

ASSESSMENT OF HERITAGE SIGNIFICANCE

**Hurstville Scout Hall
116 Durham Street
Hurstville NSW**



HERITAGE21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Cultural Built Heritage in the 21st Century

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The following table forms part of the quality management control undertaken by Rappoport Pty Ltd regarding the monitoring of its intellectual property as issued.

Issue	Notes / Description	Date	Initials
1	Report Issued (RI)	28.06.17	KB

1.0 INTRODUCTION

1.1 Authors

This Assessment of Heritage Significance ('report') has been prepared by Paul Rappoport, Alexandra Boukouvalas and Kaylie Beasley, of Heritage 21 (Rappoport Pty Ltd), Heritage Consultants.

1.2 The site

The subject site is located at 116 Durham Street, Hurstville and falls within the boundaries of the Hurstville City Council local government area. The location of the subject site is shown in Figure 1. below.



Figure 1. Aerial view of Durham Street, Hurstville. Note the location of the subject site outlined in red (Source: maps.six.nsw.edu.au, accessed August 2015).

1.3 Heritage status

The subject site is listed as an item of environmental heritage in the *Hurstville Local Environmental Plan 2012* (HLEP) as item I26. The listing process was undertaken in line with the community based review of *Hurstville Heritage Study 1988* over 2011-2013.

It is not listed in the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List or the Register of the National Trust of Australia.

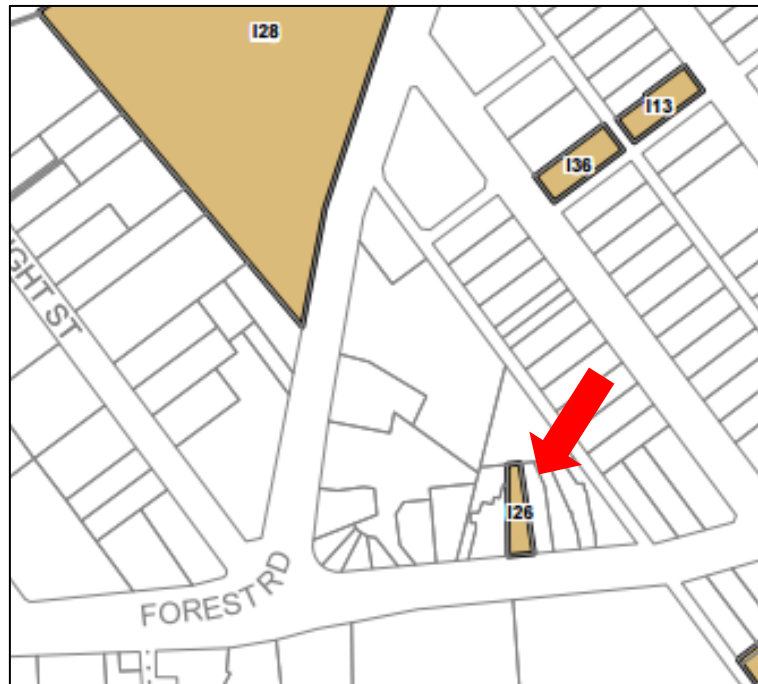


Figure 2. Heritage map showing heritage items in tan, subject site indicated by red arrow. (Source: Heritage Map 008B, HLEP 2012, Amendment 3).

1.4 Purpose

The site is the subject of a June 2015 planning proposal. This report has been prepared, on behalf of Dickson Rothschild, to assess the Cultural Heritage Significance of the site in order to ascertain whether the site's heritage status could be challenged. This assessment is carried out in Section 4 below.

1.5 Methodology

The methodology used in this report is consistent with *Assessing Heritage Significance* published by the Heritage Branch of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.6 Limitations

- This report relies on both primary and secondary sources, however, archival research has been limited to that which could be accessed within the timeframe allowed in order to complete this report.
- It is beyond the scope of this report to address Indigenous associations with the subject site or to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Rappoport Pty Ltd has only assessed aspects of the subject building/place that were visually apparent and not blocked or closed or to which access was barred, obstructed or unsafe on the day of the arranged inspection.
- Rappoport Pty Ltd holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the report's name and date and Rappoport's authorship.

2.0 HISTORICAL CONTEXT

2.1 General history

Prior to European settlement, the area of Hurstville formed part of the land traditionally owned by the Kameygal clan of the Eora people of the Dharug language group.¹

After European settlement, the traditional ways were eroded due to the occupation and clearance of land by the European settlers. Like most areas of Australia, the Aboriginal population was quickly diminished as a direct result of violent clashes between the two groups and the devastating effects of small pox on the community.²

The town centre area of present day Hurstville was part of the 1,950 acre grant made to Captain John Townson in 1808.³ Townson sold it to Simeon Lord in 1812 from then on the area was known as Lord's Bush.⁴ Lord was an emancipist who owned over 5,000 acres in total outside Sydney. After his death, the land was sold to Michael Gannon and the area renamed to Gannon's Forest, before the suburb was finally named Hurstville, after the town of Hurst in Lancashire, England.⁵

