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12 September 2016

RE: ASSESSMENT OF POTENTIAL HERITAGEVALUE OF 16 EURELLA STREET, BURWOOD

This report has been prepared by Heritage Advice on behalf of Burwood Council to assess the potential heritage value of the property 16 Eurella Street, Burwood.

The property was inspected on 24th June 2016 by Colin Israel.

The inspection was visual and conducted from the public domain.

The owners were contacted by Council's officers requesting access to the interior and initially agreed. At the arranged time the owner was met in front of the house and he asked for an explanation of Council's assessment process which was given. The owner on consulting with family members then courteously declined to provide access onto or into the property and the inspection was conducted from the public domain by photo survey of the exterior of the property.

Research included:

Sands Directories
Land & Property Information Certificates of Title & Deposited Plan
Trove open searches – newspapers, maps etc.
Council's archival development files.
Our previous research of related properties.

The report finds that the potential heritage item would meet criteria for listing for historical, historical associations and aesthetic heritage values.

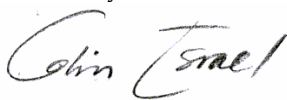
Other criteria may also be demonstrated with further study.

Our recommendation would be for Council to advance the listing of this potential item with inclusion of the following:

1. Summary Statement of Significance based on the assessment against criteria in this report.
2. Management Policies for listing including a Curtilage Study identifying any acceptable additional development potential.

Conservation Management Plans
Heritage Impact Statements
Heritage Item Assessment
Conservation Area Assessment
Heritage Listings
D.A. Design Advice
Pre-Auction Inspection

Yours truly,



Colin Israel

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

**Principal Heritage Consultant
HERITAGE ADVICE**

Heritage Advisor Service
LEP & DCP guidelines
Conditions of Consent
Council DA Assessment
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Heritage Interpretation
Maintenance Schedules

Advocacy & Mediation
Land & Environment Court
Expert Witness Reports

Potential Heritage Item – Preliminary Assessment

16 Eurella Street

Burwood NSW 2134

1.1 Initial Assessment – Potential Heritage Item:

[Name of potential heritage item]

16 Eurella Street Burwood initially called “Partis”, later “Ivanhoe”

This single storey Victorian House has been identified by Council as having potential heritage significance. It is not currently listed as a local heritage item. It is in the vicinity of several other heritage items. It was built as a residence circa 1892.

1.2 Reference:

[Reference number/s for the potential heritage item.]

Suburb	Item Name	Address	Property Description	Potential Significance	Item No.
Burwood	House	16 Eurella Street	Lot 1, DP 168060	Local	TBA

1.3 Address and property description:

[of potential heritage item]

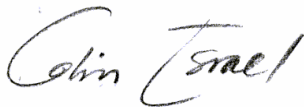
Lot 1 DP 168060

1.4 Prepared for:

[Name of client or owner, where manager or owner]

Burwood Council

1.5 Prepared by:



Colin Israel,
Principal Heritage Consultant – Heritage Advice
Date: 12 September 2016

COLIN ISRAEL
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2 EXECUTIVE SUMMARY OF POTENTIAL HERITAGE VALUES

This preliminary heritage assessment identifies three criteria for which the potential item has demonstrated heritage values:

Criterion (a) (local historical significance)

Subdivided in the 1880's and purchased by Elizabeth Ahearn, wife of John Ahern, a prominent builder c 1890. A single storey Late Victorian Villa home of superior quality was built by Ahearn in 1892. The home is shown on Block Plan Survey of the area in 1894. It was one of the first houses on Eurella Street. "Partis" as it was first called, demonstrates the process of subdivision and development in a period of mixed fortunes, the 1890's depression years. Although Ahearn was twice mayor of Burwood (in 1894 and 1899) he died tragically in 1909 leading to the disposal of his estates.

Criterion (b) (local historical associations significance):

Subsequently the house was been owned and occupied by two prominent families:

Jack E Cassidy lived there between 1920 and 1930. He was a prominent Barrister, one of the founders of the Liberal Party in 1940's. His biography is listed in the Australian Dictionary of Biography.

A E W Lowe was a well-respected educator and a head master initially in Albury. He had taught around NSW and in Manila before settling in Burwood with his family and residing at No 16 Eurella Street between 1930 and 1949. Subject to additional research, he may have been Principal of one of the areas' large Private Schools.

Criterion (c) (local aesthetic significance):

This Victorian Italianate Villa demonstrates exemplary design, detailing and construction. The brickwork is finished with sandstone quoins and sandstone surrounds to the windows. It is remarkably intact including joinery, iron lace and timber details.

Known modifications were carried out in 1994 to the designs and under the direction of Otto Cserhalmi a recognised Heritage Architect. Although this involved a large rear addition and some internal alterations to the original house, the majority of the house was retained and conserved in the process. While not listed at the time of these works, the care and skill applied was equal to that required under the Burra Charter and augments rather than detracts from the significance of the potential item.

Other Criteria:

Other criteria not fully investigated at this preliminary stage may also provide a basis for listing. Of these, the criteria of "Rarity" or "Representativeness" would warrant further research, particularly through a detailed comparative analysis with any Late Victorian Villas in surrounding suburbs.

Our recommendation would be for Council to advance the listing of this potential item with a more in-depth assessment to include:

- 1. A Summary Statement of Significance based on the assessment against criteria in this report.**
- 2. Management Policies for listing including a Curtilage Study identifying any acceptable potential additional development potential.**

3 PHYSICAL EVIDENCE

3.1 Location

The subject site is 16 Eurella Street, Burwood. The site is a large block almost square in shape located facing north onto Eurella Street between Shaftsbury and Lucas Roads.

