorporation to an existing conservation area is recommended. No items have been recommended for state or wider heritage listing.

4.2 Properties Recommended for Local Heritage Listing

The following 9 properties have been recommended for individual listing in Part 1 under Schedule 5 of the Burwood Local Environmental Plan (LEP) 2012.

Table 3: List of properties recommended for local heritage listing

Item #	Suburb	Address	Item name
4	Burwood	Burwood Park	Burwood Park
5	Burwood	Burwood Road, 122-126	"Ely House" (first floor only)
6	Burwood	Burwood Road, 97	Club Burwood (above awning facade only)
7	Burwood	Victoria Street, 29	"Marlborough"
9	Enfield	Liverpool Road, 306-308	Former Enfield Savoy Cinema
10	Croydon Park	Georges River Road, 167-171	Former Croydon Park Cinema
11	Croydon	Liverpool Road, 18	Helmsdale
12	Enfield	Burwood Road, 99	Palm Cottage
13	Enfield	Burwood Road, 109	Former John Hankinson's House

4.2.1 Item assessments

An individual assessment of each of these properties is provided in the State Heritage Inventory (SHI) forms contained in Appendix 2 of this report. These inventory forms outline the heritage significance, location, overall site components and a brief history for each of the above properties to support the above listing recommendations. It is noted that more

detailed assessment of these places will occur at the development stage when major changes are proposed, in accordance with the local planning controls.

4.3 Properties Recommended for Inclusion in Heritage Conservation Area

Some of the properties in this assessment meet the criteria for heritage listing individually, while others collectively satisfy the listing rationale for their historic period and distinct character as a group. The properties listed in Table 4 below were assessed in relation to their historical association and relative architectural values in comparison with the properties located within the "Appian Way Heritage Conservation Area". It was found that they do not hold a more distinct architectural or historical values than those properties within the conservation area, and as such they are recommended to be included in the heritage conservation area rather than be listed as individual items. The boundaries of the "Appian Way Heritage Conservation Area" listed as "C1" under Part 2 of Schedule 5 in the Burwood Local Environmental Plan 2012 are recommended to be extended as shown in Figure 3 overleaf to incorporate these properties only.

Table 4: List of properties recommended for inclusion within the "Appian Way Heritage Conservation Area"

Item #	Suburb	Address	Ranking
1	Burwood Heights	Liverpool Road, 55	Contributory item
2	Burwood Heights	Liverpool Road, 59	Contributory item
3	Burwood Heights	Liverpool Road, 67	Contributory item

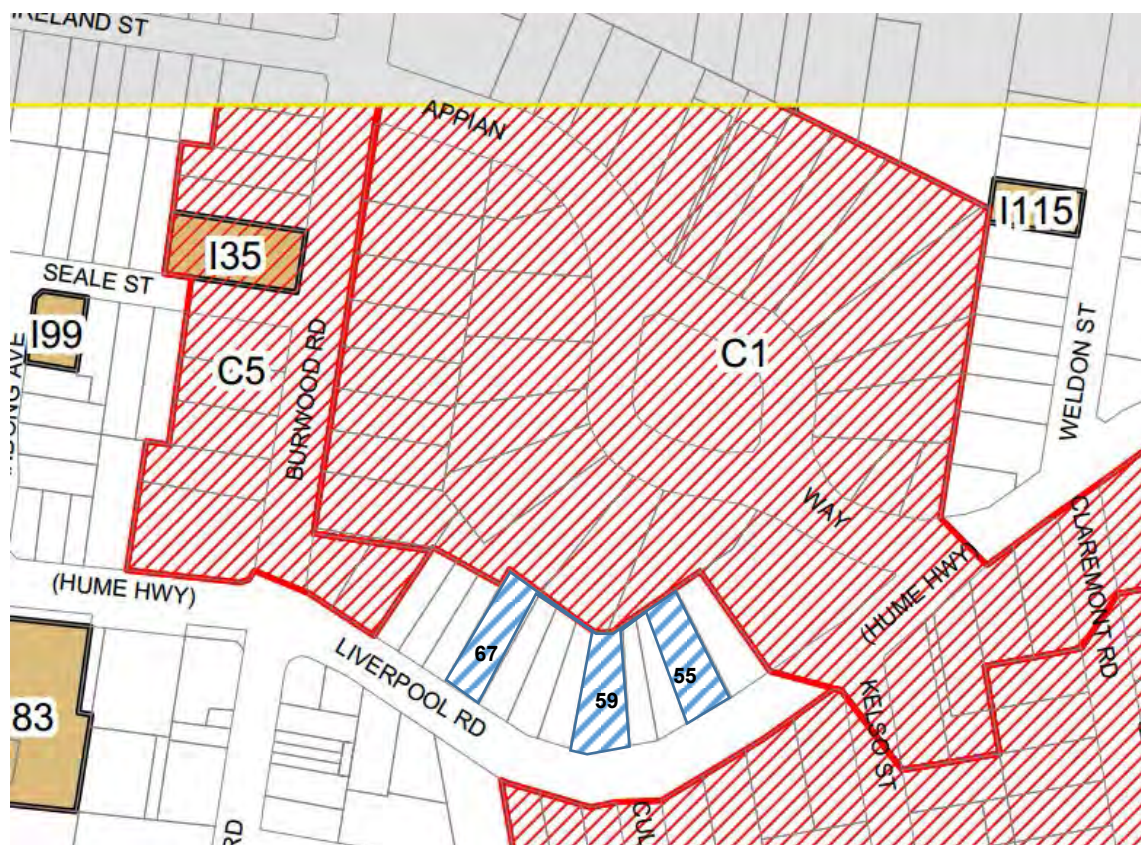


Figure 3: Recommended extension to the Appian Way Heritage Conservation Area marked in blue hatching.

4.4 Properties Not Recommended for Heritage Listing

As indicated previously, individual assessment of each of the nominated properties was undertaken. The properties noted in Table 5 below have failed to meet the criteria for listing due to their modest architectural value and the brief period of associational attributes with AC/DC to be relevant to the life and work of the band, or due to the significant modifications that diminished the ability of the building in demonstrating characteristics of a particular architectural style and historical use. Therefore they are not recommended for heritage listing rather alternative measure of acknowledging the associational value is recommended as noted in their respective inventory forms.

Table 5: List of items not recommended for heritage listing

Item #	Suburb	Address	Name
8	Burwood	Burleigh Street, 4	"Young House" (refer to the recommendations in the SHI form)
14	Burwood Heights	Liverpool Road, 94	"Uralla" (refer to the recommendations in the SHI form)
15	Burwood	Nicolson Street, 41	"Koorali"

5. Conclusions and recommendations summary

As a result of a comprehensive survey and assessment, this report recommends consideration of the following key actions for Burwood's heritage:

- **Additional listings:** Add 9 properties (noted in Table 3 above) to Part 1 of Schedule 5 of the Burwood Local Environmental Plan 2012;
- **Expansion of Conservation area:** Include an additional 3 properties in the "Appian Way Heritage Conservation Area" as shown in Figure 3.
- **Matters for further heritage study:** Further investigation, mapping or listing consideration is recommended for matters outside the scope of this study, including an updated Heritage Study of the Burwood LGA. For instance, a survey of Burwood Road to the south and north of the Railway station, which has strong evidence of early 20th century mixed-use commercial buildings that is significant in the development of Burwood, could help steer desirable development in a way that conserves important heritage, without the burden of individual listing on an owner. Some individual listings recommended in this report would then have been recommended for inclusion in hypothetical heritage conservation areas instead of individual listing.
- **Recommendations for properties that are not nominated for listing:** Council should consider the recommendations made in the inventory forms of the properties at 4 Burleigh Street, Burwood and 94 Liverpool Road, Burwood Heights in order to ensure the necessary mitigation measures are undertaken.

While these properties represent a small proportion of the built form of the Burwood LGA, these additional listings will capture the surviving buildings and structures of historical value from these important periods in Burwood's history. Combined with improved development guidelines and the existing heritage listings, the above actions recommended in this study will ensure that Burwood's heritage resource is appropriately recognised, managed and protected for current and future generations.

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Historic Photographs, Directories, and other primary sources

State Library, New South Wales; <http://sl.nsw.gov.au>

State Records Photo Investigator, New South Wales;

<http://investigator.records.nsw.gov.au/asp/photosearch>

City of Sydney Archives, Archives Investigator; <http://tools.cityofsydney.nsw.gov.au/AI2/>

Municipality of Burwood Rate Books/Property Valuation Books

John Sands Ltd. Sands Directories. 1868-1930

Subdivision Plans, various dates.

Trove, Digitized Newspapers/Photographs. <http://trove.nla.gov.au/newspaper?q=>

Figure 1: A map of the Subdivision of Burwood Farm in 1833, Local History, Municipality of Burwood 2014, viewed 2 November 2014, http://www.burwood.nsw.gov.au/our_burwood/history/local_history.html, accessed online 2 December 2014.

SECONDARY SOURCES

Heritage Study

Michael Fox and Associates, 1989, Burwood Heritage Study

Books

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Suburb of Croydon Park, Suburb Demographics, Dictionary of Sydney, <http://info.id.com.au/dosydney/Default.aspx?pg=1&gid=1740> online accessed 2 Dec. 14

Theresa Willstedt (ed), Keith Vincent Smith and Anthony Bourke (curators), Eora: Mapping Aboriginal Sydney, 1770–1850, State Library of NSW, ‘Aboriginal People of Coastal Sydney’, Sydney, 2006, Australian Museum website, viewed 22 November, 2014, <http://australianmuseum.net.au/Aboriginal-People-of-Coastal-Sydney>.

OTHER RESOURCES:

Guidelines, Charters and Heritage Registers

Australia ICOMOS 2013. Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

Australian Institute of Architects (NSW) Architects Bios and Heritage Register

NSW Heritage office, NSW Heritage Manual and other guidelines available at <http://www.environment.nsw.gov.au/heritage/publications/index.htm>

The Dictionary of Sydney <http://home.dictionaryofsydney.org/>

Planning Controls

Burwood Local Environmental Plan 2012,

<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+628+2012+cd+0+N>

Burwood Development Control Plan 2012



Repositories Accessed

Burwood Library local history collections

State Library of NSW online resources

Australian Institute of Architects

National Trust of Australia

State Records, Kingswood Reading rooms, online resources

Trove online resources

Land Property Information online services

City Plan Heritage private archives in relation to previous studies within the study area