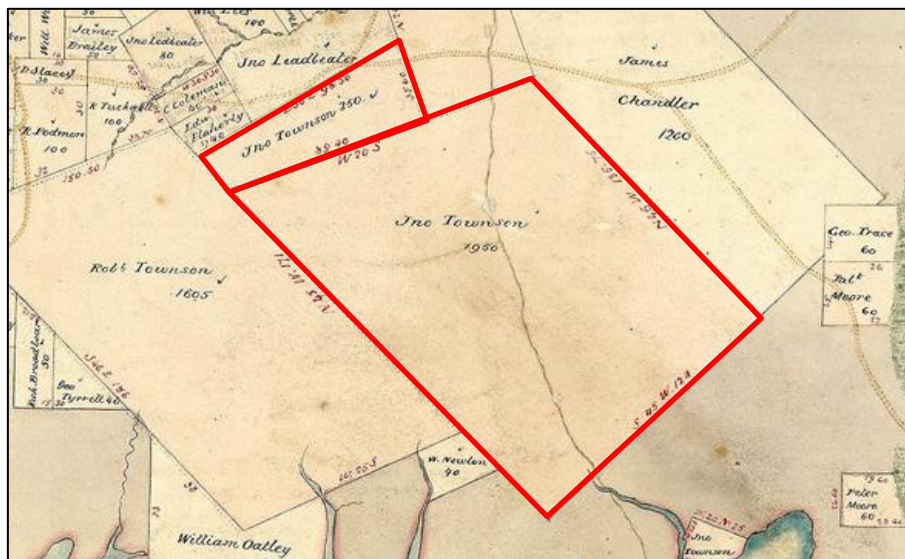


Figure 3. Historic Parish Map of St George with red outline showing extent of John Townson's land. (Source: Parish of St George, County of Cumberland, maps.six.nsw.gov.au, accessed August 2015).

¹ Hurstville City Council Website, *Aboriginal History*, <http://www.hurstville.nsw.gov.au/IgnitionSuite/uploads/docs/Aboriginal%20History.pdf> (accessed 20.11.12). Cf. City of Sydney Website, *Barani. Indigenous History of Sydney – Aboriginal People and Place*, <http://www.cityofsydney.nsw.gov.au/barani/themes/theme1.htm> (accessed 20.11.12).

² *Ibid.*

³ Pollon, F., *The Book of Sydney Suburbs*, 1996, p. 130. Cf. K-Design Consultants, *Hurstville Town Centre Heritage Study 1997 and Report*, 1999, Vol. 1, pp.5-15.

⁴ Pollon 1996, p. 130.

⁵ *Ibid.*

Surveyor General Thomas Mitchell surveyed the area south of Cooks River in 1843 and a road was constructed from there to the Illawarra district, passing through Gannon's Forest.⁶ Although generally known as Illawarra Road, the section passing through Gannon's estate was initially named Gannon's Forest Road but was later abbreviated to Forest Road. Hurstville's current town centre, however, is located on a newer stretch of Forest Road, which had to be built in 1882-1884, after the construction of the railway.⁷

In 1850 the Blue Post Inn opened and from 1853 the first school in the district operated.⁸ From 1856 the school was located in the newly built timber building of the St. Georges Church of England. A post office was opened in 1864 and in 1882 a policeman was appointed. In the years following the arrival of the railway in 1884, a commercial center developed along Forest Road. However, the land between the railway line and Forest Road remained in the ownership of the Railway Authority, and it was not until the 1920s and 1930s when this land was subdivided.

After the opening of Westfield in 1978 and the 1990 expansion, the Forest Road commercial center was no longer the focus of commercial activity in Hurstville.

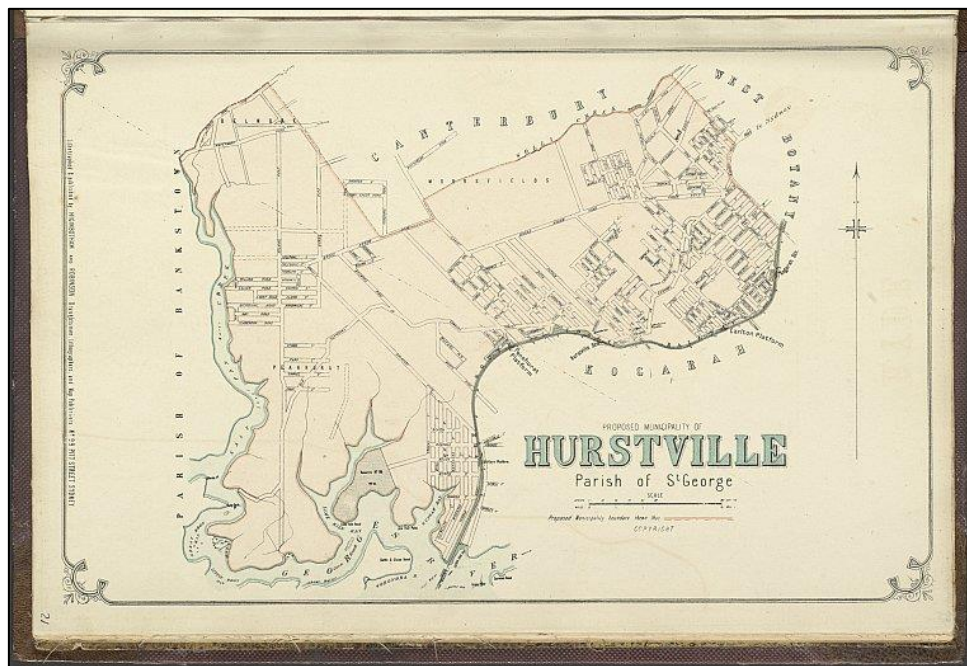


Figure 4. Map of Hurstville, c1890-1899.