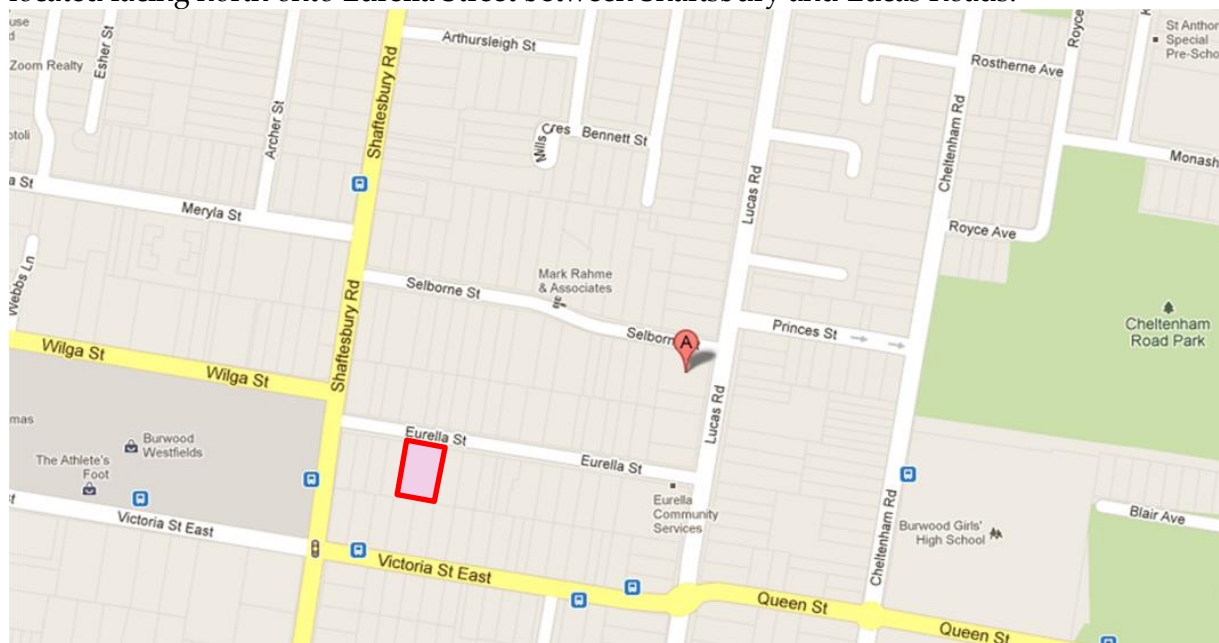


Figure 1: Location of the site, outlined red & tinted. Source: Google maps www.google.com.au/maps

3.2 Topography and land use

The topography of the area is relatively level, with Eurella Street sloping up slightly towards the east. The site and surrounding area are zoned R2 for low density residential uses indicated in Burwood LEP 2012 maps.

3.3 Streetscape and Setting

Eurella Street is a straight suburban street that runs east to west with parking either side. Substantial trees line the street as part of a formal planting scheme. Many houses have large front yards with mature trees in a range of species, including the subject site.

The area is characterised by residential properties generally freestanding and of one to two storeys. There are a number of heritage items in the vicinity including several Victorian villas and Federation bungalows which are visible in the streetscape and some examples of semi-detached residences. Front gardens have generous street setbacks, often resulting in smaller backyards.

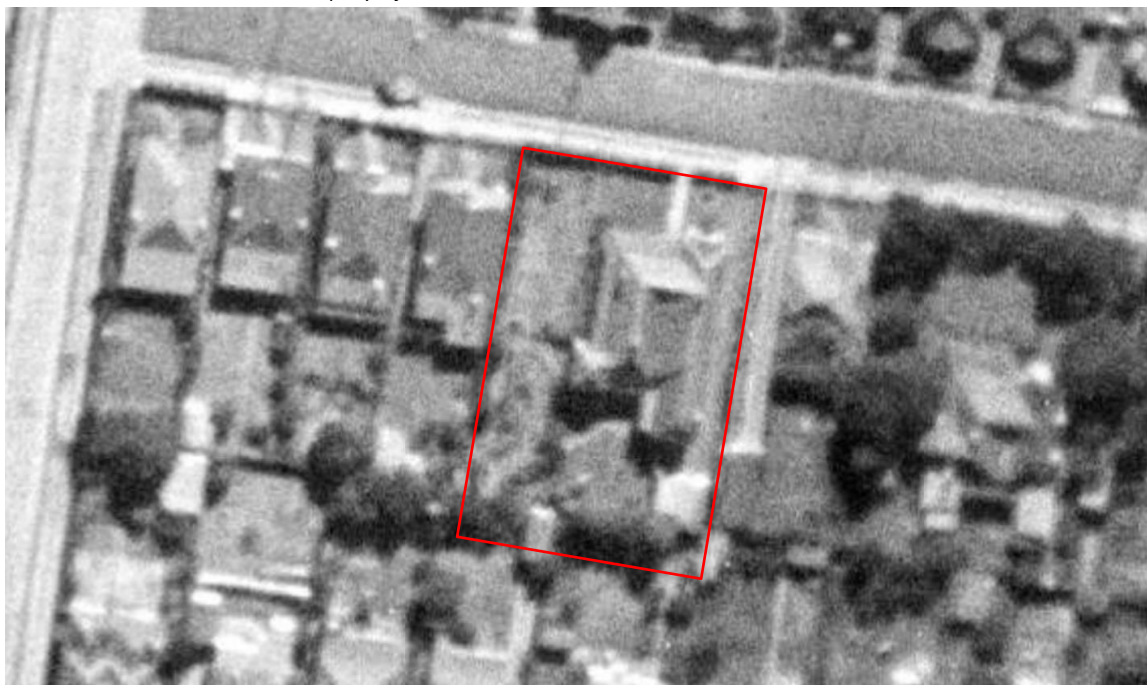
The area presents as a mix of developments from Late Victorian, Federation and some Inter-War infill.

3.4 Views

The gently sloping topography, consistency of scale of built form and abundance of vegetation and trees mean that there are no long range views to or from the site. Principal views of the site are from Eurella Street with the site being located with a prominent double frontage.



*Figure 2: Recent aerial photograph showing the site and immediate surroundings.
Source: NSW Land and Property Information.*



*Figure 3: Aerial photograph from 1943 showing the site and the character of the immediate area.
Source: NSW Land and Property Information.*



Figure 4: Eurella Street looking south towards the site Burwood CBD in background.

3.5 Heritage Status

The site is neither listed as a heritage item nor located within a conservation area. There are several heritage items located in the vicinity of the site as listed in Table 1 and shown in Figure 7.

Suburb	Item Name	Address	Property Description	Significance	Item No.
Burwood	"Eurella house"	2–2A Eurella Street	Lots 4–6, Section 1, DP 552	Local	53
Burwood	Victorian house	31 Eurella Street	Lot 18, Section 2, DP 552	Local	54
Burwood	House	63 Lucas Road	Lot A, DP 311745	Local	75
Burwood	Villas	65 and 76 Lucas Road	Lot 3, Sec 2, DP 552; Lot 1, DP 456975; Lot 2, DP 456975; Lot 3, DP 333087	Local	76
Burwood	Federation Houses	11, 14, 17 and 21 Selborne Street	Lot B, DP 65343; Lot 1, DP 79133; Lot 1, DP 934186; Lot 1, DP 962756	Local	100
Burwood	Victorian Villa	12 Selborne Street	Lot 1, DP 78623	Local	101
Burwood	"Orama"	16 Selborne Street	Lot 1, DP 742888	Local	102
Burwood	Federation house	19 Selborne Street	Lot 1, DP 935087	Local	103
Burwood	Federation house and garden	27 Selborne Street	Lot A, DP 340927	Local	104

Table 1: Burwood LEP 2012 Schedule 5 Environmental Heritage Part 1 Heritage Items