Appendix 1 – Location Maps supplied by Burwood Council

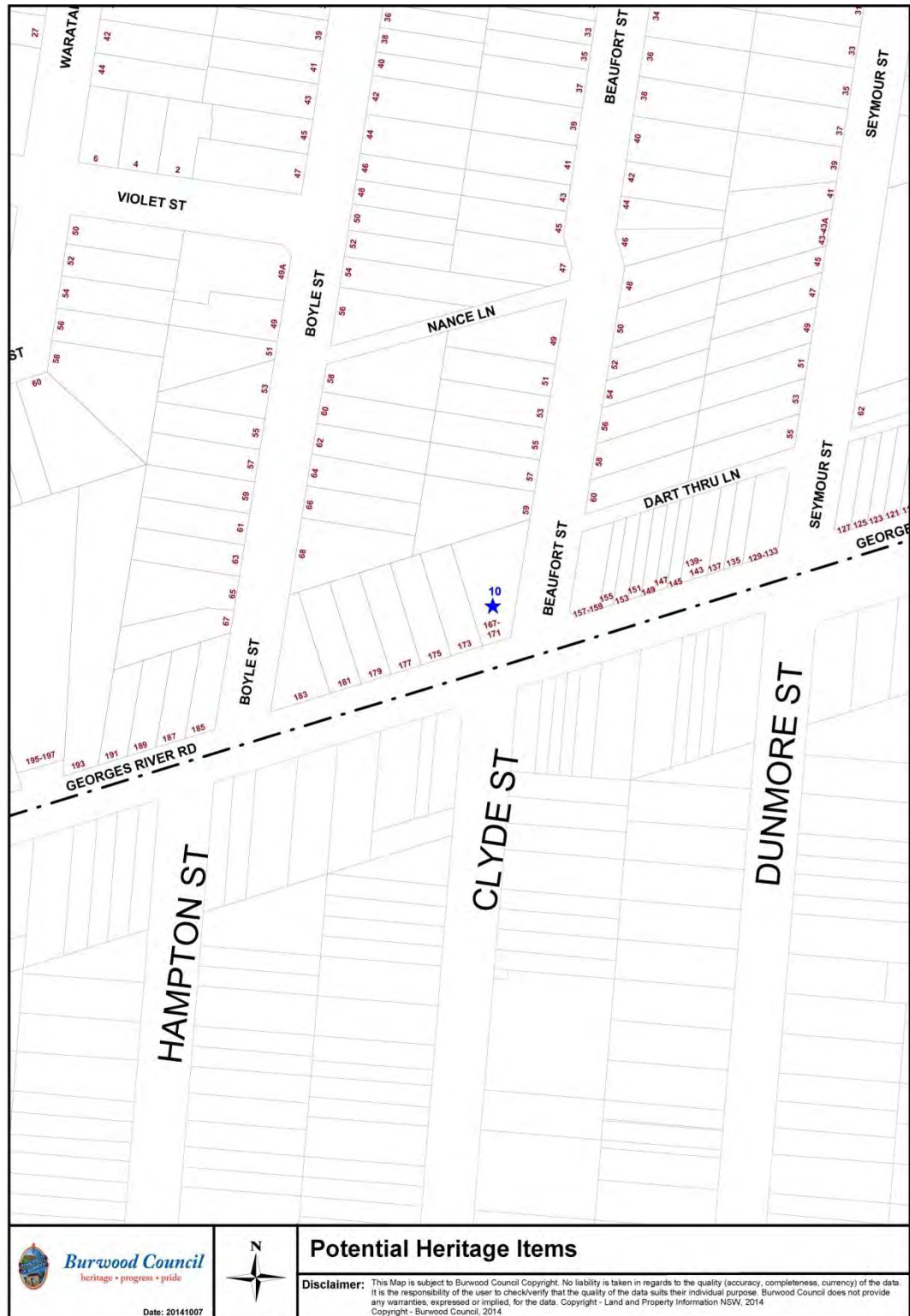


Figure 3: Item 10. 167-171 Georges River Road, Croydon Park

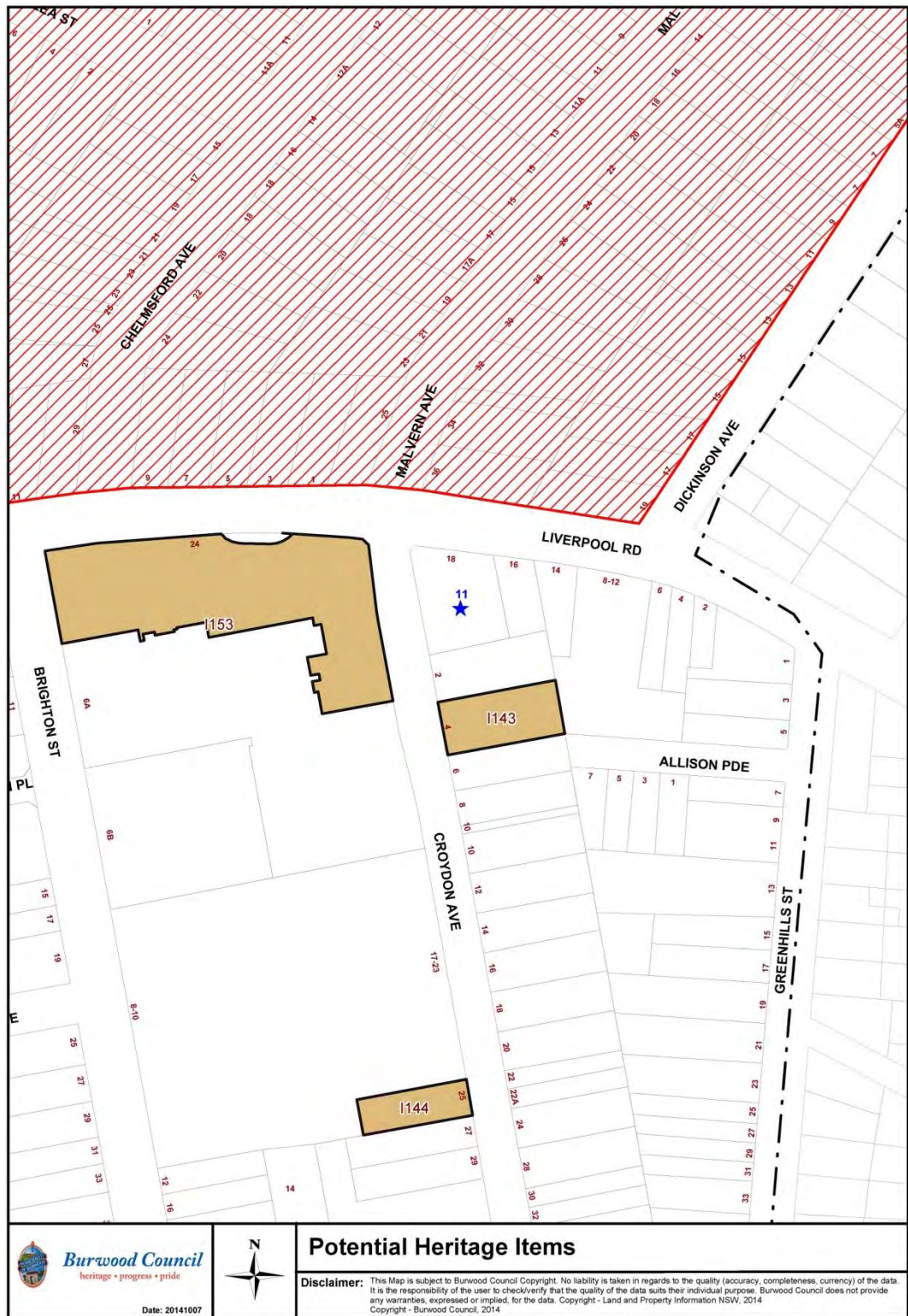


Figure 4: Item 11. 18 Liverpool Road, Croydon



Figure 5: Item 15. 41 Nicholson Street, Burwood

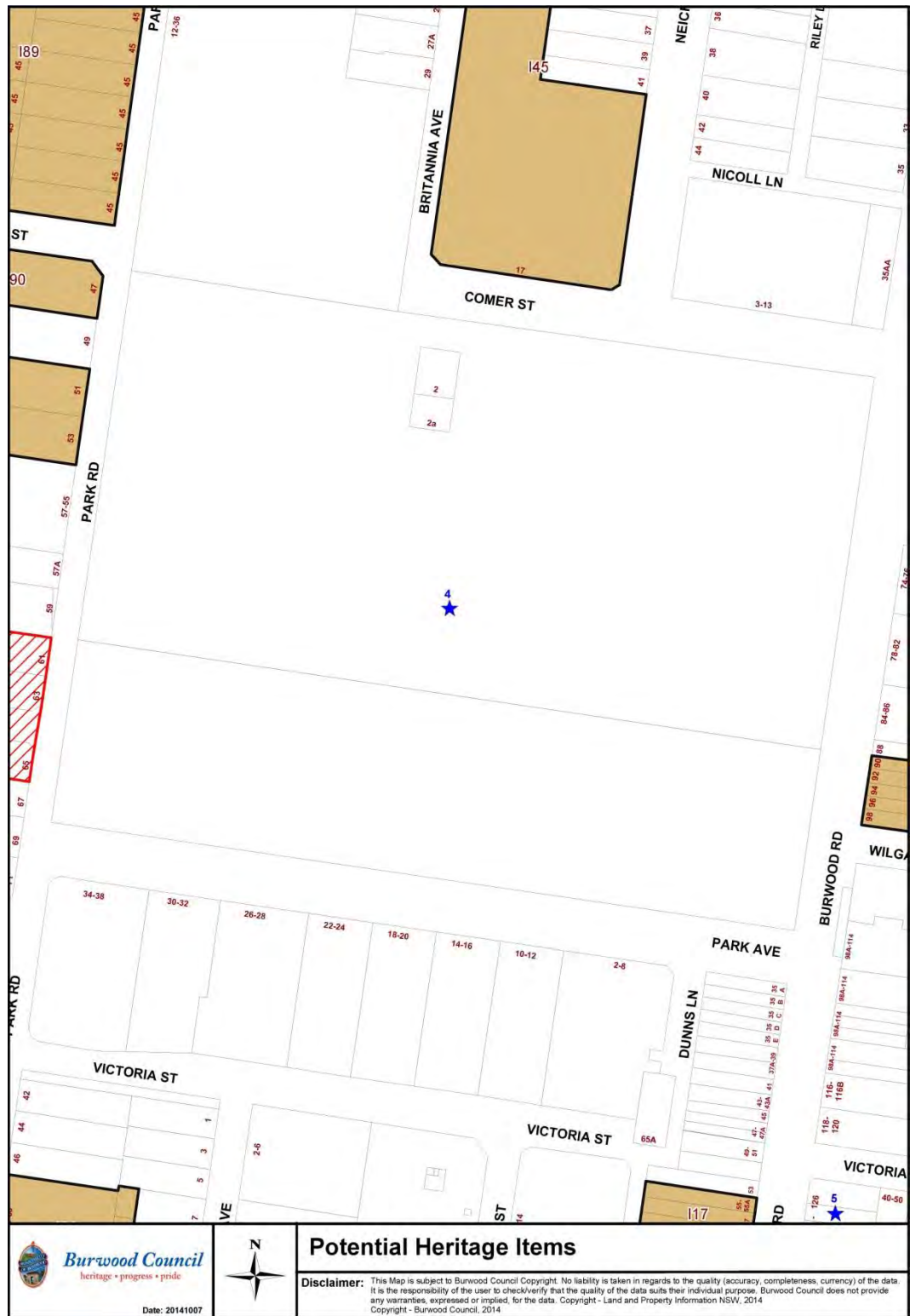


Figure 6: Item 4. Burwood Park, Burwood

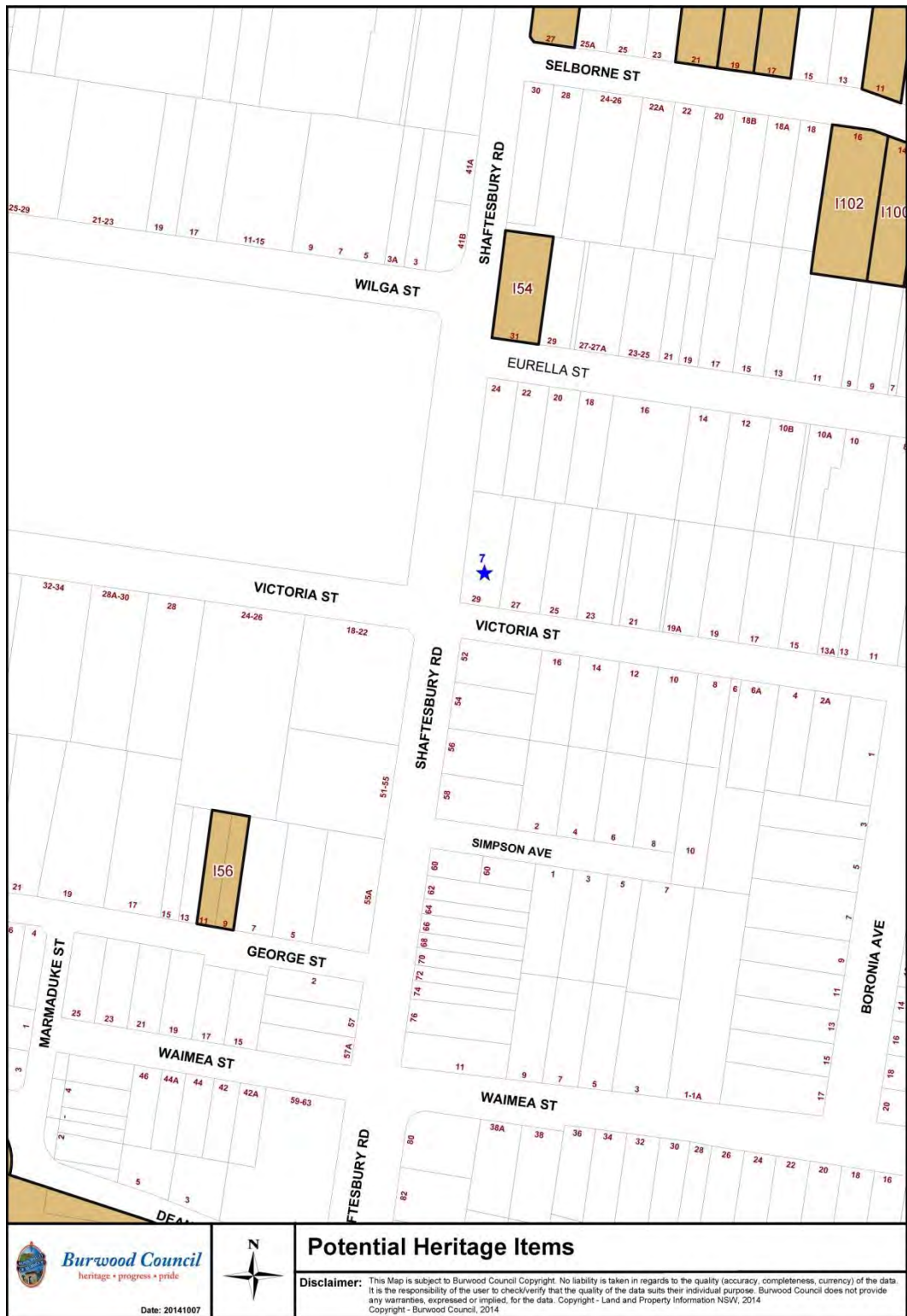


Figure 7: Item 7. 29 Victoria Street, Burwood

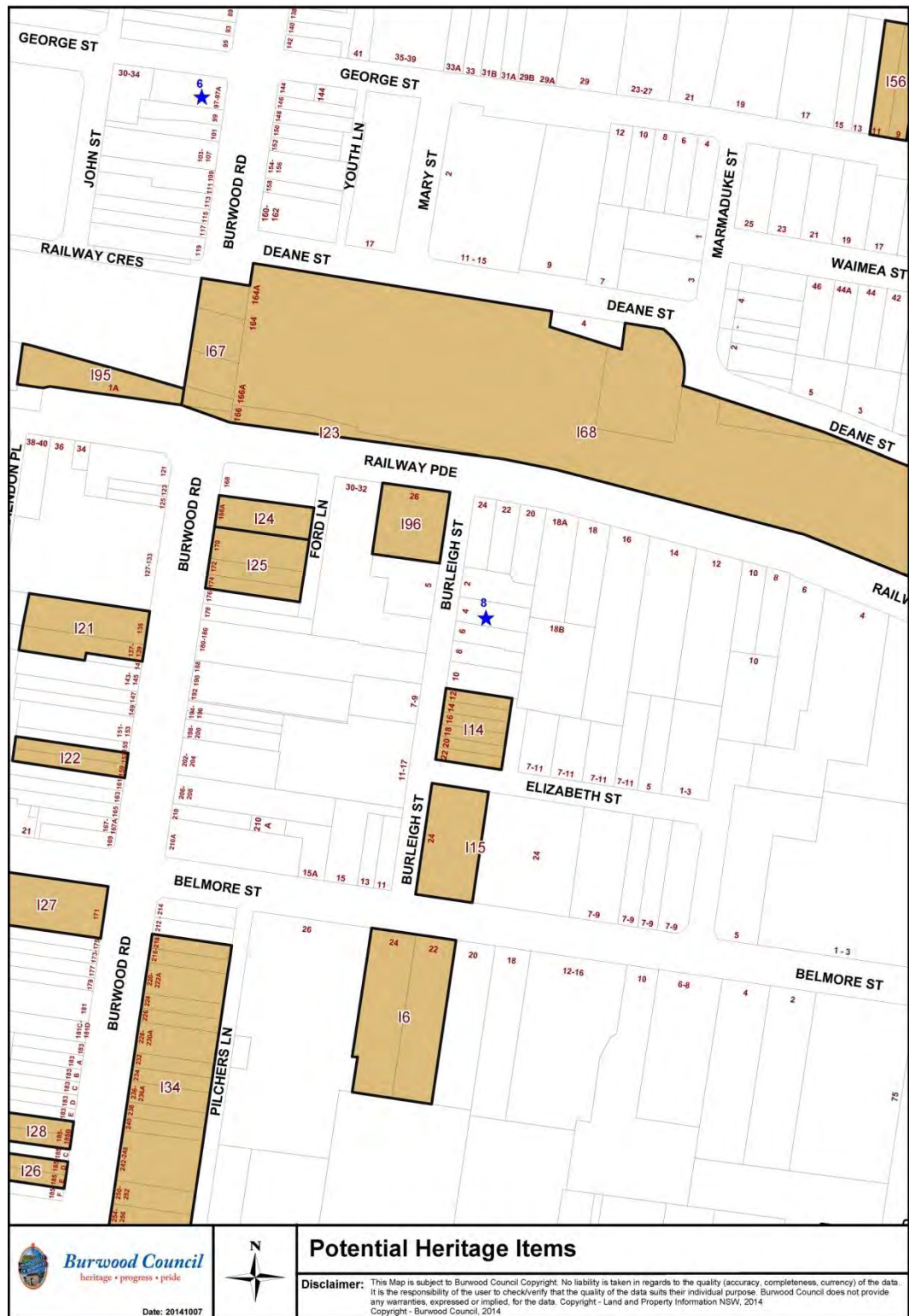


Figure 8: Items 6 and 8. 97 Burwood Road, Burwood and 4 Burleigh Street, Burwood respectively

