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Heritage Consultants



79 Allen Street, Leichhardt

Heritage Assessment

Draft Report

Report prepared for Leichhardt Council
September 2013

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Report Register

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Job No.	Issue No.	Notes/Description	Issue Date
13-0295A	1	Draft Report	9 September 2013

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1.0 Introduction

1.1 Background

Godden Mackay Logan (GML) has been engaged by Leichhardt Municipal Council (LMC) to undertake a detailed heritage assessment for a mixed use retail and residential property located at 79 Allen Street, Leichhardt—Elvy's Meats (the subject property).

1.2 Previous Heritage Work

A preliminary heritage assessment for the subject property was undertaken by GML in August 2013 to assist LMC in determining whether placing an Interim Heritage Order (IHO) under Section 25(2) of the Heritage Act would be warranted.

Subsequent to this preliminary heritage assessment work, Council has resolved to commission a detailed heritage assessment undertaken before formalising a decision on the heritage status of the site.

1.3 Study Area

The subject property is located at 79 Allen Street, at the intersection of Allen Street and North Street (Figures 1.1 and 1.2). It is located in the Leichhardt Municipal Council Local Government Area (LGA). It is also identified as Lot 1, Section 1, Deposited Plan 318.

1.4 Heritage Listings

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. The current statutory heritage context of the site is shown in Figure 1.3.

1.5 Approach

This Heritage Assessment has been prepared in accordance with the significance assessment methodology outlined in the *NSW Heritage Manual* guidelines (NSW Department of Urban Affairs and Planning and the Heritage Council of NSW, November 1996, as amended July 2002) and the guidelines of *The Burra Charter: The Australia ICOMOS Charter for the Places of Cultural Significance 1999* (Burra Charter).

The terminology used in this report is consistent with the *NSW Heritage Manual*, prepared by the NSW Heritage Branch, and the Burra Charter.

1.6 Limitations

The site inspection and limited physical fabric analysis were undertaken in all of the readily accessible areas of the site and in the building. It did not include major opening up of fabric or subsurface investigations.

This report does not consider Aboriginal cultural heritage. No consultation with Aboriginal persons or groups has been undertaken as part of this study.

No social significance consultation was undertaken as part of this study.

1.7 Author Identification

This report has been prepared by Julian Siu, Consultant. Assistance has been provided by Steven Barry, Consultant. Review and input has been provided by Peter Romey, Partner of GML.

The historical outline in Section 2.0 has been prepared by Michelle Richmond, Senior Consultant and Historian with assistance from Angela So, Consultant.