(Source: Higinbotham & Robinson. Maps of municipalities surrounding the city of Sydney [cartographic material] 1890 - 1899. MAP RaA 40. Part 25. <http://nla.gov.au/nla.map-raa40-s25>, accessed August 2015.

⁶ Pollon 1996, p. 130; K-Design Consultants 1999, p. 5ff.

⁷ K-Design Consultants 1999, p. 5ff.

⁸ For the following see Hurstville City Council Website, *History of Hurstville*, <http://www.hurstville.nsw.gov.au/History-of-Hurstville.html> (accessed 20.11.12).

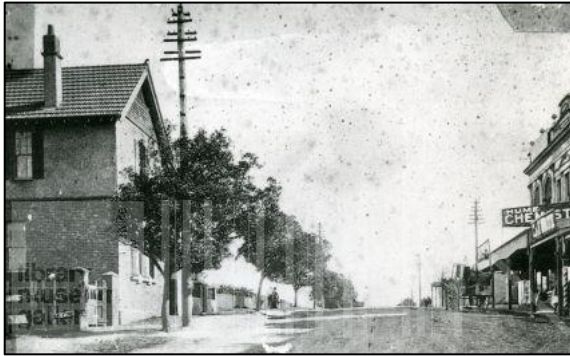


Figure 5. Forest Road Hurstville NSW, ca 1905 (Source: Hurstville City Library, <http://libcatalogue.hurstville.nsw.gov.au/cgi-bin/spyus.exe/ENQ/PIC/BIBENQ?IRN=82828&FMT=PA>, accessed August 2015).



Figure 6. Forest Road Hurstville NSW, ca 1918, (Source: Hurstville City Library, <http://libcatalogue.hurstville.nsw.gov.au/cgi-bin/spyus.exe/ENQ/PIC/BIBENQ?IRN=11507079&FMT=PA>, accessed August 2015).

2.2 Specific history of the site

2.2.1 History of Scouting in Australia

The early origins of scouting in Australia can be dated back to 1908, which was the same year that the Boy Scout Training handbook ‘Scouting for Boys’ was published in England’. The Scout Movement spread throughout Australia from 1908 with a branch being formed in every Australian State. Visits to Australia by Robert Baden-Powell, founder of the Scout Movement, in 1912 and again in the 1930s provided further stimulus for the continued expansion of the Movement. Initially, each State Branch of the Scout Movement was responsible to the Imperial Headquarters in London. By 1922, cooperation between the different State Branches was desired and the Australian Federal Scout Council was formed. The Australia Federal Scout Council appointed an Australian Commissioner but remained a Branch of the British Boys Scout Association. The Australian Scout Movement did not form its own separate entity, separate from England, until 1958 with the formation of the Australian Boys Scout Association. The Association was officially recognised by Royal Charter in 1967 and became the Scout Association of Australia in 1971 (see Figures 7 and 8).⁹

⁹ ‘Scouting comes to Australia’, *Scouts Australia*, <http://www.scouts.com.au/about-us/history/scouting-comes-to-australia>, accessed August 2015.

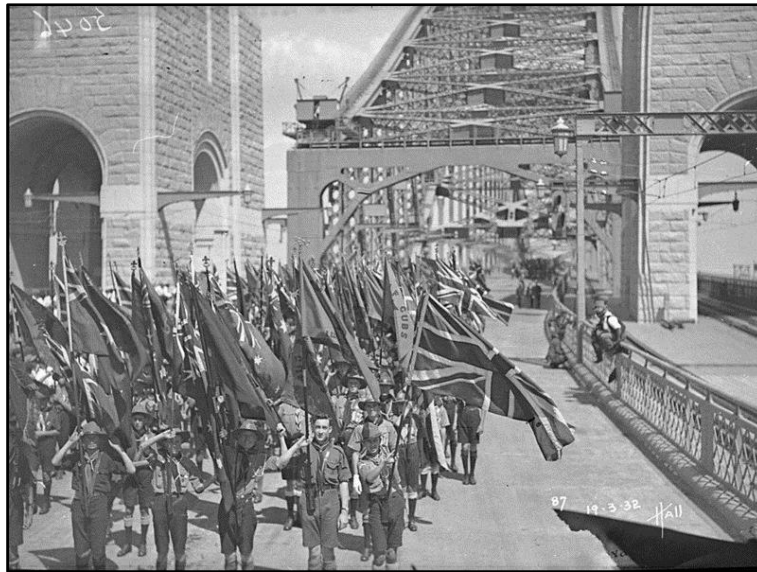


Figure 7. Scouts carrying flags in procession as part of the Sydney Harbour Bridge Celebrations, 1932. (Source: State Library NSW, <http://www.acmssearch.sl.nsw.gov.au/search/itemDetailPaged.cgi?itemID=61747>, accessed August 2015).