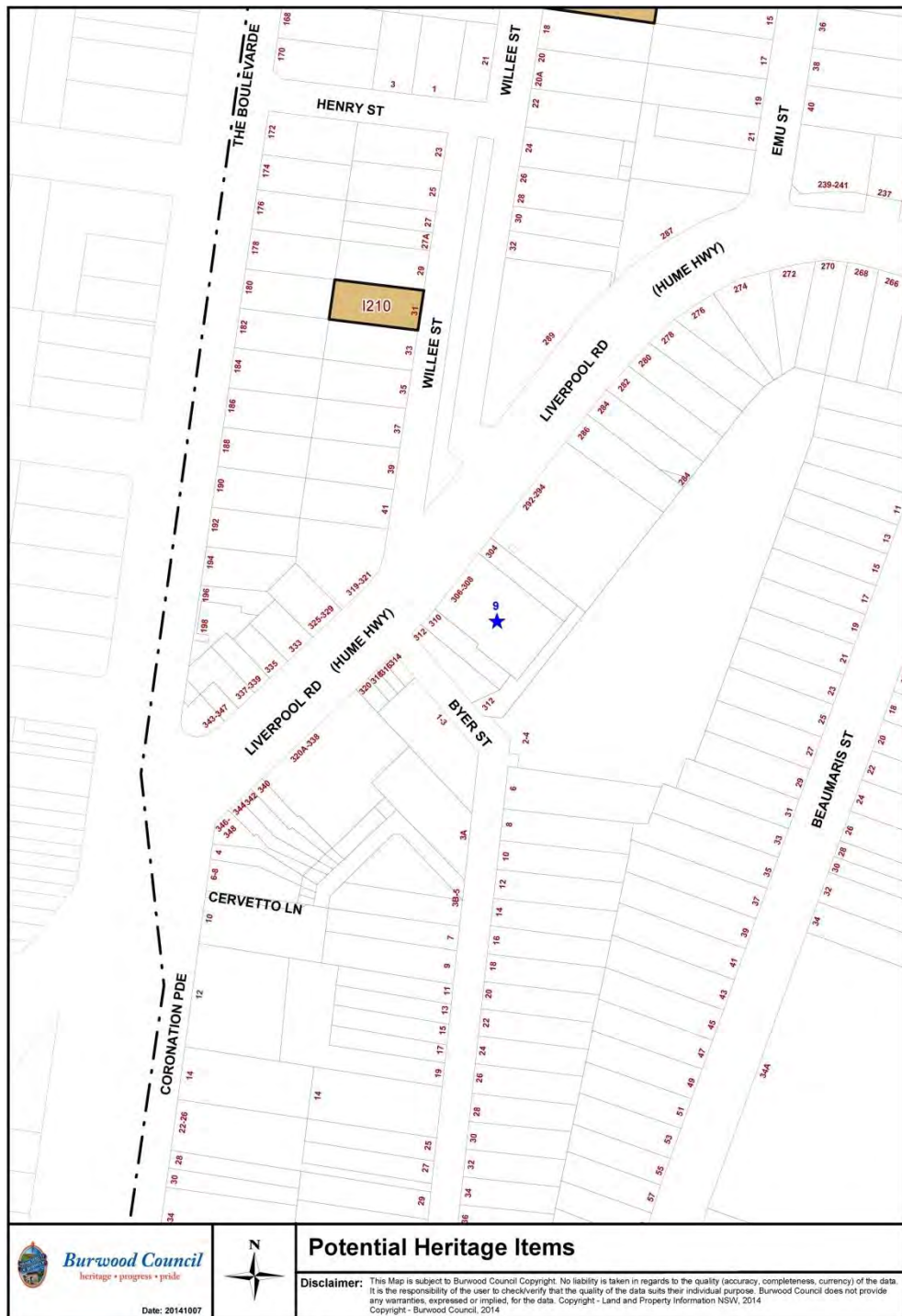


Figure 9: Item 9. 306-308 Liverpool Road, Enfield

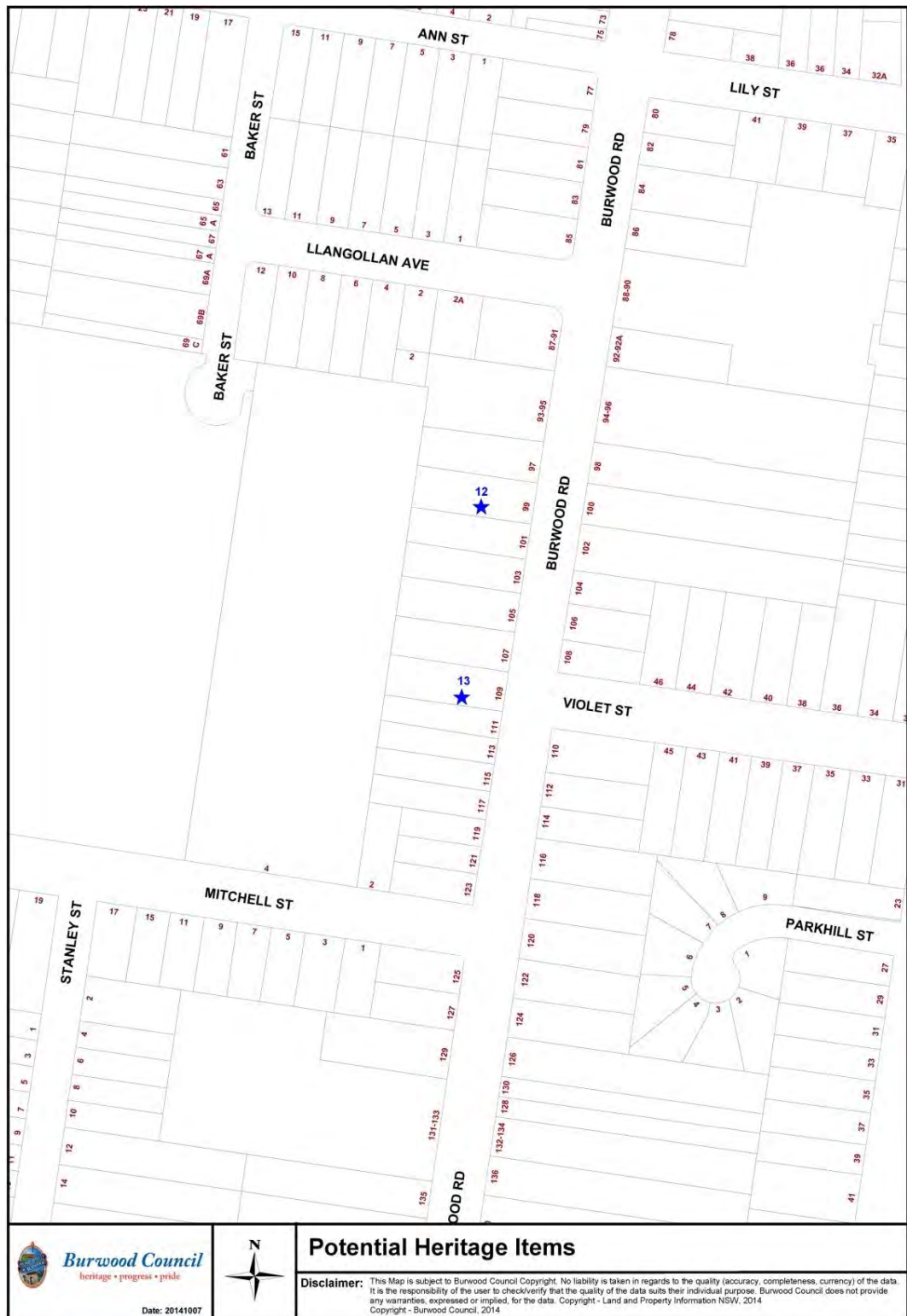


Figure 10: Items 12 and 13. 99 Burwood Road, Enfield and 109 Burwood Road, Enfield respectively

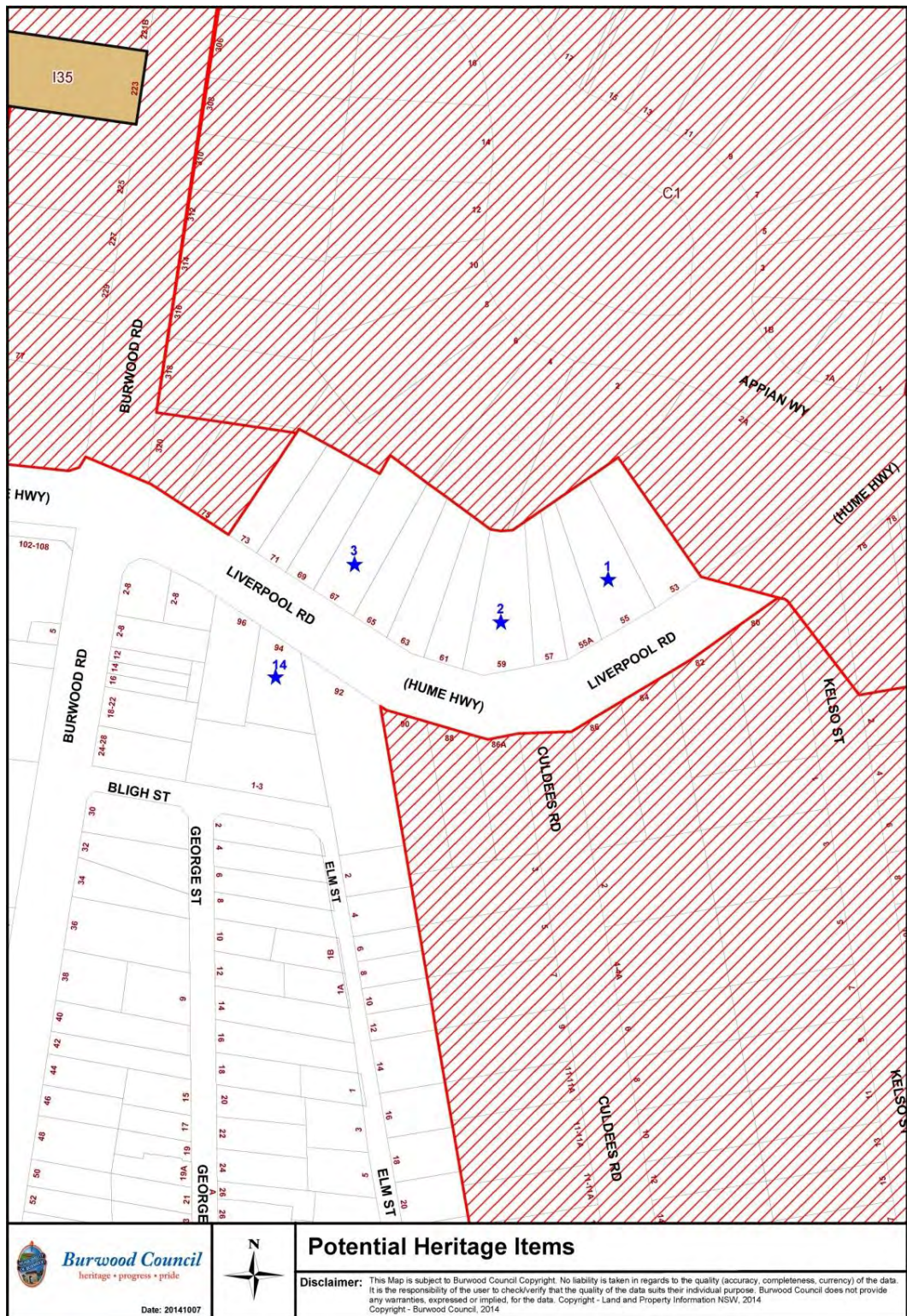


Figure 11: Items 1, 2, 3, and 14. 55, 59 & 67 Liverpool Road, Burwood Heights and 94 Liverpool Road, Burwood Heights respectively



Figure 12: Item 5. 122-126 Burwood Road, Burwood



Appendix 2 - State Heritage Inventory Forms

Heritage Data Form

ITEM DETAILS							
Name of Item	55 Liverpool Road						
Other Name/s Former Name/s	Winton						
Item type (if known)	Residential						
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name	Hoskins Estate (Appian Way)						
Street number	55						
Street name	Liverpool Road						
Suburb/town	Burwood					Postcode	2134
Local Government Area/s	Burwood						
Property description	One storied residence, in Federation period Queen Anne style. Lot 43 DP12249.						
Location - Lat/long	Latitude	-33.887			Longitude	151.103	
Location - AMG (if no street address)	Zone	R2	Easting		Northing		
Owner	Mr Bernard McGuckin & Ms Camilla Weyman						
Current use	Residential						
Former Use	Residential						
Statement of significance	55 Liverpool road is of heritage significance because it is part of the George J. Hoskins Appian Way estate. As such it is notionally influenced by international ideas of urbanism stemming from the garden city, city beautiful movement, and various model suburbs. Its association with the historically important steel pioneer George J. Hoskins of G & C Hoskins Ltd, a wealthy industrialist, increases its significance in terms of international trends of industrialists building fine suburbs in the Edwardian period. In addition, the subject site is a constituent part of an exemplary Federation period model suburb designed to a high standard, and its architecture makes a fine individual example in a Queen Anne style.						
Level of Significance	State ☐				Local ☒		
DESCRIPTION							
Designer	William Richards						
Builder/ maker	William Richards for George J. Hoskins						
Physical Description	The subject site is located near the busy intersection of Liverpool and Burwood Road. It is directly across the street from the <i>Badminton Road to Culdees Road Conservation Area</i> and around the corner from the <i>Appian Way Conservaion Area</i> from both the Appian Way and Burwood Road. The curtilage has been reduced because of later urban infill. Avenue lined trees remain, and on the house side of the street fronting low brick wall, in stretcher bond with row-lock coping, there is wall of						

Heritage Data Form

	dense scrubby vegetation. There is no lawn in front of the street fronting façade because it is used for parking. The house colour scheme is a rich cream and maroon red. The house walls are predominantly red brick with liver-coloured brick details, such as arches, quoins, and decorative courses for polychrome effect. The wooden veranda is supported by brick walls with a semi-circular coping profile, columns rest on concrete coping. There is a very good example of a circular stained glass window west of the protruding gable end. Façade windows are tripartite casement windows with stained glass panels overhead. The gable-end is sided in a cream painted shingling, and the barge board is painted maroon. Like most houses from the Hoskins estate, its roof form is a complex amalgamation of hipped/broken hip rooves and valleys punctuated by dormers that terminate in variously oriented gabled ends, wrap around verandas, or extruding porches. Its massive hipped roof has also been punctuated with skylights, its ridgeline is capped with terracotta tiles and have intermittent cresting. The slate-tiled roof form can be described as an asymmetric hipped dominant gable style, it lacks any eaves trough or guttering. Its chimneys are rendered where they meet the roof, painted cream, and surmounted by red brick culminating in projecting moulded brick courses. There are additions to the landscape in the rear including a pool, pool shed, and enclosing fence. There is a brown painted bricked in extension to the rear of the house, which is in need of repair due to differential settling.					
Physical condition and Archaeological potential	- Good condition. Veranda concrete coping is cracking and could be repaired/replaced.					
Construction years	Start year	1906	Finish year	1907	Circa	☒
Modifications and dates	1980 - Rear extension 1996 - Pool and pool house in the rear, alterations and additions, and cabanna, on 22 October 2008 building applications were registered. -Low brick wall facing sidewalk, date unknown.					
Further comments	In good general condition, although differential settlement is compromising the rear extension.					

HISTORY	
Historical notes	George Hoskins Development: An engineer and steel industrial pioneer, George John Hoskins (1847-1926), owned G & C Hoskins Ltd with his brother Cecil which was notably responsible for ironworks at Lithgow and Port Kembla (ADB, 1983). Like many Edwardian industrialists around the world, his suburb design was notionally inspired by international garden city/city beautiful ideas following international trends of model suburbs such as Leverhulme's Port Sunlight, Letchworth, or Rowntree's New Earswick (Fitzgerald, 1995, p. 227). A key tenant of these ideas includes the power of planning and architecture to normatively fashion good morals and citizenry through the creation of amenable environments of civic beauty, nature, and recreation (Freestone, 2010). For this reason, Hoskins chose not to immediately sell the properties, and instead leased them out, remaining active in their operation throughout his life (Burwood, 1983). His Bungalow, Arts and Crafts, and Queen Anne style homes were mainly built on a heroically named road, the Appian Way. The Appian way being named after a historically early and strategic road between Ancient Rome and Brindisi in Puglia. As a planned suburb it is contemporaneous with the development of Haberfield in nearby Ashfield Council (Burke, 1983), and is an early international example influenced by ideas stemming from, or popularised through, the sensational publication on Garden Suburbs by Ebenezer Howard (Howard, 1898).

Heritage Data Form

	The Hoskins estate plans were announced to local council on 15 June 1903. It is commonly referenced that Hoskins built his estate with the council paying for the roads (SMH, 1903). However, Hoskins rebuked in the <i>Evening News</i> claiming that he paid for half the cost of the roads and lent his money at a rate of 4.4% so that the municipality could afford the remainder (Hoskins, 1905). This planned estate, with its large curtilage mixing formal and informal elements in its landscape and shared recreational spaces, is representative of the Edwardian unification of house and garden design. One of the unique aspects of this suburb is that each lot has a different shape, size, and building. Appian Way is planted with an <i>allee</i> of trees between road and sidewalk, and notably splits around an island that provided tennis courts (3 in 1909), lawn, and pavilion for the recreation and enjoyment of local residents (Burwood, 1983). The lots on Appian way are large and set backs are generous. Gardens plots are typically architecturally bordered by small shrubs, but according to old photos shaped flowerbeds predated these. Timber picket fences, of varying detail, fronted the curtilage of each property. The original 39 properties of Hoskins development were not sold but instead leased out, and some faced Liverpool and Burwood Road.(Burwood, 2001) National Trust of Australia listed the "Appian Way Precinct" in September, 1977. The Register of the National Estate listed the "The Appian Way Precinct" on 25/08/1981 as item 3367, but the Liverpool Road grouping was excluded from this.(RNE, 1981) Following NSW Interim Heritage Order (No. 182) in 1983 it was incorporated in the Burwood LEP.(Burwood, 2001) Subject Site: The subject site remains a fractured part of Hoskins Estate Appian Way, separated by later infill reducing its original tract of land. The property first appears in the Sands directory in 1907 with resident Frederick J. Saunders living at "Winton". until 1911. . No one is listed in 1912, but a Richard P. O'Sullivan is listed from 1913 until 1916 when a Mrs James Gibson is listed. George H. Abel in 1917-18 and Knox Arthur from 1919-1931. Arthur Knox was notably a dairy farming businessman from the southern highlands who known for his "witty tongue and the gift of leadership" who was president of the Country Milk Supplier Association for 15 years (The Southern Mail, Bowral, 1931). He died in 1931 and was survived by 2 sons and his wife. In 1933 Mrs A. Knox had a J.R Tatham as a sub-tenant in 55a. Subdivision of curtilage and infill development is documented by 1927 listings and by 1933 there are 7 additional properties on the north-side of Liverpool road between Burwood road and Appian Way. There has been relatively little interventions since, and these are detailed in the modification dates above.
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THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	4 Accommodation

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	55 Liverpool Road is significant in the course of local Burwood suburb expansion and settlement of Sydney's inner-west, and as a component part of one of the first, and an idiomatic example, of federation period Queen Anne and Arts & Crafts model suburb. The Hoskins estate can be seen to be associated with a wider international trend of wealthy industrial patrons establishing model suburbs such as Leverhulme's Port Sunlight, motivated out of principles more akin to philanthropy than speculative profits.
Historical association significance SHR criteria (b)	55 Liverpool Road is significant for its special association with the pioneering industrialist George J. Hoskins who developed the idea of the estate and its builder William Richards. The developer George Hoskins' role is particularly important because it is contemporaneous on the early Edwardian global stage following a proliferation of industrialist inspired model suburbs built in the Queen Anne and Arts & Crafts style.
Aesthetic significance SHR criteria (c)	55 Liverpool Road is an idiomatic example of Federation/Edwardian period house design and exemplary of the complimentary nature of varying architectural styles such as Arts & Crafts, Bungalow, and Queen Anne. Also important in its use of homogenous planning tools such as set-backs, streetscape allee plantings, sidewalks, recreation space in common, and the use of undulating water swales on roadsides as opposed to kerbing.
Social significance SHR criteria (d)	55 Liverpool Road does not have a special association with a particular community or cultural group in NSW for social, cultural, or spiritual reasons.
Technical/Research significance SHR criteria (e)	55 Liverpool Road provides an understanding of Australian suburb making practices in the early twentieth century because of its association with the Hoskins estate. In particular it is important in the information it reveals about the history of suburbs, planning, and architecture in New South Wales.
Rarity SHR criteria (f)	As an individual item 55 Liverpool road is not particularly rare, there are many fine examples of this style and period of architecture in the local and regional area. However, as a part of a comprehensively designed model suburb, it is an excellent, and uncommon, example.
Representativeness SHR criteria (g)	55 Liverpool Road is representative as a fine example of Federation period domestic design, model suburbs, and town planning. It is representative of contemporaneous notions of international trends of normative urbanism from ideas such as the garden city and city beautiful movements.
Integrity	55 Liverpool Road is intact and maintains its architectural integrity.