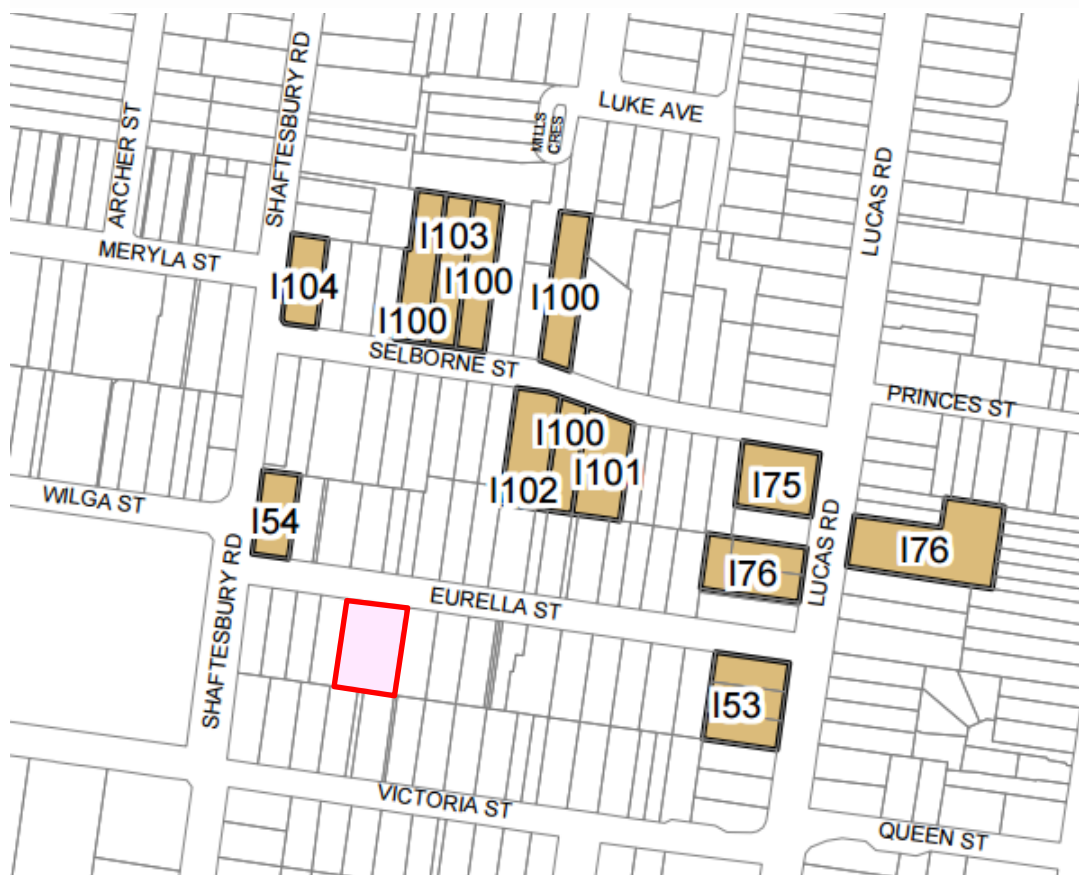


Figure 5: Burwood LEP 2012 Heritage Map. The site is outlined red and tinted.

Other heritage items in the vicinity are shown in brown.

Item I75 is referred to in the text as having historical associations with Ahearn family.

There are no conservation areas in the vicinity of the site.

3.6 Physical description of the property

3.6.1 Inspection and Background Research

The property was inspected on 24th 2016 June by Colin Israel.

The inspection was visual and conducted from the public domain.

The owners were contacted by Council's officers requesting access to the interior and initially agreed. At the arranged time the owner was met in front of the house and he asked for an explanation of Council's assessment process which was given. The owner on consulting with family members then courteously declined to provide access onto or into the property and the inspection was conducted from the public domain by photo survey of the exterior of the property.

Real estate record photos available publicly on the internet were viewed for use with Council's own DA records to provide an assessment of past modifications and recent condition.

The house and grounds were clean and well maintained. The house was in use as a private residence and appeared to be in a sound condition, recently painted and repaired with no evident structural defects.

3.6.2 Exterior Description

The house is a single storey Victorian Italianate Villa constructed from brick with stone quoins and stone. The bullnosed corrugated iron front verandah returns on the western side and features original decorative cast iron posts, valences and railings. Windows on the main facades are double hung timber with shaped sandstone reveals and lintels. Original chimneys have been retained.

The rear has highly sympathetic additions true to the style and character of the original Villa and utilising similar forms and details but using more render finishes than face brick. These are situated to the rear of the house apart from the free standing double garage which is on the western side and set back in line with the front of the house. This has a sympathetic rendered form with twin doors as opposed to a double width garage door.

The front fence is a rendered reproduction with Victorian styled pickets on a masonry base set between capped piers. The front of the house has a prominent gabled bay with shaped barge boards including turned timber finial. The roofing has been changed to a low profile red concrete tile and possibly was originally of slate. The colour scheme is highly sympathetic with red frames and cream / off white sashes in windows and red gutter and iron posts.

The garden is Victorian in character with lawn and formal garden beds, hedging and a very mature frangipani and a formal pathway to the verandah steps sympathetically restored.



Figure 6: No 16 Eurella Street looking south towards the site showing the double fronted property as highly intact.

3.6.3 Exterior Details

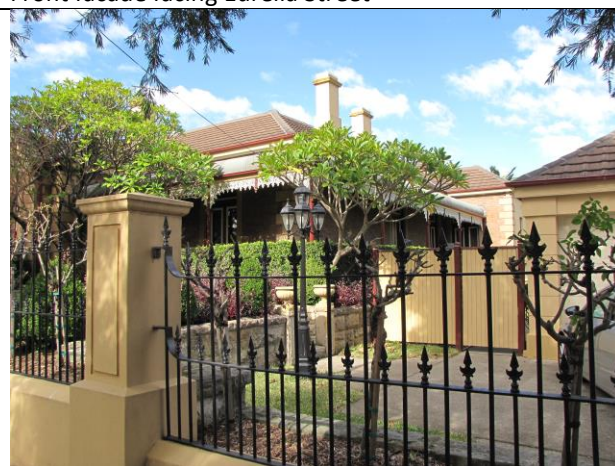
EXISTING HOUSE – INSPECTION RECORD PHOTOS.



Front facade facing Eurella Street



Front verandah - northern western corner.



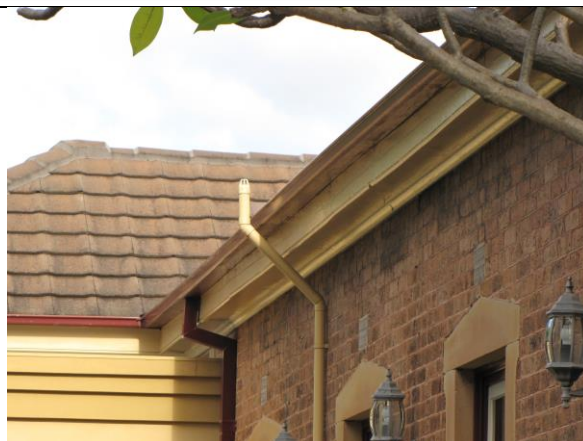
Western side – sympathetic additions at rear & garage



Bay Window – projecting from front gable – stone quoins and window surrounds.



Eastern side – general view.



Eastern side details – shaped stone lintel & boarded eaves.



Detail projecting front bay, flying gable and finial, sandstone circular vent – sympathetic period colours.



Detail verandah iron corner post and lace valence – sympathetic period colours.