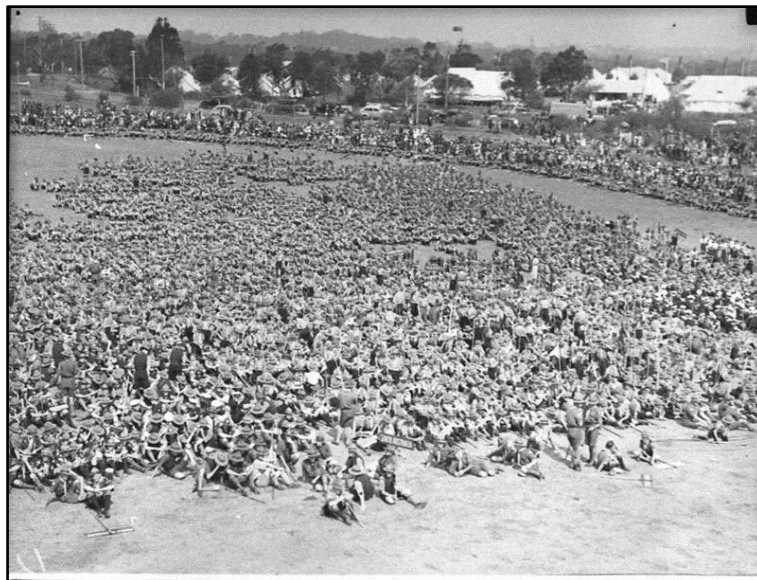


Figure 8. Scouts Jamboree, Lindfield, 1939. (Source: State Library NSW, <http://www.acmssearch.sl.nsw.gov.au/search/itemDetailPaged.cgi?itemID=23263>, accessed August 2015).

2.2.2 Hurstville Scout Group and Hall

The Hurstville Scout Group was founded in 1908, the same year that the Scout Movement in Australia was first established, making the Hurstville Scout Group one of the oldest in Australia.¹⁰

¹⁰ 1922 'BOY SCOUTS.', The Sydney Morning Herald (NSW : 1842 - 1954), 11 December, p. 7, viewed 5 August, 2015, <http://nla.gov.au/nla.news-article16036093>

The Hurstville Scout Group achieved notoriety with the group performing well in various competitive pursuits, especially in athletics. In both 1919 and 1920, the Hurstville Scout group won the Fairfax banner, the championship trophy of New South Wales.¹¹ The original Hurstville Group expanded to such an extent that by 1931, Hurstville had three separate groups: Hurstville Group, Hurstville South Group and Hurstville Grove Group.¹²

In 1922, after many years of working to erect a designated Scout Hall the construction of the Hurstville Scout Hall began. The building was opened by the Sir William Cullen, Chief Justice, the president of the Boy Scouts of New South Wales at that time.¹³

The site has continued to be used by the Scouts to the present day. It is also used for other leisure pursuits such as Taekwondo classes.¹⁴



Figure 9. Forest Road near Durham Street, c.1882 (Source: Hurstville Library Museum and Gallery, <http://libcatalogue.hurstville.nsw.gov.au/cgi-bin/spydus.exe/ENQ/PIC/BIBENQ?IRN=82951&FMT=PA>, accessed August 2015).

¹¹ 1922 'BOY SCOUTS.', The Sydney Morning Herald (NSW : 1842 - 1954), 11 December, p. 7, viewed 5 August, 2015, <http://nla.gov.au/nla.news-article16036093>

¹² 1931 'Scouts & Scouting.', The World's News (Sydney, NSW : 1901 - 1955), 2 December, p. 19, viewed 5 August, 2015, <http://nla.gov.au/nla.news-article136314236>

¹³ 1922 'BOY SCOUTS.', The Sydney Morning Herald (NSW : 1842 - 1954), 11 December, p. 7, viewed 5 August, 2015, <http://nla.gov.au/nla.news-article16036093>

¹⁴ *Taekwondo World*, Hurstville, accessed August 2015, <http://taekwondoworld.com.au/>.



Figure 10. The Forest Rd and Durham Street intersection c. 1937. (Source: State Library NSW, <http://www.acmssearch.sl.nsw.gov.au/search/itemDetailPaged.cgi?itemID=201639>, accessed August 2015.



Figure 11. The Hurstville Scout Group in 1931 celebrating anniversary (Source: 'SCOUTS' ANNIVERSARY AT HURSTVILLE.', The Sydney Morning Herald (NSW : 1842 - 1954), 30 November, p. 12, viewed 5 August, 2015, <http://nla.gov.au/nla.news-article16805389>).



Figure 12. Members of the Hurstville Scouts at Scout swimming event. (Source: 1927 'SCOUTS' SWIMMING CARNIVAL.', The Sydney Morning Herald (NSW : 1842 - 1954), 21 March, p. 14, viewed 5 August, 2015, <http://nla.gov.au/nla.news-article16362683>).