HERITAGE LISTINGS	
Heritage listing/s	No current heritage listings. Recommended for listing within a Conservation Area under this heritage assessment study.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Book	Frances Pollon	The Book of Sydney Suburbs	1996	-
DCP	Burwood Council	Burwood Consolidated DCP Pt 4 - Appian Way Conservation Area	2001	-
Advanced Study	P. Clements	The Development of the Hoskins Estate Burwood.	1978	

Heritage Data Form

Report.				
Book	Robert Freestone	Urban Nation	2010	
Online Directory	Sands	Sands Directories	1858-1933	City of Sydney Online Archive
Book	Eric Dunlop	Harvest of the Years	1974	Municipality of Burwood
Report	Burwood Council	Appian Way Conservation Area Environmental Study	1983	Municipality of Burwood
Newspaper – Letter to the Editor	Evening News George Hoskins	“Burwood North Ward Election, Hoskins Estate”	9 February 1905	Trove
Newspaper	The Sydney Morning Herald	“Burwood”	16 June 1903	Trove
Newspaper	Southern Mail	“The Late Arthur Knox”	Tuesday 7 April 1931	Trove
Masters Thesis	Sheridan Burke	Haberfield Garden Suburb	1983	Unpublished Dissertation University of Sydney, Special Collections
Online – Defunct Archived Register	Register of the National Estate	Appian Way Precinct	1981	
Online Document	Smith et. al.	EORA: Mapping Aboriginal Sydney 1770-1850	2006	NSW State Library Online
Online	Burwood Council	Municipal Website: “Local History”	2014	
Book	Robert Fitzgerald	Rowntree and the Marketing Revolution, 1862-1969	1995	Cambridge University Press
Book	Ebenezer Howard	Garden Cities of To-Morrow	1898	
Book	George Parsons	Australia Dictionary of Biography “Charles Henry Hoskins/Sir Cecil Harold Hoskins”	1985	Melbourne University Press

RECOMMENDATIONS

Recommendations	1) The building and landscape should be retained and conserved, and is significant enough to be considered for inclusion with the Appian Way Conservation area. 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) Building owners should be advised about differential settlement of rear addition and advised on course of actions to remediate. 4) Boundary brick wall should be restored, trees are probably causing damage and this should be taken into account. 5) “55 Liverpool Road” should be included in heritage conservation area “Appian Way Heritage Conservation Area” listed as “C1” under Part 2 of Schedule 5 in the <i>Burwood Local Environmental Plan 2012</i>.
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Heritage Data Form

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	1.		
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	Evan Oxland & Kerime Danis	Date	05/12/2014 & 12/01/2015

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish of Concord Map, 1915				
Image year	1915	Image by	HLRV-Pixel Viewer	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	55 Liverpool Road, 1943 Aerial photograph.				
Image year	1943	Image by	SixMaps	Image copyright holder	NSW Land and Property Information



Heritage Data Form

Image caption	55 Liverpool Road, Contemporary Aerial Photograph				
Image year	2014	Image by	SixMaps	Image copyright holder	NSW Land and Property Information



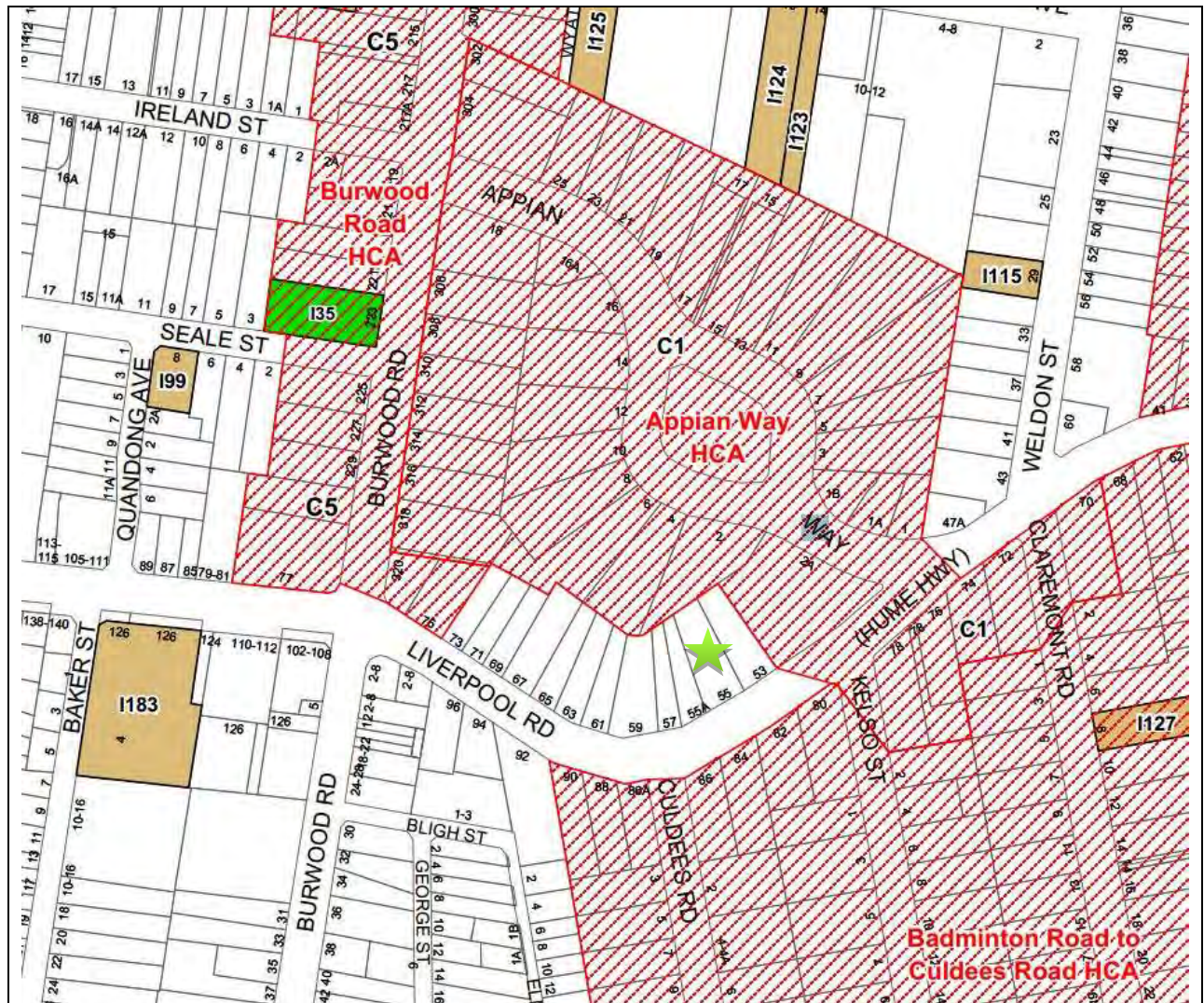
Heritage Data Form

Image caption	George J. Hoskins, ironmaster, founder of the firm of G. & C. Hoskins, 1876, 1922 / G.F. Harris				
Image year	1922	Image by	G.F. Harris	Image copyright holder	NSW State Library



Heritage Data Form

Image caption	Burwood LEP 2012 Heritage Map				
Image year	2012	Image by	Burwood Council	Image copyright holder	Burwood Council



Heritage Data Form

Image caption	South façade facing Liverpool road from sidewalk. Building in very good condition.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

Image caption	Remnant red stopper on red bricks and grey stopper on livercoloured bricks evident, faint tuck visible if carefully looked for. Stained glass an example of high quality and good integrity of details.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Image caption	Boundary wall containing façade curtilage and unkempt vegetation. Brick wall in poor condition, probably because of the tree directly behind it.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council

Heritage Data Form



Heritage Data Form

Image caption	Addition to right of photo, differential settling is causing serious structural damage.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



Heritage Data Form

ITEM DETAILS							
Name of Item	59 Liverpool Road						
Other Name/s Former Name/s	Lavinia						
Item type (if known)	Residential						
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name	Hoskins Estate (Appian Way)						
Street number							
Street name	Liverpool						
Suburb/town	Burwood					Postcode	2134
Local Government Area/s	Burwood						
Property description	One storied residence, in Federation period Queen Anne style. Lot 15 DP12249						
Location - Lat/long	Latitude	-33.888			Longitude	151.103	
Location - AMG (if no street address)	Zone	R2	Easting		Northing		
Owner	Mr Thomas McMahon & Mrs Jennifer McMahon						
Current use	General Residential						
Former Use	Residential						
Statement of significance	59 Liverpool road is of heritage significance because it is part of the George J. Hoskins Appian Way estate. As such it is notionally influenced by international ideas of urbanism stemming from the garden city, city beautiful movement, and various model suburbs. Its association with the historically important steel pioneer George J. Hoskins of G & C Hoskins Ltd, a wealthy industrialist, increases its significance in terms of international trends of industrialists building fine suburbs in the Edwardian period. In addition, the subject site is a constituent part of an exemplary Federation period model suburb designed to a high standard, and its architecture makes a fine individual example in a Queen Anne style.						
Level of Significance	State ☐				Local ☒		

Heritage Data Form

DESCRIPTION						
Designer	William Richards					
Builder/ maker	William Richards for George J. Hoskins					
Physical Description	The subject site is located near the busy intersection of Liverpool and Burwood Road. It is directly across the street from the <i>Badminton Road to Culdees Road Conservation Area</i> and around the corner from the <i>Appian Way Conservaion Area</i>. The curtilage has been reduced because of later urban infill. Avenue lined trees remain, there is a boundary low red brick wall with liver coloured brick row-lock coping and intermittent piers, and behind this is an enclosing hedge. The western driveway entrance leads past the house to a square shapes hipped roof garage. The façade roof form is a broken hip by gablet with an introduced window in the fibro. A symmetrical façade is avoided with a protruding gable wing on the east portion of the south elevation. The covered porch's flatwork is covered in tessellated tile work. The house colour scheme is a rich cream and red. The house walls are predominantly red with liver coloured brick details, such as arches, quoins, and decorative courses for polychrome effect. Brick work has evidence of a former black tuck pointing with a remnant red stopping. The wooden veranda is supported by brick walls, columns rest directly on liver coloured brickwork. Façade windows are tripartite casement windows with stained glass panels overhead. The façade gable is covered in a cream coloured harling. The façade window is sheltered by a red tiled wooden awning. Like most houses from Hoskins estate, its roof form is a complex amalgamation of gabled and broken hip rooves and valleys. The roof is punctuated by dormers and gable wings that terminate in variously oriented gabled ends and an extruding porch. Its massive hipped roof has also been interspersed with skylights, its ridgeline is capped with terracotta tiles and have intermittent cresting. This clay-tiled roof form, with lead plumbed valleys, is sometimes referred to as an asymmetric hipped dominant gable style. There is no eaves trough or guttering and rafter ends are left exposed. The buildings chimneys are rendered where they erupt from the roof, painted cream, and surmounted by red brick culminating in projecting brick courses. Chimney is capped with protruding courses of moulded brick and a chimney pot. Rear entrance addition to the rear extends past the eastern elevation and was done with sympathetic materials and design. Rear lean-to roof-form provides partial deck covering, and overlooks the rear garage. It has a hipped roof interrupted by terminating gablet-ends. It is built of light brown brick, with liver coloured brick details such as the soldier course overtop the steel lintel and the projecting base and capital course on its eastern elevation. It is sheathed in clay tiles with similar cresting as on the house roof.					
Physical condition and Archaeological potential	-Very good condition, well maintained. -Alterations do not negatively affect the heritage significance of this property.					
Construction years	Start year	1908	Finish year	1909	Circa	☒
Modifications and dates	1995 - Attic storey and associated gable window addition, lean-to rear porch, house entrance, and decking later additions 2003 - Building Development application lodged for alterations and additions to the property 22 October 2008 - Combined application registered for sympathetic new carport					
Further comments	- Owners are very supportive that their property be listed.					

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HISTORY	
Historical notes	George Hoskins Development: An engineer and steel industrial pioneer, George John Hoskins (1847-1926), owned G & C Hoskins Ltd with his brother Cecil which was notably responsible for ironworks at Lithgow and Port Kembla (ADB, 1983). Like many Edwardian industrialists around the world, his suburb design was notionally inspired by international garden city/city beautiful ideas following international trends of model suburbs such as Leverhulme's Port Sunlight, Letchworth, or Rowntree's New Earswick (Fitzgerald, 1995, p. 227). A key tenant of these ideas includes the power of planning and architecture to normatively fashion good morals and citizenry through the creation of amenable environments of civic beauty, nature, and recreation (Freestone, 2010). For this reason, Hoskins chose not to immediately sell the properties, and instead leased them out, remaining active in their operation throughout his life (Burwood, 1983). His Bungalow, Arts and Crafts, and Queen Anne style homes were mainly built on a heroically named road, the Appian Way. The Appian way being named after a historically early and strategic road between Ancient Rome and Brindisi in Puglia. As a planned suburb it is contemporaneous with the development of Haberfield in nearby Ashfield Council (Burke, 1983), and is an early international example influenced by ideas stemming from, or popularised through, the sensational publication on Garden Suburbs by Ebenezer Howard (Howard, 1898). The Hoskins estate plans were announced to local council on 15 June 1903. It is commonly referenced that Hoskins built his estate with the council paying for the roads (SMH, 1903). However, Hoskins rebuked in the <i>Evening News</i> claiming that he paid for half the cost of the roads and lent his money at a rate of 4.4% so that the municipality could afford the remainder (Hoskins, 1905). This planned estate, with its large curtilage mixing formal and informal elements in its landscape and shared recreational spaces, is representative of the Edwardian unification of house and garden design. One of the unique aspects of this suburb is that each lot has a different shape, size, and building. Appian Way is planted with an <i>allee</i> of trees between road and sidewalk, and notably splits around an island that provided tennis courts (3 in 1909), lawn, and pavilion for the recreation and enjoyment of local residents (Burwood, 1983). The lots on Appian way are large and set backs are generous. Gardens plots are typically architecturally bordered by small shrubs, but according to old photos shaped flowerbeds predated these. Timber picket fences, of varying detail, fronted the curtilage of each property. The original 39 properties of Hoskins development were not sold but instead leased out, and some faced Liverpool and Burwood Road.(Burwood, 2001) National Trust of Australia listed the "Appian Way Precinct" in September, 1977. The Register of the National Estate listed the "The Appian Way Precinct" on 25/08/1981 as item 3367, but the Liverpool Road grouping was excluded from this.(RNE, 1981) Following NSW Interim Heritage Order (No. 182) in 1983 it was incorporated in the Burwood LEP.(Burwood, 2001) Subject Site: The subject site remains a fractured part of Hoskins Estate Appian Way, separated by later infill reducing its original tract of land. The property first appears in the Sands directory in 1906 named as "Lavinia" with resident Peter Mc Williams residing until George Park in 1909-1912. Sydney Allen occupied it in 1913, G. C. Harris 1914-1916, William B Sharpe 1918-1919, William A. Muir 1919-1929, and finally C.R. Wythes from 1930 to 1933, the last record in the Sands Directory. Subdivision of curtilage and infill development is documented by 1927 listings and by 1933 there are 7 additional properties on the north-side of Liverpool road between Burwood road and Appian Way. There has been relatively little interventions since, and these are detailed in the modification dates above.
THEMES	
National historical theme	4 Building settlements, towns and cities

Heritage Data Form

State historical theme	4 Accommodation
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	59 Liverpool Road is significant in the course of local suburb expansion and settlement of Sydney's inner-west, and as a component part of one of the first, and an idiomatic example, of federation period Queen Anne and Arts & Crafts model suburb. The Hoskins estate can be seen to be associated with a wider international trend of wealthy industrial patrons establishing model suburbs such as Leverhulme's Port Sunlight, motivated out of principles more akin to philanthropy than speculative profits.
Historical association significance SHR criteria (b)	59 Liverpool Road is significant for its special association with the pioneering industrialist George J. Hoskins and builder William Richards who developed the idea of the estate. The developer George Hoskins' role is particularly important because it is contemporaneous on the early Edwardian global stage following a proliferation of industrialist inspired model suburbs built in the Queen Anne and Arts & Crafts style.
Aesthetic significance SHR criteria (c)	59 Liverpool Road is an idiomatic example of Federation/Edwardian period house design and exemplary of the complimentary nature of varying architectural styles such as Arts & Crafts, Bungalow, and Queen Anne. Also important in its use of homogenous planning tools such as set-backs, streetscape allee plantings, sidewalks, recreation space in common, and the use of undulating water swales on roadsides as opposed to kerbing.
Social significance SHR criteria (d)	59 Liverpool Road does not have a special association with a particular community or cultural group in NSW for social, cultural, or spiritual reasons.
Technical/Research significance SHR criteria (e)	59 Liverpool Road provides an understanding of Australian suburb making practices in the early twentieth century because of its association with the Hoskins estate. In particular it is important in the information it reveals about the history of suburbs, planning, and architecture in Australia and its position in New South Wales.
Rarity SHR criteria (f)	As an individual item 59 Liverpool Road is not particularly rare, there are many fine examples of this style and period of architecture in the local and regional area. However, as a part of a comprehensively designed model suburb, it is an excellent, and uncommon, example.
Representativeness SHR criteria (g)	59 Liverpool Road is representative as a fine example of Federation period domestic design, model suburbs, and town planning. It is representative of contemporaneous notions of international trends of normative urbanism from ideas such as the garden city and city beautiful movements.
Integrity	59 Liverpool Road is in good condition, minor alterations to exterior, mostly at rear. Modifications do negatively affect the heritage significance of this building. Interior is very intact and much original details such as plaster medallions, timber joinery, fireplaces, crown mouldings, and architraves remain.

