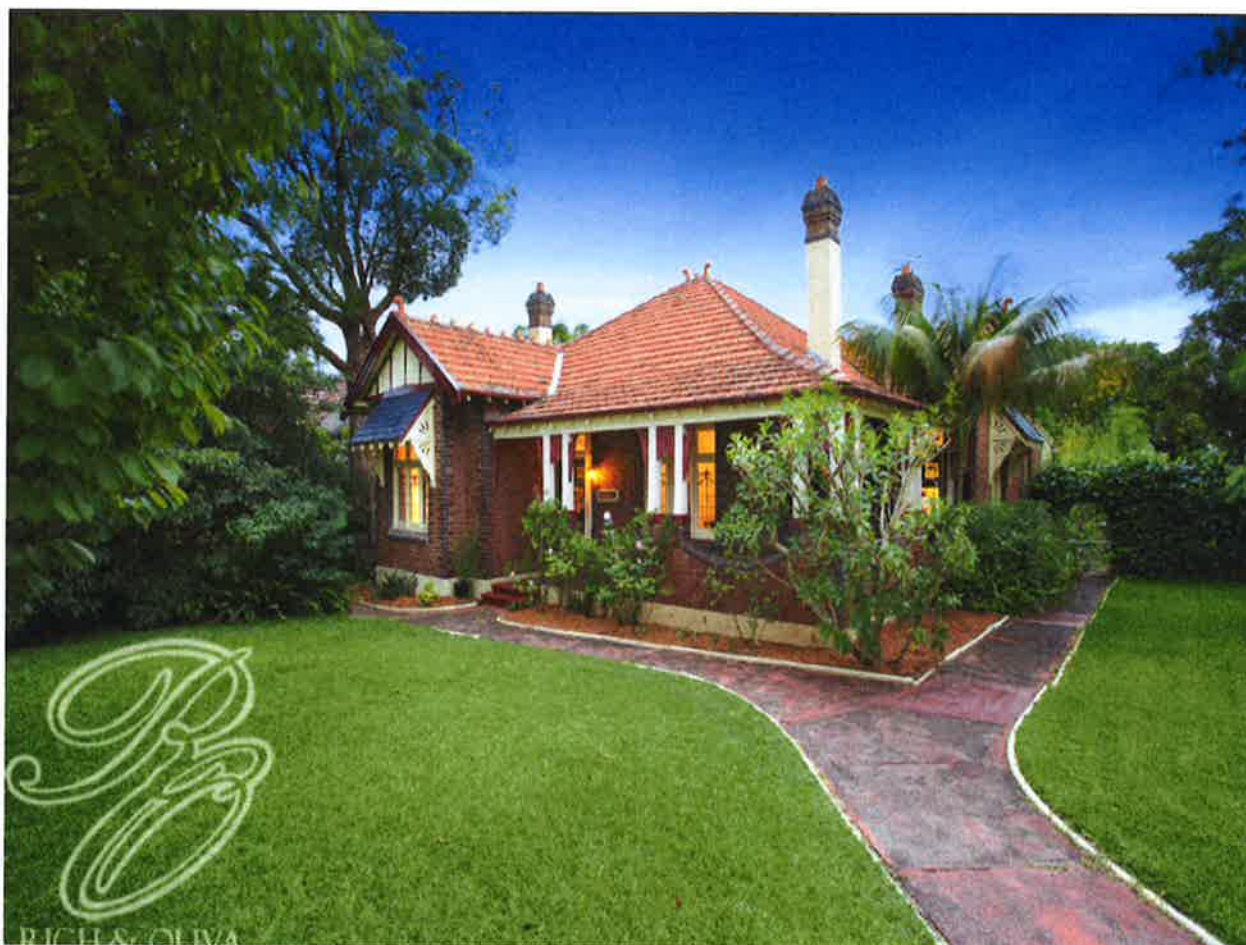


PRELIMINARY HERITAGE ASSESSMENT
FOR
66 LUCAS ROAD, BURWOOD



Source: Rich & Olive Real Estate

May 2016

Prepared by The Urban Planning Partners Group Pty Ltd

P.O. Box 54 Hunters Hill NSW 2110

66 LUCAS ROAD – POTENTIAL HERITAGE ITEM ASSESSMENT

The property at 66 Lucas Road, Burwood was referred for investigation into its heritage potential on the basis of its high degree of original fabric as a Federation Arts and Craft dwelling. The property is situated on the north-eastern corner of Lucas Road and Princes Street. It is a single storey dwelling situated within a landscaped garden setting.

DOCUMENTARY EVIDENCE

(a) Land Title Searches

The legal description of the land is Lot A in DP 102922, being part of Portion 246 of the original Crown Grant issued to Thomas Rowley on 9 August 1803.

Title search records indicate Volume 9948, Folio 197 as the current Certificate of Title in which Helen Stewart Rankin and Marie Stewart Rankin are listed as *'tenants in common'* in the First Schedule. The Second Schedule contains one Notification.

The historical Land Title Searches for 66 Lucas Road are summarised as follows:

16 May 166 12 March 1965 (Attachment 1)	Helen Stewart Rankin and Marie Stewart Rankin both of Burwood, Spinsters, as tenants in common in equal shares Joan Browne Fairlie, of St Ives married woman Helen Stewart Rankin, of Burwood, Spinster Marie Stewart Rankin, of Burwood, Spinster	Cancelled One third share in Lot A in DP 102922 Cancelled	Vol 9948 Fol 197 Vol 9948 Fol 197A Vol 9948 Fol 197B Vol 9948 Fol 197C
11 February 1965	Public Trustee		
17 December 1964	Joan Browne Fairlie, Helen Stewart Rankin, Marie Stewart Rankin, Marie Stewart Rankin as tenants in common	Transfer	
16 May 1962 (Attachment 2)	Stewart Leslie Rankin of Burwood Sales representative	Undivided fourth share	Vol 8364 Fol 177
13 April 1933	Florence Emily Fetherston wife of Daniel Fetherston of	Transfer 10 October 1934 from Florence Emily Fetherston to	CT issued Vol 4570 Fol 232 - Being Lot A in DP 102922 (now 66 Lucas

