

7 August 2013

Ms Adele Cowie
Acting Manager–Development Assessments
Leichhardt Municipal Council
7-15 Wetherill Street
LEICHHARDT NSW 2040

Our Ref: 13-0295acl1

Re: 79 Allen Street, Leichhardt–Preliminary Heritage Advice

Dear Ms Cowie,

We refer to our commission to provide Leichhardt Municipal Council with a preliminary heritage assessment of the property at 79 Allen Street, Leichhardt (the subject building). The purpose of the assessment is to assist Council in determining whether the placing of an Interim Heritage Order (IHO) under Section 25(2) of the Heritage Act to protect the property would be warranted. To place an IHO on a property, a council must consider that it *'...may, on further inquiry or investigation, be found to be of local heritage significance, and in the Council's opinion, is being or is likely to be harmed'*.

This assessment does not constitute a comprehensive analysis of heritage significance using the State Heritage Inventory (SHI) criteria developed by the NSW Heritage Office. The time frame for preparing the report has not been sufficient to undertake the documentary research and physical analysis required to prepare a SHI form for the property. Nevertheless, the assessment should we believe be adequate for Leichhardt Municipal Council to determine whether to proceed to place an IHO over the property.

In undertaking the assessment, a desktop review of the State Heritage Inventory, Council's Local Environmental Plan (LEP) 2000 and historic maps was undertaken in the first instance. GML Partner Peter Romey and Senior Consultant Julian Siu subsequently undertook carried out an inspection of the property and a limited survey of its immediate Leichhardt/Annandale context. The purpose of the latter survey was to identify and assess other examples of extant 'corner shop' buildings that might be relevant in establishing a comparative basis for determining the heritage significance of the property.

Heritage Context

The subject site is not identified as a heritage item on Schedule 2 of the Leichhardt LEP 2000 (the LEP), nor is it located within a Heritage Conservation Areas (HCA). Furthermore, in Council's Draft Local Environmental Plan 2012/13, the site is not identified as a heritage item, nor located in a HCA.

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The current statutory heritage context of the site is shown in Figure 1.

The building is located in a diverse area of primarily late 19th and early 20th century (mainly residential) buildings, typical of development in that part of Leichhardt. There are a number of 'corner shop' buildings within the immediate Leichhardt/Annandale context, most (but not all) of which are listed as heritage items. Overall, using the broad criteria of 'corner shop', 'shop and residence' and similar terms, a total of 24 similar properties within the Leichhardt LGA have been identified that are listed as heritage items of Local significance on the LEP, although this survey was not exhaustive (refer to Table 1 in Appendix B).

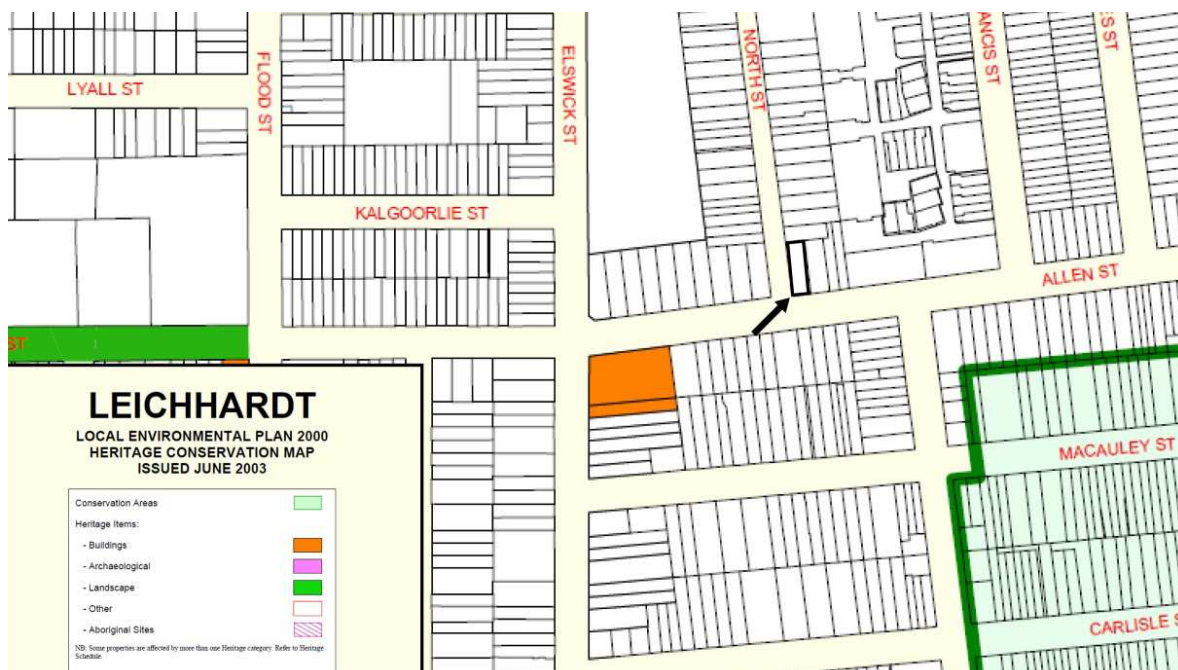


Figure 1 Extract from Leichhardt LEP Heritage Conservation Map showing heritage context of the subject site. (Source: Leichhardt Municipal Council with GML overlay)