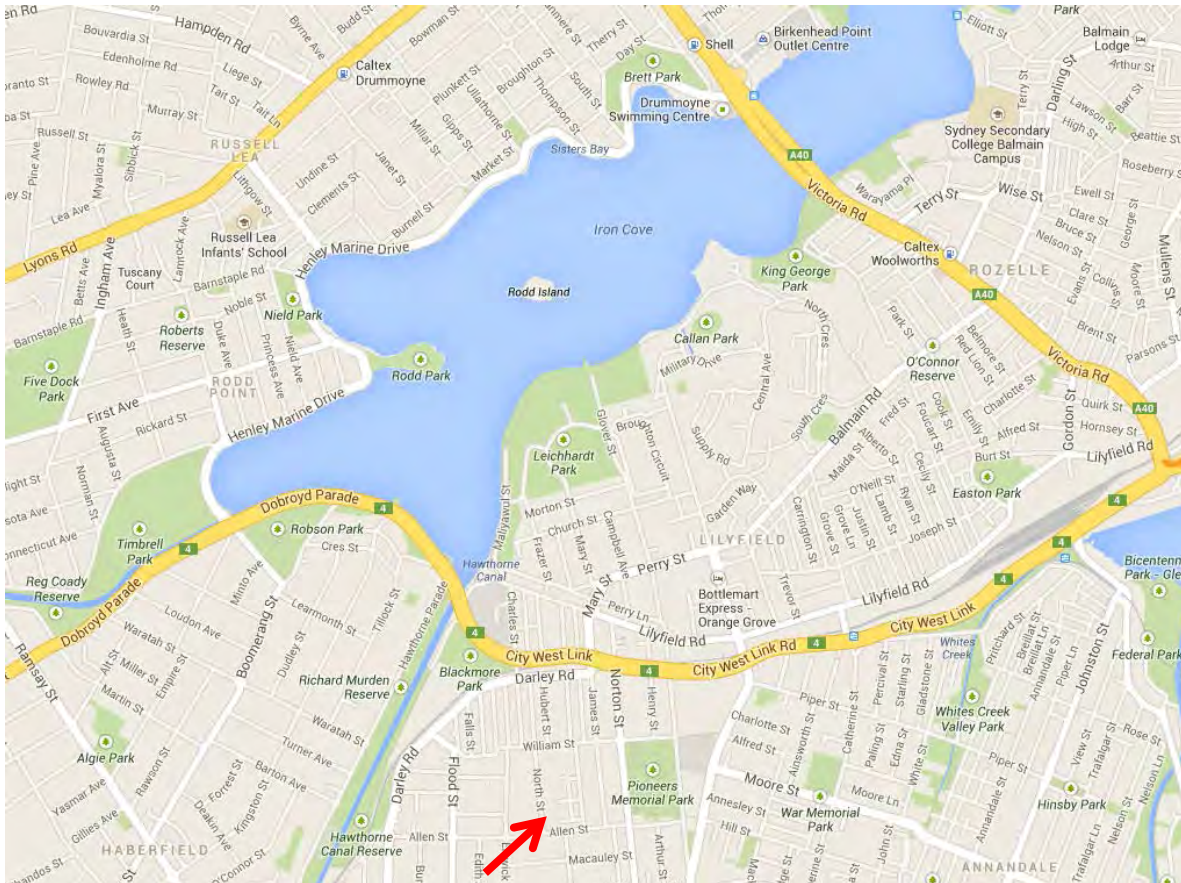


Figure 1.1 Location map. Subject property indicated by red arrow. (Source: Google Maps)



Figure 1.2 Aerial photograph showing lot boundaries. Subject property outlined in red. (Source: SIX Viewer, NSW Land and Property Information).

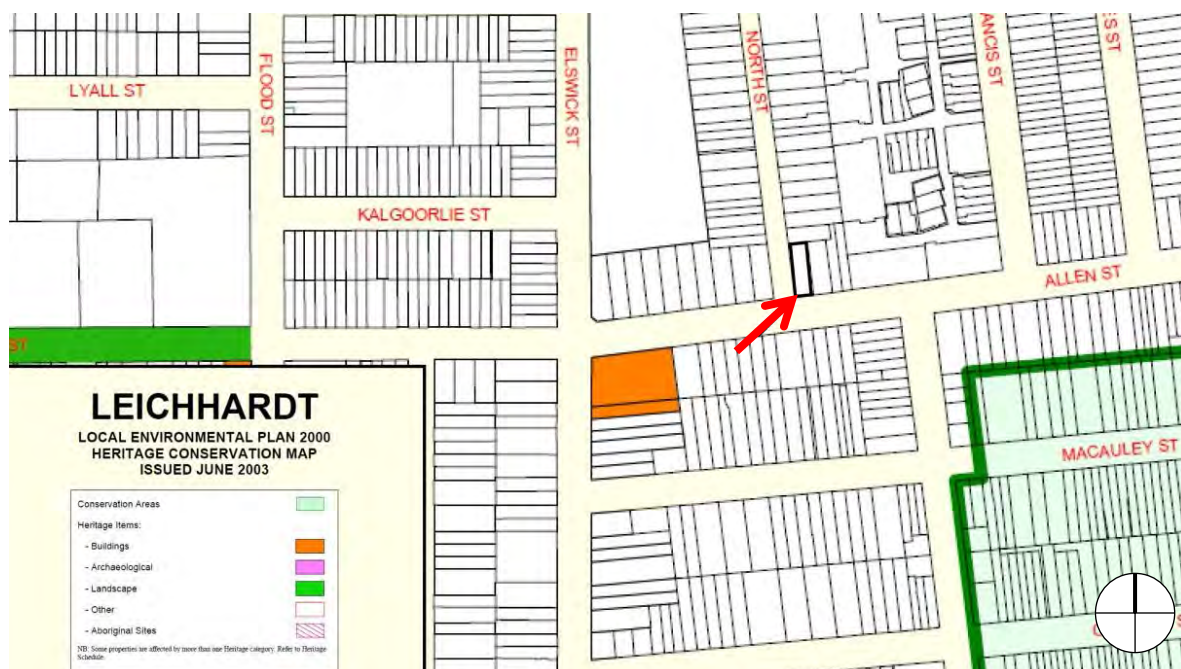


Figure 1.3 Extract from Leichhardt LEP Heritage Conservation Map showing heritage context of the subject site. Subject property indicated by red arrow. (Source: Leichhardt Municipal Council with GML overlay)

2.0 Historical Analysis

2.1 Introduction

The following historical analysis has been undertaken to inform the assessment of heritage significance of the subject property and is based on primary and secondary sources. The historical analysis is based on documentation accessed at the State Library of NSW, Land and Property Information Services and the Sydney Water Plan Room.