HERITAGE LISTINGS	
Heritage listing/s	No current heritage listings. Recommended for listing within a Conservation Area under this heritage assessment study.

Heritage Data Form

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Book	Frances Pollon	The Book of Sydney Suburbs	1996	-
DCP	Burwood Council	Burwood Consolidated DCP Pt 4 - Appian Way Conservation Area	2001	-
Advanced Study Report.	P. Clements	<i>The development of the Hoskins Estate Burwood.</i>	1978	
Book	Robert Freestone	Urban Nation	2010	
Online Directory	Sands	Sands Directories	1858-1933	City of Sydney Online Archive
Book	Eric Dunlop	Harvest of the Years	1974	Municipality of Burwood
Report	Burwood Council	Appian Way Conservation Area Environmental Study	1983	Municipality of Burwood
Newspaper – Letter to the Editor	Evening News George Hoskins	“Burwood North Ward Election, Hoskins Estate”	9 February 1905	Trove
Newspaper	The Sydney Morning Herald	“Burwood”	16 June 1903	Trove
Masters Thesis	Sheridan Burke	Unpublished Dissertation University of Sydney, Haberfield	1983	
Online – Defunct Archived Register	Register of the National Estate	Appian Way Precinct	1981	
Online Document	Smith et. al.	EORA: Mapping Aboriginal Sydney 1770-1850	2006	NSW State Library Online
Online	Burwood Council	Municipal Website: “Local History”	2014	
Book	Ebenezer Howard	Garden Cities of To-Morrow	1898	
Book	Robert Fitzgerald	Rowntree and the Marketing Revolution, 1862-1969	1995	Cambridge University Press
Dictionary	George Parsons	Charles Henry Hoskins/Sir Cecil Harold Hoskins	1985	Melbourne University Press

RECOMMENDATIONS	
Recommendations	1) The building and landscape should be retained and conserved, and is significant enough to be considered for inclusion with the Appian Way Conservation area. 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) Boundary brick wall should be restored. 4) “59 Liverpool Road” should be included in heritage conservation area “Appian Way Heritage Conservation Area” listed as “C1” under Part 2 of Schedule 5 in the <i>Burwood Local Environmental Plan 2012</i>.

Heritage Data Form

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	2.		
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	Evan Oxland & Kerime Danis	Date	05/12/2014 & 12/01/2015

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish of Concord Map, 1915				
Image year	1915	Image by	HLRV – PIXEL Viewer	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	59 Liverpool Road, 1943 Aerial photograph.				
Image year	1943	Image by	SixMaps	Image copyright holder	NSW Land and Property Information

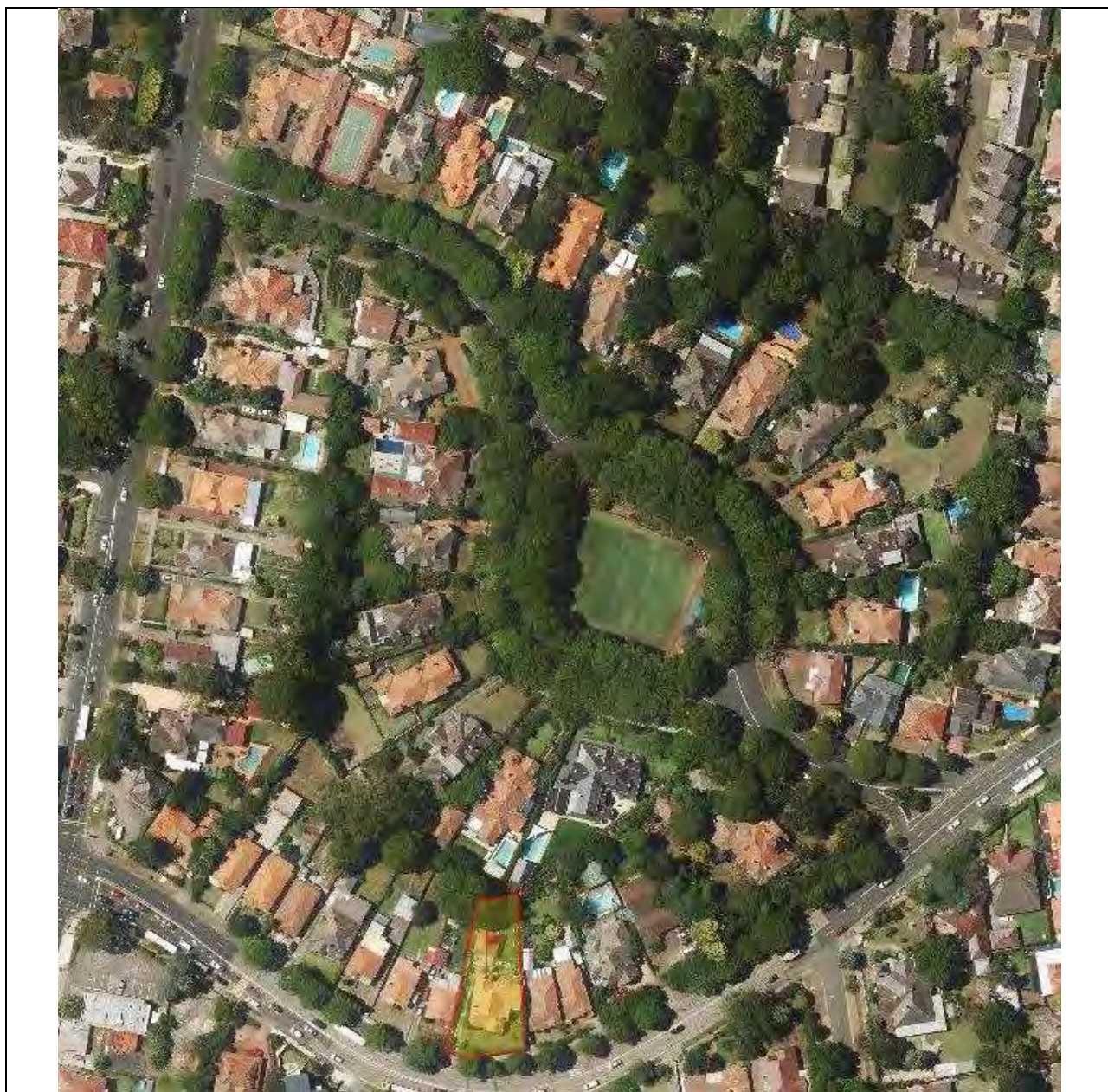


Heritage Data Form

IMAGES - 1 per page

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

Image caption	59 Liverpool Road, Contemporary Aerial Photograph				
Image year	2014	Image by	SixMaps	Image copyright holder	NSW Land and Property Information

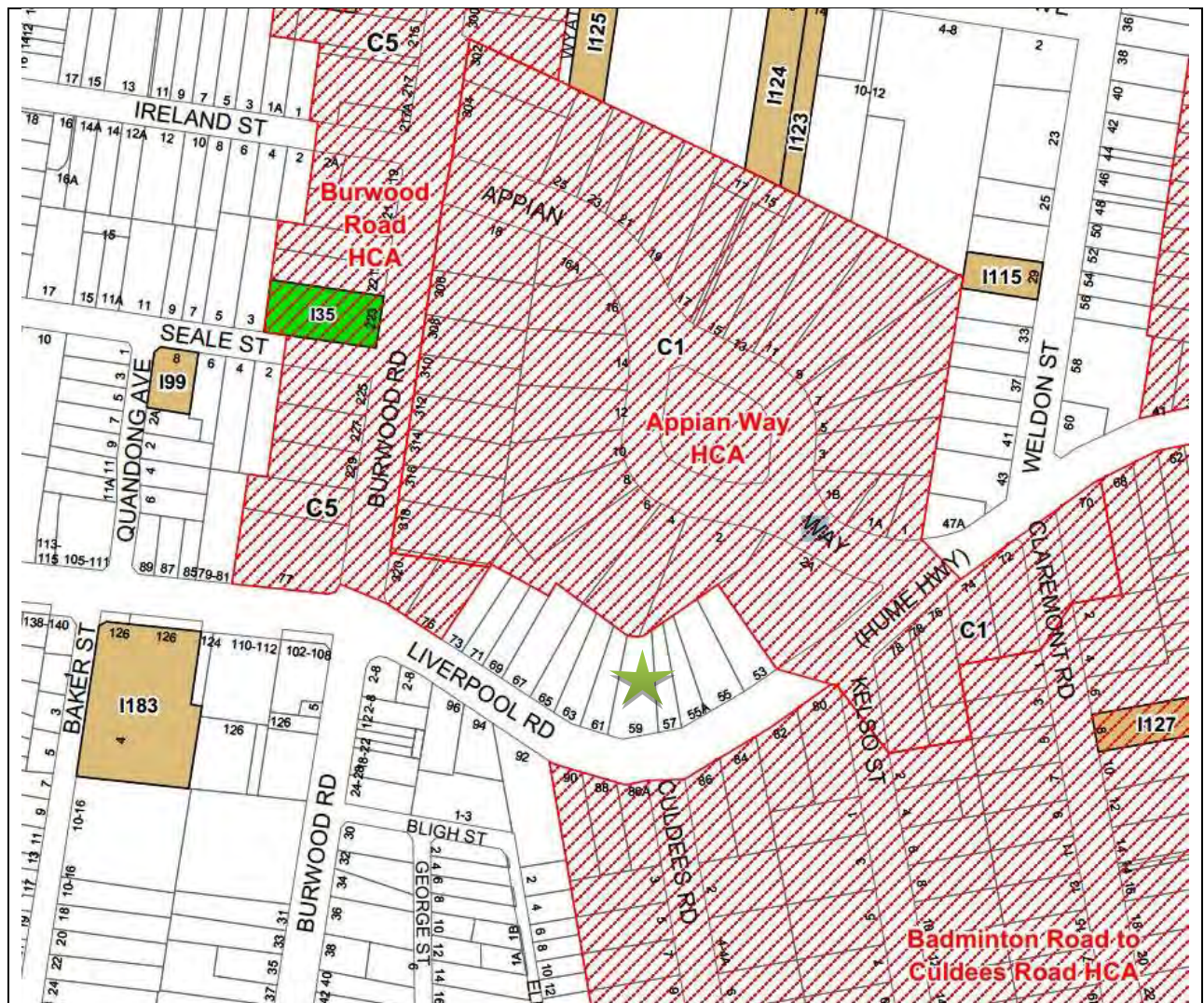


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Burwood 2012 LEP Heritage Map				
Image year	2012	Image by	Burwood Council	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	George J. Hoskins, ironmaster, founder of the firm of G. & C. Hoskins, 1876, 1922 / G.F. Harris				
Image year	1922	Image by	G.F. Harris	Image copyright holder	NSW State Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	South façade facing Liverpool road from sidewalk. Building in very good condition.				
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	Boundary wall containing border hedging. One pillar in poor condition and should be fixed to deter advanced deterioration.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council

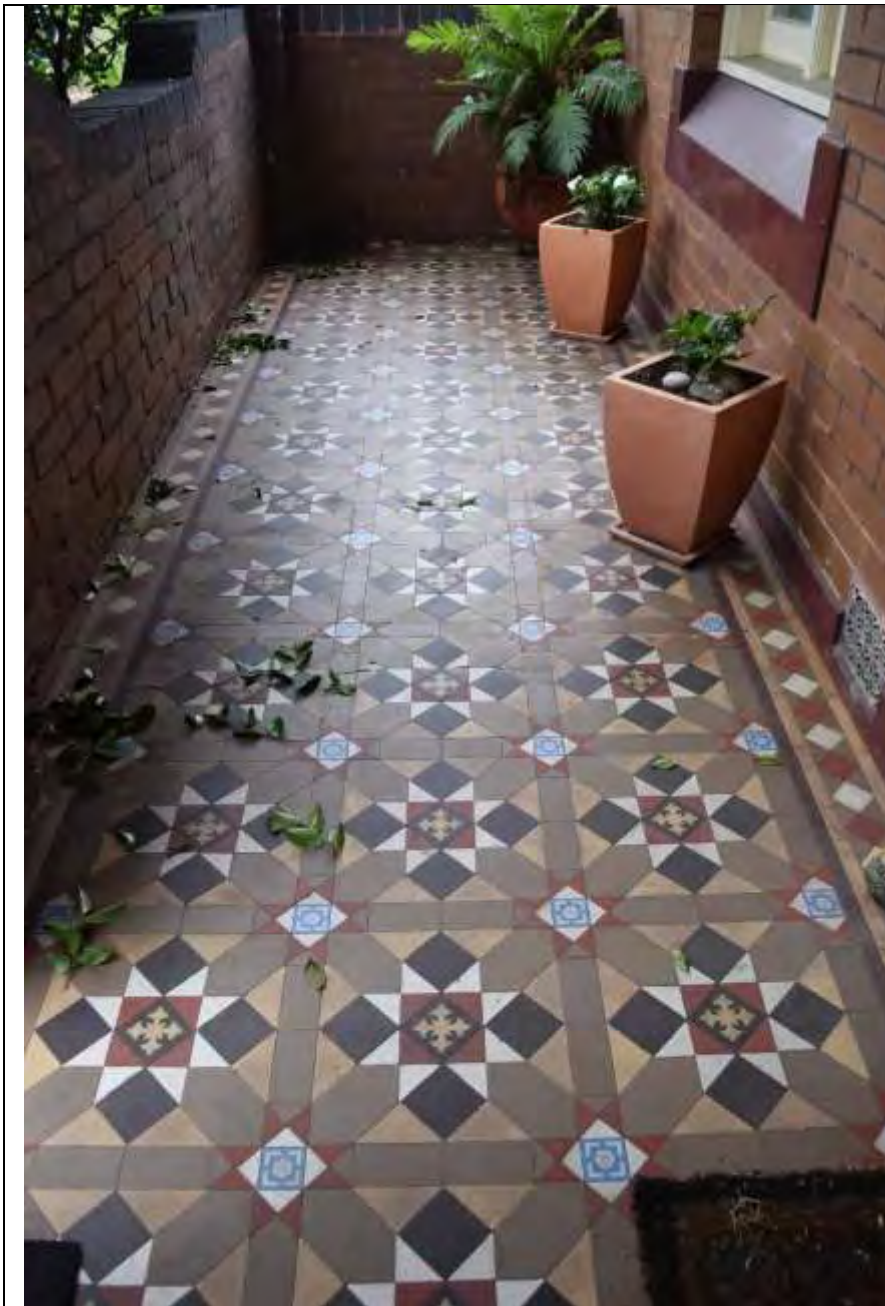


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Front veranda tessellated tilework.				
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	East elevation, wing protruding to the furthest east with lighter coloured brick is an addition.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council