3.6.4 Interior - Real Estate postings

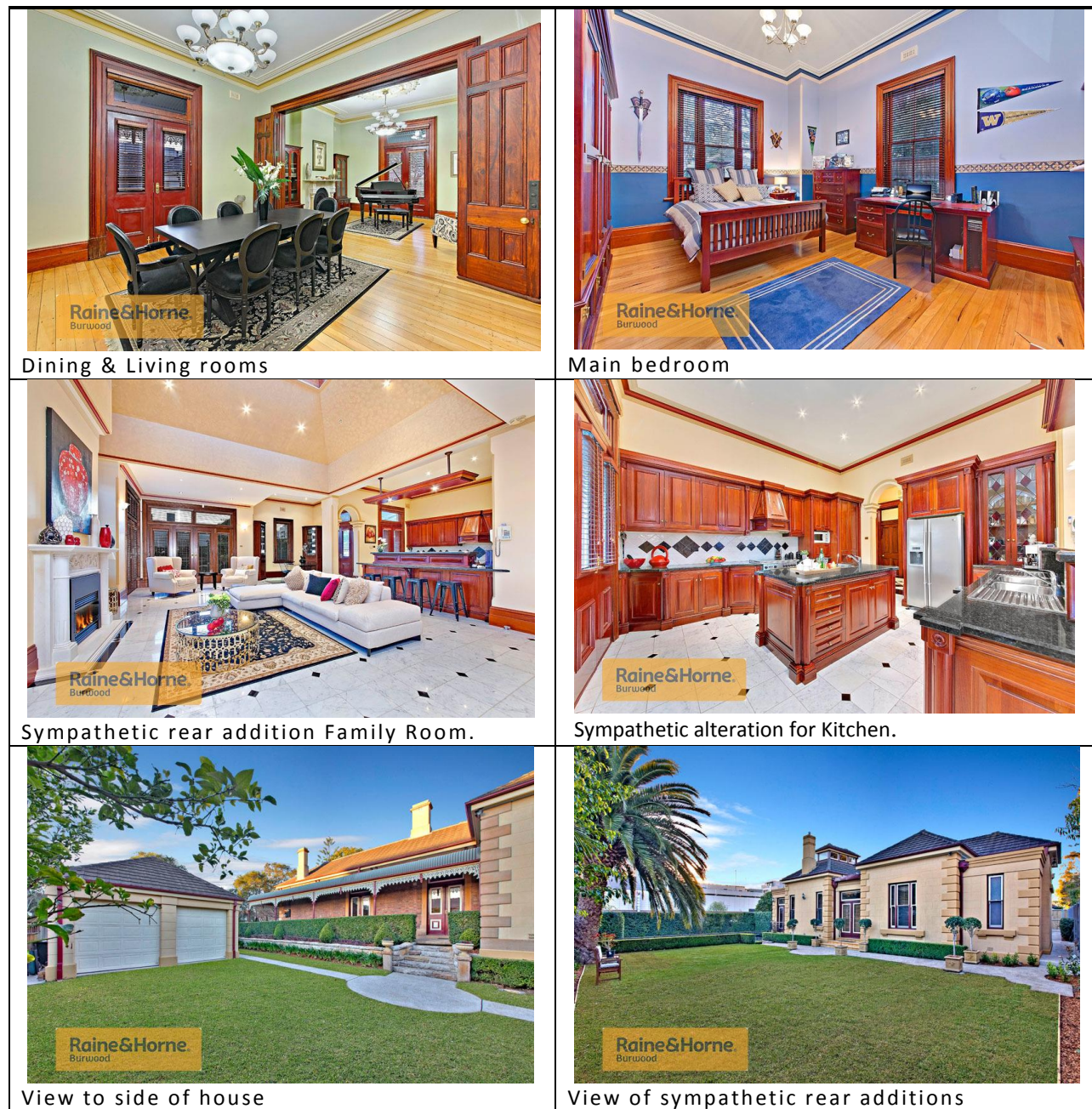


Figure 7: Recent internet images showing interior rooms and rear of site as noted - watermarked Raine & Horne - Burwood,

4 DOCUMENTARY EVIDENCE

4.1 Early European History

Burwood was first settled by Europeans following the construction of a bush track c.1791 linking the settlements of Sydney Cove and Parramatta along what is today Parramatta Road. The track was needed as a land route to supplement the river transport. It took many years to improve the road and the constant passage of guards and workers made it necessary to build an overnight resting place halfway between the two settlements, close to the present day Burwood.

4.2 Early Land Grants

Present day 16 Eurella Street is on land that was once part of a crown grant of 750 acres is made to Thomas Rowley in 1803 (portion 246 of Parish of Concord). The Rowley grant, along with Faithful's 1000 acre grant cover present day Burwood and parts of the surrounding suburbs.

Following the Thomas Rowley's return to England, control of his estate passed into the hands of executors as his children were not of legal age. The executors wrongfully auctioned the estate to Alexander Riley in 1812. Captain John Piper leased the land after Riley returned to England in 1817, and lived there in Burwood Villa, built by Riley (now demolished) until the completion of his own manor at Point Piper in 1822. Burwood Villa was then leased in succession to a number of gentlemen.

Following Riley's death in 1833 the Rowley children instituted legal proceedings and regained possession of the 750 acre property which according to his will should not have been auctioned. The estate was partitioned among his children, with the site of 16 Eurella Street within the 213 acres granted to Thomas Rowley junior.¹

Almost at once the new owners began to subdivide their land into blocks ranging from four to twenty acres for country homes and small farms. The first streets were marked out at this point to provide access to the highways (Parramatta and Liverpool Roads). Eurella Street was originally named Edrop Street for Edward J. Edrop and later named Eurella Street after the house of that name situated at the corner of Eurella Street and Lucas Road.²

4.3 Subdivision of the Site

Edrop Street is first listed in the Sands Directory in 1880 and subsequently as Eurella Street about 1892 when the site was owned by Elizabeth Ahearn, wife of Mr. John Ahearn, a well known building and engineering contractor. Elizabeth Ahearn owned this land on behalf of the family together with several other allotments. Clearly this was part of a speculative holding, intended for development. John Ahearn purchased a sizeable quantity of land in a number of the original subdivisions in the area including some around No 63 Lucas Road Burwood where he built a substantial two storey Victorian Italianate mansion as his family's home "Bronte". Another of Ahearn's properties "Marlborough" at nearby 29 Victoria Street, was assessed under Council's Heritage Review Stage 1 but not listed.³

¹ Dunlop, Eric Wilfred. *Harvest of the Years: The Story of Burwood, 1794-1974*. Burwood, N.S.W.: Council of the Municipality of Burwood, 1974, pp 16, 26-29.

² LPI Certificate of Title Volume 704 Folio 23

See also Dunlop, Eric Wilfred. *Harvest of the Years: The Story of Burwood, 1794-1974*. – Table P 186 "Street Names" Burwood, N.S.W.: Council of the Municipality of Burwood, 1974, p 11.

³ Refer BWD TRIM 15/11544

This is now listed in BLEP 2012 Schedule 5 as Item I 75.