The Subject Property

The subject property comprises single storey building is made up of a corner shop, an attached residential dwelling and a garage (refer to Appendix A for images of the property). The shop and garage feature simple parapet walls with capped piers projecting above the main parapets, and simple skillion roofs of corrugated steel. The residence which separates the shop and garage has a simple hipped roof, also clad in corrugated steel, without the parapet walls and projecting piers. For the shop and garage at least, the architectural style could be described as a restrained Federation Free Style, which was in common use for modest retail buildings, although the date of construction is likely to be the late 1920s, considerably later than the key period of use for the style.

The construction is cavity brick walls using dark manganese face bricks laid in a stretcher bond to the street frontages. The complex is substantially intact, particularly the shopfront component; with what appear to be original tiles on both the exterior and interior walls, bolted steel truss awning and large shopfront window openings to both street frontages (though the window frames appear to have been replaced). Other features which reinforce the butcher function include the concrete floors, simple battened

ceilings with restrained decoration, and tiled arched opening to the rear 'boning room', which features a concrete floor sloping to a single central drain. The residence retains most of its original features, including its basic plan layout, timber sash windows and doors, joinery and hardware and decorative plaster ceilings. The garage is also substantially original, although an additional garage and wall to the street has been added to connect the original garage to the residence.

Similar Buildings in the Area

Other similar properties that were observed as part of the survey of the immediate Leichhardt/Annandale context included a diverse assortment of residential and commercial buildings with very different architectural characters—from colonial, to Federation and even Art-Deco. However, the majority would date from the late 19th and early 20th century. Many have been altered so that their original function as 'corner shops', and in some cases hotels, is obscured, and/or have been adapted to be private residences or commercial premises.

None of the properties observed were of the same architectural style to the subject building, notwithstanding that this style was common for retail buildings constructed in inner Sydney during the 1920s. A brief summary of comparative examples of similar corner site buildings is included as Table 2 and Table 3 in Appendix B. We do however note that the late 2-storey 19th century 'corner shop' at 81 Allen Street (opposite the subject property) is not listed as a heritage item.

Assessment of Significance

In undertaking this preliminary assessment report, it has not been possible to prepare a formal Statement of Heritage Significance using the State Heritage Inventory (SHI) criteria developed by the NSW Heritage Office. Nevertheless, on the basis of the documentary and physical research that has been done, it is likely that the property would demonstrate significance at the Local level under at least two, and possibly four of the SHI criteria.

In regard to Criterion A (*important in the course, or pattern, of the cultural or natural history of the local area*), the property is an example of a 'corner shop'—in this case a purpose built specialist retail building in a residential area from the period prior to the common ownership of motor vehicles and refrigerators, where small urban communities relied on local businesses to provide their day to day needs. As it continues in what was probably its original function as a butchers shop, and retains many of the details specific to this function, it clearly demonstrates this historical association with the early 20th century development of this area of Leichhardt.

An assessment of social value to the property has not been undertaken. However, it is possible that the ongoing use of the property as a neighbourhood butchers shop (run by the same family since c1954 but there is oral evidence that the use predated the current owners) would mean that the property would be significant at the Local level under Criterion D (*strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons*).

Unlike most surviving examples of purpose built specialist retail buildings of its type in the area and in inner Sydney (as opposed to the generic 'corner shop', many of which have been converted to residential use in any case), the property retains what is likely to have been its original use, and most of the specialist fabric and details that rise from this use (eg white glazed wall tiles inside and out, steel awning, large shopfront windows centrally-drained 'boning room'). It is likely therefore that the property would be

significant at the Local level under Criterion F (*possesses uncommon, rare or endangered aspects of the cultural or natural history of the local area*).

The property is a good surviving example of what was once a fairly common type of building within the area and inner Sydney generally ie a purpose built specialist retail building in a residential area serving the needs of the local community. As such, it is possible that the property would be significant at the Local level under Criterion G (*important in demonstrating the principal characteristics of a class of the local area's cultural or natural places; or cultural or natural environments*).