2.2 Land Grant 1811–1833

The subject site was originally part of a 270 acre grant to Ensign Hugh Piper, by Crown Grant in 1811, which he named 'Macquarie Gift'.¹ Ensign Piper arrived in NSW after 1799 as an officer of the NSW Corps. His older brother Captain John Piper, also of the NSW Corps, had been in NSW since 1792. Also in 1811, Captain Piper was granted the 165 acres adjacent to Ensign Piper's grant which he named 'Piperston'.²

Ensign Piper left NSW with his regiment in 1812 and never returned to Australia. Captain Piper remained in the colony and retired from the army. In 1814, he was then appointed to the position of Naval Officer and continued to acquire land across NSW and Van Diemen's Land, including at Vaucluse, Woollahra, Point Piper and Bathurst. By 1832, Captain Piper had assumed ownership of 'Macquarie Gift'.³ However, during this time a government inquiry was undertaken into his administration as Naval Officer, a position responsible for collecting customs duties, and it was found that Captain Piper had embezzled £12,000. He was required to sell all his properties in order to settle this debt.⁴

2.3 Subdivision 1834–1877

The subject site was subsequently sold as part of a 100 acre portion to James Forster, who renamed the landholding 'Elswick Estate'. In 1834, Elswick Estate was purchased by James Norton, who lived at the property with his family until his death in August 1862.⁵

By 1868, Elswick Estate was being managed by Henry Norton, presumably one of James Norton's sons, and Henry Edward Augustus Allan. The Elswick Estate was subdivided into five large sections with five new streets installed, including Norton Street (now the main street of Leichhardt) running in a northerly direction from Parramatta Road. To the west of Norton Street was Elswick Street, also running in a north to south alignment. Marion Street was set out as a major cross-road in an east to west alignment. Two other smaller streets east to west were also planned—Allan and Short streets. The subject site was part of Lot 2 Section 5, a five acre lot that fronted onto Allan Street (Figure 2.1).⁶

In July 1877, Lot 2 Section 5 was purchased by John Wetherill. By October 1877, Little Allan Street (now known as North Street) had been laid out, running north to south in the centre of this allotment. The remainder of the Lot 2 Section 5 was further subdivided into 60 residential lots. The subject site is Lot 1 Section 1 of the 1877 subdivision—a 14½ perch allotment located on the western corner of Little Allan Street and Allan (North) Street (Figure 2.2).

2.4 Phase 1 Occupation of the Subject Site: Grocery Store—1878–1913

The subject site was purchased by Henry Hail in August 1878 and changed hands several times until it was purchased by George Henry Stevens in 1885.⁷ According to the *Sands Directory*, the subject site remained undeveloped until 1887 when Stevens established a grocery store on the site.⁸

Stevens retained ownership of the subject site until 1895 but leased the grocery store to other occupants.⁹ The longest leasee in this period was G. A. Bennett, grocer, who occupied the subject site from 1890 to 1893. In 1894, Bennett moved to the adjacent corner site and established another grocery store.¹⁰ Stevens was still listed as the occupant of subject site in 1895.¹¹

On the 1889 Sydney Water plan, the subject site is shown as 93 Allan St (Figure 2.3). There is a small weatherboard building with verandah, located on the corner of Allan (now Allen) and North Streets, with an attached outbuilding and a small W.C. at the rear of the property.

On 7 March 1895, Stevens sold the subject site to John Scott Porter, draper and grocer, who transferred land ownership to his wife, Sarah Annie Porter, five days later.¹² The Porters occupied the subject site and ran a grocer's store until 1903, and a drapery from 1904 to 1908. In 1908, the Porters sold the subject site to William Robert Webb, coachbuilder, who only occupied the site for one year.¹³

Robert Hill McDonald, greengrocer and gardener, purchased the property in 1909.¹⁴ He sold the property to Alfred Quin, gardener, in 1911, who owned and occupied the property until 1913.¹⁵

2.5 Phase 2 Occupation of the Subject Site: Butcher Shop—1914–2013

In 1913, William Libbis Smith, butcher, purchased the subject site, and is recorded as operating a butcher shop on the site.¹⁶ In the following year, Smith sold the property to James Waddell, who also ran a butcher shop on site from 1914 to 1921.¹⁷

By the 1920s, the two buildings shown on the 1889 Sydney Water Plans had been replaced by larger buildings that cover most of the land of the subject site (Figure 2.4), although it has not been possible to determine the precise date for this. The aerial photo shows the shop occupying the corner of Allen and North Streets. Behind the butcher shop is a residence. These are the buildings that currently occupy the site.

From 1922 to 1928, George Hamilton, butcher, was listed in the *Sands Directory* as the main occupant and in 1927, Waddell sold the property to him.¹⁸ From 1929 to 1932, Hamilton appears to have leased the shop to other butchers.¹⁹

Hamilton continued to own the subject site until 1945 when he sold it to George Allen Harvey, butcher (Figure 2.6). Harvey retained ownership until 1953. The subject site changed hands twice in that one year and it was subsequently purchased by Edward Arthur Elvy, butcher, in 1954.²⁰

The subject site remains in the Elvy family ownership and the family continue to run a butcher shop on site known as Elvy's Meats.