(Attachment 3)	Burwood, Cutter	jean Graham Rankin wife of Stewart Rankin. Mortgage to Australian Mutual Provident Society 15 October 1934 Stewart Leslie Rankin, Marie Stewart Rankin, Helen Stewart Rankin and Joan Browne Fairlie now Registered proprietors of the land within, described as tenants in common 20 March 1962	Road)
7 May 1928 (Attachment 4)	From Florence Emily Fetherston to Lucius Edward Dorling. Produced 10 May 1928 and entered 20 June 1928	Transfer	CT issued Vol 157 Fol 232 – (Being Lot B in DP 102922) Now 3 Princes Street
6 May 1922 (Attachment 5)	Florence Emily Fetherston wife of Daniel Fetherston	Cancelled	Vol 3309 Fol 249

In April 1928 the land to the rear of the subject property was subdivided creating Lots A and B in Deposited Plan 10222 (Attachment 3). The footprint of the current house is marked out on the subdivision plan and appears to be unchanged. Helen Stewart Rankin and Marie Stewart Rankin occupied the house from 1962. Their names still appear on the Title Deeds for now.

(b) Sands Directory Searches

YEAR RANGE		
1910-1905	Lucas Road (East side)	-
1910-1919	Lucas Road (East side)	-
1920-1924	No numbers given for Lucas Road	Fetherston, William
1925-1929	52 Lucas Road (East side)	Fetherston, William
1930-1933	52 Lucas Road (East side)	Fetherston, William

(c) Water Board Maps – Historic Plans: 1891- 1894

Map Reference	Council Area	Comment
Sheet 34 (Attachment 6)	BURWOOD	The map indicates a dwelling on the parcel of land that corresponds with Lot 27 of Section T of the Cheltenham Estate

(d) Burwood Council Records

Burwood Council's property Microfilm contains building and construction data in the period between 1925 and 1979. There is no Property Microfilm for the subject property. The Development Application Registers identified in Books 1-4 show no entries for the subject property. Development Applications after 1979 indicate a single record as follows:

Development Application No	Proposal	Determination
BD.2005.043	Construction of a garage	Approved 14 March 2005

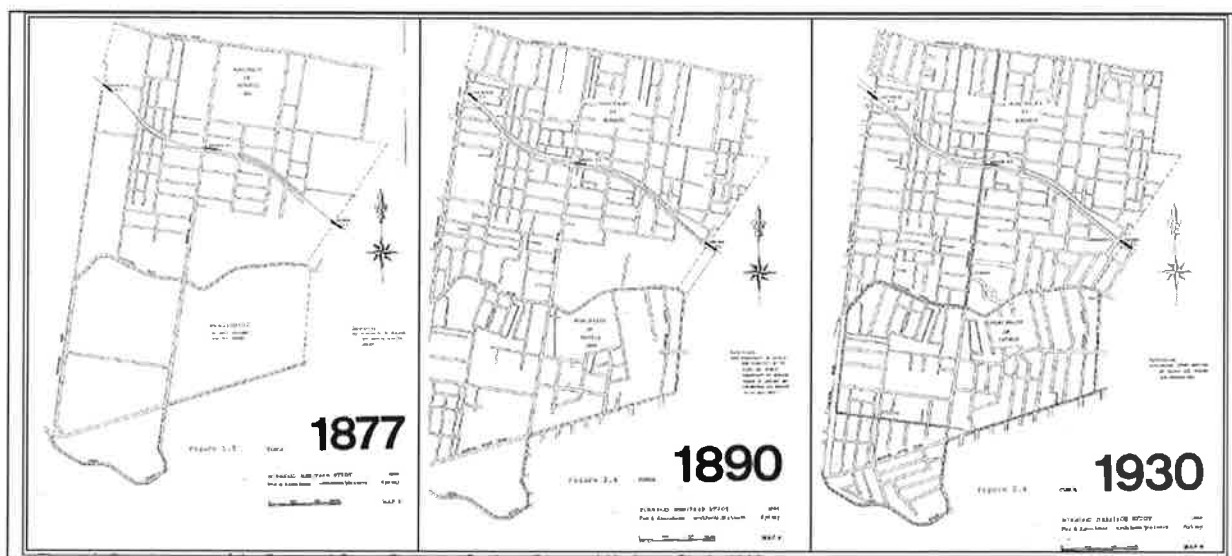
The proposal involved the demolition of a previous structure and its replacement with the construction of a 'new' garage to the rear of the site. Evidence of there being an earlier garage structure is in the hand drawing dated 26 March 1928 seeking approval of subdivision of Lot 27 of Section T of the Cheltenham Estate (Attachment 5).

The building and licensing records for the corresponding period are currently unavailable until June 2016 as the information is being digitised.

(e) Burwood Library

Burwood Heritage Study

By the turn of the twentieth century, Burwood's street pattern was well established in terms of its present day pattern.



Source: Burwood Heritage Study

PHYSICAL EVIDENCE

A site inspection of the exterior and interior of 66 Lucas Road was carried out on 6 April 2016. A photographic record is provided in Attachment 7. The house is currently vacant and was recently on

the market for sale and the '*For Sale*' sign indicates it has been sold. Access to the property was facilitated by the real estate agents *Rich & Olivia* who are currently managing the property. The plaque at the front entrance refers to the name of the house as "*Swordwell*".

The existing dwelling is an intact Federation Arts and Crafts style dwelling. It contains many original exterior and interior features that are typically characteristic of this period.