We note that many of the other 'corner shop' buildings listed as heritage items of Local significance in the Leichhardt LGA are rated as such under Criterion C (*demonstrating aesthetic characteristics and/or a high degree of technical achievement in the local area*). Given the restrained nature of the design and detail of the complex, with its reference to what was by the probable date of its construction in the late 1920s an outdated style (Federation Free Style), it is unlikely that the property would meet this criterion. It is possible however that, with further research and analysis, the particular design aspects of the property that made it fit for its specific purpose as a butchers shop with attached residence and garage could allow it to meet the threshold for Criterion C.

We trust the above is in accordance with the requirements of Leichhardt Municipal Council in determining whether to proceed to place an IHO over the property. We are available to provide any additional information or clarification if required.

Yours sincerely

Godden Mackay Logan Pty Ltd

A handwritten signature in black ink, appearing to read 'Peter Romey', with a stylized, flowing script.

Peter Romey
Partner

Attachments:

Appendix A– Photo-catalogue of Subject Building

Appendix B– Summary of Comparative Examples

Appendix A—Photo-catalogue of Subject Building

Below are photographs of the subject building taken during the site inspection on 6 August 2013. All photographs were taken by Julian Siu from GML.



Allen Street relationship with No. 81 Allen Street opposite the subject building.



Primary frontage of the subject building at the corner of Allen and North Streets.



North Street elevation showing shopfront, residence and garage structure.



Original awning and window opening. However, window may have been replaced.



Butcher shopfront. Note the floor to ceiling tiles.



Decorative plaster ceiling in the shopfront.



Internal view of the shopfront windows (facing south to Allen Street).



Tiled archway in leading from shopfront to 'boning room'.



'Boning room'



Sloped concrete floor leading to one drainage outlet in the 'boning room'.



Kitchen, dining and lounge room space in the residence.



Decorative plaster ceiling and cornices in the living room.



Tiled fireplace in a bedroom.



Decorative plaster ceiling and cornices in a bedroom.



Timber ceiling in rear wing. Note: no cornices



Decorative plaster ceiling and cornices in a bedroom.



Southern elevation of rear garage structure.



Internal view of the garage structure (facing west).



Eastern elevation.



Entry into residence off North Street.

Appendix B—Summary of Comparative Examples

The following table is a summary comparative examples of buildings listed heritage items in the Leichhardt Local Government Area (LGA). The purpose of this analysis is to aid in the assessment of significance and to assist in the determination of the level of significance based on an understanding of the context of the subject building at 79 Allen Street, Leichhardt. This analysis has been based on a brief review of the listed heritage buildings within the LGA that exhibit similar aesthetic qualities as prominent corner sites.

The following table documents listed buildings within the LGA that exhibit similar characteristics to the subject building; that is small corner stores and attached dwellings.

Table 1 List of heritage listed buildings (Leichhardt LEP 2000) that exhibit similar characteristics as small corner stores. The items highlighted are examined in more detail below.

Ref.	Suburb	Item Name	Address
1	Annandale	Shop and residence	83 Young Street
2	Annandale	Shop residence (former)	216 Annandale Street
3	Annandale	Shop and residence	349 Annandale Street
4	Annandale	Shop and residence	55 Trafalgar Street
5	Annandale	Shop and residence	268 Trafalgar Street
6	Balmain	Corner Shop (former)	17 Grove Street
7	Balmain	Corner Shop (former)	106 Curtis Road
8	Balmain	Neighbourhood Shops	33-39 Cameron Street
9	Balmain	Row of Houses and Shopfronts	91-99 Beattie Street
10	Balmain	Shop (former)	33-35 Curtis Road
11	Balmain	Shop (former) & residence with original signs	113 Curtis Road

Ref.	Suburb	Item Name	Address
12	Balmain	Shop and residence	137 Rowntree Street
13	Balmain	Shop & residence (former)	45 Rowntree Street
14	Balmain East	House and shop	90 Darling Street
15	Birchgrove	Neighbourhood Shops	33-39 Cameron Street
16	Birchgrove	Corner shop	165 Rowntree Street
17	Leichhardt	Corner shop	212 Flood Street
18	Leichhardt	Corner shop	15 Elswick Street
19	Leichhardt	Corner shop and residence	43 Marlborough Street
20	Leichhardt	House	90 Hill Street
21	Leichhardt	Shop and residence	42 Emma Street
22	Leichhardt	Shop and residence	75A-77 Moore Street
23	Rozelle	Corner shop and Terraces	76-80 Mansfield Street
24	Rozelle	Shop (former)	21 Mackenzie Street

Table 2 Similar heritage listed buildings within the LGA.