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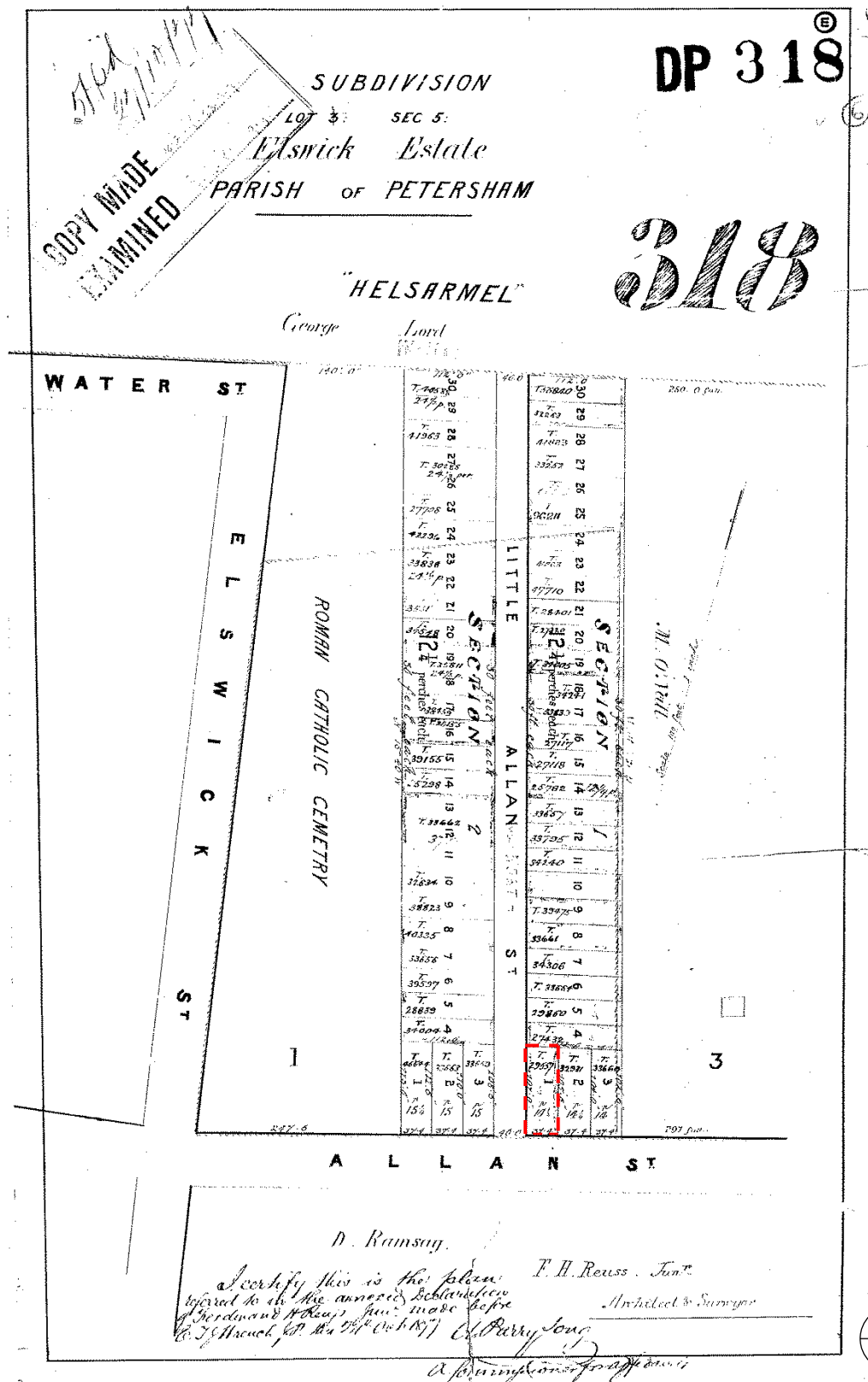


Figure 2.2 1877 plan showing the subdivision of Lot 2 Section 5 of the Elswick Estate. The subject site is outlined in red. (Source: DP 318, LTO)