The design of the house has a prominent gable to each of its streets frontages giving the house balance and symmetry, although each of the facades are typically asymmetrical. The terracotta roof has decorative roof elements such as the ridges. The tall chimneys are also typical of The Arts and Crafts period to 1915. The landmark qualities of the corner lot are understated by the sighting of the building away from the street and as part of its landscaped character which creates a 'picturesque' garden setting for the house. The verandah exhibits fretted woodwork. The timber casement windows have Art Nouveau inspired lead-lights and windows with double hung sashes are to the rear. The house has a formal entry porch with a decorative front door. The leadlight sidelight is only on one side of the entry door and there is a fanlight window above. The secondary front door is decorative but less formal than the main entrance. The main house is constructed using dichromatic face brick.

To the rear of the garden, there is a free standing garage with a driveway access from Princes Street. It was constructed some 11 years ago (reference BD.2005.043).

The house has a typical plan shape with a corridor running from the front door past the living rooms and bedrooms to the kitchen, bathroom and laundry at the rear. The house is intact internally and exhibits original details such as decorative plaster ceilings and cornices, profiled timber skirtings, architraves. The main front room is separated with decorative timber work and there are highlights over all the doors (photo images 18-21). The interior features original details such as decorative plaster ceilings and cornices. The kitchen and laundry area are in their original early twentieth century state. Most of the joinery is still in working order but some repairs are necessary.

The property has a high degree of intactness expressed in the degree of original fabric both internally and externally and a high degree of architectural integrity. Only one of the rooms, being the second bedroom (see photos 27-29), indicates some obvious need for repair where the plaster and wall paper are damaged. The quality and integrity of the joinery is of a high standard in the front rooms but exhibits greater wear and tear in the kitchen, laundry and back room.

The rapid growth in housing and its construction during the turn of the 20th Century, adopted the Federation Arts and Crafts influences of the time. The subject property is a representative example of this phase of historical growth through the process of land sub-division and the Federation Arts and Crafts architectural style. The development overlay depicts the improvement in public transport that accelerated Burwood's suburban expansion in the early part of the twentieth century. The house is a typical example of Burwood's pattern of the cultural history and housing development.

ASSESSMENT OF SIGNIFICANCE

Criteria (a) *An item is important in the course, or pattern of the local area's cultural or natural history (local significance).*

DISCUSSION

The early subdivision plans (Attachment 5) refer to the house as “Kareela”. The house itself is a representative example of the historical process of land subdivision activity within the Burwood area in response to the increase in population and improvements in public transport at the time. The Arts and Crafts expression of the building is typical of the period that influenced housing development in Burwood between 1890 and 1915).

ASSESSMENT

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

OUTCOME

The property meets the above criteria as it is a significant example of Burwood's pattern of cultural history in the area.

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

DISCUSSION

The subject property has associations with the early land grant to Captain Thomas Rowley who named Burwood after Burwood in Cornwall, England and the subsequent adoption of the Arts and Crafts styles reflects the influence of trends that took off in England.

ASSESSMENT

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• shows evidence of a significant human occupation	NO	• has incidental or unsubstantiated connections with historically important people or events	NO
• is associated with a significant event, person or group of persons	YES	• provides evidence of people or events that are of dubious historical importance	NO
		• has been so altered that it can no	NO

		longer provide evidence of a particular association	
--	--	---	--

OUTCOME

The proposal meets the criteria for listing for its associations with the early land grants in the area as well as reflecting the influence of the architectural trends for housing styles in England at the same time.

Criteria (c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).*

DISCUSSION

The building is associated with the Federation Arts and Crafts style of architecture that was fashionable at the time. It retains a high degree of original fabric, form and characteristics typical of its architectural style. The only two most notable non-original elements are the boundary fence and garage structure. Whilst the property generally has an understated presentation to the street because of its landscape setting and single storey scale, its front gate is deliberately located in a highly visible location on the corner of Lucas Road and Princes Street.

ASSESSMENT

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

OUTCOME

The building meets the criteria for listing through its aesthetic qualities characterised by its Federation Arts and Crafts architecture and retention of a high degree of original fabric and form.

Criteria (d) *An item has strong or special association with a particular community or cultural group in the area for social cultural or spiritual reasons (local significance).*

DISCUSSION

Little is known about the occupants of the property at this stage but they lived in the house for more than 50 years and ensured a well maintained property. Further research may identify important association relevant to meeting this criterion.

ASSESSMENT

Guidelines for INCLUSION		Guidelines for EXCLUSION	
is important for its association with an identification group	NO	is only important to the community for amenity reasons	NO
is important to a community's sense of place	YES	is retained only in preference to a proposed alternative	YES

OUTCOME

Further research is required to ascertain whether the place meets the criteria for listing.

Criteria (e): *An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).*

DISCUSSION

It is unlikely that the subject premises would have the potential to yield new or special information that is unavailable elsewhere.

ASSESSMENT

Guidelines for INCLUSION		Guidelines for EXCLUSION	
has the potential to yield new or further substantial scientific and/or archaeological information	NO	the knowledge gained would be irrelevant to research on science, human history or culture	YES
is an important benchmark or reference site or type	NO	has little archaeological or research potential	YES
provides evidence of past human cultures	NO	only contains information that is readily available from other resources or archaeological sites	YES

OUTCOME

The property does not satisfy this criteria for listing.

Criteria (f) *An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).*

DISCUSSION

With the pressure for ongoing development in Burwood, houses with Arts and Crafts features are increasingly under threat and are becoming scarce. The degree of intactness of the subject house makes it an important surviving example of its type in Burwood. The period kitchen and associated areas should be archivally recorded as part of the now defunct processes that reflect domestic life in the early part of the twentieth century.

ASSESSMENT

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

OUTCOME

The proposal meets the requirements for listing. The kitchen and bathroom should be archivally recorded.