Item Name/Address	Description (Source: State Heritage Inventory, OEH)	Statement of Significance (Source: State Heritage Inventory, OEH)	Heritage Listing	Assessment Criteria ¹ (if identified in SHI listing)	Image (Source: State Heritage Inventory, OEH, unless otherwise cited or acknowledged)
83 Young Street, Annandale	<i>Two storey brick parapetted structure with central ornamental parapet. Verandah two storeys over footpath.</i>	<i>Local shopping venue. An intact and unusually grand local shop/residence.</i>	Leichhardt LEP 2000	Criteria C, D and G	
216 Annandale Street, Annandale	<i>Single storey brick corner shop with verandah to street and attached house belonging to terrace row nos 216-222</i>	<i>Demonstrates custom of local shopping and social focus for community. Main element of streetscape and road junction.</i>	Leichhardt LEP 2000 (Also within Annandale HCA)	Criteria C, D and G	
349 Annandale Street, Annandale	<i>Two storey brick structure with parapet and verandah at ground floor.</i>	<i>Local corner shop. Streetscape and townscape contribution of corner development and verandah to footpath. Social Venue. Victorian Free Classical Style.</i>	Leichhardt LEP 2000 (Also within Annandale HCA)	Criteria C, D and G	

Item Name/Address	Description (Source: State Heritage Inventory, OEH)	Statement of Significance (Source: State Heritage Inventory, OEH)	Heritage Listing	Assessment Criteria ¹ (if identified in SHI listing)	Image (Source: State Heritage Inventory, OEH, unless otherwise cited or acknowledged)
55 Trafalgar Street, Annandale	<i>Two storey brick structure with verandah to street corner. Victorian Free Classical style.</i>	<i>Custom of shopping locally and providing a local focus for the community.</i>	Leichhardt LEP 2000 (Also within Annandale HCA)	Criteria C, D and G	
90 Hill Street, Leichhardt	<i>Two storey brick and rendered structure</i>	<i>Former corner shop, serving local community and point of social contact.</i>	Leichhardt LEP 2000	Criteria C, D and G	
212 Flood Street, Leichhardt	<i>Corner shop with residence over upper verandah two sides - corner door</i>	<i>Social significance as rare surviving corner shop with verandah and posts to kerbside. Architectural and townscape significance. Built c 1907.</i>	Leichhardt LEP 2000	Criteria C, D, F and G	

Item Name/Address	Description (Source: State Heritage Inventory, OEH)	Statement of Significance (Source: State Heritage Inventory, OEH)	Heritage Listing	Assessment Criteria ¹ (if identified in SHI listing)	Image (Source: State Heritage Inventory, OEH, unless otherwise cited or acknowledged)
75A-77 Moore Street, Leichhardt	<i>Single storey corner shop, brick walls on sandstone base. Corner parapet to shop and street verandah. Federation Period.</i>	<i>Streetscape value as corner built item and local point of social interaction. Aesthetic significance as low scale and representative of Federation Period in Victorian Free Classical Style.</i>	Leichhardt LEP 2000	Criteria C, D and G	
42 Emma Street, Leichhardt	<i>Two storey brick and stucco building with decorative parapet and verandah at ground floor over street footpath. c1885</i>	<i>Corner store of Victorian Free Classical Style. Important townscape element at corner site and small scale provided by designer and inclusion of verandah. Social importance.</i>	Leichhardt LEP 2000	Criteria C, D and G	

Item Name/Address	Description (Source: State Heritage Inventory, OEH)	Statement of Significance (Source: State Heritage Inventory, OEH)	Heritage Listing	Assessment Criteria ¹ (if identified in SHI listing)	Image (Source: State Heritage Inventory, OEH, unless otherwise cited or acknowledged)
15 Elswick Street, Leichhardt	<i>Two storey corner shop and residence - cantilevered balcony brick detailed parapet - corner door.</i>	<i>Social significance representing former pattern of retail services; architectural and townscape significance</i>	Leichhardt LEP 2000 National Trust of Australia (NSW)	Criteria C, D, F and G	

¹ The standard criteria for assessment established by the NSW Heritage Council in accordance with the Heritage Act as referred to above, are set out below:

Criterion (a)—An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

Criterion (b)—An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area)

Criterion (c)—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Criterion (d)—An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Criterion (e)—An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Criterion (f)—An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Criterion (g)—An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's) cultural or natural places; or cultural or natural environments

Table 3 Other similar corner buildings that were observed on the site inspection. Not necessarily heritage listed buildings.



212 Flood Street (cnr Allen Street)



2 Hubert Street (cnr William Street)



2 Short Street (cnr Balmain Road)



214 Catherine Street (cnr Hill Street)



81 Allen Street (cnr North Street)



42 Emma Street (cnr Hill Street)