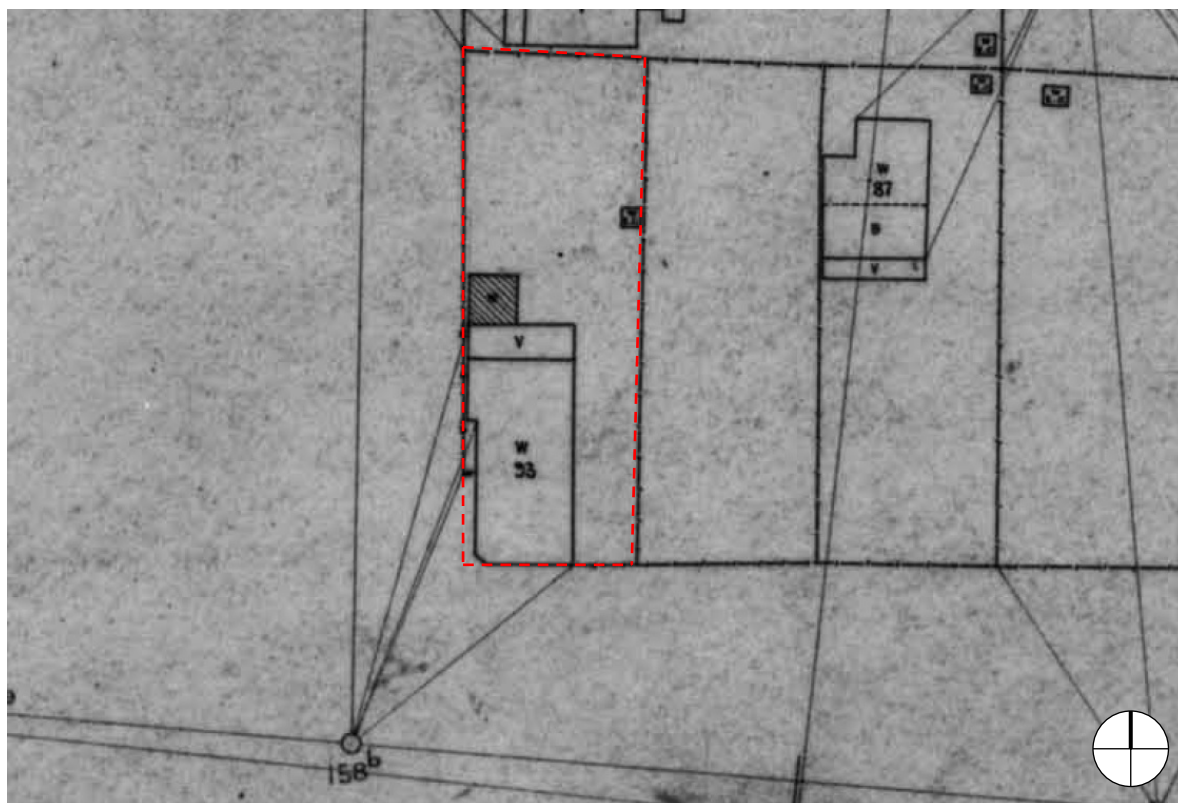


Figure 2.3 Detail of 1889 Sydney Water Plan showing the Phase 1 Occupation buildings on the subject site (outlined in red). (Source: NSWSL)



Figure 2.4 Undated (pre-1930) Blackwattle Sheets plan showing the Phase 1 Occupation buildings overlaid by the Phase 2 Occupation buildings on the subject site (outlined in red). (Source: Leichhardt Local Studies Library)



Figure 2.5 1930 aerial photograph of the site showing that the Phase 2 Occupation buildings are on the subject site (outlined in red) (Source: LTO)



Figure 2.6 1943 aerial photograph of the site showing the Phase 2 Occupation buildings in the subject site (outlined in red) (Source: LTO)

2.5 Endnote

¹ Vol. 66 fol. 221, Land Title Office

² Lawrence, J and C Warne 1985, *A Pictorial History of Balmain to Glebe*, Atrand Books, Alexandria, pp 80–81

³ Lawrence and Warne, p 82

⁴ Marjorie Barnard, 'Piper, John (1773–1851)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, viewed on 4 September 2013, <<http://adb.anu.edu.au/biography/piper-john-2552/text3449>>

⁵ 'Norton, James (1795–1862)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, viewed on 4 September 2013, <<http://adb.anu.edu.au/biography/norton-james-2511/text3393>>

⁶ Vol. 66 fol. 221, LTO

⁷ Vol. 370 fol. 144, LTO

⁸ *Sands Directory* 1887

⁹ Vol. 370 fol. 144, LTO and *Sands Directory* 1877–1895

¹⁰ *Sands Directory* 1894

¹¹ *Sands Directory* 1895

¹² Vol. 370 fol. 144, LTO

¹³ *Sands Directory* 1909

¹⁴ Vol. 370 fol. 144, LTO and *Sands Directory* 1909–1910

¹⁵ Vol. 370 fol. 144, LTO and *Sands Directory* 1912–1913

¹⁶ Vol. 370 fol. 144, LTO and *Sands Directory* 1914

¹⁷ Vol. 4065 fol. 133, LTO and *Sands Directory* 1915–1921

¹⁸ Vol. 4065 fol. 133, LTO and *Sands Directory* 1922–1928

¹⁹ *Sands Directory* 1929–1932

²⁰ Vol. 4065 fol. 133, LTO

3.0 Physical Evidence

3.1 Location and Context

Leichhardt is a suburb in the inner west of Sydney, approximately 5 kilometres west of the Sydney central business district (CBD). Leichhardt contains a mix of residential and commercial developments. The subject site is located midway along Allen Street (between North Street and Francis Street), on the south eastern corner of North Street.