Criteria (g) *An item is important in demonstrating the principal characteristics of a class of the area's -cultural or natural place; or -cultural or natural environments (local significance).*

DISCUSSION

The house is a highly intact representative example of a single storey Arts and Crafts dwelling in the area. The use of terracotta tile denotes it was built in the latter phase of the Arts and Crafts period.

ASSESSMENT

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• is a fine example of its type	YES	• is a poor example of its type	NO
has the principal characteristics of an important class or group of	YES	• does not include or has lost the range of characteristics of a type	NO

items			
has attributes typical of a particular way of life, philosophy, custom,, significant process, design, technique or activity	NO	does not represent well the characteristics that make up a significant variation of a type	NO
is a significant variation to a class of items	YES		
is part of a group which collectively illustrates a representative type	YES		
is outstanding because of its setting, condition or size	YES		
is outstanding because of its integrity or the esteem in which it is held	YES		

OUTCOME

The property meets the criteria for listing at a local level.

DRAFT STATEMENT OF SIGNIICANCE

No 66 Lucas Road is of local historic and aesthetic significance as an intact example of a Federation Arts and Crafts style house in the Burwood Municipality built circa 1915. It is significant historically as part of the original Thomas Rowley grant in c 1803, which was subdivided into residential allotments from the late nineteenth centuray onwards. The house is significant aesthetically and has high integrity due to its intactness and depicts the Federation Arts and Crafts style. The typical external features are the decorative terracotta roof with decorative ridges, face brickwork, asymmetrical façade design to each of its streets frontages within a 'picturesque' garden setting, verandah with fretted woodwork, timber casement windows with Art Nouveau inspired lead-lights and double hung sashes to the rear, formal entry porch, decorative front door with a leadlight sidelight and fanlight window – the secondary front door is decorative but less formal. The intact interior has original details such as decorative plaster ceilings and cornices, profiled timber skirtings, architraves. The main front room is separated with decorative timber work and there are highlights over all the doors. The interior features original details such as decorative plaster ceilings and cornices. The kitchen and laundry area are in their original state.

The house and its setting depicts the garden suburb concept with the front gate located on the corner where Lucas Road and Princes Street converge. The house sits on a larger block in terms of other early buildings in the street but relates in terms of its overall form and character.

CONCLUSION

66 Lucas Road retains a high degree of original fabric confirmed by the physical evidence of the site. The degree of intactness of the subject house makes it an important surviving example of its type in the area. The rapid growth in housing and its construction during the turn of the 20th Century, adopted the Federation architectural style that was prevalent from around 1890 to 1915 and represents Burwood's pattern of the cultural history and housing development. The subject property is a representative example of this phase of historical growth through the process of its land subdivision and the influence of the Federation Arts and Crafts architectural style.

Burwood's early growth and rapid expansion

RECOMMENDATION

Based on the draft Statement of Significance above, 66 Lucas Road has merit to proceed to the next stage to progress the proposal for consideration for listing as an item of local heritage significance. A comparative Analysis with similar homes in Burwood should be carried out. The period kitchen and associated areas should be archivally recorded and policy guidelines should be developed to guide the future development of the site without adversely impacted on the heritage significance of the place.

ATTACHMENT 1



09948197

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.

Application No.23576

Prior Titles Vol.8364 Fols.177 to 180
inclusive.



MA

Vol. 9948 Fol. 197

Edition issued 16-5-1966

K244234

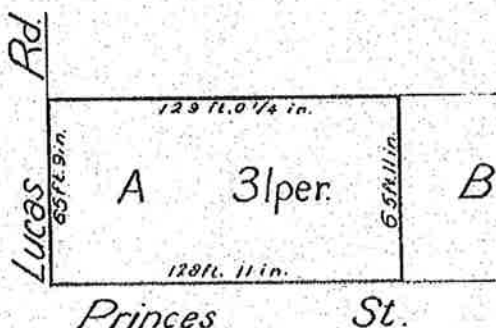
I certify that the person described in the First Schedule is the registered proprietor of the undivided estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule

Witness *J. Charles*

Jawatson
Registrar General



PLAN SHOWING LOCATION OF LAND



Scale: 50 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot A in Deposited Plan 102922 in the Municipality of Burwood Parish of Concord and County of Cumberland being part of Portion 246 granted to Thomas Rowley on 9-8-1803.

Jawatson
Registrar General.

FIRST SCHEDULE (continued overleaf)

HELEN STEWART RANKIN and MARIE STEWART RANKIN, both of Burwood, Spinsters, as Tenants in Common in equal shares.

Jawatson
Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant referred to above.

Jawatson
Registrar General.

ST 1609 Y. C. N. BLIGHT, GOVERNMENT PRINTER

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

[illegible]**SECOND SCHEDULE (continued)**[illegible]

FORM No. 62

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE

Register Book

NEW SOUTH WALES :

Appln. No.23576

Prior Titles Vol.8364 Fols. 177 and 180



CANCELLED

Vol. 9948 Fol. 197

See new edition

1st Edition issued 12-3-1965.

TM. J876781.

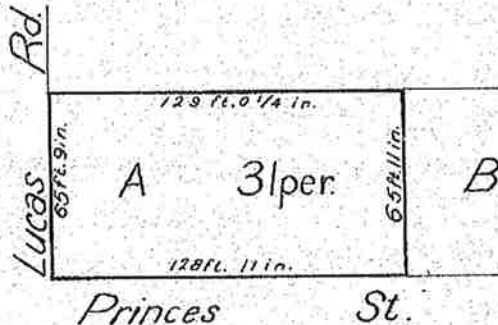
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



Scale: 50 feet to one inch.

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in an undivided one third share in Lot A in Deposited Plan 102922 in the Municipality of Burwood Parish of Concord and County of Cumberland being part of Portion 246 granted to Thomas Rowley on 9-8-1803.