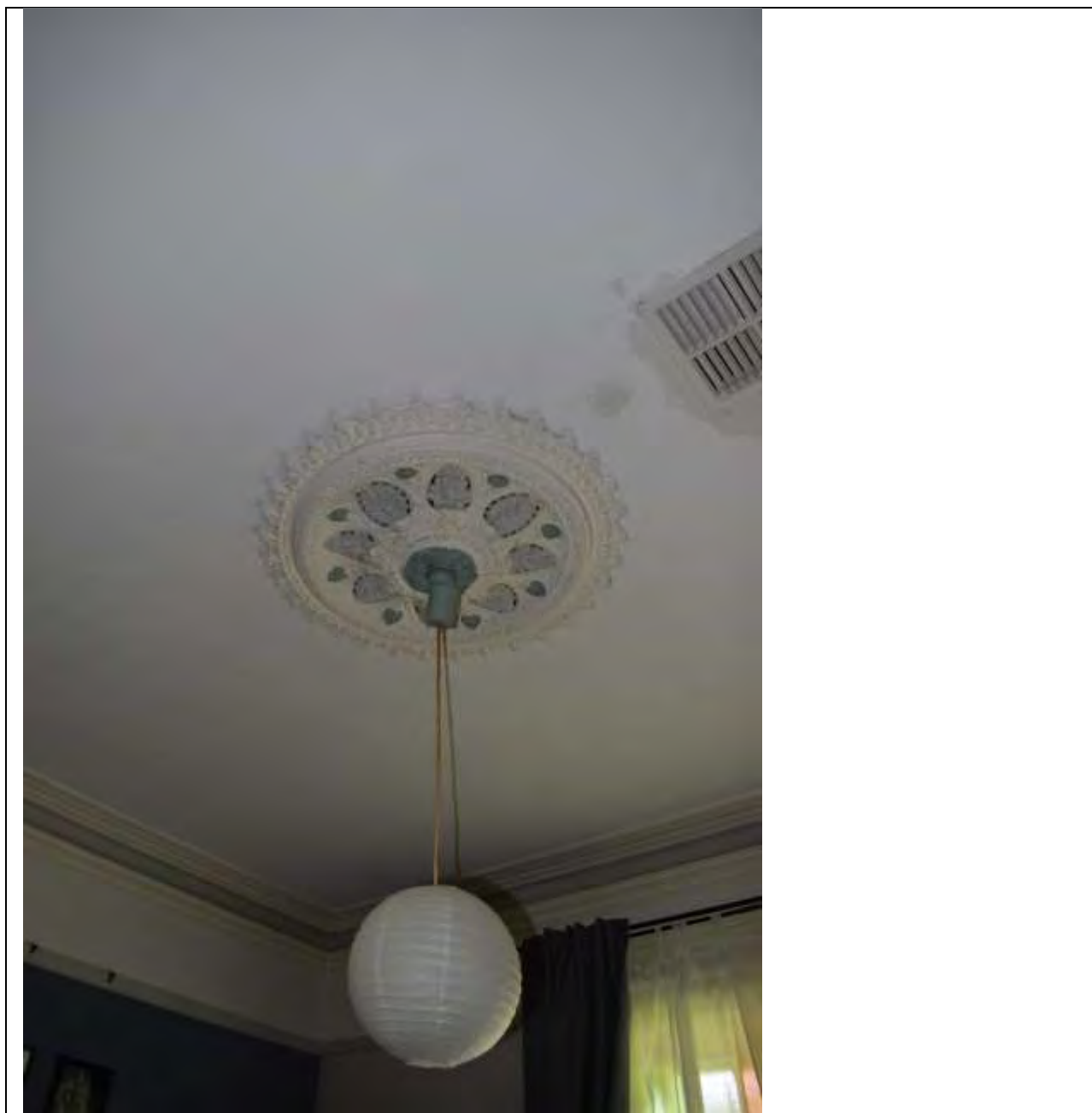


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Example of surviving details such as this plaster rosette. Note crown mouldings in background.				
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	Other examples of excellent details such as capitals and keystone.				
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	Sympathetic garage with Marseilles roofing tiles, fibro-gablet, ridge-line crestring, and liver-coloured brick accents.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



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ITEM DETAILS						
Name of Item	67 Liverpool Road					
Other Name/s Former Name/s	Iwanora					
Item type (if known)	Residential					
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name	Hoskins Estate (Appian Way)					
Street number	67					
Street name	Liverpool Road					
Suburb/town	Burwood Heights				Postcode	2134
Local Government Area/s	Burwood					
Property description	One storied residence, in Federation period Queen Anne style. Lot 12 DP12249					
Location - Lat/long	Latitude	-33.887			Longitude	151.102
Location - AMG (if no street address)	Zone	R2	Easting		Northing	
Owner	Mr Jeremy Lethlean					
Current use	General Residential					
Former Use	Residential					
Statement of significance	67 Liverpool road is of heritage significance because its inclusion in the George J. Hoskins Appian Way Estate. As such it is notionally influenced by international ideas of urbanism stemming from the garden city, city beautiful movement, and various model suburbs. Its association with the historically important steel pioneer George J. Hoskins of G & C Hoskins Ltd, a wealthy industrialist, increases its significance in terms of international trends of industrialists building fine suburbs in the Edwardian period. In addition, the subject site is a constituent part of an exemplary Federation period model suburb designed to a high standard, and its architecture makes a fine individual example in a Queen Anne style.					
Level of Significance	State ☐			Local ☒		

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DESCRIPTION						
Designer	William Richards					
Builder/ maker	William Richards for George J. Hoskins					
Physical Description	The subject site is located near the busy intersection of Liverpool and Burwood Road. It is directly across the street from the <i>Badminton Road to Culdees Road Conservation Area</i> and around the corner from the <i>Appian Way Conservation Area</i>. The curtilage has been reduced because of later urban infill. Avenue lined trees remain. There is a boundary red brick wall with a stepped-in foundation to single wythe running bond, purple brick corbelled headers support a row-lock coping, all anchored by intermittent pillars of running bond with bullnose coping. There is an enclosing hedge. The western driveway entrance leads past the house to a rectangular hipped roof garage, behind which there is a pool in the back yard. The house colour scheme is a cream and maroon red. The house walls are predominantly a liver coloured brick with red brick details, such as arches, quoins, and decorative courses for polychrome effect. Brickwork has white tuck with red or liver coloured stopping in good condition under the covered porch, exposed brickwork demonstrates remnant stopping and most of the white tuck is gone. Arch spandrels and gable tympanums are rendered with a harling and painted in a cream colour. Lime coloured decorative brackets support rafter ends, barge board, and steel blue painted square and octagonal shingles. The front porch is an asymmetric western entrance, the two triple tier header arched entrances have moulded springing brick courses. Façade bay windows are casement with 6 paned clerestory. The façade gable-end is covered in a cream coloured render. The covered porch's flatwork is covered in tessellated tile-work. Unlike most houses from the Hoskins estate, the slate tiled roof form is a simple hip roof only broken by simple dormers and a front veranda setback, there are no eaves trough or guttering. Its chimneys are rendered where they erupt from the roof, painted cream, and surmounted by red brick culminating in projecting brick courses. An exposed collar of red brick suggests that the upper section cream coloured harling is presumably an extension added for BCA compliance. Chimney is capped with protruding courses of moulded brick and a chimney pot.					
Physical condition and Archaeological potential	-Very good condition, well maintained. -Minor alterations do not affect the heritage significance of this building.					
Construction years	Start year	1905	Finish year	1906	Circa	☒
Modifications and dates	1965 – Development application for construction of carport 1967 – Alterations and additions to property 1981 – Construction of a pool on site 1984 – Construction of additional room					
Further comments						

HISTORY	
Historical notes	George Hoskins Development: An engineer and steel industrial pioneer, George John Hoskins (1847-1926), owned G & C Hoskins Ltd with his brother Cecil which was notably responsible for ironworks at Lithgow and Port Kembla (ADB, 1983). Like many Edwardian industrialists around the world, his suburb design was notionally inspired by international garden city/city beautiful ideas following international trends of model suburbs such as Leverhulme's Port Sunlight, Letchworth, or Rowntree's New Earswick (Fitzgerald, 1995, p.

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	227). A key tenant of these ideas includes the power of planning and architecture to normatively fashion good morals and citizenry through the creation of amenable environments of civic beauty, nature, and recreation (Freestone, 2010). For this reason, Hoskins chose not to immediately sell the properties, and instead leased them out, remaining active in their operation throughout his life (Burwood, 1983). His Bungalow, Arts and Crafts, and Queen Anne style homes were mainly built on a heroically named road, the Appian Way. The Appian way being named after a historically early and strategic road between Ancient Rome and Brindisi in Puglia. As a planned suburb it is contemporaneous with the development of Haberfield in nearby Ashfield Council (Burke, 1983), and is an early international example influenced by ideas stemming from, or popularised through, the sensational publication on Garden Suburbs by Ebenezer Howard (Howard, 1898). The Hoskins estate plans were announced to local council on 15 June 1903. It is commonly referenced that Hoskins built his estate with the council paying for the roads (SMH, 1903). However, Hoskins rebuked in the <i>Evening News</i> claiming that he paid for half the cost of the roads and lent his money at a rate of 4.4% so that the municipality could afford the remainder (Hoskins, 1905). This planned estate, with its large curtilage mixing formal and informal elements in its landscape and shared recreational spaces, is representative of the Edwardian unification of house and garden design. One of the unique aspects of this suburb is that each lot has a different shape, size, and building. Appian Way is planted with an <i>allee</i> of trees between road and sidewalk, and notably splits around an island that provided tennis courts (3 in 1909), lawn, and pavilion for the recreation and enjoyment of local residents (Burwood, 1983). The lots on Appian way are large and set backs are generous. Gardens plots are typically architecturally bordered by small shrubs, but according to old photos shaped flowerbeds predated these. Timber picket fences, of varying detail, fronted the curtilage of each property. The original 39 properties of Hoskins development were not sold but instead leased out, and some faced Liverpool and Burwood Road.(Burwood, 2001) National Trust of Australia listed the "Appian Way Precinct" in September, 1977. The Register of the National Estate listed the "The Appian Way Precinct" on 25/08/1981 as item 3367, but the Liverpool Road grouping was excluded from this.(RNE, 1981) Following NSW Interim Heritage Order (No. 182) in 1983 it was incorporated in the Burwood LEP.(Burwood, 2001) Subject Site: The subject site remains a fractured part of Hoskins Estate Appian Way, separated by later infill reducing its original tract of land. The property first appears in the Sands directory in 1906 with resident W. Hoskins, and in 1907 it is named "Iwanora", he remained here until the last 1933 Sands Directory. Presumably W. Hoskins is a relative of George Hoskins, although no information can be found on him. Subdivision of curtilage and infill development is documented by 1927 listings and by 1933 there are 7 additional properties on the north-side of Liverpool road between Burwood road and Appian Way. There has been relatively little interventions since, and these are detailed in the modification dates above.
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THEMES	
National historical theme	4 Building settlements, towns and cities
State historical theme	4 Accommodation
APPLICATION OF CRITERIA	
Historical significance	67 Liverpool road is significant in the course of local suburb expansion and settlement of Sydney's inner-west, and as a component part of one of the first, and an idiomatic example, of federation period Queen Anne and Arts & Crafts model suburb. The Hoskins estate can be seen to be associated with a

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SHR criteria (a)	wider international trend of wealthy industrial patrons establishing model suburbs such as Leverhulme's Port Sunlight, motivated out of principles more akin to philanthropy than speculative profits.
Historical association significance SHR criteria (b)	67 Liverpool road is significant for its special association with the pioneering industrialist George J. Hoskins and builder William Richards who developed the idea of the estate. The developer George Hoskins' role is particularly important because it is contemporaneous on the early Edwardian global stage following a proliferation of industrialist inspired model suburbs built in the Queen Anne and Arts & Crafts style.
Aesthetic significance SHR criteria (c)	67 Liverpool road is an Idiomatic example of Federation/Edwardian period house design and exemplary of the complimentary nature of varying architectural styles such as Arts & Crafts, Bungalow, and Queen Anne. Also important in its use of homogenous planning tools such as set-backs, streetscape allee plantings, sidewalks, recreation space in common, and the use of undulating water swales on roadsides as opposed to kerbing.
Social significance SHR criteria (d)	67 Liverpool road does not have a special association with a particular community or cultural group in NSW for social, cultural, or spiritual reasons.
Technical/Research significance SHR criteria (e)	67 Liverpool road provides an understanding of Australian suburb making practices in the early twentieth century because of its association with the Hoskins estate. In particular it is important in the information it reveals about the history of suburbs, planning, and architecture in Australia and its position in New South Wales.
Rarity SHR criteria (f)	As an individual item 67 Liverpool road is not particularly rare, there are many fine examples of this style and period of architecture in the local and regional area. However, as a part of a comprehensively designed model suburb, it is an excellent, and uncommon, example.
Representativeness SHR criteria (g)	67 Liverpool road is representative as a fine example of Federation period domestic design, model suburbs, and town planning. It is representative of contemporaneous notions of international trends of normative urbanism from ideas such as the garden city and city beautiful movements.
Integrity	67 Liverpool road is intact and maintains its architectural integrity

HERITAGE LISTINGS

Heritage listing/s	No current heritage listings. Recommended for listing within a Conservation Area under this heritage assessment study.

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
Book	Frances Pollon	The Book of Sydney Suburbs	1996	-
DCP	Burwood Council	Burwood Consolidated DCP Pt 4 - Appian Way Conservation Area	2001	-
Advanced Study Report.	P. Clements	<i>The development of the Hoskins Estate Burwood.</i>	1978	

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Book	Robert Freestone	Urban Nation	2010	
Online Directory	Sands	Sands Directories	1858-1933	City of Sydney Online Archive
Book	Eric Dunlop	Harvest of the Years	1974	Municipality of Burwood
Report	Burwood Council	Appian Way Conservation Area Environmental Study	1983	Municipality of Burwood
Newspaper – Letter to the Editor	Evening News George Hoskins	“Burwood North Ward Election, Hoskins Estate”	9 February 1905	Trove
Newspaper	The Sydney Morning Herald	“Burwood”	16 June 1903	Trove
Masters Thesis	Sheridan Burke	Unpublished Dissertation University of Sydney, Haberfield	1983	
Online – Defunct Archived Register	Register of the National Estate	Appian Way Precinct	1981	
Online Document	Smith et. al.	EORA: Mapping Aboriginal Sydney 1770-1850	2006	NSW State Library Online
Online	Burwood Council	Municipal Website: “Local History”	2014	
Book	Ebenezer Howard	Garden Cities of To-Morrow	1898	
Book	Robert Fitzgerald	Rowntree and the Marketing Revolution, 1862-1969	1995	Cambridge University Press
Dictionary	George Parsons	Charles Henry Hoskins/Sir Cecil Harold Hoskins	1985	Melbourne University Press

RECOMMENDATIONS

Recommendations	1) The building and landscape should be retained and conserved, and is significant enough to be considered for inclusion with the Appian Way Conservation area. 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) “67 Liverpool Road” should be included in heritage conservation area “Appian Way Heritage Conservation Area” listed as “C1” under Part 2 of Schedule 5 in 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	3.		
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	Evan Oxland & Kerime Danis	Date	05/12/2014 & 12/01/2015

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Parish of Concord Map, 1915				
Image year	1915	Image by	HLRV – PIXEL Viewer	Image copyright holder	NSW Land and Property Information

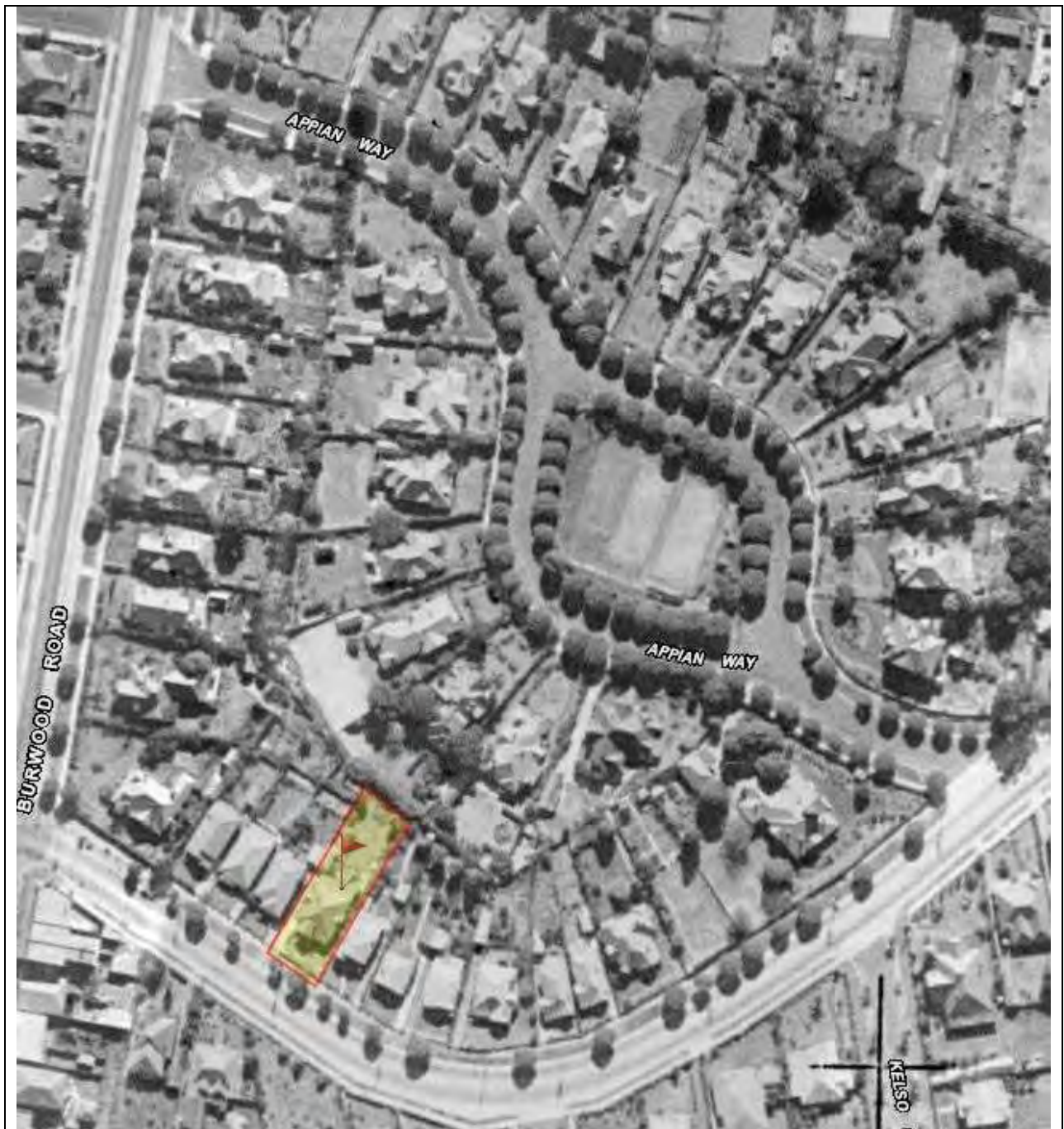


Heritage Data Form

IMAGES - 1 per page

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

Image caption	67 Liverpool 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	67 Liverpool Road, Contemporary Aerial Photograph				
Image year	2014	Image by	SixMaps	Image copyright holder	NSW Land and Property Information