The subject 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 Tables 3.1 and 3.2).

3.2 The Subject Property

The subject property comprises a single storey complex of attached buildings and is made up of a corner shop, an attached residential dwelling and a single car garage, all built to the street alignment. The residence and garage are accessed via North Street. 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, and the date of construction is likely to be c1920, 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, with commons used elsewhere. The complex is substantially intact, particularly the corner shop 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 which falls 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.



Figure 3.1 Allen Street relationship with No. 81 Allen Street opposite the subject building. (Source: GML August 2013)



Figure 3.2 Primary frontage of the subject building at the corner of Allen and North Streets. (Source: GML August 2013)



Figure 3.3 North Street elevation showing shopfront, residence and garage structure. (Source: GML August 2013)



Figure 3.4 Original awning and window opening. However, window may have been replaced. (Source: GML August 2013)



Figure 3.5 Main shopfront room. Note the floor to ceiling tiles. (Source: GML August 2013)



Figure 3.6 Decorative plaster ceiling in the main shopfront room. (Source: GML August 2013)



Figure 3.7 Internal view of the shopfront windows (facing south to Allen Street). (Source: GML August 2013)



Figure 3.8 Tiled archway in leading from shopfront to 'boning room'. (Source: GML August 2013)



Figure 3.9 'Boning room.' (Source: GML August 2013)



Figure 3.10 Concrete floor with falls to one drainage outlet in the 'boning room'. (Source: GML August 2013)



Figure 3.11 Kitchen, dining and lounge room space in the residence. (Source: GML August 2013)



Figure 3.12 Decorative plaster ceiling and cornices in the residence living room. (Source: GML August 2013)



Figure 3.13 Tiled fireplace in a bedroom. (Source: GML August 2013)



Figure 3.14 Decorative plaster ceiling and cornices in a bedroom. (Source: GML August 2013)



Figure 3.15 Timber ceiling in rear wing with simple timber board ceiling. (Source: GML August 2013)



Figure 3.16 Decorative plaster ceiling and cornices in a bedroom. (Source: GML August 2013)



Figure 3.17 Southern elevation of rear garage. (Source: GML August 2013)



Figure 3.18 Internal view of the garage (facing west). (Source: GML August 2013)



Figure 3.19 Eastern elevation of residence. (Source: GML August 2013)



Figure 3.20 Entry into residence off North Street. (Source: GML August 2013)

3.3 Similar Buildings in the Area

A survey of the immediate Leichhardt/Annandale context was undertaken to determine the extent of other properties that could be compared with 79 Allen Street. The survey identified 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 as the subject building, notwithstanding that this style in its late restrained derivative was common for retail buildings constructed in inner Sydney during the 1920s.

A brief summary of comparative examples of similar corner site buildings not listed as heritage items in the LEP is included as Table 3.3. 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.

Table 3.1 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
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	Leichhardt	General Store	2 Hubert Street
24	Leichhardt	Office and Residence	214 Catherine Street
25	Rozelle	Corner shop and Terraces	76-80 Mansfield Street
26	Rozelle	Shop (former)	21 Mackenzie Street

Table 3.2 Comparative examples of similar corner shop/hotel buildings listed as heritage items on the LEP.

Item Name/Address	Description (Source: State Heritage Inventory, OEH)	Statement of Significance (Source: State Heritage Inventory, OEH)	Heritage Listing	Assessment Criteria (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	
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	

Item Name/Address	Description (Source: State Heritage Inventory, OEH)	Statement of Significance (Source: State Heritage Inventory, OEH)	Heritage Listing	Assessment Criteria (if identified in SHI listing)	Image (Source: State Heritage Inventory, OEH, unless otherwise cited or acknowledged)
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	
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	
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	

Item Name/Address	Description (Source: State Heritage Inventory, OEH)	Statement of Significance (Source: State Heritage Inventory, OEH)	Heritage Listing	Assessment Criteria (if identified in SHI listing)	Image (Source: State Heritage Inventory, OEH, unless otherwise cited or acknowledged)
214 Catherine Street	<i>Two storey brick corner shop with verandahs at ground and first floor level. Victorian Regency Style.</i>	<i>Associated with butcher's shop and Abattoir Rd. Streetscape value as corner building and scale provided by verandah elements.</i>	Leichhardt LEP 2000	Criteria C and D	
2 Hubert Street	<i>Federation Filigree Style. Shop with residence over brick structure, unglazed terracotta tile roof - verandah and awning.</i>	<i>Sense of Community Rare intact surviving representative of corner shop with awning still in use. Architectural value and townscape element on corner site. Significant as a reminder of social history and traditional local retailing</i>	Leichhardt LEP 2000	Criteria C, D, F and G	

Table 3.3 Other similar corner shop/hotel buildings not listed as heritage items on the LEP.