Figure 13. 1943 aerial view of the subject site (red outline). (Source: Six Maps, <https://maps.six.nsw.gov.au/>, accessed 10 August 2015).

3.0 PHYSICAL EVIDENCE AND SETTING

The subject site, 116 Durham Street, Hurstville, is located east of the town centre. Durham Street runs off the main arterial road, Forest Road and is highly trafficable. The terrain slopes down gently to the west. The streetscape is largely commercial and comprised of high rise residential development to the west, with low density housing to the east.

The subject site is comprised of one irregularly shaped allotment occupied by two buildings.

The original 1923 rectangular building is of face brick construction with a pitched corrugated iron roof and minimal decorative detailing, typical of interwar functionalist architecture. Key features of the entablature *1922, Boys Scouts Club, Hurstville Troop* written in relief and inscribed foundation stone have been retained but require restoration. The primary façade has retained its symmetrical character despite the unsympathetic enclosure of the front windows, alteration of the door lintel and introduction of modern signage, letterbox, fluorescent lighting, pvc down pipes and ad-hoc ventilation to the subfloor area.

The original building, situated across the front boundary is comprised of one large rectangular room. The lofty ceiling is comprised of fibre-cement sheeting (possibly asbestos) with exposed metal truss. The Spartan room features I timber floorboards, painted brick walls, timber doors, and timber three pane windows (some with original glass panes), all of which appear to be original. Scouting paraphernalia such as historical signage, an honour roll, flag pulleys and *fleur de lis* Scouts insignia are affixed to the northern wall.

A skillion extension protrudes to the rear of the building, and appears from the similar brickwork and identical detailing of the vents and window sills to have been constructed soon after the original building. It is visible in the 1945 aerial survey shown in figure 13. No original internal features have been retained in this rear addition which now features partition walls, a c1970s kitchen, storage room and wet areas.

A second phase of the addition extends further north. It appears to be of c1970 construction and is clearly distinguished from the older fabric by the variation in brickwork and detailing of openings.

A separate weatherboard building on prick piers with corrugated iron roof is located to the northern extent of the property and is not visible from the street. This building does not appear in 1943 aerial photography and appears from the aluminium windows to be the most recent construction on the site. Rappoport was not granted access to the interior of this building.

The two buildings are linked by a courtyard lined with herringbone brick paving. Ad-hoc timber and corrugated iron fencing, discarded construction materials and overgrown vegetation occupy the open space of the courtyard.

The following photographs taken by Rappoport Heritage Consultants 12 August 2015 and 24 August 2015 provide a visual survey of the site and its setting.



Figure 14. View of the subject site and neighbouring properties.



Figure 15. View of the subject site.



Figure 16. View west along Durham Street showing the south-eastern corner of the subject site.



Figure 17. Close view of primary façade.



Figure 18. Foundation stone. Note that the text is significantly eroded.



Figure 19. Unsympathetic ad-hoc ventilation at sub floor level.



Figure 20. View of northern (rear façade) across the courtyard. Note the pitched roof of the original building and skillion roof of the extension.



Figure 21. View of western façade. Note the c.1970s extension evident from variation in brickwork and simplified window sills.



Figure 22. Close up view of original brickwork showing erosion of mortar.

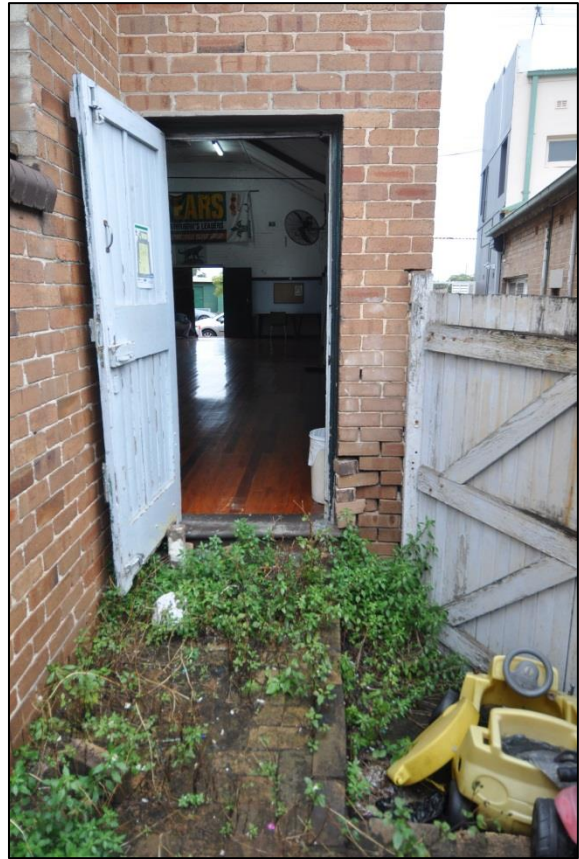


Figure 23. View of north western corner of original building showing original door and significantly eroded mortar and collapsing brickwork.



Figure 24. Interior view of original Scout Hall building.



Figure 25. View of ceiling showing fibro panels, truss.



Figure 26. Example of original door.



Figure 27. Example of original windows.