Jawatson
Registrar General.

FIRST SCHEDULE (Continued overleaf)

JOAN BROWNE FAIRLIE, of St. Married Woman.

Jawatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant referred to above.

Jawatson
Registrar General.

K222347

57104 V. C. H. BLUM, GOVERNMENT PAINTER

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR	INSTRUMENT		ENTERED	Signature of Registrar General
	NATURE	NUMBER		
Edwin Stewart Rankin, Spinkster, both of Bureau of Land Management, as defendants in common in equal shares CANCELLED See new edition issued 16-5-1966 <i>Lawton</i> REGISTRAR GENERAL	Transfer	K244-334	3-5-1966	<i>Lawton</i>

PARTICULARS

[illegible]

FORM No. 62

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE
Register Book

NEW SOUTH WALES
Appln. No. 23576
Prior Titles Vol. 8364 Fols. 177
and 179.



CANCELLED

Vol. 9948 Fol. 197B

See new edition

1st Edition issued 12-3-1965.

DM. J876781.

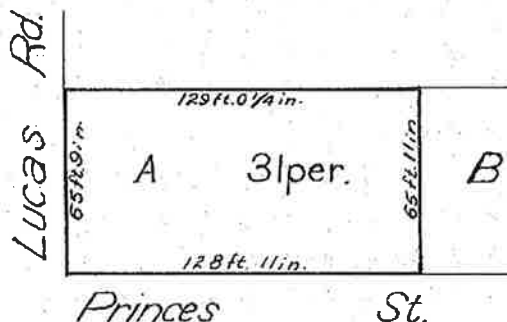
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



Scale: 50 feet to one inch.

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in an undivided one third share in Lot A in Deposited Plan 102922 in the Municipality of Burwood Parish of Concord and County of Cumberland being part of Portion 246 granted to Thomas Rowley on 9-8-1803.

Jawatson

Registrar General.

FIRST SCHEDULE (Continued overleaf)

HELEN STEWART RANKIN, of Burwood, Spinster.

Jawatson

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant referred to above.

Jawatson

Registrar General.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

K200230 Lead.

BY 1100A V. C. BLIGHT, GOVERNMENT PRINTER

REGISTERED PROPRIETOR

Vol. 8948 Fol. 197

CANCELLED

See new edition issued 16-5-1966



2013年3月25日

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
CANCELLED See new edition issued 16-5-1966 <i>Lawton</i> REGISTERED GENERAL					

SECOND SCHEDULE (continued)[illegible]

FORM No. 62

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900, as amended.

TORRENS TITLE

Register Book

NEW SOUTH WALES

Appln. No.23576

Prior Titles Vol.8364 Fols. 177
and 178.

CANCELLED



See new edition

Vol. 9948 Fol. 197C

1st Edition issued 12-3-1965.

EM.

J876781.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

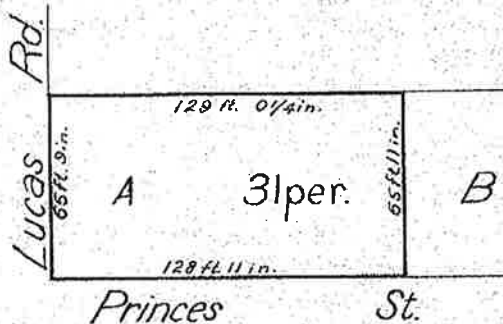
Witness

[Signature]

[Signature]
Registrar General.



PLAN SHOWING LOCATION OF LAND



Scale: 50 feet to one inch

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in an undivided one third share in Lot A in Deposited Plan 102922 in the Municipality of Burwood Parish of Concord and County of Cumberland being part of Portion 246 granted to Thomas Rowley on 9-8-1803.

[Signature]

Registrar General.

FIRST SCHEDULE (Continued overleaf)

MARIE STEWART RANKIN, of Burwood, Spinster.

[Signature]

Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant referred to above.

[Signature]

Registrar General.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TILES OFFICE.

ATTACHMENT 2

202

New South Wales

[CERTIFICATE OF TITLE]

Primary Appn No. 23576

TENANCY IN COMMON

Reference to Last Title

Vol. 4570 Fol. 232



REGISTER BOOK

Vol. 8364 Fol. 177

ID Issued on Transmission Application No. J10274

CANCELLED W

4197 651 R 2004 V C M High Government Printer

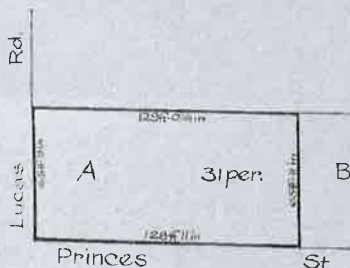
STEWART LESLIE RANKIN, of Burwood, Sales Representative, is now the proprietor of an Estate in Fee Simple in an undivided one fourth share,
subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances
liens, and interests as are notified hereon, in That piece of land
in the Municipality of Burwood Parish of Concord and County of Cumberland
shown in the plan hereon being Lot A in plan lodged with Transfer No. B660075 and being part of Portion 246 granted to Thomas Rowley on 9th August 1803.

In witness whereof I have hereunto signed my name and affixed my Seal, this Sixteenth day of May, 1962.

Signed in the presence of

Stewart Leslie Rankin

Janet Rankin
Registrar-General.



No. J10274 TRA 246 dated 17th December 1964
to *John Brownie Leslie Rankin*
Rankin and Marie Rankin as tenants
in Common in equal shares
of the land within described.
Entered *11th February* 1965
REGISTRAR GENERAL

Scale: 50 feet to one inch

Public Notice
now the registered proprietor of the land within described.
See Section 34 Application No. *J10274*
Entered *11th February 1965*
REGISTRAR GENERAL

Persons are cautioned against altering or adding to this Certificate or any notification thereon.