Figure 3.21 2 Short Street (cnr Balmain Road). (Source: GML August 2013)



Figure 3.22 81 Allen Street (cnr North Street). (Source: GML August 2013)

4.0 Heritage Significance Assessment

4.1 Identifying Cultural Heritage Significance

Heritage significance is embodied in the location, form, function, fabric and intangible attributes of a place. Identifying the heritage significance of a place relies on understanding and analysing the documentary sources, physical evidence, social context and historic themes that apply to a place, and considering carefully the way in which its extant fabric demonstrates and embodies its use or function, its associations and its aesthetic qualities.

Understanding the historical context of a place and consideration of the physical evidence are therefore key elements in identifying heritage values and cultural significance.

4.2 New South Wales Heritage Assessment Criteria

The *NSW Heritage Manual* guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning (as amended July 2002), provide the framework for the following assessment and Statement of Significance for the subject building. These guidelines incorporate the five aspects of cultural heritage value identified in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (the Burra Charter) into a specially structured framework which is currently accepted by heritage authorities in New South Wales.

In applying the criteria, both the nature and degree of significance applicable to a place need to be identified, with items varying in the extent to which they embody or reflect key values and the relative importance of their evidence or associations.

4.2.1 Criterion A: Historical Significance

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)

The subject property is part of an 1877 subdivision of the former 'Elswick Estate' and retains this subdivision size. The first recorded development on the site occurred in 1887 and was for a grocery store. It operated as a grocery store and drapery until 1913 when a butcher shop was recorded on the site which however is unlikely to be the current group of buildings. Therefore, the subject property has operated as various forms of a 'corner shop' since 1887.

The subject 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.

It continues in what was probably its original function as a butchers shop (probably built c1920), and retains many of the features and details specific to this function, it clearly demonstrates its historical association with the early 20th century development of this area of Leichhardt. Therefore, the property is significant at the Local level under Criterion A.

4.2.2 Criterion B: Historical Associations

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)

The research undertaken for the subject property did not reveal any architects, builders or notable persons associated with the design, construction or occupation of the subject building. The subject property has historical association with the Elvy family who have resided and operated the butcher shop since 1954 (almost 60 years). However, it cannot be said to have a strong or special association that meets the threshold for listing under this criterion.

Therefore, the property is not significant at the Local level under Criterion B.

4.2.3 Criterion C: Aesthetic Significance

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

The subject building is constructed in the late restrained derivative of the Federation Free Style. The primary streetscape presence is at the intersection of Allen and North Street, which features a typical early 20th century awning, large shop display windows and simple parapet walls with capped piers projecting above the main parapets.

The particular internal features which reinforce the butcher shop function include the concrete floors, simple battened ceilings with restrained decoration, full height tiled internal shopfront walls and tiled arched opening to the rear 'boning room', which features a concrete floor that falls to a single central drain.

The internal features of the residence located directly adjacent to the butcher shop include decorative plaster cornices and battened ceilings, picture rails, glazed fireplaces, light fittings, timber doors and door hardware, timber sash windows and timber floor boards.

However, these stylistic and functional features, notwithstanding this high degree of integrity, do not demonstrate any particular creative or technical innovation or achievement. Therefore, the property is not significant at a Local level under Criterion C.

4.2.4 Criterion D: Social Significance

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

A formal survey to determine the potential social value of the property was not been undertaken for this project.

However, it is possible that the ongoing use of the subject property as a neighbourhood butcher shop operated by the same family (Elvy) since 1954, but also operating as a butcher shop since 1913 (Smith), would mean that the property would be important to the community's sense of place.

Therefore, the property is likely to be significant at a Local level under Criterion C.

4.2.5 Criterion E: Technical/Research Potential

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)

The subject building's function as a butcher shop, and its design and construction is generally typical of local corner shops from the early 20th century, with the additional functional characteristics of a butcher shop such as full height wall tiles and rear 'boning room' which falls to a single central drain.

Notwithstanding the high degree of integrity of these features, the property is unlikely to yield information that would contribute to our understanding of the typology. Therefore, the property is not significant at a Local level under Criterion E.

4.2.6 Criterion F: Rarity

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)

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 subject property has a high degree of integrity. It retains what is likely to have been its original use, and most of the specialist fabric and details that rise from this use as a butcher shop (eg white glazed wall tiles inside and out, steel awning, large shopfront windows, centrally-drained 'boning room'). The subject property is also rare in that it includes a ground level residential component attached to the corner shop that is also of high integrity.

Therefore, the property is significant at the Local level under Criterion F.

4.2.7 Criterion G: Representativeness

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

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.

Therefore, the property is significant at the Local level under Criterion G.