Mr. John Ahearn, born in Parramatta in 1844, was a well known building contractor. He is known to have carried out three contracts for the Sydney Water Supply and others for the Railways, including a Contract for quadrupling the main suburban railway line from Croydon to Strathfield; The duplication of the line from Parramatta to Penrith and constructing of the sorting siding at Clyde

Among his contracts for the Public Works Department and the Water and Sewerage Board was the construction of the Centennial Park Reservoir and a section of the main sewer at Arncliffe. Mr. Ahearn was interested in local government, and was the first Mayor of Campbelltown. He was afterwards Mayor of Mudgee, and twice Mayor of Burwood, in 1894 and again in 1899.

During his term in the Burwood Council Mr. Ahearn was chiefly noted for his work in connection with the finances. During his first year of office he instituted a system of making each year's revenue cover the year's expenditure, and was the first Mayor for fifteen years who had a surplus at the end of the year. Prior to his term as Mayor the borough had been steadily drifting into debt, despite the fact that it was receiving Government endowment. He instituted the principle of "living within our means" with the result that financially Burwood became one of the soundest municipalities in the State. He was also one of the foundation members of the Water and Sewerage Board, and held his position, for four years. With his wife Elizabeth he had three sons and three daughters.⁴

Ahearn's occupation as a contractor indicates that he was the builder of the house on site, and he may originally have intended to build on his other properties adjoining. The house displays the skills of a master builder and has superior workmanship and considerable design acumen. It may have been intended as a form of "display home" to increase the value of the adjoining properties and provide a fine example of his capabilities. Its quality is all the more noteworthy as indications are that it was constructed about 1892 at the onset of a decade long economic depression.

John Ahern died in tragic circumstances in 1909 at his office on the Arncliffe-Bexley tramline construction site, aged 65. His widow and descendants were pressed to settle his affairs by disposal of family owned properties. Although extensive these were heavily mortgaged. Following her death in 1918 the remaining properties were disposed of including the house at No 16 Eurella Street.

Some research relating to Ahern is collected at "Attachment A" bundled to this report.

The house is first listed under the name of "Partis" in The Sands Directory in 1892. Ahearn and his family never occupied the home and it was leased to Hector R Maclean, a musician and teacher of piano, singing, organ and theory.⁵

The Sands Directories show several tenant occupants followed using various house names. A preliminary list follows, next page.

⁴ 1909 'A CONTRACTOR'S DEATH.', *The Sydney Morning Herald* (NSW : 1842 - 1954), 19 June, p. 16, viewed 5 November, 2012, <http://nla.gov.au/nla.news-article15066243>

⁵ SMH 3-02-1894 – pg 12 advertising

1893 – C 1895	Hector R Maclean, Music Teacher	<i>"Partis"</i>
1896	Thomas Jones, Contractor	
1897	Edward A Bronsdon, Draftsman	<i>"Rexdon"</i> (To be confirmed)
1900 to 1905	Arthur J Scott, Printer	<i>"Ivanhoe"</i>
1909 to 1912	Mrs M A Kelly	
1915	Mrs R G Ekin	<i>"Ivanhoe"</i>
1919	Mrs Sarah Clewes	
C 1920 to 1930	Jack E Cassidy	(No 16 – house name no longer used)
1932	Mrs M Cassidy	

The first owner occupier was Jack E Cassidy. He was just starting his career in Law and rose to be a prominent barrister and one of the founders of the Liberal Party, though by that time he was no longer living in Burwood. He and his widowed mother had moved to Sydney to complete his education, his father having died when he was about 15. His life has been recorded in the Australian Dictionary of Biography and the article is attached at "Attachment B" of this report.

The subsequent owner-occupant, F W A Lowe was also a well-regarded figure, though not as prominent. He was a teacher and headmaster who had served in regional NSW and overseas before settling in Burwood. Several notices in the papers are appended at "Attachment C".

Table 2: Land Titles Research for 16 Eurella Street

ORIGINAL GRANT				PORTION 246			
9/08/1803	Crown Grant to	Thomas Rowley		Portion 246		Parish of Concord	
							V478 F230
INITIAL SUBDIVISION				DP 552			
12/07/1884	Transfer from	Edward John Edrop	of	LOTS 12, 17-22 Section 1	to	James James	V704 F23
				1,2,3,4 & 7, 10 in Section 3			
30/05/1884	Mortgage by	James James		" "	to	Mary Anne Cope	"
11/05/1885	Transfer from	James James	of	Lot 4 Section 3	to	Thomas Stiles	"
30/06/1886	Transfer from	James James	of	Lot 12 Section 1	to	Sophia Ada Simpson	"
						wife of George S.	"
24/03/1892	Transfer by	Mary Anne Cope	of	Lots 17 - 22 Section 1	to	Elizabeth Ahern	"
	Mortgagee excersising power of sale					wife of John Ahern	
31/01/1903	Transfer by	Mary Anne Cope	of	Lots 7 & 10 Section 3	to	Robert Ambrose Dallieu	"
	Mortgagee excersising power of sale					(Residue)	
NEW CERTIFICATE OF TITLE ISSUED FOR LOTS 17 & 18				CT V3122 F234			
9/11/1920	Transfer by	Elizabeth Ahern	of	Lots 17 & 18	to	Jack Evelyn Cassidy	V3122 F234
					of	Sydney - Law Clerk	"
15/11/1920	Various						"
to	Mortgages						
8/10/1930	by	J.E. Cassidy					
24/01/1941	Transfer by	J.E. Cassidy	to	Francis William	of	Auburn - Teacher	"
	to	Various		Addison Lowe			
16/08/1949	Mortgages						
14/09/1970	Transmission	F.W.A. Lowe	to	Marion Charlotte Lowe	of	Burwood - widow	"
28/05/1971	Transfer	M.C. Lowe	to and	James Valera Clyde Cubis			"
				Josephine Cubis his wife	as joint tenants		
TRANSFERRED TO COMPUTER FOLIO				CT 1/168060			

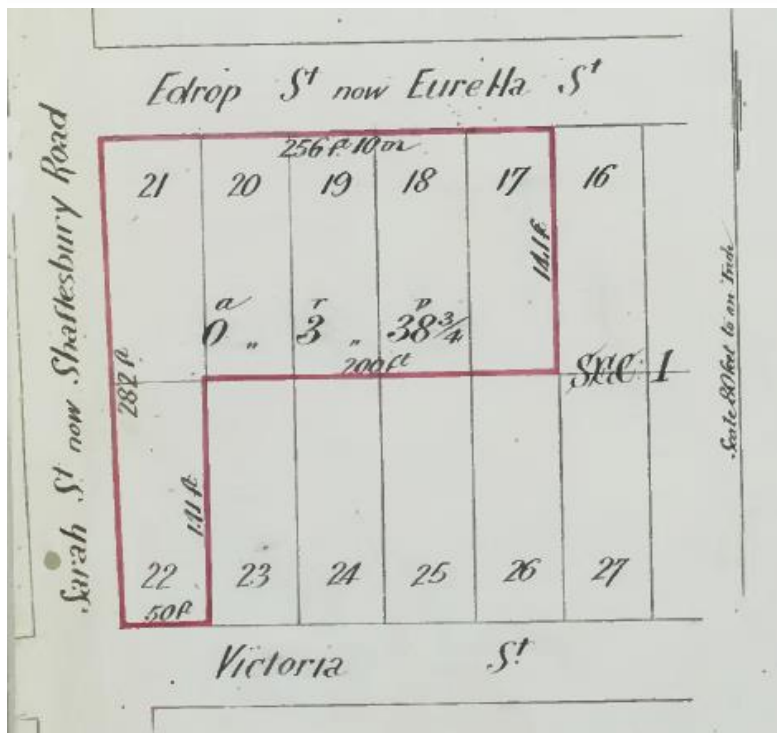


Figure 8: Elizabeth Ahern's properties Nos 17 to 22 "Edrop St now Eureka Street"
Source: LPI Certificate of Title Volume 1054 Folio 51. Dated 5 May 1892.