J10274

651

537620

31

537620 1/3

201330



ATTACHMENT 3

212.

Appn. No. 23576

Reference to last Certificate

Vol. 3309 Fol. 249

New South Wales



[CERTIFICATE OF TITLE]

ORDER No. C171967
RESIDUE AFTER TRANSFER No. B660075

REGISTER BOOK.
Vol. 4570 Fol. 232

CANCELLED W

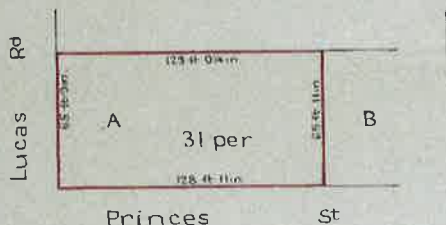
FLORENCE EMILY FETHERSTON, wife of William Daniel Fetherston of Burwood, ~~Owner~~, by virtue of Certificate of Title Volume 3309 Folio 249 now surrendered as to residue after Transfer No. B660075 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in the Municipality of Burwood, Parish of Concord, and County of Cumberland, containing Thirty one perches as shown in the Plan hereon and therein edged red, being Lot A in plan annexed to the said Instrument of Transfer No. B660075 and being part of 750 acres (Portion 246 of Parish) originally granted to Thomas Rowley by Crown Grant dated the 9th day of August 1803.

In witness whereof I have hereunto signed my name and affixed my Seal, this Thirteenth day of April 1933.

Signed in the presence of

H. D. Jones }

Roy W. Willis
Registrar General



Princes St

Scale 50 ft. to one inch

MORTGAGE No. C 287674 has been discharged
See J 10273 Entered 30 March 1933
J. W. Willis
REGISTRAR GENERAL

Stewart Leslie Rankin, Maureen Stewart Rankin,
Helen Stewart Rankin, and Joan Browne Rankin
now the registered proprietors of the land described
as being the residue of the land described
in Section 94 of the Transfer No. J 10274
Entered 30 March 1933
J. W. Willis
REGISTRAR GENERAL

C171967

No. C 287673 TRANSFER dated 10th October 1934
from the said Florence Emily Fetherston to Messrs
Graham Rankin and of Stewart Leslie Rankin
Marion Leslie Rankin
the land within described
Produced and entered on 15th October 1934
at 11/10/10 o'clock in the forenoon.
R. W. Willis
REGISTRAR GENERAL

No. C 287674 MORTGAGE dated 10th October 1934
from the said Graham Rankin to Australian
Mutual Provident Society
Produced and entered on 15th October 1934
at 11/10/10 o'clock in the forenoon.
R. W. Willis
REGISTRAR GENERAL

ATTACHMENT 4

Appn. No. 23576

New South Wales.

33531

[CERTIFICATE OF TITLE]



REGISTERED BOOK.

VOL. 3309 Fol. 249

CANCELLED

W

Florence Emily Fetherston wife of William Daniel Fetherston of Burwood butler Applicant in primary Application No 23576 is now the proprietor of an estate in fee simple subject nevertheless to the reservations and conditions if any contained in the grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified herein on that piece of land situated in the Municipality of Burwood Parish of Concord and County of Cumberland as shown on the plan hereon and herein edged red and also shown on the plan in the said Application No 23576 being Lot 27 of Section T101 Challenham Estate and being part of Seven hundred and fifty acres (Portion 20th of Parish) delineated in the public map of the said Parish in the Department of Lands originally granted to Thomas Rowley by Crown grant dated the ninth day of August One thousand eight hundred and three.

In witness whereof, I have hereunto signed my name and affixed my Seal, this

10th day of

May

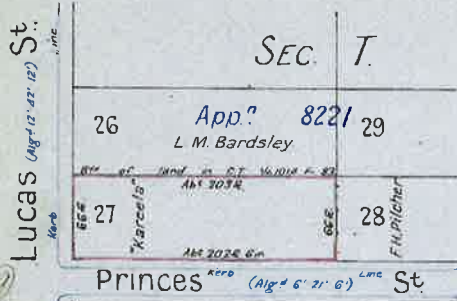
1928

Signed in the presence of

L. M. Bardsley

R. W. Lewis

Registrar General



This Deed is Cancelled and Certificate of Title issued
Vol. 3309 Fol. 249
as per the Record
C 111967
R. W. Lewis
Registrar General

SCALE - 80 ft to one inch.

Notification referred to.

No. 8 660075 TRANSFER dated 7 May 1928
from the said Florence Emily Fetherston to Edward Dodginton
of part
at the land within described
Produced 10 May 1928 and entered 20 June 1928
at 2 o'clock in the afternoon
Cancelled & Certificate of Title issued
Vol. 157 Fol. 137
W. H. H. H. H.
REGISTRAR GENERAL
NEW SOUTH WALES

ATTACHMENT 5

Appn. No. 23576

New South Wales.

33531

Lot 27 of Section T
of the
Cheltenham Estate

[CERTIFICATE OF TITLE]



REGISTER BOOK.

Vol. 3309 Fol. 249

CANCELLED

W

Florence Emily Fetherston wife of William Daniel Fetherston of Burwood, better Applicant in primary Application No. 23576 is now the proprietor of an estate in fee simple subject nevertheless to the reservations and conditions if any contained in the grant hereinafter referred to, and also subject to such encumbrances, liens and interests as are notified hereon in that piece of land situated in the Municipality of Burwood Parish of Concord and County of Cumberland as shown in the plan hereon and thereon edged red and also shown in the plan in the said Application No. 23576 being Lot 27 of Section T of Cheltenham Estate and being part of Seven hundred and fifty acres (Portion 246 of Parish) delineated in the public map of the said Parish in the Department of Lands originally granted to Thomas Rowley by Crown grant dated the ninth day of August One thousand eight hundred and three.