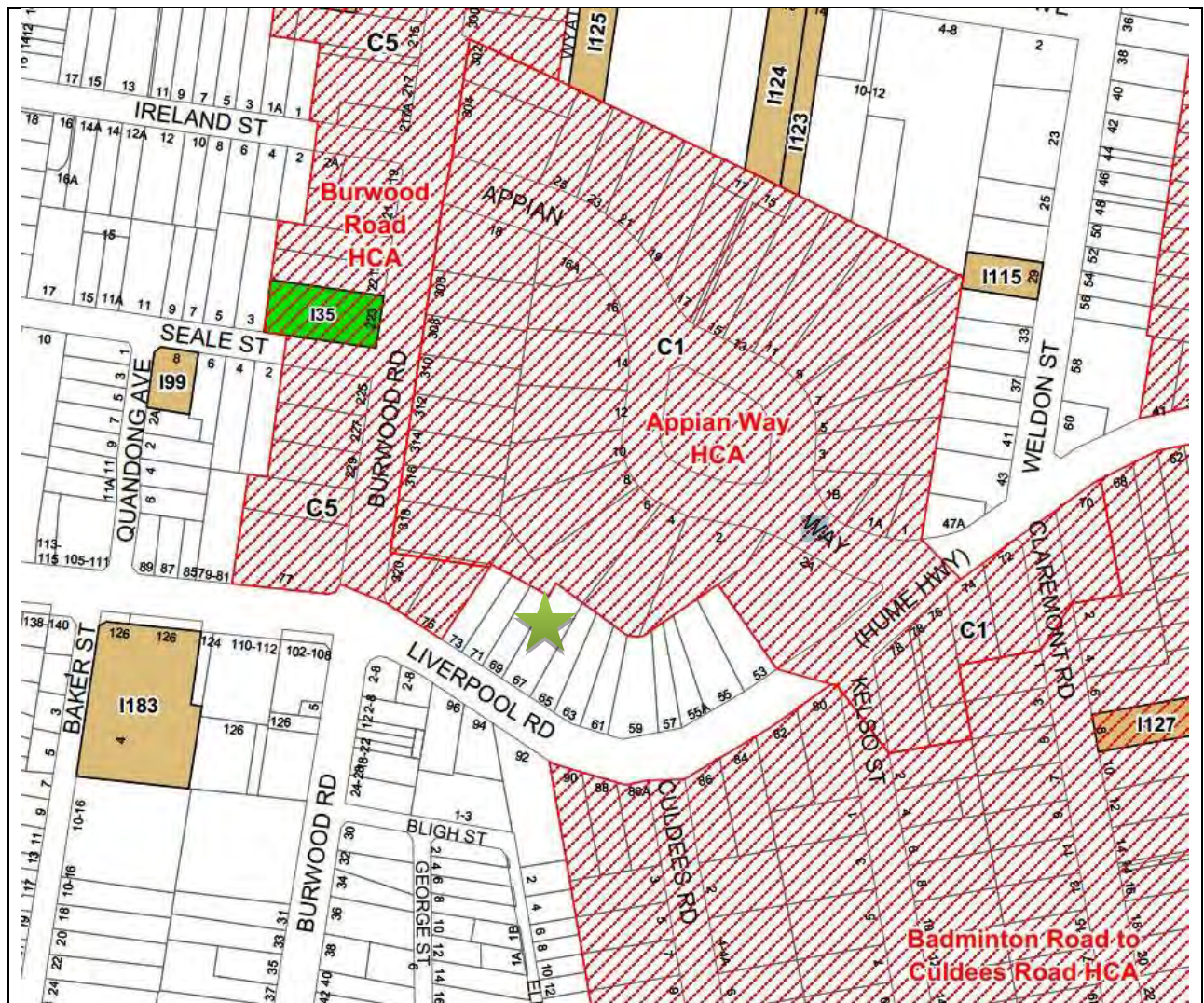


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Burwood 2012 LEP Heritage Map				
Image year	2012	Image by	Burwood Council	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	George J. Hoskins, ironmaster, founder of the firm of G. & C. Hoskins, 1876, 1922 / G.F. Harris				
Image year	1922	Image by	G.F. Harris	Image copyright holder	NSW State Library



Heritage Data Form

IMAGES - 1 per page

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

Image caption	South façade facing Liverpool road from sidewalk. Building in very good condition.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	City Plan Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	West elevation. Building in very good condition.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	City Plan Heritage

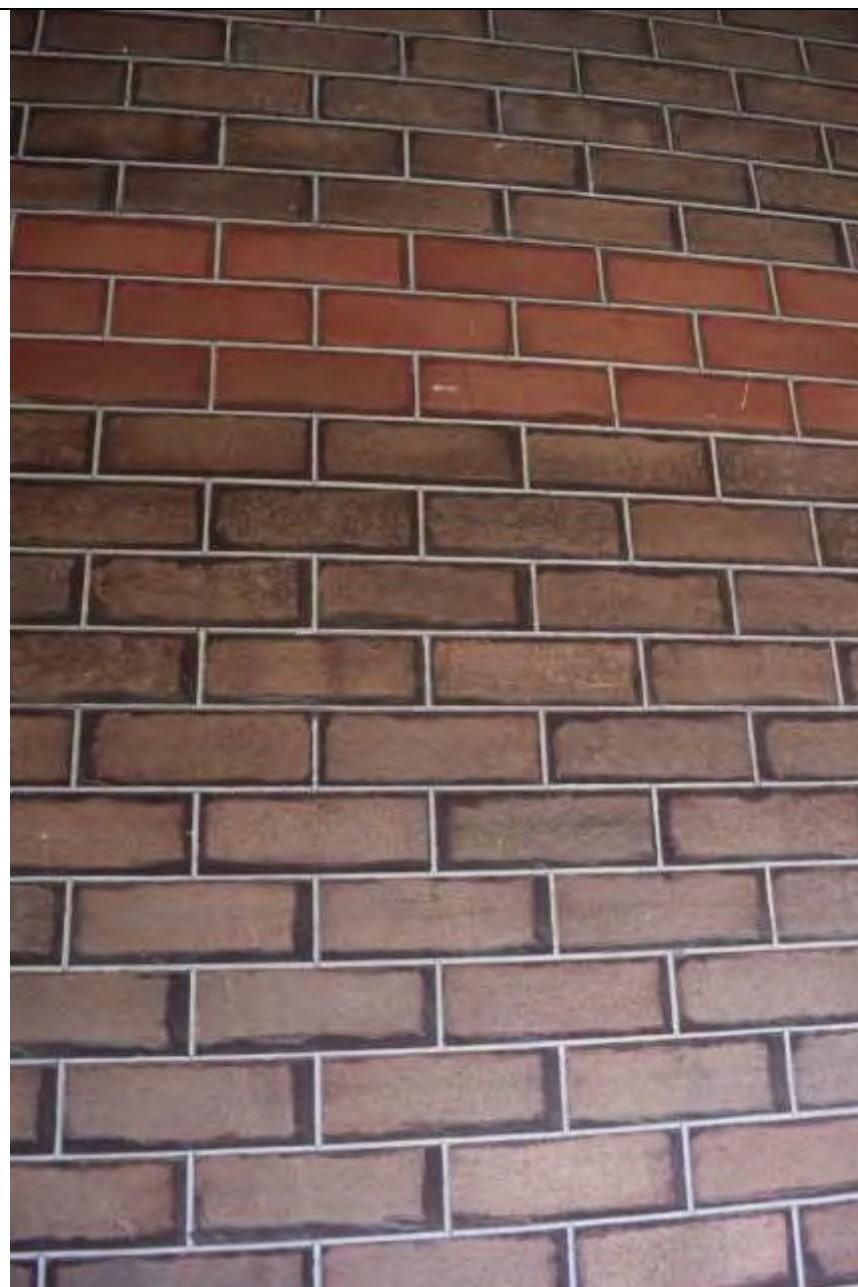


Heritage Data Form

IMAGES - 1 per page

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

Image caption	Enclosed Porch Sheltered brickwork in excellent condition.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	City Plan Heritage



Heritage Data Form

IMAGES - 1 per page

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

Image caption	Decorative tiles in good condition in front porch				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	City Plan Heritage



Heritage Data Form

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					
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 asides, 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.					
Level of Significance	State ☐			Local ☒		

Heritage Data Form

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	Finish year	1930	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					

Heritage Data Form

	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. 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. 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.

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.

Heritage Data Form

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.
Rarity SHR criteria (f)	Ely House is a rare example of the Inter-War Spanish Mission style locally within the Burwood Municipality.
Representativeness SHR criteria (g)	Ely House is a representative example of the Inter-War Spanish Mission style mixed residential and commercial buildings
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		

Heritage Data Form

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

Heritage Data Form

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



Heritage Data Form

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).

9

Heritage Data Form

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



Heritage Data Form

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



Heritage Data Form

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



Heritage Data Form

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



Heritage Data Form

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. SP87303.					
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.

Heritage Data Form

	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. Rear additions have muddled the aesthetic and negatively impacted the heritage significance of this building, nevertheless it is still a building of great local heritage significance.				
Construction years	Start year	1892	Finish year		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					

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).

Heritage Data Form

	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.

Heritage Data Form

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.
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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	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

Heritage Data Form

IMAGES - 1 per page

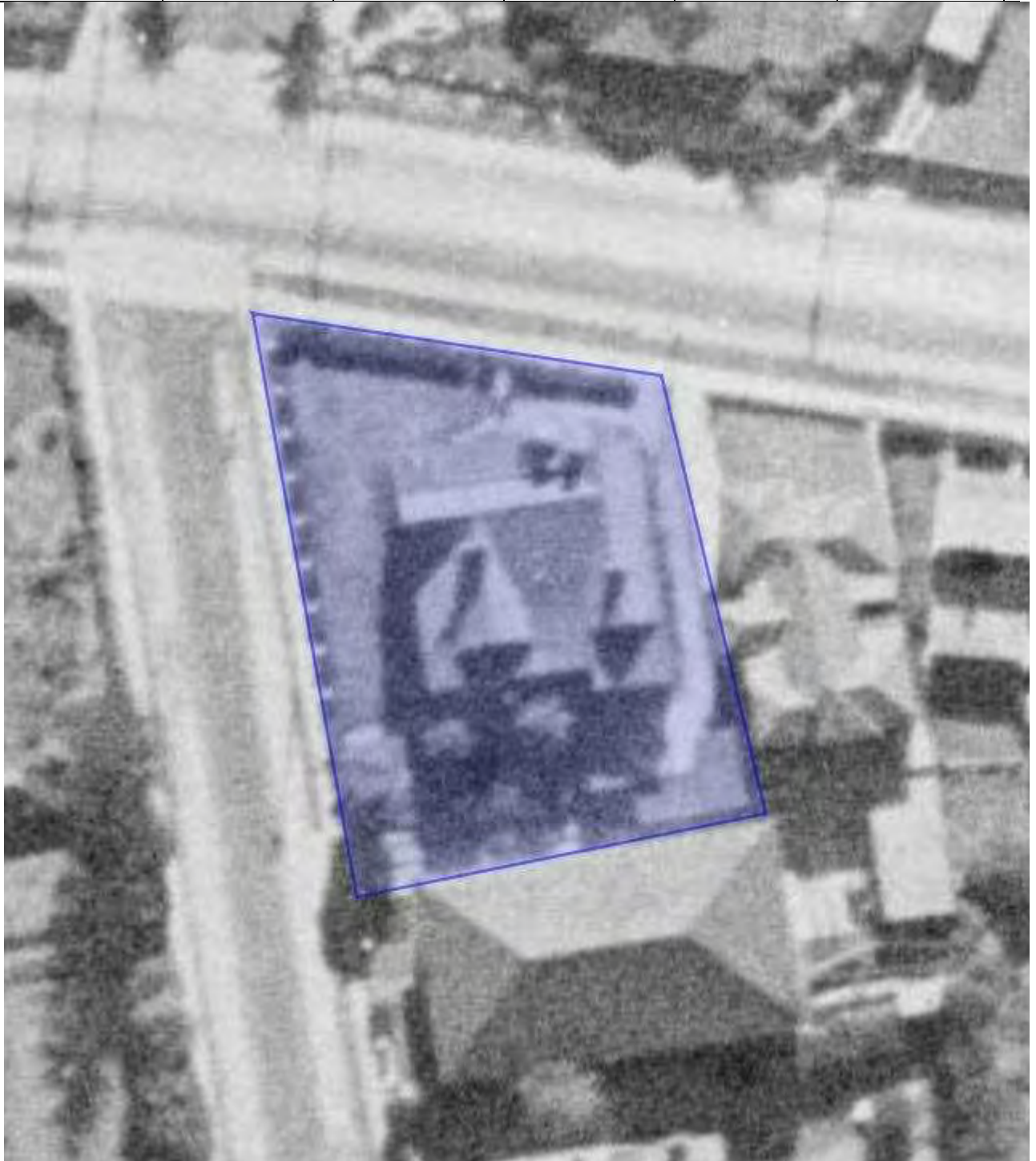
Please supply images of each elevation, the interior and the setting.

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

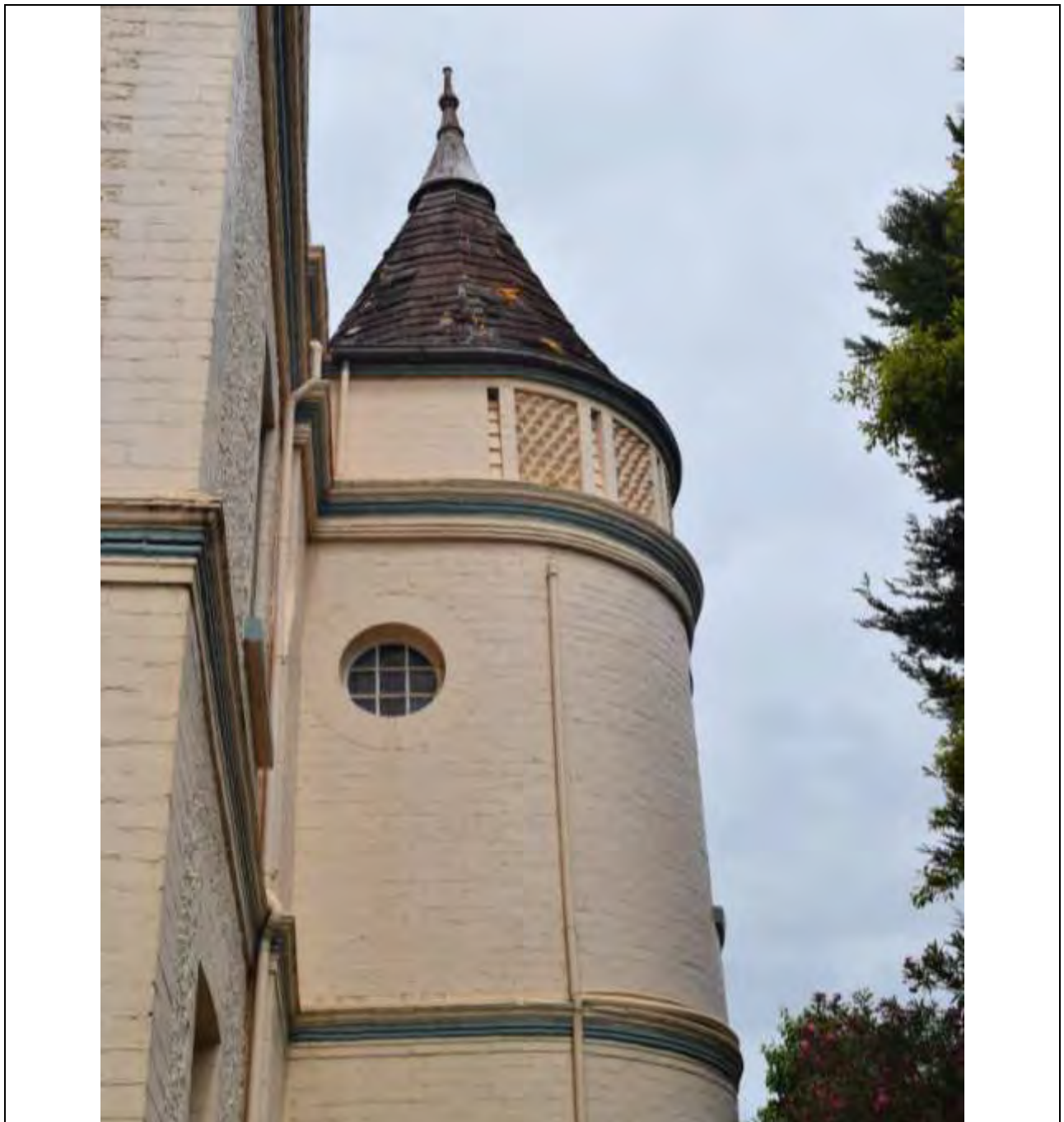
Image caption	The house from the opposite side of Liverpool Road. Note the large amounts of vegetation obstructing the view from both Liverpool Road and Croydon Ave.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