Source: LPI Certificate of Title Volume 1054 Folio 51. Dated 5 May 1892.

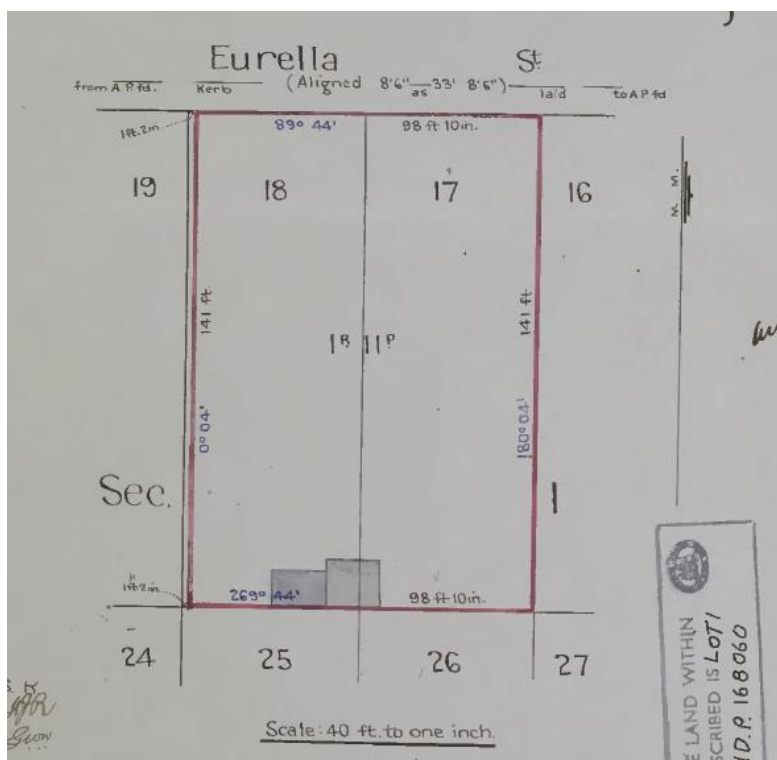


Figure 9: Jack E Casidy's purchase from Elizabeth Ahern of properties Nos 17 & 18 Eurella Street"
Source: LPI Certificate of Title Volume 2133 Folio 234 Dated 9th November 1920

Source: LPI Certificate of Title Volume 2133 Folio 234 Dated 9th November 1920

4.4 Documentary Evidence



Figure 10: Circa 1894 "Block Survey Plan" showing the outline of the site and outbuildings, well, and the adjacent house.
Source: Burwood Local Studies "1890's Survey"CD

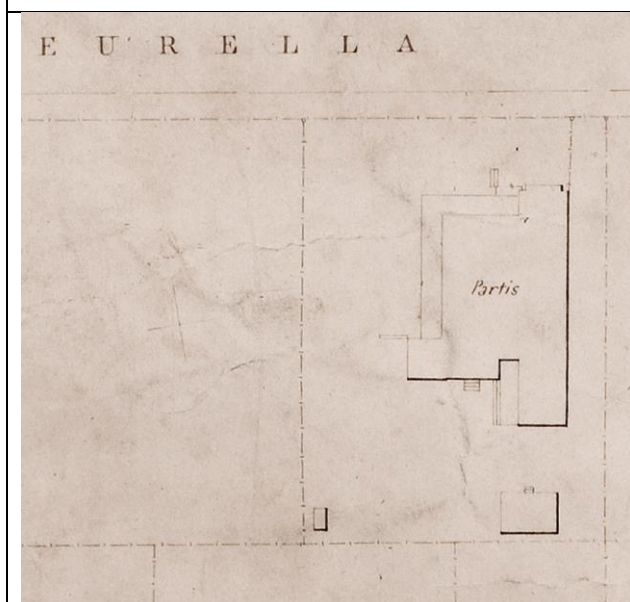


Figure 11: Circa 1894 "Block Survey Plan" showing the outline of the site and outbuildings, well, and the adjacent house.
Source: Burwood Local Studies "1890's Survey"CD

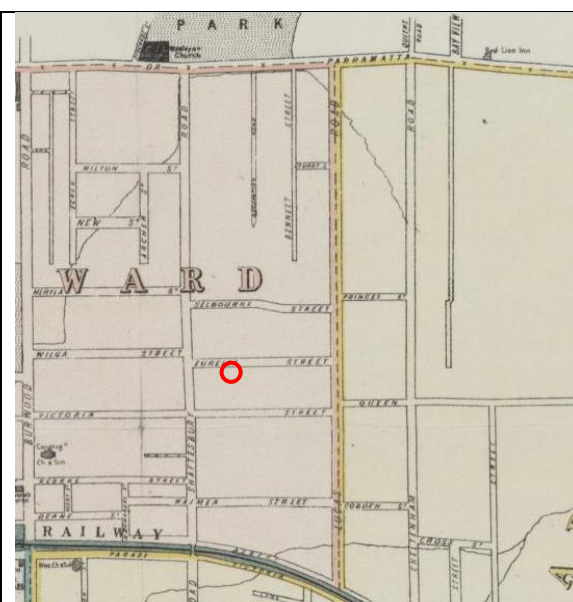


Figure 12: Section of Burwood Parish of Concord Map showing Eureka Street in the late nineteenth century.
Higginbotham and Robinson (1890-1899).
Source: National Library of Australia Map F 549

4.5 Evolution of the House

The house has remained a single residence since constructed. There are no records indicating changes prior to the major additions and alterations undertaken in the 1990's. Council's records include detailed drawings for this redevelopment. These give a clear indication of the prior existing plan together with the extent of works undertaken. The works were designed by a recognised and respected Heritage Architect Otto Cserhalmi & Partners P/L for R&E Sacco in July of 1994 and approved September 1994 as Application No 257/94.