In witness whereof, I have hereunto signed my name and affixed my Seal, this

16th day of

May

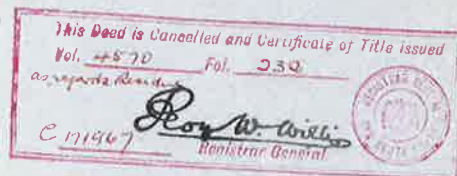
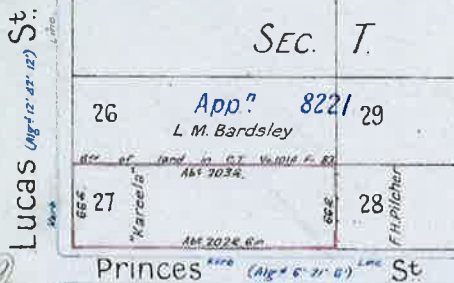
1922

Signed in the presence of

L. M. Bardsley

W. W. Lister

Registrar General

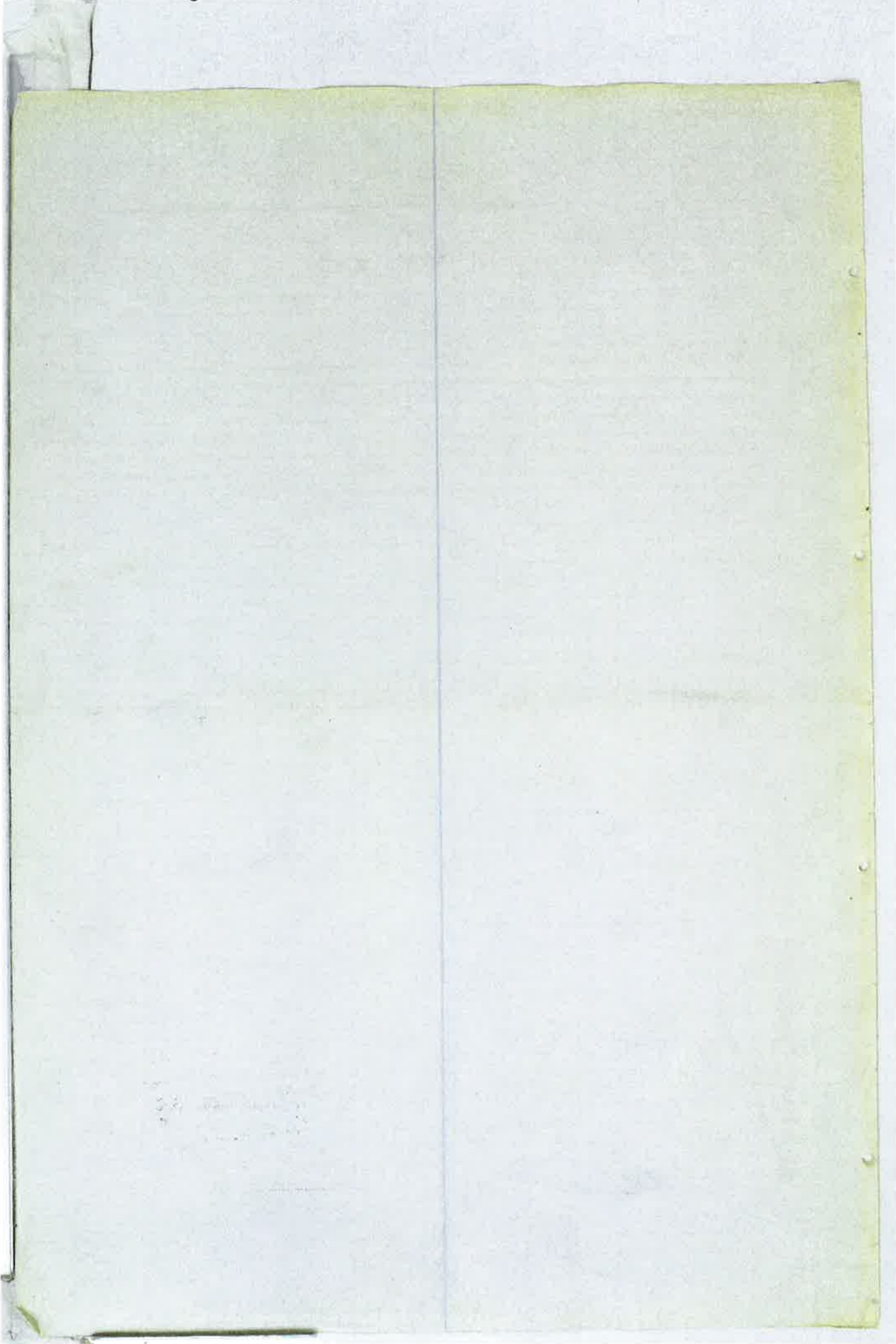


No. 8660075 TRANSFER dated 7 May 1928
from the said Florence Emily Fetherston to James
Edward Redington of part

of the land within described
Produced to me May 1928 and entered 20 June 1928
at 2 o'clock in the afternoon

Cancelled & Certificate
of Title issued
Vol. 157 Fol. 137

W. W. Lister
REGISTRAR GENERAL



1923

No.

2

Date

Ward. East.

Name

Mrs. J. E. Fetherstone

Locality

Lucas Rd +
Primer N.

Date approved 26. 3. 28.

Min. No.

931.

Valn No.

24.

Municipality of Burwood

within 14 days, please re-address
to Town Clerk, Burwood

60
70
46 20

Report. 7/28.

Approved.