4.3 Statement of Significance

This corner butcher shop, residence and garage were constructed c1920 (possibly replacing an earlier butcher shop). The subject site has operated as a corner shop butcher since 1913 (Smith), and has changed ownership but not function several times. The Elvy family has operated a butcher shop from the existing building since 1954. Due to its long contribution to the service needs of the local community, the subject site is likely to be of social value.

The property demonstrates its historical association with the early 20th century development of this area of Leichhardt. It has high integrity as a good surviving example of what was once a fairly common type of building within the area and inner Sydney; 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.

The surviving stylistic and functional features of the building include the white glazed tiles, simple battened ceilings with restrained decoration, concrete floors and centrally-drained 'boning room', typical of the hygienic needs of a butcher shop.

4.4 Significance of Components

4.4.1 Grades of Significance

A place that has been assessed as being of heritage significance at the Local or higher level, is nevertheless comprised of various components contribute to this significance in different ways. Loss of integrity or intactness may diminish significance. Specifying the relative contribution of individual components provides a useful framework for decision making about the conservation of and/or changes to the place. The following table, which sets out terms used to describe the grades of significance for different components of the place, is derived from the NSW Heritage Office publication *Assessing Heritage Significance* (2001).

The ranking of 'Exceptional' has not been applied to the subject property as this ranking is more appropriately reserved for sites/elements of State significance. The components which retain the greatest level of integrity and intactness, and contribute most to the heritage values of the subject site are graded as having High significance.

Grading	Explanation
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
Little	Alterations detract from significance. Difficult to interpret.
Intrusive	Damaging to the item's heritage significance.

The gradings in the table below reflect the relative contributions of each component to the overall heritage significance of the subject building. The assessment and grading of significance takes into account the current condition, integrity and intactness of each component.

Component	Significance Grading
Shopfront	High – space and fabric
'Boning Room'	High – space and fabric
Cool Room	High – fabric
Residence - Bedrooms - Lounge/Dining spaces - Entry	Moderate – space and fabric
Carport	Little
Garage	Moderate – fabric



Figure 4.1 Graphical representation of the gradings of significance for the components of the subject property. (Source: Base plan, unknown with GML overlay)

5.0 Conclusion

5.1 Introduction

This report comprises a heritage assessment of the property at 79 Allen Street, Leichhardt against the NSW Heritage Assessment Criteria. While historical research, a site inspection and a brief review of comparative examples has been undertaken, it is possible that more extensive research or investigations (eg further historical research and social significance assessment) could reveal other heritage values not established by the limited scope of this investigation owing to time constraints.

5.2 Heritage Significance

The subject building is good surviving example of what was once a fairly common type of building within the Leichhardt area and inner Sydney; 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.

It retains many functional features which are specific to its on-going historical use as a butcher shop.

The heritage assessment contained in Section 4.0 of this report determines that the building is of Local heritage significance meeting the threshold for listing under Criteria A (Historical), F (Rarity) and G (Representativeness), and is likely to be of social value to the local community sufficient to meet Criterion D (Social).

Therefore, the property would warrant listing as a heritage item on Schedule 2 of the Leichhardt LEP 2000.

5.3 Development Potential

The significance of the various components of the subject property is set out in Section 4.4. It is clear that all of the main buildings on the subject property, being the butcher shop, residence and garage, are of significance. As these components occupy the major part of the site, there is consequently little development potential without some impacts on significance. All three buildings exhibit a high degree of integrity, which is particularly relevant to the Local significance of the subject property under Criterion F (Rarity).

It is understood that the current and longstanding owner is intending to dispose of the subject property, the Elvy family having operated from the shop since 1954.

If the subject property were to be listed as a heritage item, the provisions of the LEP would provide control over work that could adversely affect its heritage significance. However, the LEP provisions cannot mandate a continuation of the historic use of the property as a butcher shop, which is a major contributory factor to its heritage significance.

In the event that the sale of the subject property were to bring to an end the historic butcher shop use, consideration of an appropriate adaption option would be necessary. Notwithstanding that all three buildings on the subject property are of at least Moderate significance, the corner shop component makes the greatest contribution to its overall heritage significance of the subject property. Therefore, it has the least level of tolerance for change, at least in terms of its overall

configuration, fabric and use as a corner shop. The loss of any of these key aspects of significance could adversely affect the significance of the subject property to the extent that its potential listing as a heritage item would be compromised.

Any redevelopment on the subject site that required substantial change or even demolition of the residence or garage would also adversely impact the heritage significance of the subject property, but not to the same degree.

This report is not a conservation plan, in that it does not include comprehensive policies for the conservation and management of the subject property. However, based on the assessment of significance set out in Section 4.0, it is clear that the minimum requirement for the retention of significance at the Local level would be substantial retention of the configuration, fabric and retail use of the corner shop. Any proposed redevelopment of the part of the subject site currently occupied by the residence and garage should however, in terms of form and scale, be compatible with the retained corner shop and its broader context.