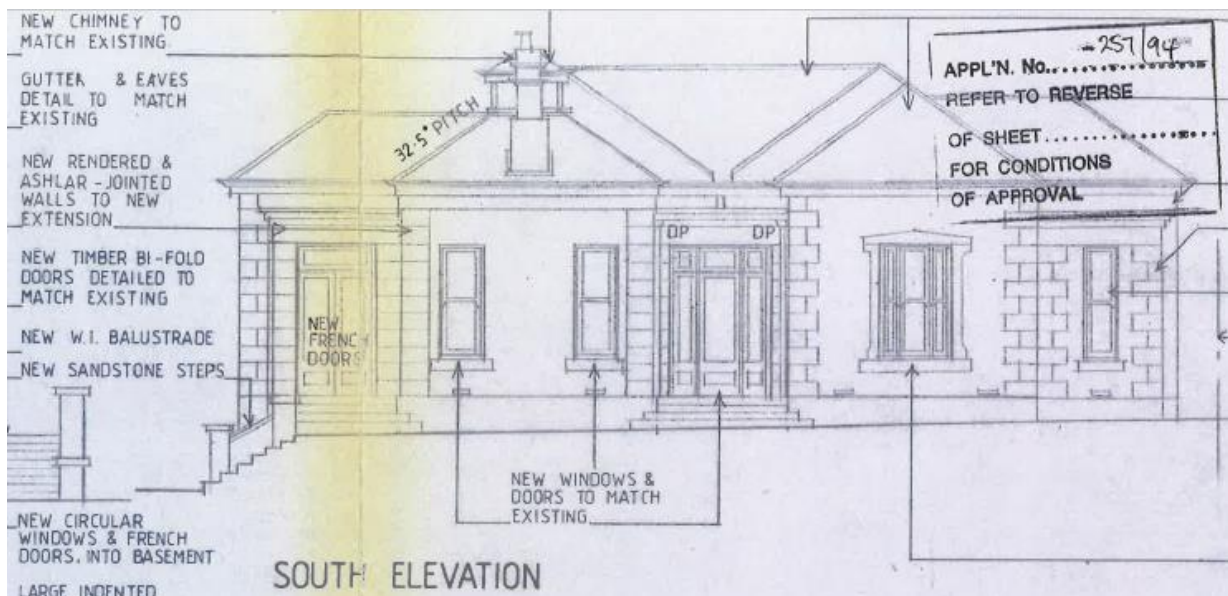


Figure 13: Rear elevation drawing of sympathetic additions designed by Otto Cserhalmi & Partners P/L in BA 257/94

The limited external inspection and real estate listing photos, together with the record drawings of alterations by a recognised Heritage Architect together confirm the assessment that the Late 20th Century alterations and additions have been designed and carried out in a highly sympathetic manner and in accordance with Burra Charter principles.

Consequently, the high aesthetic values of the original Ahearn (master built) construction have not been compromised and remain evident, legible and capable of appreciation and interpretation.

Alterations and additions have been carried out without detriment to the heritage significance of the fabric and would not support any contention that these values have been diminished by the later additions.

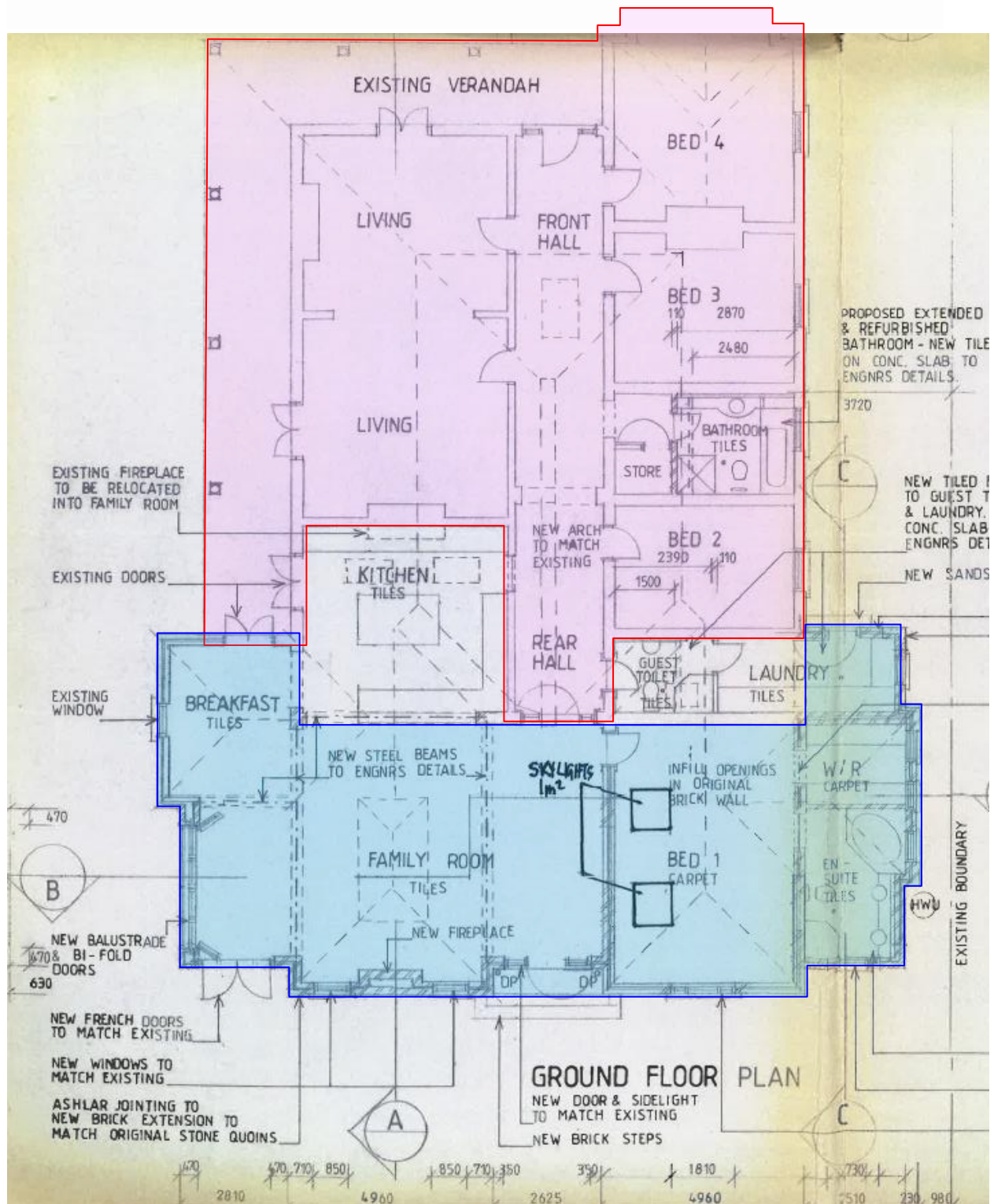


Figure 14: Ground Floor Plan of sympathetic additions designed by Otto Cserhalmi & Partners P/L in BA 257/94

Pink tint added to show parts of house retained in original form

Blue tint added to show 1990's additions.

Kitchen & Laundry modified and adapted.

Source: Burwood Council Archive Files (Colin Israel – Heritage Advice – Tints added).