Approved for
proper plans

Rd

Selborns

Princes St

LUCAS

LM BRIDSLY

26



Would you approve of sub division as above
4500 permit for garage as marked

J. E. Peterson

60
70
40

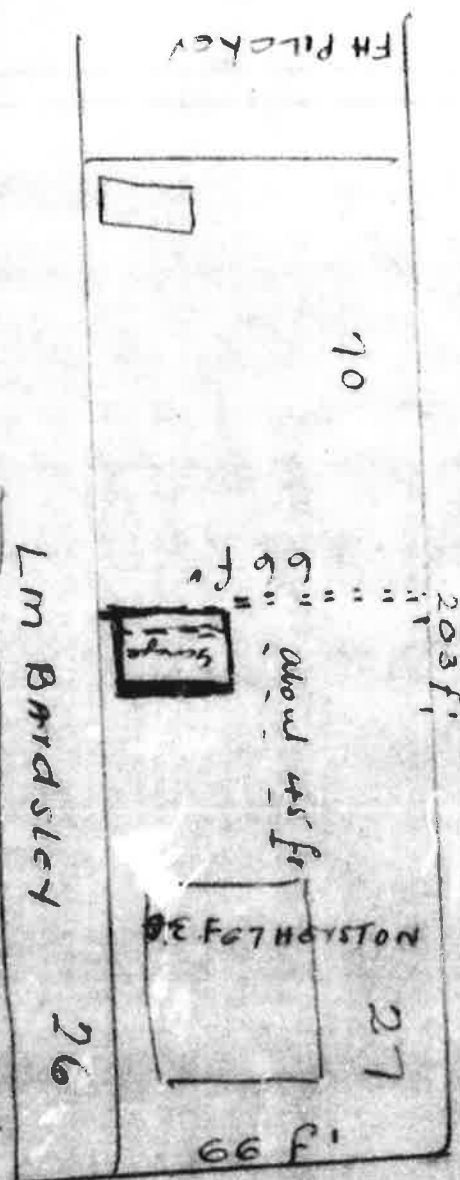
Report 9/28.
Approved.
Approved for
proper plans

Rd

Selboirns

Princes St

LUCAS



Would you approve of sub division as above
also permit for garage as marked

J. E. Chesser

"A"

6

— Plan —

of subdivision of land in C/T 16/3309 fo: 249

X

ph of Concord Co of Cumberland

D.P. 102922

FORFEIT
Plan in B610076
M.P.S. (RP) 10554

C.A.
18/28 of 26.4.1948

CHARTING MAP
3441 (L)

Scale 50' to 1"

Diagram —

Purramatta Rd

Rd

Lucas

Princes St.

Sec T

This is the plan marked "A" referred to in the annexed transfer from Florence Emily Spackleton to Lucius Edward Worthington dated the 17th day of May 1937.

J. E. Worthington

Witness
John Worthington
John Worthington

Rd

(aligned 12' 42' 12")

LUCAS

42'

12'



Princes

(aligned 12' 42' 12")

St

Cheltenham Rd

Subscribed and declared before me at Sydney, this day of April A.D. 1938.

D. R. H. Wood

I Edmond Clifford Banks, of 115 Pitt St. Sydney, specially licensed under the Real Property Act, 1900, do hereby solemnly and sincerely declare, (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated actually exist in the positions shown, (d) that the whole of the material facts in relation to the boundaries are correctly represented, (e) that the survey has been made under my immediate supervision, and I make this solemn declaration, conscientiously believing the same to be true and by virtue of the provisions of the Real Property Act, 1900.

E. C. Banks

Licensed Surveyor

Witness from A.B. Surveyed April 1938.

Recd 12/11/38

52250-4 X

ATTACHMENT 6

BURWOOD

SHEET No 34

SCALE OF FEET



True North

PRINCIPLES STREET

ROAD

CHILTENHAM

LEICESTERS ROAD



ATTACHMENT 7



1. Front elevation from the corner of Lucas Road and Princes Street



2. Front elevation facing Lucas Road



3. Front corner elevation



4. Rear corner elevation



5. Gable elevation facing Lucas Road



6. Front Entry



7. Gable elevation facing Princes Street



8. Verandah detail



9. Verandah detail



10. Second entry door



11. Front boundary fence detail



12. Princes Street elevation



13. Front Door



14. Cloakroom/linen cupboard



15. Internal Hall Door to the rear of the house



16. Dining room 2 fire place



17. Main room 2 External door



18. Internal door



19. Main room pendant lighting



20. Main room fire place



21. Decorative timberwork
(Source: Real Estate Agents depicting a furnished property)



22. Front room lighting detail



23. Front room fire place



24. Front room cornice detail



25. Front room window detail



26. Bedroom



27. Bedroom ceiling detail



28. Damage to plaster



29. Bedroom joinery



30. Backroom joinery



31. Back room door detail



32. Kitchen and old style stove and oven



33.



34.



35. Back toilet



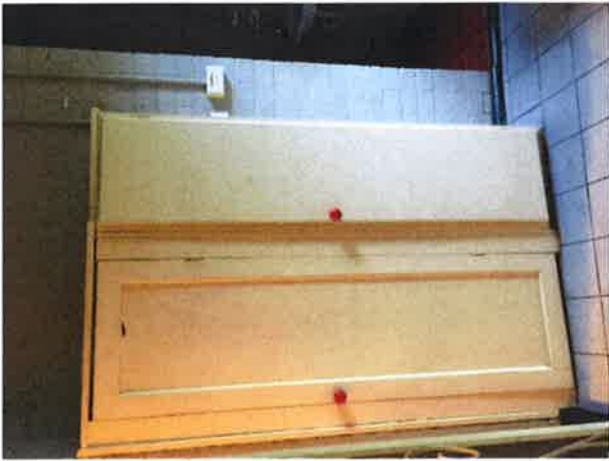
36. Back toilet ceiling detail



37. Back toilet window detail



38. Back toilet partial door detail



39. Laundry area joinery



40. Fenestration to back verandah



41. Back verandah looking towards the laundry



42.



43. Rear garden looking towards the rear of the property



44. Garage in rear garden and accessed from Princes Street