Figure 28. Scouting paraphernalia affixed to wall.

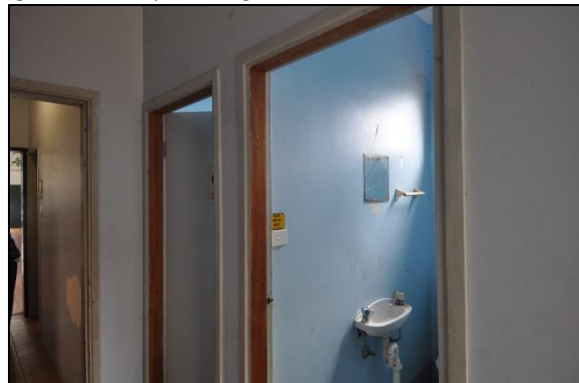


Figure 29. Internal view of rear extension showing wet areas.

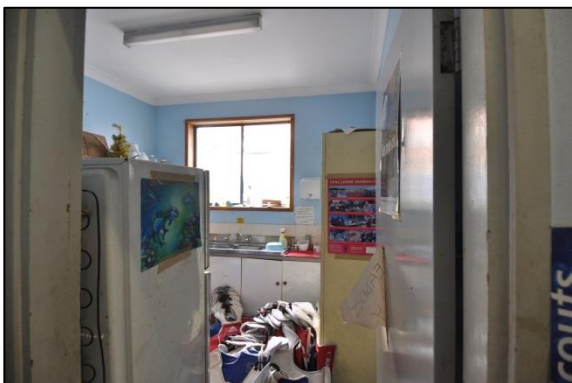


Figure 30. Internal view of rear extension showing modern kitchen.

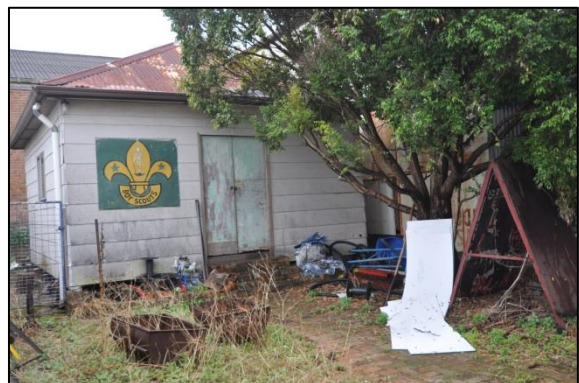


Figure 31. View of outbuilding. Note that Rappoport did not gain access to the interior.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 NSW Heritage Assessment Guiding Principles

The following Assessment of Significance of the subject site located at 116 Durham Street, Hurstville is drawn in part from the guidelines set out in the *NSW Heritage Manual* (prepared by the Heritage Division, NSW Office of Environment and Heritage) which identifies the criteria below for assessing heritage significance. These guidelines incorporate the cultural heritage values identified in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*. The Burra Charter defines cultural significance as: "...aesthetic, historic, scientific, social or spiritual value for past, present or future generations." Under the *NSW Heritage Manual* guidelines, an item is assessed in accordance with the following specific criteria:

- (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);
- (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);
- (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);
- (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;
- (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- (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); and
- (g) An item is important in demonstrating the principal characteristics of a class of NSW's
 - cultural or natural places; or
 - cultural or natural environments.

(or a class of the local areas'

- cultural or natural places; or
- cultural or natural environments).

Items assessed as being of State significance may be considered for inclusion on the State Heritage Register (SHR) by the Heritage Council of NSW.

4.2 Assessment against significance criteria

Criterion	Assessment
A. Historical Significance An item is important in the course, or pattern, of NSW's cultural or natural history (state significance); OR it is important in the course, or pattern of the local area's cultural or natural history (local significance).	The site illustrates the urban development of Hurstville in the late 19 th and early 20 th centuries. The building represents the rapid growth of the Scouts movement in Australia in the 20 th century.
B. Associational Significance 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 (state significance); OR it 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).	The subject item has strong associations with Scouts, a group with roots in the United Kingdom which has operated as a youth community organisation in Australia since 1908. The building is associated with the First Hurstville Troop, which was founded in 1908 and has continued to play an active role in Scouting events such as jubilees and sporting competitions.
C. Aesthetic Significance An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (state significance); OR it is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in the local area (local significance).	The subject building is a single storey brick structure with a corrugated metal pitched roof. The simple floorplan and detailing demonstrate the relatively austere aesthetic characteristics of inter war period architecture. Despite the later addition of a sympathetic skillion addition to the rear the aesthetic character of the original building remains legible with many original features intact. The site is therefore aesthetically significant for its lack of ornate or decorative architectural features.
D. Social Significance An item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (state significance); OR has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (local significance).	The building is associated with the early establishment and century long presence of the Scouts movement. It was purpose built as a Scout Hall in 1923 and continues to be used by the First Hurstville Troop. It is also of social significance to the Hurstville area as an early locus of community activity which has continued to operate for nearly a century as a place of communal civic and leisure pursuits. It should be noted that the community have demonstrated an active role in the conservation of the building as listing of the site was undertaken as part of the community based review of <i>Hurstville Heritage Study 1988</i> over 2011-2013.