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

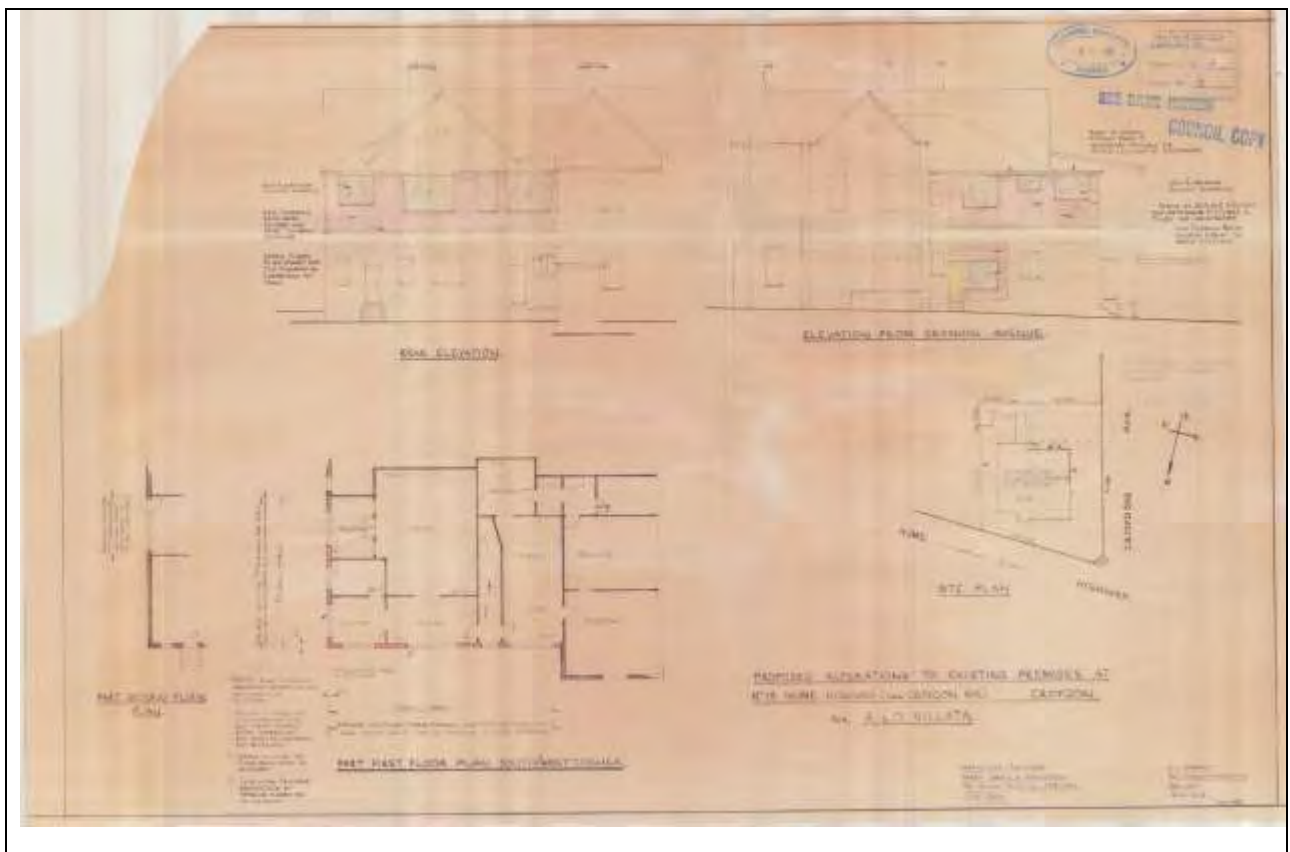
Image caption	Eastern elevation and eastern portion of north façade.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



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



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

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

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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-

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				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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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

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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



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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



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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



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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



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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

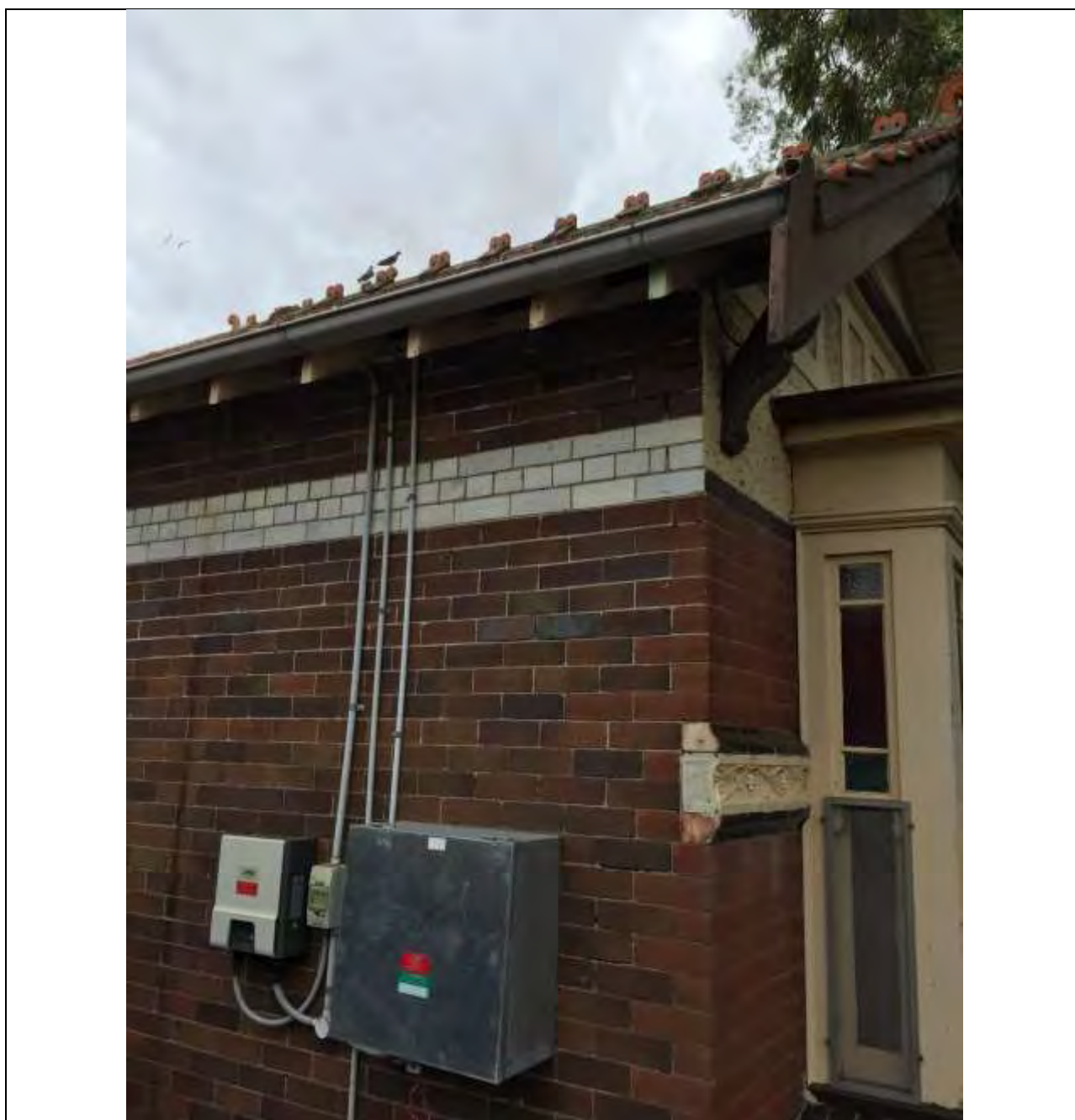


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IMAGES - 1 per page

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

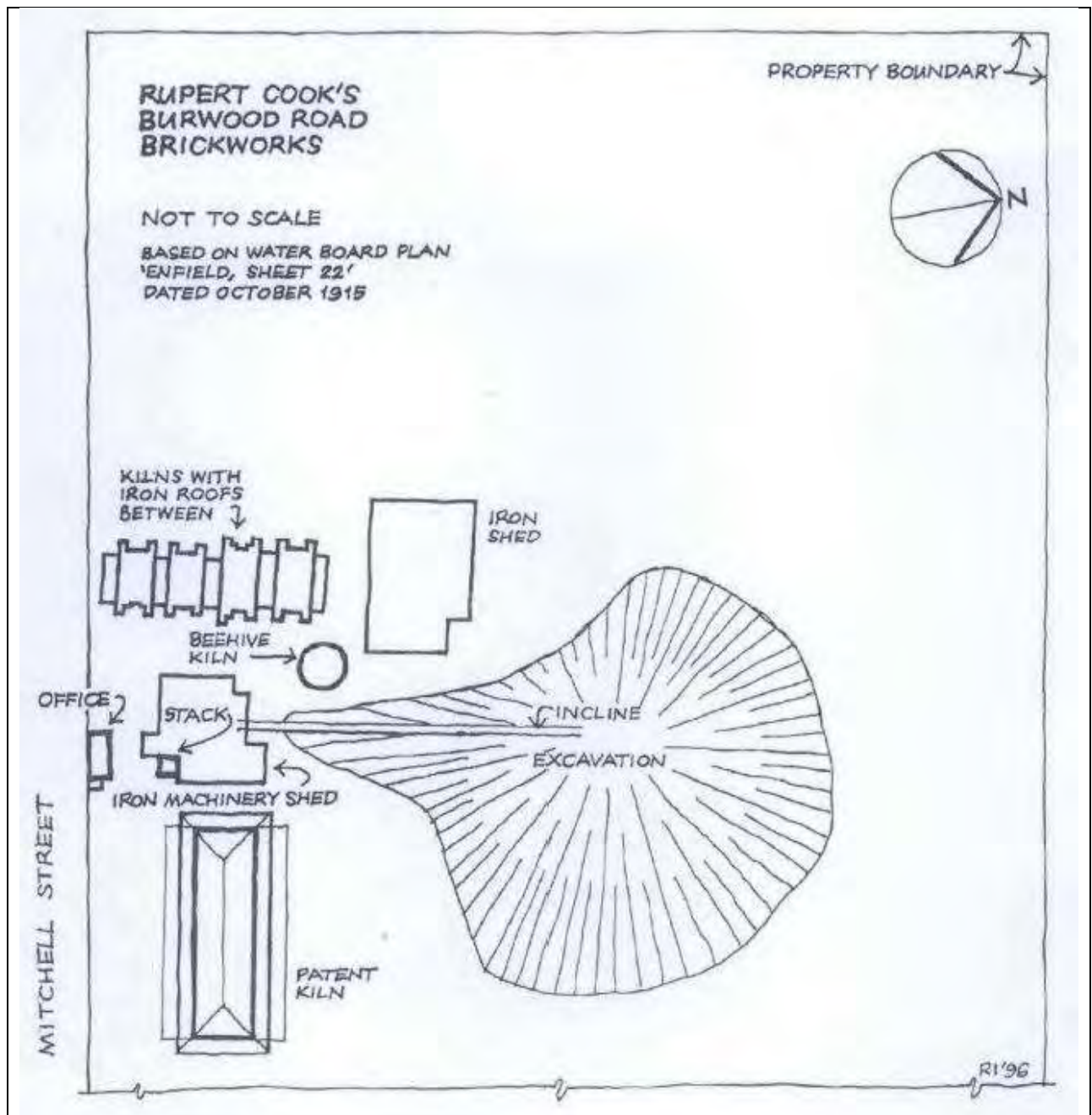
Image caption	String course of white glazed bricks along western façade of Palm Cottage.				
Image year	2014	Image by	City Plan Heritage	Image copyright holder	Burwood Council



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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



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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 ☒		

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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 tucked 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 ridgeline 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						

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 is 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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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 20th 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.
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

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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



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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

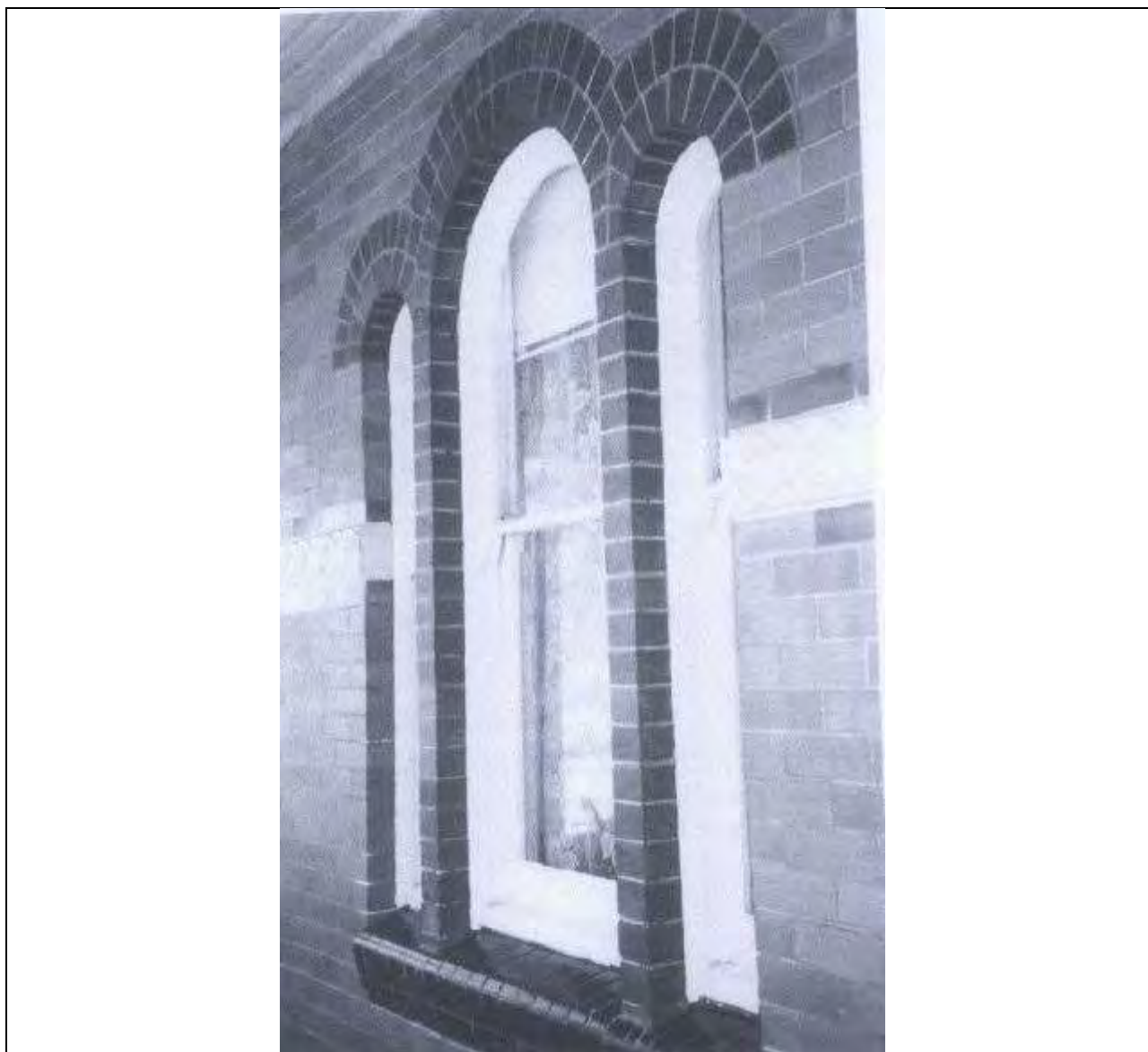


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IMAGES - 1 per page

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.



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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



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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