5 PRELIMINARY HERITAGE ASSESSMENT

ASSESSMENT OF SIGNIFICANCE

Criterion (a) (local significance).

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

DISCUSSION:

The potential item at No 16 Eurella Street demonstrates the process of secondary subdivision and speculative development in the later part of the 19th Century in Burwood. The house appears to have been developed c. 1892 as a speculative Villa home of superior quality by John Ahearn a master builder who twice served as Burwood's Mayor and was responsible for several major infrastructure projects in the State including the Iron railway bridges over Burwood Road as part of the line duplication. The house has been sympathetically altered and retains its ability to demonstrate historical values.

ASSESSMENT: As follows:

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• shows evidence of a significant human activity	YES	• has incidental or unsubstantiated connections with historically important activities or 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	YES	• has been so altered that it can no longer provide evidence of a particular association	NO

7.2 Criterion (b) (local significance):

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.

DISCUSSION:

No 16 Eurella has historical associations with:

John Ahearn & his wife Elizabeth. Ahearn was a prominent and successful Building Contractor responsible for major infrastructure projects around the State, in Sydney and in Burwood. He speculated in property and other investments and dies tragically in 1909 resulting in the dispersal of his estates. He built "Ivanhoe" but resided at nearby 63 Lucas Road which is a Local Heritage Item with values including associational significance related to the Ahearn family.

The house was first occupied by Hector R Maclean, a music teacher with the name "Partis".

The first owner occupier was Jack E Cassidy who resided here with his mother between 1920 and 1930. J E Cassidy was at the beginning of what proved to be a successful career as a Barrister. Moving elsewhere after his marriage in the early 1930's, Cassidy was a well known and respected figure at the Bar. He was one of the founding members of the Liberal Party in the early 1940's and is listed in the Australian Dictionary of Biography.

A subsequent owner was F W A Lowe and his family a respected educator who had taught widely in New South Wales and risen to be Head Master of Albury Public School and had taken an

appointment in Manilla before settling in Burwood. His involvement may extend to one of the Private Schools within Burwood or nearby.

ASSESSMENT:

The house was built by and is associated with John Ahearn a prominent Building Contractor and twice Mayor of Burwood. A subsequent owner occupier was Jack E Cassidy who rose to prominence as a Barrister during the decade he owned "Ivanhoe".

Another potential association would be with F A W Lowe a respected educator who may have held appointment as a Principal in one of the districts educational establishments.

Substantial parts of the house remain much as they would have been for these associated owners.

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• shows evidence of a significant human occupation	YES	• 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 longer provide evidence of a particular association	NO

7.3 Criterion (c) (local significance):

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

DISCUSSION:

The construction of the house is attributable to John Ahearn a master builder responsible for many substantial building and infrastructure works in NSW, Sydney and Burwood. It is classified as being a Victorian Italianate Villa in style although built just after the end of that period. It is not regarded as transitional as its features and detailing are consistently of the Victorian Period and mainly Italianate in style:

- Asymmetrical Façade
- Bay front with gable
- Stone quoins and shaped stone door & window jambs & lintels
- Bracketed eaves / boxed eaves
- Use of cast iron lace decoration (adopted feature of Victorian Filigree Style)

It is likely it was constructed as a "display home" to advertise Ahearn's skill and promote sales of his adjoining allotments.

The house demonstrates superior design and building skills relative to similar scaled Villa houses surviving in Burwood. It uses stone detailing in quoins, reveals and heads to openings. Joinery is of a high standard (where visible to inspection) and the house has lost little of its characteristic Late Victorian detailing including cast iron lacework and verandah posts.

Major alterations and additions have not detracted from the original qualities of the house due to the influence and guidance of recognised Heritage Architects Otto Cserhalmi and Partners. The work done appears to have followed Burra Charter principles, notwithstanding the lack of formal recognition or listing prevailing at the time (C 1994).

ASSESSMENT:

Both in the original construction and the 1994 additions and alterations, the house demonstrates superior skills in design and building and remains a fine example of a Late Victorian Villa built with a high degree of skill and utilising fine trades persons for each era of works. It retains a high degree of authenticity and significant original fabric.

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	NO
• is the inspiration for a creative or technical innovation or achievement	YES	• 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	?	• has only a loose association with a creative or technical achievement	NO
• exemplifies a particular taste, style or technology	YES		

7.4 Criterion (d) (local significance):

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

DISCUSSION:

Potential values to the community or an identifiable group have not been fully explored in this preliminary assessment.

ASSESSMENT: POTENTIAL SIGNIFICANCE SUBJECT TO STAGE 2 ASSESSMENT.

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

7.5 Criterion (e) (local significance):

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

DISCUSSION:

Potential values for technical values are likely to have been disturbed in the alterations and additions of 1994. Consequently, the potential to reveal any further or new technical values would be assessed as LOW in this preliminary assessment.

ASSESSMENT: POTENTIAL SIGNIFICANCE SUBJECT TO STAGE 2 ASSESSMENT.

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

7.6 Criterion (f) (local significance):

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

DISCUSSION:

Potential values for rarity are present given the high level of skill in finishes evident in the construction and detailing.

There are only a few comparable houses in Burwood, these are noted at the end of this section. Further comparative assessment may be useful against houses of similar period and style in surrounding LGA's..

ASSESSMENT: POTENTIAL SIGNIFICANCE SUBJECT TO STAGE 2 ASSESSMENT.

Guidelines for INCLUSION		Guidelines for EXCLUSION	
• provides evidence of a defunct custom, way of life or process	?	• is not rare	?
• 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	?		
• demonstrates designs or techniques of exceptional interest	YES		
• shows rare evidence of a significant human activity important to a	NO		

community

7.7 Criterion (g) (local significance)::

An item is important in demonstrating the principal characteristics of a class of the area's

– cultural or natural places; or

– cultural or natural environments

DISCUSSION:

Comparison with other houses with similar qualities within the Burwood LGA confirms that the workmanship and detailing is above the quality of houses of similar period found in the local area.

Very few of Burwood's items have comparable details such as the use of stone for the window reveals and lintels. Use of stone in this way is generally confined to public buildings such as the original Police Station or the Federation period churches in Burwood LGA.

One comparable example is located at 89 Park Road. In addition to moulded reveals and lintels shaped to a peak, it has a bracketed eaves, a return verandah and cast iron lace & verandah posts. It retains a slate roof and has the wall surfaces rendered and painted. It is not certain that stone is used but the similarities appear more than co-incidental. No 89 was identified as a heritage item and is listed on Schedule 5 of the LEP.



Figure 15: No 89 Park Road - a heritage item with some similarities possibly pre-dating No 16 Eurella (based on the more Victorian character. Inset: detail of window head possibly painted sandstone surrounds of similar pattern to 16 Eurella.

Further assessment would benefit from comparative assessment against houses of similar period and style in other LGA's.

ASSESSMENT: POTENTIAL SIGNIFICANCE SUBJECT TO STAGE 2 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 items		• does not include or has lost the range of characteristics of a type	NO
• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity		• 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 • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held	YES YES ?		

5.1 Indicative Historic themes:

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Gentlemens' Villas-