Criterion	Assessment
E. Technical/ Research Significance An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (state significance); OR has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).	There is no evidence to suggest that the building demonstrates construction techniques other than those commonly employed at the time. The subject site therefore does not meet the requirements of this criterion.
F. Rarity An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (state significance); OR possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).	The item is a rare example of early twentieth century purpose built civic buildings in Hurstville. It is an important reminder of the civic development of the area.
G. Representativeness An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (state significance); OR is important in demonstrating the principal characteristics of a class of the area's cultural or natural places or cultural and natural environments (local significance).	The site is significant in demonstrating the distinctively simple, functionalist characteristics of early Scout Halls.

4.3 Statement of Cultural Significance

The following statement of significance has been excerpted from the relevant Heritage Inventory Sheet:

Constructed in 1922 for the 1st Hurstville troop, this building is of local heritage significance as the first in the area, and one of the oldest in the state. It has a strong historical association with the Scouts organisation and have [sic] been a prominent and important organisation in the community since this time.

The building is a simple facebrick construction with limited aesthetic quality and few notable architectural features. It is a representative of a type of building, purpose built for Scouts groups.¹⁵

Further to the above, the site at 116 Durham Street, Hurstville has historic, associational, aesthetic, social, rarity and representative significance. In addition to being one of the earliest examples of purpose built Scout Halls in Australia and a longstanding civic institution in the Hurstville area the simple architectural style and lack of detailing of the original building typifies the austere functionalism of interwar architecture. In light of this the original building and its remarkably intact fabric is of great local significance.

¹⁵ Hurstville Heritage Inventory, 1810167.

5.0 DETAILED FABRIC ANALYSIS

The Assessment of Significance (refer to Section 4) has found that the subject property has historic, associational, aesthetic, social, rarity and representative significance. This significance is embodied not only in the building history but also within the physical fabric of the place. It is therefore important to consider the heritage significance of the different components of the site and the degree to which the significance of the place would diminish if they were removed.

The NSW Heritage Manual Assessing Heritage Significance determines that there are five grades of Significance Exceptional, High, Moderate, Little and Intrusive. This system can be used as a planning tool as the various grades of significance generate different requirements for retention and conservation of individual spaces. The approach taken to grading of fabric elements is as follows:

Table 1: CONDITION AND SIGNIFICANCE GRADING KEY

CONDITION	EXPLANATION OF FABRIC ELEMENT CONDITION GRADING	GRADING	EXPLANATION OF FABRIC ELEMENT SIGNIFICANCE GRADING
VERY GOOD	New or near new. Little or no deterioration. Exceeds standards needed for current use.	EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance. Loss or alteration of these elements would detract from the heritage significance of the place.
GOOD	Slightly worn. Usable. Meets standards needed for current use.	HIGH	Elements and features that make an important contribution to the items heritage significance despite not being in the best condition or have been altered or are sympathetic modern additions. Elements identified as High should generally be retained, restored and conserved in situ. Minor intervention into fabric including Adaption and Alteration as defined by The Burra Charter is permissible provided that the level of significance of each element is retained giving preference to changes which are reversible.
FAIR	Deteriorating/worn. Usable with slight difficulty. Requires attention to arrest	MODERATE	Building fabric and relationships which are supportive of the overall significance of the item and have some heritage value, but do not make an important or

	degradation.		key contribution to the identified heritage values of the place. A greater level of intervention is permissible. Adaption and Alteration is permissible provided that it protects the identified heritage values of the place.
POOR	Severely deteriorated/worn. Usable with considerable difficulty. Requires urgent attention to prevent failure.	LITTLE	Includes fabric which distracts from the heritage value of the item or fabric related to unsympathetic alteration. These are components generally of neutral impact on the significance of the place. These elements are generally not regarded as essential to the major aspects of significance of a building or place. Both retention and removal are acceptable options. Any major interventions to the item are best confined to the areas where the fabric is of little significance.
VERY POOR	Faulty. Unusable. Failed.	INTRUSIVE	Includes elements and features which adversely affect the significance of the place. Removal of these elements would directly increase the overall heritage value of the item.

Following a second site visit 24 August 2015 the below table comprises a detailed fabric analysis:

Table 2: DETAILED FABRIC ANALYSIS			
Element	Description	Condition	Significance
Building Exterior			
Roof/eaves	Corrugated metal pitched roof, timber boards and some asbestos sheeting to eaves, peeling paint. Skillion corrugated iron roof to rear addition.	Good	Moderate
Light	Fluorescent, affixed to	Good	Intrusive

Table 2: DETAILED FABRIC ANALYSIS

Element	Description	Condition	Significance
	wall with metal arm.		
Entablature	Arched decorative panel with simple moulded cornice, slightly chipped. Lettering reads "1922 BOYS SCOUTS CLUB FIRST HURSTVILLE TROOP".	Good	High
Foundation Stone	Sandstone panel to primary façade. Inscription is significantly eroded.	Poor	High
Signage	Fabric banner on aluminium tracks affixed to wall.	Very good	Intrusive
Lintel	Contrasting bricks above front door.	Good	Intrusive
Walls	Dark brick, unpainted. Variation in brickwork to rear addition. Crumbling mortar in some places and complete erosion of mortar to north western corner of original building.	Mostly fair with some very poor areas.	High
Ventilation	Curved, painted terracotta wall vents placed symmetrically in original building, simple terracotta grate-style vents to new addition. Ad-hoc ventilation - vertically laid distinct bricks set within crude	Good	Generally high, with the exception of ad-hoc ventilation to primary façade which is intrusive.

Table 2: DETAILED FABRIC ANALYSIS

Element	Description	Condition	Significance
	cutting into original façade wall.		
Windows	Original timber framed 3 pane windows of symmetrical placement with distinctive curved brick sills. All original openings remain evident despite the replacement of some bevelled and frosted glass and the enclosure of the two front windows for signage. Aluminium windows to new extension with simplified sill detail.	Good	Moderate
Door	Timber doors with altered hardware. Painted with some rotting timber. Thresholds of painted stone and slate.	Fair	High
Steps	Painted masonry steps with visible cracking.	Fair	High
Mailbox	Aluminium mailbox inserted into wall cutting.	Good	Intrusive
Services	PVC pipes, electrical wiring.	Fair	Intrusive
Building Interior			
Ceiling	Fibro sheeting (possibly asbestos) with some evidence of damp. Wrought iron beams/bracing.	Fair	High

Table 2: DETAILED FABRIC ANALYSIS

Element	Description	Condition	Significance
Lights	Fluorescent lights affixed to ceiling.	Good	Little
Walls	White painted rough render to upper portion and blue painted brick face to lower portion.	Good	Moderate
Dado	Blue painted timber.	Good	Moderate
Skirting boards	Blue painted timber.	Good	Moderate
Floor	Timber.	Good	Moderate
Services	Fans, vents, original light switch.	Good	Moderate
Scouting paraphernalia	Pulleys affixed to back walls for flags/banners, honour board 1938-74, heritage signage affixed to wall.	Fair-Good	High
Landscape			
Outbuildings	Weatherboard structure located to the north (rear) of the main building. Possible asbestos components. Built on brick piers with corrugated iron roof and aluminium windows.	Good	Little
Vegetation	One mature tree to south (rear) of main building and overgrown weeds and shrubs throughout landscape.	Good	Little
Fencing	Timber ad-hoc fencing to western boundary, panels of corrugated iron.	Poor	Intrusive

Table 2: DETAILED FABRIC ANALYSIS

Element	Description	Condition	Significance
Paving	Herringbone brick paving across site, partially obscured by overgrowth of vegetation.	Poor	Little
Miscellaneous paraphernalia	Damp and faded signage boards, discarded building materials including possible asbestos sheeting.	Very poor	Intrusive

6.0 CONCLUSION & RECOMMENDATIONS

6.1 Conclusion

It can be concluded that the subject site at 116 Durham Street, Hurstville has historic, associational, aesthetic, social, rarity and representative significance. The building is associated with the prominent Scouts organisation and the civic development of the Hurstville community. It is a distinct example of buildings of this period and type.

Despite the later addition of a sympathetic extension to the rear of the original building and the introduction of some unsympathetic services and amenities the Scout Hall has a high degree of integrity.

6.2 Future Management Recommendations

6.2.1 Heritage Status

As noted in Section 6.1 of this report, the subject site demonstrates local significance and Rappoport would advise that any attempts to delist the original building would not be successful. In addition, given the high level of social significance and the fact that the listing of the site was brought about by a community based review it is possible that an attempt to delist the site could garner opposition within the Hurstville community.

The identified significance of the subject site places an obligation on the owners of the site (both current and future) to appropriately manage and conserve the place and its heritage values for present and future generations. The identified heritage values and Statement of Significance which are provided in Section 4 of this report should be referred to when planning development and proposing alterations to the site. Additionally, the future conservation and development of the place should be carried out in accordance with the principles of *The Burra Charter: The Australia ICOMOS Charter for the Places of Cultural Significance* 2013

6.2.2 Alterations and Additions

As Heritage 21 understands, the owner of the subject site is seeking to redevelop the subject site and its surrounds in order to create a new residential and retail precinct. Heritage 21 would advise that any future redevelopment of the site is guided by the identified significance and fabric analysis as detailed in Sections 4 and 5 of this report.

Whilst demolition of the original building has not been found to be advisable, the fabric which has been identified in Section 5 of this report to be of little or intrusive significance could feasibly be removed.

Any proposed alterations and additions to the site should be accompanied by Statement of Heritage Impact prepared by a suitably qualified heritage professional.

6.2.3 Use

As identified in Section 4, the subject site has been operating for nearly a century as a place of communal civic and leisure pursuits. Any future redevelopment of the site should give preference to perpetuating the ongoing community use of the site. Adaptive reuse would be permissible provided that the proposed new use respects the identified significance of the place.

6.2.4 Other

This report has also made note of building fabric potentially comprised of asbestos across the site. As such, Rappoport would recommend that an investigation of the site be carried out by an asbestos specialist.

7.0 SOURCES

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